

Reference: 06/13/0559/F

Parish: Hemsby

Officer: Mr K Balls

Expiry Date: 22-11-2013

Applicant: Mr N Lee

Proposal: Convert existing retail kiosk site to provide a take-away food (A5) with outdoor tables and chairs. Convert adjacent land to Go Kart track

Site: Beach Road, Kiosk Site and Land, Hemsby

REPORT

1. Background :-

- 1.1 The site forms an 'L' shaped site on the south side of Beach Road, Hemsby between a Pay & Display Car Park and a take-away tandoori premises. The site also extends eastwards to the rear of a clothing shop which fronts Beach Road. Part of the site forms an extant planning permission for the land to be used as a car park.
- 1.2 The site is fairly level and is bounded by a 2.0m high wire mesh on its western aspect, 2.0m high wooden fence to the south and a 1.8m high wooden fence on its staggered eastern boundary. It currently has two sited wood constructed cabins each about 3 metre square with approved use for retail units.

2. Consultations :-

- 2.1 Article 8 Notice/Neighbours: 6 letters of objection – issues raised: There are 4 existing Go-Kart tracks in a 1 mile radius and many fast food outlets; Beach Road needs a variety of new businesses to diversify the offer; the closure of Pontins Holiday resort has narrowed the tourism season and led to a drop in visitor numbers and revenue. Beach Road needs a variety of new businesses; 4 existing Go-Kart tracks in 1 mile radius. Full copies of the objections are attached.
- 2.2 Parish Council: No objections to the Go-Kart track with toilets. However the Parish Council feels there are enough take-away food facilities and A5 outdoor tables and chairs on Beach Road.
- 2.3 Norfolk County Highways: Whilst it was recognised that the proposal has no dedicated parking provision, it was considered that parking on and loading from the highway are currently restricted by a Traffic Regulation Order and

that there are several car parks in close proximity. In addition, the likely clientele will predominantly arrive on foot therefore no objections to the proposal have been outlined.

- 2.4 Strategic Planning: The site is presently occupied by a vacant unit (previously selling ice-cream and toys) with underused land to the rear which remains vacant. The proposed use includes the establishment of a hot-food takeaway kiosk and the creation of a Go-Kart track on the land to the rear of the site.
- 2.5 The proposal site is situated within the Hemsby Commercial Area. This is required by local plan (2001) policy **TR4** to *preserve and enhance the character of the holiday area by ensuring it is not spoilt by over development*. Emerging Local Plan Core Strategy policy **CS8** supports new high quality tourist attractions which are designed to a high standard, easily accessed and have good connectivity with existing attractions, although proposals should be sensitive to the character of the surrounding area.
- 2.6 Taking into consideration current and national policy, a proposed Go-Kart track would be an appropriate proposal within an existing holiday commercial area and would bring into use an area of underused land, enhancing the character and function of the holiday area.
- 2.7 The establishment of a hot-food takeaway kiosk should be subject to more stringent criteria as exemplified in local plan policies **SHP15** and **SHP16**. As explained in detail below:
- The proposed kiosk is not located within an area of adopted shopping frontage therefore the concentration or preponderance of hot-food takeaways within the immediate area is not a material consideration. Notwithstanding this, the effect upon neighbouring occupiers and users of land or premises in terms of noise, disturbance, smell or fumes area is a material concern; therefore the cumulative effect of an additional hot-food takeaway, in the immediate area – upon these issues – should be ascertained in terms of any significant adverse effects.
 - The proposed kiosk will not impede traffic or raise road safety concerns due to its positioning off the main highway and its reliance upon other car park rather than on-site parking. Further clarity from the highways authority should clarify this position.
 - The proposed kiosk is unlikely to adversely affect the character of the area given its established designation and use within 'Hemsby Commercial Area' which allows uses that are likely to generate significant levels of noise, disturbance or operate during unsocial hours.
- 2.8 Overall the proposal seeks to provide a hot-food takeaway kiosk and Go Kart facilities on vacant, underused land in a defined area appropriate for this type of leisure activity. However, consideration should be given to the extent that the proposal may cumulatively add further noise, disturbance, smell or fumes

to neighbouring occupiers and premises in this location. Where this is considered to have a cumulative significant adverse effect, the application should be refused.

3. Policy

3.1 POLICY SHP15

PROPOSALS FOR THE ESTABLISHMENT OF HOT-FOOD TAKEAWAYS 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 OVER CONCENTRATION 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, DISTRUBANCE, SMELL OR FUMES;
- (C) THE PROPOSAL WOULD NOT BE LIKLE YOT RESULT IN A SIGNIFICANT HAZARD TO ROAD SAFETY OR SIGNIFICANTLY IMPEDE THE FREE FLOW OF TRAFFIC;
- (D) COMPLIANCE WITH THE COUNCILS PARKING AND SERVICING STANDARDS;
- (E) THE PROPOSAL WOULD NOT SIGNIFICANTLY ADVERSELY AFFECT THE CHARACTER OF THE AREA OF THE LOCAL ENVIRONMENT.

