



GREAT YARMOUTH
BOROUGH COUNCIL

Development Control Committee

Date: Wednesday, 16 November 2016
Time: 18:30
Venue: Council Chamber
Address: Town Hall, Hall Plain, Great Yarmouth, NR30 2QF

AGENDA

Open to Public and Press

1 APOLOGIES FOR ABSENCE

To receive any apologies for absence.

2 DECLARATIONS OF INTEREST

You have a Disclosable Pecuniary Interest in a matter to be discussed if it relates to something on your Register of Interests form. You must declare the interest and leave the room while the matter is dealt with.

You have a Personal Interest in a matter to be discussed if it affects

- your well being or financial position
- that of your family or close friends
- that of a club or society in which you have a management role
- that of another public body of which you are a member to a greater extent than others in your ward.

You must declare a personal interest but can speak and vote on the matter.

Whenever you declare an interest you must say why the interest arises, so that it can be included in the minutes.

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|-----------|---|------------------|
| 3 | <u>MINUTES</u> | 5 - 12 |
| | To confirm the minutes of the last meeting. | |
| 4 | <u>PLANNING APPLICATIONS</u> | |
| 5 | <u>06/16/0532/F (a), 06/16/0535/O (b), 06/16/0539/F (c), ROSE FARM, STEPSHORT, BELTON.</u> | 13 - 24 |
| | <p>(a) Remove Condition 1 of planning permission 06/87/0062/F - occupancy condition.</p> <p>(b) Change of use Rose Farm Touring Holiday park to Residential Park Homes.</p> <p>(c) Removal of Condition 2 from planning permissions 06/04/0332/F, 06/10/0564/F and 06/11/0666/F, to permit holiday touring units for 12 months use.</p> | |
| 6 | <u>06/16/0537/F, 57A TAN LANE, CAISTER</u> | 25 - 64 |
| | Modification to corner of building by cutting of corner. | |
| 7 | <u>06/16/0295/F, 79 COMMON ROAD, HEMSBY</u> | 65 - 110 |
| | Proposed erection of 5 no. detached chalet bungalows. | |
| 8 | <u>06/16/0472/0, WOODLAND, 14 BEACH ROAD, SCRATBY</u> | 111 - 127 |
| | Construction of a detached bungalow and garage. | |
| 9 | <u>06/16/0590/CU, HALL FARM, MAUTBY</u> | 128 - 140 |
| | Change of use from agricultural field to storage of timber/firewood. | |
| 10 | <u>06/16/0415/CU, 9 THE GREEN MARTHAM</u> | 141 - 155 |
| | Change of use from B1 (Business) to A1 (Shops), A2 (Financial & | |

Professional), A3 (Food & Drink), A5 (Hot Food Takeaway).

11 06/16/0126/F, 14 CAMPERDOWN

156 -
166

Conversion of property into 5 no. self-contained flats.

12 **06/16/0589/F, 2 SIDEGATE COTTAGES, SIDEGATE ROAD,**
HOPTON

167 -
183

Divide current 3 bed detached house into two, two bedroom properties.

13 DELEGATED DECISION LIST 1 - 31 OCTOBER 2016

184 -
195

The Committee is asked to consider and note the list of delegated planning applications approved by Officers from 1 - 31 October 2016.

14 OMBUDSMAN AND APPEAL DECISIONS

The Committee is asked to note the following appeal decision:-

06/16/0206/F - Demolition of existing garage and erection of single storey dwelling at 25 Rollesby Road, Martham, Great Yarmouth - Appeal dismissed - original application was an Officer delegated refusal.

15 ANY OTHER BUSINESS

To consider any other business as may be determined by the Chairman of the meeting as being of sufficient urgency to warrant consideration.

16 EXCLUSION OF PUBLIC

In the event of the Committee wishing to exclude the public from the meeting, the following resolution will be moved:-

"That under Section 100(A)(4) of the Local Government Act 1972, the public be excluded from the meeting for the following item of business on the grounds that it involved the likely disclosure of exempt information as defined in paragraph 1 of Part I of Schedule 12(A) of the said Act."

Development Control Committee

Minutes

Wednesday, 19 October 2016 at 18:30

PRESENT:

Councillor Annison (in the Chair); Councillors Andrews, Fairhead, Flaxman-Taylor, Grant, Hammond, Hanton, Reynolds, Thirtle, Wainwright, Williamson & Wright.

Councillor Walch attended as a substitute for Councillor A Grey.

Mr D Minns (Planning Group Manager), Mrs G Manthorpe (Senior Planning Officer), Mrs E Helsdon (Technical Officer), Mr G Bolan (Technical Assistant) and Mrs C Webb (Member Services Officer)

1 APOLOGIES FOR ABSENCE

Apologies for absence had been received from Councillor A Grey.

2 DECLARATIONS OF INTEREST

The following Declarations of Interest were noted:-

With regard to Item number 5, Councillor Williamson declared a personal interest.

With regard to Item number 6, Councillors Annison & Williamson declared a personal interest.

With regard to Item number 7, Councillors Annison, Flaxman-Taylor, Grant, Hammond, Thirtle, Wainwright & Williamson declared a personal interest as they were members of the Local Authority Trading Company Shareholder Committee.

However, in accordance with the Council's Constitution, they were allowed to both speak and vote on the items.

3 MINUTES

The minutes of the meeting held on 14 September 2016 were confirmed.

4 PLANNING APPLICATIONS

5 APPLICATION NUMBER 06/15/0737/F - FORMER CLAYDON HIGH SCHOOL, BECCLES ROAD, GORLESTON

The Committee received and considered the comprehensive report from the Planning Group Manager.

The Planning Group Manager reported that the principle of development had previously been agreed on this site which was located in a sustainable location within Gorleston and within the development boundary as defined within the Great Yarmouth Boroughwide Local Plan 2001.

The Planning Group Manager reported that the application provided for a range of dwelling types as outlined in the previously approved application. The development essentially accorded with the various policies referred to in the report which sought to support development in sustainable locations and would contribute to the housing needs of the Borough.

The Planning Group Manager reported that the applicants had agreed to enter into a legal obligation regarding affordable housing at 20%, which would be provided in the form of 9 x 1 bedroom properties to rent and to look to market the 13 x 3 bedroom properties as Starter Homes.

The Planning Group Manager reported that Norfolk Constabulary had raised concerns over the highway and access proposals from the site onto Burgh Road and Beccles Road. However, the proposal now included provision, as required by Highways, to build out the entrance to the site and the provision of a 3 metre cycleway/footpath with improved visibility splays and 20 mph speed limits within the development.

The Planning Group Manager reported that four letters of objection had been received from local residents. The Planning Group Manager reported that a

fifth letter of objection had been received and he had circulated copies to the Committee prior to the commencement of the meeting.

The Planning Group Manager reported that the trees on the site which were in poor condition but covered by a Tree Preservation Order would be replaced as apart of a landscaping scheme.

The Planning Group Manager reported that the application included a foul and surface water drainage strategy showing the use of sustainable drainage systems on site and connection to the existing sewerage systems. According to a letter received from Anglian Water, there was capacity to accommodate the new flows and even, it appears, the surface water, if required.

The Planning Group Manager reported that if Members were minded to approve the application, it should be subject to a s106 agreement for the provision of affordable housing (20%), education, library books, open space, play space and maintenance provision within the development of public areas together with maintenance of private drives and drainage and the highway requirements. The application complied with the saved policies in the Great Yarmouth Local Plan 2001 and Core Strategy Adopted December 2015, as set out within the report and was therefore recommended for approval.

A Member asked if the proposed development contained any private roads. The Planning Group Manager reported that there were some included in the scheme but the Council would condition a suitable maintenance scheme if the proposal was approved.

Mr Gilder, applicant's agent, reported the salient details of the application to the Committee and he assured the Committee that the application contained a detailed drainage strategy. A Member asked for clarification in regard to the proposed Starter Homes. Mr Gilder reported that half would be Starter Homes and half would be for rent.

Councillor Williamson, Ward Councillor, reported that he had not been approached by any local residents who opposed the scheme and now that the Committee were assured by Anglian Water that all surface water drainage could be dealt with on site, that he was happy to support the proposal.

Mr Routeledge, local resident, addressed the Committee in support of the application.

Mr Mills, an objector, reported his objections to the Committee. The main objection was that his property would have a terrace of four houses built behind his property, which would result in overlooking and a potential regular turnover of residents in these proposed starter homes/rental properties.

A Member reported that young people were desperate to get on the housing ladder in Bradwell/Gorleston and that he welcomed the inclusion of starter and rental homes in the proposal.

RESOLVED:

That application number 06/15/0737/F be approved subject to completion of a Section 106 Agreement for the provision of affordable housing, education, library books, play space and maintenance provision within the development of public areas together with maintenance of private drives and drainage, the highways requirements and subject to clarification of the drainage details. The application complied with the saved policies in the Great Yarmouth Local Plan 2001 and Core Strategy Adopted December 2015 as set out within the report.

6 APPLICATION NUMBER 06_16_0189_F - BURNT LANE & ADDISON ROAD (FORMER IVY HOUSE & THE HOLLIES, GORLESTON)

The Committee received and considered the comprehensive report from the Planning Group Manager.

The Senior Planning Officer reported that this application was a full application for the erection of 18 dwellings comprising 9, three bedroom houses and 9, two bedroom flats. The three bedroom houses were arranged in a terrace facing onto Burnt Lane with the flats facing Addison Road. The terraced houses were two storey in keeping with the existing Burnt Lane frontage. The flats were three storey and will extend around the corner of Burnt Lane and front onto Addison Road.

The Senior Planning Officer reported that 5 letters of objection had been received from local residents citing lack of parking, proposed density was too high, three storey flats did not fit it with streetscene, traffic congestion, increased traffic, roads not suitable for HGV's, poor visibility due to car parking, overlooking from three storey flats, loss of home value and disruptive effect of development on existing homes.

The Senior Planning Officer reported that there had been objections from residents regarding the increase in traffic using Burnt lane and the current parking difficulties. However, there are 36 parking spaces proposed with the development which provided two spaces per dwelling. The Senior Planning Officer reported that the private driveway would have a maintenance condition attached.

The Senior Planning Officer reported that there were a number of mature trees in existence on the site, all bar two of which, were to be removed. The remaining two were located to the east of the entrance, one of which, was a Copper Beach which had a Tree Preservation Order in place.

The Senior Planning Officer reported that the proposed access to the site was to be located off of Addison Road and had an adequate visibility splay to comply with Highways standards. The access led into a private drive which had parking located at each side.

The Senior Planning Officer reported that there had been an objection

regarding increased overlooking from the three storey flats towards the existing dwellings at Burnt Lane. However, given the location of the proposed development and the current density of houses, there was already a degree of overlooking from the adjacent properties and although there was an increase in overlooking from the adjacent properties, this was not deemed sufficient to refuse the application.

The Senior Planning Officer reported that there had been objections to the development regarding the potential loss in market value of the existing properties and disruption to local residents during construction. However, these were not material considerations for consideration by the Committee. If the Committee was minded to grant the application, a condition could be imposed to control the hours of construction to limit noise nuisance.

The Senior Planning Officer reported that on letter of support had been received from a local resident providing adequate space was left between their existing property and the proposed development. There would be a gap of between 1.25 m and 1.95 m between number 34 Burnt Lane and the new development.

The Senior Planning Officer reported that the Conservation Officer had objected to the proposal solely on design grounds.

The Senior Planning Officer reported that the development was located within the urban area of Gorleston and was in a sustainable location. The application was supported by Local and the National Planning Policy Framework which encouraged sustainable development, unless material considerations indicated otherwise.

The Senior Planning Officer reported that the recommendation was to approve the application, subject to the signing of a s106 agreement, to provide compliant affordable housing, as the application complied with Local and the National Planning Policy.

Councillor Williamson, Ward Councillor, asked for clarification with regard to how the surface/roof water would be dealt with from the site as it was close to the White Horse roundabout with its inherent problems during heavy rainfall. The Senior Planning Officer reported that further drainage details could be conditioned if the application was approved. Councillor Williamson was also concerned regarding parking on Burnt Lane, as parking spaces were a premium, and the proposed access splay needed to be widened as a safety precaution. The Senior Planning Officer reported that Highways had raised no objection to the proposal.

The Planning Group Manager reported that with reference to page 61 of the agenda report; Item SHC 19, the Council would revisit County Highways with the issue of the visibility splay given the concerns voiced by the Ward Councillor.

A Member asked for clarification that the conditions requested by the Historic

Environment Service would be included if the application was approved. The Senior Planning Officer reported that they would be included.

Mr Brooks, objector, outlined his objections to the proposal to the Committee which were the unsuitability of Burnt Lane for the extra traffic which would be generated as a result of the development and the increased pressure on the existing stretched parking spaces for local residents. He was also concerned regarding increased noise nuisance for the residents of the nearby St. Augustine's Care Home during the construction period.

RESOLVED:

(i) That application number 06/16/0189/F be approved subject to the signing of a Section 106 Agreement to provide policy compliant affordable housing, other contributions in line with policy and management arrangements and conditions to ensure a quality form of development.

(ii) That the drainage condition would require details showing that all surface water would be dealt with on site and that the visibility splay would be looked at in line with Members concerns.

7 APPLICATION NUMBER 06/16/0391/SU - SITE 25 BEACON PARK, BRADWELL.

The Committee received and considered the comprehensive report from the Planning Group Manager.

The Planning Group Manager reported that the proposal accorded with the aims of the adopted Local Plans and National Planning Policy Framework, in that, it represented sustainable development in the appropriate location close to facilities and adds to the Council's strategic ambition of promoting Beacon Park for mixed use development, whilst meeting the borough's identified Housing needs.

The Planning Group Manager reported that the proposal would be delivered by the Borough Council over the next five years, in partnership with the recently formed, Equinox Enterprises Ltd (the housing development company incorporated by GYBC). This means that the planning permission is for the land and not specific to the Council.

The Planning Group Manager reported that the consultation responses showed that, subject to the conditions and requirements outlined by section 106 agreement, that there was little to constrain development of the site, as identified in the Strategic Housing Land Availability Assessment and for the number of dwellings proposed.

The Planning Group Manager reported that the full planning application showed elements of design and layout which demonstrated a well thought out scheme, using a good range of materials which took into account it's setting and surroundings to create a high standard of development.

The Planning Group Manager reported that the Parish Council had raised a number of concerns and questions which had been addressed in the agenda report. The chosen materials and colours proposed were largely regressive in colouring and tone and the development would not be adversely intrusive in the landscape when viewed, in context, of the surrounding development.

The Planning Group Manager reported that there were a number of objections from local residents, in particular, to the affordable housing aspects of the development. It is clear that there is a misunderstanding with the location of affordable housing units in this proposal, in relation to the location of the objector's properties. However, little weight can be given to this objection in terms of planning material considerations.

The Planning Group Manager reported that Policy CS14 of the Core Strategy, required a developer contribution towards the costs of improvement or the cost of provision of a new school where development proposals created a direct need for additional educational provision which could not be met by existing facilities. The requirement for a financial contribution to meet the educational shortfall identified conformed with the policy and would be subject to legal agreement.

The Planning Group Manager reported, that subject to conditions and the s106 agreement, the impact upon the local infrastructure in terms of education, drainage, highways and schooling could be mitigated. The development could be accommodated in this sustainable location, without adversely impacting upon local amenity and interests of acknowledged importance as the proposal was compliant with the stated policy and ambition for the area, and the Borough.

The Planning Group Manager reported that as part of the application, that Woodfarm Lane would be upgraded and subject to a new Traffic Regulation Order and a condition would be imposed that no development/occupation could commence on site until these road works were undertaken.

The Planning Group Manager reported that the application was therefore recommended for approval, subject to the policies and conditions referred to in the agenda report and the s106 agreement, as it was considered compliant with the National Planning Policy Framework and the current Local Plan, providing a sustainable form of development which helped to address the housing needs identified within the Borough.

A Member asked whether the comments from the Conservation Officer had been taken on board by the developer regarding the choice of coloured materials.

Sarah Hornbrook, applicant's agent, reported that the colour palette had been chosen as it was simple and would result in a cleaner appearance of the properties. Ms Hornbrook reported the salient areas of the application to the Committee and asked that they approve the proposal.

Councillor Annison, Ward Councillor, reported that he had no comments to make in regard to the proposal and was happy to support its approval.

Councillor Williamson reported that Cliff Park Ormiston Academy had been omitted from the list of schools in the agenda report and therefore, more school places might be available. The Planning Group Manager agreed to rectify this matter.

RESOLVED:

That application number 06/16/0391/SU be approved subject to the policies, conditions referred to in the agenda report and the Section 106 Agreement as necessary; as it was considered compliant with the national Planning Policy Framework and the current Local Plan, providing a sustainable form of development which helped to address the housing needs identified in the Borough.

8 PLANNING APPLICATIONS CLEARED UNDER DELEGATED POWERS AND BY THE DEVELOPMENT CONTROL COMMITTEE FROM 1 SEPTEMBER TO 30 SEPTEMBER 2016.

The Committee noted the planning applications cleared by the Planning Group Manager and the Development Control Committee between 1 - 30 September 2016.

9 OMBUDSMAN AND APPEAL DECISIONS

The Committee noted the appeal decisions.

10 ANY OTHER BUSINESS

The Chairman reported that there was no other business as being of sufficient urgency to warrant consideration.

11 EXCLUSION OF PUBLIC

The meeting ended at: 19:40

Reference: 06/16/0532/F (a)
06/16/0535/O (b)
06/16/0539/F (c)

Parish: Belton
Officer: Mr G Clarke
Expiry Date: 16/11/2016

Applicant: Mrs S Myrha

Proposal: (a) Removal of condition 1 of planning permission 06/87/0062/F – occupancy condition.

(b) Change of use of part of Rose Farm Touring Holiday Park to residential park homes.

(c) Removal of condition 2 of planning permissions 06/04/0332/F, 06/10/0564/F and 06/11/0666/F to permit holiday touring units 12 months use.

Site: Rose Farm Touring Park
Stepshort
Belton

REPORT

1 Background / History :-

- 1.1 This item consists of three separate planning applications which are being dealt with together as they all relate to Rose Farm Touring Park and are interdependent, the main application for Committee to consider is the change of use of part of the holiday park to the siting of park homes for residential use which is a departure from the Local Plan.
- 1.2 The site is set back from the road on the north east side of Stepshort, there is a bungalow at the southern end which is occupied by the site owners, the bungalow also includes a reception area and facilities for people using the site. On the southern boundary there is an area of land which has recently been granted planning permission for the erection of 64 dwellings (06/15/0622/F). To the west of the site there is an unmade road which serves several dwellings and a business use, there is a bungalow adjoining part of the northern

boundary and a house to the west of the unmade road. The remainder of the site along the former railway line has open fields to either side.

- 1.3 The touring park began when planning permission was granted on appeal for the use of the former railway line as a site for 30 touring caravans in 1985 (06/85/0140/F), in 1988 permission was granted for an extension of the site onto the area of land to the north of Rose Farm bungalow (06/87/0841/CU). Neither of these consents included conditions limiting the months of use of the site so these areas can be used all year round for holiday purposes. Subsequent to this the site was the subject of many different applications relating to storage of caravans, toilet blocks and variations in the numbers of caravans, motor homes and tents allowed on the site. In 2004 permission was granted for additional touring caravan/motor home/tent pitches on the old railway line (06/04/0332/F) and in 2007 permission was granted to allow the use of an area of land on the northern side of the old railway line as part of the site (06/07/0665/CU), this was initially granted a temporary consent which was made permanent in 2010 (06/10/0564/F).
- 1.4 Over time various permissions had been granted which allowed varying numbers of tents, caravans and motor homes on different parts of the site which restricted the operation of the park. In order to simplify the permission and to allow more flexibility in the use of the site, a planning application was submitted in 2011 to vary the conditions to allow any type of touring unit subject to the same overall number of units as previously allowed (06/11/0666/F). This application was approved with a condition restricting the use of the land towards the north eastern end of the site to the period between 1st April or Easter, whichever is the earlier, and 30th September in any year.
- 1.5 Rose Farm bungalow was originally approved as an agricultural dwelling in 1969, in 1987 planning permission was granted to replace the agricultural occupancy condition with a condition limiting the occupation of the bungalow to persons owning or employed in the operation of the adjoining touring caravan site (06/87/0062/F).

2 Consultations :-

- 2.1 Parish Council – no objections to the applications.
- 2.2 Highways – No objections subject to a condition requiring further details of roads, parking, visibility splays to be submitted.
- 2.3 Environmental Health – Should planning permission be granted the site owners must contact Environmental Health for a site inspection for the purposes of gaining a residential site licence. The site will need to be compliant with the site conditions for permanent residential sites that are derived under the Caravan Sites and Control of Development Act 1960.
- 2.4 Strategic Planning – No comments to be made.

2.5 Building Control – No adverse comments.

2.6 Norfolk Constabulary – suggestions regarding security of the site.

2.7 Neighbours – The occupiers of La Corbiere, the bungalow adjoining the northern boundary, have made various comments regarding the applications copies of which are attached.

3 Policy :-

3.1 POLICY CS1 – FOCUSING ON A SUSTAINABLE FUTURE

For the Borough of Great Yarmouth to be truly sustainable it has to be environmentally friendly, socially inclusive and economically vibrant not just for those who currently live, work and visit the borough, but for future generations to come. When considering development proposals, the Council will take a positive approach, working positively with applicants and other partners to jointly find solutions so that proposals that improve the economic, social and environmental conditions of the borough can be approved wherever possible.

To ensure the creation of sustainable communities, the Council will look favourably towards new development and investment that successfully contributes towards the delivery of:

- a) Sustainable growth, ensuring that new development is of a scale and in a location that complements the character and supports the function of individual settlements
- b) Mixed adaptable neighbourhoods, which provide choices and effectively meet the needs and aspirations of the local community
- c) Environmentally friendly neighbourhoods that are located and designed to help address and where possible mitigate the effects of climate change and minimise the risk of flooding
- d) A thriving local economy, flourishing local centres, sustainable tourism and an active port
- e) Safe, accessible places that promote healthy lifestyles and provide easy access for everyone to jobs, shops and community facilities by walking, cycling and public transport
- f) Distinctive places that embrace innovative, high quality urban design that reflects positive local characteristics and protects the borough's biodiversity, unique landscapes, built character and historic environment

Planning applications that accord with this policy and other policies within the Local Plan (and with policies in adopted Neighbourhood Plans, where relevant) will be approved without delay, unless other material considerations indicate otherwise. Where there are no policies relevant to the application or relevant policies are out of date at the time of making the decision then the Council will grant permission unless material considerations indicate otherwise, taking into account whether:

- Any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the National Planning Policy Framework taken as a whole
- Specific policies in that Framework indicate that development should be restricted

3.2 **POLICY CS2 – ACHIEVING SUSTAINABLE GROWTH**

Growth within the borough must be delivered in a sustainable manner in accordance with Policy CS1 by balancing the delivery of new homes with new jobs and service provision, creating resilient, self-contained communities and reducing the need to travel. To help achieve sustainable growth the Council will:

- a) Ensure that new residential development is distributed according to the following settlement hierarchy, with a greater proportion of development in the larger and more sustainable settlements:
 - Approximately 35% of new development will take place in the borough's Main Towns at Gorleston-on-Sea and Great Yarmouth
 - Approximately 30% of new development will take place in the borough's Key Service Centres at Bradwell and Caister-on-Sea
 - Approximately 30% of new development will take place in the Primary Villages of Belton, Hemsby, Hopton on Sea, Ormesby St Margaret, Martham and Winterton-on-Sea
 - Approximately 5% of new development will take place in the Secondary and Tertiary Villages named in the settlement hierarchy
 - In the countryside, development will be limited to conversions/replacement dwellings/buildings and schemes that help to meet rural needs
- b) To ensure compliance with Policy CS11, the proportions of development set out in criterion a) may need to be further refined following additional work on the impact of visitor pressures on Natura 2000 sites
- c) Ensure that new commercial development for employment, retail and tourism uses is distributed in accordance with Policies CS6, CS7, CS8 and CS16
- d) Promote the development of two key strategic mixed-use development sites: the Great Yarmouth Waterfront area (Policy CS17) and the Beacon Park extension, south Bradwell (Policy CS18)
- e) Encourage the reuse of previously developed land and existing buildings

To ensure that the Council delivers its housing target, the distribution of development may need to be flexibly applied, within the overall context of seeking to ensure that the majority of new housing is developed in the Main Towns and Key Service Centres where appropriate and consistent with other policies in this plan. Any changes to the distribution will be clearly evidenced and monitored through the Annual Monitoring Report.

3.3 **Policy CS8 – Promoting tourism, leisure and culture**

As one of the top coastal tourist destinations in the UK, the successfulness of tourism in the Borough of Great Yarmouth benefits not only the local economy but also the

wider sub-regional economy as well. To ensure the tourism sector remains strong, the Council and its partners will:

- a) Encourage and support the upgrading, expansion and enhancement of existing visitor accommodation and attractions to meet changes in consumer demands and encourage year-round tourism
- b) Safeguard the existing stock of visitor holiday accommodation, especially those within designated holiday accommodation areas, unless it can be demonstrated that the current use is not viable or that the loss of some bed spaces will improve the standard of the existing accommodation
- c) Safeguard key tourist, leisure and cultural attractions and facilities, such as the Britannia and Wellington Piers, Pleasure Beach, Hippodrome, the Sea Life Centre, the Marina Centre, Great Yarmouth Racecourse, St Georges Theatre and Gorleston Pavilion Theatre
- d) Maximise the potential of existing coastal holiday centres by ensuring that there are adequate facilities for residents and visitors, and enhancing the public realm, where appropriate
- e) Support the development of new, high quality tourist, leisure and cultural facilities, attractions and accommodation that are designed to a high standard, easily accessed and have good connectivity with existing attractions
- f) Encourage a variety of early evening and night time economy uses in appropriate locations that contribute to the vitality of the borough and that support the creation of a safe, balanced and socially inclusive evening/night time economy
- g) Support proposals for the temporary use of vacant commercial buildings for creative industries, the arts and the cultural sector, where appropriate
- h) Seek to support the role of the arts, creative industries and sustainable tourism sectors in creating a modern and exciting environment that will attract more visitors to the borough
- i) Support proposals for new tourist attractions and educational visitor centres that are related to the borough's heritage, countryside and coastal assets, and emerging renewable energy sector
- j) Ensure that all proposals are sensitive to the character of the surrounding area and are designed to maximise the benefits for the communities affected in terms of job opportunities and support for local services
- k) Encourage proposals for habitat-based tourism, especially where these involve habitat creation and the enhancement of the existing environment, in particular the areas linked to the Broads
- l) Protect rural locations from visitor pressure by ensuring that proposals for new tourist, leisure and cultural facilities are of a suitable scale when considering relevant infrastructure requirements and the

settlement's position in the settlement hierarchy, in accordance with Policy CS2

- m) Protect environmentally sensitive locations, such as Winterton-Horsey Dunes Special Area of Conservation (SAC), from additional recreational pressure by seeking to provide facilities to mitigate the impact of tourism. In addition, the Council and its partners will seek to develop a series of 'early warning' monitoring measures which will be set out in the Natura 2000 Sites Monitoring and Mitigation Strategy along with the identified mitigation measures
- n) Support proposals involving the conversion of redundant rural buildings to self-catering holiday accommodation and/or location appropriate leisure activities, particularly where these would also benefit local communities and the rural economy
- o) Support the development of navigational links to the Broads and beyond where possible
- p) Work with partners to improve accessibility and public transport links to make it as easy as possible for visitors to travel to and around the borough.

4 Assessment :-

4.1 Application No: 06/16/0535/O – change of use of part of holiday park to residential park homes.

- 4.2 This application is for the wider area of land to the southern part of the site which currently has permission for touring units and storage of caravans, there is an existing park home on this part of the site which is occupied by a relative of the site owners. The proposal is to use this area of land for the siting of residential park homes which be occupied all year round as dwellings, the site will use the existing access off Stepshort which will also serve the remaining area of the touring park. The application has been submitted in outline form with an indicative drawing showing the possible siting of twenty park homes.
- 4.3 The development of the park homes is intended to generate funds that would be invested in improving and updating the touring park, the nature of the holiday business has changed in recent years with people using the these type of parks demanding better facilities such as electric hook-ups and hardstandings and in order to continue trading the site needs considerable investment.
- 4.4 The occupiers of La Corbiere, the bungalow adjoining the northern boundary of this part of the site have no objections subject to various conditions one of which is the erection of a fence to the north and west side of the site and the removal of the trees on the west boundary and replacement with suitable hedging. It would be reasonable to require a fence along the northern

boundary with La Corbiere but the western boundary currently has a tall conifer hedge which screens the house to the west and the application site. The hedge is well maintained and there is no justification in asking for it to be removed.

- 4.5 The site is outside but directly adjoins the Village Development Limit as shown on the Local Plan Policies map and also adjoins the recently approved development of 64 dwellings on the land to the south east. The Interim Housing Land Supply Policy (IHLSP) states that new development may be deemed acceptable outside, but adjacent to existing Urban Areas or Village Development Limits subject to meeting various criteria. This proposal is for a small scale development on land that can already be occupied all year round by caravans, the site is well screened and the development will not have any adverse effect on neighbouring property, the landscape or character of the area and is considered to comply with the criteria of the IHLSP.
- 4.6 One of the strategic objectives of the Core Strategy (SO3) is “accommodating a growing population by providing sufficient housing in a range of styles and tenure that meet the Borough’s existing needs, including that of its ageing population, whilst taking into account future population growth.” The park homes will provide affordable dwellings in a secure environment that will add to the variety of accommodation in the Borough. The development complies with criteria (a) and (b) of Policy CS8 in that it will help to upgrade and protect the existing holiday site and the overall aims of Policies CS1 and CS2 by providing new dwellings in a sustainable location.
- 4.7 For the above reasons the proposed change of use of this part of the holiday park to a residential park home site is considered acceptable.
- 4.8 Application No: 06/16/0532/F – removal of restrictive occupancy condition for Rose Farm Bungalow.**
- 4.9 The bungalow on the site that is presently occupied by the site owners was originally approved as an agricultural workers dwelling in 1969, in 1987 planning permission was granted to replace the agricultural occupancy condition with a condition limiting the occupation of the bungalow to persons owning or employed in the operation of the adjoining touring caravan site (06/87/0062/F).
- 4.10 When consent was originally granted the site was outside any area zoned for development, the bungalow is now within the Village Development Limit as defined on the current Local Plan Policies Map and the previous Borough-Wide Local Plan Proposals Map. If permission is granted for the park home site the bungalow and its associated reception and customer facilities will be in the wrong location and will be surplus to requirements. As part of the overall development a new reception building will be built nearer to the remaining touring park and the owners will occupy one of the park homes.
- 4.11 The bungalow has the benefit of a separate vehicular access from the road to the west so can easily be separated from the touring park, the bungalow is

within the Village Development Limit and therefore there is no objection to the removal of the condition.

4.12 Application No: 06/16/0539/F – removal of condition 2 of planning permissions 06/04/0332/F, 06/10/0564/F and 06/11/0666/F to permit holiday touring units 12 months use.

4.13 This condition only applies to an area at the north eastern end of the site and the part of the land on the northern side of the old railway line that was approved under 06/10/0564/F, the remainder of the site does not have any condition limiting the time that it can be used. The proposal is to remove this condition to allow the whole of the touring park to be used all year round. It would be reasonable to have a consistent approach so that the whole site can be occupied during the same time period, the condition can be replaced with one that states that the site shall only be used for touring holiday units and that no part of the site shall be occupied by any individual or family group for a period of more than four weeks at any one time in order to retain control of the use.

5 RECOMMENDATION :-

5.1 Approve all three applications for the reasons given in the individual sections of the report.

Application Reference 06/16/0535/0

Attachments

ACK 4/10/16

S

Invalid Consultee Comment? ☐Copy to existing Consultee? ☐

Name Mr John J Edwards & Mrs Eileen B Edwards

Address La Corbiere

Stepshort

Belton

Gt. Yarmouth

Post Code NR31 9JS

Telephone 01493 801011

Email Address edwardsjohn33@outlook.com

For or Against NOS Subject to Condition

Speak at Committee ☐

If the committee decides to give permission for this development we request that the following conditions apply.

1. That the North & West sides of the area identified is screened within their boundary with an 8 feet high close boarded fence with removal of trees on the west boundary and replaced with suitable hedging (retaining the large oak tree).
2. Permission to be conditional on the owners carrying out this work before the development proceeds.
3. That the owners of Rose Farm maintain the fencing and hedging on an annual basis.
4. That the owners of Rose Farm are required to retain all surface water on site.
5. That the mobile homes to be erected will be to the standard as indicated by the brochure provided by the owner of Rose Farm.

Date Entered 03-10-2016

Internet Reference OWPC930

Internet Consultees

Application Reference 06/16/0532/F

Attachments

ACK 4/10/16

S

Invalid Consultee Comment? ☐

Copy to existing Consultee? ☐

Name Mr John J Edwards & Mrs Eileen B Edwards
Address La Corbiere
Stepshort
Belton
Gt. Yarmouth

Post Code NR31 9JS

Telephone 01493780631 07799885071

Email Address edwardsjohn733@outlook.com

For or Against NOS Subject to Condition

Speak at Committee ☐

We have no objection to the restriction being removed, provided no other building is erected as indicated on drawing Plan RF5

Date Entered 03-10-2016

Internet Reference OWPC929

Internet Consultees

Application Reference 06/16/0539/F

Attachments

ACK 4/10/16

S

Invalid Consultee Comment? ☐

Copy to existing Consultee? ☐

Name Mr John J Edwards & Mrs Eileen B Edwards

Address La Corbiere

Stepshort

Belton

Gt. Yarmouth

Post Code NR31 9JS

Telephone 01493780631 0772903507

Email Address edwardsjohn733@outlook.com

For or Against NOS Subject to Condition

Speak at Committee ☐

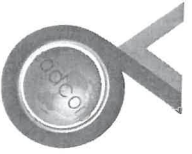
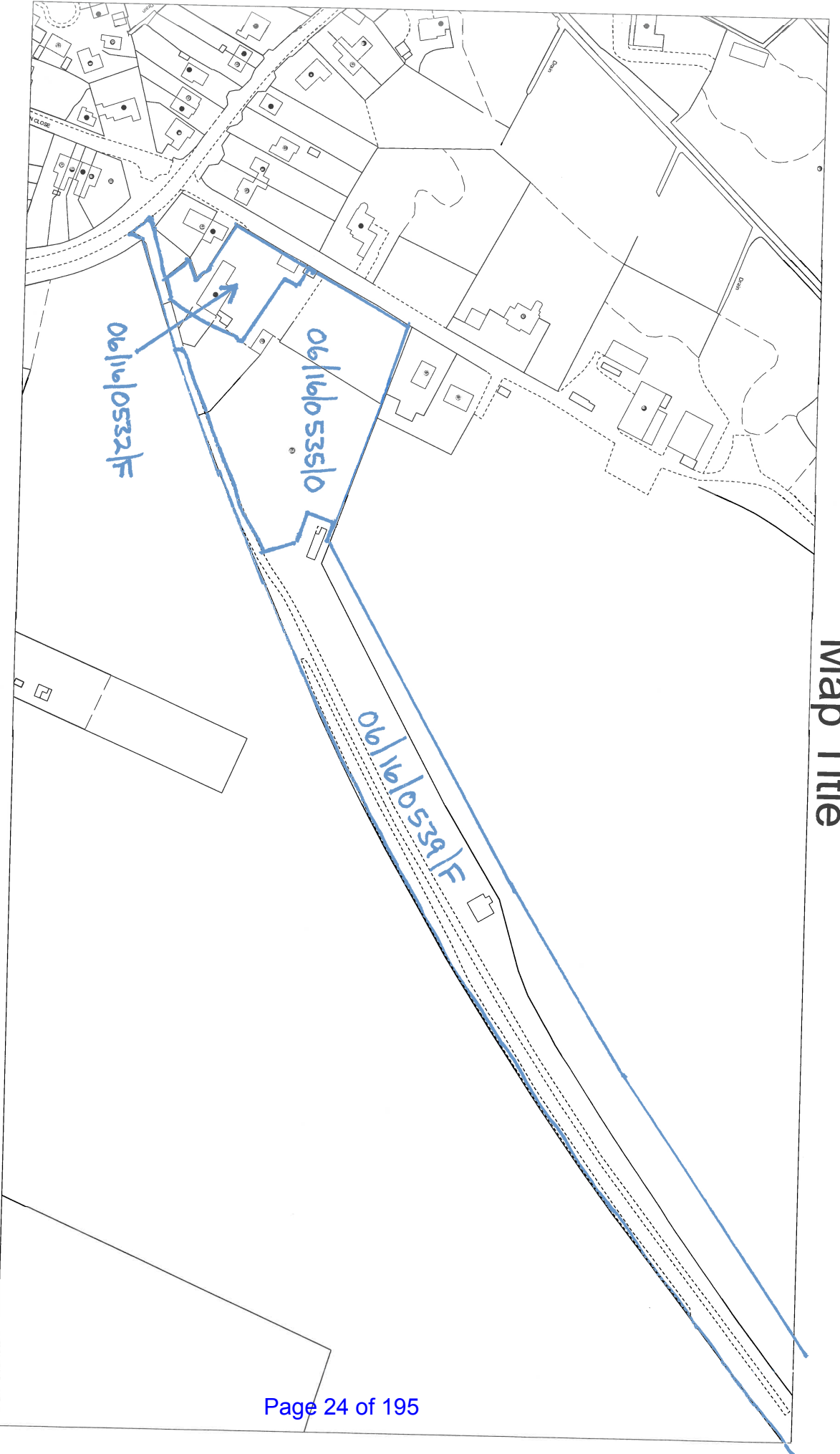
If this application is approved we ask for the following conditions to be applied:

1. Maximum length of stay to be 28 days with no return for 28 days
2. The stock proof fence already erected on the west boundary to be repaired and continually maintained.
3. With the loss of the storage and Maintenance buildings in the main field there is no identified area on the plan for this purpose.
4. We would ask that any future maintenance buildings be screened and planted appropriately.

