



GREAT YARMOUTH
BOROUGH COUNCIL

Development Control Committee

Date: Wednesday, 15 July 2020

Time: 16:00

Venue: Remotely

Address: [Venue Address]

AGENDA

CONTENTS OF THE COMMITTEE AGENDA PLANNING APPLICATIONS & CONDUCT OF THE MEETING

Agenda Contents

This agenda contains the Officers' reports which are to be placed before the Committee. The reports contain copies of written representations received in connection with each application. Correspondence and submissions received in time for the preparations of the agenda are included. However, it should be noted that agendas are prepared at least 10 Working Days before the meeting. Representations received after this date will either:-

- (i) be copied and distributed prior to or at the meeting – if the representations raise new issues or matters of substance or,
- (ii) be reported orally and presented in summary form by the Principal Officer of the Committee – especially where representations are similar to, or repeat, previous submissions already contained in the agenda papers.

There are occasions when the number of representations are similar in nature and repeat the objections of others. In these cases it is not always possible for these to be included within the agenda papers. These are either summarised in the report (in terms of numbers received) and the main points highlighted or reported orally at the meeting. All documents are available as 'background papers' for public inspection.

Conduct

Members of the Public should note that the conduct of the meeting and the procedures followed are controlled by the Chairman of the Committee or, if he/she so decides, the Vice Chairman. Any representations concerning Committee procedure or its conduct should be made in writing to either –

- (i) The Planning Group Manager, Town Hall, Great Yarmouth. NR30 2QF
- (ii) The Monitoring Officer, Town Hall, Great Yarmouth. NR30 2QF

DEVELOPMENT CONTROL COMMITTEE

PUBLIC CONSULTATION PROCEDURE

- (a) Thirty minutes only will be set aside at the beginning of each meeting to deal with applications where due notice has been given that the applicant, agent, supporters, objectors, and any interested party, Parish Council and other bodies (where appropriate) wish to speak.
- (b) Due notice of a request to speak shall be submitted in writing to the Planning Group Manager two days prior to the day of the Development Control Committee meeting.
- (c) In consultation with the Planning Group Manager, the Chairman will decide on which applications public speaking will be allowed.
- (d) Three minutes only (or five minutes on major applications at the discretion of the Chairman) will be allowed to (i) objectors together, (ii) an agent or applicant and (iii) supporters together, (iv) to a representative from the Parish Council and (v) Ward Councillors.
- (e) The order of presentation at Committee will be:-
 - (1) **Planning Officer presentation** with any technical questions from Members
 - (2) **Agents, applicant and supporters** with any technical questions from Members
 - (3) **Objectors and interested parties** with any technical questions from Members
 - (4) **Parish Council representatives, Ward Councillors and Others** with any technical questions from Members
 - (5) **Committee debate and decision**

Protocol

A councillor on a planning or licensing decision making body should not participate in the decision and / or vote if they have not been present for the whole item.

This is an administrative law rule particularly applicable to planning and licensing - if you haven't heard all the evidence (for example because you have been out of the room for a short time) you shouldn't participate in the decision because your judgment of the merits is potentially skewed by not having heard all the evidence and representations.

It is a real and critical rule as failure to observe this may result in legal challenge and the decision being overturned."

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.

3 MINUTES

5 - 10

To confirm the minutes of the meeting held on the 17 June 2020.

4 APPLICATION 06-17-0745-F - WILD DUCK CARAVAN PARK, HOWARDS COMMON, BELTON

11 - 25

Report attached.

5 APPLICATION 06-20-0143-F - LAND AT CALDECOTT HALL, BECCLES ROAD, FRITTON

26 - 42

Report attached.

6 APPLICATION 06-20-0106-F - IVY HOUSE, BECCLES ROAD, FRITTON

43 - 59

Report attached.

7 DELEGATED DECISIONS CLEARED BETWEEN 1 JUNE AND 30 60 - 67
JUNE 2020

Report attached.

8 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.

Development Control Committee

Minutes

Wednesday, 17 June 2020 at 16:00

Present :

Councillor Annison (in the Chair); Councillors Bird; Fairhead; Flaxman-Taylor; Freeman; Hammond; Mogford; Myers; Wainwright; Williamson; and T Wright

Councillor G Carpenter attended as substitute for Councillor Lawn.

Also in attendance :

Ms C Whatling (Monitoring Officer); Mr D Glason (Development Director); Mr D Minns (Planning Manager); Mr R Tate (Planning Officer) and Mrs S Wintle (Corporate Services Manager)

1 APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillor Lawn.

2 DECLARATIONS OF INTEREST

There were no declarations of interest declared at the meeting.

3 MINUTES

The minutes of the meeting held on the 21 May 2020 were confirmed.

4 APPLICATION 06/19/0071/F & 06/19/0606/F - Staithe Road, (Land North of) Martham, Great Yarmouth, Norfolk

The Committee received and considered the Planning Manager's report which presented a construction of 47 energy efficient dwellings, including associated open space, drainage infrastructure, vehicular access and associated highway improvements. Members also considered the application for a formation of a new highway junction between Staithe Road and Somerton Road.

The Planning Manager provided a comprehensive summary of the report to Members of the Committee.

The Planning Manager advised that at the Committee meeting held in March 2020 it was resolved that a site visit be arranged prior to considering applications further. Due to the COVID 19 pandemic a site visit had not been possible and therefore, the Committee agreed at it's meeting in May 2020 to bring the applications back to the Committee for consideration without a site visit.

The Planning Manager advised that the application requested full planning permission. Since the planning application was first submitted the application had been subject to amendment both in terms of the design of the dwellings and the means of access to the site. This resulted in a separate application for a new junction to serve the development as a result of objections received from Highways.

Members were advised that the site is located on the north east approach to the village close to the junction of Somerton Road and Staithe Road and approximately 1km from the centre of Martham. The land is currently designated as Grade 1 agricultural with access from Somerton Road via the Damgate Lane track. The land lies just outside the village development boundary.

It was reported that the application proposed was to provide an exemplar highly sustainable low carbon development which would provide new well-proportioned family dwellings and new landscape areas for both new residents and existing community.

The Planning Manager reported that the proposed application comprised 1,2,3 and 4 bedroomed properties together with an element of affordable housing.

The Committee were advised that the entrance to the site would be formed from Staithe Road with a new access road running between the existing scout building and No.59 Staithe Road. The plans showed the site entrance opening up to a tree line avenue running the length of the site and giving access to the main area of public open space which formed a 'green edge' against the northern boundary, abutting the countryside and the road forming a circular route around the site. A second area of public open space would be located tot he centre of the site.

Members were advised that application 06/19/0606/F had been submitted in order to facilitate the development of the site, in response to comments of concern raised by NCC the application was amended and was now supported

by NCC. The application had been submitted to ensure that it could be considered and if approved be delivered parallel to the residential scheme.

The Planning Manager advised that there had been a significant amount of objections against the proposed application including objections from the Parish Council, the representations submitted were summarised to Members of the Committee which had shown strong objection to the principle of the development and the ability for the village to accommodate and absorb further dwellings in light of the considerable number of dwellings having already been granted planning permission in Martham.

The Planning Manager summarised the various comments and suggested conditions received from the Statutory consultations.

The Planning Manager reported that whilst various policies were of importance when determining the application, the most important policy in his opinion for consideration was Saved Local Plan Policy HOU 10, New dwellings in the Country side. This policy which looks at the settlement boundaries was out of date and in his opinion confirmed that the "tilted balance" therefore applied to the application.

Members were advised since the original submission the residential element had been subject to a number of design amendments and was considered to be more in keeping with the aims of Policy CS9 of the Core Strategy which required the design that enhanced the local character and to conserve and enhance landscape features and townscape quality.

The Planning Manager reported that Highway concerns within the proposed development had been addressed by the applicant both in terms of internal lay and junction revisions to the satisfaction of the highway authority.

It was reported that the application site was not located as at risk of flooding. In accordance with application requirements for a development of this scale the applicant submitted a Flood Risk and drainage assessment. The drainage bodies had stated that there was capacity in the system (Caister) to accommodate the foul flows associated with the application. Surface water had been addressed by an onsite sustainable drainage system. Subject to conditions regarding the final details and compliance with the drainage strategy along with appropriate management strategy as part of the Section 106 agreement there were no objections from the statutory drainage bodies.

The Planning Manager reported that the site was located in a sustainable location being close to the village centre. Martham is identified in the local plan as the largest village in the Borough with a range of facilities. The County Council have stated that there is existing capacity in the local schools.

In terms Conservation of Habitats and Species Regulations 2017, the assessment of the Local Planning Authority, as Competent Authority, is that the application, if

approved, would not adversely affect the integrity of Natura 2000 sites provided that the mitigation put forward in the Shadow HRA report and as set out within the application were secured. To meet the mitigation requirements the appropriate contribution would be required to be secured by a legal obligation (S.106 agreement) and conditions for both on- and off-site improvements.

The Planning Manager reported that In summary, no significant harms had been identified, and where harm exists ,it is concluded that they could be satisfactorily controlled through planning conditions or the S106 legal agreement.

The Planning Manager reported that the proposal was considered to comply with policy HOU9 of the Great Yarmouth Borough-Wide Local Plan 2001 and policies CS1, CS3, CS4, CS9 CS11 and CS14 of the Core Strategy and the National Planning Policy Framework.

The Committee were advised that the recommendation was to approve both application 06/19/0071/F and 06/19/0606/F subject to conditions as detailed within the report.

Councillor Hammond raised some concern with regard to Staithe Road and the amount of cars that use the road, and asked if consideration could be given to using Damgate Lane / Back Lane instead as the access road to the site which would allow for the access road to come straight out on Somerton Road. The Planning Manager advised that the County Council had raised no objection to the proposed access.

Councillor Wright asked with regard to Grade 1 Agricultural Land and raised concern as to how much Grade 1 land was bring used and then with regard to the play area and whether the drainage would be an open drainage system as this seemed to be situated close to the play area. The Planning Manager advised that the drainage system would need to be secured and this would from part of any written conditions. With regard to the Grade 1 Agricultural Land the Planning Manager advised that overall there was only around 1% of developments that had used Grade 1 land, he advised this figure could be reported back if needed.

Councillor Williamson asked with regard to the ground source heating and whether this would be lateral or vertical. The Planning Manager advised that these would form part of the application later on or as part of a separate application.

Councillor Mogford raised concern around the drainage close to the play area.

Sophie Pain, agent for the applicant, summarised the key elements of the scheme, she advised that the applicant was a specialist in building energy efficient homes which are designed using latest modern technology. The proposed efficient homes would provide a reduction in construction times and

would deliver 11 affordable homes which equated to 24% delivery and the Council housing Officer was satisfied with the mix and tenure of the development. Sophie advised that the applicant had looked at and addressed concerns that had been raised by residents, Parish Council and Officers. Members were advised that the scheme was landscape led, with the two open space areas providing more space than required.

Members were advised that the outdoor space associated with the scout hut had been relocated to the North of the building which would be of benefit to the Scouts with the existing Scout hut car park would be improved with a new vehicle access and parking arrangements.

Sophie advised that the concerns from Highways around the junction had been addressed and the application was amended accordingly and included footpaths and dropped kerbs and these amendments have been audited and Highways were now satisfied with the amended application.

Sophie advised that the applicant hoped that the application would provide the first of its kind scheme for the Borough.

Parish Councillor, Paul Hooper summarised the main concerns of the Parish Council, he stated that Martham had grown in size in the number of developments approved and advised this was around 500 homes. He commented that the application being considered by the Committee was not within development limits, he advised that Staithe Road was used extensively by Children accessing the school. He asked the Committee to consider whether the village should provide over 10% of the housing needs of the entire Borough. He raised concern as to the Parish Council's comments not being considered and urged the Committee to refuse the application or defer until at least a site visit could be arranged during school hours.

