

# THE BOROUGH OF GREAT YARMOUTH

Town and Country Planning Act 1990

## PLANNING PERMISSION

### Part 1 - Particulars of Application

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Reference No :- **06/04/0691/O**

Submitted :- 20th July 2004

**Development at :-**

The Laurels (adjoining)  
Town Road  
Fleggburgh  
Great Yarmouth

**For :-**

Demolition of outbuildings and  
erection of dwellings

**Agent :-**

Aldreds  
c/o Mr P J Alger  
Old Bank House  
The Street Acle  
Norwich NR13 3DY

**Applicant :-**

Mrs Tibbenham/Blythe/Willgress  
c/o Mr P J Alger  
Old Bank House  
The Street Acle  
Norwich NR13 3DY

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### 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 hereby permitted shall be carried out in relation to the site indicated on the revised plan submitted with the agent's letter dated 13th December 2004.

The reason for the condition is :-

For the avoidance of doubt.

2. Approval of the details of the siting, design and external appearance of the buildings, the means of access thereto and the landscaping of the site (hereinafter called "the reserved matters") shall be obtained from the Local Planning Authority in writing before any development is commenced.

The reason for the condition is :-

Such details have not been submitted as part of this application.

3. Application for approval of reserved matters must be made not later than the expiration of three years beginning with the date of this permission and the development must be begun not later than whichever is the later of the following dates:- a) the expiration of five years from the date of this permission; or b) the expiration of two years from the final approval of the reserved matters or, in the case of approval on different dates, the final approval of the last such matter to be approved.

The reason for the condition is :-

Required to be imposed pursuant to Section 92 of the Town and Country Planning Act 1990.

4. The details to be submitted in respect of condition No. 2 of this permission shall provide for a single point of access positioned centrally along the site's frontage to Town Road.

The reason for the condition is :-

In the interests of highway safety.

5. Prior to the first occupation of any dwelling the proposed vehicular access shall be constructed in accordance with Norfolk County Council's residential access construction specification for the first 4.5 metres back from the near edge of the adjacent highway carriageway.

The reason for the condition is :-

To ensure satisfactory access into the site.

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

The reason for the condition is :-

In the interests of highway safety.

7. The details to be submitted in respect of condition No. 2 of this permission shall include off-street parking and manoeuvring provision in accordance with the Borough Council's adopted standards.

The reason for the condition is :-

In the interests of satisfactory development and highway safety.

8. Prior to the first occupation of any dwelling all planting/obstructions along the site's frontage to Town Road within 2 metres of the near edge of the adjacent highway carriageway shall be lowered to a height not exceeding 0.6 metres above the level of that carriageway and shall thereafter be so maintained.

The reason for the condition is :-

In the interests of highway safety.

9. Prior to the commencement of development or within such other period as may be agreed in writing with the Local Planning Authority a footpath of a width and specification to be agreed in writing with the Local Planning Authority shall be constructed between points A and B on the attached plan. Any such footpath is to be the subject of a dedication agreement with Norfolk County Council as Highway Authority relating to its subsequent availability and maintenance as a public right of way.

The reason for the condition is :-

To provide a safe pedestrian route to and from the village primary school.

10. No development shall take place within the site until the applicants, or their agents or successors in title have: (a) caused to be implemented a programme of archaeological evaluation in accordance with a first written scheme of investigation which has been submitted to and approved in writing by the Local Planning Authority; and next (b) submitted the results of the archaeological evaluation to the Local Planning Authority; and next (c) secured the implementation of a programme of mitigatory work in accordance with a second written scheme of investigation which has been submitted to and approved in writing by the Local Planning Authority; and next if the mitigatory work consists of further excavation (d) a formal legal contract with an archaeological contractor has been submitted to and approved in writing by the Local Planning Authority. Such a contract will deal with all the details contained in the approved detailed second written scheme of investigation including post-excavation assessment, analysis, archiving and publication of results.

The reason for the condition is :-

To enable an archaeological evaluation to be carried out as the site is immediately adjacent to the church, where archaeological deposits of early settlement would be expected.

11. No development shall take place until a site investigation has been carried out to the satisfaction of the Borough Council's Head of Environmental Health to assess whether the land is contaminated. The investigation shall include details of known previous uses and possible contamination arising from those uses. If contamination is found or suspected to exist, a scheme to remediate the site to a standard suitable for its proposed use shall be submitted for the agreement of the Local Planning Authority. Such remediation shall be completed prior to the first occupation of any dwelling.

The reason for the condition is :-

The land that is the subject of this application is a 'brownfield site' and may contain contaminants from this or previous uses.

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

13. 1. Attention is drawn to the contents of the attached letters from the Environment Agency.
14. 2. Any necessary relocation of street furniture would have to be carried out at the expense of the applicants/developer(s).

