



ENVIRONMENT  
AGENCY

Facilities should be provided to ensure that waste oil is stored and disposed of in a manner that will not lead to pollution.

Prior to being discharged into any watercourse, surface water sewer or soakaway system, all surface water drainage from parking areas and hard standings susceptible to oil contamination shall be passed through an oil separator designed and constructed to have a capacity and details compatible with the site being drained. Roof water shall not pass through the interceptor.

A copy of this letter has been sent to the applicant/agent.

If you have any queries please do not hesitate to contact Sharon Witton on 01473 706008

Yours faithfully

A handwritten signature in black ink, appearing to be 'A. R.'.

pp Alan Hull  
Acting Customer Services Manager

Our ref: AE\2000\003377\001  
Your ref: E/C/2/2000/2024

Date: 20th November 2000

DD  
Mr J Shaw, OBE  
Director of Planning and Transportation  
Norfolk County Council  
County Hall  
Martineau Lane  
NORWICH  
Norfolk NR1 2DH



ENVIRONMENT  
AGENCY

DEPT. OF PLANNING AND TRANSPORTATION FAO.....
27 NOV 2000
ONTO.....
ACTION.....
FILE.....
Post Log Ref: .....

SHT 28/11  
COMP 28/11  
Apt

Dear Sir/Madam

RE: **PROPOSED CONSTRUCTION OF A VEHICLE MAINTENANCE  
WORKSHOP AND INCREASED STORAGE AREA FOR SKIPS - MARSH  
ROAD, WALPOLE ST ANDREW**

Thank you for referring the above application, which was received on 24th October 2000.

We have inspected the application as submitted, and wish to make the following advisory comments.

Only domestic sewage should be discharged to the septic tank.

The septic tank and associated soakaway system shall not be sited within 10 metres of any ditch, pond or watercourse or within 50 metres of any well or borehole.

The maximum acceptable depth for soakaways is 2 metres below existing ground level.

No foul sewage or trade effluent, including cooling water containing chemical additives, or vehicle washing water, including steam cleaning effluent, shall be discharged to the surface water drainage system.

Any facilities, above ground, for the storage of oils, fuels or chemicals shall be sited on impervious bases and surrounded by impervious bund walls. The volume of the bunded compound should be at least equivalent to the capacity of the tank plus 10%. All filling points, vents, gauges and sight glasses must be located within the bund. The drainage system of the bund shall be sealed with no discharge to any watercourse, land or underground strata. Associated pipework should be located above ground and protected from accidental damage. All filling points and tank overflow pipe outlets should be detailed to discharge into the bund.

All drums and small containers used for oil and other chemicals shall be stored in bunded areas, which do not drain to any watercourse, surface water sewer or soakaway.

Cont/d..

Environment Agency  
Cobham Road, Ipswich, Suffolk IP3 9JE  
Telephone : 01473 727712 Fax :



approved in writing by the County Planning Authority, before the development hereby permitted is first commenced.

7. The storage of skips shall not take place anywhere on the site except within the area shown on the approved plan number 503MP1SP.
8. Material shall not be stacked or deposited to a height exceeding 3 metres.
9. This planning permission is solely for the benefit of maintenance of vehicles owned by the applicant.

The reasons for the Council's decision to authorise the development subject to compliance with the conditions herein before specified are:

1 -3 & 5, 7 -9. To protect the amenities of the surrounding area.

4. To safeguard hydrological interests.
6. In the interests of highway safety.

Location: Marsh Road, Walpole

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Conditions:

1. This permission shall expire on the 1 December 2005 and unless on or before that date permission is granted for its retention:-
  - (a) the use hereby permitted shall be discontinued;
  - (b) the buildings, plant and machinery shall be removed;
  - (c) the said land shall be left free of litter and rubbish.
  