Councillor Wright sought clarification from Hooper as to the type of dwellings the Parish Council expected to see for the village even though the development was proposing 24% affordable housing, he also asked with regard to the 10% of housing of the Borough being in Martham. Mr Hooper advised with regard to the 10% housing reference this figure had been taken from the Core Strategy Part 2. With regard to the type of dwellings, Mr Hooper advised that this was with regard to the developer returning to say they could not provide the affordable housing as this would become unaffordable. Members sought clarification as to whether this could be conditioned. The Planning Manager advised that this could form part of the Section 106 agreement. The Planning Manager clarified issues around the 5 year housing supply and the need to consider the figures that are currently adopted by the Council and not from the emerging local plan.

Councillor Wainwright commented on the 24% that had been offered as affordable housing and felt that this should be encouraged to provide affordable developments.

The Committee hereby entered into a general debate with regard to the

application.

RESOLVED :

(1) That application 06/19/0071/F be approved subject to a s106 agreement securing Local

Authority requirements of children's recreation, public open space, affordable housing and Natura 2000 payment as outlined above subject to referral to Natural England and no objection be raised as required by legislation.

(2) That application 06/19/0606/F be approved subject to being linked to application 06/19/0071/F as outlined within the report and subject to the appropriate condition to secure a properly planned development. The proposal complies with the aims of Policies CS2, CS3, CS9, CS11 and CS14 of the Great Yarmouth Core Strategy.

5 DELEGATED DECISIONS MADE BETWEEN THE 1ST MAY AND 31ST MAY 2020

The Committee received and noted the delegated decisions made between the 1 and the 31 May 2020.

6 ANY OTHER BUSINESS

There was no other business discussed at the meeting.

The meeting ended at: 18:00

Reference: 06/17/0745/F

Parish: Belton

Officer: Chris Green

Expiry Date: 22/6/20

Applicant: Bourne Leisure Limited

Proposal: Proposed change of use to convert existing touring and camping site to form additional 50 static caravans and ten safari tents (existing), relocation of existing touring site to provide 75 pitches, new touring services building on part of existing golf course, change of use existing Belton common for new golf course

Site: Wild Duck Caravan Park, Howards Common, Belton

REPORT

1. Background

- 1.1 This is a full planning application for the placement of caravans on land divided into three distinct and separate parcels.
- 1.2 The details of layout for the static vans will be subject to the caravan site licence, as otherwise constrained by trees shown as retained. The layout of the touring site is less formal.

2. Site, Context and proposal

- 2.1 All the parts of this three-part application are outside the residential envelope for the village of Belton, though the caravan site entrance is within the village so the whole site physically is an extension of the built form.
- 2.2 The proposal is in three parts.
- 2.3 The first north-western most part starts just beyond the old railway line beyond a small roundabout and involves the conversion of an existing touring caravan and tent area to a site for 50 static caravans and ten retained "safari" tents.
- 2.4 This land currently hosts 108 touring caravan and tent pitches. This land is largely open (and level) to its centre fringed by mature evergreen tree belts. These fringing tree belts are shown as being within a County Wildlife Site.

There is no proposal to impact these surrounding trees. This land is shown on the proposals map as primary holiday accommodation.

- 2.5** To the south of the existing park is a golf course in the ownership of "Caldecott Hall" a tourism and golfing site. It is understood that the owner of this site will make it available for the second element of the proposal where the area in question is to be laid out as 75 formal touring caravan (drawing 7159 p11 H) and up to 33 informal tent pitches up to a combined total of around 108, to be operated by the Wild Duck park.
- 2.6** This land is also presently, relatively open golfing fairway, albeit with some level changes, and fringing planting of gorse and smaller trees. Access to this site is at a point where the unsurfaced public right of way known as Marsh Lane intersects the former Beccles to Great Yarmouth Railway on the diagonal and where the vehicular access would have a right-angle relationship to the former railway and diagonal to the right of way. There is a slight rise through this access relict of the embanked railway. This land is shown on the adopted proposals map as "primary holiday attraction". This land is not part of any County Wildlife Designation.
- 2.7** The third part of the proposal site measuring 3.4 ha is south east of the proposed touring site and currently forms around 2/3rds of land identified as a County Wildlife Site (non-statutory designation) and comprising medium sized trees to its periphery with an area of smaller trees, gorse and bushes to its central part. There is a prefabricated building used as a scout hut, adjacent to the access track that runs from the north of the County Wildlife site to make a gated connection with Marsh Lane Public Right of Way.
- 2.8** The proposal is to create a single fairway and a green and hole for the golf course to replace the holes lost to the proposed touring caravan site above. This entails the clearing of a fairway 35m wide and 135m long or .45 ha and the green area of .2 ha, the approach to this from the tee being over the existing trees, these shown as retained.
- 2.9** In total therefore the proposal is for an additional 50 static caravans and ten safari tents and the existing touring and camping area to be relocated without expansion of numbers.

3. Proposal

3.1 No additional jobs are created. Existing employment will be safeguarded.

3.2 Accompanying the proposals are the following documents:

- Golfing layout habitat overlay plan
- Arboricultural Implication Assessment
- Arboricultural Management Plan
- Heritage Assessment
- Ecology Appraisal and protected species survey

- Shadow Habitat Recreational Impact Assessment

4. Relevant Planning History

- 4.1 This is a long-established holiday site. There is little record of substantial expansion of the site or other intensification of use for the last 15 years. In 2001 some layout changes within the site were authorised and there is record of several instances of improvements to the communal facilities available for the clientele, within the existing core of the overall caravan site.

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

- 5.1 The parish council for **Belton and Browston** has objected, their objections mirror the reasons raised by other correspondents below and in addition:

- Traffic generation and its impact on the village, the need to prevent access on Sandy Lane
- Harm to Wildlife and as a result to the wider environment.
- Overburdening of local services and utilities.
- This must be referred to committee.

- 5.2 The parish council for **Fritton and St Olaves** has objected.

- Outside development limits
- Local highway capacity issues
- Overburdening drainage

- 5.3 Neighbours and residents of the village have objected, on the following summarised points:

- The application should go to committee.
- Some correspondents have complaints about notification.
- Belton will lose its village character.
- A small part of the common survives so this loss will be felt. Common rights are precedent over other law. Villages and dog walkers use the common.
- Loss of coastal heathland, harm to invertebrates and potential extinction of some species. Site hosts yellowhammers and nightingales, deer, slow worms and adders. Bats are suspected, this is a protected turtle dove breeding site. Harm to the County wildlife Site and to statutory sites, only 2.3km away. The applicant's ecologist is wrong that there is no impact. The report is not explicit as to when reptile surveys were conducted.
- Traffic impact on Station Road from additional traffic and larger vehicles, blocking Station Road and emergency access. As Caldicott Hall is adjacent, access could be shared by both sites off the A143. Poor quality and worn out local roads. Excess traffic on change over day.
- The local sewers regularly get blocked. Water supply pressure is low.

- The park has carried unauthorised tree felling. There are Tree Preservation Orders set by the Broads Authority. Space to allow tree maintenance in the PROW is needed.
- Lighting as required by the police, will harm ecology and cause pollution
- Marsh Lane serves as a suitable stop line for caravan expansion.
- The touring caravans will harm the access surface across the PROW and there will be conflict between the farmer and walkers and the cars and touring caravans. Existing gates erected across the PROW are unlawful.
- The new access requires a pedestrian and wheelchair pavement, signage should give priority to the footpath, there are level changes and mounding that need to be made disabled accessible.
- The road through the tents needs supervision. Speeds need to be restricted. Dog signage and waste facilities required.
- A ban on open fires should be in place and the site supervised.
- The shower block looks to be very large.
- Golf balls might injure passers-by and scouts and deny access to the scout hut.
- The park does not integrate with village life.
- The golf course with its high fee is exclusive and not a community asset.
- Harm to archaeology, there is a Viking burial site.
- There are other land-owners not contacted. Right of way has not been obtained from owner of part of the land within the development site. This owner has said they will not allow access rendering the application futile.
- Increased traffic on Sandy Lane.
- Harm to green belt/ development outside the village
- There are problems with noise from camp entertainments.
- Increase of 138 plots will be harmful and increased holiday making within Britain will lead to more disturbance.

Several supportive letters have been received.

- This will bring control to an area of waste and stop unauthorised motorcycle use
- Will bring more visitors and jobs.

5.4 Consultations – External

Norfolk County Council

5.5 Highways – No objection. The additional traffic will be marginal in comparison to that existing. Directional signing to the site is considered sufficient as it is.

5.6 Rights of Way Officer – No objection, subject to PROW being kept open at all times and repairs conducted at the point of crossing at the applicant's expense.

5.7 Historic Environment Service –

The County Archaeologist had suggested an archaeological desk-based assessment including walkover survey noting aerial photographic analysis has

recorded cropmarks and extensive remains relating to the use of Belton Common as a training area during both wars.

A desk base archaeology assessment report with site walkover was further produced January 2019. This was not intrusive. It noted that much of the work has low potential to impact. The County Archaeologist requires standard conditions to agree the work schedule

5.8 Norfolk Constabulary (Architectural Liaison Officer) -

Recommends appropriate boundary treatment and lighting to provide adequate security protection, while respecting ecology interest.

5.9 Norfolk Fire and Rescue. Standard comments regarding provision for fire-fighting, but noted too when asked, that further small scale, on site, fire prevention and firefighting measures would be negotiated with the operator as part of the licencing regime. As such these need not be further considered under the planning application process.

5.10 County Infrastructure Team –

Because the advice on infrastructure was over the six-month validity period a second request was made, this confirmed that nothing had changed, and a financial contribution is required only for the provision of a hydrant and supply for firefighting.

Other external consultees

5.11 Norfolk Wildlife Trust -

The southernmost site identified is to provide a golf course extension to compensate for the area lost by developing the central parcel of land as a touring caravan site.

Norfolk Wildlife Trust concerned with regard to loss of County Wildlife site, albeit to a golf course and while pleased to accept management plan for the remainder of the CWS that is unaffected, is concerned that the applicant should secure 1 ha of additional site and provide a management plan for that. A LEMP should be submitted. There is potential to improve wildlife connectivity. This can be by condition.

5.12 Broads Authority - The Broads Authority note that development of leisure and recreational industries in this area impact the Broads Area and require mitigation, especially where cumulative impact occurs

They concur with the agents report that direct visual landscape impact does not occur as a result of mature planted screening. There is potential impact of light pollution on the Broads and the wider landscape, this can however be controlled by condition.

The large-scale of the development will create disturbance to the locality and wider Broads area and this will be a cumulative impact in relation to the number of similar existing sites in the area.

The authority is critical of the quality of the proposal with high density, regular alignment and close spacing. The submitted proposed landscaping drawing is too vague. The creation of heathland as mitigation/enhancement would be of benefit.

The proposals are of a scale and intensity which is considered inappropriate and would erode the distinctive perceptual qualities of landscape character and the setting of the Broads.

If approved, the Broads Authority request further consultation on details, with limited external lighting secured by condition and further full landscape details by condition.

- 5.13 Broads Drainage Board** – The response of the internal drainage board on 3 June 2020 to the drainage test results and the strategy, removes any objection. While the IDB has a separate consenting system not materially considered within the planning process, their objection can frustrate the implementation of planning permissions. This impediment is removed.
- 5.14 Historic England** – Historic England were initially concerned about impact on a prehistoric barrow to the south east of the golf course expansion, however following the issue of a Heritage Assessment withdrew the objection, it is clear to officers that the dense retained planting to this part of the site would mean that no alteration to the setting of the asset would occur.
- 5.15 Natural England** - Satisfied with HRA. No objection but additional heathland could be created as mitigation, however refer to Norfolk Wildlife Trust advice.