Date Entered 03-10-2016

Internet Reference OWPC931

Map Title



Sterling Court
Norton Road
Stevenage
Herts SG1 2JY
UK
Tel : +44 (0)1438 747996
Fax : +44 (0)1438 747997
E-mail: info@cadcorp.com

cadcorp SIS



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Reference: 06/16/0537/F

Parish: Caister

Officer: Mr J Beck

Expiry Date: 20/12/2016

Applicant: Mr A Youngs

Proposal: Modification to corner of building by cutting of corner

Site: 57A Tan Lane, Caister

REPORT

1. Background / History :-

- 1.1 The site is located to the south side of Tan Lane, opposite Clay Road close to the Caister lifeboat car park. The area is predominantly residential in nature formed of dense dwellings.
- 1.2 The application is for the removal of a front facing corner of the property adjacent to the access to Sand Dune Cottages.
- 1.3 An application was refused by committee in 2015 largely due to the impact upon the character of the area. There have been previous applications on the site since 1990 as detailed below:

06/95/0692/F - Sand Dune Cottages rear of 57A Tan Lane, Remove occupancy condition to allow residential use of bungalows – Withdrawn 12/09/1995

06/95/0735/F - Sand Dune Cottages rear of 57A Tan Lane, Relaxation of condition to allow extended habitation period for bungalows i.e 1st March-14th January – Refused 17/10/1995

06/95/0845/F - Sand Dune Cottages rear of 57A Tan Lane, Relaxation of condition to allow extended habitation period for bungalows 1st March-14th January – Refused 19/01/1996

06/96/0699/F - Sand Dune Cottages Tan Lane, Relaxation of condition to allow occupation of cottage 3 during winter months by caretaker – Refused 24/10/1996

06/96/0872/F - Sand Dune Cottages Tan Lane, Relaxation of condition to allow occupation of cottage 3 during winter months by caretaker – Approved 31/01/1997

06/97/0933/F - Sand Dune Cottages Tan Lane, Renewal of planning permission No. 06/96/0872/F for occupation of cottage 3 during winter months– Approved 19/12/1997

06/98/0215/F - Sand Dune Cottages Tan Lane, Renewal of planning permission No. 06/97/0933/F for occupation of cottage 3 during winter months– Approved 12/05/1998

06/14/0457/F – 57 Tan Lane (rear of), Variation of condition 2 of planning permission 06/81/0807/F to allow year round holiday use – Withdrawn 17/09/2014

06/14/0751/F – 57 Tan Lane (rear of), Variation of condition 2 of planning permission 06/81/0807/F to allow year round holiday use – Refused 17/03/2015, Appeal allowed 30/12/2015

06/15/0607/F – 57A Tan Lane, Modification to corner of building to improve access and visibility to private drive – Refused 17/12/2015

2 Consultations :- All received consultation responses are available online or at the Town Hall during opening hours.

- 2.1 Parish Council – Object. Will not improve access for vehicles.
- 2.2 Neighbours/Members of Public – There have been 53 Neighbour objections alongside 3 letters of support and a petition in support with 33 signatures. Please note that some comments have come from the same address:

A summary of some of the main objections are found below:

- Impact to character and heritage.
- No benefit
- The application is for the gain of another site
- No change in previous application
- Loss in business floor space

A summary of some of the main comments in support are found below:

- Improves access
- Improves public safety

2.3 Highways – No objection.

Notes that the proposed visibility once modified will not accord to current standards and will only aid vehicles and pedestrians approaching from the west and it is not likely to help those leaving the private access. However it will offer a minimal improvement. In a separate correspondence Highways recommended conditions regarding a traffic management plan.

2.4 Building Control – No comment.

3 **Local Policy :- Saved Great Yarmouth Borough-Wide Local Plan Policies (2001):**

- 3.1 Policy BNV18 – The Council will require alterations and extensions to buildings to be sympathetic to the character of the building to be extended and to its setting.

4 **Adopted Core Strategy**

- 4.1 Policy CS9 – Encouraging well-designed, distinctive places

High quality, distinctive places are an essential part in attracting and retaining residents, businesses, visitors and developers. As such, the Council will ensure that all new developments within the borough:

- a) Respond to, and draw inspiration from the surrounding area's distinctive natural, built and historic characteristics, such as scale, form, massing and materials, to ensure that the full potential of the development site is realised; making efficient use of land and reinforcing the local identity
- b) Consider incorporating key features, such as landmark buildings, green infrastructure and public art, which relate to the historical, ecological or geological interest of a site and further enhance local character
- c) Promote positive relationships between existing and proposed buildings, streets and well lit spaces, thus creating safe, attractive, functional places with active frontages that limit the opportunities for crime

- d) Provide safe access and convenient routes for pedestrians, cyclists, public transport users and disabled people, maintaining high levels of permeability and legibility
- e) Provide vehicular access and parking suitable for the use and location of the development, reflecting the Council's adopted parking standards
- f) Seek to protect the amenity of existing and future residents, or people working in, or nearby, a proposed development, from factors such as noise, light and air pollution and ensure that new development does not unduly impact upon public safety
- g) Conserve and enhance biodiversity, landscape features and townscape quality
- h) Minimise greenhouse gas emissions and the risk of flooding, through the use of renewable and low carbon energy and efficient site layouts and building designs, in accordance with Policy CS12
- i) Fulfil the day-to-day social, technological and economic needs of residents, visitors and businesses by ensuring the provision of capacity for high speed digital connectivity, suitable private and communal open space, cycle storage and appropriate waste and recycling facilities

Applicants are encouraged to engage with the Council's Development Control section early on in the design process through pre-application discussions to help speed up the planning process and ensure that the selected design is the most appropriate for the site.

4.2 Policy CS10 – Safeguarding local heritage assets.

The character of the borough is derived from the rich diversity of architectural styles and the landscape and settlement patterns that have developed over the centuries. In managing future growth and change, the Council will work with other agencies, such as the Broads Authority and Historic England, to promote the conservation, enhancement and enjoyment of this historic environment by:

- a) Conserving and enhancing the significance of the borough's heritage assets and their settings, such as Conservation Areas, Listed Buildings, Scheduled Ancient Monuments, archaeological sites, historic landscapes including historic parks and gardens, and other assets of local historic value
- b) Promoting heritage-led regeneration and seeking appropriate beneficial uses and enhancements to historic buildings, spaces and areas, especially heritage assets that are deemed at risk

- c) Ensuring that access to historic assets is maintained and improved where possible
- d) Regularly reviewing heritage designations and designating additional areas, buildings and spaces for protection where justified by evidence
- e) Carrying out, reviewing and implementing Conservation Character Appraisals and, if appropriate, management plans
- f) Designating new Conservation Areas and amending existing Conservation Area boundaries, as appropriate

5 National Planning Policy Framework

Paragraph 58 - Respond to local character and history, and reflect the identity of local surroundings and materials, while not preventing or discouraging appropriate innovation.

5 Appraisal

- 5.1 The site is on the Southern Side of Tan lane opposite the junction with Clay Road. To the east is the coast and the Caister Life Boat car park. The site is immediately adjacent a narrow private access to Sand Dune Cottages.
- 5.2 The area is predominantly formed of residential units with some holiday units positioned to the rear of the site. There are some businesses in the vicinity including a hairdressers which is within the application site. The area is characterised by dense residential housing which are largely terrace housing along Tan Lane with a greater mixture of types and ages of properties on Clay Road. The frontage of the unit is typical of a number of properties on Tan Lane.

6 Assessment :-

- 6.1 The application is to remove the north east corner of 57 Tan Lane and reposition of the entrance. The unit beneath is commercial, but there is a flying freehold unit above which is also effected by the proposal.
- 6.2 The application states that the purpose of the alterations are to allow for a better turning angle into the driveway. The design and access statement goes into further detail and states that the amended entrance will improve access to Sand Dune Cottages in light of its year round occupancy. It is recognised that the access is relatively narrow and with limited visibility looking both east and west.

- 6.3 Accordingly Highways have been consulted on the application and they have not objected to the development subject to conditions. They state that the improvement will be slight and the access would still not conform to current/existing standards. However in light of the development representing an improvement (albeit minor) they do not object. They have requested a condition whereby a scheme of parking for the construction workers is agreed and they have also requested a Construction Traffic Management Plan and Access Route to be agreed prior to commencement of the works.
- 6.4 It should be noted that a number of objectors and the parish council have questioned the overall benefit of this proposal whilst there was a petition in support of the application which focused on the improvement of safety. After consultation with the highway department it is considered that the development will not create harm to the public highway and may represent a gain in terms of visibility and safety; the weight of this gain must be weighed against other factors which is a matter for the committee to decide.
- 6.5 A previous application to remove the corner of the property was refused by committee last year. Since planning application 06/15/0607/F was determined there have been changes regarding how the access is used. Planning application 06/14/0751/F was successfully appealed which allowed for all year occupancy for the holiday units to the rear of 57 Tan Lane. Potentially this will increase the intensity of use for this access. This change has been alluded to in the design and access statement whereby they have quoted policy CS8 of the adopted Core Strategy in that the application supports a tourism use.
- 6.6 The application should be assessed on its own merit based on what is submitted as part of the planning application as opposed to any perception of future development. If the applicant has applied for planning to improve the access of another property(ies) then this is within their remit. The design and access statement submitted with the application does state that the alterations to the property are to improve the access which will aid the holiday uses to the rear. The application should not be determined on any perceived future developments which are not included as part of this submission. In determining this application it does not grant any rights of access.
- 6.7 The alterations are to the front of an existing property and will be visible to the street scene. A large proportion of the objections objected to the impact the proposal will have upon the character and the heritage of the area. The previous application was refused by committee largely on these grounds and it would be for the committee to decide whether they still believe this to be the case. Saved policy BNV18 of the Borough Wide Local Plan and policy CS9 of the adopted Core Strategy require all developments to be sympathetic to their surroundings and relate well to landscape and other buildings. The development will result in

the loss of a relatively modest part of the building and it should be noted that the building is not listed nor is it within a conservation area.

6.8 The conservation department was consulted on the proposal and have provided two potential design options that would help mitigate any impact to character that the committee can consider.

6.9 The development will result in a modest loss to the business floor space however the loss is not considered significant and would not result in a substantial loss to Caister's retail offer.

7 RECOMMENDATION :-

7.1 The recommendation is to **approve** the application subject to the following conditions:

7.2 Highway conditions stated in the highway departments comments.

Recommendations from Caister Parish Council

06/16/0525/F 2 Fascia signs and 1 projecting sign, internal opening hours sign at 7 Yarmouth Road, Caister NR30 5DL for (Midlands Co-operative, Hermes Road, Lichfield, WS13 6RH)

Recommendation - No Objection

06/16/0537/F Modification to corner of building by cutting off corner at 57A Tan Lane, Caister NR30 5DT for (Mr A Youngs)

Recommendation -- Object unanimously, will not improve the access for vehicles

06/16/0546/F Alterations to build dining room to replace approved conservatory 06/14/0290/F at 30 Reynolds Avenue, Caister N30 5QE for (Mr and Mrs K Roberts)

Recommendation - No Objection

Internet Consultees

Application Reference 06/16/0537/F

Attachments

Invalid Consultee Comment? ☐

Copy to existing Consultee? ☐

Name Julie Cooper

Address 2 Wight Drive

Caister-on-Sea

Great Yarmouth

Norfolk

Post Code NR30 5UN

Telephone

Email Address

For or Against OBJ Object

Speak at Committee ☐

The modification of cutting the corner off the building would affect the character of an old Caister building with little or no benefit to the access to Sand Dune Cottages. In fact I think it could be more dangerous, as vehicles would be coming out on more of an angle and would be more likely to hit customers coming out of the Hairdressers shop door, as there is no pavement and pedestrians are stepping straight onto the road.

Date Entered 29-09-2016

Internet Reference OWPC925

06/10/05371 F

Nichola Kemp

57 Tan Lane

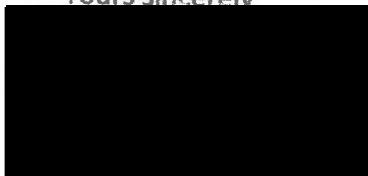
Caister on Sea

NR30 5DT

I would like to support the planning application that Mr Youngs has submitted. I live in this building with my young daughter. We use the access daily to get to the back of our property. Tan Lane can be very busy and any improvement in visibility would make me feel safer.

Also there is a lack of parking around Tan Lane. Sand Dune Cottages allow me to park on their car park and I would be more confident doing this if the access was improved.

Yours sincerely

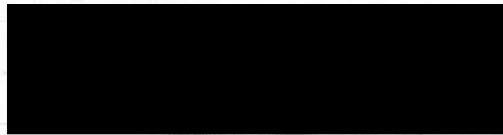


odiv05371f

Mr Mark Bonasa
43 Victoria Street
Caister on Sea
NR30 5HA

I would like to support the planning application for the modification of 57 Tan Lane. I use the access daily as I have a garage at the rear of this property. Cutting the corner will definitely improve visibility.

Yours Sincerely



06/16/0537/E.



Sand Dune Cottages

Rear of 57A Tan Lane

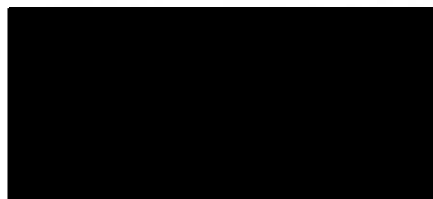
Caister on Sea

NR30 5DT

We strongly support Mr Youngs in his planning application. We would be grateful of any improvement of the access. We are open all year round and as the number of visitors increase the access is obviously used more.

Since 59 Tan Lane have installed a post outside of their property it is more difficult to turn into the access. There is a lack of parking for residents and people who work in the area and as we have 10 parking spaces we do not mind helping this situation during our quiet periods.

Public safety is top priority. Tan Lane can be busy as there are a number of businesses trading there. There are often large delivery vehicles that can block visibility; therefore, cutting the corner of 57 Tan Lane would help immensely.



Miss Lynette Langton.

We the undersigned would like to add our support to Mr Andrew Youngs and Miss Lynette Langton in their attempt to re-design the corner of the building at 57 Tan Lane Caister to help improve the entrance and exit from Tan Lane to the rear of 57, 57a, 59, 61 and Sand Dunes Cottages which will help improve the safety of pedestrians and motorists alike using Tan Lane and the above properties.

06/14/053719

Signed: [REDACTED]
Address: 17 Rockall Way
Caister
NR30 5UD

Signed: [REDACTED]
Address: The Ship
Victoria St
Caister NR30 5HA

Signed: [REDACTED]
Address: 1 Hayes Close
Caister
NR 30 5AS

Signed: [REDACTED]
Address: 18 Marine Drive
Caister-on-Sea
Dunbar

Signed: [REDACTED]
Address: C/O Andrews Hair Stylist
57a Tan Lane
Caister NR30 5DT

Signed: [REDACTED]
Address: 3 Yarmouth RD
Caister-on-Sea
NR30 5DL

Signed: [REDACTED]
Address: 43 Victoria Caister
on Sea
NR30 5HA

Signed: [REDACTED]
Address: 5 Reynold Ave
Caister
on Yarmouth

Signed: [REDACTED]
Address: 20 Victoria St
Caister-on-Sea

Signed: [REDACTED]
Address: 58 St Nicholas Dr
Caister
C/O ANDREWS SALON

Signed: [REDACTED]
Address: 4 Lombard Close
Caister
NR30 5TL

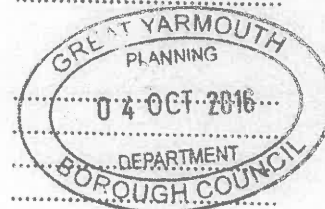
Signed: [REDACTED]
Address: 49 HART RD
Caister-on-Sea

Signed: [REDACTED]
Address: 43 Victoria St
Caister-on-Sea
NR30 5HA

Signed: [REDACTED]
Address: [REDACTED]

Signed: [REDACTED]
Address: 5 Clay Rd
Caister-on-Sea
NR30 5HB

Signed: [REDACTED]
Address: [REDACTED]



59, TAN LANE,
CHISTON-ON-SAND
NORFOLK
NR30 5DT
4. 10. 2016



REF 06/16/0537/F.

To: G.Y.B.C PLANNING AND DEVELOPMENT DEPT,

THIS PROPOSAL IS NOW AND MUST BE TREATED AS SUCH BY G.Y.B.C PLANNERS + DEVELOPMENT DEPT. PREVIOUS PLANNING JUDGMENTS TO BE RECONSIDERED IN LIGHT OF REFUSAL BY G.Y.B.C PLANNING COMMITTEE ON GROUNDS OF LOSS OF CHARACTER AND STRUCTURAL ALTERATION MODIFICATION.

THE PROPOSER REASONS FOR MODIFICATION OR CORNER OF 57 TAN LANE HAVE CHANGED FROM PREVIOUS CORNER ALTERATION, BUT OBJECTIONS AND REJECTIONS FROM PREVIOUS PROPOSAL ARE REQUESTED TO BE RESUBMITTED AND ADDED TO THEIR CONCERNS.

COMMENTS ON:-

PLANNING POLICY CONSIDERATIONS ON PAGE 4 OF PARKER PLANNING SERVICES SUPPORTIVE STATEMENT.

Re/ POLICY CS8, PROMOTING TOURISM, LEISURE AND CULTURE.

WHAT ON EARTH IS THIS TO DO WITH A HAIRDRESSERS SHOP!!
WHAT JUSTIFICATION IS THIS TO ALTER A BUILDING OF HERITAGE AND CHARACTER FOR AN INVALID PROPOSAL!!

THE PROPOSER HAS BEEN IN SITU FOR 40 YEARS AND NEVER MADE ONE APPLICATION FOR OUTSIDE ACCESS. IS IT NO COINCIDENCE THAT WITH NEW OWNERSHIP OF SAID'S DANCE CHARACTS WHO CANNOT PROPOSE OUTSIDE ACCESS FOR HIMSELF IS USING 57 TAN LANE'S OWNER BY PROXY TO GAIN BETTER ACCESS FOR HIS BENEFIT!!
AND NOT AT ALL RELATED WITH BUSINESS INTERESTS!!

THE APPEALS INSPECTOR HAS ALLOWED ALL YOUR ROOM) HOLIDAY NOT ONLY FOR SAND DUNO CHALET'S MAY'S NO REFERRAL IN HIS JUDGMENT ON THE BASIS OF EXISTING ACCESS, NOR THE NORFOLK HIGHWAYS DEPT!!

THIS AGAIN POINTS TO A "BACK DOOR" PROPOSAL FOR SAND DUNO CHALET'S AND READING THROUGH PARKER PLANNING PROPOSAL IT CONTINUALLY MENTIONS SAND DUNO CHALET'S AND HARDLY REFERENCE TO 57^A, TAN HANG.

SURELY THIS RENDERING THE PROPOSAL INVALID AND IT IS SAND DUNO CHALET'S WHO SHOULD BE PROPOSING CORNER MODIFICATION NOT 57^A, TAN HANG.

BUT OF COURSE THE CHALET PARK CANNOT DO THIS AS THEY ONLY HAVE ACCESS AND PROPOSED CORNER CHANGE THROUGH AGREEMENT OR USAGE. THEREFORE THEY ARE USING ANDREW'S HAIRDRESSING SHOP TO ENJOY THEIR ACCESS TO THE CHALET'S BY PROXY!!

THE COST TO CRISTER-ON-SEA AND IT'S FEW REMAINING BUILDING OR HERITAGE IS UNIMPORTANT AND IRRELEVANT TO PARKER, PLANNING SERVICES, SAND DUNO CHALET'S, AND ANDREW YOUNG'S.

THEREFORE WE OBJECT TO THIS PACT, BORN OUT BY THE RUDDANT OBSERVATION THAT THIS IS A MINOR ALTERATION, OBVIOUSLY TRYING TO MINIMISE THE OUTRAGE, ENGENDERED BY THIS FLAWED PROPOSAL. THESE PEOPLE HAVE NO INTEREST IN CRISTER'S HISTORY AND HERITAGE!!

THIS A MAJOR ALTERATION THAT INCLUDES A RESID ENTAL ROOM ABOVE 57^A TAN HANG, WHO MUST BE NOTED HAS BEEN LEFT OUT PLANNING PROPOSAL!! ANOTHER PLOY PERHAPS!!

THIS PROPOSAL SEEMS INVALID AND FLAWED AND SHOULD BE REFUSED ON GROUNDS LISTED ABOVE.

HACON, Yours faithfully,



Mr. Neil Hadden
34 Aspen Road
Carter-on-Sea
NR30 5BG.

Application: - 06/16/0537/F.

Dear Gt. Yarmouth Planning +
Development Department.


I am writing again to object
again to the proposal of the
modification of the corner of
Sta Tan Lane.

This is a totally unnecessary
step with obvious ulterior motives.
There is not one single benefit
to the building for this proposal.
This is underhand tactics for
the future of Sand Dune Cottages
at the rear. There is no
doubt in my mind that long
term plans are for Residential
Dwellings to replace the Holiday
Cottages.

P.T.O

Let us please keep Carter
-on-sea natural and unchanged
in at least some areas.
Especially in areas of
natural beauty.

Many Thanks.



Application Reference		06/16/0537/F		Internet Consultees	
Invalid Consultee Comment?		<input type="checkbox"/>		Attachments	
Name	Patrick Hacon				
Address	County Hall				
	Norwich				
	Norfolk				
Post Code	NR1 2DH				
Telephone					
Email Address					
For or Against	Object				
Speak at Committee					
<div>This application is identical to a previous refusal and nothing has changed to make it acceptable. There is little benefit to the private access which continues to be narrow as a vehicle access for a number of holiday homes. This is part of old Caister with buildings of some character and such a change in appearance will adversely affect the charm of the area in addition to causing considerable disruption to other residents. It is also not clear that the applicant will have the necessary permissions to carry out this work. I cannot see statements of how the works can be delivered given the fact that access to the roadway is needed by the controlling</div>					
Date Entered		04-10-2016			
Internet Reference		OWPC932			

Internet Consultees

Application Reference 06/16/0537/F

Attachments

Invalid Consultee Comment? ☐

Copy to existing Consultee? ☐

Name Patrick Hacon

Address County Hall

Norwich

Norfolk

Post Code NR1 2DH

Telephone

Email Address

For or Against ☐ Object

Speak at Committee ☐

There is little benefit to the private access which continues to be narrow as a vehicle access for a number of holiday homes.

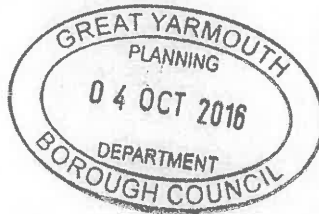
This is part of old Caister with buildings of some character and such a change in appearance will adversely affect the charm of the area in addition to causing considerable disruption to other residents.

It is also not clear that the applicant will have the necessary permissions to carry out this work. I cannot see statements of how the works can be delivered given the fact that access to the roadway is needed by the controlling land owner.

Date Entered 04-10-2016

Internet Reference OWPC932

06/16/0537/F



MR C. HAACON + P. R. HAACON

59, TAN LANE,

CARBRIDGE ROAD,

NORWICH

NR30 8DT

F/G Y.B.C. PLANNING & DEVELOPMENT DEPT,

With reference to application 06/16/0537/F. I wish to object to proposal to modify 57a Tan Lane by cutting off its north east corner that is the boundary of a private road between 59 and 61 Tan Lane and is corner of private passage which is the responsibility of usage by two residents namely Mr C. Hacon and Mr G.C. Hacon and has access of easement for two non residents whose businesses namely 57a Tan Lane, Hairdressers and 57 Tan Lane which is a rented property with access to its rented garage whose garage is down private passage.

Sand Dunes chalets, holiday accommodation only has also right of easement for access for its holiday visitors.

It is to be noted also that 57b Tan Lane has been missed off proposal plan by stint of the usage of an outdated ordnance survey map which occurred before on previous proposal 06/15/0607/F. This was amended when complaint was registered by objectors who noticed this over site on proposal 06/15/0607/F. This has occurred again with an outdated map on new proposal, we must take issue with this because it clearly states in making an application an up-to-date map must be submitted! Is it the intention of proposer who owns and rents out 57b Tan Lane and his Solicitor to mislead the G.Y.B.C planning dept, they do not seem to obey strict planning application criteria and hope by omission this will help the proposal! 57b Tan Lane, only access is via and onto private passageway and one wonders why this has been omitted for a second time!

Solicitor for proposer has tried to downplay this modification by submitting that it is a minor alteration.! If you consider that corner of Hairdressers shop and loss of floorspace to his business, no doubt reducing its value and causing weeks of closure and loss of trade, also the reduction of flying freehold to bedroom above shop belonging to 57 Tan Lane making that bedroom smaller and then changing roof shape to accommodate corner alteration is anything but minor and in my estimation a major undertaking! Another downplaying reference by proposers agent is that structural alteration and loss of character to corner can only be seen if it is only seen when viewed from in front! What sort of rationale is that to destroy local heritage! A structural and character alteration is a structural and character alteration end of story!

Constant referral to Sand Dunes chalets throughout this proposal begs the question who is this proposal for? Andrews Hairdressers gets no benefit whatsoever, and appears to be a proxy application for the Sand Dunes holiday chalets for their benefit! If that is the case may I suggest that Sand Dunes chalets put in their own proposal for widening the entrance having first sort permission to have a third parties approval to alter their property to suit their intentions! The absurd proposition indicates to me a collusion between non residential owners of 57a Tan Lane, 57 Tan Lane and Sand Dunes chalets to engineer a modification for Sand Dunes chalets!

Now to get to my main objection which is in total agreement with the refusal of the planning committee of the previous proposal 06/15/0607/F on the grounds of loss of character and structure of building and street view. May all previous objections by all objectors be included against this new proposal 06/16/0537/F with no gain whatsoever to proposer and a great loss to the heritage of what's known as old Caister whose preservation is important to its seafaring an fishing history mainly encompassing beach area of Tan Lane, Clay road, Victoria Street and Beach Road itself.

Yours Faithfully,

CARADOC HAWKIN



Pitylis ROSELYN HAWKIN



SG TAN LING
CHER-SONG
NORON
NR385DT
4.10.2016

RTR/G.Y.B.C PLANNING + DEVELOPMENT DEPT.
RTR/06/16/0537/F.

IT IS NOTED THE AGENT FOR THE ABOVE
PROPOSAL IS UNAWARE THAT PLANNING INSPECTOR
HAD GIVEN PERMISSION FOR SAND DUNO CHALET
ALL YEAR ROUND CONDITIONS AND WAS SATISFIED
WITH THE PRIVATE PASSAGE ENTRANCE AND
MADE NO REFERENCE TO IT AS AN OBSTACLE
TO PERMISSION FOR ALL YEAR USAGE, LIKEWISE
THE HIGHWAYS DEPT ALSO AGREED TO THIS.

THEFORE WE PERCEIVE THIS AS A RUSE
TO ENGENDER AN OPENING FOR FUTURE
DEVELOPMENT OF SAND DUNO CHALET AND HAS
NOTHING TO DO WITH S7A TAN LING WHO
APPEARS TO BE A PROXY PROPOSER FOR SAND
DUNO CHALET!! PLEASE TAKE THIS FACT INTO
CONSIDERATION WHEN JUDGING THIS PROPOSAL.

Yours faithfully
CHANDRA HANON [REDACTED]

59, TAN LANE
CAISTOWN-SEA,
NORFOLK.

TO G.Y.B.C. PLANNING AND DEVELOPMENT DEPT, 4.10.2016
REF/ 06/16/0587/F.

IT ALSO NOTED ON PAGES 5 OF
PLANNING SUPPORTING STATEMENT PLAN OF
EXISTING AND PROPOSED FRONTAGE THAT THE
MODIFICATION SHOWS NO MEASUREMENTS
WHATSOEVER AND IN FACT COMPARING TO
PREVIOUS MODIFICATION PROPOSAL SHOWS
A GREATER MODIFICATION THAN EARLIER
PROPOSAL WHICH WAS REFUSED BY G.Y.B.C.
PLANNING COMMITTEE!!

IS THEN A DRAFT FOR SHOWING NO
MEASUREMENTS. IT LOOKS ON THIS PROPOSAL
A FOR GREATER MODIFICATION, GOING BACK
FOR FURTHER THAN JUST A "CORNER OFF"
BUT MORE HALF A GARAGE END!! THAT TO
ME HINDS TRUE INTENTIONS TO WIDEN PASSAGE
WAY TO A GREATER DEGREE. THE AGENT
REMARKS THAT THIS IS A MINOR

ACTION. TO MEAN ABSURD)
COMMENT BY PROPOSERS WHO ARE TRYING
TO CLOUD THE ISSUE BY LEAVING OFF
SPECIFICATIONS ON HOW FAR BACK THIS
MODIFICATION IS GOING!!

THE PLANNING & DEVELOPMENT SHOULD
JUDGE THE MERIT OF THIS PROPOSAL
BY ITS INCLUSIONS AND OMISSIONS, I.E.
NO REFERENCE TO PLAT 57 B TAN LANE
AS AN OUTDATED MAP HAD BEEN SUBMITTED!!
A PLOY USED BEFORE WHEN 57 TAN LANE
PROPOSED AN ANNEX DEVELOPMENT!! G.Y.B.C.
PLANNING HAD TO SEND OUT AN APOLOGY LETTER
FOR THIS OVERSIGHT. ANOTHER LETTER IS
REQUIRED!!

AN OBSCURE AND INDISTINCT PLAN WITH
NO SPECIFICATIONS WHATSOEVER RELATING
TO SIZE OR MODIFICATION TO 57 A TAN
LANE. IT APPEARS A MAJOR ACTION
COMPARED TO PREVIOUS MODIFICATION PROPOSAL.
I HOPE THIS OBFUSCATION WILL NOT GO
UNNOTICED BY G.Y.B.C PLANNING AND A REVERSAL IS
APPROPRIATE!

YOURS FAITHFULLY
CARADOC HAGON [REDACTED]

59, TAN LAM
CARPENTER, S.A.,
NORRIS

TO G.Y.B.C. PLANNING & DEVELOPMENT DEPT. NR 3-537
4. 12. 06.6
REF PROPOSAL 06/16/0537/R.

PLANNING COMMISSION
RE SUBMIT PREVIOUS OBJECTIONS ON
PROPOSAL 06/15/0607/R ALONG WITH THESE
ADDITIONAL OBJECTIONS TO SUPPORT OUR
OBJECTIONS TO THIS PROPOSAL 06/16/0537/R.
AS THIS PROPOSAL HAS BEEN RESUBMITTED
FOR MODIFICATION OF 57, TAN LAM S.O.
IT FOLLOWS OUR OBJECTIONS ARE APPROPRIATE
AND RELEVANT !!

Yours faithfully

CHRISTOPHER HANON

Mr Gareth Hacon
61 Tan Lane
Caister-on-Sea
Great Yarmouth
Norfolk
NR30 5DT



Ref: 06/16/0537/F

Proposal: Modification to corner building by cutting off corner.

I strongly oppose this thinly veiled application on behalf of applicant 'Andrews Hairdressers /Mr Andrew Youngs' by Parker Planning Services outlined as below.

1) The diplomatic decision by Great Yarmouth Borough Council was clear on the grounds that:

"Policy BNV18 of the Borough Wide Local Plan requires all alterations to be sympathetic to the existing building and wider area. The development is for a significant alteration to the existing property by removing a corner, the changes are not considered sympathetic to the property and will result in an alteration which is detrimental to the overall character of the building. The resultant building will be to a form that is uncommon and not in the character with the surrounding area.

Furthermore, paragraph of 50 of the National Planning Policy ^{State 1} ~~states~~ that a development must respond to local character and reflect the identity of local surroundings. This proposed alteration will change a building which currently reflects local identity to a form which does not.

Consequently, the Borough Council, as local Planning Authority, considers that the proposal is contrary to policy BNV18 of the adopted Borough-Wide Local Plan."

Parker Planning Services disregards the decision by the Great Yarmouth Borough Council by down playing the importance of this major alteration to two buildings in a old part of Caister-on-Sea, Tan Lane has a very unique position of having shops off the main High Street that were born with traditional heritage and character. Parker Planning Services notes this proposal isn't for Andrews Hairdressers as stated on the top of the application but for Sand Dunes holiday chalets as described within, the client is using Andrews Hairdressers and the residential owner 'Landlord' (of which is not included on the application and on map whom both aren't residents) of 57 Tan Lane at as "FRONT" for a planning application for Sand Dunes Chalets. Parker Planning Services goes on to state that Sand Dunes Holiday Chalets is near the Great Yarmouth's seafront disregards the fact that the seafront in Great Yarmouth is approx. three miles away.

Parker Planning Services notes policy CS8 'To ensure the tourism sector remains strong, the Council partners will:

- a) Encourage and support the upgrading, expansion and enhancement of existing visitor accommodation and attractions to meet the changes in consumer demands and encourage year-round tourism"

"It is up to the owner of Sand Dunes holiday park to make it's site up to date to attract visitors through advertising, through competitive pricing and providing upgraded chalets with modern living standards." Parker Planning Services on behalf of Sand Dunes holiday chalets site owner believe that policy CS8 can be used to permanently alter buildings not residing on Sand Dunes holiday chalets site?? A previous Highways site inspection and an inspectorate report noted that the width of the private passage verses the amount of traffic along Tan Lane and Clay Road will have no noticeable impact on vehicles entering and exiting the private road leading to Sand Dunes and as a result Sand Dunes was given permission for all year round holiday use with restrictions of holiday stay. Nothing the Highways or the inspectorate report said anything about a removal of a major part of the building nearby to allow all year round holiday use? Parker Planning Services proposal disregards the fact that all year round trade was given based on the existing passage and building width. Sand Dunes holiday chalets and Andrews Hairdressers (including residential home above) are on two separate plots of land as noted by the map.

The proposed alteration to Andrews Hairdressers to benefit Sand Dunes holiday chalets beggars belief, this proposal doesn't benefit Andrews Hairdressers "it reduces the value of this commercial property and also reduces the value of the residential property above!" The two properties will be severely impacted, this is not a minor alteration, if you ask any reputable builder what he/she considers a minor alteration this would not be it!! If you ask any reputable builder what he/she considers a major alteration this would be it!!

"A view also taken by Great Yarmouth Borough Council in it's previous unanimous refusal."

To take a corner of two separate properties, a hairdressers by reducing shop floor space and a private residential home by reducing an already small bedroom is nothing but a major structural alteration. It will historically change the traditional shop frontage and the separate building above. The shops on Tan Lane are unique as they trade off the High Street and have remained a visual identity of Caister-on-Sea and Great Yarmouth's shop heritage, any changes to the two buildings will forever change the character of this old part of Caister-on-Sea. Parker Planning Services further misleads the application by describing Sand Dunes holiday chalets sitting behind 57 Tan Lane, whilst only a small amount is behind 57 Tan Lane two thirds of Sand Dunes holiday site sits behind 59 and 61 Tan Lane and the private drive is owned by 59 Tan Lane with rights of easement for surrounding residents.

I ask that the Great Yarmouth Borough Council uphold its original democratic decision and stick with the original refusal as a major alteration to two buildings will be to a form that is uncommon and not in the character with the surrounding area.

Yours Faithfully


Mr Gareth Hacon

06/16/0537/F



Mrs Trudy Ledet
8 Clay Road,
Caister-On-Sea,
Great Yarmouth,
Norfolk
NR30 5HB
29.9.2016

T-1 G.Y.B.C. PLANNING DEPT

Reference 06/16/0537/F
Application: Modification to corner of building by cutting off corner
Location: 57a Tan Lane, Caister-on-Sea, Great Yarmouth, Norfolk, NR30 5DT

I am fiercely opposed to any alteration to corner of 57a Tan Lane on the grounds of loss of character to a building or heritage value in "The Old Part of Caister-on-Sea". The bottom of Tan Lane is usually known as the old part that of which is near the beach around Clay Road, Victoria Street (200 year old) "Ship" Public House, Beach Road and Tan Lane, as opposed to the new parts comprising of bungalows and housing estates that have stretched West and North over the last 50 to 60 years. The old part has heritage value as it is associated with the old local fishing community and lifeboat station.

These old buildings should be preserved and remain in character and structure as it is deemed possible and not altered to accommodate non residents and business for reasons that appear negligible and whimsical for no obvious reasons that would necessitate an alteration as severas taking the full corner of the building.

It would appear that the alteration would have it at best minimal benefit to the non residential proposer and it does beg the question "Who would benefit" as it clearly is not the proposer who at great potential cost has proposed this.

This same proposal has been refused by G.Y.B.C. Planning Committee around 6 months ago and it seems incredulous that the proposer has applied again. Does this merit the term "Nuisance Proposal" or do we have to wait for the 3rd or 4th proposal every six months assuming that it is refused again and again to be called a nuisance and a continual drain on tax payers money and time.