3.2 POLICY SHP16

ANY PROPOSALS TO ESTABLISH NEW RETAIL FOOD OUTLETS IN THE FORM OF KIOSKS OR STALLS WILL BE TREATED ON THEIR MERITS. HOWEVER, ANY PROPOSAL LIKELY TO OBSTRUCT THE FOOTWAY WILL BE STRONGLY RESISTED. THE BOROUGH COUNCIL WILL NOT PERMIT PROPOSALS TO ESTABLISH NEW REFRESHMENT OR FOOD OUTLET KIOSKS/ CONCESSIONS ON THE SEAFRONT TO THE EAST OF MARINE PARADE, GREAT YARMOUTH, OR ON THE ESPLANADE AT GORLESTON. ALTERATIONS AND EXTENSIONS TO SEAFRONT REFRESHMENT OR FOOD OUTLET CONCESSIONS/KIOSKS EAST OF MARINE PARADE, GREAT YARMOUTH WILL BE PERMITTED PROVIDED THE APPLICANT CAN DEMONSTRATE THAT:-

- (A) THERE IS NO LOSS OF DESIGNATED OPEN SPACE;
- (B) THE PROMENADE/FOOTWAYS WILL NOT BE OBSTRUCTED;
- (C) THE RECONSTRUCTED KIOSK WILL BE DESIGNED TO INCORPORATE MATERIALS APPROPRIATE TO ITS LOCATION AND SETTING AND IS COMPLIANT WITH THE DESIGN GUIDE; AND,
- (D) THE RESULTANT BUILDING/STRUCTURE IS NOT IN AN AREA WHICH COULD BE LIABLE TO COASTAL EROSION OR SEA INUNDATION OVER THE ANTICIPATED LIFETIME OF THE DEVELOPMENT.

CONDITIONS WILL BE IMPOSED ON ANY PLANNING APPROVAL TO ENSURE THAT CRITERIA (a) TO (c) OF THE POLICY ARE COMPLIED WITH. CONDITIONS MAY ALSO BE IMPOSED RESTRICTING THE AMOUNT OF EXTERNAL SEATING AND TABLES ASSOCIATED WITH THE KIOSK.

(Objective: To ensure that the character of the seafront is maintained, to ensure the free flow of pedestrians and to maintain and improve the character and appearance of the seafront east of Marine Parade.)

Note: Applicants will be expected to provide evidence that the requirements of the Chief Building Control Officer and the Environmental Health Officer can be met.

3.3 POLICY TR2

THE BOROUGH COUNCIL WILL SEEK TO ENSURE THAT A WIDE RANGE OF HOLIDAY ACCOMMODATION AND TOURIST FACILITIES AND ATTRACTIONS IS PROVIDED TO SATISFY ALL SECTORS OF THE TOURISM MARKET AND WILL ENCOURAGE CONTINUING IMPROVEMENTS TO THE EXISTING PROVISION IN ORDER TO MEET INCREASING CUSTOMER EXPECTATIONS.

(Objective: To maintain and enhance the Borough's status as a holiday destination.)

3.4 POLICY TR5

THE COUNCIL WILL PRESERVE AND ENHANCE THE EXISTING CHARACTER OF HOLIDAY AREAS BY ENSURING THAT THEY ARE NOT SPOILT BY OVER-DEVELOPMENT. PROPOSALS FOR USES SUCH AS FUN-FAIRS, DISCOTHEQUES OR OTHER USES LIKELY TO GENERATE SIGNIFICANT LEVELS OF NOISE OR DISTURBANCE OR OPERATE DURING UNSOCIAL HOURS WILL BE PERMITTED ONLY IN THE PRIME COMMERCIAL HOLIDAY AREAS (AS DEFINED ON THE PROPOSALS

MAP) AND WHERE THE APPLICANT CAN DEMONSTRATE THAT THERE WOULD BE NO SIGNIFICANT DETRIMENT TO THE OCCUPIERS OF ADJOINING PROPERTIES AND USERS OF LAND.

(Objective: To preserve and enhance the character of existing holiday areas.)

3.5 POLICY TR7

PROPOSALS FOR NEW VISITOR FACILITIES AND ATTRACTIONS MAY BE PERMITTED IN THE PRIME COMMERCIAL HOLIDAY AREAS OF CAISTER-ON-SEA, CALIFORNIA, GORLESTON-ON-SEA, GREAT YARMOUTH, HEMSBY, HOPTON-ON-SEA, NEWPORT AND SCRATBY AND WILL BE ASSESSED HAVING PARTICULAR REGARD TO THEIR SCALE, DESIGN AND RELATIONSHIP TO OTHER USES AND TO LANDSCAPE, ENVIRONMENTAL, RESIDENTIAL AMENITY AND TRAFFIC CONSIDERATIONS.

(Objective: To meet increasing visitor expectations and changing tourist trends whilst safeguarding the natural environment.)

4. Core Strategy – Emerging Policy

4.1 Core 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 not only benefits the local economy but 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 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 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 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 particularly where these involve habitat creation and the enhancement of the existing environment, in particular the areas linked to the Norfolk Broads

5. Assessment

5.1 The submitted application seeks the approval of a takeaway food (A5) catering unit with outdoor table and chairs and the conversion of the vacant land to the south for use as a Go Kart track. The existing retail kiosk has established retail use whilst the remainder of the land to the south has planning permission for a car park. Given the differences in use and potential effects upon residential amenities, an assessment of each component forming the proposal will be addressed separately.

5.2 Proposed Hot-food takeaway (A5) catering unit

5.3 The proposed takeaway catering unit lies within the Hemsby Commercial Area and lies adjacent to a Pay & Display Car Park and a hot-food 'tandori' takeaway and vacant shop.