2. No operation authorised or required under this permission shall take place on Sundays or public holidays, or other than during the following periods:-

07.00 - 18.00 Mondays to Fridays

07.00 - 13.00 Saturdays
  
3. No development shall take place until a scheme of landscaping is submitted and agreed in writing by the County Planning Authority. This scheme shall be submitted within three months of the date of the planning permission or such other period agreed in writing with the County Planning Authority. The scheme shall include details of size, species and spacing of trees, hedges and shrubs, arrangements for their protection and maintenance. It shall be completed within 1 year of the date of this permission and shall make provision for:-
  - (a) the screening of the operations by trees and hedges.
  - (b) the protection and maintenance of existing trees and hedges which are to be retained on the site
  - (c) re-seeding and re-planting where failures or damage occur within a period of five years from the date of planting
  - (d) the replacement of any damaged or dead trees with trees of similar size and species at the next appropriate season.
  
4. Any oil storage tanks on the site shall be sited on impervious bases and surrounded by oil tight bund walls; the bunded areas shall be capable of containing 110% of the tank volume and shall enclose all fill and draw pipes.
  
5. No works in association with the vehicle maintenance shall be carried out outside of the vehicle maintenance workshop.
  
6. There shall be no vehicular access to the area except as shown in the applicant's plan and notwithstanding the details shown on the approved plans, further details of this access, including width, surfacing, kerbing and visibility splays, shall be submitted to and

## NOTES

- (1) If the applicant is aggrieved by the decision of the Local Planning Authority to refuse permission for the proposed development, or to grant permission or approval subject to conditions, he may appeal to the Secretary of State for the Environment in accordance with section 78 of the Town and County Planning Act 1990, within six months of the date of this notice. The secretary of State has the power to allow a longer period for the giving of a notice of appeal but he will not normally be prepared to exercise this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State is not required to entertain an appeal if it appears to him that permission for the proposed development could not have been granted by the Local Planning Authority, or could not have been so granted otherwise than subject to the conditions imposed by them, having regard to the statutory requirements, to the provisions of the Development Order, and to any directions given under the Order.
- (2) If permission to develop land is refused, or granted subject to conditions, whether by the Local Planning Authority or by the Secretary of State for the Environment, and the owner of the land claims that the land has become incapable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, he may serve on the Council of the county or district in which the land is situated a purchase notice requiring that Council to purchase his interest in the land in accordance with Section 137 of the Town and County Planning Act, 1990.
- (3) In certain circumstances, a claim may be made against the Local Planning Authority for compensation, where permission is refused, or granted subject to conditions by the Secretary of State on appeal or on a reference of the application to him. The circumstances in which such compensation is payable are set out in Sections 114 and 115 of the Town and Country Planning Act, 1990.
- (4) Any planning permission is subject to compliance with the byelaws (Local Acts, Orders, Regulations) and general statutory provisions in force.

Appeals must be made on a form which is obtained from the Planning Inspectorate, Tollgate House, Houlton Street, Bristol, BS2 9DJ.

**NORFOLK COUNTY COUNCIL**

**Town and Country Planning Act, 1990**

**Town and Country Planning (General Development Procedure) Order 1995**

To: David Broker Design  
Danbrooke House  
Station Road  
Wisbech St Mary  
Wisbech  
PE13 4RW

Particulars of Proposed Development

Location: Marsh Road, Walpole

Applicant: M & M Services

Agent: David Broker Design

Proposal: Proposed Construction of a Vehicle Maintenance Workshop and Increased Storage Area for Skips.

The Norfolk County Council hereby gives notice of its decision to PERMIT the development specified in the application and particulars deposited on the 4th October 2000

This permission is subject to the conditions specified on the attached sheet.

The reasons for these conditions are also set out on the attached sheet.

Signed:  Date: 29.11.00

for DIRECTOR OF PLANNING AND TRANSPORTATION

Norfolk County Council  
County Hall  
Martineau Lane  
Norwich  
NR1 2SG

**SEE NOTES ON ATTACHED SHEET**