Consultation - Internal GYBC

5.16 GYBC Services (Arboriculture) –

An updated response from the tree officer of 8 June 2020 reviewing the August 2018 tree report, confirms that the additional information considers fully the arboricultural constraints of the site and the action that will be taken to develop the site with these in mind; protecting trees retained and minimising the impact that the development has upon the woodland.

- 5.17 Environmental Health** – In 2018 wrote to suggest catch fencing for golf balls be secured. The layout of the Fairway was subsequently altered. No other objection made.

6. Assessment of Planning Considerations: Policy Considerations:

National policy

- 6.1** Paragraph 47 of National Planning policy Framework states: Planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise.
- 6.2** Paragraph 8 of NPPF sets the balance between the "three overarching objectives" the "economic objective" to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure; the "social objective" - to support communities' health, social and cultural well-being; and the "environmental objective" - to protect and

enhance the natural, built and historic environment; improve biodiversity, use natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

- 6.3** Paragraphs 83 and 84 "Supporting a prosperous rural economy" seek decisions that should enable: the sustainable growth and expansion of all types of business in rural areas, and sustainable rural tourism and leisure developments which respect the character of the countryside; and seek to retain local services and community facilities, such as local shops, meeting places, sports venues, open space, cultural buildings, and public houses and goes on at paragraph 84 to recognise that sites may have to be found adjacent to or beyond existing settlements, and in locations that are not well served by public transport. In these circumstances it will be important to ensure that development is sensitive to its surroundings, does not have an unacceptable impact on local roads and exploits any opportunities to make a location more sustainable (for example by improving the scope for access on foot, by cycling or by public transport). The use of previously developed land, and sites that are physically well-related to existing settlements, should be encouraged where suitable opportunities exist.
- 6.4** This proposal is on previously developed land, albeit of open character, it will help to support the local shops and pubs and is well located to access non-car modes of transport during stays on the site.

Local Saved Policy

- 6.5** Saved Policy TR5 requires that "primary" holiday areas character is preserved or enhanced by preventing overdevelopment (primarily by noisy attractions) where the policy concern relates to offsite amenity impact.
- 6.6** Saved policy TR10 requires new leisure facilities in open countryside to be well located for the needs of users with adequate access, both in terms of immediate access to the site and in terms of traffic generation, parking and servicing access. The relatively marginal change in facilities provided and the well-established site and lack of objection from the County demonstrate that these requirements are met.
- 6.7** The nearest residences are at 300m from the proposed new touring site and as only an amenity block is proposed on this site and not entertainment facilities it is considered that this expansion does not threaten property on Sandy Lane. The level changes noted within and beyond the site will have some further mitigating effect and other parts of the existing static site are considerably nearer to neighbouring residences. The proposed golf course expansion is 140m from the nearest property and other existing parts of the golf course are already present albeit further away, however, golfing activity is not usually notably noisy and occurs during daylight hours (this is not a driving practice range).

- 6.8** The touring site will feature an amenity block. The scale of this is not specified, but it is stated as single storey, so its wider landscape impact will be minimal and further detail can be subject to planning condition.
- 6.9** This proposal does significantly depart from the saved policy in that part of a County Wildlife site is disturbed and cleared for the golf course amounting to .66 ha directly and more if disturbance by human presence is considered.

Adopted Core Strategy

- 6.10** Adopted Core Strategy Policy CS8 “Promoting tourism, leisure and culture” encourages and supports the upgrading, expansion and enhancement of existing visitor accommodation and attractions to meet changes in consumer demands and encourage year-round tourism by new, high quality tourist accommodation, designed to a high standard with easy access and have good connectivity with existing attractions. This is considered able to be met, subject to the design of the associated amenity block, both in terms of appearance and facility.
- 6.11** The policy also seeks to enhance the early evening and night time economy in appropriate locations. The touring part of this site is not considered an appropriate location, but night time activity is not suggested on the touring site and it will increase use of the offer within the existing site, so is considered beneficial and compliant.
- 6.12** It will be compliant with green tourism aims given the relatively good connectivity, especially if the use of the old railway as a cycle route comes to fruition.
- 6.13** No information has been submitted to suggest new employment is created, however, expansion will protect existing employment within the site to some extent.
- 6.14** The policy also encourages habitat-based tourism, especially where habitat creation or enhancement is proposed and in an area linked to the Broads. If one accepts that the mitigation strategy represents enhancement and the location offers foot and cycle linkages to the Broads Area this element of policy is considered met. While local people are expressing concern about the growth of this site and others in the area creating character change and overloading the local highway network, the Highway Authority do not share that concern given the marginal change proposed, and the existing park relates well to the village and has good access within relative proximity to the town and seafront.
- 6.15** Belton does have two bus service routes into Great Yarmouth and to Norwich beyond, with the routes passing the site entrance. There are local pubs and other services, so the application is considered to address this aspect of the policy concern by being relatively sustainable located.

- 6.16 Policy CS11 for Enhancing the natural environment seeks to avoid ecology impact by conserving and enhancing designated nature conservation sites, including County Wildlife Sites and working in partnership with relevant nature conservation organisations and secure the measures identified in the Habitat Regulations Assessment.
- 6.17 Proposals are required to safeguard and enhance landscape character, given the existing planting, the small degree of change proposed and the ability to obtain mitigation and enhancement, character is not considered materially harmed.
- 6.18 The ecological network shall be improved protecting habitats from fragmentation: In this instance the County Wildlife site is already fragmented, and the greatest gains would arise from strengthening the peripheral woodland to the proposed static site and link this into the planting around the new touring site.
- 6.19 The policy also requires that where adverse impacts occur, suitable mitigation measures will be provided and required by condition to create greater biodiversity and further public understanding of biodiversity can be fostered by the use of information boards, secured by condition.

The Emergent Local Plan

- 6.20 Emergent Policy L1: Holiday accommodation areas. The part of the site shown for the static caravans and within the existing tourer sites remains within the holiday accommodation policy designation on the emergent policy map. The policy is however quite accepting of expansion concluding that "expanded holiday accommodation that is developed over the plan period which is located outside of the identified 'Holiday Accommodation Areas' will be treated as being a Holiday Accommodation Area once complete for the purposes of this policy".
- 6.21 Within the 'Holiday Accommodation Areas' as defined on the Policies Map, the Council encourage year-round, sustainable tourism, to some extent caravan parks fail to do this being less comfortable in cold weather, however in the current pandemic and what will be a long recovery period beyond it, caravans do offer a prospect of social distancing. .
- 6.22 The policy supports upgrading of accommodation and supports maintaining and improving the public realm and the area's open spaces. Camping and caravan pitches are mentioned as acceptable.

7. Planning Assessment

Landscape Character

- 7.1 The land involved is either within the "tourism accommodation/ facility" designation or the County Wildlife site, the proposal is not considered to erode the character of the open countryside (one objection mentions "green belt" because the touring site features only one small permanent building and the

wildlife site will remain a green space albeit hosting part of a fairway and green around the hole.

Habitat loss

- 7.2** The loss of habitat within the County Wildlife site physically relates to the Fairway and Green being created, with the "rough" being left as is. Consideration also needs to be given to the impact of golfers created by their physical presence on the land and the disturbance to wildlife implicit in this in the area undisturbed by the physical works. The playing of golf typically involves two players and perhaps caddies at a pin at any time. This is a relatively infrequent and low level of disturbance. It is noted from the general correspondence returns that members of the public access the whole of the County Wildlife site to observe birds and walk dogs and so these activities serve to offer some disturbance to wildlife. On that basis the disturbance beyond the fairway and green can be considered to be low and of no greater significance in terms of disturbance than that existing. Nevertheless the loss of part of the Wildlife site should be compensated for by improvement works elsewhere through the suggested Management Plan.

Compensation for actual loss.

- 7.3** The impact of development falls on .65ha of the land within the County Wildlife designation for the golf facility. There is no material impact to the areas of CWS designation surrounding the static caravan site, as this is a site currently used by touring caravans, where the plots only touch up to the tree belts that form the fringing CWS and the proposal would result in static vans being placed instead, so while these would be in place year round, there would be no disturbance arising from movement of vehicles. A condition is suggested for enhancement of other areas in line with the Management Plan.

Reasonableness of suggested golf course catch fence.

- 7.4** Although Environmental Health had suggested this, before the fairway layout was adjusted to make stray balls unlikely, it is considered that the scout hut is now considerably outside the likely trajectory of balls struck from the proposed fairway or arriving at the Green. If it was considered necessary to fence here, by implication a lot of other parts of the course might be candidates for catch fences. A recommended condition wording is included, but its necessity doubted.

- 7.5** The applicant had intended to use palisade fencing around the whole site but is prepared to consider a different secure form such as fully welded mesh fencing and further details can be secured by condition.

Claim regarding prospective public rights of way over parts of the County Wildlife Site

- 7.6** There is a legal process underway with the County Council where an objector to the proposal has asked the County to determine whether some of the informal pathways through the County Wildlife Site should be adopted as Public Rights of Way under S53 of the Wildlife and Countryside Act (1981). It is considered that this is not a current material planning consideration, and that planning decisions are required to be determined "without delay". It may

become a matter for the developer and the developer is aware that development of the golfing fairway might have to be taken up to establish a right of way in future and so work here would be at their risk. This process can be very lengthy including the rights of parties to appeal decisions taken by the County Council.

Applicants confirmation of rights to cross the footpath with vehicles.

- 7.7** This has been disputed by contributors, however, the Green Infrastructure Manager at the County Council has however accepted the applicant does enjoy access rights. If this were not so it would be a Common Law matter and could not impinge on how planning decisions are made.

- 7.8** It is suggested that restriction is required by condition to ensure only holiday use. No restriction to have a closed period is suggested in this case because the rest of the site is not so constrained by condition.

8. Local Finance Considerations:

Under Section 70(2) of the Town and Country Planning Act 1990 the council is required when determining planning applications to have regard to any local finance considerations, so far as material to the application. Local finance considerations are defined as a government grant such as new homes bonus or the Community Infrastructure Levy. It is noted that the Borough of Great Yarmouth does not have the Community Infrastructure Levy. Whether or not a local finance consideration is material to a particular decision will depend on whether it could help to make the development acceptable in planning terms. It would not be appropriate to make a decision on the potential for the development to raise money for a local authority. It is assessed that financial gain does not play a part in the recommendation for the determination of this application.

9. Shadow Habitats Regulation Assessment

- 9.1** The applicant has submitted a bespoke Shadow Habitat Regulations Assessment (HRA). It is confirmed that the shadow HRA submitted by the applicant has been assessed as being suitable for the Borough Council as competent authority to use as the HRA record for the determination of the planning application, in accordance with the Conservation of Habitats and Species Regulations 2017.
- 9.2** The Shadow Habitats Regulations Assessment submitted with application has been reviewed. The context of the site is that this development proposal of up to 75 touring caravans repositioned and an additional 50 static holiday caravans just northwest of the existing settlement of Belton – a rural primary village. The site is east of The Broads SAC boundary

- 9.3** The report rules out direct effects in isolation; but accepts that in-combination likely significant effects cannot be ruled out from increased recreational disturbance on the, Breydon Water SPA. The report identifies that despite the proximity of the nearby Broads SAC, recreational access (and potential for disturbance) to the SAC is extremely limited. An Appropriate Assessment (AA) has been carried out. The AA considers that there is the potential to increase recreational pressures at Breydon SPA, but this is in-combination with other projects and can be adequately mitigated by a contribution to the Borough Council's Habitats Monitoring & Mitigation Strategy (£110 per six non-dwelling bed-spaces) to ensure that there will be no adverse effects on the integrity of the internationally protected habitat sites.
- 9.4** The Borough Council as competent authority agrees with the conclusions of this assessment. To meet the mitigation requirements, it is recommended that the appropriate contribution is secured by either S.111 or S.106 agreement.