5.4 The scale of the catering unit appears commensurate with other hot-food kiosk/catering units along Beach Road. The proposal makes allowance for external seating on a proposed timber decking area, however both the proposed catering unit and decking area are set back from Beach Road and

the public footpath to overcome any obstruction of the public highway. The proposal is not expected to impede the flow of traffic and Norfolk County Council did not object to the proposal on highways grounds.

- 5.5 The case officer surveyed the Hemsby Commercial Area on the 28th November 2013. At the time of inspection there appeared to be 42 units trading in the retail and tourism sector, 17 of which appeared to trade in quasi restaurant/takeaway (A3/A5) uses. Other units included:

A1 use class: 7 units

A4 use class: 1 unit

Amusement/tourism related: 10 units

Other units: 2

Vacant units: 5

- 5.6 The proposal seeks an additional hot-food unit, which would add to the already dominating A3/A5 offer within the Hemsby Commercial Area. However, the extent to whether this proposal would significantly detract away from the vitality and viability of the frontage needs considering.
- 5.7 Objections from neighbouring occupiers raised concerns over the number of hot-food takeaways in the locale and their role contributing towards a lack of diversity along Beach Road. Whilst on paper there are proportionally more A3/A5 units in this area, these are, however, interspersed between other retail and tourism uses along Beach Road and Sea View Road and do not lend themselves to any major visual clustering of any one use class that may significantly detract away from the vitality of the frontage.
- 5.8 During the site inspection, many of the units along Beach Road were closed, though this largely reflected the off-peak seasonal operating hours rather than there being significant vacancies. Overall, 5 units were considered to be permanently closed in an otherwise healthy and functioning designated holiday commercial area.
- 5.9 By virtue of its operation, a hot-food takeaway catering unit is likely to give rise to cooking odours in the immediate area. Correspondence from the applicant [dated 4th November 2013] gives assurances that should planning consent be given, the retail kiosk would operate within the current Environmental legislation relating to cooking odour. The Environmental Health Department did not offer any objections to this.

6. Proposed Go Kart track on vacant land rear of proposed A5 catering unit

- 6.1 The proposed Go Kart track is to be situated on vacant land to the rear of a hot-food (A5) 'tandori' takeaway unit and vacant shop (A1), and adjacent to a Pay & Display Car Park and private car park on its western and southern boundaries respectively.
- 6.2 The site inspection identified two small Go Kart tracks in the Hemsby Commercial Area. One was located directly opposite the proposal site, another located at the junction of Beach Road and St Thomas Road. Objections raised from neighbouring occupiers suggest that there may be up to 5 Go Kart Tracks within a one mile radius of the proposal. Whilst the case officer did not inspect Go Karts outside the Hemsby Commercial Area, one cannot discount other Go Kart tracks that may have been stored away during the off-peak season and were therefore unidentifiable to the case officer at the time of the site visit.
- 6.3 There are also 8 units of amusements, 2 halls facilitating assembly/leisure and other rides and attractions towards the coast end of Beach Road in addition to the existing Go Kart tracks. Coupled with the range of retail uses in the vicinity, the Hemsby Commercial Area is considered to provide a wide range of tourist attractions and ancillary retail units which facilitate appropriate leisure activity in this area.
- 6.4 The proposed Go Kart track is of a larger scale and different customer base to the Go Kart adjacent which appears smaller and likely to cater for children. The proposal also seeks to bring vacant land into much more positive economic use. Therefore an additional Go Kart track, on this site is expected to better utilise the land, which would otherwise remain vacant, and further meets the demands for tourism and leisure uses to meet customer expectations.
- 6.7 The application proposed petrol driven Go Karts, however concerns were raised from neighbouring occupiers over potential noise pollution and disturbance on adjacent businesses. Following a site meeting with the Environmental Health Officer, the applicant subsequently confirmed that he intends to use electric powered Go Karts at the proposed site, thereby significantly reducing the noise impact of the proposal to adjacent occupiers.

- 6.8 The applicant further noted that given the initial investment for environmentally friendly quiet Karts are significantly higher than petrol driven Karts, the proposal would be uneconomically viable without the proposed takeaway unit on site.

7. RECOMMENDATION:-

- 7.1 Approve: The proposed take-away (A5) catering unit and Go Kart track are considered to accord to the provisions of the adopted Great Yarmouth Borough-Wide Local Plan, the emerging policies of the Core Strategy and the National Planning Policy Framework.
- 7.2 Whilst both facilities may replicate existing provision in the Hemsby Commercial Area, the area is considered to be in a vibrant and healthy state to encourage further attractions and facilities as exemplified by local plan policies TR2, TR7 and emerging Core Strategy policy CS8.
- 7.3 An additional takeaway catering unit is not considered to be significantly detrimental to the viability and vitality of the area, rather, the proposal provides an appropriate retail use to compliment the tourism and leisure offer in the Hemsby Commercial Area and ensures the viability of the proposal as a whole.

(Fig 1)



mobile
catering

AKC

CONTAINERS SEARCH

Container Type:

All Types

Container Length:

All Lengths

HEAD OFFICE

Container Cabins Ltd
Yard 2 Newstet Road
Knowsley Industrial Park
Liverpool
L33 7TJ

Phone: 0151 353 7470

Fax: 0845 862 0782

Email

Delivery Nationwide

Ask For Quotation

More photos available of all
units on request

All Credit / Debit Card
Accepted



Cant find what you are
looking for?