15. REASON FOR APPROVAL OF THE APPLICATION :-

The proposal meets the criteria for new housing provision set out in Policies HOU7/8 of the adopted Great Yarmouth Borough-Wide Local Plan and would not, in accordance with Policy NNV2 of the Local Plan, prejudice the landscape quality of the neighbouring Broads area.

Date: 18th February 2005

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Borough Planning and Development Officer  
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

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Reference No :- **06/04/1177/F**

Submitted :- 7th December 2004

**Development at :-**

California Cliffs Holiday Park  
Rottenstone Lane  
Scratby  
Great Yarmouth

**For :-**

Construction of all-weather  
sports area including  
demolition of amusement  
building

**Agent :-**

Paul Robinson Partnership  
c/o Mr L Gooch  
The Old Vicarage  
Church Plain  
Great Yarmouth NR30 1NE

**Applicant :-**

Park Resorts Ltd  
Swan Court  
4th Floor  
Waterhouse Street  
Hemel Hempstead Hertfordshire

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### Part 2 - Particulars of Decision

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

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

The reason for the condition is :-

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

2. The sports area hereby permitted shall not operate between the hours of 10.00pm and 9.00am.

The reason for the condition is :-

In the interests of the amenities of the adjacent holiday accommodation.

3. No floodlighting shall be installed in connection with the sports area hereby permitted without the prior consent in writing of the Local Planning Authority.

The reason for the condition is :-

In the interests of the amenities of the adjacent holiday accommodation.

continued on next page :-

4. REASON FOR APPROVAL OF THE APPLICATION :-

The proposal is consistent with Policy TR8 of the adopted Great Yarmouth Borough-Wide Local Plan.

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Borough Planning and Development Officer  
Maltings House, Malthouse Lane, Gorleston, Great Yarmouth

Date: 16th February 2005

# THE BOROUGH OF GREAT YARMOUTH

Town and Country Planning Act 1990

## PLANNING PERMISSION

### Part 1 - Particulars of Application

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Reference No :- **06/04/1187/F**

Submitted :- 13th December 2004

**Development at :-**

17 Beccles Road  
Gorleston  
Great Yarmouth

**For :-**

Demolition of rear building  
and extend with new lounge and  
bedroom

**Agent :-**

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

**Applicant :-**

Mr M Norman  
17 Beccles Road  
Gorleston  
Great Yarmouth  
NR31 0PW

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### Part 2 - Particulars of Decision

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

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

The reason for the condition is :-

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

2. The development shall be carried out in accordance with the revised plan received by the Local Planning Authority on 25th January 2005.

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: 17th February 2005

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Borough Planning and Development Officer  
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

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Reference No :- **06/04/1212/F**

Submitted :- 21st December 2004

**Development at :-**

11 Common Road  
Hemsby  
Great Yarmouth

**For :-**

Side extension to form bedroom  
and bathroom

**Agent :-**

Mr A Middleton  
1 Clarence Road  
Gorleston  
Great Yarmouth  
NR31 6DT

**Applicant :-**

Mr K Kyriacou  
11 Common Road  
Hemsby  
Great Yarmouth

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### Part 2 - Particulars of Decision

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

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

The reason for the condition is :-

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

2. REASON FOR APPROVAL OF THE APPLICATION :-

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

Date: 15th February 2005

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Borough Planning and Development Officer  
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

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Reference No :- **06/04/1213/F**

Submitted :- 21st December 2004

**Development at :-**

77 Marine Parade  
Gorleston  
Great Yarmouth

**For :-**

Replacement dwelling

**Agent :-**

J S Design Services Ltd  
c/o Mr S G Medlar  
Hyford  
Ringland Road Easton  
Norwich NR9 5ER

**Applicant :-**

Mr and Mrs Watson  
77 Marine Parade  
Gorleston  
Great Yarmouth  
NR31 6EZ

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### Part 2 - Particulars of Decision

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

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

The reason for the condition is :-

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

2. REASON FOR APPROVAL OF THE APPLICATION :-

The 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: 17th February 2005

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Borough Planning and Development Officer  
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

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Reference No :- **06/04/1221/O**

Submitted :- 22nd December 2004

**Development at :-**

Chapel House (building plot)  
Main Road  
Clippesby Great Yarmouth  
(Fleggburgh Parish)