This proposal does mock local objectors who care about their local heritage whose objections were upheld in a lawful and democratic way by G.Y.B.C. and challenges the integrity of the councillors who upheld the objections on the proposed loss of character to this well appointed, and seemingly a structure of good repair recently decorated in its entirety.

ATTACHED) PREVIOUS REFUSAL TO IDENTICAL PROPOSAL 06/15/0607/F BY G.Y.B.C. PLANNING COMMITTEE.
Yours Sincerely



Trudy Ledet

The scheme (Planning Ref: 06/15/0607/F) on the same site was formally submitted and refused by the council on the following grounds:

"Policy BN18 of the Borough Wide Local Plan requires all alterations to be sympathetic to the existing building and wider area. The development is for a significant alteration to the existing property by removing a corner. The changes are not considered sympathetic to the property and will result in an alteration which is detrimental to the overall character of the building. The resultant building will be to a form that is uncommon and not in character with the surrounding area.

Furthermore, paragraph 58 of the National Planning Policy states that a development must respond to local character and reflect the identity of local surroundings. This proposed alteration will change a building which currently reflects local identity to a form which does not.

Consequently, the Borough Council, as Local Planning Authority, considers that the proposal is contrary to policy BN18 of the adopted Borough-Wide Local Plan."

06/16/0537/F

3, HAYWATER CAFE
CONFERENCE
NON FURN
NR 305 HV

To / PLANNING DEPT / G.Y.B.C

We/I wish to object to planning application 06/16/0537/F on the grounds of character and structural alteration to a building in a historical area of "old Caister" and one of the last buildings of heritage left standing! We refer to previous refusal to proposal 06/15/0607/F that quote "The changes are not considered sympathetic to the existing go the property and will result in an alteration which is detrimental to the overall character of the building"!

This is a definitive democratic judgement by a legal experienced planning committee and cannot see the sense of challenging this judgement by the proposers agent that appears to relate wholly to sand dunes chalets and not the proposer at 57b Tan Lane. This agent and his proposer does not seem to have the interest of Caister's heritage and buildings of character and it has to be noted that the proposer and the owner of sand dunes chalets are non residents and are unsympathetic to Caister's history and heritage.

Yours Faithfully

BRENDA HURBARD,



G.Y.B.C.

TO PLANNING + DEVELOPMENT DEPT.

COMMENTS ON PARICER PLANNING SERVICES FOR PROPOSAL 06/16/0537/K.

2.1. THE PROPOSAL:-

BLATANTLY REFERS TO ALLOW BETTER ACCESS AND VISIBILITY LEADING TO SAID DIVERSE CHARACT. IT REFERS AS A PROPOSAL FOR SAID DIVERSE CHARACT NOT FOR 57 TAN LANE, AND REUS HANDICAPERS

2.1. REPRODUCED PLAN IS INACCURATE AS IT LEAVES OUT 57 TAN LANE, PART OF ROAD OF 57 TAN LANE, WITH ONLY ACCESS ON PRIVATE PASSAGE. THIS REINFORCES THE FACT THAT PARICER PLANNING SERVICES DO NOT HAVE KNOWLEDGE OF THIS MAINLY RESIDENTIAL AREA BY SUBMITTING AN OLD OUTDATED MAP!!

2.2. PARICER PLANNING SERVICES ADMITS PASSAGEWAY IS NOT DEDICATED TO HIGH WAY SAFETY. IN REFERENCE TO HIGHWAYS DEPT AND AREA INSPECTORS ON CONDITION CHANGE FOR SAID DIVERSE CHARACT WITH ALLOWED EXTRA USAGE AND MAKE NO REFERENCE TO CORNER OF 57 TAN LANE. NO BETTER ACCESS NOTED BY THE EXPERTS!!

3.2. LOCAL PLANNING POLICY:- POLICY CS8

PROMOTING TOURISM, LEISURE AND CULTURE.

SO IF THIS APPLIES TO ANY REUS HANDICAPERS ANY BUSINESS AND PROPERTY IN G.Y. BOROUGH CAN APPLY FOR CHARACTER AND STRUCTURAL ALTERATIONS WITH REFERENCE TO POLICY CS8 BY QUOTING THIS POLICY?? I THINK NOT!! A SPURIOUS CLAIM!! 57 TAN LANE IS NOT INVOLVED IN THE TOURISM, LEISURE OR CULTURE OF G.T. YARMOUTH!!

FURTHERMORE POLICY BN V18 STATES G.Y.B.C COMMITTEE HAVE ALREADY REFUSED AN IDENTICAL PROPOSAL ON THE GROUNDS THE PROPOSAL IS UNSYMPATHETIC TO THE CHARACTER OF THE BUILDING AND MATTERS STREET VIEW.

PARICER PLANNING SERVICES REFUTES THIS STATING IT IS A MINOR ALTERATION, ALREADY CALLED A MAJOR ALTERATION BY G.Y.B.C PLANNING COMMITTEE. WHOSE JUDGEMENT IS CORRECT??

WHO ARE THE EXPERTS HERE, EXPERIENCED PLANNING COUNSELLORS WITH YEARS OF EXPERIENCE OR AGENT WHO HAS SUBMITTED A MAP AND CALLS RESIDENTIAL AREA OR CHAIR ITS SUBSTANTIAL!! PARICER PLANNING SERVICES HAVE CALLED INTO QUESTION THE INTEGRITY OF COUNCIL DEM. CRATIC DECISION, THERE CAN ONLY BE ONE ANSWER, ANOTHER DECISION!!



59, TAN LANE
CHISTON - ON - ROAD,
NORWICH
NR30 5DT
7.10.2016

06/16/537/F

B, VICTORIA ST
CAISTER-UNION
NORFOLK
NR 30 5HA
4. 10. 2012

6/G.Y.B.C. PLANNING DEVELOPMENT DEPT,

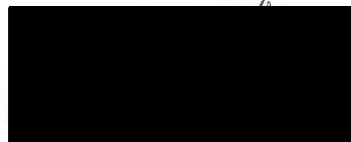
We/I wish to object to proposal 06/16/0537/F for the modification of corner 57a Tan Lane or as so eloquently put " cut the corner off " which sounds like an act of butchery! This is an unnecessary proposal to widen this opening of a private passage not for the benefit of the proposer but as permeates through the proposal the benefit of sand dunes chalets!

The proposer gains no possible benefit for the loss of character with this structural alteration but the village/town would have the character of a building unnecessarily altered in a part of " old Caister " that preserves the heritage and history of the fishing community for over 100 yrs, the lifeboat stations old and new and the recreational area around the beach area that includes Tan Lane, Clay Rd, Victoria Street, and Beach Rd.

We totally agree with the judgement on previous proposal 06/15/0607/F that also applies to 06/16/0537/F, please refer to the attached print out. Almost the same alteration that was democratically refused by G.Y.B.C planning committee. It seems trite to challenge this judgement by local objectors and experienced planning committee in an effort to further interests of sand dune chalets by using proprietor of 57b Tan Lane as a proxy proposer, basically a back door method for Sand chalets perceived benefit who has no rights over private passage save right of easement an access. We hope commonsense prevails and this senseless proposal will again be refused.

Yours Faithfully

CLAIRE O'CONNELL





Community and Environmental
Services
County Hall
Martineau Lane
Norwich
NR1 2SG
NCC contact number: 0344
800 8020
Textphone: 0344 800 8011

Jason Beck
Great Yarmouth Borough Council
Town Hall
Hall Plain
Great Yarmouth
Norfolk
NR30 2QF

Your Ref: 06/16/0537/F
Date: 21-September 2016

My Ref: 9/6/16/0537
Tel No.: 01603 638070
Email: stuart.french@norfolk.gov.uk

Dear Jason

**Caister on Sea: Modification to corner of building by cutting of corner
57A Tan Lane Caister GREAT YARMOUTH NR30 5DT**

Thank you for your recent consultation with respect to the above.

The proposals are to improve access visibility and is presumably to be an aid for both vehicular and pedestrian traffic, and indeed it is accepted that the visibility is restricted from the private means of access to the side of 57A Tan Lane.

The private means access is off an unmade track over part of which is a public right of way (Caister Footpath No 4) and whilst not a vehicular highway, in that vehicles may use this with the consent of the land owner, there is obviously some permitted vehicular use

Whilst the proposed visibility improvement does not accord with any standard and which to some extent only will aid pedestrians and vehicles approaching from the west, and I suspect it will prove of little value to vehicles leaving the private means of access. However, it is nevertheless a minimal visibility improvement and given it will primarily aid pedestrians in seeing vehicles emerging from the private access, I therefore have no objection to the proposals.

However, given that this proposals may also affect a Public Right of Way I would request that your authority also consult with the Norfolk County Council's Public Rights of Way Officer.

Yours sincerely

Stuart French

Highways Development Management & Licensing Officer
for Executive Director for Community and Environmental Services

www.norfolk.gov.uk



Jason Beck

From: Jason Beck
Sent: 10 October 2016 10:19
To: Jill K. Smith
Subject: FW: 06/16/0537/F - 57A Tan Lane Caister Gt Yarmouth

A further consultation response

JASON BECK

Planning Officer (Development Control)

Great Yarmouth Borough Council

Tel: 01493 846388

E-mail: jb@great-yarmouth.gov.uk

Website: www.great-yarmouth.gov.uk

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Correspondence Address: Town Hall, Hall Plain, Great Yarmouth, Norfolk NR30 2QF

From: French, Stuart [<mailto:stuart.french@norfolk.gov.uk>]
Sent: 10 October 2016 09:51
To: Jason Beck
Subject: 06/16/0537/F - 57A Tan Lane Caister Gt Yarmouth

Hi Jason

Further to our telecom this morning and my earlier response, notwithstanding any response from the PROW Officer, should your Authority be minded to approve this application I would recommend the following conditions be appended to any grant of permission.

SHC 28 No development shall commence until a scheme detailing provision for on-site parking for construction workers for the duration of the construction period has been submitted to and approved in writing by the Local Planning Authority, including having a temporary closure order in place if required. The scheme shall be implemented throughout the construction period.

Reason: To ensure adequate off-street parking during construction in the interests of highway safety and so as not to cause obstruction to a Public Right of Way

SHC 29A Prior to the commencement of any works a Construction Traffic Management Plan and Access Route which shall incorporate adequate provision for addressing any abnormal wear and tear to the highway (including the Public Right of Way, Cister on Sea FP4), maintaining rights of access, and the nature and timing of deliveries and for maintaining rights of access and/or for any temporary closure order, shall be submitted to and approved in writing with the Local Planning Authority in consultation with Norfolk County Council Highway Authority together with proposals to control and manage construction traffic using the 'Construction Traffic Access Route' and to ensure no other local roads are used by construction traffic

Reason: In the interests of maintaining highway efficiency and safety

SHC 29B For the duration of the construction period all traffic associated with the construction of the development will comply with the Construction Traffic Management Plan and use only the 'Construction Traffic Access Route' and no other local roads unless approved in writing with the Local Planning Authority in consultation with the Highway Authority.

Reason: In the interests of maintaining highway efficiency and safety.

Regards

Stuart

Stuart French
Highways Development Management & Licensing Officer
Developer Services
Environment and Transport
Community and Environmental Services
Direct Dial: 01603 638070
Mobile: 07717 861558
E-mail: stuart.french@norfolk.gov.uk
Norfolk County Council
General Enquiries: 0344 800 8020 or information@norfolk.gov.uk
Website: www.norfolk.gov.uk

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FROM

To: Building Control Manager

TO

From: Development Control Manager

My Ref: 06/16/0537/F

Date: 15th September 2016

Case Officer: Mr J Beck
Parish: Caister On Sea 4

Development at:-

57A Tan Lane
Caister
GREAT YARMOUTH
NR30 5DT

For:-

Modification to corner of
building by cutting of corner

Applicant:-

Mr A Youngs
57A Tan Lane
Caister
GREAT YARMOUTH

Agent:-

Parker Planning Services Ltd
Mr J Parker
Dragonfly House St James Plac
NORWICH

The above mentioned application has been received and I would be grateful for your comments on the following matters:-

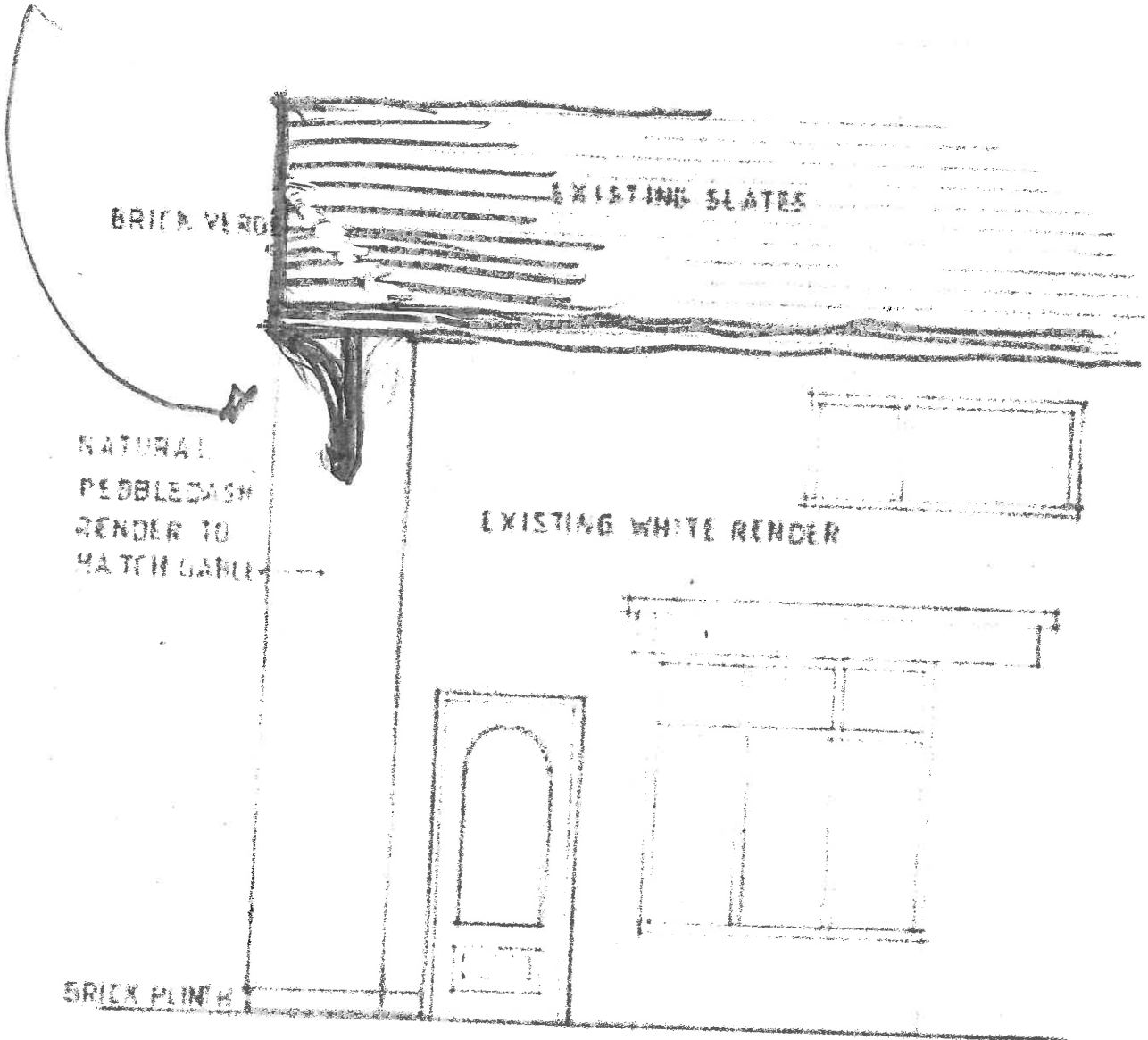
No ADVERSE comments

Please let me have any comments you may wish to make by 29th September 2016.

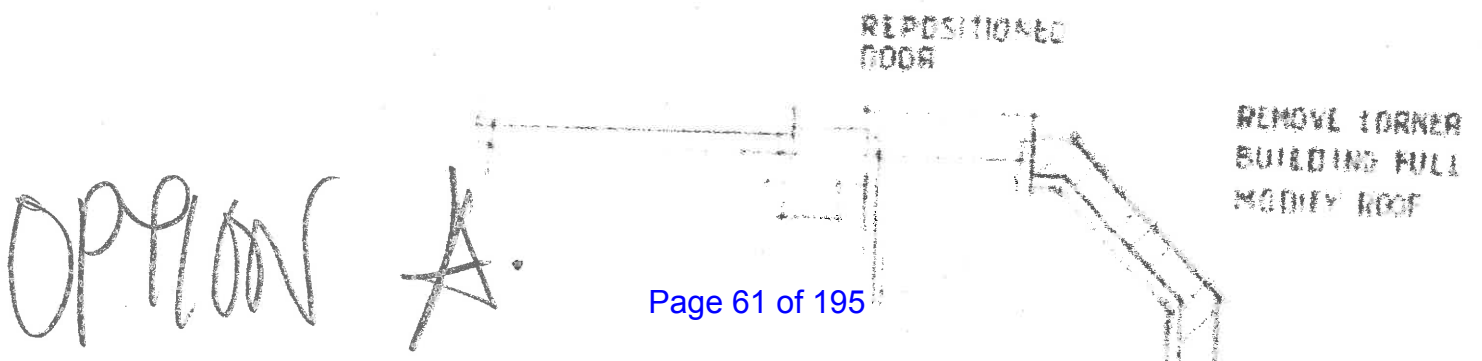
COMMENTS:

 19.9.16

ROOF TO REMAIN AS
EXISTING & BRACKETED.

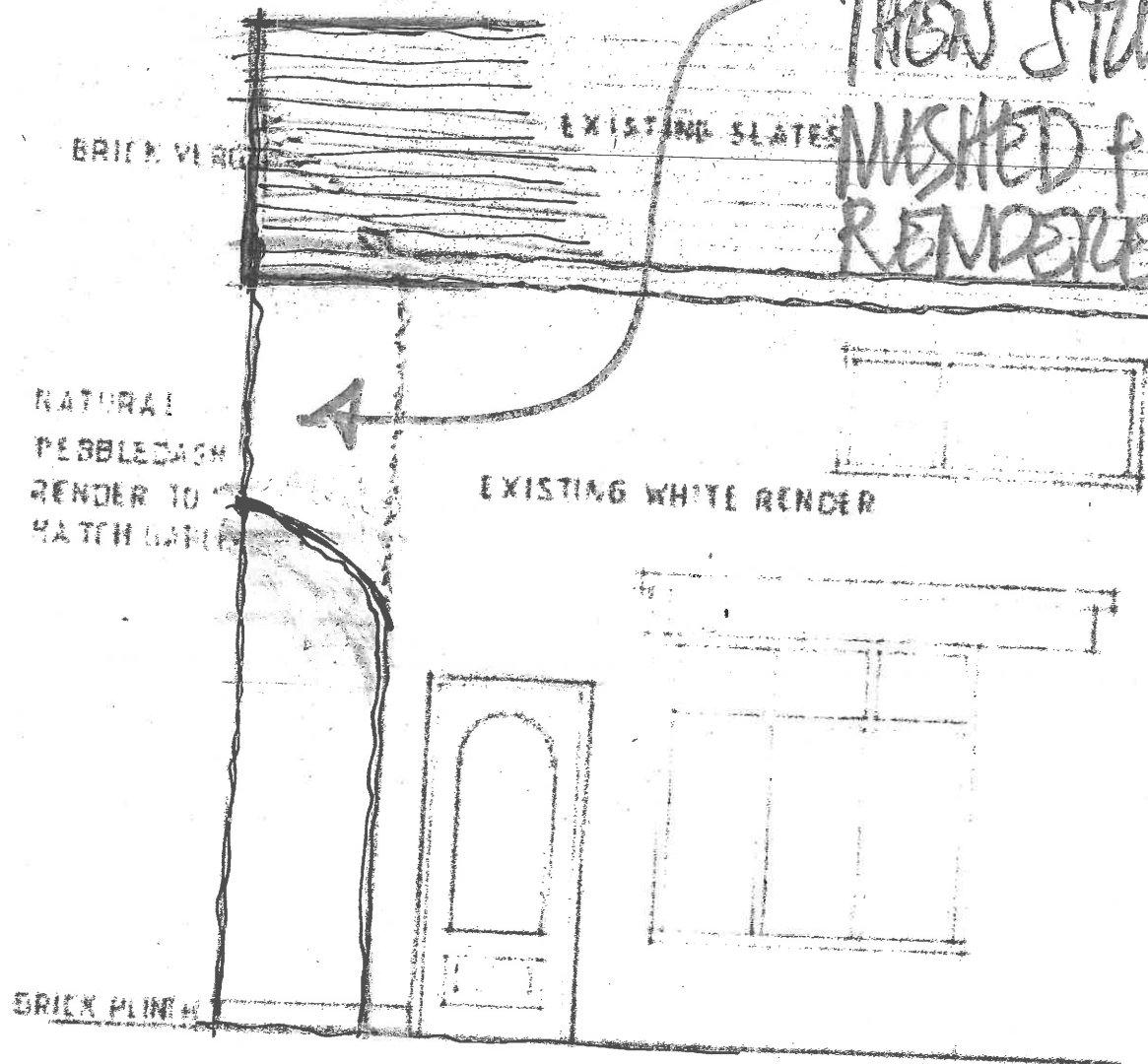


PROPOSED FRONT



ROOF TO REMAIN AS
EXISTING

CORNER CUT
THEN STUDDED
MESHED &
RENDERED

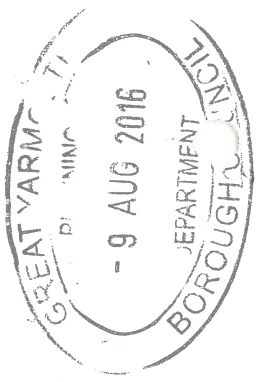


PROPOSED FRONT

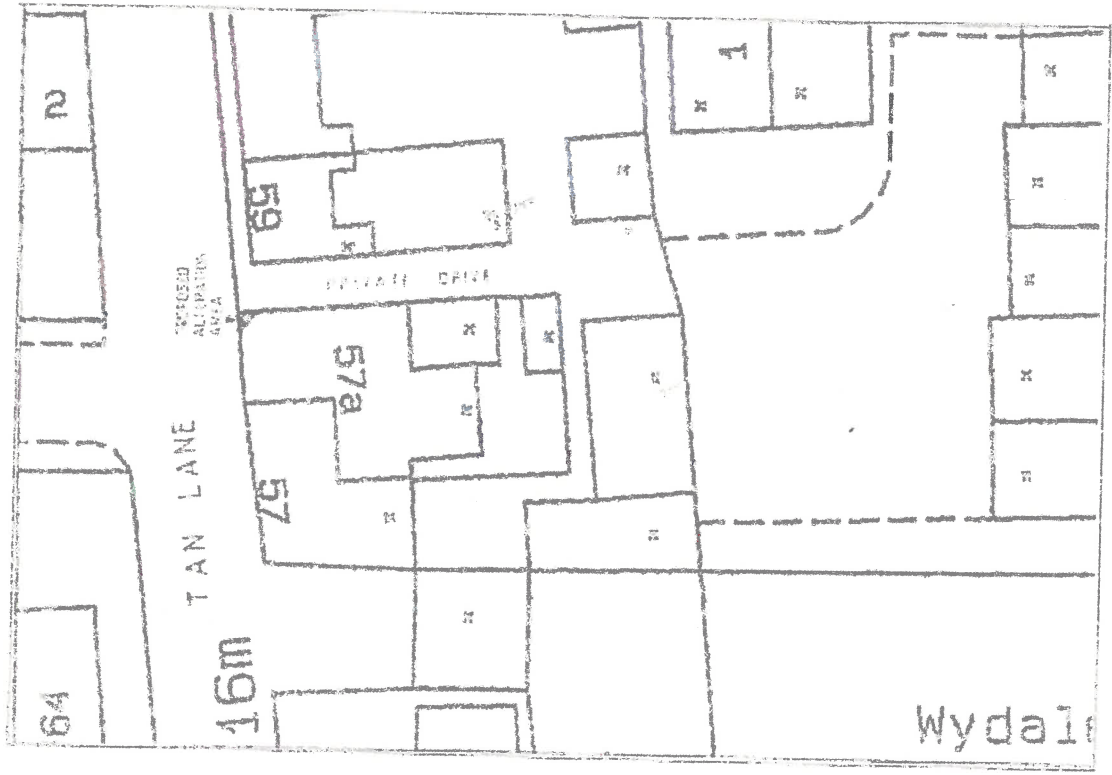
REPOSITIONED
DOOR

REMOVE CORNER
BUILDING FULL
MODIFY ROOF

OPTION B



06/16/0537/F1



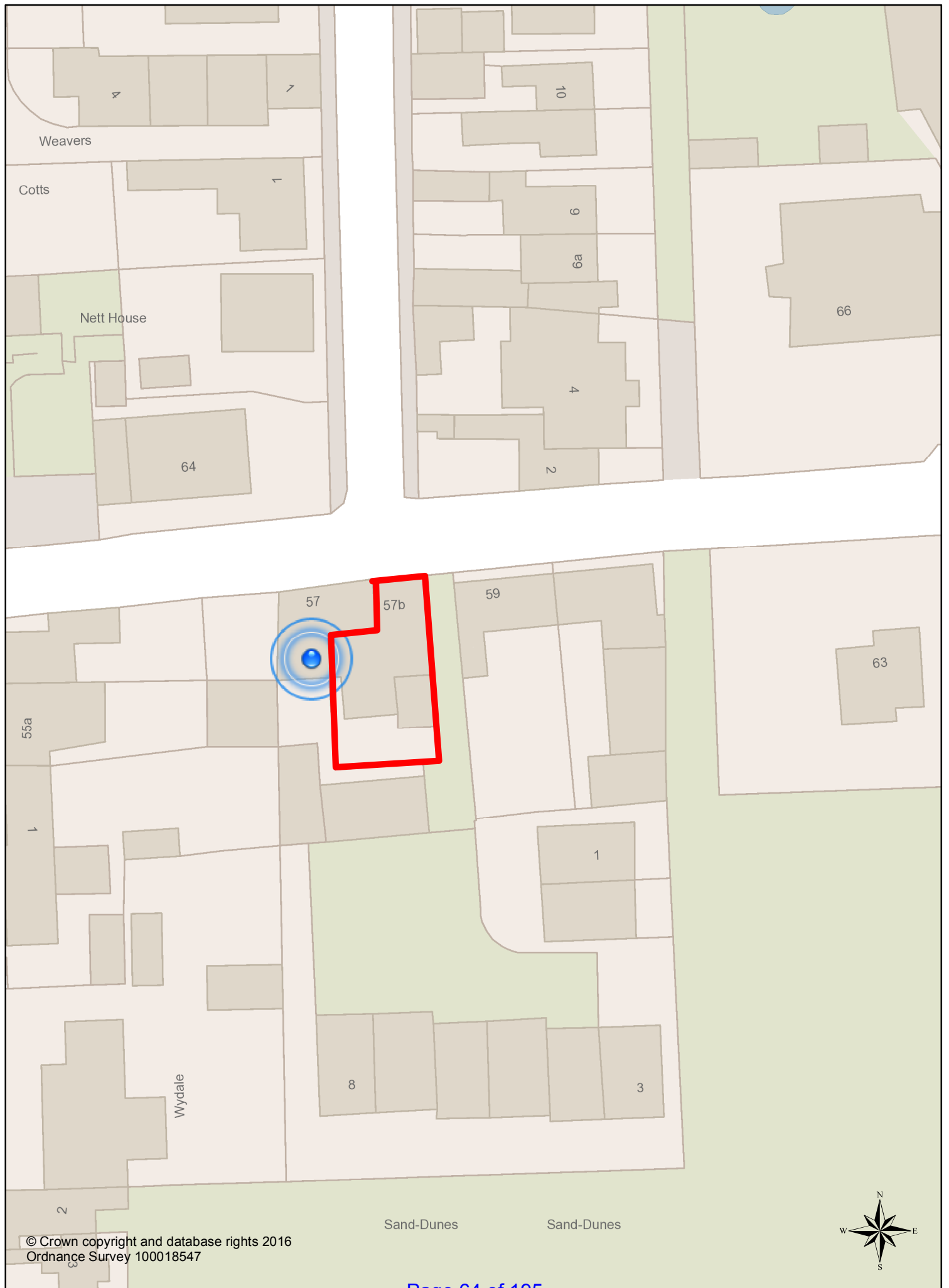
SITE PLAN 1:200



LOCATION 1:1250

57A TAN LANE, CAISTER, GREAT YARMOUTH, NR30 5DT	

1540 000 AUG 2016 15:50:46 17041 00



Reference: 06/16/0295/F

Parish: Hemsby

Officer: Mr J Beck

Expiry Date: 09/06/16

Applicant: Mr C King

Proposal: Proposed erection of 5 no detached chalet bungalows

Site: 79 Common Road Kingsliver, Hemsby

REPORT

1. Background / History :-

- 1.1 The site is on the western extent of Hemsby comprising of a parcel of land currently used for agricultural purposes for the storage of equipment. The area of land is outside the village development limits, but is adjacent to the limits in the Great Yarmouth Borough Council Local Plan 2001.
- 1.2 The application site is for 5 detached chalet bungalows positioned linear and central to the site. The properties will continue the existing building line along Common Road. The land surrounding the site on the west and south appears to be agricultural under the ownership of the applicant. On the east adjoining the site is an existing property and an area of land made residential under planning application 06/11/0698/F. There are newer built bungalows across the road opposite.
- 1.3 An application was refused by delegated powers in 2015 for six dwellings due to layout and highway issues. There have been previous applications on the site as detailed below:

06/87/0881/O – Erection of one single storey residential dwelling – Approved with conditions.

06/93/0898/F – Removal of condition limiting occupancy to a person employed or last employed locally in agriculture or forestry - Approved with conditions.

06/04/1140/F – Loft Conversion, granny annexe and new double garage – Approved with conditions.

06/05/0322/F – Loft Conversion and granny annexe– Approved with conditions.

06/07/1140/F – Amendment to pp:- 06/05/0322/F – full gable to east elevation extension and small balcony to first floor study/bedroom. Refused

06/08/0338/F – Retention of (1) full gable wall to east elevation and (2) balcony to south elevation with screening to west side. – Approved with conditions.

06/08/0664/M – Proposed building for the storage of grain and machinery – Details not required.

06/09/0251/F – Installation of solar heating panel tubes – Approved with conditions.

06/11/0698/F – Retain change of use of agricultural land to domestic garden area (to include pond and portacabin). – Approved with conditions. Appeal allowed with conditions.

06/15/0772/F – Proposed erection of 4 no. detached and 2 no. semi-detached chalet bungalows – Refused.

2 Consultations :- All received consultation responses are available online or at the Town Hall during opening hours.

2.1 Parish Council – Object. Contrary to policy HOU10 and CS9.

2.2 Neighbours/Members of Public – There have been 3 neighbour objections, the main points are summarised below:

- The reduction of numbers to previous application is immaterial, unsuitable area to develop.
- Highway issues, narrow road and parking
- Two storey dwellings
- Poor layout and overdevelopment
- Errors in the Design and Access Statement
- Reduction in numbers not enough
- Housing not linked to rural activities

2.3 Highways – No objection.

Originally raised objections to the development on the basis of no sufficient off-site space, Common Road is too narrow and inadequate turning areas. However following a revised plan Highways withdraw their objection subject to conditions. They have stated that the inclusion of a passing area and the ability to turn means that the concerns have been alleviated.

- 2.4 Building Control – No comment.
- 2.5 Strategic Planning – No objection.
- 2.6 Norfolk Constabulary – Recommended security measures
- 2.7 Norfolk Fire Service – Stated that the proposal does not provide evidence that it conforms to relevant fire regulations
- 2.8 Health and Safety Executive – No objections, but recommended consulting the pipeline operator.
- 2.9 BPA – No objections, but highlight important requirements when developing within the vicinity of a major pipeline.
- 2.10 Environmental Health – No objection subject to contamination condition and restrictions on hours of work.
- 2.10 GYBS – No comments received.
- 2.11 Anglian Water – No comments received.

3 Local Policy :- Saved Great Yarmouth Borough-Wide Local Plan Policies (2001):

- 3.1 Paragraph 215 of the NPPF states that due weight should be given to relevant policies in existing plans according to their degree of consistency with the NPPF. The closer the Local Plan is to the policies in the NPPF the greater the weight that is given to the Local Plan policy. The Great Yarmouth Borough Wide Local Plan was adopted in 2001 and the most relevant policies were 'saved' in 2007. An assessment of policies was made during the adoption of the Core Strategy December 2015 and these policies remain saved following the assessment and adoption.
- 3.2 The Saved Policies listed have all been assessed as being in general conformity with the NPPF, and add further information to the policies in the

NPPF, while not contradicting it. These policies hold the greatest weight in the determining of planning applications.

3.3 POLICY HOU10

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 council will need to be satisfied in relation to each of the following criteria:

- (i) the dwelling must be required for the purpose stated
- (ii) It will need to be demonstrated that it is essential in the interests of good agriculture or management that an employee should live on the holding or site rather than in a town or village nearby
- (iii) there is no appropriate alternative accommodation existing or with planning permission available either on the holding or site or in the near vicinity
- (iv) the need for the dwelling has received the unequivocal support of a suitably qualified independent appraiser
- (v) The holding or operation is reasonably likely to materialise and is capable of being sustained for a reasonable period of time. (in appropriate cases evidence may be required that the undertaking has a sound financial basis)
- (vi) the dwelling should normally be no larger than 120 square metres in size and sited in close proximity to existing groups of buildings on the holding or site
- (vii) a condition will be imposed on all dwellings permitted on the basis of a justified need to ensure that the occupation of the dwellings shall be limited to persons solely or mainly working or last employed in agriculture, forestry, organised recreation or an existing institution in the locality including any dependants of such a person residing with them, or a widow or widower or such a person
- (viii) where there are existing dwellings on the holding or site that are not subject to an occupancy condition and the independent appraiser has indicated that a

further dwelling is essential, an occupancy condition will be imposed on the existing dwelling on the holding or site

- (ix) applicants seeking the removal of any occupancy condition will be required to provide evidence that the dwelling has been actively and widely advertised for a period of not less than twelve months at a price which reflects the occupancy conditions*

In assessing the merits of agricultural or forestry related applications, the following additional safeguard may be applied:-

- (x) Where the need for a dwelling relates to a newly established or proposed agricultural enterprise, permission is likely to be granted initially only for temporary accommodation for two or three years in order to enable the applicant to fully establish the sustainability of and his commitment to the agricultural enterprise
- (xi) where the agricultural need for a new dwelling arises from an intensive type of agriculture on a small acreage of land, or where farm land and a farm dwelling (which formerly served the land) have recently been sold off separately from each other, a section 106 agreement will be sought to tie the new dwelling and the land on which the agricultural need arises to each other.

Note: - this would normally be at least 30% below the open market value of the property.

3.4 POLICY HOU17

In assessing proposals for development the borough council will have regard to the density of the surrounding area. Sub-division of plots will be resisted where it would be likely to lead to development out of character and scale with the surroundings.

(objective: to safeguard the character of existing settlements.)

4 Adopted Core Strategy

4.1 Policy CS2 – Achieving sustainable growth

- a) Ensure that new residential development is distributed according to the following settlement hierarchy, with a greater proportion of development in the larger and more sustainable settlements:

Approximately 35% of new development will take place in the borough's Main Towns at Gorleston-on-Sea and Great Yarmouth

Approximately 30% of new development will take place in the borough's Key Service Centres at Bradwell and Caister-on-Sea

Approximately 30% of new development will take place in the Primary Villages of Belton, Hemsby, Hopton on Sea, Ormesby St Margaret, Martham and Winterton-on-Sea

Approximately 5% of new development will take place in the Secondary and Tertiary Villages named in the settlement hierarchy

In the countryside, development will be limited to conversions/replacement dwellings/buildings and schemes that help to meet rural needs

4.2 Policy CS3 – Addressing the borough's housing need.

f) Encourage all dwellings, including small dwellings, to be designed with accessibility in mind, providing flexible accommodation that is accessible to all and capable of adaptation to accommodate lifestyle changes, including the needs of the older generation and people with disabilities

g) Promote design-led housing developments with layouts and densities that appropriately reflect the characteristics of the site and surrounding areas and make efficient use of land, in accordance with Policy CS9 and Policy CS12

4.3 Policy CS9 – Encouraging well designed and distinctive places

a) Respond to, and draw inspiration from the surrounding area's distinctive natural, built and historic characteristics, such as scale, form, massing and materials, to ensure that the full potential of the development site is realised; making efficient use of land and reinforcing the local identity

c) Promote positive relationships between existing and proposed buildings, streets and well lit spaces, thus creating safe, attractive, functional places with active frontages that limit the opportunities for crime

d) Provide safe access and convenient routes for pedestrians, cyclists, public transport users and disabled people, maintaining high levels of permeability and legibility

e) Provide vehicular access and parking suitable for the use and location of the development, reflecting the Council's adopted parking standards

f) Seek to protect the amenity of existing and future residents, or people working in, or nearby, a proposed development, from factors such as noise, light and air pollution and ensure that new development does not unduly impact upon public safety

4.4 Policy CS16 Improving accessibility and transport

c) Ensuring that new development does not have an adverse impact on the safety and efficiency of the local road network for all users

5 National Policy:- National Planning Policy Framework (NPPF)

5.1 Paragraph 57. It is important to plan positively for the achievement of high quality and inclusive design for all development, including individual buildings, public and private spaces and wider area development schemes.