We can locate and supply any
container or office you need ...

10ft x 8ft Disabled Toilet and single Toilet



10ft x 8ft Disabled Toilet and single Toilet

Toilet Blocks - New | 10ft |

Reference No. : 125

10ft x 8ft disabled and single toilet unit. Complete with ramp, disabled Wc has full disabled alarm system, sink, water heater and Toilet. Single WC has sink, water heater and Toilet. Available in any colour.

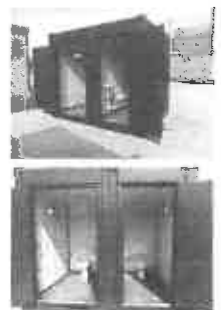
Features

- ✓ Electric Heating
- ✓ Electric Lighting
- ✓ Sink
- ✓ Water Heater



A quotation for delivery can be given on receipt of delivery location

More Images
(click to enlarge)



Jill K. Smith

From: Shirley Weymouth [shirleyweymouth@tiscali.co.uk]
Sent: 22 October 2013 13:41
To: plan
Subject: 06/13/0559/F mr lee

The PC has no objections to Go-Kart track with toilets
However they feel there are enough take-away food facilities and A5 outdoor tables and chairs in Beach Road

Mel Pieterman
Great Yarmouth Borough Council
Town Hall
Hall Plain
Great Yarmouth
Norfolk
NR30 2QF

Environment, Transport, Development
County Hall
Martineau Lane
Norwich
NR1 2SG
NCC contact number: 0344 800 8020
Textphone: 0344 800 8011

Your Ref: 06/13/0559/F
Date: 30 October 2013

My Ref: 9/6/13/0559
Tel No.: 01603 638070
Email: stuart.french@norfolk.gov.uk

Dear Mel

**Hemsby: Conversion of existing retail kiosk site to provide a take-away food kiosk (A5) with outdoor tables & chairs. Convert existing vacant adjoining land to a Go-Kart track with toilets
Beach Road Kiosk Site & Land Hemsby Great Yarmouth**

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

Whilst the proposed development has no dedicated parking provision, given the fact that parking on and loading from the highway are restricted by a Traffic Regulation Order and that there are several car parks within close proximity, it is unlikely that I could sustain an objection on lack of parking provision alone. Furthermore, due to the nature of the area it is likely that the clientele will predominantly have arrived on foot.

Accordingly in highway terms only I have no objections to the proposals outlined, nor do I wish to restrict the grant of permission

Yours sincerely

Stuart French

Highways Development Management & Licensing Officer
for Director Environment, Transport and Development

31 OCT 2013

ACK'D

11/1/3

30.10.13



Mr. Whittred
T.A SKIN KRAZY
BEACH RD
HEMSBY
NR29 4HS

Planning & Development Department
ref:- 06/13/0559/F

I am objecting the the above planning application, as I feel that it will be of a noise and fume pollution to our shop and will not be Hygenic for our business, premises across the road.

I also feel that Hemsby doesn't need another go-kart track, we already have 2 battery go-kart tracks and 1 petrol one in Hemsby.

Also there is to many fast food outlet

We do feel that Hemsby needs Development and new businesses for the tourists, but not the same ones. Tourists complain now that the street is a row of ~~re~~ repetitive businesses.

I also hope that any objections are taken into account seriously and not waivered aside, just because the applicant is a member of a Parish

Council.

Also the location of the application is on top of holiday camp, and I'm sure holiday makers staying in accomodation next to the go-karts would complain of noise ect, all day long.

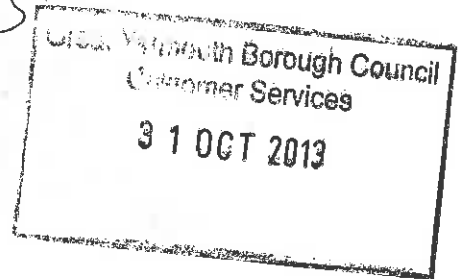
Mr. A. Whittred.
T/A SKIN KRAZY.

A handwritten signature, possibly reading 'A. Whittred', written in dark ink. The signature is stylized with a large, sweeping loop on the left and a horizontal line extending to the right.

Hemsby Belle Aire Limited

C/o Sunny Grove New Costessey Norwich Norfolk NR5 0EJ - Tel or Fax 01603 749162

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



29th October 2013

Dear Sirs,

Application 06/13/0559/F Go Kart Track Beach Road Hemsby

Thank you for your letter dated 21st October advising of the above application.

We are the freehold owners of Belle Aire Holiday Park, Beach Road, Hemsby. The rear boundary of the proposed development land adjoins our park. We have a club bar in close proximity together with 315 leasehold holiday chalets and up to 92 static caravans on park. We represent the lease and pitch holders of those properties as well as ourselves.

We do not oppose the application in itself however we urge you to carefully consider the impact of potential noise pollution from the go karts.

We have spoken directly with the applicant who kindly advised us in advance of his intention to make an application for the land. We understand from him that there may be as many as five go karts operating, each of which "might have a noise output similar to that of a petrol driven lawnmower". We also understand that there is an option available to use electric powered karts. These, we understand, would not in themselves generate any significant noise. However we are told by the applicant that the cost of electric karts may be prohibitive.

