

THE BOROUGH OF GREAT YARMOUTH

Town and Country Planning Act 1990

APPROVAL OF RESERVED MATTERS

Part 1 - Particulars of Application

Reference No :- **06/20/0404/D**

Submitted :- 12th August 2020

Development at :-

Main Road (off)
Filby
GREAT YARMOUTH
Norfolk

For :-

Approval of reserved matters for PP 06/16/0518/O -
Condition 1 - Details of landscaping;
Condition 4: Ecological enhancement of the site;
Condition 5 - Location of Fire Hydrant

Agent :-

Mr Jonathan Brent
Ground Floor Rear Office
Jonathan Scott Hall, Thorpe Road
Norwich
NR1 1UH

Applicant :-

Filby Developments Limited
Jonathan Scott Hall, Thorpe Road
Norwich

NR1 1UH

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 to which this permission relates must be begun not later than 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 this condition is:-

The time limit condition is imposed in order to comply with the requirements of Section 92 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 minor amendment revised house design plans 1149 PL.002 revision A and 1149 PL.002 revision A received by the Local Planning Authority on 4 December 2020 and revised site plan drawing 1149 PL.001 Revision F received 8 December 2020

The reason for the condition is :- For the avoidance of doubt.

3. No work shall commence until the exact types and colours of the materials have been submitted to and approved by the Local Planning Authority. The development shall be carried out using the agreed materials.

The reason for the condition is :-

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

4. Condition 1 (details of the landscaping of 06/16/0518/O) is discharged , by revised drawing reference: 1149 PL.001 revision F received 8/12/20 showing the Tree T13 on the survey (and T11 on the TPO) as retained.
5. Condition 4 (details of the design and location of bat and bird boxes, of 06/16/0518/O) is discharged , by the ecologist response of 8/12/20) for the purposes of pre-commencement aspects.
6. Condition 5 (fire hydrant location) of 06/16/0518/O) is discharged , by revised drawing reference 1149 PL.001 revision F received 8/12/20, for the purposes of pre-commencement aspects.
7. Details of condition 9 regarding the design of the access so as to protect tree roots is also considered discharged (though this was not formally applied for here, as the information is provided and has been part of the review by the Tree Officer).
8. NOTES - Please read the following notes carefully:-
The installation of the bird and bat boxes should be supervised by a suitably experienced and qualified ecologist or, the exact location of the boxes is shown on the architectural plans to avoid incorrect placement. A deflector board is recommended where boxes are placed above windows (to deflect faeces).

The location of hedgehog gaps should be shown on site plans for clarity during placement.

The updated PEA report notes habitats onsite are of moderate ecological value comprising a mixture of grassland, tall ruderal vegetation, scrub and deciduous woodland (identified as Priority Habitat under the NERC Act 2006). The site also has species poor intact hedges along the entrance and driveway which are also a priority habitat (but not classed as 'important' under the Hedgerow Regulations 1997). Habitat was considered suitable for reptiles and great crested newts. Only one pond was accessible, which was dry at the time of the surveys. No evidence of use by badgers was found. The closest statutory protected sites (Trinity Broad SSSI, The Broads SAC & National Park), is located approximately 230m west and designated for its nutrient-rich lakes with an assemblage of rare plants.

The applicant is reminded that nesting birds and species such as reptiles are protected by law and planning consent does not provide a defence against prosecution. We encourage the applicant to undertake a reptile survey in order to determine mitigation requirements . in addition measures to avoid/minimise impacts during site clearance (provided within the PEA) should also be undertaken to ensure compliance with best practice and thus avoid/minimise the risk of harming animals and birds (causing an offence under wildlife legislation) Occasionally European protected species, such as great crested newts, can be found during the course of development even when the site appears unlikely to support them or after an ecological survey has found no previous evidence of them. In the event that this occurs, it is advised that the developer stops work immediately and seeks the advice of a suitably qualified ecological consultant.

9. NOTES - Please read the following notes carefully:- Attention is drawn to undischarged conditions on the outline permission. Archaeology conditions 6-8 require pre-commencement action. The other conditions are all discharged by performance on site



Date: 10th December 2020

Planning Manager
Town Hall, Hall Plain, Great Yarmouth