5.2 Paragraph 54. In rural areas, exercising the duty to cooperate with neighbouring authorities, local planning authorities should be responsive to local circumstances and plan housing development to reflect local needs, particularly for affordable housing, including through rural exception sites where appropriate. Local planning authorities should in particular consider whether allowing some market housing would facilitate the provision of significant additional affordable housing to meet local needs.

5.3 Paragraph 55. To promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. For example, where there are groups of smaller settlements, development in one village may support services in a village nearby. Local planning authorities should avoid new isolated homes in the countryside unless there are special circumstances such as:

- the essential need for a rural worker to live permanently at or near their place of work in the countryside; or
- where such development would represent the optimal viable use of a heritage asset or would be appropriate enabling development to secure the future of heritage assets; or
- where the development would re-use redundant or disused buildings and lead to an enhancement to the immediate setting; or the exceptional quality or innovative nature of the design of the dwelling.
- Such a design should:
be truly outstanding or innovative, helping to raise standards of design more generally in rural areas;

reflect the highest standards in architecture;
significantly enhance its immediate setting; and
be sensitive to the defining characteristics of the local area.

6 Interim Housing Land Supply Policy

- 6.1 The Interim Housing Land Supply Policy falls outside of the statutory procedures for Local Plan adoption it will not form part of Great Yarmouth Borough Council's Development Plan. The Interim Housing Land Supply Policy will however be used as a material consideration in the determination of planning applications.
- 6.2 The Interim Housing Land Supply Policy seeks to facilitate residential development outside but adjacent to development limits by setting out criterion to assess the suitability of exception sites. The criterion is based upon policies with the NPPF and the adopted Core Strategy.
- 6.3 It should be noted that the Interim Policy will only be used as a material consideration when the Council's Five Year Housing Land Supply utilises sites identified in the Strategic Housing Land Availability Assessment (SHLAA). The Council has 7.04 year housing land supply, including a 20% buffer (5 Year Housing Land Supply Position Statement September 2014). This 5 year land supply includes sites within the SHLAA as such the Interim Policy can be used as a material consideration in the determination of planning applications.
- 6.4 New Housing development may be deemed acceptable outside, but adjacent to existing Urban Areas of Village Development Limits providing the following criteria, where relevant to development, have been satisfactorily addressed: inter alia points a to n.

7 Appraisal

- 7.1 The site is on the western edge of Hemsby on Common Road. Following the junction with Mill Road/Common Road becomes wide enough for a single traffic road which leads to agricultural holdings. The site currently used for the storage of farm machinery and abuts the residential dwellings of Common Road to the East and a large barn structure to the west. Along the frontage facing the road is a line of foliage.
- 7.2 The surrounding area is largely residential to the north and east and agricultural to the west and south. The area to the east is largely defined by flat open land devoted to paddocks and agriculture. The residential areas contain a mix of property types, but are largely bungalows which run along the southern side of Common Road although there are examples of houses further down the road. 79 Common Road itself has a front dormer so is chalet bungalow. Newer bungalows

are positioned opposite the site. There are large houses on the corner where Mill Road and Common Road meet.

8 Assessment :-

- 8.1 The application is to build five new residential properties on a piece of land currently used for storage of agricultural machinery. The properties are chalet bungalows of similar size and shape with roof lights and dormer fronts. The layout is relatively uniform in terms of curtilage sizes, but there are two longer and narrower properties on the far western edge. There will be a single access into the site which will open into a large area of hardstanding.
- 8.2 The site is outside of the village development area and accordingly it is contrary to policy HOU10 which allows for residential dwellings in the countryside if they are linked to rural businesses and subject to a strict criteria. Accordingly the application is a departure from the Local Plan. As the site is directly adjacent the village development limits on the east and the development limit is the opposite side of the road to the north relevant weight should be attributed to both the National Planning Policy Framework and Policy CS2 of the Core Strategy as well as the Interim Housing Land Supply Policy. Strategic Planning has not objected to the principal of the development.
- 8.3 The site is adjoining the main residential body of Hemsby and is considered a sustainable location. The development would have access to the main services of Hemsby with the playing field a short walk away. In addition the proposed houses meets the need of policy CS2 which states that 30% of the required housing numbers shall be in primary villages such as Hemsby.
- 8.4 A previous application at this address was refused and one of the key reasons given was the concerns regarding the highway. After the junction with Mill Road Common Road becomes a single lane and it was deemed the additional houses onto this road could prove unsafe. Initially this application received a similar response from the highway department despite the loss of one of the units. However revisions to the plan have been made which includes a 10 metre passing area to overcome the narrow road. The front contains a large area of hardstanding with space in which cars to turn and to leave the access in forward gear. The addition of highway improvements should provide better pedestrian access and safety whilst a visibility splay has been provided. Consequently the Highway Department no longer objects subject to conditions ensuring the improvements are made and the access and turning areas are retained. Furthermore no gates shall be erected across the frontage. The highway access is considered sustainable and in accordance with policy CS16 and the Interim Housing Land Supply Policy.

- 8.5 In accordance with policy HOU17 of the Borough Wide Local Plan and the Interim Housing Land Supply Policy the development should be in character with the area. The areas character is mixed, but predominantly bungalows in the immediate vicinity and along with Southern side of Common Road. There are larger houses further eastwards along the south side of Common Road and closer to the site on the corner between Common Road and Mill Road. Most properties are bungalows as opposed to chalet bungalows although 79 Common Road does contain a front dormer. The development is for chalet bungalows and it is for the committee to consider whether they are in character with the surroundings or unsympathetic to the wider character. In addition the properties will continue the existing building lines.
- 8.6 The conservation officer was consulted on the application and provided a possible amended scheme in the form of a cul-de-sac to better reflect the rural nature of the area. The conservation departments proposed scheme initially resulted in a revised plan. However after further consultation the applicant wanted to return to the previous layout. A final revised plan was submitted by the applicant to be sympathetic to the area.
- 8.7 The proposed properties have a reasonable sized curtilage and their garden space is comparable to 81 Common Road which will be the closest property. The overall size of the plots are, in the most part, smaller than the surrounding sites, but not significantly so. The site will be relatively dense in the context of its surroundings, but this is partly exacerbated by the large area of hard surface to the front as the rear boundary will be in line with the rear of 81 Common Road.
- 8.8 The development is not considered to significantly and adversely affect the neighbouring properties. The only directly adjoining property is 81 Common Road. The proposed property is next to 81 Common Road (thus the closest to an existing residential unit) is of a height of 6 metres with a pitched roof and there is a gap proposed between the two properties meaning the impact is not considered significantly adverse. It should be noted that the final revision removed the hipped roofs which will increase the overall mass. 81 Common Road has not objected to the development. To ensure that the development does not adversely affect the neighbouring properties in the future a condition should be included which restricts windows into the roof the dwellings other than those shown and relevant obscure glazing.
- 8.9 Three members of public and the parish council have objected to the proposal. The main concerns have been listed above and the objections have been included. The Highways department is satisfied with the access following an amended plan. Whether the layout and density of the site is overdevelopment is a matter for the committee to decide. It has been noted that the development is contrary to policy HOU10 which has been raised by both the parish and

neighbours, but this must be considered against the adopted Core Strategy and the Interim Housing Land Supply Policy.

- 8.10 The development has not included full details of the materials for external walls and hard standing. This can be conditioned. Given the large amount of hard surface present the materials should be carefully considered. In addition the boundary treatments should also be carefully considered in order to break up the hard frontage. The revised drawing contains landscaping which could break up the hard surfaces and create a more rural feel. In addition it would help shield the development from view. Landscaping and boundary treatments together will break up a stark frontage. Currently there are a line of trees of different species to the front and some of these could be considered for retention as planting of new trees should be considered against the comments of the BPA. A revised plan showing the position of the trees shows they could be retained.
- 8.11 The land is not within a flood zone or an area of critical drainage, however a drainage condition should be included alongside a condition regarding slab levels to ensure the land drains adequately and the properties are not inappropriately raised. Anglian Water has not commented on the application.
- 8.12 The land is defined as Grade 2 agricultural and the application must be considered against the loss of agriculturally graded land. The land is also along a major pipeline. Both the BPA and HSE have not objected to the development. Although the BPA have stated a list of working practices when working close to a pipeline. A further point of consideration is that the Fire Service has stated it does not have enough information to say whether it conforms to their guidelines.

9 RECOMMENDATION :-

- 9.1 The recommendation is to **approve** the application subject to the following conditions:
- 9.2 Material and hard surfaces to be agreed.
- 9.3 Boundary treatments and landscaping to be agreed including any trees to be retained.
- 9.4 Appropriate permitted rights to be removed.
- 9.5 Drainage and slab levels to be agreed.
- 9.6 Contamination report required
- 9.7 Working times restricted.

9.8 Highway conditions

S

Elaine Helsdon

From: Shirley Weymouth [REDACTED]
Sent: 21 June 2016 20:59
To: 'Shirley Weymouth'; plan
Cc: Jason Beck
Subject: RE: 06/16/0295/F

Also if permission given screening to the front boundary due to the open landscape across to the bloodhills.

Kind Regards,
Shirley Weymouth.

** Please note my new email address: [REDACTED]

From: Shirley Weymouth [REDACTED]
Sent: 21 June 2016 20:57
To: 'plan@great-yarmouth.gov.uk'
Cc: 'Jason Beck'
Subject: 06/16/0295/F

PCllrs feels the PA is contrary to HOU10 and CS9

Kind Regards,
Shirley Weymouth.

** Please note my new email address: [REDACTED]

Internet Consultees

Application Reference 06/16/0295/F

Attachments

Invalid Consultee Comment? ☐

Copy to existing Consultee? ☐

Name Darren Kemp

Address 68 Common Road

Post Code NR29 4NA

Telephone

Email Address

For or Against OBJ Object

Speak at Committee

The revised application has not really addressed previous reasons for refusal.

The Highway issue, with regard to the narrow road to the front of this site is still the same.

There should be no reason for 2 storey dwellings where predominately this area is bungalows.

The application does seem, again, a little "contrived" and still shows overdevelopment.

Date Entered 13-06-2016

Internet Reference OWPC820

Internet Consultees

Application Reference 06/16/0295/F

Attachments

Invalid Consultee Comment? ☐

Copy to existing Consultee? ☐

Name Darren Kemp

Address 68 Common Road

Post Code NR29 4NA

Telephone

Email Address

For or Against OBJ Object

Speak at Committee

The "Design and Access Statement"

Page 6 refers to "this area of land is dominated on two sides by houses, on the third side there are houses and the side adjacent the road is screened by mature planting which provides a strong barrier". In fact, this site is NOT dominated by houses. It actually has a bungalow, not a 2 storey house, adjacent to its East boundary. It's West boundary overlooks the applicants metal barn. The South boundary overlooks farmland or a "temporarily permitted" garden and pond used by the applicant, and the boundary fronting the road has less of a "strong barrier" since the applicant has recently removed the two healthy mature trees.

Date Entered 13-06-2016

Internet Reference OWPC820

Internet Consultees

Application Reference 06/16/0295/F

Attachments

Invalid Consultee Comment? ☐

Copy to existing Consultee? ☐

Name Darren Kemp

Address 68 Common Road

Post Code NR29 4NA

Telephone

Email Address

For or Against OBJ Object

Speak at Committee

Page 22 mentions that "one of the bungalows will be offered for sale as a first time buyer property at 80% of market value" What?

If the average price of a detached 4 bedroom 2 storey property is approx. 200% that of the average price for a property in Hemsby (£178,543 13/06/16 - Rightmove website), how can a 20% discount possibly make a property affordable to a first time buyer?

Page 22 - "CS9 sets out that layout and density of new dwellings reflect the site and layout. The surrounding properties are predominately bungalows". So why is this application for 2 storey dwellings?

Date Entered 13-06-2016

Internet Reference OWPC820

Internet Consultees

Application Reference 06/16/0295/F

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Name Darren Kemp

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Speak at Committee

property in Hemsby (£178,543 13/06/16 - Rightmove website); how can a 20% discount possibly make a property affordable to a first time buyer?

Page 22 - "CS9 sets out that layout and density of new dwellings reflect the site and layout. The surrounding properties are predominately bungalows". So why is this application for 2 storey dwellings?

Page 27 - "Local Planning Authorities should look for solutions rather than problems . . . " I accept this, and would hope that the LPA sees that the solution is to focus the development of sites more suited to housing than this application.

Date Entered 13-06-2016

Internet Reference OWPC820

Internet Consultees

Application Reference 06/16/0295/F

Attachments

Invalid Consultee Comment? ☐

Copy to existing Consultee? ☐

Name Jayne Kemp

Address 68 Common Road

Hemsby

Post Code NR29 4NA

Telephone

Email Address

For or Against OBJ Object

Speak at Committee

I wish to object to this application for a number of reasons.

The previously refused application was considered "contrived resulting in a dense and overdeveloped site". This new application shows no real effort to be any better than the one before. The revised 5 nr two storey dwellings is not reduction enough from the first scheme. The frontage to Common Road would be adversely affected with an introduction of this overbearing proposal.

Date Entered 13-06-2016

Internet Reference OWPC819

Internet Consultees

Application Reference 06/16/0295/F

Attachments

Invalid Consultee Comment? ☐

Copy to existing Consultee? ☐

Name Jayne Kemp

Address 68 Common Road

Hemsby

Post Code NR29 4NA

Telephone

Email Address

For or Against OBJ Object

Speak at Committee

The proposed dwellings would have no connection with rural activities, so this should not be excuse enough to allow building outside of the village development limit.
I am sure consideration may be given to the NPPF requirement to significantly boost housing supply, but surely the new development of 49 dwellings further along Common Road would better serve these requirements and have a better mix of housing as well as having better road access and be nearer to the village services meaning a car is not always required? Additionally, there are more suited areas of land within the village that would be able to be developed to provide the housing that Hemsby may require?

Date Entered 13-06-2016

Internet Reference OWPC619

Internet Consultees

Application Reference 06/16/0295/F

Attachments

Invalid Consultee Comment? ☐

Copy to existing Consultee? ☐

Name Jayne Kemp

Address 68 Common Road

Hemsby

Post Code NR29 4NA

Telephone

Email Address

For or Against ☐ For ☐ Object

Speak at Committee ☐

The new application has made no real improved ideas for dealing with the Highway issues. The proposed parking areas do not really relate to the possible requirements of the potential occupiers, and most definitely do not account for any visitor parking. A dwelling with up to 4 bedrooms is most unlikely to only have 1 or 2 vehicles per plot. The real issues with this massive lack of parking space, is that visitors will undoubtedly park along the verge of this narrow section of roadway, forcing existing road users to pass with un-necessary difficulty by risking damage to persons, property or vehicles by "scratching" through against the existing hedges and tree branches. The agricultural machinery that needs to use this road would find it impossible to pass any obstructions.

Date Entered 13-06-2016

Internet Reference OWPC819

Internet Consultees

Application Reference 06/16/0295/F

Attachments

Invalid Consultee Comment? ☐

Copy to existing Consultee? ☐

Name Jayne Kemp

Address 68 Common Road

Hemsby

Post Code NR29 4NA

Telephone

Email Address

For or Against OBJ Object

Speak at Committee

The "Design and Access Statement" mentions that for the "one hour" of the agents visit to site, he witnessed no traffic. I find this exceptionally hard to believe as the road is used daily by existing homeowners, visitors to the stables and kennels, farm workers as well as a number of vehicle using dog walkers. Added to the large number of horse riders and pedestrians who enjoy this area of the village with their families and pets, it is most unlikely that the agent saw no-one.

The Highways Agency have already voiced their concerns about vehicles entering the carriageway from this site. The

Date Entered 13-06-2016

Internet Reference OWPC819

Internet Consultees

Application Reference 06/16/0295/F

Attachments

Invalid Consultee Comment? ☐

Copy to existing Consultee? ☐

Name Jayne Kemp

Address 68 Common Road

Hemsby

Post Code NR29 4NA

Telephone

Email Address

For or Against ☐ OBJ ☐ Object

Speak at Committee ☐

agent saw no-one

The Highways Agency have already voiced their concerns about vehicles entering the carriageway from this site. The road outside this site is very narrow, and coupled with the inadequate turning areas, make it very difficult to enter or leave the site safely. It may be that this piece of farmland is not actually suitable for residential use; unless a scheme was thought out enough to provide for a proper site entrance, and perhaps only serves up to 2 dwellings, either side of an entrance? This still would not move the land to within the Village Development area.

Date Entered 13-06-2016

Internet Reference QWPC819

Internet Consultees

Application Reference 06/16/0295/F

Attachments

Invalid Consultee Comment? ☐

Copy to existing Consultee? ☐

Name Sarah Welsh

Address 52 Common Road

Hemsby

Great Yarmouth

Post Code NR29 4NA

Telephone

Email Address

For or Against OBJ Object

Speak at Committee

I don't feel that the reduction of the number of houses by one makes any difference to my previous objections, which still stand. Regarding the comments in the application about meeting the Borough's requirement for housing, there are other areas in Hemsby being developed, and other areas more suitable for development which meet this requirement.

Date Entered 11-06-2016

Internet Reference DWPC817

Great Yarmouth Borough Council
Planning and Development
Town Hall
Town Plain
Great Yarmouth

Your Ref: 06/16/0295/F

Our Ref: GYBC.1163-2016-00109

26 May 2016

NR30 2QF

HSE advice produced by PADHI+ for Great Yarmouth Borough Council

Land Use Planning Consultation with Health and Safety Executive [Town and Country Planning (Development Management Procedure) (England) Order 2010, Town and Country Planning (Development Management Procedure) (Wales) Order 2012, or Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2008]

This HSE advice refers to the proposed development Five detached chalet bungalows at Kingslivere, 79 Common Road, Hemsby, Great Yarmouth, input into PADHI+ on 26 May 2016 by Great Yarmouth Borough Council.

The Health and Safety Executive (HSE) is a statutory consultee for certain developments within the Consultation Distance of major Hazard sites/pipelines. This consultation, which is for such a development and also within at least one Consultation Distance, has been considered using PADHI+, HSE's planning advice software tool, based on the details input by Great Yarmouth Borough Council. Only the installations, complexes and pipelines considered by Great Yarmouth Borough Council during the PADHI+ process have been taken into account in determining HSE's advice. Consequently, **HSE does not advise, on safety grounds, against the granting of planning permission in this case.**

As the proposed development is within the Consultation Distance of a major hazard pipeline you should consider contacting the pipeline operator before deciding the case. There are two particular reasons for this:

- The operator may have a legal interest (easement, wayleave, etc.) in the vicinity of the pipeline. This may restrict certain developments within a certain proximity of the pipeline.
- The standards to which the pipeline is designed and operated may restrict occupied buildings or major traffic routes within a certain

proximity of the pipeline. Consequently there may be a need for the operator to modify the pipeline, or its operation, if the development proceeds.

HSE's advice is based on the situation as currently exists, our advice in this case will not be altered by the outcome of any consultation you may have with the pipeline operator.

This advice is produced on behalf of the Head of the Hazardous Installations Directorate, HSE.



NORFOLK
CONSTABULARY
Our Priority is You

FAO
Mr J Beck

Great Yarmouth Borough Council
Planning Department
Town Hall
Hall Plain
Great Yarmouth
Norfolk
NR30 2QF

Norfolk Constabulary

Operational Partnership Team
Police station
Howard St North
GT Yarmouth
NR30 1PH

Tel: 01493 333349
Mobile: 07920 878216
Email: wolseyr2@norfolk.pnn.police.uk

www.norfolk.police.uk
Non-Emergency Tel: 101

Ref: 06/16/0295/F

Date: 01/06/16

Planning Application

Proposed erection of 5 no. detached chalet bungalows at Kingsliver, 79, Common Road, Hemsby, GREAT YARMOUTH, NR29 1NA

Dear Mr Beck,

Thank you for inviting me to comment on the renewed Planning Application above. I made comment on previous application 06/15/0772/F in February 2016 and have inspected the new application. There is no indication in this current application that crime prevention measures have been further considered and I have reflected on the changes from 6 dwellings to 5 dwellings respectively.

There is a degree of 'active room' cover for Plots 1, 3 & 5 but none at all covering Plots 2 & 4 and in-curtilage parking significantly helps with on-site vehicle security cover for the occupants and visitors parked cars. However, for those plots that have no active room cover, should occupiers hear anything suspicious, they will have to leave the property to investigate, putting themselves at risk. Again, I highly recommend the provision of active room cover to enable occupants to identify criminality or suspicious activity early and safely.

In all other aspects there appears no appreciable change by the applicant to the previous submission and therefore all my previous comments regarding security measures still remain relevant for the protection of the occupant's and associated assets i.e.

We will answer letters within 10 working days, where information is available.
Where this is not possible, an explanation will be given for any delay.



ACCREDITED FOR EXCELLENCE



DEDICATED TO PEOPLE

- Boundary fencing; sub divisional fencing & gating requirements
- Entrance doors; bi-fold door standards
- Accessible window standards
- Security lighting types
- Open frontage and defensible space

Previous reference to Secured by Design, New Homes 2014 guidance, whilst still relevant, has been superseded by Secured by Design, Homes 2016 guidance. I encourage the adoption of the principles and standards contained within Secured by Design, Homes 2016 guidance, which can be downloaded from www.securedbydesign.com. If the applicant wishes to discuss how Secured by Design could be delivered or requires any further assistance, please do not hesitate to contact me.

Yours sincerely

Mr Dick Wolsey
Architectural Liaison Officer
 GT Yarmouth Police station
www.securedbydesign.co.uk

We will answer letters within 10 working days, where information is available.
 Where this is not possible, an explanation will be given for any delay.



Application Ref	06/16/0295/F
Proposal	Proposed erection of 5no. detached chalet bungalows
Location	Kingslivere, 79 Common Road, Hemsby

Case Officer	Mr J Beck	Policy Officer	Mr N Fountain
Date Received	26.05.2016	Date Completed	08.06.2016

Strategic Planning Comments

The site is immediately adjacent to the Hemsby Village Development Limit. The proposed site is adjacent residential uses. Weight should also be given to the NPPF requirement to significantly boost housing supply, with local emphasis also on the Core Strategy with Hemsby identified as a Primary Village (Policy CS2) to deliver a proportion of such growth.

The Strategic Planning team raises no objection to the proposal, but no doubt you may well have other matters to weigh in reaching a decision.

Jason Beck
Great Yarmouth Borough Council
Town Hall
Hall Plain
Great Yarmouth
Norfolk
NR30 2QF

Your Ref: 06/16/0295/F
Date: 5 September 2016

My Ref: 9/6/16/0295
Tel No.: 01603 638070
Email: stuart.french@norfolk.gov.uk

Dear Jason

**Hemsby: Proposed erection of 5 no detached chalet bungalows
79 Common Road Kingslivere Hemsby GREAT YARMOUTH NR29 1NA**

I refer to our recent discussion with respect to the above and to the the proposed revisions to the development that have been submitted, and I apologise for the delay in replying.

As you will be aware I met with the applicant's agent to discuss the Highway Authority's objection to the initial proposed development with a view to adresssing theses concerns.

As a result of this meeting the development now proposes:

- Acceptable access and turning provision on site such that vehicles can enter and leave the site in forward gear;
- Inclusion of a passing bay on Common Road to enable vehicles to pass and mitigate the effects of increased traffic movements. Following the site meeting it was accepted that widening of the road from Mill Road to the development may not meet the required tests under the NPPF and may also have environmental implications;
- Provision of a TROD on the highway verge from the development access to Mill Road to provide some off road provision for pedestrians and to encourage sustainable modes of transport.

In light of my earlier comments, I am satisfied that, the above proposals do satisfactorily mitigate the development in highway terms and meet the requirements Paragraph 206 of the NPPF in that they are necessary, relevant to planning and to the development to be permitted, enforceable, precise and reasonable in all other respects and I trust the LPA concur in this respect.

Continued/...

Therefore in light of above comments and the revision submitted, my earlier recommendation of refusal is withdrawn subject to the following conditions and informative note being appended to any grant of permission your Authority is minded to make

- SHC 14 Notwithstanding the provision of Class A of Schedule 2, Part 2 of the Town and Country Planning (General Permitted Development) Order 2015, (or any Order revoking, amending or re-enacting that Order) no gates, bollard, chain or other means of obstruction shall be erected across the approved access unless details have first been submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of highway safety.

- SHC 19V Prior to the first occupation of the development hereby permitted a visibility splay shall be provided in full accordance with the details indicated on the approved plan (2.4 x 45m visibility splay each side of the access). The splay shall thereafter be maintained at all times free from any obstruction exceeding 0.6 metres above the level of the adjacent highway carriageway.

Reason: In the interests of highway safety.

- SHC 24 Prior to the first occupation of the development hereby permitted the proposed access, on-site car parking, turning area shall be laid out, demarcated, levelled, surfaced and drained in accordance with the approved plan and retained thereafter available for that specific use.

Reason: To ensure the permanent availability of the parking / manoeuvring area, in the interests of highway safety.

- SHC 39A Notwithstanding the details indicated on the submitted drawings no works shall commence on site unless otherwise agreed in writing until a detailed scheme for the off-site highway improvement works (passing bay, trod and site vehicle access) as indicated on drawing number 157-005B have been submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority.

Reason: 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.

- SHC 39B Prior to the first occupation of the development hereby permitted the off-site highway improvement works referred to in Part A of this condition shall be completed to the written satisfaction of the Local Planning Authority in consultation with the Highway Authority.

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

Continued/...

Inf.1 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. This development involves work to the public highway that can only be undertaken within the scope of a Legal Agreement between the Applicant and the County Council.

Please note that it is the Applicant's responsibility to ensure that, in addition to planning permission, any necessary Agreements under the Highways Act 1980 are also obtained and typically this can take between 3 and 4 months. Advice on this matter can be obtained from the County Council's Highways Development Management Group based at County Hall in Norwich. Please contact Developer Services on 0344 800 8020.

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.

If required, street furniture will need to be repositioned at the Applicant's own expense.

Yours sincerely

Stuart French

Highways Development Management & Licensing Officer
for Executive Director for Community and Environmental Services

Jason Beck
Great Yarmouth Borough Council
Town Hall
Hall Plain
Great Yarmouth
Norfolk
NR30 2QF

Your Ref: 06/16/0295/F
Date: 15 June 2016

My Ref: 9/6/16/0295
Tel No.: 01603 638070
Email: stuart.french@norfolk.gov.uk

Dear Jason

**Hemsby: Proposed erection of 5 no detached chalet bungalows
79 Common Road Kingslivers Hemsby GREAT YARMOUTH NR29 1NA**

Thank you for your recent consultation with respect to the above, which appears to be an amended submission to that made under application number 06/15/0772.

As you will recall with the original application the Highway Authority raised several concerns in relation to the proposed development, parking, access, visibility, suitability of the highway network and off-site highway links.

In terms of the car parking the current proposals comply with parking standards, but it is unclear from the drawing submitted how these will be accessed, or do the plans show any turning provision. A single point of access is shown onto Common Road and it is therefore presumed that an internal access road will be provided to access the parking areas shown.

I would refer you to my comments in relation to a revised layout submitted for the previous application, which is still applicable in this case ... "whilst the drawings now show that visibility and parking can be provided in accordance with current standards the layout of the parking and manoeuvring area is not ideal. In the interests of highway safety a vehicle when leaving the development should be perpendicular to the highway primarily to aid vision. With the layout shown it is likely that vehicle will not be able to achieve this and will enter the highway at an oblique angle, and for those coming from the eastern end of the development are likely to have to turn back on themselves due to the angle of approach"

Notwithstanding the Highway Authority's comments on the earlier application, the submission includes nothing to address these and as with the previous application I will comment as follows.

Continued/...

in the vicinity of the application site, Common Road is a single track road with no formal passing spaces meaning pedestrians and vehicles will have to share road space. Given the size of properties proposed they would be suited to families and therefore, from TRICS data, an average family home will generate six vehicle movements per day.

Whilst Hemsby does have local services and bus links these are located some way from the development and in this respect I consider that the private motor vehicle is likely to be the main mode of transport and in this respect I have no reason to consider that vehicle movements would be any less than those given by TRICS and indeed may even be greater.

The proposed traffic movements represent a significant increase in traffic movements on section of single track road and the development does not propose any measures to mitigate this. The National Planning Policy Framework (NPPF) not only supports the need for "safe and suitable access...for all people", but also encourages the importance of being able to make everyday journeys without reliance on a motor vehicle. Sustainable transport policies are also provided at a local level through Norfolk's 3rd local transport plan 'Connecting Norfolk – Norfolk's Transport Plan for 2026'. Policy 5 of this document states "New development should be well located and connected to existing facilities so as to minimise the need to travel and reduce reliance on the private car or the need for new infrastructure". As with the previous application the development includes no safe pedestrian provision to existing footway links into the main village so as to encourage modal shift and safe and suitable access.

Notwithstanding the conclusions made in the document Manual for Streets 2, the document does not supersede the requirements of Manual for Streets, and given the characteristics of the highway network in the vicinity of the application site, any increase in vehicular use is clearly not acceptable and could result in vehicular conflict, will heighten the risk to the safety of more vulnerable users i.e. pedestrians walking along the road and increase the risk of possible personal injury accidents.

Whilst Paragraph 32 of the NPPF states that development should only be refused on transport grounds where the residual cumulative impacts of the development are severe, it also states that decisions should take account of whether safe and suitable access to the site can be achieved for all people, which in this case it would not be.

Accordingly in light of the above I feel I have no option than to recommend refusal for the following reasons

- SHCR 02 The proposed development does not adequately provide off-site facilities for pedestrians and people with disabilities (those confined to a wheelchair or others with mobility difficulties) to link with existing provision and / or local services. Contrary to Core Strategy Policy CS9.

Continued/...

- SHCR 07 The unclassified road serving the site is considered to be inadequate to serve the development proposed, by reason of its restricted width and lack of passing provision. The proposal, if permitted, would be likely to give rise to conditions detrimental to highway safety. Contrary to Core Strategy Policy CS16.
- SHCR 21 The proposal does not incorporate adequate facilities to enable a vehicle to turn on the site and so enter the highway in a forward gear which is considered essential in the interests of road safety. Contrary to Core Strategy Policy CS9.

In order to overcome the highway objections the highway authority is prepared to engage with the applicant to address the areas of concern which would suggest the development provides localised road widening to the point of access to enable two vehicles to pass and the provision of a footway link to the existing provision on the north side of Common Road. The applicant would also need to identify and include for adequate turning facilities in the site such that a vehicle can leave the site in forward gear and approach the highway perpendicular to it.

Yours sincerely

Stuart French

Highways Development Management & Licensing Officer
for Executive Director for Community and Environmental Services

NORFOLK FIRE & RESCUE SERVICE
Group Manager Eastern
Friars Lane
GREAT YARMOUTH, NR30 2RP
Tel: (01493) 843212
Minicom: (01603) 223833

Website: www.norfolkfireservice.gov.uk

Mr J Beck
Great Yarmouth Borough Council
Planning Services
Development Control
Town Hall
Hall Plain
Great Yarmouth
Norfolk
NR30 2QF

Please ask for: Jonathan Wilby
Direct Dial: 0300 123 1378
Email: jonathan.wilby@fire.norfolk.gov.uk
My Ref: 00072589
Your Ref:

15 June 2016

Dear Sir

Planning Application No: 06/16/0295/F
Development at: 79 Common Road, Hemsby
For: 5 Bungalows

Thank you for your consultation letter dated 26th May 2016.

The access and design statement along with submitted plans do not provide any evidence that this proposed development would conform with Section 11: Vehicle Access of Approved Document B

Should you require any further assistance please do not hesitate to contact me on the number shown above.

Yours faithfully



Jonathan Wilby
Station Manager
for Chief Officer

MEMORANDUM From Environmental Health

To: Development Control Manager
Attention: Mr J Beck
cc: Building Control
Date: 29 June 2016
Our ref: SRU/ 065773
Please ask for: Aidan Bailey-Lewis



Your ref: 06/16/0295/F

Extension No: 616

PROPOSED DEVELOPMENT OF 5x DETACHED CHALET BUNGALOWS AT 79 COMMON ROAD HEMSBY

The above planning application has been considered and the following comments are made:

Land Contamination:

If planning permission is granted I would recommend the following be attached as a condition:

1. Prior to the commencement of the development and to the satisfaction of the Environmental Services Group Manager, a Phase 1 Desk Study & Walkover Report shall be carried out by a suitably qualified person as to assess whether the land is likely to be contaminated. The report shall also include details of known previous uses and possible contamination arising from those uses.

If the Phase 1 Desk Study & Walkover Report identifies that contamination is suspected to exist, a Phase 2 Site Investigation is to be carried out to the satisfaction of the Environmental Services Group Manager. If the Phase 2 Site Investigation determines that the ground contains contaminants at unacceptable levels then the applicant is to submit a written strategy detailing how the site is to be remediated to a standard suitable for its proposed end-use to the Environmental Services Group Manager.

Hours of Work:

Due to the close proximity of other residential dwellings and businesses, the hours of operation should be restricted to:

- 0730 hours to 1800 hours Monday to Friday
- 0830 hours to 1330 hours Saturdays
- No work on Sundays or Bank Holidays.

Local Air Quality:

The site will potentially generate a significant amount of dust during the construction process; therefore, the following measures should be employed:

- An adequate supply of water shall be available for suppressing dust;
- Mechanical cutting equipment with integral dust suppression should be used;
- There shall be no burning of any materials on site.

Advisory Note

The applicant is strongly recommended to advise neighbouring businesses and residential occupiers of the proposals, together with contact details in the event of problems arising.



Aidan Bailey-Lewis MSc
Environmental Health Officer


To: Building Control Manager

My Ref: 06/16/0295/F


From: Development Control Manager

Date: 26th May 2016

Case Officer: Mr J Beck

Parish: Hemsby 8

Development at:-

79 Common Road Kingslvere
Hemsby
GREAT YARMOUTH
NR29 1NA

For:-

Proposed erection of 5 no
detached chalet bungalows

Applicant:-

Mr Colin King
Kingslvere 79 Common Road
Hemsby
GREAT YARMOUTH

Agent:-

Glenn Parrott
GP Architectural Services
Millennium House
Capton Hall Road
GREAT YARMOUTH

The above mentioned application has been received and I would be grateful for your comments on the following matters:-

Please let me have any comments you may wish to make by 9th June 2016.

COMMENTS: *No ADVERSE comments.*



8-7-16

Jill K. Smith

From: Jill K. Smith on behalf of plan
Sent: 24 August 2016 16:28
To: Jason Beck
Subject: FW: Ref 06/15/0772/F Kingsliver 79 Common Rd Hemsby. Proposed erection of 4 detached and 2 semi detached bungalows.
Attachments: PAPLX2016-002 PAPERWORK.pdf

From: Nicki Farenden [mailto:NickiFarenden@bpa.co.uk]
Sent: 03 February 2016 13:52
To: plan
Cc: glenn.parrott@yahoo.co.uk; Simon Ashdown; Adam Canning
Subject: Ref 06/15/0772/F Kingsliver 79 Common Rd Hemsby. Proposed erection of 4 detached and 2 semi detached bungalows.

5-7 Alexandra Road
Hemel Hempstead
Herts HP2 5BS. UK

Tel: 44 (0)1442 242200
Fax: 44 (0)1442 214077
business@bpa.co.uk
www.bpa.co.uk



Date: 02.02.2016
MR J BECK
GREAT YARMOUTH BOROUGH COUNCIL
PLANNING SERVICES
DEVELOPEMNT CONTROL
TOWN HALL, HALL PLAIN
GT YARMOUTH NR30 2QF.

Dear MR BECK

LOCATION: KINGSLIVERE, 79 Common Rd Hemsby

Thank you for the consultation regarding the above Planning Application.

BPA do not have any objection, in principle to the proposals, but wish to ensure that any works in the vicinity of this major accident hazard high pressure gas pipeline does not affect the overall integrity, and that they are carried out in accordance with our safety requirements.

Please find enclosed a GIS plot of our pipeline in relation to the above application and a Special Requirements for Safe Working in close proximity to high-pressure pipelines (see www.linewatch.co.uk).

We would also point out the proposed constructions fall within the outer/middle/inner consultation zone, of this major accident hazard pipeline and as such, you should consult with the HSE on this matter. You need to consult with the Chelmsford office:

Wren House
Hedgerows Business Park
Colchester Road
Springfield
Chelmsford
Essex
CM2 5PF

Tel 01245 706228 or 0845 3450055

The most important points to consider are as follows:

- 1) These are Major Hazard Pipelines
- 2) **Any** construction must be kept to a minimum of 6m from the pipeline
- 3) All excavations (including hand trail holes) within 6m of the pipeline **must** be approved and supervised by BPA.
- 4) The exact location of the pipeline to be marked by BPA in consultation with the developer prior to detailed design.
- 5) Nominal cover is only 0.9m (3').
- 6) Normal vertical clearance for new services is 600mm.
- 7) These Pipelines are protected by cathodic protection and you should consult the BPA if you are laying HV cables or ferrous services (with or without cathodic protection).
- 8) Heavy vehicular crossing points to be approved before use across the easement.
- 9) Tree planting is prohibited within the 6m easement.
- 10) No lowering or significantly raising of ground level throughout the easement.
- 11) Roadways should, where possible, cross the pipelines using the appropriate protection detailed in Appendix 1 of the enclosed booklet and not run along the pipeline route.
- 12) A Continuous site presence will be required whilst the pipeline/s are exposed.