Given the potential for quite considerable and possibly unrelenting noise pollution we would request that you consider approving the application with a condition that noise levels are kept within a reasonable range (such as may be recommended by your Environmental Health Department perhaps). It may also be appropriate to stipulate reasonable daytime operating hours for the facility.

Thank you for your assistance with this matter.

Yours faithfully,

Alec Duckworth
Hemsby Belle Aire Limited

PLANNING APP

PLANNING DEPT,

06/13/0559/F

BEACH ROAD,

HEMSBY,

GT YARMOUTH

NORFOLK



Dear Sir, madam

I run a food outlet down beach road hemsby. I have just noticed a planning application for yet another food outlet which I can't believe, (PLANNING 06/13/0559/F) I have spoken to a friend of mine which is watching this very closely as if this pass he has two very similar positions down beach road and in his words he said if you pass that food outlet how could you possibly refuse him, that would make three new food outlets on beach road in less than a year how is everybody going to earn a living like this. This planning permission given in my opinion will just open a can of worms.

Regards -

CAN'T ACKNOWLEDGE -

IN COMPLETE

ADDRESS

ACK'D
11/11/13

Mr Clayton Meakin
The Fun Park
Beach Road
Hemsby
Norfolk
NR29 4HS

Friday 8th November 2013

Reference: **06/13/0559/F**



Dear Mr Minns,

I am writing to you regarding proposed development at Beach Road, Kiosk Site & Land, Hemsby, Great Yarmouth. I would like you to take this as my formal objection to the above planning application.

The reason for my objection is that there are currently 4 Go-Kart Tracks within a 1 mile radius of the proposed new site and as you can appreciate whilst there are approximately 3000 locals living in the village and many holiday makers that visit throughout the year most families have their own vehicles now and do not tend to spend as much time and money on Beach Road as they did years ago.

Another major factor is in January 2009 Pontins closed very suddenly and this has caused a huge drop in visitors to the area as many as 800 people a week. The impact of this is less people in the area spending money so in fact the existing attractions are earning less revenue each year. This aside I have still continued to invest back into my business year after year and I am proud of the area in which I live and work.

So I personally feel that if new businesses are proposing to open for the 2014 season and beyond it would be more beneficial to them, us and the area if they were to look at a new venture that would attract more visitors and offer more variety to Beach Road, Hemsby.

I look forward to hearing from you after the 11th November 2013 regarding my objection and how plans are developing.

Yours sincerely

Mr Clayton Meakins

ACIC'D

11/11/13



James Swann
12 Diana Way
Caister on Sea
Great Yarmouth
NR30 5TP
Ref 06/13/0559/F

Dear Sir,

I am the landlord of Lost World Golf and Finer Diner. I am writing to object to the above planning application because Hemsby needs a variety to survive not copies of the same business.

This is because nobody would be able to make a profit, which will lead to businesses not being able to improve, which then may lead businesses to close down, which our community do not want.

Food outlets have vastly increased over the last few years which have caused visitors and takings to drop.

Please would you take this letter in to account as we all need to help each other in the community to survive down Beach Road, Hemsby.

Yours sincerely,

Mr James Swann



Miss Gemma Meakins
Food Palace
Beach Road
Hemsby
Norfolk
NR29 4HS

Friday 8th November 2013

Reference: **06/13/0559/F**

Dear Mr Minns,

I am writing to you regarding proposed development at Beach Road, Kiosk Site & Land, Hemsby, Great Yarmouth. I would like you to take this as my formal objection to the above planning application.

The reason for my objection is that over the last few years there has been a huge increase in businesses offering a similar service and I feel that with a total of almost 30 outlets we are currently over populated. I am not adverse to new businesses opening as its great for the local area, but I do feel that more variety is needed as although competition is healthy we are all already struggling to make a living in the current climate.

I look forward to hearing from you after the 11th November 2013 regarding my objection and how plans are developing.

Yours sincerely

Miss Gemma Meakins

A handwritten signature in black ink, appearing to read 'Gemma Meakins', located below the typed name.



R G Meakin
Fun Park
Beach Road
Hemsby
NR29 4HS

To whom it may concern,

I R G Meakin of fun park beach road Hemsby, do wholly oppose the application for a retail kiosk take away and go cart track application reference number 06/13/0559/f on the grounds of Hemsby being a small community and as there are already two sets of go carts on my land (which I've spent a considerable amount of time and money improving the waste land which was there) and within a mile radius there is two more go carts.

There are more than adequate enough food/take away outlets (over 30 at the moment).

What with Pontins holiday camp closing, which resulted in a drop of visitors to Hemsby, we think the go cart and takeaway would do more harm than good as it is variety we need, not the same as everyone else.

We contribute dearly to the community (unlike others) with contributions for fireworks every week and also for the erosion of Hemsby beach, we've been in Hemsby for many years and would like to see the survival of this wonderful village not the failure of it

You're sincerely,

R G Meakin

Melanie Pieterman

From: Nigel Lee [mailto:nigel.lee@ncl.ac.uk]
Sent: 13 November 2013 17:22
To: Jason D. Williams; Melanie Pieterman
Subject: Proposed Go Kart Track, Hemsby, Planning Ref 06/13/0559/F

Jason,

Many thanks for your advice on possible noise related issues on the above mentioned site, all of which I am sure can be dismissed by the use of electric karts which have very low running noise outputs.