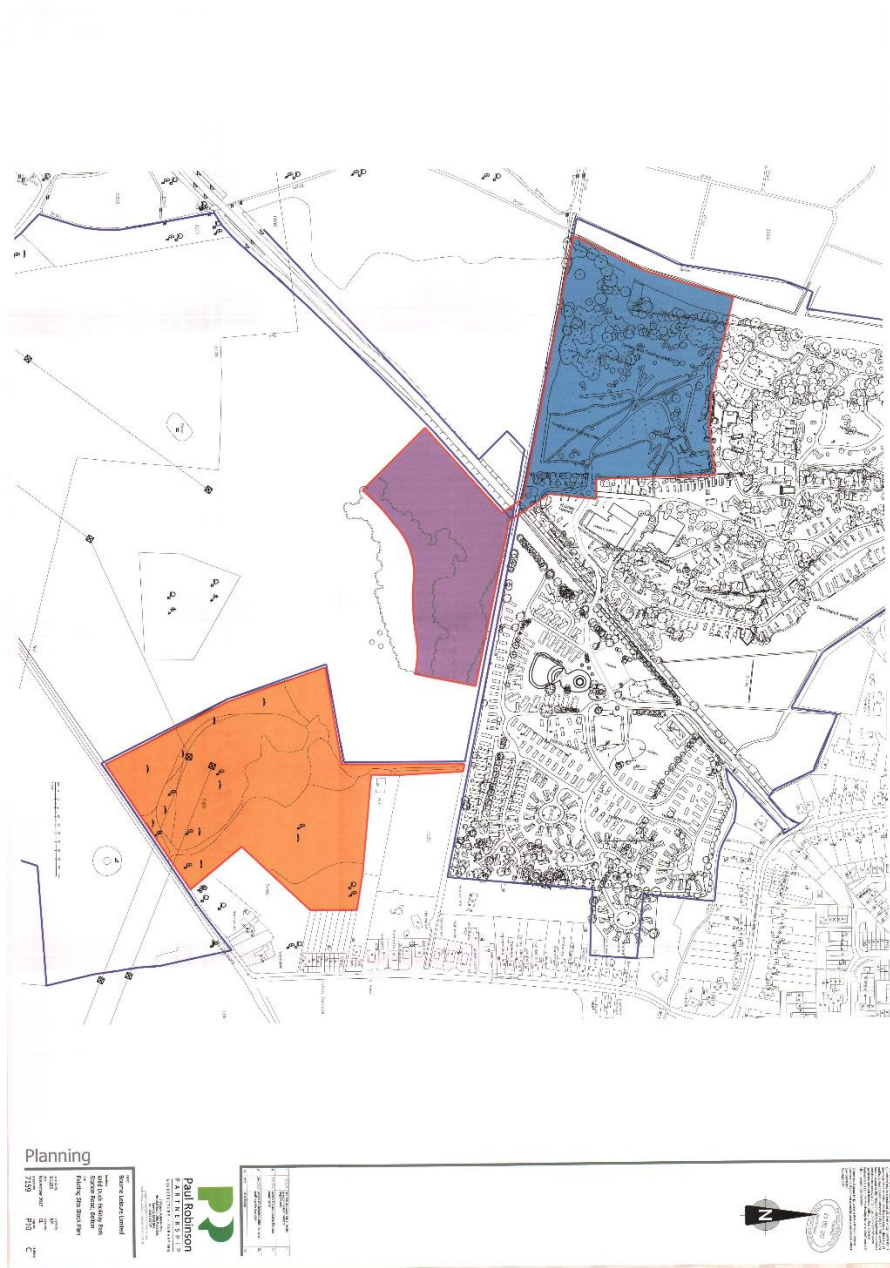
10. Concluding Assessment

- 10.1** Little weight is given to the emergent policy because of the early stage within the adoption process and the policy has been opposed in consultation. It is noted that while this site is not shown as allocated for tourism accommodation, the emergent policy does allow for accommodation outside the tourism area as shown subject to criteria. The proposal complies with existing tourism policy and designations.
- 10.2** The Shadow Habitat assessment concludes mitigation acceptable both to LPA as "competent" authority and to Natural England, subject to a Section 106 agreement being in place The County Highways Authority's support
- 10.3** While the site is adjacent to the Broads Area, the site is well hidden from the Broads Area by a substantial tree belt.
- 10.4** There is no material impact on neighbours
- 10.5** The expansion of static caravan provision at this time of economic hardship where early reinvigoration of the tourism industry will be very significant is considered to carry considerable material weight.
- 10.6** The location of expansion within an existing "tourism facility" accords with adopted tourism policy. The quality of what is offered, being static caravans set close together in the manner allowed by caravan site licencing does challenge the high quality requirement in terms of design, however the static vans in themselves are likely to offer good quality accommodation of its sort and the linkage to the remainder of the site provides a quality of holiday offer.

11. RECOMMENDATION: -

- 11.1** A section 106 agreement requires conclusion before the release of a planning consent, for Recreational Activity Mitigation, and to deal with the handover of parts of the site to the Parish Council.
- 11.2** The recommendation is to approve therefore subject to this being secured, and conditions for surfacing the access, landscaping, wildlife mitigation including a Landscape and Environment Management Plan, lighting, security fencing.
- 11.3** A condition to secure electric vehicle charging facilities is recommended. Archaeology conditions are required and conditions to limit occupation to holiday uses, with a closed period over winter.
- 11.4** A condition is required to limit static caravan numbers to 50, as the application description has been shown by case law not to represent a limit unless restricted in this way, because the site licence regime determines layout whereas the planning regime determines land use alone.
- 11.5** A package sewerage plant is part of the application and further details of the means to prevent grease contamination and ongoing maintenance are recommended as sought.

Background Papers 06/17/0745/F

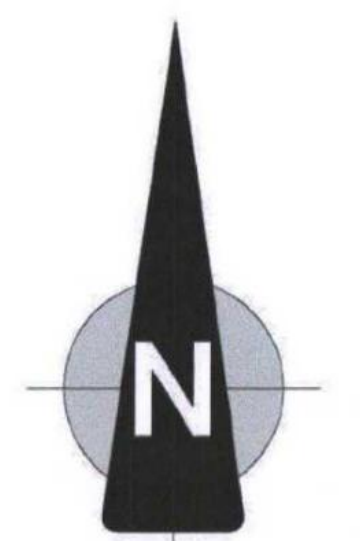




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App. No. 016/17/0145/16
 REVISED PLAN
 Received 15.10.18

H	10/09/18	Revised layout for proposed static caravan park to meet Clients requirements	CL
G	27/03/18	Blue boundary line surrounding old rail line amended as appropriate	CL
F	07/02/18	Amendment to red boundary development outline	CL
E	23/01/18	Proposed golf course layout altered and red development outline altered with notes added	CL
D	13/12/17	Red line to access link amended to accommodate Planners requirements	CL
C	28/11/17	Access link amended to Planners requirements	CL
B	28/11/17	Drawing number altered	CL
A	24/11/17	Access link included within red area outlining site boundary	CL
rev:	date:	description:	by:



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client:
 Bourne Leisure Limited and
 Caldecott Hotel, Golf & Leisure

location:
 Wild Duck Holiday Park
 Station Road, Belton

title:
 Proposed Site Block Plan

scale @ A0:
 1:1250

drawn by:
 KM

date:
 November 2017

project no:
 7159

approved:
 CL

check no:
 P11

revision:
 H

Planning

Reference: 06/20/0143/F

Parish: Fritton

Officer: Chris Green

Expiry Date: 22/6/20

Applicant: Tingdene Limited

Proposal: Re-development of former golf driving range area, a part of the short 18-hole golf course for 157 static holiday caravans, including associated landscaping, formal and informal areas of open space, access and internal foot paths

Site: Land at Caldecott Hall, Beccles Road, Fritton

REPORT

1. Background

- 1.1 This is a full planning application for the placement of 157 static caravans for holiday purposes on land.
- 1.2 The details of layout will be subject to a caravan site licence.

2. Site and Context

- 2.1 This site is a rectangular parcel of land of 8 hectares to the north of the lane which forms part of Angles Way. This lane where crossed by the access path between Caldecott Hall and the former driving range is technically an unclassified road (U61851 "Back Lane") with a 60mph speed limit. It is however a narrow unsurfaced sandy track more akin to a footpath.
- 2.2 It is largely laid to grass with the remains of the golf driving range shelter to the east end and boundaries planted with mature trees. To the north side of the site in the direction of the Broads, the tree belt on land outside the applicant's control is 100m wide.
- 2.3 A pair of 132kV pylon power lines cross the land.
- 2.4 The site lies on the boundary of the Broads area, and on the edge of Broads Landscape Character Area 9 Waveney - St Olaves to Burgh Castle. The Broads Area here is relatively tranquil and rural in character. Pylons, large scale boatyards and caravan parks disturb the tranquillity from within the adjacent Great Yarmouth Borough. The condition of the area is poor from an ecological

perspective with areas of dried out fen, arable marshes and only small relict areas of heathland remaining.

- 2.5** The point where the golfing and holiday complex meets the A143 has a broad mown verge on this, the west side of the highway, that extends by around 200m back towards Fritton, from the junction. There is a short distance of around 50m to the link footpath back towards Angles Way along the main road where there is no footway, and tree branches at low level would discourage pedestrians. The start of the 30mph speed limit for Fritton is just north of the footpath. To the south of the footpath is a turn in and hatched area forming a layby outside Fritton Plant Centre and this is advertised as a bus stop (and shown on the County Council's mapping layers), but there appears to be no bus stop signage in the street-view image. The advertised service is hourly in each direction.
- 2.6** Within the existing Caldecott Hall there is a golf club house with dining and bar provision, a swimming pool and health spa, the golf course and just off site the equestrian centre.
- 2.7** The site is generally remote from housing with the exception of dwellings on the Angles Way, the nearest known as Foxburrow in the southeast corner of the site and a farmhouse and cottage beyond that.

3. Proposal

- 3.1** It is proposed to make use of the land as a static holiday caravan site with access paths and open areas towards the centre and west end of the site and under the power lines where covenants would prevent development.
- 3.2** Five full time jobs are shown as created.
- 3.3** The access would either be tarmacked or hard-cored. At present the surface is sandy gravel with some imported material but not a formal surface. The applicant has stated willingness to work with the County Council to create a suitable surface for vehicular increased access while respecting the unclassified highway context.
- 3.4** The applicant's agent has explained that the model for this site in terms of tenure is for the onward sale of caravans to members of the public on an individual basis for their use as a holiday home and somewhere they can then let out to other holidaymakers on an individual basis, and it is noted that this is the model used by this developer on other sites that it owns. Owners pay an annual charge towards shared maintenance costs within the caravan park.
- 3.5** Accompanying both proposals are the following documents:
- Planning statement /Design and Access Statement
 - Flood Risk Assessment and Drainage Strategy
 - Arboricultural Impact Assessment

- Landscape Visual Impact Assessment
- Heritage Assessment
- Transport Assessment
- Ecology Appraisal and strategy
- Contaminated Land Report

4. Relevant Planning History

4.1 This site has been used as part of a golf short course and driving range.

The transport assessment notes that this previous use would have generated around 90 daily car movements

4.2 The site is currently shown on the adopted proposal map as being a Tourism Facility rather than as "tourism accommodation" and it is noted that the proposal map associated with part 2 of the plan currently at regulation 19 stage does not show "tourism facilities" just accommodation, and the area of the proposal site is outside the accommodation area.