To obtain more detail of the pipeline's location, please contact Adam Canning on 01442 218846 and quote the BPA reference.

Yours faithfully
for BPA

Adam Canning
Lands Team Leader
01442 218846

c.c SITE SUPERVISOR SIMON ASHDOWN 07778 817880
AGENT: MR PARROTT glenn.parrott@yahoo.co.uk

Nicki Farenden
Lands Administration
Assistant

☎ +44 (0)1442 218911



nickifarenden@bpa.co.uk



British Pipeline Agency Limited
BPA Head Office • 5-7 Alexandra Road
Hemel Hempstead • Hertfordshire • HP2 5BS • UK
☎ +44 (0)1442 242200 • www.bpa.co.uk



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5-7 Alexandra Road
Hemel Hempstead
Herts HP2 5BS, UK

Tel: 44 (0)1442 242200
Fax: 44 (0)1442 214077
business@bpa.co.uk
www.bpa.co.uk



BPA Ref: PAPLX2016/18 0416	JASON BECK
Your Ref: 06/16/0295/F	GT YARMOUTH BOROUGH COUNCIL
Cross Ref: 2016/01 0047	Tel: 01493 846388
Location: KINGSLIVERE 79 COMMON ROAD	Works: PROPOSED ERECTION OF 4 DETACHED AND 2 SEMI DETACHED
Date: 25/8/2016	

Dear Jason Beck

LOCATION: Kingsliver 79 Common Road Hemsby.

Thank you for the consultation regarding the above Planning Application.

BPA do not have any objection, in principle to the proposals, but wish to ensure that any works in the vicinity of this major accident hazard high pressure gas pipeline does not affect the overall integrity, and that they are carried out in accordance with our safety requirements.

Please find enclosed a GIS plot of our pipeline in relation to the above application and a Special Requirements for Safe Working in close proximity to high-pressure pipelines (see www.linewatch.co.uk).

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- 9) Tree planting is prohibited within the 6m easement.
- 10) No lowering or significantly raising of ground level throughout the easement.
- 11) Roadways should, where possible, cross the pipelines using the appropriate protection detailed in Appendix 1 of the enclosed booklet and not run along the pipeline route.
- 12) A Continuous site presence will be required whilst the pipeline/s are exposed.

To obtain more detail of the pipeline's location, please contact Adam Canning on 01442 218846 and quote the BPA reference.

Yours faithfully
for BPA

Adam Canning
Lands Team Leader
01442 218846

c.c BPA Site Supervisor: Simon Ashdown
Agent: Mr Parrott GP Architectural Services.



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The data provided on this plan is
indicative only. It may not be accurate
and should not be relied upon. The
actual pipeline location will require
confirmation on site by BPA staff.

Location:
KINGSLIVERE
79 COMMON ROAD
HEMSBY

3rd Party Enquiry
Number:

REF: 06/16/0295/F

External Reference Number:

REF: PAPLX2016/16 0416

BPA Contact Details:
SIMON ASHDOWN
01442 218911

Client: JASON BECK
GT YARMOUTH BOROUGH COUNCIL

Scale: 1:1,276

5-7 Alexandre Road
Hemel Hempstead
Herts HP2 5BS
United Kingdom

Tel: 44(0)1442 242200
Fax: 44(0)1442 214077
bpa@bpa.co.uk
www.bpa.co.uk



WARNING: BPA fuel pipeline. Prior approval required. Phone 0800 595 387 prior to starting work.

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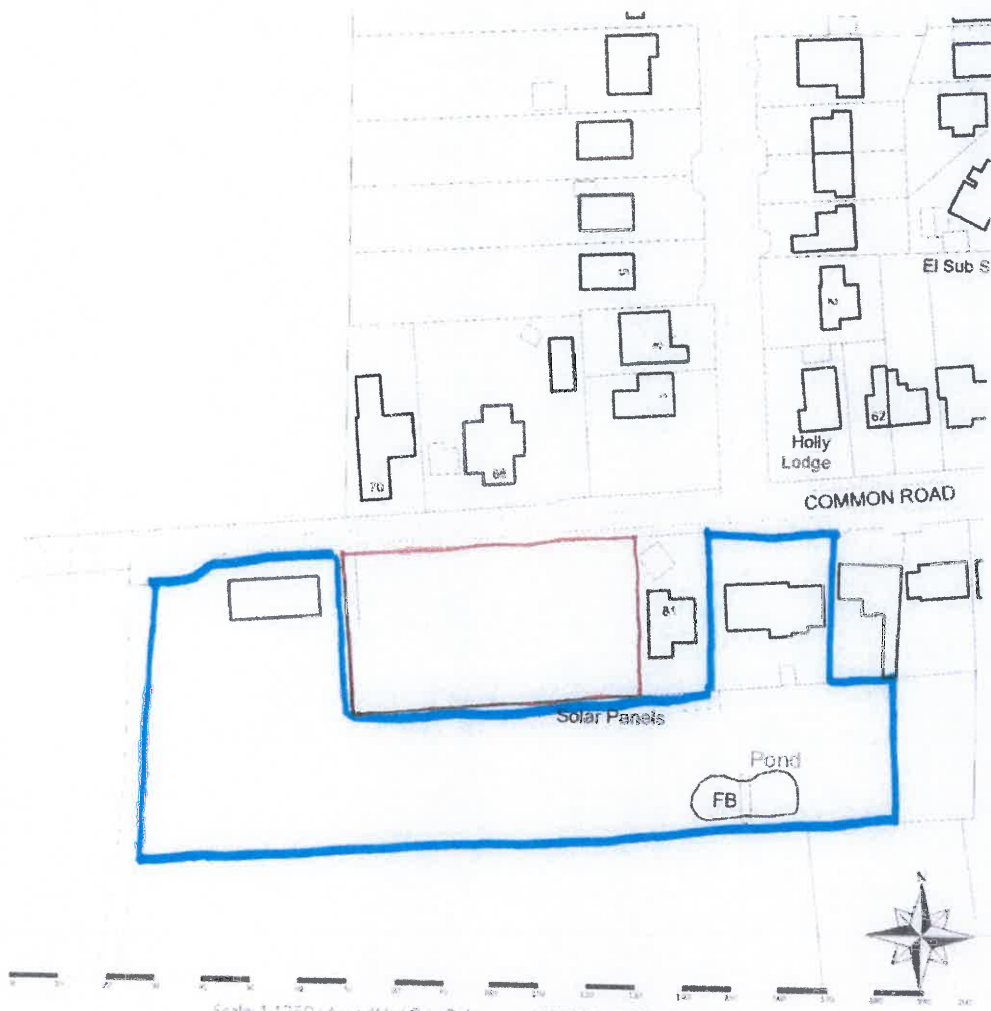
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24/11/2015

81, COMMON ROAD, GREAT YARMOUTH, NR29 4NA

1587



Scale: 1:1250 | Area 4Ha | Grid Reference: 648389 317430 | Paper Size: A4



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100035207



Reference: 06/16/0472/O

Parish: Great Yarmouth

Officer: Mr Jack Ibbotson

Expiry Date: 16-11-16

Applicant: Mr T Philpott

Proposal: Construction of a detached bungalow and garage

Site: Woodland 14 Beach Road, Scratby Great Yarmouth, NR29 3AJ

REPORT

1 Background/History:-

- 1.1 Woodland, 14 Beach Road is a relatively large residential property with extensive gardens located outside, but directly adjacent to the settlement boundary for the village of Scratby. The existing dwelling on site is a large dormer bungalow which has seen some modification and alteration, the curtilage is divided by a row of trees to the west side of the plot. The curtilage has a number of animal coops and other outbuildings. Previously (app. Ref. 06/14/0604/F) an area of the curtilage under the same ownership of the applicant, to the north of this application site, has had approval for the subdivision and creation of a new residential dwelling house.
- 1.2 The grounds surrounding the original property including those associated with previous planning applications equate to approximately 0.3 ha. The site area proposed to be separated from the original dwelling would be approximately 1/3rd of the site area currently used as residential garden area. There are areas outside of the curtilage under the applicants ownership not included in this application which have a use and appearance which is not domestic and would be classified as being agricultural in use.
- 1.3 Bounding the site are a mature evergreen hedge of >2.5m and within the site and to the rear of the site are hedges, trees and other planting which further 'green' the site and shield it to an extent from views outside of the site.
- 1.4 Outline planning permission is sought for the erection of a single storey bungalow which would be sited within the southern third (Approximate) of the current curtilage of No14. Beach Road. The application for outline Planning permission seeks permission for the principle of residential development in this location with the details of the layout, scale and access included within this application. Landscaping and appearance will be reserved matters to be

dealt with in a subsequent application should this application be approved. The application does give an indicative drawing of the proposed dwelling.

- 1.5 The site access will be from the existing access currently used by the host property and would also be used for the previously approved dwelling to the north of the site. The front of the subdivided site would form a parking a turning area with an L formed dwelling facing westwards. The private curtilage area would be to the rear and south of the property.
- 1.6 Indicative drawings show the scale of the building to be a single storey dwelling which would sit roughly in-line with the host dwellings side elevations and is of a similar proportion and form to this dwelling, although specified as being single storey.
- 1.7 Whilst landscaping is to be agreed as a reserved matter, the drawings submitted show that the front boundary treatment of mature hedging will be retained.

2. Consultations :-

2.1 Neighbours –

Following a consultation process in line with the General Development Procedure Order which included a site notice and press advert as the scheme is a departure from the local plan, no neighbouring residents submitted comments on this application.

2.3 Norfolk County Council as Highway Authority –

NCC commented in support of the development subject to the addition of conditions. In particular there is a requirement to link the development to the existing footpath. This offsite highway improvement would be dealt with by a condition with a prior to commencement trigger.

Other standard Highways conditions will be attached to the application.

2.4 Building Control – No adverse comments

2.5 Strategic Planning – Have set out the relative policies (set out in part 3 of this report). The assessment of the site in regards to policy will be set out in the analysis section of the report (part 6).

2.6 Ormesby St Margaret with Scratby Parish Council – Objection

The parish council set out two main concerns, firstly the impact that the intensification of the use of the site would result in more vehicular and

pedestrian movements from the site which is located on what the parish council consider a busy and dangerous junction.

Additionally, the parish council raise concerns that this could result in pressure for further development within land owned by the applicant.

3 Interim Housing Land Supply Policy

This policy only applies when the Council's Five Year Housing land Supply utilises sites identified in the Strategic Housing Land Availability Assessment. New housing development may be deemed acceptable outside, but adjacent to existing Urban Areas or Village Development Limits providing the following criteria, where relevant to the development, have been satisfactorily addressed:

- a) The scale of the development is appropriate to the size, character and role of the settlement as indicated in the settlement hierarchy and the level of housing proposed in any one settlement is generally in accordance with the level of housing proposed in emerging Policy CS2
- b) The proposed mix of housing sizes, types and tenures reflect local housing requirements in accordance with the latest Strategic Housing Market Assessment, this may include self build schemes and lower density housing
- c) At least 10% or 20% affordable housing depending on the affordable housing sub-market area is proposed unless exceptional circumstances can be demonstrated i.e. the proposal would result in the significant regeneration of a brownfield site
- d) The townscape and historic character of the area including designated heritage assets are conserved and enhanced. The final design should appropriately respond to and draw inspiration from distinctive local natural and built characteristics such as scale, form, massing and materials
- e) The proposed density and layout is appropriate and reflects the character and appearance of the surrounding area. Where 'higher' densities are proposed these will only be permitted if potential impacts have been mitigated by a well thought-out design
- f) A sequential approach has been taken to steer development to areas with the lowest probability of flooding, where this is not consistent with sustainability objectives (as set out in the Exception test) a Flood Risk Assessment should be provided incorporating appropriate mitigation measures, including emergency and evacuation plans

- g) Measures have been taken to avoid reductions in water quality and ensure that adequate foul water capacity is available to serve the development
- h) Measures have been taken to avoid or reduce adverse impacts on existing biodiversity and geodiversity assets. Where adverse impacts are unavoidable, suitable measures will be required to mitigate any adverse impacts. Where mitigation is not possible, the Council will require that full compensatory provision be made
- i) The landscape character of the surrounding area is conserved and enhanced, especially where the proposed development is in close proximity to an important landscape area, such as the Broads or the Norfolk Coast Area of Outstanding Natural Beauty. It is advisable that schemes in close proximity to the Broads also seek pre-application design advice from the Broads Authority
- j) The proposed development creates a safe and accessible environment that offers convenient access to key facilities and public transport
- k) The strategic and local road network can accommodate the proposed development without obstructing existing pedestrian and vehicular movements or negatively impacting upon public safety
- l) The development, having regard to other committed developments, would not be constrained by the need for significant off-site infrastructure which is not planned or funded
- m) The proposed development fulfils the day-to-day needs of residents and visitors including the provision of suitable private and communal open space, provision of sufficient car parking, planning for cycle storage and ensuring appropriate waste and recycling facilities are provided
- n) The proposal is demonstrated to be deliverable and viable, having regard to necessary contributions towards infrastructure, service provision and affordable housing, and the intention to develop is demonstrated by the applicant. To maximise housing delivery the Council will seek to ensure that the development commences within 2 years of planning permission being granted

4.1 Local Policy - Saved Great Yarmouth Borough-Wide Local Plan Policies (2001):

- 4.2 Paragraph 215 of the NPPF states that due weight should be given to relevant policies in existing plans according to their degree of consistency with the NPPF. The closer the Local Plan is to the policies in the NPPF the greater

the weight that is given to the Local Plan policy. The Great Yarmouth Borough Wide Local Plan was adopted in 2001 and the most relevant policies were 'saved' in 2007 and assessed again in January 2016. An assessment of policies was made during the adoption of the Core Strategy December 2015 and these policies remain saved following the assessment and adoption.

- 4.3 The Saved Policies listed have all been assessed as being in general conformity with the NPPF, and add further information to the policies in the NPPF, while not contradicting it. These policies hold the greatest weight in the determining of planning applications.

4.4 POLICY HOU10

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 COUNCIL WILL NEED TO BE SATISFIED IN RELATION TO EACH OF THE FOLLOWING CRITERIA:

- (i) THE DWELLING MUST BE REQUIRED FOR THE PURPOSE STATED
- (ii) IT WILL NEED TO BE DEMONSTRATED THAT IT IS ESSENTIAL IN THE INTERESTS OF GOOD AGRICULTURE OR MANAGEMENT THAT AN EMPLOYEE SHOULD LIVE ON THE HOLDING OR SITE RATHER THAN IN A TOWN OR VILLAGE NEARBY
- (iii) THERE IS NO APPROPRIATE ALTERNATIVE ACCOMMODATION EXISTING OR WITH PLANNING PERMISSION AVAILABLE EITHER ON THE HOLDING OR SITE OR IN THE NEAR VICINITY
- (iv) THE NEED FOR THE DWELLING HAS RECEIVED THE UNEQUIVOCAL SUPPORT OF A SUITABLY QUALIFIED INDEPENDENT APPRAISOR
- (v) THE HOLDING OR OPERATION IS REASONABLY LIKELY TO MATERIALISE AND IS CAPABLE OF BEING SUSTAINED FOR A REASONABLE PERIOD OF TIME. (IN APPROPRIATE CASES EVIDENCE MAY BE REQUIRED THAT THE UNDERTAKING HAS A SOUND FINANCIAL BASIS)
- (vi) THE DWELLING SHOULD NORMALLY BE NO LARGER THAN 120 SQUARE METRES IN SIZE AND SITED IN CLOSE PROXIMITY TO EXISTING GROUPS OF BUILDINGS ON THE HOLDING OR SITE
- (vii) A CONDITION WILL BE IMPOSED ON ALL DWELLINGS PERMITTED ON THE BASIS OF A JUSTIFIED NEED TO ENSURE THAT THE OCCUPATION OF THE DWELLINGS SHALL BE LIMITED TO PERSONS SOLELY OR

MAINLY WORKING OR LAST EMPLOYED IN AGRICULTURE, FORESTRY, ORGANISED RECREATION OR AN EXISTING INSTITUTION IN THE LOCALITY INCLUDING ANY DEPENDANTS OF SUCH A PERSON RESIDING WITH THEM, OR A WIDOW OR WIDOWER OR SUCH A PERSON

- (viii) WHERE THERE ARE EXISTING DWELLINGS ON THE HOLDING OR SITE THAT ARE NOT SUBJECT TO AN OCCUPANCY CONDITION AND THE INDEPENDENT APPRAISOR HAS INDICATED THAT A FURTHER DWELLING IS ESSENTIAL, AN OCCUPANCY CONDITION WILL BE IMPOSED ON THE EXISTING DWELLING ON THE HOLDING OR SITE
- (ix) APPLICANTS SEEKING THE REMOVAL OF ANY OCCUPANCY CONDITION WILL BE REQUIRED TO PROVIDE EVIDENCE THAT THE DWELLING HAS BEEN ACTIVELY AND WIDELY ADVERTISED FOR A PERIOD OF NOT LESS THAN TWELVE MONTHS AT A PRICE WHICH REFLECTS THE OCCUPANCY CONDITIONS*

IN ASSESSING THE MERITS OF AGRICULTURAL OR FORESTRY RELATED APPLICATIONS, THE FOLLOWING ADDITIONAL SAFEGUARD MAY BE APPLIED:-

- (x) WHERE THE NEED FOR A DWELLING RELATES TO A NEWLY ESTABLISHED OR PROPOSED AGRICULTURAL ENTERPRISE, PERMISSION IS LIKELY TO BE GRANTED INITIALLY ONLY FOR TEMPORARY ACCOMMODATION FOR TWO OR THREE YEARS IN ORDER TO ENABLE THE APPLICANT TO FULLY ESTABLISH THE SUSTAINABILITY OF AND HIS COMMITMENT TO THE AGRICULTURAL ENTERPRISE
- (xi) WHERE THE AGRICULTURAL NEED FOR A NEW DWELLING ARISES FROM AN INTENSIVE TYPE OF AGRICULTURE ON A SMALL ACREAGE OF LAND, OR WHERE FARM LAND AND A FARM DWELLING (WHICH FORMERLY SERVED THE LAND) HAVE RECENTLY BEEN SOLD OFF SEPARATELY FROM EACH OTHER, A SECTION 106 AGREEMENT WILL BE SOUGHT TO TIE THE NEW DWELLING AND THE LAND ON WHICH THE AGRICULTURAL NEED ARISES TO EACH OTHER.

NOTE: - THIS WOULD NORMALLY BE AT LEAST 30% BELOW THE OPEN MARKET VALUE OF THE PROPERTY.

4.5 POLICY HOU17 -

IN ASSESSING PROPOSALS FOR DEVELOPMENT THE BOROUGH COUNCIL WILL HAVE REGARD TO THE DENSITY OF THE SURROUNDING AREA. SUB-DIVISION OF PLOTS WILL BE RESISTED WHERE IT WOULD BE LIKELY TO LEAD TO DEVELOPMENT OUT OF CHARACTER AND SCALE WITH THE SURROUNDINGS.

(Objective: To safeguard the character of existing settlements.)

5 Core strategy – Adopted 21st December 2015

5.1 POLICY CS1 – FOCUSING ON A SUSTAINABLE FUTURE

For the Borough of Great Yarmouth to be truly sustainable it has to be environmentally friendly, socially inclusive and economically vibrant not just for those who currently live, work and visit the borough, but for future generations to come. When considering development proposals, the Council will take a positive approach, working positively with applicants and other partners to jointly find solutions so that proposals that improve the economic, social and environmental conditions of the borough can be approved wherever possible.

To ensure the creation of sustainable communities, the Council will look favourably towards new development and investment that successfully contributes towards the delivery of:

- a) Sustainable growth, ensuring that new development is of a scale and in a location that complements the character and supports the function of individual settlements
- b) Mixed adaptable neighbourhoods, which provide choices and effectively meet the needs and aspirations of the local community
- c) Environmentally friendly neighbourhoods that are located and designed to help address and where possible mitigate the effects of climate change and minimise the risk of flooding
- d) A thriving local economy, flourishing local centres, sustainable tourism and an active port
- e) Safe, accessible places that promote healthy lifestyles and provide easy access for everyone to jobs, shops and community facilities by walking, cycling and public transport
- f) Distinctive places that embrace innovative, high quality urban design that reflects positive local characteristics and protects the borough's biodiversity, unique landscapes, built character and historic environment

Planning applications that accord with this policy and other policies within the Local Plan (and with policies in adopted Neighbourhood Plans, where relevant) will be approved without delay, unless other material considerations indicate otherwise. Where there are no policies relevant to the application or relevant policies are out of date at the time of making the decision then the Council will grant permission unless material considerations indicate otherwise, taking into account whether:

- Any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the National Planning Policy Framework taken as a whole
- Specific policies in that Framework indicate that development should be restricted

6. Assessment

- 6.1 The application for a dwelling in this location is a departure from local plan policy because the site is outside the settlement boundary for Scratby, and is not located within an allocated area for residential development. 14 Beach Road, has seen previous applications which includes both approvals and refusals on site. The most recent refusal was for a two storey dwelling in this section of the site.
- 6.2 Great Yarmouth Borough Council has adopted an Interim Housing Land Supply Policy which sets out that new housing development may be deemed acceptable outside, but adjacent to existing Urban Areas or Village Development Limits providing certain criteria are met. The application site is adjacent to the settlement boundary of Scratby (See fig 1.), and therefore whilst a departure from the adopted local plan, the above interim policy bears some weight, and therefore the scheme is considered against these criteria. On balance it is felt that the development is in accordance with the Interim Housing Land Supply Policy.

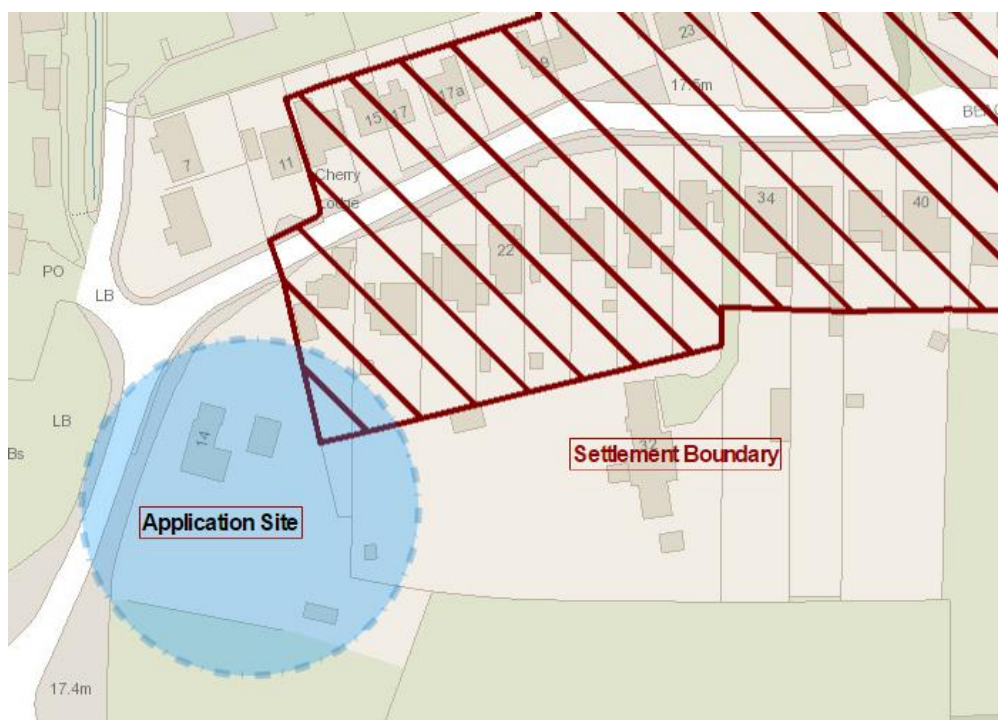


Fig 1.

- 6.3 Previously the scheme had been refused on the grounds that the development was over development of the plot, in a form which would harm the character and appearance of the wider area. These reasons were upheld by the Planning Inspectorate as part of the subsequent appeal. This scheme has seen a significant change in the design, and also scale of the proposal. In addition, the policy context has changed.

- 6.4 Due to the proximity of the site to the built up area boundary there is a need to assess the scheme against the criteria as set out in the Interim Housing Land Supply Policy. The scale of the development is appropriate to the size, character and role of the settlement as indicated in the settlement hierarchy as a single additional dwelling within a well screened residential garden would not create the harm as would have been the case for the previously refused scheme for a two storey dwelling. 5% of the boroughs additional residential development should take place in settlements such as Scratby, and therefore single dwelling development fits with this more limited distribution of development.
- 6.5 Criteria B, C, are not relevant in this instance due to the small scale nature of a single dwelling where affordable housing requirements cannot be required, and the house type would broadly fit within the requirements of the Strategic Housing Market Assessment. Criterion D relating to design and details, would need to be addressed predominantly in the reserved matters application, , however the scale, indicative height and layout of the plot would comply with this policy. This criterion alongside criterion E has been considered, and results in the reduced scale of development to the previously refused scheme. The proposed density and layout of single storey bungalow development in a low density layout with room for private gardens and domestic landscaping is considered to be appropriate and reflects the character and appearance of the surrounding area.
- 6.6 The site is not within a flood risk area and therefore a sequential approach is not required in the assessment of this application. In terms of run off the size of the site, use of a soakaway and the conditioning of materials for the drive would ensure that drainage can be adequately dealt with at the property. Due to the sites proximity to the settlement of Scratby there is adequate foul water capacity available to serve the development with a link to the existing mains drains.
- 6.7 On balance the highways impact of this development is considered acceptable subject to the provision of a condition which would require the development to create a linked foot path pedestrian access to the development outside of the application site to the existing highways pavement to the north of the site. Within the site there is space to provide adequate parking and turning. Whilst the access is near a relatively busy road, visibility splays would be provided and Norfolk County Council Highways have not objected to the scheme. Therefore whilst the objection of the parish council is acknowledged, it would not sustain a refusal.
- 6.8 The development would be sited far enough away from the host property, and any other neighbouring residential properties so as to ensure that the new

development would have no detrimental impacts upon the amenity of neighbouring residents. The site is spacious and orientated in a way which would provide a good level of amenity, including private garden space for future occupiers.

- 6.9 By virtue of the proposed site's location outside of the settlement boundary the plot is within a more rural setting and would result in an increase in the developed nature of the site. However, the current character and appearance of the site to be developed is associated with its enclosed residential garden use including garden structures and paraphilia, this would in part be retained and the low level bungalow dwelling proposed would not stand out particularly which is an important consideration due to the prominence of this corner plot. Landscaping is a reserved matter, and should reflect the need to maintain a screen to the site as there is currently. However on balance due to the relatively contained nature of this site, and retention of open land surrounding the enclosed garden development plot, this development would not erode the rural character of the area, which would retain its appearance from views entering the village on the main coastal road.

7 Recommendation

- 7.1 Approve – the proposal is considered to accord to policy CS1 and CS2 of the Great Yarmouth Local Plan – Core Strategy and the Interim Housing Land Supply Policy.
- 7.2 It is noted that there will be an increase in pedestrian, cycle and vehicular movements from the site and the existing access, and therefore whilst this is considered acceptable in broad terms, the applicant will be required to improve pedestrian access to the site through imposition of condition. Other conditions relating to landscaping, design and standard highways conditions as requested by Norfolk County Council's Highway officer would also be required.

Jill K. Smith

From: Sue Eagle <ormesbyclerk@btinternet.com>
Sent: 13 September 2016 12:19
To: plan
Subject: Ormesby St Margaret with Scratby PC - comments

Good afternoon,

Please see the following comments from Ormesby St. Margaret with Scratby PC

14 Beach Road, Scratby – 06/16/0472/O

There has been a number of developments proposed on this site in previous years.

Our overriding objection is that of road safety with regards to a shared access onto Beach Road, as permission has already been granted for one new property and together with the existing residence and the proposed new property this would mean the driveway would be servicing all three.

The entrance is adjacent to a very busy junction that serves the Garden Centre, Post Office and Shop, two new properties, farm entrance with light industrial units and a busy Parish Hall.

The site is fronted by a tall overgrown hedge. The visibility splay from the existing property is minimal.

We therefore, strongly object to this application on the grounds of safety.

The Council is also concerned that this is a large size plot of land and that this application could be followed by other applications for more properties.

It is hoped that **all neighbouring properties** are made aware of this proposed development as we have received a number of concerns from Parishioners regarding speeding and traffic problems on this part of the highway, one of which has recently been passed onto NCC Highways.

Clere House – Pippin Close, Ormesby St Margaret 06/16/0140/F

The Parish Council consider it very important that a Management Committee for the development be set up to address any future problems.

The agent has already confirmed that a pedestrian route will be retained. It is important that this route remain to be a Public Right of Way at all times and not just a permissive right of way. The Parish Council insist that this matter be dealt with as a matter of upmost importance before making any decision.

22 North Road, Ormesby St Margaret 06/16/0499/F

The Council are concerned about the close proximity of the neighbouring property and hope the Planning Committee will take this into account when making their decision.

Regards,

Sue Eagle

Clerk to Ormesby St Margaret with Scratby Parish Council

Tel: 01493 733037

To: Building Control Manager

My Ref: 06/16/0472/O

From: Development Control Manager

Date: 16th August 2016

Case Officer: Mr J Beck

Parish: Ormesby St.Marg 16

Development at:-

Woodland 14 Beach Road
Scratby
GREAT YARMOUTH
NR29 3AJ

For:-

Construction of a detached
bungalow and garage

Applicant:-

Mr T Philpot
Flat 2 Post Office Flats
Hall Quay
GREAT YARMOUTH

Agent:-

Mr A Middleton
23 Regent Street
GREAT YARMOUTH
Norfolk

The above mentioned application has been received and I would be grateful for your comments on the following matters:-

Please let me have any comments you may wish to make by 30th August 2016.

COMMENTS: NO ADVERSE COMMENTS



12-8-16

Jason Beck
Great Yarmouth Borough Council
Town Hall
Hall Plain
Great Yarmouth
Norfolk
NR30 2QF

Your Ref: 06/16/0472/O
Date: 7 September 2016

My Ref: 9/6/16/0472
Tel No.: 01603 638070
Email: stuart.french@norfolk.gov.uk

Dear Jason

Ormesby St Margaret with Scratby: Construction of a detached bungalow and garage
Woodland 14 Beach Road Scratby GREAT YARMOUTH NR29 3AJ

Thank you for your recent consultation with respect to the above.

Whilst I have no objection in principle to the proposed development, it is noted the site is located within a street environment and an existing footway terminates to west of the access to the site. The proposals do not include any extension of this footway up to the access of the development, which will not only provide a continuous footway link to/from the village but also promote more sustainable modes of transport. I would propose to deal with this by condition

Accordingly, In highway terms only I have no objection to this proposal subject to the following conditions and informative note being appended to any grant of permission your Authority is minded to make.

SHC 19 Prior to the first occupation of the development hereby permitted a visibility splay shall be provided in full accordance with the details indicated on the approved plan. The splay shall thereafter be maintained at all times free from any obstruction exceeding 0.225 metres above the level of the adjacent highway carriageway.

Reason: In the interests of highway safety.

Continued/...

SHC 24 Prior to the first occupation of the development hereby permitted the proposed access, on-site car parking and turning area shall be laid out, demarcated, levelled, surfaced and drained in accordance with the approved plan and retained thereafter available for that specific use.

Reason: To ensure the permanent availability of the parking / manoeuvring area, in the interests of highway safety.

SHC 39AV Notwithstanding the details indicated on the submitted drawings no works shall commence on site unless otherwise agreed in writing until a detailed scheme for the off-site highway improvement works (extension of existing footway) have been submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority.

Reason: 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.

SHC 39B Prior to the first occupation of the development hereby permitted (or Prior to the commencement of the use hereby permitted) the off-site highway improvement works referred to in Part A of this condition shall be completed to the written satisfaction of the Local Planning Authority in consultation with the Highway Authority.

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

Inf.1 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. This development involves work to the public highway that can only be undertaken within the scope of a Legal Agreement between the Applicant and the County Council. Please note that it is the Applicant's responsibility to ensure that, in addition to planning permission, any necessary Agreements under the Highways Act 1980 are also obtained and typically this can take between 3 and 4 months). Advice on this matter can be obtained from the County Council's Highways Development Management Group based at County Hall in Norwich. Please contact Developer Services on 0344 800 8020. 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. If required, street furniture will need to be repositioned at the Applicants own expense.

Yours sincerely

Stuart French

Highways Development Management & Licensing Officer
for Executive Director for Community and Environmental Services

Application Ref	06/16/0472/O
Proposal	Construction of a detached Bungalow and Garage
Location	Woodland 14 Beach Road, Scratby

Case Officer	Mr J Beck	Policy Officer	Miss K Dix
Date Received	22/08/2016	Date Completed	25/08/2016

Current policies of particular strategic importance at the time of writing are as follows:

Development Plan:

Adopted Local Plan: Core Strategy (December 2015):

Policy CS1 – Focusing on sustainable Future: States that for the borough to be truly sustainable it has to be environmentally, friendly, socially inclusive and economically vibrant and in particular:

Part e) Where ever possible safe accessible places to promote healthy lifestyles and provide easy access for everyone to jobs, shops and community facilities by walking, cycling and public transport.

Policy CS2 – Achieving sustainable growth: States that housing must be delivered in a sustainable manner, distributed in accordance with the settlement hierarchy.

Saved Great Yarmouth Borough-Wide Local Plan Policies:

Policy HOU10: States that dwellings in the countryside will only be permitted in connection with agriculture, forestry, organised recreation or expansion of existing institutions

Other material considerations:

Interim Housing Land Supply Policy, 2014:

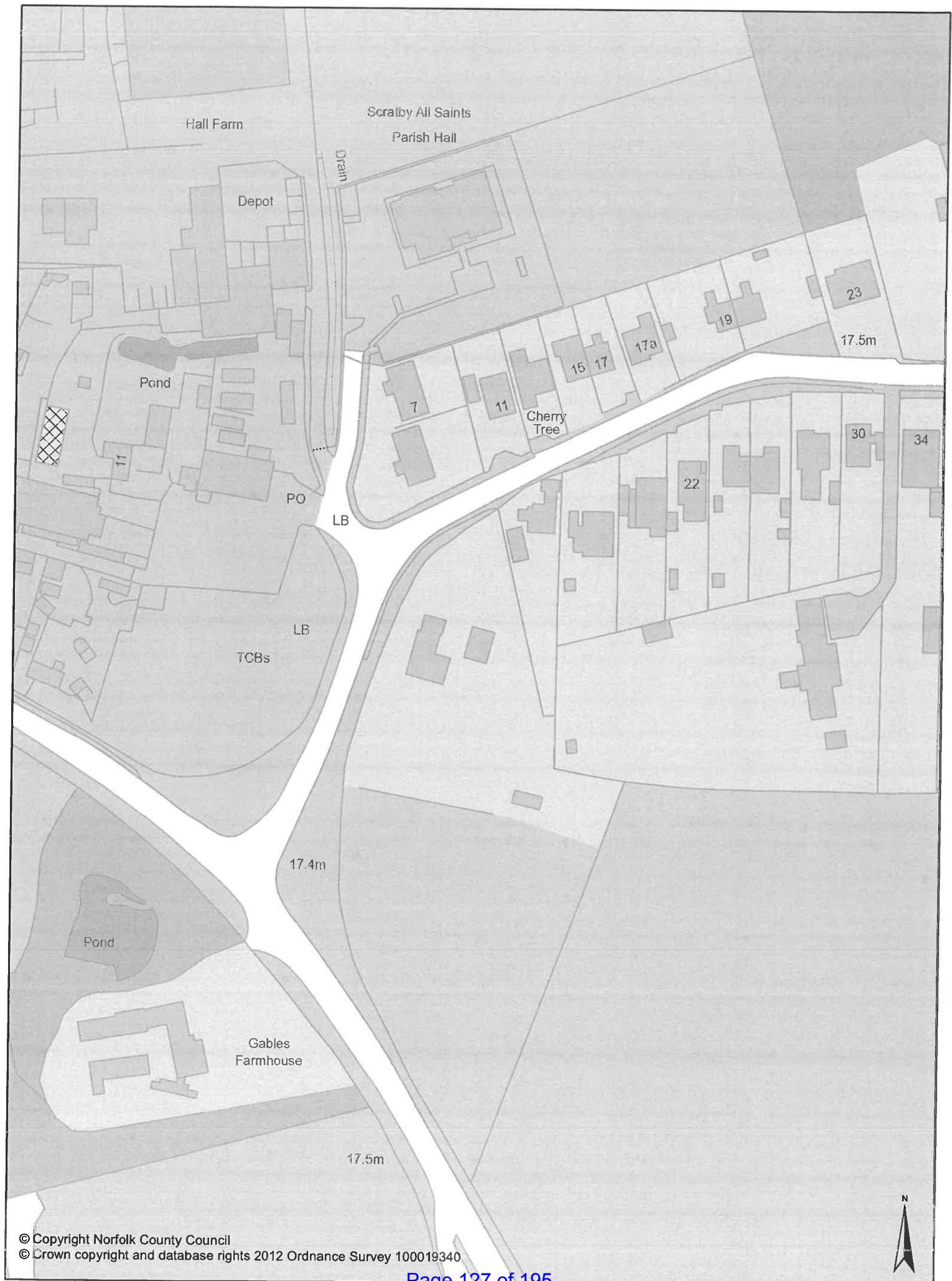
The Interim Housing Land Supply Policy seeks to facilitate residential development outside but adjacent to development limits by setting out criterion to assess the suitability of exception sites. The policy only applies when the Council's five year housing land supply utilises sites identified in the Strategic Housing Land Availability Assessment. As such the Interim Policy can be used as a material consideration in the determination of planning application.