I have spoken to the two U.K. manufacturers of electric karts and have been informed by each that they have no relevant documents as to noise outputs from their electric kart range as it has never been requested.

The first of the manufacturers has however supplied karts to a sensitive site in London, near Tower Hamlets, where the provision of planning was solely reliant on using electric karts, and he would be happy to address any questions or concerns you may have, as also the second manufacturer would be happy to give any information you requested. They are as follows:

Mr Vic Hollman
Bowman Leisure Karts Ltd
01438 831130

Mr Mike Smith
Biz Karts Ltd
020 8443 3300

As discussed it is my intention to use electric karts on the above track, but I would welcome the opportunity to field test petrol engined karts once the track is set out in the presence of yourself and a recommended acoustic engineer to record potential noise outputs which may be included in any variance of planning permission that we may apply for in the future if they are within allowed levels.

Many thanks
Nigel Lee

Melanie Pieterman

From: Jason D. Williams
Sent: 13 November 2013 15:50
To: 'nlee247@hotmail.co.uk'
Cc: Melanie Pieterman
Subject: Proposed Go-Kart track & Food Unit - Beach Road, Hemsby

Dear Nigel

Thank you for meeting on site today regarding the above.

After a quick look on the 'net, it would appear that noise levels are around about halved by using electric karts which sounds very promising. If you can provide further info direct from a manufacturer that confirms this (or thereabouts) I'll be able to submit a no objection comment to the Planning Team. I'll have to think a bit more on whether a noise boundary limit would be necessary and justifiable and we can discuss that later.

I had a chat with Mel who says that if you submit the noise data to Planning, they can consider it as part of the existing application.

If you have any queries or other ideas in the meantime, please get back to me or Mel.

Looking forward to speaking again.

Jason

Jason Williams
ENVIRONMENTAL HEALTH OFFICER
Commercial Team

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Great Yarmouth Borough Council

Environmental Services, Town Hall, Hall Plain, Great Yarmouth, Norfolk, NR30 2QF

Application Ref	06/13/0559/F8/F		
Proposal	Convert extg retail kiosk site to provide a take-away food (A5) with outdoor tables & chairs. Convert adj land to GoKart track		
Location	Beach Road, Kiosk Site & Land, Hemsby, GY		
Case Officer	Mrs M Pieterman	Policy Officer	Mr K Balls
Date Received	4/11/2013	Date Completed	14/11/2013

The current policies specifically affecting the site at the time of writing are as follows:

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

SHP15: Proposals for the establishment of hot-food takeaways not falling to be considered under the provisions of policy SHP4 will be permitted subject to the following criteria:

- The proposal would not create an over concentration or preponderance of class A3 uses which would significantly detract from the vitality and viability of a shopping frontage
- 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;
- The proposal would not be likely to result in a significant hazard to road safety or significantly impede the free flow of traffic;
- Compliance with the Councils Parking and servicing standards
- The proposal would not significantly adversely affect the character of the area of the local environment.

SHP16: Any proposals to establish new retail food outlets in the form of kiosks or stalls will be treated on their merits. However, any proposal likely to obstruct the footway will be strongly resisted.

TR5: The Council will preserve and enhance the existing character of holiday areas by ensuring that they are not spoilt by over-development. Proposals for uses such as fun-fairs, discotheques or other uses likely to generate significant levels of noise or disturbance or operate during unsocial hours will be permitted only in the prime commercial holiday areas (as defined on the proposals map) and where the applicant can demonstrate that there would be no significant detriment to the occupiers of adjoining properties and users of land.

TCM18: [Within Hemsby Commercial Centre] Where non-operational car parking cannot be provided to serve a development proposal, the council may require developers to pay a commuted sum which will be sued for provisions of public car parking or improvement to public transport facilities.

Emerging Policies – Draft Core Strategy Finalising Our Options – Regulation 18 (November 2012):

The NPPF states that decision-takers may also give weight to relevant policies in emerging plans according to:

- The stage of preparation of the emerging plan (the more advanced the preparation, the greater the weight that may be given);
- The extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given); and
- The degree of consistency with the NPPF.

Policy CS8: This emerging policy as part of the proposed submission Local Plan Core Strategy supports the development of new high quality tourist attractions, leisure and cultural facilities and accommodation that are designed to a high standard, easily accessed and have good connectivity with existing attractions.

The emerging policy will also seek to 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.

Strategic Planning Response

The site is presently occupied by a vacant unit (previously selling ice-cream and toys) with underused land to the rear which has remained vacant for a number of years. The proposed use includes the establishment of a hot-foot takeaway kiosk and the creation of a GoKart track on the land to the rear of the site.

The proposal lies within the Hemsby Commercial Area. This is required by local plan policy **TR4** to preserve and enhance the character of the holiday area by ensuring it is not spoilt by over-development. The emerging policy (**CS8**) supports new high quality tourist attractions which are designed to a high standard, easily accessed and have good connectivity with existing attractions, although proposals should be sensitive to the character of the surrounding area.

Taking into consideration current and national policy, a proposed GoKart track would be an appropriate proposal within an existing holiday commercial area and would bring in to use an area of underused land, enhancing the character and function of the holiday area.