**For :-**

Detached two-storey dwelling  
house

**Agent :-**

Mr D J Moss  
14 Briar Close  
Lingwood  
Norwich  
NR13 4PB

**Applicant :-**

Mr F and Mrs G Barker  
Georlinian  
Main Road  
Clippesby  
Great Yarmouth

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### 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. Policy HOU10 of the adopted Great Yarmouth Borough-Wide Local Plan states that permission for new dwellings in the countryside will only be given if required in connection with agriculture, forestry, organised recreation, or the expansion of existing institutions. The proposal is contrary to this policy in that the site is outside any "Village Development Limit" as defined in the Local Plan. Moreover, no need for the dwelling has been demonstrated to satisfy the criteria of the above policy and there is, therefore, insufficient justification to warrant a departure from national and local policies designed to protect the countryside, including Policy NNV2 of the Local Plan which seeks to maintain and enhance the landscape quality of the neighbouring Broads area.
2. The proposed access is unsuitable to cater for the development proposed by reason of its severely restricted levels of visibility at its junction with the B1152 - Main Road. It is also likely that the proposed dwelling would be serviced directly from the B1152 and, whilst visiting the premises, service vehicles would stop on the B1152 at a position where the volume of traffic is extremely high. Consequently, if permitted, the proposal would be likely to result in hazard and danger to road users and would, thereby, prejudice highway safety contrary to the objective of Policy TCM13 of the adopted Great Yarmouth Borough-Wide Local Plan.

Date: 15th February 2005

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Borough Planning and Development Officer  
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

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Reference No :- **06/05/0028/F**

Submitted :- 17th January 2005

**Development at :-**

J Paget Healthcare NHS Trust  
Lowestoft Road  
Gorleston  
Great Yarmouth

**For :-**

Renewal of planning permission  
nos 06/00/0065/F, 06/00/0680/F  
06/01/0070/F & 06/04/0357/F  
for office accommodation

**Agent :-**

J Paget Healthcare NHS Trust  
c/o Mr A Harris  
Lowestoft Road  
Gorleston  
Great Yarmouth NR31 6LA

**Applicant :-**

J Paget Healthcare NHS Trust  
c/o Mr A Harris  
Lowestoft Road  
Gorleston  
Great Yarmouth NR31 6LA

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### 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 28th February 2015 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 offices shall be removed from the site.

The reason for the condition is:-

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

2. REASON FOR APPROVAL OF THE APPLICATION :-

In the interest of improving hospital staff accommodation.

Date: 15th February 2005

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Borough Planning and Development Officer  
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

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Reference No :- **06/05/0032/F**

Submitted :- 18th January 2005

**Development at :-**

8 Park Road  
Seahorses  
Gorleston  
Great Yarmouth

**For :-**

Extend existing upvc  
conservatory

**Agent :-**

Polycastle Ltd  
c/o Mr A Scase  
12 Cooke Road  
South Lowestoft Industrial Est  
Lowestoft Suffolk

**Applicant :-**

Mr Hallam  
Seahorses  
8 Park Road  
Gorleston  
Great Yarmouth NR31 6EJ

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### Part 2 - Particulars of Decision

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

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

The reason for the condition is :-

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

2. REASON FOR APPROVAL OF THE APPLICATION :-

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

Date: 15th February 2005

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Borough Planning and Development Officer  
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

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Reference No :- **06/05/0042/F**

Submitted :- 24th January 2005

**Development at :-**

2 Peartree Avenue  
Martham  
Great Yarmouth

**For :-**

Extension to form bedroom and  
en-suite facility for  
registered disabled person

**Agent :-**

David Phillips Architectural  
Beacon Innovation Centre  
Beacon Park  
Gorleston  
Great Yarmouth NR31 7RE

**Applicant :-**

Mr P Brookes  
2 Peartree Avenue  
Martham  
Great Yarmouth  
NR29 4RJ

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### Part 2 - Particulars of Decision

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

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

The reason for the condition is :-

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

2. REASON FOR APPROVAL OF THE APPLICATION :-

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

Date: 18th February 2005

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Borough Planning and Development Officer  
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

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Reference No :- **06/05/0045/F**

Submitted :- 24th January 2005

**Development at :-**

6 Court Road  
Rollesby  
Great Yarmouth

**For :-**

New kitchen to rear with  
bedroom over and front porch

**Agent :-**

Norfolk Design Services  
c/o Mr J Burrows  
22 Valley Road  
Tasburgh  
Norwich NR15 1NG

**Applicant :-**

Mr and Mrs R Kells  
6 Court Road  
Rollesby  
Great Yarmouth  
NR29 5HG

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### Part 2 - Particulars of Decision

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

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

The reason for the condition is :-

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

2. The proposed window on the western elevation of the existing dwelling shall be obscure glazed prior to the use of the rear extension hereby permitted and retained as such thereafter.

The reason for the condition is :-

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

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 shall be constructed in the walls of the eastern and western elevations of the rear extension hereby permitted without the prior consent in writing of the Local Planning Authority.

The reason for the condition is :-

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

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: 18th February 2005

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Borough Planning and Development Officer  
Maltings House, Malthouse Lane, Gorleston, Great Yarmouth