Strategic Planning Comments

The proposal seeks planning permission for a detached Bungalow and garage. This application has been carefully considered in line with the Development Plan and other material considerations.

This application falls just outside of the development limit for the village of Scratby. However, the application falls adjacently to the development limit and so could be considered to meet the initial requirement of the **Interim Housing Land Supply Policy** and should be assessed against the relevant criteria. For example, criteria (k) may be a key consideration given the proximity of the site to the Beach Road/Scratby Road junction. The adopted Core Strategy Policy **CS2** states that approximately 5% of all new residential development over the plan period should be located in secondary and tertiary villages such as Scratby. Policy **HOU10** of the remaining saved Borough-Wide Local Plan states that new dwellings in the countryside will only be permitted in connection with agriculture, forestry, organised recreation or expansion of existing institutions, which is not proposed in this planning application. However, as indicated above, the site is located close to the built-up area of the Scratby. Policy **CS1** states the need to provide safe accessible places for walking, cycling and public transport to access jobs, shops and community facilities.

I trust these Strategic Planning comments will be of use to you; no doubt you may well have other matters to weigh in reaching a decision. Should you wish to discuss any of the points raised, please do not hesitate to contact the above named policy officer.



Reference: 06/16/0590/CU

Parish: Mautby

Officer: Mr G Clarke

Expiry Date: 02-12-2016

Applicant: Mr S Hewitt

Proposal: Change of use form agricultural field to storage of timber/firewood

Site: Hall Farm
Hall Road
Mautby

REPORT

1. Background / History :-

- 1.1 The application site is part of a field to the south of the group of farm buildings at Hall Farm, there is a dwelling to the north east of the site (Hall Farm Cottage) and another to the west (Hall Farm House). The land to the south is open farm land.
- 1.2 The applicant runs a business from the farm buildings at Hall Farm which involves importing, cutting splitting, storage and distribution of firewood, this use was recently regularised when a Certificate of Lawful Use was granted on 13th July 2016 (06/16/0280/EU). In recent years the business has spilled over onto the field to the south which has had piles of logs stored on it, the applicant has been advised that this use is unauthorised and the current application has been submitted for the storage of timber on a smaller area of land to the north east corner of the field. Vehicular access to the site will be from the existing access to Hall Farm.

2 Consultations :-

- 2.1 Parish Council – No objections.
- 2.2 Highways – No objection.
- 2.3 Public Rights of Way Officer – The area identified on the plan is adjacent to a restricted byway, Mautby RB8, but does not directly affect it. The change of use area is accessed via the existing property and not via the restricted byway, therefore we have no objection to the application.

- 2.4 Broads Authority – The location of the proposed works will have some impact on the visual appearance of the Broads landscape. The appearance has the potential to be unsightly, as can be seen from the existing adjacent storage area and as such we would ask that the applicant establish a native hedge with the occasional standard tree along the southern boundary of both the existing and proposed wood storage area. This will ultimately a) provide a visual buffer between the activities on site and the public right of way and the Broads area generally in views northwards, b) provide a good habitat enhancement.

If a hedgerow is out of the question, then a small copse would be beneficial planted in the south eastern corner of the area consisting of native trees and shrubs.

I can confirm that the Broads Authority does not wish to raise an objection subject to the above comments.

- 2.5 Environmental Health - I can confirm that I have viewed the plans, carried out site visits and discussed the application with the applicant and land agent. While I am aware of the potential for noise disturbance in this area it is my opinion that the application of suitable planning conditions can effectively mitigate the potential for noise nuisance. Accordingly I would have no objection subject to a condition being attached to any permission granted requiring that no mechanically powered cutting, sawing or splitting of timber (or other similar operation) take place at the development.
- 2.6 Neighbours – One letter of objection has been received on behalf of the occupiers of Hall Farm Cottage (copy attached), the reasons for objection are noise and disturbance from the site which affects the residential amenities of their property.

3 Policy :-

3.1 Policy CS6 – Supporting the local economy

The Borough of Great Yarmouth has a diverse local economy. It is the main service base in England for the offshore energy industry and has a thriving seasonal visitor economy. To ensure that the conditions are right for new and existing businesses to thrive and grow, there is a need to continue to strengthen the local economy and make it less seasonally dependent. This will be achieved by:

- a) Encouraging the redevelopment and intensification of existing employment sites, particularly those sites with good access by a variety of transport modes
- b) Safeguarding existing local employment areas identified in Table 10 and future local employment areas allocated in other Local Plan Documents for employment use. Alternative uses will only be allowed where it can be demonstrated that:

- There is a satisfactory relationship between the proposed use and any pre-existing neighbouring uses, without significant detriment to the continuation and amenity of existing or proposed uses
 - There is no commercial interest in the re-use of the site for employment, demonstrated by suitable marketing at an appropriate price for at least 18 months
 - A sequential viability test has been applied following the unsuccessful marketing of the site, based on the following sequence of testing: mixed use of the site that incorporates an employment-generating use, then non-employment use
- c) Allocating approximately 10-15 hectares of new employment land at Beacon Park Extension, South Bradwell, through Policy CS18
 - d) Exploring the potential for up to 22 hectares of land reclamation to the north of the Outer Harbour at South Denes
 - e) Supporting port-related development proposals relating to the Outer Harbour and existing river port, in particular encouraging cargo handling and other port-reliant activities
 - f) Encouraging a greater presence of higher value technology and energy-based industries, including offshore renewable energy companies, in the borough
 - g) Supporting the local visitor and retail economies in accordance with Policies CS7 and CS8
 - h) Encouraging the development of small scale business units, including those that support the rural economy and rural diversification
 - i) Supporting the provision of development essential to sustain a rural workforce, including agricultural workers' dwellings and rural community facilities
 - j) Minimising the potential loss of the best and most versatile agricultural land by ensuring that development on such land is only permitted if it can be demonstrated that there is an overriding sustainability benefit from the development and there are no realistic opportunities for accommodating the development elsewhere
 - k) Supporting the delivery of high speed broadband and communications technology to all parts of the borough
 - l) Encouraging flexible working by:
 - Allowing home-working where there is no adverse impact on residential amenities

- Allowing the development of live-work units on residential and mixed-use sites, subject to the retention of the employment element and safeguarding of residential amenity
- Allowing the development of relevant ancillary facilities, such as childcare facilities and eateries, in local employment areas, where appropriate

m) Improving workforce skills by:

- Working with local education and skills agencies and local business organisations to establish training facilities to enhance workforce skills
- Encouraging the provision of new training facilities on employment sites

3.2 National Planning Policy Framework (NPPF) – paragraph 28, Supporting a prosperous rural economy.

Planning policies should support economic growth in rural areas in order to create jobs and prosperity by taking a positive approach to sustainable new development. To promote a strong rural economy, local and neighbourhood plans should:

- support the sustainable growth and expansion of all types of business and enterprise in rural areas, both through conversion of existing buildings and well designed new buildings;
- promote the development and diversification of agricultural and other land-based rural businesses;
- support sustainable rural tourism and leisure developments that benefit businesses in rural areas, communities and visitors and which respect the character of the countryside. This should include supporting the provision and expansion of tourist and visitor facilities in appropriate locations where identified needs are not met by existing facilities in rural service centres;
and
- promote the retention and development of local services and community facilities in villages such as local shops, meeting places, sports venues, cultural buildings, public houses and places of worship.

4 Assessment :-

- 4.1 The site involved in the application is an area of land to the north east of the field to the south of Hall Farm, the site is screened from the road by a mature hedge and trees and is only visible from the road to the south of the site. At present several piles of wood can be seen to the western part of the site on and which is not part of the application, it is the applicant's intention to move this to the application site or process it with the unit to the north. The applicant has already planted trees along the southern boundary which will help to screen the site as they mature.

- 4.2 The only objection to the application is from the occupiers of Hall Farm Cottage which is to the north east, the occupier of Hall Farm House which is to the west has not objected to the application. The letter of objection includes two reasons for objecting to the proposal, the first is loss of grade 1 agricultural land and the second is noise and disturbance.
- 4.3 According to the Local Plan Policies Map which is part of the Great Yarmouth Local Plan: Core Strategy the nearest grade 1 agricultural land is just over 300 metres to the north of Hall Farm, the site itself is not grade 1 land so the proposal will not result in the loss of grade 1 or grade 2 agricultural land.
- 4.4 The proposed use of the site is for storage of timber that is awaiting processing on the site to the north, the only noise that will occur from the storage use is when material is delivered to the site or when it is moved to the processing area. The applicant has submitted a letter (copy attached) which states that all deliveries happen during the working week and that there is no intention to increase the scale of the business.
- 4.5 Providing the use is for storage only it is unlikely to cause any significant harm to the amenities of the nearest dwellings and it is considered that the use is acceptable and will comply with the aims of Policy CS6 of the Core Strategy and Paragraph 28 of the NPPF. If approved, it is suggested that permission is initially granted for a temporary period of one year with consent being made personal to the applicant. This will give time to see if any problems occur and ensure that if the applicant no longer runs the business the land will revert to agricultural use. Any consent should also include conditions limited deliveries to Monday to Friday, limit working hours and no mechanically powered cutting, sawing work, etc. (as suggested by Environmental Health) taking place on the site.

5 RECOMMENDATION :-

- 5.1 Approve – the proposal complies with Policy CS6 of the Great Yarmouth Local Plan: Core Strategy and Paragraph 28 of the NPPF.
- 5.2 Approval should be subject to the conditions suggested in paragraph 4.5.

S/R 064560

Nuisance Record Form

Name: ...Gail Younge Location of noise: Hall Farm, Mautby, NR29 3JB.....

Your address: Hall Farm Cottage, Mautby, NR29 3JB

To assist the Council in obtaining evidence of a noise nuisance, please fill in this log sheet as accurately as possible, noting any specific effects the noise has on your daily life.

Date	Time		Description e.g. barking dogs, loud music	How the noise affects you e.g. unable to hear TV, unable to sleep
	From	To		
9/8	5.30	6.15	Heavy vehicles moving wood	Unable to enjoy garden in the EVENING - not knowing when the noise would end
11/8	ALL DAY		Cutting by the pond all day without any screening to mitigate the noise	Unable to be in our garden
13/8	All day SATUR DAY	6.30	Loading/moving/dumping logs SATURDAY through to the EVENING	Anxiety - unable to enjoy garden. General anxiety about this being a SATURDAY AFTERNOON / EVENING and not knowing how long it will continue
14/8	9.00	11.00 onwar ds ?	Loading/moving/dumping logs SUNDAY MORNING	Anxiety - unable to enjoy garden. General anxiety about this being a SUNDAY MORNING and not knowing how long it will continue

NNR1 V1 7/15

S/R 064560

10/9 *	All day SATUR DAY		JCB running constantly, tumbling logs, loading logs, heavy machinery	Anxiety, anger, humiliation and dissatisfaction - that this should continue through the whole day without reprieve on a SATURDAY
11/9 *	All morning SUNDAY		Loading/moving/dumping logs SUNDAY MORNING	Anxiety, anger, humiliation and dissatisfaction - that this should be dominating a SUNDAY MORNING
14/9	All day	thro' to 7.00 p.m	Loading, moving, cutting, dumping logs; heavy machinery running constantly	Anxiety - unable to enjoy garden. General anxiety about this being at an unreasonable pitch all day and continuing through to 7.00 p.m. to ruin our EVENING as well as being an unreasonable level during working hours
17/09 *	All day SATUR DAY	6.00 p.m.	JCB running constantly, tumbling logs, loading logs, heavy machinery	Anxiety, anger, humiliation and dissatisfaction - that this should continue throughout the whole day without reprieve - on a SATURDAY through to 6.00 p.m.
18/09 *	All morning SUNDAY	1.00 p.m.	JCB running almost constantly, tumbling logs, loading logs, heavy machinery	Anxiety, anger, humiliation and dissatisfaction - that this should continue on a SUNDAY MORNING

NNR1 V1 7/15

S/R 064560

21/09	All day	6.30p.m.	Constant whine from cutting machinery was the cause of a bad headache by 4.00 p.m I defy anyone to be sweet and without a headache at the end of such a day.
15/10	8.00	7.00 p.m.	<p>Anxiety, humiliation, anger, dissatisfaction: we had friends here to play tennis late afternoon as the light was fading. We like to play when the geese are flying overhead, the rooks, pheasants are roosting. We like to play into the dark and have a drink afterwards whilst enjoying the birdlife. NOT POSSIBLE as the <i>Weekend Woodyard</i> prevents this on a SATURDAY EVENING. JW often states that the noise nuisance should be judged according to what's normal in the area. I believe that listening to the geese in the autumn on a Saturday at dusk is what should be considered normal.</p> <p>Cutting, JCB left running constantly, tumbling logs, heavy machinery on a SATURDAY EVENING though to 7.00 p.m.</p>
16/10	8.00	beyond 1.00p.m.	<p>General anxiety because it's a SUNDAY MORNING and Sunday mornings in Mautby should not be dominated by this sort of disturbance.</p> <p>Unable to relax in our garden due to constant JCB (I find it extraordinary that a JCB is never turned off!), tumbling of logs, movement of heavy machinery on SUNDAY MORNING</p>

S/R 064560

22/10	8.00	6.15 p.m.	Cutting, JCB left running constantly, tumbling logs, heavy machinery on a SATURDAY EVENING This was not 'emergency' loading of logs to deliver to customers	Anxiety, humiliation, anger, dissatisfaction: we had friends here to play tennis late afternoon as the light was fading. We like to play when the geese are flying overhead, the rooks, pheasants are roosting. We like to play into the dark and have a drink afterwards whilst enjoying the birdlife. NOT POSSIBLE as the Weekend Woodyard prevents this on a SATURDAY EVENING. JW often states that the noise nuisance should be judged according to what's normal in the area. I believe that listening to the geese in the autumn on a SATURDAY at dusk is what should be considered normal.
26/10	4.00	6.30	EXTRAORDINARY levels of noise in the EVENING, dropping heavy tree trunks from a height, banging metal bucket, JCB paled in insignificance Wood smoke into our bedrooms overnight	Sick - but faintly amused it was that bad! Not amused by woodsmoke into our bedroom windows.

I certify that the details stated above were recorded by me concerning noise and activity emanating from the premises of the alleged offender stated above and that all the incidents referred to above were personally witnessed by me. * rather than be cavalier with the truth, it should be said that I'm not totally sure of the dates for the 2 weekends, 10th, 11th & 17th, 18th September. However, I am totally sure that there were 2

NNR1 V1 7/15

S/R 064560

weekends leading up to us leaving for holiday (22nd September) when this level and length of noise took place.

Dated the 24th day of October 2016 Signed

Steven Hewitt
Bracken Lodge
Barn Lane
Runham
Great Yarmouth
Norfolk
NR29 3EF

Graham Clarke
Great Yarmouth Borough Council
Town Hall
Hall Plain
Great Yarmouth
Norfolk
NR30 2QF

Dear Graham,

RE – 06/16/0590/CU Site at Hall Farm, Mautby, Great Yarmouth, NR29 3JB. Change of use from agricultural field to storage of timber/firewood

With regards to the above planning application, we would like to make the following points:

The land in question has been a rough meadow and has never been cropped to my knowledge, for the last 45 years. Up until the point I was given my tenancy, my father farmed the land for 40 years and it has always been a grazing meadow.

The proposed area is only a small proportion of the whole field. Trees have already been planted as has been suggested by the Broads Authority and have now been established over the last 5 years. They are mixed tree species and some shrubbery, most of these are evergreen to act as a screen.

The timber on the field that has been suggested is outside the planning area, is old wood that has no use and is there as a natural habitat for wild life as discussed with Great Yarmouth Planning Department. As a result of this we have noticed an increase in grass snakes, lizards, field mice and voles. On the grassed area adjacent to this we regularly have a pair of barn owls onsite. We are looking at siting an owl box and to install a couple of bat roosts in the surrounding trees.

The proposed area is not to upscale the business, it is to make it easier to handle timber that comes in from Great Yarmouth Borough Council and Norwich City Council. This timber is arb waste which comes on a bulker, loose and is tipped up as it can't be stacked by crane. This timber is then left and only moved when the timber is processed into firewood. If this area is not able to be used for timber storage, the wood will still come into the existing yard, adjacent to the field but once tipped would need to be re-handled to be stored in designated areas. As we are a sustainable business we feel that this process will keep our carbon foot print lower. We have been advised by Norfolk Fire Service that using the proposed storage area is good practice for the storage for larger amounts of timber.

All lorry deliveries happen within the working week. Great Yarmouth Borough Council and Norwich City Council usually deliver one lorry each per month, to illustrate that this is not a frequent occurrence.

Alleged noise objections are associated with the existing yard which has planning permission not the storage area in question. We have worked closely with Environmental Health and follow their guidance regarding noise parameters. Steps have been taken (including huge investment) to mitigate any possible noise disturbance to all of our neighbours. The proposed area is for storage only and any cutting or splitting takes place in the existing planning unit.

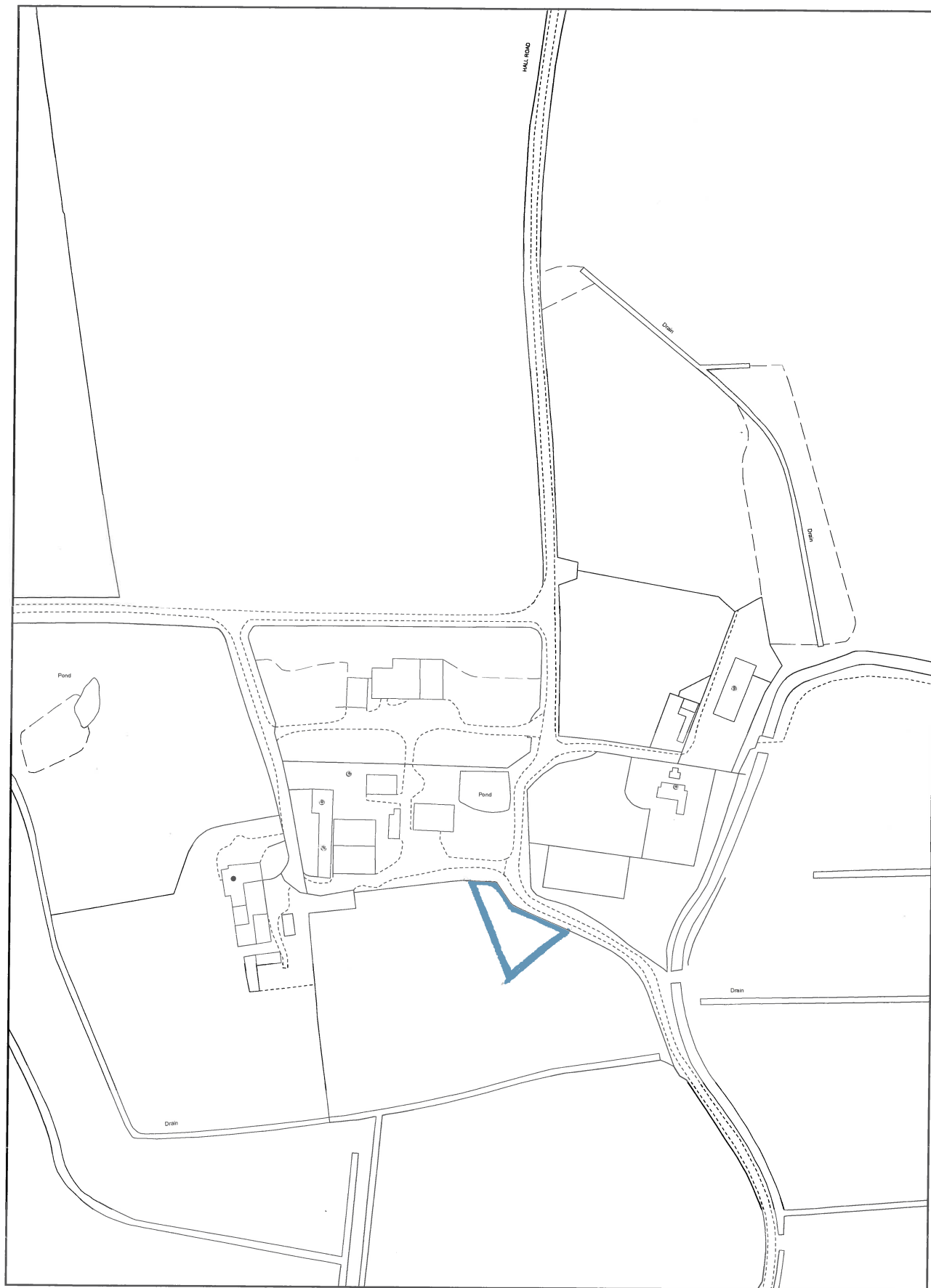
Before any decisions are made we would welcome a site visit to clarify the planning request.

Finally, we would like to stress that both of our closest neighbours have raised no objections and only offer support for our business.

Kind Regards



Steven Hewitt



Date: 07:11:16	Scale: 1:2500
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GREAT YARMOUTH
BOROUGH COUNCIL

Planning & Business Services

Reference: 06/16/0415/CU

Parish: Martham

Officer: Mrs Gemma Manthorpe

Expiry Date: 26th October 2016

Applicant: Mrs R Luxford

Proposal: Change of use from B1 (Business) to A1 (Shops), A2 (Financial and Professional) A3 (Food and Drink) and A5 (Hot food takeaway).

Site: 9 The Green Martham

1. REPORT

- 1.1 This is a full planning application which seeks approval for the change of use of an existing commercial unit to A1, A2, A3 and A5 use and the subdivision of the unit to form two separate commercial units. The uses applied for are mixed with the application form stating that each of the two proposed units covering 106.5 square meters and being one of the four proposed uses.
- 1.2 The site also includes a car park which is included in the application as a car park for the units.
- 1.3 The site has previously been used as a motor repair business (application 06/84/0135/F – siting of a porta cabin for use as a temporary office in connection with a motor fuels repair business) and more recently as Broadland Fuels in a B1 use.

2. Consultations :-

- 2.1 **Neighbours** – There have been nine objections to the application which are summarised below, a sample of objections are attached and all objections are available at Great Yarmouth Borough Councils website.
 - Martham is a village and not a town.
 - There are already two takeaways and two pubs serving food in the village.
 - There is another takeaway a mile away.
 - Given the level of obesity further junk food outlets shouldn't be considered.
 - Rubbish.
 - Increased pressures on parking.
 - Access to the car park is hazardous.
 - Noise will cause a nuisance.
 - Early hour delivery service will cause noise until early hours.
 - Youths will congregate and loiter.
 - The village do not need another hairdressers.

- 2.2 **Parish Council** – Concern was raised with regard to parking. The property is on a central corner in the village, and the area is heavily trafficked. Council would ask that a restriction be in place with any approval to A5 use not to allow trading after midnight as there are many properties in the vicinity.
- 2.3 **Norfolk County Council Highways** – Comments on amended plans not received at time of writing.
- 2.4 **Conservation** – The re-use of the property is seen as a modest enhancement of the conservation area.
- 2.5 **Strategic Planning** – No comments on the application.

3. **National Planning Policy Framework**

- 3.1 The presumption in favour of sustainable development is set out in paragraph 14.
- 3.2 At the heart of the National Planning Policy Framework is a presumption in favour of sustainable development, which should be seen as a golden thread running through both plan-making and decision-taking.

For decision-taking this means:

- approving development proposals that accord with the development plan without delay; and
 - where the development plan is absent, silent or relevant policies are out-of-date, granting permission unless:
 - any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole; or
 - specific policies in this Framework indicate development should be restricted.
- 3.3 Paragraph 19 of the NPPF seeks to promote sustainable growth and the local economy.
19. The Government is committed to ensuring that the planning system does everything it can to support sustainable economic growth. Planning should operate to encourage and not act as an impediment to sustainable growth. Therefore significant weight should be placed on the need to support economic growth through the planning system.
- 3.4 The Core Planning Principles at Paragraph 17 include:
- always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings;

- take account of the different roles and character of different areas, promoting the vitality of our main urban areas, protecting the Green Belts around them, recognising the intrinsic character and beauty of the countryside and supporting thriving rural communities within it;

4. Saved Great Yarmouth Borough-Wide Local Plan Policies (2001)

4.1 POLICY BNV18

THE COUNCIL WILL REQUIRE ALTERATIONS AND EXTENSIONS TO BUILDINGS TO BE SYMPATHETIC TO THE CHARACTER OF THE BUILDING TO BE EXTENDED AND TO ITS SETTING.

4.2 POLICY EMP18:

PROPOSALS FOR SMALL SCALE BUSINESSES WITHIN EXISTING SETTLEMENTS WILL BE PERMITTED PROVIDED THE APPLICANT CAN DEMONSTRATE THAT:

(A) THE PROPOSED USE WOULD BE COMPATIBLE WITH AND NOT SIGNIFICANTLY DETRIMENTAL TO ADJOINING AND/OR SURROUNDING LAND USES, OR RESULT IN ADVERSE AFFECTS TO OCCUPIERS OF NEIGHBOURING PREMISES; AND,

(B) ADEQUATE ACCESS, PARKING AND SERVICE ARRANGEMENTS CAN BE PROVIDED;

4.3 POLICY SHP9:

THE COUNCIL WILL PERMIT THE PROVISION OF NEW LOCAL SHOPPING FACILITIES IN ALL SETTLEMENTS, SUBJECT TO THE PROPOSAL BEING OF A SCALE COMPATIBLE WITH THE SIZE OF THE SETTLEMENT AND HAVING REGARD TO DESIGN, HIGHWAY AND ENVIRONMENTAL CONSIDERATIONS, AND TO OTHER POLICIES IN THE PLAN.

4.4 POLICY SHP15

PROPOSALS FOR THE ESTABLISHMENT OF HOT FOOD TAKE-AWAYS NOT FALLING TO BE CONSIDERED UNDER THE PROVISIONS OF POLICY SHP4 WILL BE PERMITTED SUBJECT TO THE FOLLOWING CRITERIA:

(A) THE PROPOSAL WOULD NOT CREATE AN OVERCONCENTRATION OR PREPONDERANCE OF CLASS A3 USES WHICH WOULD SIGNIFICANTLY DETRACT FROM THE VITALITY AND VIABILITY OF A SHOPPING FRONTAGE;

(B) THE PROPOSAL WOULD NOT SIGNIFICANTLY ADVERSELY AFFECT ADJOINING OR NEIGHBOURING OCCUPIERS AND USERS OF LAND OR PREMISES BY VIRTUE OF NOISE, DISTURBANCE, SMELL OR FUMES;

(C) THE PROPOSAL WOULD NOT BE LIKELY TO RESULT IN A SIGNIFICANT HAZARD TO ROAD SAFETY OR SIGNIFICANTLY IMPEDE THE FREE FLOW OF TRAFFIC;

(D) COMPLIANCE WITH THE COUNCIL'S PARKING AND SERVICING STANDARDS AS SET OUT AT APPENDIX (A) TO CHAPTER 3 IN THE CASE OF ALL NEW OPERATIONAL DEVELOPMENT, AND WHERE POSSIBLE OR NECESSARY IN THE CASE OF A CHANGE OF USE; AND,

(E) THE PROPOSAL WOULD NOT SIGNIFICANTLY ADVERSELY AFFECT THE CHARACTER OF THE AREA OR THE LOCAL ENVIRONMENT.

5. **Core Strategy:**

5.1 **Policy CS7**

Overall, the majority of town, district and local centres within the borough are performing well, despite the national economic downturn. To enable them to continue to compete with centres outside of the borough, out-of-town retailers and the internet, the Council will:

- a) Focus future development and investment using the retail hierarchy in Table 12 below

Table 12: Retail Hierarchy Location Classification

Main Town Centre	Great Yarmouth
Town Centre	Gorleston-on-Sea
District Centres	Bradwell (Proposed) and Caister-on-Sea
Local Centres	Well defined groups of shops and services in the borough's villages and main towns, such as The Green, Martham; Bells Road, Gorleston and Northgate Street, Great Yarmouth

e) Maintain and strengthen the role of local centres and local shops in the borough to better serve the day-to-day needs of local communities

6. **General Permitted Development Order** – Use Classes Order permitted changes of use:

A1 Shops to	A2, or up to 150m ² A3 subject to Prior Approval, or up to 200m ² D2 subject to Prior Approval and only if the premises was in A1 use on 5th December 2013. A mixed use comprising an A1 or A2 use and up to 2 flats may also be permitted subject to meeting certain
-------------	---

	conditions. C3 if the cumulative floorspace of the building is under 150m2 and subject to Prior Approval.
A2 (professional and financial services) when premises have a display window at ground level, but excluding betting offices or pay day loan shops to	A1, or up to 150m2 A3 subject to Prior Approval, or up to 200m2 D2 subject to Prior Approval and only if the premises was in A2 use on 5th December 2013. A mixed use comprising an A1 or A2 use and up to 2 flats may also be permitted subject to meeting certain conditions. C3 if the cumulative floorspace of the building is under 150m2 and subject to Prior Approval.
A3 (restaurants and cafes) to	A1 or A2
A4 (drinking establishments) to	A1 or A2 or A3 except buildings that may be defined as "community assets".
A5 (hot food takeaways) to	A1 or A2 or A3

7. Assessment

- 7.1 This proposal is for subdivision of an existing unit to two commercial units and a change of use to class A1, A2, A3 and A5. The uses applied for are interchangeable although when one is commenced the only movement between uses is through permitted rights. The permitted rights are summarised at section 6 of this report for ease of reference. In the interest of clarity it is noted that should the uses commenced not include an A5 use an application will be required to subsequently change the use to A5 (hot food takeaway).
- 7.2 The neighbour objections include objections about the increased traffic that the proposed development will create. Whilst there are no objections from the highways officer received at the time of writing amended plans have been received to provide a pedestrian footpath to the front of the site and a crossing point. These highways improvements can be conditioned should approval be given to be carried out prior to the commencement of the uses. It is further noted that there is car parking provided with the site and that the vehicular access is existing and therefore should not be to the detriment of highway safety. It is stated by the highways officer that parking is not to current standards however given the location it was not seemed reasonable to sustain an objection.
- 7.3 The proposed use as a hot food takeaway has generated the majority of the objections to the application. The objections state that litter will be generated. Whilst it is unfortunate if persons decide that they do not want to use bins provided the effect on the amenity is not such to warrant the recommendation for refusal of the application. Several objections state that there is already a litter problem in Martham however this cannot be linked to the existing uses within the village centre and has not been noted by the Parish Council. It is recommended that should the application be approved only one of the units is

allowed to benefit from the permission to be used as a hot food take away under use class A5.

- 7.4 The opening hours, in line with those that have been suggested by the Parish Council, can be adequately conditioned for all uses but in particular the hot food takeaway use. The area is a mixed use with commercial properties adjoining the application site including, next door but one, a Chinese takeaway. There are commercial units within the locality of the application site to the west and a public house approximately 23 metres away to the east. The grouping of commercial premises makes the proposed uses in keeping with the character of the area. The nearest residential property is to the rear (north) of the site who were consulted but no response has been received. Given the commercial use of the site the increased intensification by subdivision of the site is not deemed to have a significant adverse impact on the residential amenities of the adjoining property provided that the hours of operation are conditioned.
- 7.5 Objections state that there are enough take way food outlets, eateries, and hairdressers in the locality. Proliferation of use may cause a detriment to the character of the area however there is no proliferation of a use within the village of Martham and therefore no planning policies that would seek to restrict a designated type of development. Competition is not a material consideration when determining a planning application.
- 7.7 The site is recognised within the Core strategy as a Local Centre which should be supported and maintained to meet the everyday needs of the community. The retention of a commercial use which will bring employment into the area and retain the locality as a well-defined group of shops and services is therefore in line with the aims of the Core Strategy. The saved policy of the Borough Wide Local Plan in relation to commercial units also supports developments such as this provided that there is not a significant adverse impact on the amenities of the area.
- 7.8 The physical works are supported by the Conservation department as a minor improvement to the conservation area. There are no major alterations although should the application be approved details of the extraction, shown on the submitted plans, will need to be submitted.

8. Recommendation

- 8.1 It is assessed above that the application accords with current local and national planning policy and will be an improvement to an area designated a local centre in the adopted Core Strategy.
- 8.2 APPROVE subject to conditions required to provide a satisfactory form of development.

5

Elaine Helsdon

From: Martham Clerk <marthamclerk@btinternet.com>
Sent: 22 September 2016 14:28
To: plan
Subject: 06/16/0415/CU - 9 The Green, Martham

Change of use from B1 (Business) to A1 (Shops), A2 (Financial and Professional), A3 (Food and Drink) and A5 (Hot Food takeaway).

Council has discussed the above and would comment as follows;

Concern was expressed with regard to parking. This property is on a central corner in the village, and the area is heavily trafficked.

Council would ask that a restriction be in place with any approval to A5 use to not allow trading after midnight as there are many residential properties in the vicinity.

Kind regards,

Sarah Hunt
Parish Clerk.
Martham

Internet Consultees

Application Reference 06/16/0415/CU

Attachments

Invalid Consultee Comment? ☐Copy to existing Consultee? ☐

Name Mrs A Smith

Address 3 The Green

Martham

Great Yarmouth

Post Code NR29 4AH

Telephone

Email Address

For or Against OBJ Object

Speak at Committee

I am writing to express my concerns to planning application no. 06/16/0415/CU.

Martham already has two take away's, a tea room, two pubs which serve food and further take away options, kebabs, pizza's etc. via delivery services. Martham is a Village, not a town.

With the level of obesity out of control and continually in the news, I am appalled Great Yarmouth Council are even considering another junk food outlet.

I'm a mother of three teenager's and do not relish the idea of another take away on my children's doorstep. Like most teenagers, take away food is irresistible and now they are starting to earn their own money I have no control over what they eat.

Date Entered 30-09-2016

Internet Reference OWPC927

Internet Consultees

Application Reference 06/16/0415/CU

Attachments

Invalid Consultee Comment? ☐Copy to existing Consultee? ☐

Name Mrs A Smith

Address 3 The Green

Martham

Great Yarmouth

Post Code NR29 4AH

Telephone

Email Address

For or Against OBJ Object

Speak at Committee

I live opposite the proposed site and it is a nightmare to park especially when the Chinese restaurant is open, which is next door but one to the proposed site. The proposed site has a small car park but the entrance site will make it a severe hazard as it is opposite a triangle in the road, which splits in to a one way route and is on a bend.

It is also hard enough to cross the road there normally without extra traffic.

Rubbish is also a concern. I often have take-way food left on my window sill, dropped outside my front door and have even had it thrown at my window. A take away which will inevitably lure more intoxicated people to the centre of the village will only make things worse.

Noise is another problem, which will only be exacerbated by more people, drunk or otherwise, car doors, car horns,

Date Entered 30-09-2016

Internet Reference OWPC927

Internet Consultees

Application Reference 06/16/0415/CU

Attachments

Invalid Consultee Comment? ☐Copy to existing Consultee? ☐

Name Mrs A Smith

Address 3 The Green

Martham

Great Yarmouth

Post Code NR29 4AH

Telephone

Email Address

For or Against OBJ Object

Speak at Committee

cars revving their engines. I assume the take away will offer delivery service, more noise until the early hours. The village does have it's vandal/youth etc problems like most area's but a site like the one proposed will only encourage youths to congregate until the early hours of the morning. I notice that the Parish Council have asked for a restriction on the trading hours to midnight. The Parish Council Committee members obviously do not live in close vicinity to the site as they would not enjoy all the above until well after midnight.

Regards

Date Entered 30-09-2016

Internet Reference OWPC927

Internet Consultees

Application Reference 06/16/0415/CU

Attachments

Invalid Consultee Comment? ☐

Copy to existing Consultee? ☐

Name Mrs A Smith

Address 3 The Green

Martham

Great Yarmouth

Post Code NR29 4AH

Telephone

Email Address

For or Against OBJ Object

Speak at Committee

The village does have it's vandal/youth etc problems like most area's but a site like the one proposed will only encourage youths to congregate until the early hours of the morning.
I notice that the Parish Council have asked for a restriction on the trading hours to midnight. The Parish Council Committee members obviously do not live in close vicinity to the site as they would not enjoy all the above until well after midnight.
Regards

Anita Smith

Date Entered 30-09-2016

Internet Reference OWPC927

Miss G Manthorpe
The Planning Office
Great Yarmouth Borough Council
Town Hall
Great Yarmouth
NR30 2QF

Great Yarmouth Borough Council
Customer Services

26 SEP 2016



Mr Lewis Kelly and Ms Esme Davis
Flat 7A
The Green
Martham
NR29 4AH

20th September 2016

Dear Sirs,

Planning Proposal Re: 9 The Green Martham NR29 4PL – Application No.
06/16/0415/CU

Please accept this letter as formal objection to the planning application for the above property (Planning No. 06/16/0415/CU). My partner and I wish to object in-part to the proposed application. The objection in-part relates to the proposed A3 (Restaurants and cafes) and A5 (Hot food take away) usage.