The establishment of a hot-food takeaway kiosk should be subject to a more criteria based approach as exemplified in local plan policies **SHP15** and **SHP16**. These are explained in further detail below:

- The proposed kiosk is not located within an area of adopted shopping frontage therefore the concentration or preponderance of hot-food takeaways within the immediate area is not a material consideration. Notwithstanding this, the effect upon neighbouring occupiers and users of land or premises in terms of noise, disturbance, smell or fumes are a material concern; therefore the cumulative effect of an additional hot-food takeaway, in the immediate area - upon these issues - should be ascertained in terms of any significant adverse effects.
- The proposed kiosk is unlikely to impede traffic or raise road safety concerns due to its positioning off the main highway and reliance upon other car parks rather than on-site parking. Further clarity from the relevant highways authority would determine this.
- The proposed kiosk is unlikely to adversely affect the character of the area given its established designation and use as 'Hemsby Commercial Area' which allows uses that are likely to generate significant levels of noise, disturbance or operate during unsocial hours (local plan policy **TR5**).

Conclusion

The proposal seeks to provide a hot-food takeaway kiosk and GoKart facilities on vacant, underused land in a defined area appropriate for this activity. However, consideration should be given to the extent that the proposal may cumulatively add further noise, disturbance, smell or fumes, to neighbouring occupiers and premises in this location. Where this is considered to have a cumulative significant adverse effect, the application should be refused.

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Mrs M Pieterman
Planning services Dept
Town Hall
Hall Plain
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Thursday, 14 November 2013

Dear, Mrs Pieterman

Planning Application: 06/13/0559/F

Conversion of existing retail kiosk site to provide a take-away food kiosk(A5) with outdoor tables and chairs. Convert existing vacant adjoining land to Go-kart track with toilets.

Following a site meeting with Mr Williams, from the Environmental Services Department with regard to possible noise related complaints at the above site, I must now inform you that after discussions on site, I now intend to use electric powered Go-Karts only at the proposed site.

These types of Go-Karts have negligible noise or emission outputs and are currently in use at various planning sensitive areas both in the UK and USA.

The initial investment for these latest types of environmentally friendly quiet Karts is significantly higher than for Petrol Go-Karts, and would therefore ask you to consider that without permission for the associated food Take-Away on the site, the whole project would become uneconomically viable.

I appreciate this has arrived late in the planning process, but feel that the additional information for the above planning application is significant and worthy of consideration.

Should you require any further information I would be happy to assist.

Yours sincerely

Nigel Lee



06/13/0559/F

Proposed Go-Kart Track and Catering Kiosk, Beach Road, Hemsby

Additional Notes



The Existing Site

The site, when travelling down Beach Road is located on the right hand side between the first car park and Indian takeaway. The current entrance is made up of an uneven concrete slab and is approx 8 metres wide by 17 metres deep. It currently has two sided wood constructed cabins each about 3 metre square with approved use for retail units and currently being available to let and not used this holiday season.

The area opens out through a wire fenced gate to a complete fenced area of approx 37 metres square with a ground covering of crushed rubble and earth. It is currently available as a separate letting with approved permission as a car park again unused this season.

Proposed Site Alteration (see attached site layout plan, fig1 & fig2)

Our proposal for the entrance area is to remove the existing retail outlets and site a high quality food takeaway kiosk (fig 1); this will be sited further into the entrance with A5 planning permission. A raised wooden decked area with disabled access ramp, outdoor tables and chairs, one unisex twin/disabled toilet block (fig 2), one general storage dry goods container and a perimeter matching existing fence with gate.

The proposal for the vacant land area is to provide a purpose built go-kart track to operate speed limited child and adult rental go-karts.

The intended go-karts are manufactured primarily for the rental market being safe, fun and easy to drive. The noise output from the go-karts is similar to a petrol lawn mower engine and has a manufacturer's silencer systems fitted.

The go-kart track will be designed and operated under the guidance and regulations recommended by the UK National Karting Association both in respect to Health and Safety, and approved operation in regard to track size and layout.

A storage container will need to be placed at the far corner of the track site to allow safe and secure storage of the go-karts out of operating hours.

Current existing surrounding facilities and businesses

The position of the proposed site is almost at the beginning of the amusements and various other retail outlets on Beach Road. Unfortunately, due to the site being vacant this season and a large shop also being vacant at the side of the Indian takeaway, the start of Beach Road on the right hand side could be greatly improved by investment into the vacant properties. These are some of the first things visitors to the area see when either leaving their cars in the car park or alighting from the bus turn around area at the other side of the road.

The addition of the food outlet is mainly aimed at providing facilities for family members during the day to watch other family participants using the go-karts, however, due to the investment of such a quality catering kiosk we would ask for longer opening hours outside that of the go-kart track.

Within close proximity of the proposed site there are two late night holiday clubs who currently open past midnight, and various amusements with music played throughout the day and night.

There is a small go-kart track situated at the opposite end of Beach Road, however, these are smaller go-karts running on a smaller track and more aimed at younger children.

Our investment into Hemsby and surrounding area

Our commitment to the area is to provide a family facility with disabled access and eventually a disabled access twin go-kart.

Our aim is to also try and operate outside the normal holiday season and with our agreement to an initial ten year lease period it will enable us with the granting of planning permission to provide a high quality facility for all to enjoy.

Litter will be a priority and customer bins will be sited and regularly emptied around the site.

Jobs will be offered locally and hopefully in and out of season.