4.3 There is however an outline permission for a 100 bed hotel from 1996 that has been confirmed, by a letter in the possession of the applicant from the Borough Council as still extant because the other aspects of this development including a golf course and equestrian facility were implemented (ref 06/96/0854/F). These permissions relate to a much wider area than this parcel of land. It is however noted that the site of the 100 bed hotel was subsequently shown as being part of the lodge development, although the lodges as built do not intrude onto this parcel of land. Current legal advice is that this permission is not now extant.

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

5.1 Both parish councils for **Fritton and St Olaves** and for **Belton and Bradwell** have objected, their objections mirror the reasons raised by other correspondents below and in addition:

- Occupancy of the caravans close to power lines will harm occupants
- Impact on doctor's surgery capacity.
- Cumulative impacts of caravan parks generally in the area in conjunction with the application by the Wild Duck site in Belton for further expansion and interaction between the two sites.

5.2 Neighbours and residents of the village have objected, on the following summarised points:

- There are power-lines with harmful impact on health
- Traffic on the A143 is heavy and fast and there are no footways
- There is a lot of foot traffic on the Angles Way.
- This high density development will disrupt the tranquillity of the place and the Broads.
- There will be ecological harm to flora and fauna
- People might try to drive along the unsurfaced lanes to access the site
- More people will use the footpath.
- Surface water and foul drainage is poor
- Trees will be lost
- There will be noise and smell and intrusive lighting
- Rubbish will accumulate
- Privacy to the nearby dwellings will be harmed
- Village services and infrastructure will be harmed.
- There is low rainfall and high fire risk
- There is cumulative harm with the Wild Duck site
- Property value will fall.
- An adjacent landowner's surveyor has written in objection over concerns regarding vulnerability of their land to trespass and fire risk.

5.3 Consultations – External

Norfolk County Council

- 5.4 Highways** – No objection. In an updated response on 22 June 2020, the County Highways team reflected further that while the Angles Way is the U61851 “Back Lane”, its character is such that vehicular use would be very unlikely. A Traffic Regulation Order is not therefore appropriate or something that could be linked to planning as having its own consenting process. The County Highway Authority recommend conditions that: Means of vehicular access to and egress from the development hereby permitted shall be derived from and to A143 Beccles Road only and there shall be no direct vehicular access from or onto U61851 Back Lane.
- 5.5 Rights of Way Officer** – no comment (Angles Way is a highway not a footway).
- 5.6 Historic Environment Service** – We disagree with the Heritage statement in regard to the need for further investigation, the area is in the vicinity of Neolithic features and so the three model conditions are required..
- 5.7 Norfolk Constabulary (Architectural Liaison Officer) -**
 Recommends appropriate boundary treatment and lighting to provide adequate security protection, privacy and reduce unauthorised pedestrian permeability.
- 5.8 Norfolk Fire and Rescue.** Standard comments regarding provision for fire-fighting, but noted too when asked, that further small scale, on site, fire prevention and firefighting measures would be negotiated with the operator as part of the licencing regime. As such these need not be further considered under the planning application process.

- 5.9 Broads Authority** - The Broads Authority note that development of leisure and recreational industries in this area impact the Broads Area and require mitigation, especially where cumulative impact occurs
They concur with the agents report that direct visual landscape impact does not occur as a result of mature planted screening. There is potential impact of light pollution on the Broads and the wider landscape, this can however be controlled by condition.
The large-scale of the development will create disturbance to the locality and wider Broads area and this will be a cumulative impact in relation to the number of similar existing sites in the area.
The authority is critical of the quality of the proposal with high density, regular alignment and close spacing. The submitted proposed landscaping drawing is too vague. The creation of heathland as mitigation/enhancement would be of benefit.
The proposals are of a scale and intensity which is considered inappropriate and would erode the distinctive perceptual qualities of landscape character and the setting of the Broads.
If approved, the Broads Authority request further consultation on details, with limited external lighting secured by condition and further full landscape details by condition.

- 5.10 Broads Drainage Board** – The response of the internal drainage board on 3 June 2020 to the drainage test results and the strategy, removes any objection. While the IDB has a separate consenting system not materially considered within the planning process, their objection can frustrate the implementation of planning permissions. This impediment is removed.

- 5.11 Natural England** – No objection subject to RAMS mitigation payments

Consultation - Internal GYBC

- 5.12 Environmental Health – (licensing)** note the requirement for a caravan site licence but do not object to the application.

- 5.13 Environmental Health – (contaminated land, noise, air quality)**
No objections, further reports are not required. A bund adjacent to the caravan on cross-section A, would be sensible but not essential.
Noise from the proposed vehicle movements are not significant and are less than that of the former driving range. Noise from visitors to the caravans is considered reduced by distance. The closest proposed caravans are 43 m (along cross section B) and 55m (along cross section A) from the nearest dwelling. Cross section B has noise mitigation from a proposed new bund, as well as distance, though whilst cross section A has greater distance, perhaps it would benefit from a bund in the position of the proposed new planting by the caravan. The proposed rules and management of the park seem suitable to prevent noise nuisance.
We recommend a planning condition to prevent year-around residential occupation and a restriction on any sub-letting of the caravans for noisy parties.

The low-level LED lighting, with shades to prevent light spill and limits on hours of use in section 15.9 of the Landscape and Visual Impact Assessment should be sufficient to mitigate light pollution. If the Police comment requires lighting design change then the EH team will want to review and make further recommendations.

No objections or further requirements for the foul and surface water drainage and the land contamination report.

6. Assessment of Planning Considerations: Policy Considerations:

National policy

- 6.1** Paragraph 47 of National Planning policy Framework states: Planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise.
- 6.2** Paragraph 8 of NPPF sets the balance between the "three overarching objectives" the "economic objective" to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure; the "social objective" - to support communities' health, social and cultural well-being; and the "environmental objective" - to protect and enhance the natural, built and historic environment; improve biodiversity, use natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.
- 6.3** Paragraphs 83 and 84 "Supporting a prosperous rural economy" seek decisions that should enable: the sustainable growth and expansion of all types of business in rural areas, and sustainable rural tourism and leisure developments which respect the character of the countryside; and seek to retain local services and community facilities, such as local shops, meeting places, sports venues, open space, cultural buildings, and public houses and goes on at paragraph 84 to recognise that sites may have to be found adjacent to or beyond existing settlements, and in locations that are not well served by public transport. In these circumstances it will be important to ensure that development is sensitive to its surroundings, does not have an unacceptable impact on local roads and exploits any opportunities to make a location more sustainable (for example by improving the scope for access on foot, by cycling or by public transport). The use of previously developed land, and sites that are physically well-related to existing settlements, should be encouraged where suitable opportunities exist.
- 6.4** This proposal is on previously developed land, albeit of open character, it will help to support the local shops and pubs and with the right additional measures to enable access can support and utilise the available non-car modes during stays on the site.

Local Policy Adopted Core Strategy

- 6.5** Policy CS6 "Supporting the local economy" supports the local visitor economy by supporting the provision of development essential to sustain a rural workforce whilst seeking to avoid the loss of the best and most versatile agricultural land. This Sandling site is not high-quality agricultural land.
- 6.6** Current adopted core strategy Policy CS8 - "Promoting tourism, leisure and culture"
Encourages development of the tourism sector and Encourages and supports the upgrading, expansion and enhancement of existing visitor accommodation and attractions to meet changes in consumer demands and encourage year-round tourism and new, high quality tourist, leisure and cultural facilities, attractions and accommodation. These should be easily accessed and have good connectivity with existing attractions. Arguably the presence of the golf course and equestrian facility provide the existing attraction and the proposal map recognises the existing use as such.
- 6.7** The proposal is considered marginal in encouraging the wider off-site evening and night time economy given its type but little weight in the consideration as not a necessity in this rural location.
- 6.8** The policy seeks proposals that are sensitive to the character of the surrounding area and maximise the benefits for the communities affected in terms of job opportunities and support for local services, The proposal creates five jobs which given the form of activity would suit local people, there will be some benefit to local shops and public houses, though this will be only realistically accessed by car.
- 6.9** The proximity to the Angles Way and Burgh Castle would help fulfil the requirement to promote habitat-based tourism, in particular in the context of the nearby Broads area.
- 6.10** The requirement that rural areas should be protected by following a settlement hierarchy approach (as per CS2) is challenged by this application to some extent, the policy goes on to reflect that rural tourism if small scale can be acceptable. This is a larger site, however, the permission in outline for a hotel of 100 beds does offer some precedent for this proposal, albeit on a smaller scale.
There is some legal debate as to whether this consent remains extant, however it does remain significant in that the impacts of a 100-bed hotel were considered albeit under policies current in 1996.
In terms of scale though 157 caravans with typical occupancy of at least two persons creates roughly three times the number of visitors when compared to a 100-bed hotel.

- 6.11** Environmentally sensitive locations are considered to be able to be protected from cumulative impact by mitigating financial contributions for recreational disturbance.
- 6.12** There will be some direct noise generated on site. It is not considered that there would be unusual air quality issues arising from vehicle use and barbeques. This is because this is common to residential areas where amenity concerns are considered to be set higher than for temporary holiday use.
- 6.13** There will be economic benefit to the rural and district economy. This form of activity does offer some possibility of social distancing so it is likely these sites will be among the earlier ones to revive the Tourism economy post the Coronavirus pandemic.
- 6.14** The site is served by public transport to some extent by the approach drive and the bus stop 300m from the point where this meets the public road. This requires walking alongside a high-speed road with no footway. An alternative of similar 1.5km distance is to travel along the (sandy in places) unsurfaced Angles Way to Belton. For the reason of this alternative, it is considered unreasonable to require the applicant to attempt to improve the foot access to the Fritton bus stop.
- 6.15** Policy CS9 – “Encouraging well-designed, distinctive places”: seeks to improve design. Since caravans are not “buildings” in planning law, the opportunities to create places does not occur as caravans are ephemeral.
- 6.16** Observations that this is a low-quality solution are therefore difficult to lend weight to as layout and density fall under the caravan site licence. The overall principle of use for this “caravan site” purpose alone can therefore be debated here but not the detail.
- 6.17** There will be opportunity to promote and enhance green infrastructure and to “Provide safe access and convenient routes for pedestrians and cyclists, maintaining high levels of permeability and legibility”. Given the presence of a named major walking route this should be able to be secured. The surface of the Angles Way footpath is not suitable for wheelchair users.
- 6.18** Vehicular access and parking are considered suitable for the use and location of the development, the lengthy drive and easy access to the Angles Way footpath will serve to make cycling for example a more attractive proposition. The Angles Way as noted in the site description is technically an unclassified and in speed restricted road, though in reality it is narrow, very uneven and Sandy but that is not to say vehicles such as quad bikes might not use it on occasion, however vehicular use is considered to be very rare.
- 6.19** The location of the site and distance to residences is considered to assure amenity generally, from factors such as noise, light and air pollution.

Foxburrow is the nearest residence immediately adjacent to the site but a wild meadow planted area has been shown as provided next to it. The applicant has provided site sections that show re-profiled golf course bunkers acting as acoustic barriers.