The proposed application is rejected in-part for the following reasons:

Litter

Unfortunately, the village Green and surrounding areas already suffer from litter. Such litter inevitably ends up in the pond, affecting the ducks and wildlife. This is still the case regardless of the supply of litter bins. The problem has been relieved at present by residents voluntarily cleaning the Green, as well as organised groups meeting at weekends to clean the area. Food premises will inevitably lead to more food waste. Which, unfortunately, will only add to the littering problems the village has.

Parking

Parking in the premises subject to the proposed application poses a number of risks and hindrances to an area which is already subject to an abundance of vehicles. The entrance/exit to the current parking area is subject to a sharp bend which is void of suitable visibility. The potential for collisions will rise with the increase in vehicles.

Parking along the neighbouring roads is already limited. The vehicles belonging to residents and business users have unfortunately had to be parked potentially 500 yards from their properties. Although resident's right to park here is as equal to other public road users, as owners of vehicles which aid our daily lives in work and socialising we cannot remove the fact that we require somewhere to park such vehicles. The neighbouring Repps Road is already suffering from large scale roadside parking, causing occasional delays.

Late opening - Loitering

There is an unfortunate spate of loitering late at night. The fear is that a late-night establishment will encourage similar behaviour through to the early hours of the morning.

Not only would it affect the sleeping patterns of our young son, but also my partner and I. We are both working professionals, as are many residents, who appreciate a quiet night-time environment. Unfortunately the area has also suffered from incidences, including anti-social behaviour and, to our dismay, human faeces being visible along with used sanitary towels. Such future incidents may likely occur with the excess loitering.

Abundance of food establishments

The area is already well supplied for food establishments. There are take-away Chinese and fish and chip restaurants (all closing before 10:30pm). There is a bakery and two public houses serving food. There is a Thai restaurant approximately 1 mile from the proposed establishment. There are also an abundance of take-away food establishments in the neighbouring village of Hemsby which deliver to the area.

For the above reasons we object in-part to the proposed A3 and A5 usage.

Yours faithfully,

Lewis Kelly and Esme Davis.



Paul Taylor
Taylor's Fish and Chip Shop
Martham
Norfolk
NR29 4PF

11th September 2016

Re: Planning Permission Application No. 06/16/0509/CU
0415

Dear Sir/Madam

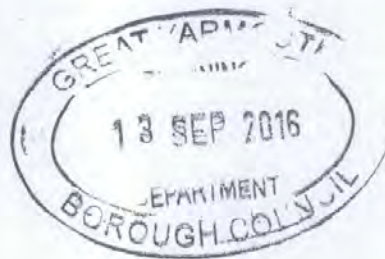
As a local small business owner I would like to raise my objection to the proposed planning permission to change 9 The Green to shops and a fast food take away. The addition of another food outlet in the village would be devastating to our takings and cause us a lot of hardship. Having spoken to other members of the community they are in agreement that it is not something that Martham needs.

As an active member of the local community I hope that you will take onboard my concerns and propose that the planning permission be denied.

Yours faithfully

A solid black rectangular box used to redact the signature of Paul Taylor.

Paul Taylor



9 The Green Martham



UPRN:



GREAT YARMOUTH
BOROUGH COUNCIL
Planning and Business Services
Enforcement

Town Hall, Hall Plain, Great Yarmouth NR30 2QF
01493 856100 enquires@great-yarmouth.gov.uk

Page 155 of 195



Date: 09:11:16

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Ordnance Survey [100018547]

Reference: 06/16/0126/F

Ward: Nelson Ward

Officer: Mrs Gemma Manthorpe

Expiry Date: 8th April 2016

Applicant: Mr J Farnham

Proposal: Conversion of property to 5no. self-contained flats.

Site: 14 Camperdown White House Great Yarmouth

1. REPORT

- 1.1 This is a full planning application which seeks approval for the conversion of a grade two listed building to 5 no. self-contained flats. The report covers two applications, one for full planning permission and one for listed building consent.
- 1.2 The area surrounding the application site is characterised by large terraced bay fronted properties located within a conservation area. The building is arranged in an “L” shape, the outdoors is accessed at the front of Camperdown and the rear has access from Melrose Terrace.
- 1.3 The site has been subject to a number of applications the most recent of which was for the reinstatement of the former dwarf walls and iron railings approved on the 21st October 2009. The site was given permission to continue the use as a guest house in 1981.

2. Consultations :-

- 2.1 **GYB Services** – Garden large enough to house domestic bins but the correct bins must be presented on pathway at the front on collection day.
- 2.2 **Neighbours** – No responses received.
- 2.3 **Norfolk County Council Highways** – No objection.
- 2.4 **Environmental Health** – Objections on grounds of the flat sizes, full comments attached at the annex to this report.
- 2.5 **Conservation Officer** – The flat layouts work well and we would support the application as submitted with appropriate conditions.

3. National Planning Policy Framework

- 3.1 The presumption in favour of sustainable development is set out in paragraph 14.

- 3.2 At the heart of the National Planning Policy Framework is a presumption in favour of sustainable development, which should be seen as a golden thread running through both plan-making and decision-taking.

For decision-taking this means:

- approving development proposals that accord with the development plan without delay; and
- where the development plan is absent, silent or relevant policies are out-of-date, granting permission unless:

any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole; or

specific policies in this Framework indicate development should be restricted.

- 3.3 Paragraph 132 of the NPPF seeks to conserve heritage assets:

132. When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification. Substantial harm to or loss of a grade II listed building, park or garden should be exceptional. Substantial harm to or loss of designated heritage assets of the highest significance, notably scheduled monuments, protected wreck sites, battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.

- 3.4 The Core Planning Principles at Paragraph 17 include:

- conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations;
- always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings;

4. Saved Great Yarmouth Borough-Wide Local Plan Policies (2001)

4.1 POLICY HOU17

IN ASSESSING PROPOSALS FOR DEVELOPMENT THE BOROUGH COUNCIL WILL HAVE REGARD TO THE DENSITY OF THE SURROUNDING AREA. SUB-DIVISION OF PLOTS WILL BE RESISTED WHERE IT WOULD BE LIKELY TO LEAD TO DEVELOPMENT OUT OF

CHARACTER AND SCALE WITH THE SURROUNDINGS.

4.2 POLICY TR12

SUBJECT TO OTHER POLICIES IN THE PLAN, WITHIN SECONDARY HOLIDAY ACCOMMODATION AREAS, AS SHOWN ON THE PROPOSALS MAP, PROPOSALS FOR CHANGE OF USE TO A SINGLE DWELLING, SELF CONTAINED RESIDENTIAL FLATS, RESIDENTIAL HOMES OR NURSING HOMES MAY BE PERMITTED IF THE APPLICANT CAN DEMONSTRATE THAT:

(A) THE PROPOSED DEVELOPMENT WOULD NOT HAVE A SIGNIFICANT ADVERSE EFFECT, EITHER INDIVIDUALLY OR CUMULATIVELY ON THE CHARACTER OF THE AREA;

(B) THE PROPOSED DEVELOPMENT WOULD NOT HAVE A SIGNIFICANT ADVERSE EFFECT ON THE RESIDENTIAL AMENITY OF THOSE LIVING IN THE AREA OR TO THE USERS OF ADJOINING PROPERTY OR LAND;

(C) PARKING AND SERVICING ARRANGEMENTS CAN BE PROVIDED IN ACCORDANCE WITH THE COUNCIL'S STANDARDS SET OUT AT APPENDIX (A) TO CHAPTER 3 OF THE PLAN; AND

(D) IN THE CASE OF AN ACCEPTABLE PROPOSAL FOR A CHANGE OF USE OF PART OF A PROPERTY, THE PROPOSED DEVELOPMENT WOULD RESULT IN AN IMPROVEMENT TO THE REMAINDER OF THE HOTEL, GUEST HOUSE OR PROPERTY.

5. **Core Strategy:**

5.1 **Policy CS10** The character of the borough is derived from the rich diversity of architectural styles and the landscape and settlement patterns that have developed over the centuries. In managing future growth and change, the Council will work with other agencies, such as the Broads Authority and Historic England, to promote the conservation, enhancement and enjoyment of this historic environment by:

a) Conserving and enhancing the significance of the borough's heritage assets and their settings, such as Conservation Areas, Listed Buildings, Scheduled Ancient Monuments, archaeological sites, historic landscapes including historic parks and gardens, and other assets of local historic value

b) Promoting heritage-led regeneration and seeking appropriate beneficial uses and enhancements to historic buildings, spaces and areas, especially heritage assets that are deemed at risk

c) Ensuring that access to historic assets is maintained and improved where possible

d) Regularly reviewing heritage designations and designating additional areas, buildings and spaces for protection where justified by evidence

e) Carrying out, reviewing and implementing Conservation Character appraisals and, if appropriate, management plans

f) Designating new Conservation Areas and amending existing Conservation Area boundaries, as appropriate.

6. Assessment

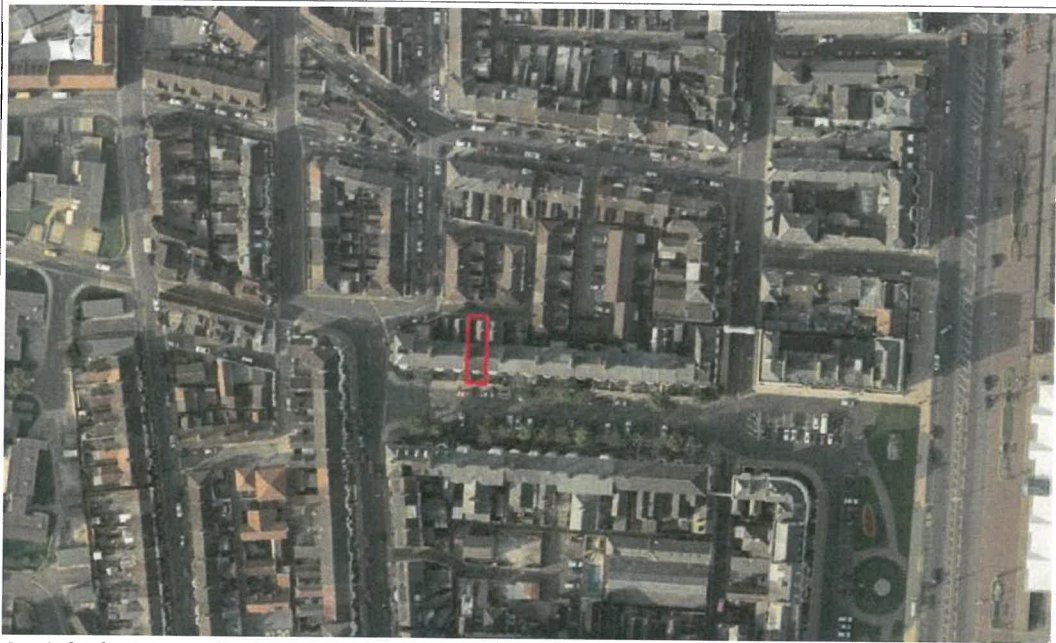
- 6.1 This proposal is for the conversion of a Grade 2 listed building to 5no. self-contained flats. All flats as proposed will have access to the rear yard accessed off Melrose Terrace for bin storage. GYB Services have confirmed that there is adequate space for the requisite bins to be stored and the plans demonstrate space for 2no. bins per unit.
- 6.2 The comments received from the Environmental Health Officer notes that the flats are undersized according the Environmental Health standards. Whilst there are no statutory size requirements within planning legislation nor adopted minimum size requirements as part of current local and national planning policy Environmental Health are consultees on applications of this type and therefore their comments are given appropriate weight. The applicant was contacted to discuss a rearrangement of the units and a reduction in order to seek to overcome the concerns of the Environmental Health Officer however no amendments were received and the plans remain as submitted.
- 6.3 The reasoning for the layout and the inability to alter the internal configuration given by the agent is to preserve the fabric of the building as conversions are more difficult to undertake on listed buildings where original fabric is sought to be retained. In addition to the retention of the fabric of the building the access to the rear yard is an important consideration as this allows for all flats to access bins without the need to for any to be stored at the front of the building which would have a detrimental effect on the character of the area.
- 6.4 Although the sizes of the flats are less than the guidance that is recommended to Environmental Health there are, as previously noted, no size standards in place or a policy linking to national size standards and as such the application should be decided on balance against existing policies. The current layout works in relation to the existing building and given that the building is constrained by the listed status there are no planning policy objections to the size and layout of the units.
- 6.5 The property is located within an area defined by the Borough Wide Local Plan as a secondary holiday area and as such it is required to assess the application against policy TR12.
- 6.7 The site was subject to an enforcement notice in 2005 which was complied with in 2006. The site is subject to a further investigation which began in 2015 into the unauthorised change of use to a house in multiple occupation and the breach of the enforcement notice which is still in force. The agent has stated that the site has been in use as a house in multiple occupation since 2006. The authorised use of the site is a guesthouse.

- 6.8 The use of the site as a house in multiple occupation has been assessed as part of a previous enforcement investigation and was found to be unacceptable in planning terms at the time that the notice was served. The applicants agent has stated in correspondence that the use as a HMO has continued for 12 years even though there was an enforcement notice in effect at the property and this was the use that the property was in when his client purchased it in 2015. Following an investigation the number of persons residing in the property has been reduced but the use as a guest house has not recommenced. The agent asserts that the use as a guest house has been abandoned; this has not been assessed as this is a point of law although it is noted as an assertion as it goes to the ongoing use of the land.
- 6.9 The previously identified use as a house in multiple occupation is a more intense use with the potential to have a significantly adverse impact on the character and amenities of the area. The limitation of use of the building to 5 no. flats would prevent the multiple occupancy continuing in the future. The loss of a guest house needs to be noted although as the property has not been a guest house for a number of years the reduction in the offering of accommodation is unlikely to be notable.
- 6.10 Saved Policy TR12 of the Borough Wide Local Plan allows for residential conversion of holiday units within secondary holiday areas provided that there will not be a significant adverse effect on the character of the area. The amount of time that the site has been in use as residential accommodation would indicate that it would be difficult to state that the conversion into residential units would be significantly detrimental to the character of the area. The area is currently a mixed use between residential and holiday uses.
- 6.11 Although there are no parking provisions identified there are no objections from the Highways Officer as the location is a sustainable one with good access to public transport.

7. Recommendation

- 7.1 On balance given the information provided and the length of time that the property has been in use as residential accommodation the change of use to flats will provide permanent residences within a sustainable location. The sizes of the properties are not such that a refusal can be recommended with further weight given to the listed status of the building and that further internal alterations could cause harm to a heritage asset.
72. APPROVE subject to conditions required to provide a satisfactory form of development.

Photographs



Aerial photograph showing the site within the context of the surrounding area



View along Camperdown showing the northern side of the road, looking eastwards



View along Camperdown looking west, showing the north side of the road



The application property is centre of the photograph



The rear access to the property from Melrose Terrace

MEMORANDUM

From Environmental Health

To: Development Control Services
Attention: Miss G. Manthorpe
cc: Building Control
Date: 15 March 2016
Our ref: PRU/ 44906 Your ref: 06/16/0126/F
Please ask for: Aidan Bailey-Lewis Extension No: 616

APPLICATION TO CONVERT A 4-STOREY HOUSE TO 5X SELF-CONTAINED FLATS AT 14 CAMPERDOWN GREAT YARMOUTH NR30 3JB

The above planning proposal has been considered and the following comments are made:-

Internal Layout:

Using the submitted plans and applying the *Technical housing standards – national described standards* (DCLG March 2015) the proposed 3x self-contained flats are all undersized.

- **Flat 1** – Measuring from the submitted plans the proposed 2-storey flat has an internal floor area of 36.75m². The national described standards call for a minimum floor area in a 2-storey, 1-bedroom flat of 58m².
- **Flat 2** - Measuring from the submitted plans the proposed single storey flat has an internal floor area of 32.57m². The national described standards call for a minimum floor area in a single storey 1-bedroom flat of 50m². The proposed bedroom in this unit of accommodation has a stated floor area of 10.8m² whereas the national described standards require a bedroom in this type of accommodation to have a minimum floor area of at least 11.5m².
- **Flat 3** - Measuring from the submitted plans the proposed 2-storey flat has an internal floor area of 51.8m². The national described standards call for a minimum floor area in a 2-storey, 2-bedroom flat (based on a 3-person occupancy) of 70m².

- **Flat 4** - Measuring from the submitted plans the proposed single storey flat has an internal floor area of 32.43m². The national described standards call for a minimum floor area in a single storey 1-bedroom flat of 50m². The proposed bedroom in this unit of accommodation has a stated floor area of 10.8m² whereas the national described standards require a bedroom in this type of accommodation to have a minimum floor area of at least 11.5m².
- **Flat 5** - Measuring from the submitted plans the proposed single storey flat has an internal floor area of 35.34m². The national described standards call for a minimum floor area in a single storey 1-bedroom flat of 50m². The proposed bedroom in this unit of accommodation has a stated floor area of 10.8m² whereas the national described standards require a bedroom in this type of accommodation to have a minimum floor area of at least 11.5m².

Undersize accommodation does not provide a healthy or safe living environment; therefore, it is advised that the planning application for the proposed layout is refused.

The applicant is advised to revise and re-submit plans that provide accommodation of a suitable size and layout. If revised plans are resubmitted the internal dimensions of all rooms within the proposed units of accommodation shall comply with the minimum requirements as detailed in *Technical housing standards – national described standards* (DCLG March 2015).



Aidan Bailey-Lewis MSc
Environmental Health Officer

6577

FAO Peter Stockwell
Churchill Road Great Yarmouth

My Ref: 06/16/0126/F

From: Development Control Manager

Date: 11th March 2016

Case Officer: Miss G Manthorpe
Parish: Great Yarmouth 14

Development at:-

14 Camperdown
White House
GREAT YARMOUTH
NR30 3JB

For:-

Conversion of property to 5
no. self-contained flats

Applicant:-

Mr J Farnham
C/o Wheatman Planning Ltd
Beacon Innovation Centre
Beacon Park Gorleston
GREAT YARMOUTH

Agent:-

Wheatman Planning Ltd
Mr S Wheatman
Beacon Innovation Centre
Beacon Park Gorleston
GREAT YARMOUTH

The above mentioned application has been received and I would be grateful for your comments on the following matters:-

Refuse Collection

Please let me have any comments you may wish to make by 25th March 2016.

COMMENTS:

Garden large enough to house domestic bins but the correct bins must be presented on pathway at the front on Collection day.

RECEIVED
15 MAR 2016
GYB SERVICES LTD

ALL DOCUMENTS & PLANS CAN BE
VIEWED ON THE GYBC WEBSITE
USING THE FOLLOWING LINK:

<http://planning.great-yarmouth.gov.uk/OcellaWeb/planningSearch>

Gemma Manthorpe
Great Yarmouth Borough Council
Town Hall
Hall Plain
Great Yarmouth
Norfolk
NR30 2QF

Your Ref: 06/16/0126/F
Date: 29 March 2016

My Ref: 9/6/16/0126
Tel No.: 01603 638070
Email: stuart.french@norfolk.gov.uk

Dear Gemma

**Great Yarmouth: Conversion of property to 5 no. self-contained flats
14 Camperdown White House GREAT YARMOUTH NR30 3JB**

Thank you for your recent consultation with respect to the above.

The proposals do not include for any off-street parking provision and on this respect the development has the potential to increase the existing pressure on parking demand not only on the highway immediate fronting the development but also surrounding road.

However, taking into account that the site does have access to local services and transport links and current planning policy, it is unlikely that I could sustain an objection on parking alone.

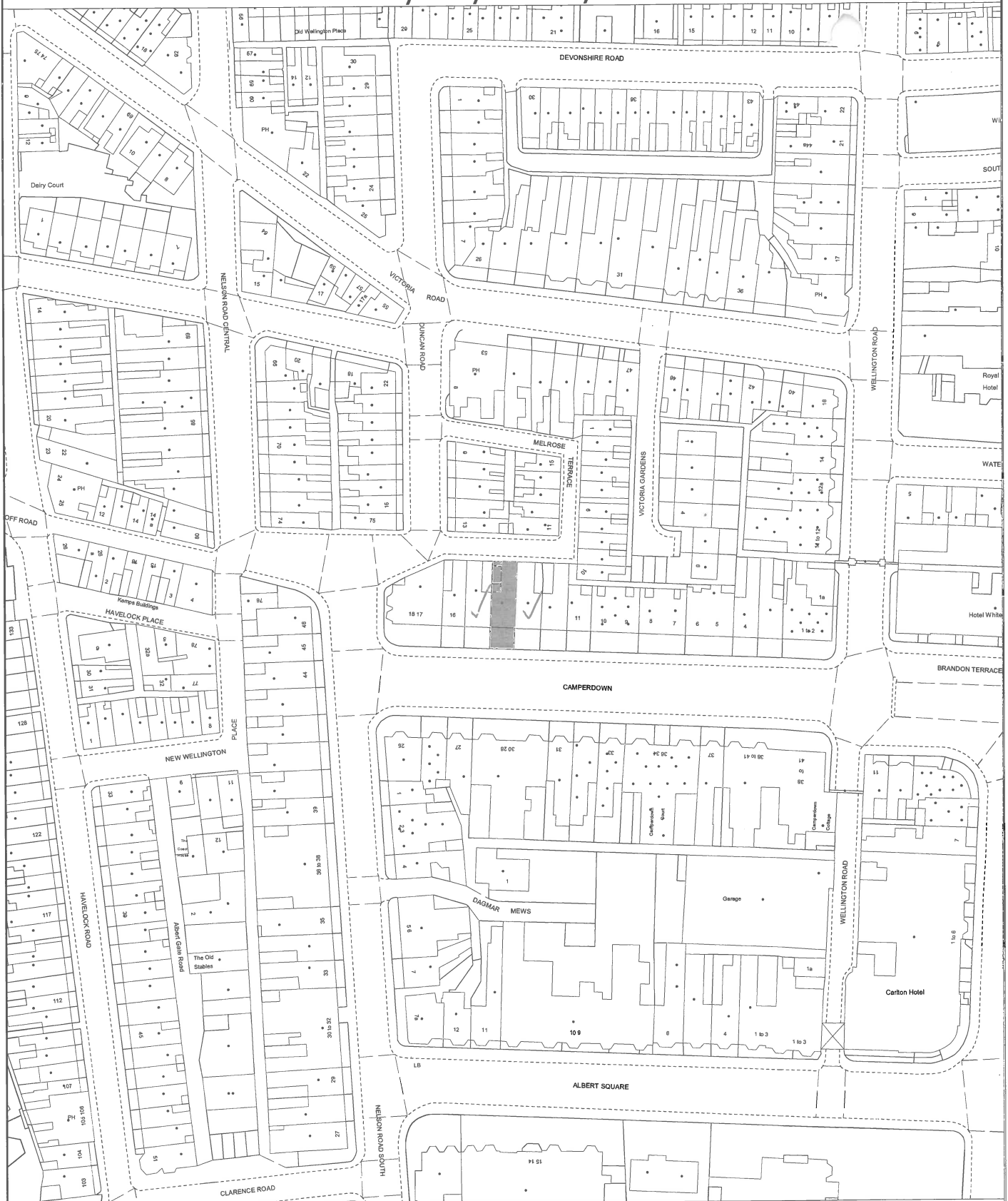
It is unfortunate given the site's location it is ideal to encourage more sustainable modes of transport especially for local journeys. It is therefore unfortunate that no formal provision has been made to provide secure cycle parking nor does it appear the present design could be suitably amended.

Accordingly in highway terms only I have no objection to the proposals nor do I wish to restrict the grant of permission.

Yours sincerely

Stuart French

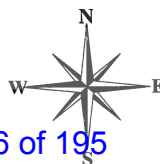
Highways Development Management & Licensing Officer
for Executive Director for Community and Environmental Services



GREAT YARMOUTH
BOROUGH COUNCIL

Planning and Development Department,
Trafalgar House, Greyfriars Way,
Great Yarmouth, Norfolk. NR30 2QE

10 0 10 20 30 40 50 60 70 80 90 100
Metres



Scale = 1:1250 @ A4

Reference: 06/16/0589/F

Parish: Great Yarmouth

Officer: Mr Jack Ibbotson

Expiry Date: 16-11-16

Applicant: Mrs S Finn

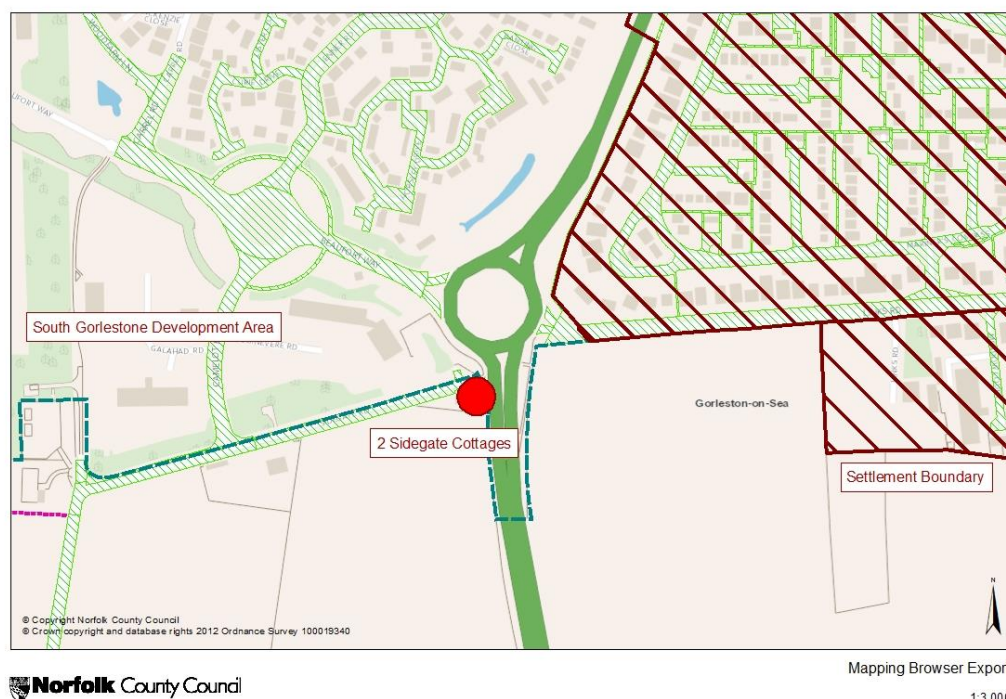
Proposal: Divide Current Three bedroom detached house into two, two bedroom properties

Site: 2 Sidegate Cottages, Sidegate Road, Hopton, NR31 9AL

REPORT

1 Background/History:-

- 1.1 The host property is a relatively large residential property with a large associated curtilage and gardens located outside, but in close proximity to the settlement boundary and allocated residential development land South Gorleston Development Area (Fig 1). The existing dwelling is a two storey structure which has seen some modification and alteration.



- 1.2 The property and land surrounding the site is not in a good state, with an appearance of being semi derelict. Access to the site is via Sidegate Road, a lane linking to the wider road network to the west of the site. There is no direct vehicular access to the A12 from the site, although Sidegate Road makes up part of the cycle network and there is also a pedestrian access from the properties to the footpath and cycle way on the A12.
- 1.3 Planning permission is sought for the conversion of the property to two dwellings with no increase in the footprint or floor area of the dwelling. The division will be down the centre of the existing building with minor alterations to the external appearance of the building to allow for the separation of access. Access will be onto Sidegate Road with an area of parking provided for 6.no cars.

2. Consultations :-

2.1 Neighbours –

Following a consultation process in line with the General Development Procedure Order which included a site notice and press advert as the scheme is a departure from the local plan, no neighbouring residents submitted comments on this application.

2.2 Norfolk County Council as Highway Authority –

NCC commented in support of the development subject to the addition of a standard condition which will ensure that the six cars can adequately park within the site specified for parking, and off of the public highway to ensure that the cycle route is not hindered.

2.3 Highways England – No objections

2.4 Building Control – No comments

2.5 Strategic Planning – The site abuts the boundary of the Bradwell Growth Area identified by Core Strategy Policy CS18, where around a 1000 new dwellings are proposed. In this context I have no objection to the principle of the proposal.

2.6 Hopton Parish Council – No Objection

The parish council does not object to the proposal although one commenter would prefer to see the existing dwelling demolished and redeveloped.

3 Interim Housing Land Supply Policy

This policy only applies when the Council's Five Year Housing land Supply utilises sites identified in the Strategic Housing Land Availability Assessment. New housing development may be deemed acceptable outside, but adjacent to existing Urban Areas or Village Development Limits providing the following criteria, where relevant to the development, have been satisfactorily addressed:

- a) The scale of the development is appropriate to the size, character and role of the settlement as indicated in the settlement hierarchy and the level of housing proposed in any one settlement is generally in accordance with the level of housing proposed in emerging Policy CS2
- b) The proposed mix of housing sizes, types and tenures reflect local housing requirements in accordance with the latest Strategic Housing Market Assessment, this may include self build schemes and lower density housing
- c) At least 10% or 20% affordable housing depending on the affordable housing sub-market area is proposed unless exceptional circumstances can be demonstrated i.e. the proposal would result in the significant regeneration of a brownfield site
- d) The townscape and historic character of the area including designated heritage assets are conserved and enhanced. The final design should appropriately respond to and draw inspiration from distinctive local natural and built characteristics such as scale, form, massing and materials
- e) The proposed density and layout is appropriate and reflects the character and appearance of the surrounding area. Where 'higher' densities are proposed these will only be permitted if potential impacts have been mitigated by a well thought-out design
- f) A sequential approach has been taken to steer development to areas with the lowest probability of flooding, where this is not consistent with sustainability objectives (as set out in the Exception test) a Flood Risk Assessment should be provided incorporating appropriate mitigation measures, including emergency and evacuation plans
- g) Measures have been taken to avoid reductions in water quality and ensure that adequate foul water capacity is available to serve the development
- h) Measures have been taken to avoid or reduce adverse impacts on existing biodiversity and geodiversity assets. Where adverse impacts are unavoidable, suitable measures will be required to mitigate any adverse impacts. Where

mitigation is not possible, the Council will require that full compensatory provision be made

- i) The landscape character of the surrounding area is conserved and enhanced, especially where the proposed development is in close proximity to an important landscape area, such as the Broads or the Norfolk Coast Area of Outstanding Natural Beauty. It is advisable that schemes in close proximity to the Broads also seek pre-application design advice from the Broads Authority
- j) The proposed development creates a safe and accessible environment that offers convenient access to key facilities and public transport
- k) The strategic and local road network can accommodate the proposed development without obstructing existing pedestrian and vehicular movements or negatively impacting upon public safety
- l) The development, having regard to other committed developments, would not be constrained by the need for significant off-site infrastructure which is not planned or funded
- m) The proposed development fulfils the day-to-day needs of residents and visitors including the provision of suitable private and communal open space, provision of sufficient car parking, planning for cycle storage and ensuring appropriate waste and recycling facilities are provided
- n) The proposal is demonstrated to be deliverable and viable, having regard to necessary contributions towards infrastructure, service provision and affordable housing, and the intention to develop is demonstrated by the applicant. To maximise housing delivery the Council will seek to ensure that the development commences within 2 years of planning permission being granted

4.1 Local Policy - Saved Great Yarmouth Borough-Wide Local Plan Policies (2001):

- 4.2 Paragraph 215 of the NPPF states that due weight should be given to relevant policies in existing plans according to their degree of consistency with the NPPF. The closer the Local Plan is to the policies in the NPPF the greater the weight that is given to the Local Plan policy. The Great Yarmouth Borough Wide Local Plan was adopted in 2001 and the most relevant policies were 'saved' in 2007 and assessed again in January 2016. An assessment of policies was made during the adoption of the Core Strategy December 2015 and these policies remain saved following the assessment and adoption.

- 4.3 The Saved Policies listed have all been assessed as being in general conformity with the NPPF, and add further information to the policies in the NPPF, while not contradicting it. These policies hold the greatest weight in the determining of planning applications.

4.4 POLICY HOU10

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 COUNCIL WILL NEED TO BE SATISFIED IN RELATION TO EACH OF THE FOLLOWING CRITERIA:

- (i) THE DWELLING MUST BE REQUIRED FOR THE PURPOSE STATED
- (ii) IT WILL NEED TO BE DEMONSTRATED THAT IT IS ESSENTIAL IN THE INTERESTS OF GOOD AGRICULTURE OR MANAGEMENT THAT AN EMPLOYEE SHOULD LIVE ON THE HOLDING OR SITE RATHER THAN IN A TOWN OR VILLAGE NEARBY
- (iii) THERE IS NO APPROPRIATE ALTERNATIVE ACCOMMODATION EXISTING OR WITH PLANNING PERMISSION AVAILABLE EITHER ON THE HOLDING OR SITE OR IN THE NEAR VICINITY
- (iv) THE NEED FOR THE DWELLING HAS RECEIVED THE UNEQUIVOCAL SUPPORT OF A SUITABLY QUALIFIED INDEPENDENT APPRAISOR
- (v) THE HOLDING OR OPERATION IS REASONABLY LIKELY TO MATERIALISE AND IS CAPABLE OF BEING SUSTAINED FOR A REASONABLE PERIOD OF TIME. (IN APPROPRIATE CASES EVIDENCE MAY BE REQUIRED THAT THE UNDERTAKING HAS A SOUND FINANCIAL BASIS)
- (vi) THE DWELLING SHOULD NORMALLY BE NO LARGER THAN 120 SQUARE METRES IN SIZE AND SITED IN CLOSE PROXIMITY TO EXISTING GROUPS OF BUILDINGS ON THE HOLDING OR SITE
- (vii) A CONDITION WILL BE IMPOSED ON ALL DWELLINGS PERMITTED ON THE BASIS OF A JUSTIFIED NEED TO ENSURE THAT THE OCCUPATION OF THE DWELLINGS SHALL BE LIMITED TO PERSONS SOLELY OR MAINLY WORKING OR LAST EMPLOYED IN AGRICULTURE, FORESTRY, ORGANISED RECREATION OR AN EXISTING INSTITUTION IN THE LOCALITY INCLUDING ANY DEPENDANTS OF SUCH A PERSON RESIDING WITH THEM, OR A WIDOW OR WIDOWER OR SUCH A PERSON

- (viii) WHERE THERE ARE EXISTING DWELLINGS ON THE HOLDING OR SITE THAT ARE NOT SUBJECT TO AN OCCUPANCY CONDITION AND THE INDEPENDENT APPRAISOR HAS INDICATED THAT A FURTHER DWELLING IS ESSENTIAL, AN OCCUPANCY CONDITION WILL BE IMPOSED ON THE EXISTING DWELLING ON THE HOLDING OR SITE
- (ix) APPLICANTS SEEKING THE REMOVAL OF ANY OCCUPANCY CONDITION WILL BE REQUIRED TO PROVIDE EVIDENCE THAT THE DWELLING HAS BEEN ACTIVELY AND WIDELY ADVERTISED FOR A PERIOD OF NOT LESS THAN TWELVE MONTHS AT A PRICE WHICH REFLECTS THE OCCUPANCY CONDITIONS*

IN ASSESSING THE MERITS OF AGRICULTURAL OR FORESTRY RELATED APPLICATIONS, THE FOLLOWING ADDITIONAL SAFEGUARD MAY BE APPLIED:-

- (x) WHERE THE NEED FOR A DWELLING RELATES TO A NEWLY ESTABLISHED OR PROPOSED AGRICULTURAL ENTERPRISE, PERMISSION IS LIKELY TO BE GRANTED INITIALLY ONLY FOR TEMPORARY ACCOMMODATION FOR TWO OR THREE YEARS IN ORDER TO ENABLE THE APPLICANT TO FULLY ESTABLISH THE SUSTAINABILITY OF AND HIS COMMITMENT TO THE AGRICULTURAL ENTERPRISE
- (xi) WHERE THE AGRICULTURAL NEED FOR A NEW DWELLING ARISES FROM AN INTENSIVE TYPE OF AGRICULTURE ON A SMALL ACREAGE OF LAND, OR WHERE FARM LAND AND A FARM DWELLING (WHICH FORMERLY SERVED THE LAND) HAVE RECENTLY BEEN SOLD OFF SEPARATELY FROM EACH OTHER, A SECTION 106 AGREEMENT WILL BE SOUGHT TO TIE THE NEW DWELLING AND THE LAND ON WHICH THE AGRICULTURAL NEED ARISES TO EACH OTHER.

NOTE: - THIS WOULD NORMALLY BE AT LEAST 30% BELOW THE OPEN MARKET VALUE OF THE PROPERTY.

4.5 POLICY HOU17 -

IN ASSESSING PROPOSALS FOR DEVELOPMENT THE BOROUGH COUNCIL WILL HAVE REGARD TO THE DENSITY OF THE SURROUNDING AREA. SUB-DIVISION OF PLOTS WILL BE RESISTED WHERE IT WOULD BE LIKELY TO LEAD TO DEVELOPMENT OUT OF CHARACTER AND SCALE WITH THE SURROUNDINGS.

(Objective: To safeguard the character of existing settlements.)

5 Core strategy – Adopted 21st December 2015

5.1 POLICY CS1 – FOCUSING ON A SUSTAINABLE FUTURE

For the Borough of Great Yarmouth to be truly sustainable it has to be environmentally friendly, socially inclusive and economically vibrant not just for those who currently live, work and visit the borough, but for future generations to come. When considering development proposals, the Council will take a positive approach, working positively with applicants and other partners to jointly find solutions so that proposals that improve the economic, social and environmental conditions of the borough can be approved wherever possible.