Proposed Go-Kart Track and Catering Kiosk, Beach Road, Hemsby

Additional Notes

Noise output from Go Karts

Further information is now enclosed as to the noise output of the proposed Go karts which was unavailable at the time of initial planning application.

It must be stressed a great deal of research has gone in to source a Kart which limits any possible noise pollution at the proposed track.

The Go Karts are manufactured for the Rental market, being safe and designed for low levels of noise output, but still giving an enjoyable driving experience and thrill.

The proposed track is designed as a designated track to leisurely drive the go Karts around and will not operate as larger full race tracks where teams of much higher powered karts race in competition. This being due to the relatively small track layout, and lower powered karts.

Figures supplied by Uk Karting Manufacturer and in association with British Karting Association.

Single engine Kart GX270

L90=56.5 LEQ=77.5 Max 83.5

Ambient back Ground reading 55.5db

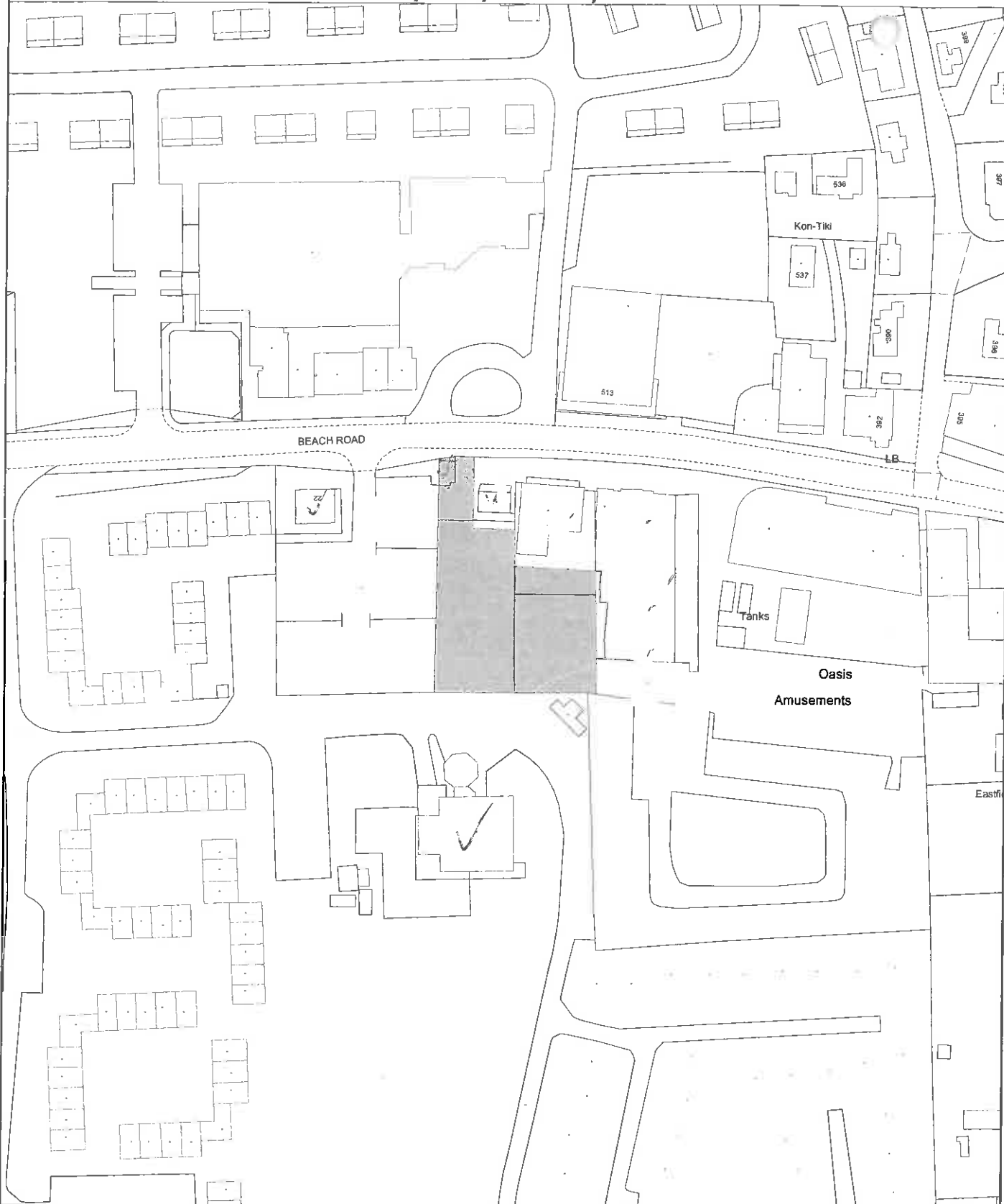
The Ambient back ground noise on Beach road in Hemsby is significantly higher during a normal days trading during the summer.

This is the output from the standard factory Karts, and due to the track size these figures will be significantly lower due to being restricted slower speeds due to the track size and larger silencers if required.

It must also be mentioned that we are currently looking at electric Karts with virtually no noise output, but due to these being new to the market this year the price maybe inhibitive until the technology is established in the market place



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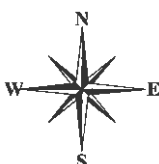


GREAT YARMOUTH
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Metres

Scale = 1:1250 @ A4



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