- 6.20** It is considered that these measures are sufficient, because the separation distance involved is greater than minima that would be considered sufficient in a residential environment and with normal behaviour that is assumed by the planning system when making judgements, then no material noise issue is considered to arise. There is no entertainment facility within the static caravan site, these being within the existing complex. The permitting of 157 caravans nearby has the potential to impact on the unusually tranquil setting of the residences on the Angles Way, but in a way no different to that which would occur if a larger parcel of land was allocated near to dwellings otherwise rural in character through the planning system so this matter is considered to carry lesser weight. Further noise assessment measures are not therefore needed.
- 6.21** The police have commented on public safety asking for perimeter security and lighting. This would need to be properly designed to avoid light pollution and to prevent disturbance to sensitive fauna. Fencing will need to be visually regressive if not to create harm. These matters can be secured by planning condition.
- 6.22** The provision of some on site charging points or the provision of infrastructure to allow charging to be installed once standards of adaptors settle could be secured by condition and thus assist with reducing greenhouse gas emissions. The applicant has accepted this. The intrinsic lower than domestic insulation standard of static caravans is considered to make over winter use less attractive so this should be limited by condition, both for environmental reasons and to restrict activity to genuine holiday activity. There is an argument that the promotion of tourism at all times of the year is an economic priority in the borough, as this proposal creates five full time jobs. It is considered that all year-round tourism activity will concentrate on hotels and guest houses of more substantial construction so a shut down period is suggested, and the applicant accepted a mid-January to half term February closure period.
- 6.23** No details of digital connectivity or on-site micro generation are provided, but not considered crucial in planning terms for holiday use. Open space is defined along with waste facilities. Further details of recycling facilities should be obtained by condition. Cycle storage is not specified but many statics feature some sort of provision and this can be clarified by condition.
- 6.24** Policy CS11 – “Enhancing the natural environment”: Seeks to work with stakeholders to avoid harmful impacts of development on biodiversity, geodiversity, landscape assets, priority habitats and species. The policy states this will be achieved by conserving and enhancing designated nature conservation sites and working with nature conservation organisations. In this

regard the concerns about cumulative scale expressed by the Broads Authority have some significance. Though the Recreational Impact can be mitigated by concluding a legal agreement to fund measures.

- 6.25** There is accepted that there is no direct impact to the Broads Authority's area's landscape character as a result of mature woodlands around the site. It is also noted in the Authority's response, the diminished incidence of Sandling landscape in intact form.
- 6.26** The small wildflower meadow near the residence has some biodiversity benefit but at a small scale relative to the overall site size, paragraph h of the policy asks for a "appropriate contribution to the creation of biodiversity and/or geodiversity features" and paragraph k to "protect and enhance landscapes and to restore landscapes", further details of this could be secured by condition as is suggested both by the County Council's ecologist's response and accepted by the applicant's letter of 18 June 2020.

The Emergent Local Plan

- 6.27** The Emergent plan removes the current adopted plan's land designation for "Tourism facilities" and in this instance the current designation covers the entire golf course.
- 6.28** The proposal will be outside the "Tourism accommodation" area in the emergent proposals map and will therefore fall under Policy L2 where tourism accommodation can be permitted providing criteria are met:

That proposals are an appropriate scale to the character of the area, availability of local services and facilities. Given the size of the tourism facility in this location, the scale of this proposal is considered bordering on inappropriate. In significant mitigation of this, the hall does provide support services as noted before, reducing the need to travel off site. The golf course and equestrian facilities are readily able to adapt to social distancing constraints and given the large outdoor space available, outside dining and drinking can in warmer weather also follow the distancing requirements currently in place.

- 6.29** While Fritton is a small secondary village, the on-site offer means the impact on the village will be relatively modest.
- 6.30** The Broads Authority have raised concerns as to the cumulative impacts on the serenity of the Broads Area and paragraph a) of the emergent policy (L2) requires that the impact of development on the character of the local countryside, particularly the tranquillity of the nationally significant Broads National Park is considered. Caravan parks are not in themselves particularly noisy and complaints seem to arise from club house and entertainment activity. Arguably therefore the static caravan accommodation proposed does not significantly add to overall Broads area disturbance and the entertainment area already exists is on the land identified as tourism accommodation in the

emergent plan being part of Caldecott Hall. Other aspects of habitat impact are compensated for by the Recreational Activity Mitigation Scheme (RAMS)

- 6.31** The emergent policy advises that small scale countryside tourism will be encouraged, but this proposal is considered to go beyond small scale. This must be set against the economic benefits to the district of bringing tourists in an providing for "staycations", which will be likely to be more prevalent as a result of the world pandemic and its likely aftershocks.
- 6.32** The Broads Authority is also critical of the quality and density of the proposal. Policy CS8 also seeks well designed schemes. Caravan parks by their form are not examples of urban design of distinction and quality and the planning system takes a subordinate role allowing the "caravan site licence" to establish layout within the site. As a result of areas set aside as under the overhead wires, the overall density is low for a caravan site. There must be demand for this form of development, and there are many similar sites around both this district and the former Waveney District.
- 6.33** The form of tenure is not something that can be conditioned in planning terms, however the maintenance of the common areas is considered assured as the developer retains an interest in the management of the park in a manner not generally found within ordinary residential environments.

7. Local Finance Considerations:

Under Section 70(2) of the Town and Country Planning Act 1990 the council is required when determining planning applications to have regard to any local finance considerations, so far as material to the application. Local finance considerations are defined as a government grant such as new homes bonus or the Community Infrastructure Levy. It is noted that the Borough of Great Yarmouth does not have the Community Infrastructure Levy. Whether or not a local finance consideration is material to a particular decision will depend on whether it could help to make the development acceptable in planning terms. It would not be appropriate to make a decision on the potential for the development to raise money for a local authority. It is assessed that financial gain does not play a part in the recommendation for the determination of this application.

8. Shadow Habitats Regulation Assessment

- 8.1** The applicant has submitted a bespoke Shadow Habitat Regulations Assessment (HRA). It is confirmed that the shadow HRA submitted by the applicant has been assessed as being suitable for the Borough Council as competent authority to use as the HRA record for the determination of the planning application, in accordance with the Conservation of Habitats and Species Regulations 2017.

- 8.2** The Shadow Habitats Regulations Assessment submitted with application has been reviewed. The context of the site is that this development proposal of up to 157 static holiday caravans just northwest of the existing settlement of Fritton – a rural secondary village. The site is east of The Broads SAC boundary, and
- 8.3** The report rules out direct effects in isolation; but accepts that in-combination likely significant effects cannot be ruled out from increased recreational disturbance on the, Breydon Water SPA. The report identifies that despite the proximity of the nearby Broads SAC, recreational access (and potential for disturbance) to the SAC is extremely limited. An Appropriate Assessment (AA) has been carried out. The AA considers that there is the potential to increase recreational pressures at Breydon SPA, but this is in-combination with other projects and can be adequately mitigated by a contribution to the Borough Council's Habitats Monitoring & Mitigation Strategy (£110 per six non-dwelling bed-spaces) to ensure that there will be no adverse effects on the integrity of the internationally protected habitat sites.
- 8.4** The Borough Council as competent authority agrees with the conclusions of this assessment. To meet the mitigation requirements, it is recommended that the appropriate contribution is secured by either S.111 or S.106 agreement.

9. Concluding Assessment

- 9.1** Little weight is given to the emergent policy because of the early stage within the adoption process and the policy has been opposed in consultation. It is noted that while this site is not shown as allocated for tourism accommodation, the emergent policy does allow for accommodation outside the tourism area as shown subject to criteria. The proposal complies with existing tourism policy and designations.
- 9.2** In terms of the argument that there is an extant hotel permission, the impact of which in cumulation needs to be considered. This cumulative harm factor is considered not to carry much weight as the hotel consent was in outline and would require the determination of reserved matters at which time matters of potential cumulative impacts could be re-examined, and in addition have regard to the impact of the hotel and the later approved lodges and this proposal if here permitted. The earlier hotel approval does serve to establish a quantum of development in this vicinity deemed acceptable by the planning authority in the past, under the policies of that time.
- 9.3** The County Highways Authority's support for the application reflects that there was potential for existing traffic generation from the former land use (as the golf practice range) and the 100-bed hotel, and other subsequent developments including the lodges, so within that context the impact on the A143 junction will not be significantly greater than the former and consented uses. Correspondents have raised concern that vehicles might use narrow lanes to access the site but given the good surface of the Hall access drive, it

is not considered likely that the New Road and the unsurfaced Angles Way would be used, and no vehicular connection is shown on the plans at this point. Sandy Lane is distant and connected to the site by the Angles Way which unsuitable for vehicles.

- 9.4** While the site is directly adjacent to the Broads Area, whereas the hotel site is not, the Broads Authority response is a nuanced request for further work to mitigate material impacts, secured by condition, and the previous land use as a golf driving range would in itself have caused some disturbance and considerable issues with night time light pollution. Furthermore the 100-bed hotel approved although on other land nearby would have had some noise and disturbance potential.
- 9.5** A concern raised is that development under power lines is harmful to human health. The official British Government website gov.uk states that there is no evidence for this, admitting that there is a small possibility of some incidences of childhood leukaemia relating to this though studies are insufficient to be certain on this point. The advice concludes that other environmental issues such as poor-quality air and passive smoking are much more prevalent causes of death. It should be noted too that this proposal is for holiday use and not C3 residential use where residency would have a long-term exposure.
- 9.6** There is likely to be some impact on the nearest neighbours from noise, however bunds are provided, and separation distances are good. If this was an application for C3 residential there would be no question it was acceptable in noise terms, by virtue of distance, and noisy functions within the Hall complex are remote from these neighbours. While there will be a degree of change from tranquillity it will be to a level of disturbance considered to be low in terms of residential amenity character.
- 9.7** Where the access crosses the Angles Way, it will be necessary to carry out some consolidation works to prevent erosion of the surface, as this is a highway, the permission of the County Council will be required as landowner.

10. RECOMMENDATION: -

- 10.1** The expansion of static caravan provision at this time of economic hardship where early reinvigoration of the tourism industry will be very significant is considered to carry considerable material weight. The location of expansion within an existing "tourism facility" accords with current adopted tourism policy in most respects. The quality of what is offered, being static caravans set close together in the manner allowed by caravan site licencing does challenge the high quality requirement in terms of design, however the static vans in themselves are likely to offer good quality accommodation of its sort and the linkage to the remainder of the site provides a quality of holiday offer. Other development permitted in the past creates some precedent for this expansion. The maturely planted site offers concealment in landscape character terms. It is accepted that activity will create local disturbance but there are mitigation factors in terms of the way this operator sells vans to private owners, and the

pattern of occupation created by that, so the matter of disturbance should be accorded lesser weigh.

- 10.2** Approve – with conditions for surfacing the access, landscaping, wildlife mitigation, lighting, security fencing.
- 10.3** Conditions to limit occupation to holiday uses, with a closed period over winter.
- 10.4** A condition is required to limit caravan numbers to 157, as the application description has been shown by case law not to represent a limit unless restricted in this way, because the site licence regime determines layout whereas the planning regime determines land use alone
- 10.5** A condition to secure electric vehicle charging facilities is recommended.
- 10.6** Archaeology conditions are required
- 10.7** The design and access statement proposes using existing foul drainage. Further confirmation of the capacity of the system to accommodate the increased discharges are needed or a package system substituted, and details of this and the means to prevent grease contamination and secure ongoing maintenance before the static caravans are added to the site are required.

Background Papers 06/20/0143/F

06/20/0143/F
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CDM 2015

The Construction (Design and Management) Regulations 2015 (CDM 2015) makes a distinction between domestic and commercial clients and outlines the duties you, as client, have under Health and Safety Law (HSE).

These duties can be found at.


<http://www.hse.gov.uk/construction/cdm/2015/responsibilities.htm>

It is your responsibility as client to make yourself aware of your role within CDM 2015 and act accordingly.