To ensure the creation of sustainable communities, the Council will look favourably towards new development and investment that successfully contributes towards the delivery of:

- a) Sustainable growth, ensuring that new development is of a scale and in a location that complements the character and supports the function of individual settlements
- b) Mixed adaptable neighbourhoods, which provide choices and effectively meet the needs and aspirations of the local community
- c) Environmentally friendly neighbourhoods that are located and designed to help address and where possible mitigate the effects of climate change and minimise the risk of flooding
- d) A thriving local economy, flourishing local centres, sustainable tourism and an active port
- e) Safe, accessible places that promote healthy lifestyles and provide easy access for everyone to jobs, shops and community facilities by walking, cycling and public transport
- f) Distinctive places that embrace innovative, high quality urban design that reflects positive local characteristics and protects the borough's biodiversity, unique landscapes, built character and historic environment

Planning applications that accord with this policy and other policies within the Local Plan (and with policies in adopted Neighbourhood Plans, where relevant) will be approved without delay, unless other material considerations indicate otherwise. Where there are no policies relevant to the application or relevant policies are out of date at the time of making the decision then the Council will grant permission unless material considerations indicate otherwise, taking into account whether:

- Any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the National Planning Policy Framework taken as a whole

- Specific policies in that Framework indicate that development should be restricted

5.2 **Policy CS18 – Extending the Beacon Park development at land south of Bradwell**

The existing Beacon Park development is a high quality, mixed-use area of both residential and commercial uses. It also benefits from Enterprise Zone Status. To ensure that the proposed sustainable urban extension to Beacon Park at land south of Bradwell is developed to the highest possible standard, proposals must:

- a) Seek to create a series of locally distinctive, high quality, walkable neighbourhoods that are well connected to the existing urban areas of Bradwell and Gorleston and the wider rural countryside through enhanced bus connections, footpaths, bridleways and cycle ways
- b) Provide for approximately 1,000 new homes, offering an appropriate mix of house types and sizes informed by the Council's Strategic Housing Market Assessment, in accordance with Policy CS3
- c) Seek to maximise the provision of on-site affordable housing by undertaking a site viability assessment for each phase
- d) Develop a phasing strategy that facilitates the delivery of the total amount of proposed housing within the plan period
- e) Provide for approximately 10-15 hectares of new employment land to the south of the new A12/A143 link road and west of the existing Beacon Business Park. This employment area should seek to provide a range of office accommodation and light industrial units in varying sizes (Use Classes B1 and B8), including small starter units or managed units if appropriate
- f) Reduce the potential impact of the development on the existing wider transportation network, including the A12 trunk road, by making appropriate enhancements to the surrounding road network and creating a new developer-funded link road from the A12 through Beacon Park to the A143 Beccles Road
- g) Provide appropriate new community, retail and health facilities to meet the day-to-day needs of new and existing residents and improve, where possible, existing facilities in Bradwell and Gorleston in accordance with Policies CS14 and CS15

h) Ensure that appropriate educational facilities are provided, including the provision of a new on-site primary school with nursery and off-site contributions towards secondary school provision, in accordance with Policies CS14 and CS15

i) Seek to ensure that new homes and business premises can accommodate high quality telecommunication and high speed broadband facilities when these become available

j) Protect and enhance archaeology, biodiversity and geodiversity across the site and ensure that where appropriate, mitigation measures are undertaken, in accordance with Policy CS11

k) Incorporate a strategic landscaping and tree/hedge planting scheme to soften the impact of the development on nearby dwellings, the adjacent open countryside and the Broads. This may include making appropriate enhancements to the surrounding landscape

l) Provide a variety of multi-functional green infrastructure for activities such as public sport, general recreation, children's play and food production throughout the site, interlinking with existing green infrastructure in the wider area where possible

m) Seek to minimise the risk of flooding by taking into account the findings of the Surface Water Management Plan and the use of Sustainable Drainage Systems (SuDS), in accordance with Policies CS12 and CS13.

Due to the strategic nature of this site, planning permission for parts of the site will not be granted unless it is accompanied by a masterplan for the whole area, supported by a comprehensive planning obligations regime. Pre-application engagement with the Local Planning Authority and the local community should be sought in developing a masterplan. It is recommended that any proposed masterplan document be submitted to the SHAPE east design review panel for consideration before a formal application is submitted.

6. Assessment

6.1 The application for the conversion dwelling in this location is a departure from local plan policy because the site is outside the settlement boundary for Hopton, and is not part of the allocated area for residential development to the north and east, although abuts this area on two sides.

6.2 Great Yarmouth Borough Council has adopted an Interim Housing Land Supply Policy which sets out that new housing development may be deemed acceptable outside, but adjacent to existing Urban Areas or Village Development Limits providing certain criteria are met. The application site is

not adjacent to the settlement boundary of Hopton (See fig 1.), but is in close proximity, and is adjacent to an area earmarked for substantial residential development. The above interim policy bears some weight, whilst in this instance not specifically covering this type of development or location, the principle of allowing additional provision of dwellings within close proximity to existing settlement boundaries is relevant. It is useful therefore to measure the scheme against the policy criteria. On balance it is felt that the development is in accordance with the Interim Housing Land Supply Policy.

- 6.3 The scheme does not require additional extensions or an increase in floor area and would have minimal change in appearance therefore there would be minimal harm the character and appearance of the wider area. The only large change would be the provision of off street parking in accordance with the requirements of Norfolk County Council Highways. However this would ensure that the cycle route is not impeded, and the sites existing hedges, boundary fences and other structures would mean this parking area is not visible.
- 6.4 Using the criteria of the Interim Housing Land Supply Policy to assess the scheme is useful to ensure that the development is appropriate, even though the policy is not completely relevant. The scale of the development is appropriate to the size, character and role of the settlement as indicated in the settlement hierarchy as a single additional residential dwelling would fit within the distribution of development in the South Gorleston Development Area.
- 6.5 Criteria B, C, are not relevant in this instance due to the small scale nature of a single dwelling where affordable housing requirements cannot be required, and the house type would broadly fit within the requirements of the Strategic Housing Market Assessment. Criterion D relating to design and details is not particularly affected by this conversion, however the scale, height and layout of the plot would comply with this policy. The proposed layout of the subdivided plot would retain the character of the area with contained private gardens and domestic landscaping merging into the rural fringe and is considered to be appropriate and reflects the character and appearance of the surrounding area.
- 6.6 The site is not within a flood risk area and therefore a sequential approach is not required in the assessment of this application. In terms of run off the size of the site, use of a soakaway and the conditioning of materials for the drive would ensure that drainage can be adequately dealt with at the property. Due to the minimal increase in scale the use of the existing foul water capacity to serve the development is acceptable.
- 6.7 On balance the highways impact of this development is considered acceptable subject to the provision of adequate parking off the road with good

visibility splays would ensure the cycle route is not harmed. Norfolk County Council Highways have not objected to the scheme.

- 6.8 The orientation of the development and the subdivision in an vertical fashion would be sited so as to ensure that the new dwellings would have acceptable levels of privacy, outlook and amenity space. The relative separation of the site means that there would be no detrimental impacts upon the amenity of neighbouring residents. The site is spacious and orientated in a way which would provide a good level of amenity, including private garden space for future occupiers.
- 6.9 By virtue of the proposed site's location outside of the settlement boundary the plot is within a more rural setting and would result in an increase in the developed nature of the site. However, the current character and appearance of the site to be developed is associated with its enclosed residential garden use including garden structures and paraphilia, this would in part be retained and the fact no extensions are proposed mean that the additional dwelling through conversion would not stand out in any way from the current appearance of the building. This is an important consideration due to the prominence of this plot from the busy A12 roundabout. Landscaping will be required through an addition of a condition, and should reflect the need to maintain a screen to the site including the new parking area. However on balance due to the relatively contained nature of this site, and retention of open land surrounding the enclosed garden development plot, this development would not erode the rural character of the area, which would retain its appearance from views entering the village on the main coastal road.
- 6.10 The site is located within close proximity to existing and future residential areas, and would by virtue of the good access pedestrian and cycle routes have a good level of connection to these areas through sustainable means of transport. The current use of the property as a residential dwelling is compatible with the area, and as this development would not result in an increase of the built form in the countryside, the scheme on balance is considered acceptable.

7 Recommendation

- 7.1 Approve – the proposal is considered to accord to policy CS1 and CS18 of the Great Yarmouth Local Plan – Core Strategy and the Interim Housing Land Supply Policy.
- 7.2 Approve subject to the addition of conditions to the approval to ensure off-site parking and the submission of landscaping details.

Jack Ibbotson
Great Yarmouth Borough Council
Town Hall
Hall Plain
Great Yarmouth
Norfolk
NR30 2QF

Your Ref: 06/16/0589/F
Date: 4 November 2016

My Ref: 9/6/16/0589
Tel No.: 01603 638070
Email: stuart.french@norfolk.gov.uk

Dear Jack

**Hopton on Sea: Divide current three bedroom detached house into two, two
bedroom semi-detached properties
2 Sidegate Cottages Sidegate Road Hopton GREAT YARMOUTH NR31 9AL**

Further to my earlier response, I acknowledge receipt of a sketch indicating on site parking provision for the proposed development.

Accordingly whilst in highway terms only I have no objection tot he proposals, I would recommend that the following condition be appended to any grant of permission that your Authority is minded to make.

SHC 25 Prior to the first occupation of the development hereby permitted sufficient space shall be provided within the site to enable six standard size family cars to park, turn and re-enter the highway in a forward gear. This area shall be levelled, surfaced and drained in accordance with a detailed scheme submitted to and approved in writing by the Local Planning Authority, in consultation with the Highway Authority, and retained thereafter available for that specific use.

Reason: In the interests of satisfactory development and highway safety.

Yours sincerely

Stuart French

Highways Development Management & Licensing Officer
for Executive Director for Community and Environmental Services

S



Community and Environmental
Services
County Hall
Martineau Lane
Norwich
NR1 2SG
NCC contact number: 0344
800 8020
Textphone: 0344 800 8011

Jack Ibbotson
Great Yarmouth Borough Council
Town Hall
Hall Plain
Great Yarmouth
Norfolk
NR30 2QF

Your Ref: 06/16/0589/F
Date: 1 November 2016

My Ref: 9/6/16/0589
Tel No.: 01603 638070
Email: stuart.french@norfolk.gov.uk

Dear Jack

**Hopton on Sea: Divide current three bedroom detached house into two, two
bedroom semi-detached properties
2 Sidegate Cottages Sidegate Road Hopton GREAT YARMOUTH NR31 9AL**

Thank you for your recent consultation with respect to the above,

Whilst it is noted that vehicle access and off-street parking provision is proposed to be provided, no details have been included in this respect and whilst accepting the development is off a closed off road near to turning head, nevertheless the development is located next to a pedestrian and cycle link. In this respect if parking is precluded the development could have a detrimental impact to pedestrians and cyclists as well as vehicles, most possibly services vehicles, turning around.

Accordingly, for the avoidance of any doubt and in order to fully assess the proposals, I would request that the applicant amends the plans to show the proposed access and car parking proposals. It should be noted for a development of the size shown a minimum of two parking spaces per property is required.

Upon receipt of revised plans I would wish to be re-consulted so that I may recommend appropriate conditions.

Yours sincerely

Stuart French

Highways Development Management & Licensing Officer
for Executive Director for Community and Environmental Services

S

Jill K. Smith

From: Hopton Parish Council <hoptonparishclerk@hotmail.com>
Sent: 28 October 2016 11:09
To: plan
Subject: 06/16/0589/F 2 Sidegate Cottages Sidegate Road Hopton on Sea

Hello Planning

The Parish Council has no objection to the above application.

However, one comment has been received "following a site visit I can see no grounds on planning policy to refuse.

Personally I would like to see this knocked down and re-built. Current build does not enhance the vista".

Regards

Julie McNair

Clerk and RFO to Hopton-on-Sea Parish Council

Office at the Village Hall, Station Road, Hopton-on-Sea, NR31 9BE open Monday, Tuesday, Thursday and Friday from 9.30am to 1.30pm Telephone 01502 730768.

Website

<http://hopton-on-sea-parish-council.norfolkparishes.gov.uk/>

This e-mail and any files transmitted with it are confidential and intended solely for the use of the individual or entity to whom they are addressed. If you received this e-mail in error please notify the sender.



Developments Affecting Trunk Roads and Special Roads

Highways England Planning Response (HEPR 16-01)

Formal Recommendation to an Application for Planning Permission

From: Martin Fellows
Operations (East)
planningee@highwaysengland.co.uk

To: Great Yarmouth District Council

CC: growthandplanning@highwaysengland.co.uk

Council's Reference: 06/16/0589/F

Referring to the planning application referenced above, dated 17 October 2016, application to divide current three bedroom detached house into two, two bedroom semi-detached properties, 2 Sidegate Cottages, Sidegate Road, Hopton, Great Yarmouth, NR31 9AL, notice is hereby given that Highways England's formal recommendation is that we:

- a) offer no objection;
- ~~b) recommend that conditions should be attached to any planning permission that may be granted (see Annex A — Highways England recommended Planning Conditions);~~
- ~~c) recommend that planning permission not be granted for a specified period (see Annex A — further assessment required);~~
- ~~d) recommend that the application be refused (see Annex A — Reasons for recommending Refusal).~~

Highways Act Section 175B ~~is~~ is not relevant to this application.¹

¹ Where relevant, further information will be provided within Annex A.

B D Galloway

Signature:

Date: 26 October 2016

Name: Davina Galloway

Position: Asset Manager

Highways England:

Woodlands, Manton Lane

Bedford MK41 7LW

davina.galloway@highwaysengland.co.uk

To: Principal Strategic Planner

My Ref: 06/16/0589/F

From: Development Control Manager

Date: 12th October 2016

Case Officer: Mr Ibbotson

Parish: Great Yarmouth 7

Development at:-

2 Sidegate Cottages
Sidegate Road Hopton
GREAT YARMOUTH
NR31 9AL

For:-

Divide current three bedroom detached house into two, two bedroom semi-detached properties

Applicant:-

Mrs S Finn
10 Marine Drive
Caister
GREAT YARMOUTH



Agent:-

Mrs S Finn
10 Marine Drive
Caister
GREAT YARMOUTH

The above mentioned application has been received and I would be grateful for your comments on the following matters:-

DEPARTURE BWLP

Please let me have any comments you may wish to make by 26th October 2016.

COMMENTS:

The site sits at the boundary of the Bradwell growth area identified by Core Strategy Policy CS18, where around 1,000 new dwellings are proposed. In this context I have no objection to the principle of the proposal.

Mr Clements, Principal Strategic Planner.
17/10/2016

**PLANNING APPLICATIONS CLEARED BETWEEN 01-OCT-16 AND 31-OCT-16 FOLLOWING
DETERMINATION BY THE GROUP MANAGER (PLANNING) UNDER DELEGATED POWERS**

REFERENCE	06/16/0284/F
PARISH	Belton & Browston 10
PROPOSAL	Side extension to dwelling
SITE	Glen-Haven St Johns Road Belton GREAT YARMOUTH
APPLICANT	Mr and Mrs Price
DECISION	APPROVE

REFERENCE	06/16/0490/F
PARISH	Belton & Browston 10
PROPOSAL	Renewal of PP 06/11/0327/F for caravan for security and storage at existing fishing lake
SITE	Woodland View (Land adj) The Loke, Station Road North Belton GREAT YARMOUTH
APPLICANT	Mrs R Gallant
DECISION	APPROVE

REFERENCE	06/16/0538/F
PARISH	Belton & Browston 10
PROPOSAL	Single storey and two storey front extension
SITE	9 St James Crescent Belton GREAT YARMOUTH NR31 9JN
APPLICANT	Mr & Mrs L Sidaway
DECISION	APPROVE

REFERENCE	06/16/0550/F
PARISH	Belton & Browston 10
PROPOSAL	Proposed rear extension
SITE	14 St Annes Way Belton GREAT YARMOUTH NR31 9LH
APPLICANT	Mr and Mrs Brown
DECISION	APPROVE

REFERENCE	06/16/0581/A
PARISH	Belton & Browston 10
PROPOSAL	Illuminated fascia sign
SITE	60 Station Road South Tavern PH Belton GREAT YARMOUTH
APPLICANT	Mr M Hole
DECISION	ADV. CONSENT

PLANNING APPLICATIONS CLEARED BETWEEN 01-OCT-16 AND 31-OCT-16 FOLLOWING DETERMINATION BY THE GROUP MANAGER (PLANNING) UNDER DELEGATED POWERS

REFERENCE	06/16/0354/F
PARISH	Bradwell N 1
PROPOSAL	Use of land for car wash
SITE	Sidegate Motors (Parish of Bradwell) Gapton Hall Road GREAT YARMOUTH
APPLICANT	Mr K Prendi
DECISION	APPROVE

REFERENCE	06/16/0355/F
PARISH	Bradwell N 1
PROPOSAL	Renew PP:06/11/0607/F - For portable cabin with parking area for selling of vehicles & admin.2 storage containers etc
SITE	Sidegate Motors Ltd Gapton Hall Road (Parish of Bradwell) GREAT YARMOUTH
APPLICANT	Mr G Ermini
DECISION	APPROVE

REFERENCE	06/16/0488/F
PARISH	Bradwell S 2
PROPOSAL	CoU, conversion & alterations of existing outbuilding to form single 3 bedroom dwelling house with amenity space
SITE	Hobland House Hobland Road Bradwell GREAT YARMOUTH
APPLICANT	Mr & Mrs Sturzaker
DECISION	APPROVE

REFERENCE	06/16/0542/F
PARISH	Bradwell S 2
PROPOSAL	Proposed two storey granny annexe. Ground and first floor extensions to main house
SITE	3 Hobland Hall Cottages Hobland Road Bradwell GREAT YARMOUTH
APPLICANT	Mr J Norris
DECISION	REFUSED

REFERENCE	06/16/0546/F
PARISH	Caister On Sea 3
PROPOSAL	Alterations to build dining room to replace approved conservatory 06/14/0290/F
SITE	30 Reynolds Avenue Caister GREAT YARMOUTH NR30 5QE
APPLICANT	Mr and Mrs K Roberts
DECISION	APPROVE

REFERENCE	06/16/0602/F
PARISH	Caister On Sea 3
PROPOSAL	Proposed sub-division of 17 Greenhill Avenue and construction of one additional dwelling
SITE	17 Greenhill Avenue Caister GREAT YARMOUTH NR30 5NY
APPLICANT	Mr J Beck
DECISION	REFUSED

PLANNING APPLICATIONS CLEARED BETWEEN 01-OCT-16 AND 31-OCT-16 FOLLOWING DETERMINATION BY THE GROUP MANAGER (PLANNING) UNDER DELEGATED POWERS

REFERENCE	06/16/0525/A
PARISH	Caister On Sea 4
PROPOSAL	2 Fascia signs and 1 projecting sign, internal opening hours sign
SITE	7 Yarmouth Road Caister
APPLICANT	GREAT YARMOUTH NR30 5DL
DECISION	Midlands Co-operative ADV. CONSENT

REFERENCE	06/16/0300/F
PARISH	Filby 6
PROPOSAL	Demolition of existing barns and construction of one new barn style dwelling with associated parking
SITE	Glebe Farm Main Road
APPLICANT	Filby GREAT YARMOUTH
DECISION	Execs of Miss P Dixon & Mrs B Blaxell APPROVE

REFERENCE	06/16/0556/CD
PARISH	Filby 6
PROPOSAL	8 dwellings, garaging and improved vehicular access - discharge condition 3 re: PP 06/15/0308/F
SITE	Main Road (Land north of) Filby
APPLICANT	GREAT YARMOUTH NR29 3HN
DECISION	Bittern Homes Ltd APPROVE (CONDITIONS)

REFERENCE	06/16/0561/F
PARISH	Filby 6
PROPOSAL	Variation of condition 2 of planning permission no. 06/15/0308/F - revisions to house types
SITE	Main Road (Land north of) Filby
APPLICANT	GREAT YARMOUTH NR29 3HN
DECISION	Bittern Homes Ltd APPROVE

REFERENCE	06/16/0567/F
PARISH	Filby 6
PROPOSAL	Two storey side and rear extensions. Demolition of existing double garage
SITE	Amelia Cottage Thrigby Road
APPLICANT	Filby GREAT YARMOUTH
DECISION	Mr I Wright APPROVE

REFERENCE	06/16/0526/F
PARISH	Fritton/St Olaves 10
PROPOSAL	Demolition of timber garage and outbuildings and erection of double garage and workshop
SITE	Timberscombe Herringfleet Road St Olaves
APPLICANT	GREAT YARMOUTH NR31 9HJ
DECISION	Mr O Smith APPROVE

**PLANNING APPLICATIONS CLEARED BETWEEN 01-OCT-16 AND 31-OCT-16 FOLLOWING
DETERMINATION BY THE GROUP MANAGER (PLANNING) UNDER DELEGATED POWERS**

REFERENCE	06/16/0559/F
PARISH	Fritton/St Olaves 10
PROPOSAL	Proposed dropped kerb to form vehicular access
SITE	Aylesbury Cottage Beccles Road Fritton GREAT YARMOUTH NR31 9AB
APPLICANT	Mr and Mrs T Mudd
DECISION	APPROVE

REFERENCE	06/16/0521/CU
PARISH	Great Yarmouth 5
PROPOSAL	Change of use from a cafe to be used as a dog grooming parlour and pet boutique
SITE	92 Church Lane Gorleston GREAT YARMOUTH NR31 7BJ
APPLICANT	Miss Z Howell Fausto
DECISION	APPROVE

REFERENCE	06/16/0548/F
PARISH	Great Yarmouth 5
PROPOSAL	Erection of a single storey rear extension
SITE	30A Western Road Gorleston GREAT YARMOUTH NR31 7QE
APPLICANT	Mr B Chadd
DECISION	APPROVE

REFERENCE	06/16/0566/F
PARISH	Great Yarmouth 5
PROPOSAL	Single storey extension to rear
SITE	1 Garnham Road Gorleston GREAT YARMOUTH NR31 6PB
APPLICANT	Mr M Evans
DECISION	APPROVE

REFERENCE	06/16/0573/F
PARISH	Great Yarmouth 5
PROPOSAL	Construction of detached garage
SITE	104 Caister Road GREAT YARMOUTH Norfolk NR30 4DP
APPLICANT	Mr & Mrs Hunn
DECISION	REFUSED

REFERENCE	06/16/0505/F
PARISH	Great Yarmouth 7
PROPOSAL	New glazed conservatory
SITE	18 South Garden Gorleston GREAT YARMOUTH NR31 6TL
APPLICANT	Mrs D Coe
DECISION	APPROVE

PLANNING APPLICATIONS CLEARED BETWEEN 01-OCT-16 AND 31-OCT-16 FOLLOWING DETERMINATION BY THE GROUP MANAGER (PLANNING) UNDER DELEGATED POWERS

REFERENCE	06/16/0565/F
PARISH	Great Yarmouth 7
PROPOSAL	Demolition of existing dwelling and construction of new detached house and garage
SITE	14 Marine Parade Gorleston GREAT YARMOUTH NR31 6DX
APPLICANT	Mr W Gray
DECISION	APPROVE

REFERENCE	06/16/0577/F
PARISH	Great Yarmouth 7
PROPOSAL	Alterations to existing side elevation including pitched roof
SITE	98 Links Road Hopton GREAT YARMOUTH NR31 6JX
APPLICANT	Mr D Ellis
DECISION	APPROVE

REFERENCE	06/16/0579/F
PARISH	Great Yarmouth 7
PROPOSAL	Extensions to existing bungalow
SITE	14 Youell Avenue Gorleston GREAT YARMOUTH NR31 6HT
APPLICANT	Mr & Mrs Dyson
DECISION	APPROVE

REFERENCE	06/16/0436/F
PARISH	Great Yarmouth 9
PROPOSAL	Drop road kerbs, vehicular access, 2 metre high galvanised steel palisade with 6 metre double leaf gate
SITE	Suffolk Road (Storage Site) GREAT YARMOUTH Norfolk NR31 0ER
APPLICANT	Mr A Ebbage
DECISION	REFUSED

REFERENCE	06/16/0582/CD
PARISH	Great Yarmouth 9
PROPOSAL	Provision of a left turn egress onto Pasteur Rd from Lidl car park - DoC 4 & 6 re: PP 06/13/0413/F
SITE	Lidl Pasteur Road GREAT YARMOUTH NR31 0DW
APPLICANT	Lidl UK GmbH
DECISION	APPROVE (CONDITIONS)

REFERENCE	06/16/0326/F
PARISH	Great Yarmouth 14
PROPOSAL	Variation of condition 2 of planning permission 06/15/0046/F - changing design of windows
SITE	18 South Quay GREAT YARMOUTH Norfolk NR30 2RG
APPLICANT	Mr P Turner
DECISION	APPROVE

PLANNING APPLICATIONS CLEARED BETWEEN 01-OCT-16 AND 31-OCT-16 FOLLOWING DETERMINATION BY THE GROUP MANAGER (PLANNING) UNDER DELEGATED POWERS

REFERENCE	06/16/0528/CD
PARISH	Great Yarmouth 14
PROPOSAL	Pro.structure with fountain on roof serving drinks & food. Table,chairs & piped music - D .O.C 7 & 8 re: PP:06/15/0782/F
SITE	St Georges Park Crown Road GREAT YARMOUTH NR30 2JN
APPLICANT	Mr D Cross
DECISION	APPROVE (CONDITIONS)

REFERENCE	06/16/0531/A
PARISH	Great Yarmouth 14
PROPOSAL	Three replacement signs
SITE	Royal Assembly Rooms Albert Square GREAT YARMOUTH NR30 3JH
APPLICANT	Mr P Bucklee
DECISION	ADV. CONSENT

REFERENCE	06/16/0237/EU
PARISH	Great Yarmouth 15
PROPOSAL	Application for a certificate of lawfulness for existing use as HMO
SITE	80 Walpole Road GREAT YARMOUTH Norfolk NR30 4NS
APPLICANT	Mrs J J Alsop
DECISION	EST/LAW USE CER.

REFERENCE	06/16/0444/F
PARISH	Great Yarmouth 15
PROPOSAL	Proposed single storey rear extension
SITE	5 Ferrier Road GREAT YARMOUTH Norfolk NR30 1DL
APPLICANT	Mr P Secker
DECISION	APPROVE

REFERENCE	06/16/0446/F
PARISH	Great Yarmouth 15
PROPOSAL	Demolition of existing building and construction of two new dwellings
SITE	9 Union Road GREAT YARMOUTH Norfolk NR30 2BS
APPLICANT	Mr A Panteli
DECISION	APPROVE

REFERENCE	06/16/0462/F
PARISH	Great Yarmouth 15
PROPOSAL	Retrospective application for the siting of a night watchman's caravan and display for sale of four motor cars
SITE	85B North Quay Car Wash Site (next Kwik-Fit) GREAT YARMOUTH NR30 1JF
APPLICANT	Italian Hand Car Wash Ltd
DECISION	APPROVE

PLANNING APPLICATIONS CLEARED BETWEEN 01-OCT-16 AND 31-OCT-16 FOLLOWING DETERMINATION BY THE GROUP MANAGER (PLANNING) UNDER DELEGATED POWERS

REFERENCE **06/16/0513/F**
 PARISH Great Yarmouth 15
 PROPOSAL Extension to bedroom with balcony over

 SITE 5 Norfolk Square Barons Court Hotel
 GREAT YARMOUTH NR30 1EE
 APPLICANT Mr E Shearing
 DECISION **APPROVE**

REFERENCE **06/16/0523/F**
 PARISH Great Yarmouth 15
 PROPOSAL Sub division of property to form 8 self contained flats

 SITE 84 North Denes Road GREAT YARMOUTH
 Norfolk
 APPLICANT Mr Player
 DECISION **APPROVE**

REFERENCE **06/16/0551/CU**
 PARISH Great Yarmouth 15
 PROPOSAL Change of use from guest house to residential (private dwelling)
 SITE 119 Wellesley Road Britannia Guest House
 GREAT YARMOUTH NR30 2AP
 APPLICANT Mr D Adams
 DECISION **APPROVE**

REFERENCE **06/16/0557/F**
 PARISH Great Yarmouth 15
 PROPOSAL Renewal of planning permission 06/11/0400/F for use of land for outdoor seating area
 SITE 58 Regent Road Britannia Fish and Chips
 GREAT YARMOUTH NR30 2AL
 APPLICANT Mr and Mrs G Georgiou
 DECISION **APPROVE**

REFERENCE **06/16/0562/F**
 PARISH Great Yarmouth 15
 PROPOSAL New aluminium shopfront, roller shutter and sunblind

 SITE 182 King Street GREAT YARMOUTH
 Norfolk NR30 1LS
 APPLICANT Greggs PLC
 DECISION **APPROVE**

REFERENCE **06/16/0563/A**
 PARISH Great Yarmouth 15
 PROPOSAL 1 fascia sign, 1 hanging sign and 2 internal poster graphic signs
 SITE 182 King Street GREAT YARMOUTH
 Norfolk NR30 1LS
 APPLICANT Mrs S Humphries
 DECISION **ADV. CONSENT**

PLANNING APPLICATIONS CLEARED BETWEEN 01-OCT-16 AND 31-OCT-16 FOLLOWING DETERMINATION BY THE GROUP MANAGER (PLANNING) UNDER DELEGATED POWERS

REFERENCE **06/16/0554/F**
 PARISH Great Yarmouth 19
 PROPOSAL Single storey rear extension

SITE 41 St Andrews Road Gorleston
 GREAT YARMOUTH NR31 6LT

APPLICANT Mr and Mrs G Davey
 DECISION **APPROVE**

REFERENCE **06/16/0568/CD**
 PARISH Great Yarmouth 19
 PROPOSAL Construction of a pair of semi-detached cottage style dwellings-discharge conditions 3 & 4 re: PP 06/16/0196/F

SITE 1 Pier Walk (Rear of) Gorleston
 GREAT YARMOUTH NR31 6DA

APPLICANT Mr J N Norman
 DECISION **APPROVE (CONDITIONS)**

REFERENCE **06/16/0375/F**
 PARISH Great Yarmouth 21
 PROPOSAL Construction of sectional detached garage

SITE 31 Keyes Avenue GREAT YARMOUTH
 Norfolk NR30 4AF

APPLICANT Mr G Bensley
 DECISION **REFUSED**

REFERENCE **06/16/0515/PDE**
 PARISH Great Yarmouth 21
 PROPOSAL Notification of larger home extension - single storey rear extension to provide kitchen and dining room facilities

SITE 46 Perebrow Avenue GREAT YARMOUTH
 Norfolk NR30 4BE

APPLICANT Mr G Hawkes
 DECISION **PERMITTED DEV.**

REFERENCE **06/16/0564/F**
 PARISH Great Yarmouth 21
 PROPOSAL Front porch

SITE 40 Churchill Road GREAT YARMOUTH
 Norfolk NR30 4NH

APPLICANT Ms S Davidson
 DECISION **APPROVE**

REFERENCE **06/16/0353/O**
 PARISH Hemsby 8
 PROPOSAL Erection of three bedroom detached dwelling

SITE The Bakery The Street Hemsby
 GREAT YARMOUTH NR29 4EU

APPLICANT Mrs I Margrie
 DECISION **APPROVE**

REFERENCE	06/16/0519/F
PARISH	Hemsby 8
PROPOSAL	Re-position pro.new single storey bldg on site of demolis hed fire damaged units. Retro. app.making gd gable end unit 3
SITE	28 Beach Road (Unit 2) Hemsby
APPLICANT	GREAT YARMOUTH NR29 4HS
DECISION	Richrdsons Leisure Ltd APPROVE

REFERENCE	06/16/0253/F
PARISH	Hopton On Sea 2
PROPOSAL	Construction of front garden wall
SITE	The Willows Links Road Hopton
APPLICANT	GREAT YARMOUTH NR31 6JR
DECISION	Mr & Mrs Bool APPROVE

REFERENCE	06/16/0381/F
PARISH	Martham 13
PROPOSAL	Proposed two storey rear extension, balcony first floor
SITE	3 Rowan Road Martham
APPLICANT	GREAT YARMOUTH
DECISION	Mr & Mrs Pepper APPROVE

REFERENCE	06/16/0456/F
PARISH	Martham 13
PROPOSAL	Redevelop barns to residential dwelling, garage and cart shed for existing property (previously approved 15-08-13)
SITE	60 Hall Road Sevenoaks Martham
APPLICANT	GREAT YARMOUTH NR29 4PD
DECISION	Mr J Wood APPROVE

REFERENCE	06/16/0480/F
PARISH	Martham 13
PROPOSAL	Demolish single storey side extn & conservatory at rear. Erect 2 storey side extn & single storey rear extension
SITE	The Old Grannery 52 The Green Martham
APPLICANT	GREAT YARMOUTH NR29 4PA
DECISION	Mr M Skellern APPROVE

REFERENCE	06/16/0545/F
PARISH	Martham 13
PROPOSAL	Erect a dark woodgrain conservatory to the side of the property
SITE	1 Kirby Close Martham
APPLICANT	GREAT YARMOUTH NR29 4UE
DECISION	Mr Hope APPROVE

PLANNING APPLICATIONS CLEARED BETWEEN 01-OCT-16 AND 31-OCT-16 FOLLOWING DETERMINATION BY THE GROUP MANAGER (PLANNING) UNDER DELEGATED POWERS

REFERENCE **06/16/0570/F**
 PARISH Martham 13
 PROPOSAL Proposed single storey extension

SITE 2 Helen Avenue Martham
 GREAT YARMOUTH
 APPLICANT Mr and Mrs P Baker
 DECISION **APPROVE**

REFERENCE **06/16/0413/F**
 PARISH Ormesby St.Marg 16
 PROPOSAL Two storey rear extension and single storey front porch.
 Improvements to driveway access and parking/turning
 SITE 23 Private Road Ormesby St Margaret
 GREAT YARMOUTH NR29 3LH
 APPLICANT Mr & Mrs A Leigh
 DECISION **APPROVE**

REFERENCE **06/16/0520/M**
 PARISH Ormesby St.Marg 16
 PROPOSAL Demolition of Clere House
 SITE Clere House Pippin Close
 Ormesby St Margaret GREAT YARMOUTH NR29 3RW
 APPLICANT Clere House Developments Ltd
 DECISION **PERMITTED DEV.**

REFERENCE **06/16/0540/F**
 PARISH Ormesby St.Marg 16
 PROPOSAL Construction of brick-built garden room within existing
 courtyard
 SITE 14 Filby Lane Ormesby St Margaret
 GREAT YARMOUTH NR29 3JR
 APPLICANT Mrs C J Thomson
 DECISION **APPROVE**

REFERENCE **06/16/0149/F**
 PARISH Repps 13
 PROPOSAL Erection of 3 no. single storey dwellings
 SITE Mede Court (Land at end of) Repps With Bastwick
 GREAT YARMOUTH
 APPLICANT Mr B Pearce
 DECISION **APPROVE**

REFERENCE **06/16/0447/F**
 PARISH Rollesby 13
 PROPOSAL Retrospective application for building erected in rear
 garden to be used as a residential annexe
 SITE Keepers Cottage 7 Council Houses Court Road Rollesby
 GREAT YARMOUTH NR29 5HG
 APPLICANT Mr O Shirland
 DECISION **APPROVE**

PLANNING APPLICATIONS CLEARED BETWEEN 01-OCT-16 AND 31-OCT-16 FOLLOWING DETERMINATION BY THE GROUP MANAGER (PLANNING) UNDER DELEGATED POWERS

REFERENCE **06/16/0494/F**
 PARISH Rollesby 13
 PROPOSAL Conversion of outbuilding to bedroom and first floor extension
 SITE Spring Cottages 5 Main Road Rollesby
 GREAT YARMOUTH NR29 5EQ
 APPLICANT Mr and Mrs D Cannon
 DECISION **APPROVE**

REFERENCE **06/16/0282/CU**
 PARISH Winterton 8
 PROPOSAL Change of use from cart shed and treatment room to cart shed, treatment room and laundry room
 SITE Low Farm Barns Lavender Room Somerton Road Winterton
 GREAT YARMOUTH NR29 4AW
 APPLICANT Mr D Allard
 DECISION **APPROVE**

REFERENCE **06/16/0283/F**
 PARISH Winterton 8
 PROPOSAL Construction of pergola and balcony
 SITE The Sedge (Plot 3) Low Farm Somerton Road Winterton
 GREAT YARMOUTH NR29 4AW
 APPLICANT Mr D Allard
 DECISION **APPROVE**

REFERENCE **06/16/0320/F**
 PARISH Winterton 8
 PROPOSAL Two storey extension
 SITE The Loke Heatherdene Winterton
 GREAT YARMOUTH NR29 4AS
 APPLICANT Mr and Mrs M Matthews
 DECISION **APPROVE**

REFERENCE **06/16/0530/F**
 PARISH Winterton 8
 PROPOSAL Amendment of previously approved plan 06/16/0010/F - Alterations on ground floor
 SITE Green Tiles Bush Road Winterton
 GREAT YARMOUTH NR29 4BY
 APPLICANT Mr C Pitts
 DECISION **APPROVE**

REFERENCE **06/16/0536/F**
 PARISH Winterton 8
 PROPOSAL Installation of a calor LPG gas tank
 SITE Lyngate Black Street Winterton
 GREAT YARMOUTH
 APPLICANT Ms C Cross
 DECISION **APPROVE**

* * * * End of Report * * * *