Development Area: 7.97 ha
Access Area: 0.81 ha
Total Site Area: 8.78 ha



REVISOR				DATE				CHECKED BY				DATE			
PURPOSE OF ISSUE								RIBA STAGE							
PL - For Planning Submission															
DRAWING STATUS															
S2 - Fit for Information															
PROJECT TITLE															
Caldecott Hall Golf Course															
CLIENT															
Paul Spriggins															
DRAWING TITLE								SCALE							
Site Location Plan								1:5000@A3							
DATE		DRAWN BY		CHECKED BY		APPROVED BY		DATE		DRAWN BY		CHECKED BY		APPROVED BY	
Oct 2019		SF		MS		DO									
DRAWING NUMBER															
PROJECT NO				TYPE				UNIQUE NO				REVISION			
0978				- 00				- 001				-			



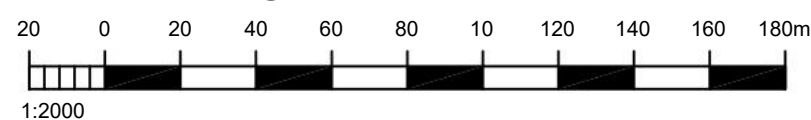
[Architecture and Urban Design]

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Site Plan 1:2000 @ A3



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<http://www.hse.gov.uk/construction/cdm/2015/responsibilities.htm>

It is your responsibility as client to make yourself aware of your role within CDM 2015 and act accordingly.

163 no. Caravan sizes:

All caravan bases 11.582 x 3.658m
(38ft x 12ft)

Minimum separation between bases 6.0m

- Existing vegetation (retained)
- Existing vegetation (to be removed)
- New planting

Attenuation basin removed				
E	REVISOR	DO	DATE	CHECKED BY
			28.02.20	MS
			28.02.20	
Additional plots added in open space near northern boundary				
D	REVISOR	SF	DATE	CHECKED BY
			03.02.20	MS
			03.02.20	
Plots/layout/play area on northern boundary amended to reflect updated RPA information				
C	REVISOR	SF	DATE	CHECKED BY
			23.01.20	MS
			23.01.20	
Location of potential attenuation lagoon removed following drainage consultation				
B	REVISOR	SF	DATE	CHECKED BY
			03.10.19	MS
			03.10.19	
Access point amended to show single access road with footpath connections				
A	REVISOR	SF	DATE	CHECKED BY
			26.07.19	MS
			26.07.19	
Footpaths and dog run area added, caravan plot numbers amended				
Plots amended following client comments				
Build areas, density and open space provision calculated				

PURPOSE OF ISSUE	RIBA STAGE
PL - For Planning Submission	

DRAWING STATUS
S2 - Fit for Information

PROJECT TITLE
Caldecott Hall Golf Course

CLIENT
Paul Spriggins

DRAWING TITLE	SCALE
Site Layout Plan	1:2000@A3

DATE	DRAWN BY	CHECKED BY	APPROVED BY
July 2019	SF	MS	DO

DRAWING NUMBER			
PROJECT NO	TYPE	UNIQUE NO	REVISION
0978	00	010	E

Lanpro

[Architecture and Urban Design]

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Tel 01603 631 319 www.lanproservices.co.uk



River Waveney

A143

A143

Fritton Lake

Fritton

A143

Reference: 06/20/0106/F

Parish: Fritton and St. Olaves

Officer: Mr R Tate

Expiry Date: 8/6/20

Applicant: Mr D Carter

Proposal: A terrace of three, two-bedroom dwellings

Site: Ivy House, Beccles Road, Fritton, GREAT YARMOUTH, NR31 9HB

1. Background / History :-

- 1.1 The site is roughly triangular in shape and comprises 0.068 hectares. The application proposes the erection of a terrace of three, two-bedroom dwellings, accessed off Church Lane and served from a private access. Two car parking spaces are provided per dwelling to the east of the terrace.
- 1.2 The application site is located in the side garden of Ivy House, a detached red brick two storey dwelling. The properties will be located opposite the Fritton Village sign which is within a triangular grassed area between the Beccles Road (A143) and Church Lane.
- 1.3 The application site is located partially outside the village development limits of Fritton, which according to the Draft Local Plan Part 2, the south west of the settlement Development Limits have been brought in to reduce further backland development from occurring. The site measures 30 metres across at the frontage with Church Lane, with a narrow strip of 6 metres being located within the Development Limits and 24 metres of the frontage being located outside the village development limits.
- 1.4 The application site is located outside of Flood Zones 2 and 3 and is not identified as being at risk to surface water flooding.
- 1.5 The applicant has signed Certificate B and has declared that they have served the appropriate notice to owner of the land.
- 1.6 There is some planning history of the site which relates to the main Ivy House.

06/11/0588/F	A P P	24-10-11	Ivy House Beccles Road	First floor extension to form granny flat
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2. Consultations :- All consultation responses received are available online or at the Town Hall during opening hours.

2.1 Parish Council: - The Parish Council objects to the application due to the following reasons:

- The development is too big in size on such a small plot;
- Access in this particular area of the village is already very limited at the end of Church Lane, the proposed development would make the situation worse;
- Drainage would be an issue on an already overloaded system;
- Major concerns with the lack of car parking. Visitors may be forced to park on the grassed area where the village sign is;
- Concerns that the development may inhibit access to the church;
- The design of the proposed dwellings is not in keeping with the other dwellings in the village.

2.2 Neighbours: - Four letters of objection were received from neighbours as part of the public consultation period. Their concerns are summarised below:

- Church Lane is narrow;
- Limited access;
- It will impact the privacy of Angle Cottages;
- Overshadowing onto Angle Cottages;
- Removal of bushes and trees would impact wildlife;
- Spoil the view;
- The layby indicated on the plan is for parking for residents of Angle Cottages only;
- Where will visitors park?
- Increase in traffic;
- Potential damage to the hedge / verge adjacent to 1 Angle Cottage;
- Could be the start of other developments in gardens; and,
- Design is not in keeping with the village.

2.3 NCC Highways: - No objections subject to the following conditions:

SHC 05 – Prior to the first occupation / use of the development hereby permitted the vehicular crossing shall be constructed in accordance with the highway's specification (TRAD 5, attached) and thereafter retained at the position shown on the approved plan. Arrangement shall be made for surface water drainage to be intercepted and disposed of separately so that it does not discharge from or onto the highway.

Reason: To ensure construction of a satisfactory access and to avoid carriage of extraneous material or surface water from or onto the highway in the interests of highway safety.

SHC 10 – The gradient of the vehicular access shall not exceed 1:12 for the first 5 metres into the site as measured from the near channel edge of the adjacent carriageway.

Reason: in the interests of the safety of persons using the access and users of the highway.

SHC 11 – Notwithstanding the provision 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/other means of obstruction shall be erected across the approved access unless the details have first been submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of Highway safety.

SHC 17 - Prior to the first occupation / use of the development hereby permitted a 2.4-metre-wide parallel visibility splay (as measured back from the near edge of the adjacent highway carriageway) shall be provided across the whole of the site's road frontage. The splay(s) shall thereafter be maintained at all times free from any obstruction exceeding 1.00 metres above the level of the adjacent carriageway.

Reason: in the interests of highway safety and in accordance with the principles of the NPPF.

SHC 21 - Prior to the first occupation/use 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 areas, in the interests of satisfactory development and highway safety.

Inf.2 - This development involves works within the public highway that can only be carried out by Norfolk County Council as Highway Authority unless otherwise agreed in writing.

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 by the County Council within the scope of a legal Agreement with the applicant. Please note that it is the applicants' responsibility to ensure that, in addition to planning permission, any necessary Agreements under the Highways Act 1980 are also obtained. Advice on this matter can be obtained from the County Council's Highways Development Control Group based at County Hall in Norwich. Please contact (insert appropriate highways development control case officer contact details).

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

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.

- 2.4 Assistant Grounds Manager and Arboricultural Officer - Having looked upon the plans and at aerial photos I do not object to the development in regards to the trees upon site. There are a number of low amenity trees on the site with low life expectancy.
- 2.5 NETI - The application site (within the curtilage of the adjacent dwelling) is not located within or adjacent to any statutory or non-statutory designated sites. Within a 1km radius there are 2 CWS (1426 Fritton Warren South and 1427 Waveney Forest) approximately 545 south west and 800 m, to the north of the A140 respectively. There are no ponds within a 250 m radius.

SSSI IRZ – All Consult: All planning applications (except householder) outside or extending outside existing settlements/urban areas affecting greenspace, farmland, semi natural habitats or landscape features such as trees, hedges, streams, rural buildings/structures.

There are no objections on ecology grounds, but we recommend a nesting bird informative (see below). The AA is attached.

To help mitigate for the loss of nesting habitat onsite (through the loss of vegetation) and to enhance the site we would recommend the following wildlife are conditioned: that integrated bird boxes (such as swallow nests and house sparrow terraces) are incorporated into the dwellings. The boxes should be as high as possible (under the eaves for swallows' nests) and sheltered from the prevailing wind, rain and strong sunlight (so an aspect of northerly, easterly or south-easterly). In addition, 13 x 13 cm gaps should be provided in the gravel boards of fences to permit hedgehogs and small mammals navigate through and within the site (see <https://www.hedgehogstreet.org/help-hedgehogs/link-your-garden/>)

Nesting birds – Informative

“The applicant is reminded that, under the Wildlife and Countryside Act 1981, as amended (section 1), it is an offence to remove, damage or destroy the nest of any wild bird while the nest is in use or being built. Planning consent for a development does not provide a defence against prosecution under this act. Trees and scrub are likely to contain nesting birds between 1st March and 31st August inclusive. Trees and scrub are present on the application site and are to be assumed to contain nesting birds between the above dates, unless a recent survey has been undertaken by a competent ecologist to assess the nesting bird activity on site during this period and has shown it is absolutely certain that nesting birds are not present. Cut vegetation is to be either removed from site or chipped. Piles of brash are not to be stored on site as this provides potential nesting habitat for birds. If piles of brash are left on site during the main breeding bird season these will need to be inspected for active nests prior to removal.”

- 2.6 Anglian Water – Standard response (attached)
- 2.7 Conservation – My view is that the development's design is a typical vernacular style for the area, and therefore appropriate. However, as always,

the devil is in the detail and in this case the quality of materials is key. I would recommend a good quality soft red brick and the use of lime (or at least white cement) mortar. The roof covering should be a good clay pantile, for example William Blyth, and windows timber.

The site seems a bit pinched for such a development, and I would suggest that it is reduced to 2 units (a pair of semi-detached) and that the proposed new build is pulled forward so that it is closer in line with the existing building but also spaced further away from the existing house.

I don't think we can argue a dramatically negative impact on the church.

3 Local Policy :-

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

3.2 Paragraph 213 of the National Planning Policy Framework (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.

3.3 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.

4 Core Strategy – Adopted 21st December 2015

4.1 Policy CS2: Achieving sustainable growth. This policy identifies the broad areas for growth, sets out the sustainable settlement hierarchy for the borough and two key allocations. Fritton is identified as a Secondary Village and is expected to receive modest housing growth over the plan period due to its range of village facilities and access to key services.

4.2 Policy CS3: To ensure that new residential development in the borough meets the housing needs of local people, the Council and its partners will seek to:

a) Make provision for at least 7,140 new homes over the plan period. This will be achieved by (extract only):

- Focusing new development in accessible areas and those with the most capacity to accommodate new homes, in accordance with Policy CS2
- Ensuring the efficient use of land/sites including higher densities in appropriate locations

d) Ensure that new housing addresses local housing need by incorporating a range of different tenures, sizes and types of homes to create mixed and balanced communities. The precise requirements for tenure, size and type of housing units will be negotiated on a site-by-site basis, having regard to the Strategic Housing Market Assessment, Policy CS4 and the viability of individual sites.

4.3 Policy CS9: Encouraging well designed and distinctive places. This policy applies to all new development.

4.4 Policy CS11: The Council will work with other partner authorities and agencies to improve the borough's natural environment and avoid any harmful impacts of development on its biodiversity, geodiversity, landscape assets, priority habitats and species.

4.5 Policy CS14: New development can result in extra pressure being placed on existing infrastructure and local facilities. To ensure that the necessary infrastructure is delivered the Council will: (a to f)

e) Seek appropriate contributions towards Natura 2000 sites monitoring and mitigation measures.

5 **Draft Local Plan Part 2**

5.1 Draft Policy G1-dp Development limits

Development will be permitted within the development limits of settlements shown on the Policies Map, provided it is in accordance with the other policies in the Local Plan. The areas outside development limits (excepting specific allocations for development) will be treated as countryside or other areas where new development will be more restricted, and development will be limited to that identified as suitable in such areas by other policies of the Local Plan, including:

- domestic extensions and outbuildings within existing residential curtilages, under Policy H8-dp; replacement dwellings,
- under Policy H4-dp;

- small scale employment, under Policy B1-dp;
- community facilities, under Policy C1-dp;
- farm diversification, under Policies R4-dp, L3-dp & L4-dp;
- rural workers' housing, under Policy H1-dp; and
- development relocated from a Coastal Change Management Area, under Policy E2-dp.

5.2 Draft Policy H13-dp

Housing Applications Reliant on the 'Presumption in Favour of Sustainable Development'

In the event that the Council is unable to demonstrate a five year supply of deliverable housing land, or meet the Housing Delivery Test, it will give favourable consideration to proposals for sustainable housing development (as defined by the National Planning Policy Framework) which will increase the delivery of housing in the short term, and apply flexibly the relevant policies of the development plan where it is robustly demonstrated that the development will be delivered promptly (i.e. within 5 years maximum).

Consideration will be given to applying a shorter than standard time limit to such permissions, in order to signal the exceptional nature of the permission and to encourage prompt delivery. Applications for renewal of permissions which relied on that presumption will be considered in the light of the housing delivery and supply situation at the time.

Such renewals will only be permitted where the applicant can demonstrate convincing reasons both why the development did not proceed in the time frame originally indicated, and why, in the light of the previous delay, the development can now be expected to proceed promptly.

6 National Policy:- National Planning Policy Framework (NPPF), February 2019

- 6.1 Paragraph 2: Planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise. The National Planning Policy Framework must be taken into account in preparing the development plan and is a material consideration in planning decisions. Planning policies and decisions must also reflect relevant international obligations and statutory requirements.
- 6.2 Paragraph 7: The purpose of the planning system is to contribute to the achievement of sustainable development. At a very high level, the objective of

sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs.

- 6.3 Paragraph 8: Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):

a) **an economic objective** – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;

b) **a social objective** – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and

c) **an environmental objective** – to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

- 6.4 Paragraph 11 (partial): Plans and decisions should apply a presumption in favour of sustainable development.

For decision-taking this means:

c) approving development proposals that accord with an up-to-date development plan without delay; or

d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date⁷, granting permission unless:

i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or

ii. 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.

Footnote 7: This includes, for applications involving the provision of housing, situations where the local planning authority cannot demonstrate a five year supply

of deliverable housing sites (with the appropriate buffer, as set out in paragraph 73); or where the Housing Delivery Test indicates that the delivery of housing was substantially below (less than 75% of) the housing requirement over the previous three years. Transitional arrangements for the Housing Delivery Test are set out in Annex 1.

- 6.5 Paragraph 48. Local planning authorities may give weight to relevant policies in emerging plans according to:
- a) the stage of preparation of the emerging plan (the more advanced its preparation, the greater the weight that may be given);
 - b) 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
 - c) the degree of consistency of the relevant policies in the emerging plan to this Framework (the closer the policies in the emerging plan to the policies in the Framework, the greater the weight that may be given).
- 6.6 Paragraph 55. Planning conditions should be kept to a minimum and only imposed where they are necessary, relevant to planning and to the development to be permitted, enforceable, precise and reasonable in all other respects. Agreeing conditions early is beneficial to all parties involved in the process and can speed up decision making. Conditions that are required to be discharged before development commences should be avoided, unless there is a clear justification.
- 6.7 Paragraph 78. To promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. Planning policies should identify opportunities for villages to grow and thrive, especially where this will support local services. Where there are groups of smaller settlements, development in one village may support services in a village nearby.
- 6.8 Paragraph 84. Planning policies and decisions should recognise that sites to meet local business and community needs in rural areas may have to be found adjacent to or beyond existing settlements, and in locations that are not well served by public transport. In these circumstances it will be important to ensure that development is sensitive to its surroundings, does not have an unacceptable impact on local roads and exploits any opportunities to make a location more sustainable (for example by improving the scope for access on foot, by cycling or by public transport). The use of previously developed land, and sites that are physically well-related to existing settlements, should be encouraged where suitable opportunities exist.
- 6.9 Paragraph 109. Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.

6.10 Paragraph 170 (partial). Planning policies and decisions should contribute to and enhance the natural and local environment by:

b) recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland;

6.11 Paragraph 177. The presumption in favour of sustainable development does not apply where the plan or project is likely to have a significant effect on a habitats site (either alone or in combination with other plans or projects), unless an appropriate assessment has concluded that the plan or project will not adversely affect the integrity of the habitats site.

6.12 Deliverable as defined by the National Planning Policy Framework: Deliverable: To be considered deliverable, sites for housing should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years. Sites that are not major development, and sites with detailed planning permission, should be considered deliverable until permission expires, unless there is clear evidence that homes will not be delivered within five years (e.g. they are no longer viable, there is no longer a demand for the type of units or sites have long term phasing plans). Sites with outline planning permission, permission in principle, allocated in the development plan or identified on a brownfield register should only be considered deliverable where there is clear evidence that housing completions will begin on site within five years.

7 Local finance considerations:-

7.1 Under Section 70(2) of the Town and Country Planning Act 1990 the council is required when determining planning applications to have regard to any local finance considerations, so far as material to the application. Local finance considerations are defined as a government grant such as new homes bonus or the Community Infrastructure Levy. It is noted that the Borough of Great Yarmouth does not have the Community Infrastructure Levy. Whether or not a local finance consideration is material to a particular decision will depend on whether it could help to make the development acceptable in planning terms. It would not be appropriate to make a decision on the potential for the development to raise money for a local authority. It is assessed that financial gain does not play a part in the recommendation for the determination of this application.

8 Shadow Habitats Regulation Assessment

- 8.1 The applicant has submitted a shadow Habitat Regulations Assessment (HRA) template as drafted by Great Yarmouth Borough Council. It is confirmed that the shadow HRA submitted by the applicant has been assessed as being suitable for the Borough Council as competent authority to use as the HRA record for the determination of the planning application, in accordance with the Conservation of Habitats and Species Regulations 2017.
- 8.2 Great Yarmouth Borough Council as competent authority agrees with the conclusions of this assessment. The impact of this development is in-combination with other projects and can be adequately mitigated by a contribution to the Borough Council's Habitats Monitoring & Mitigation Strategy (£110 per dwelling) to ensure that there will be no adverse effects on the integrity of the internationally protected habitat sites.

9 Assessment

Development Plan Policy

- 9.1 The proposal seeks approval for the erection of a modest development of 3 dwellings on the edge of the settlement of Fritton, which is identified in Core Policy CS02 as a secondary settlement, which are to absorb 5% of the Borough's housing requirement as minor developments within the settlement, appropriate in scale to the settlement. The current application site mainly falls outside of the village development limits, apart from a modest strip of land to the west of the site. This modest encroachment into the countryside is not considered to be harmful to the character of the surrounding area.
- 9.2 The Draft Local Plan Part 2 describes Fritton historically 'as a small cluster of dwellings around the junction of Beccles Road and New Road with a school, public house and post office. Today, only the public house remains and the settlement has since stretched northwards along New Road with predominantly low density, chalet style bungalows. Waveney Forest abuts the length of New Road and reinforces the rural character of the area.' The application site is located to the south eastern edge of the village.
- 9.3 The terrace of 3 dwellings proposes an efficient use of the land as advocated by the NPPF. The density is similar to Angle Cottages, a terrace of five which is located to the north east of the application site. The proposal adds to the mix of dwellings within the locality, as advocated by the NPPF and is considered to comply with Core Policy CS02.

Design of the development

- 9.4 Whilst the predominant character of the area is rural, there are a varied mix of dwelling types, with there being terraces, detached dwellings and chalet style properties nearby.
- 9.5 The main dwelling at Ivy House is a is a large detached house on the South side of Beccles Road. It is of red brick construction with an asymmetrical dual pitched roof. The proposed dwellings are of a more modern design, with a dual pitched roof and porches fronting Church Lane. It is not considered that the proposed dwellings would be at odds with the character of the surrounding area, with the Conservation section stating that ‘the development’s design is a typical vernacular style for the area’. Consequently, it is considered that the application complies with Core Policy CS09.
- 9.6 Paragraph 127 of the NPPF in part states that ‘Planning policies and decisions should ensure that developments:
- a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
 - b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
 - c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);
 - d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;
- 9.7 It goes on to state at paragraph 130 that “opportunities available for improving the character and quality of an area and the way it functions, taking into account any local design standards or style guides in plans or supplementary planning documents. Conversely, where the design of a development accords with clear expectations in plan policies, design should not be used by the decision-maker as a valid reason to object to development. Local planning authorities should also seek to ensure that the quality of approved development is not materially diminished between permission and completion, as a result of changes being made to the permitted scheme (for example through changes to approved details such as the materials used).
- 9.8 Full details of the proposed materials have not been received. It is recommended to condition these prior to the commencement of any works on the site in line with the recommendations from the Conservation Section.

Intrusion into the Countryside

- 9.9 Whilst the development does extend out of the village development limits, it is not considered that the proposal represents an unwanted intrusion into the countryside beyond the obvious visual limits of the settlement, with there being development to the northern side of Church Lane. It is recommended to condition a planting schedule to ensure that appropriate hedging is provided on the eastern and southern boundaries of the plot.
- 9.10 It is considered that the proposal represents an appropriate addition to the dwellings at the outer edge of the settlement.

Impact on Ecology

- 9.11 The N.P.P.F; The Conservation of Habitats and Species Regulations 2017, and Core strategy Policy CS11/Natura2000 Monitoring and Mitigation Strategy, establishes a strict regime for consideration of the impact of a development on both protected species and wildlife habitats.
- 9.12 There are 3 separate issues to consider in relation to the above legislation and policy and the current proposal, being the ecology of the site itself, any recreational pressures on Natura2000 sites and impact on protected species off-site.
- 9.13 The Natural Environment Team (NETI) at Norfolk County Council have responded to the application with no objections on ecology grounds; however, they have recommended a nesting bird informative and recommended conditions to mitigate for the loss of habitat nesting on site.
- 9.14 The required HMMS payment of £330 has been made. As the application site is located within the Green 2.5km to 5km Indicative Habitat Impact Zone, the applicant has filled in the shadow HRA which has been deemed appropriate. NETI have provided an Appropriate Assessment, although this has not been proceeded with as this information was already included within the shadow HRA.

Parking and Highway Safety

- 9.15 Neighbours have raised concerns about that visitors would use the layby on Church Lane which is, according to the consultation responses, only to be used for the residents of Angle Cottages. This layby is located outside of the red-line area and is therefore outside of the control of the applicant.
- 9.16 The proposed development provides two parking spaces per dwelling which is compliant with the parking standards, set out by County Highways, for a two-bedroom dwelling. Therefore, a refusal on carparking grounds would likely be undefendable.

- 9.17 Neighbours and the Parish Council also raised concerns about the narrowness of Church Lane and that the development may inhibit access to the church. The application site is located adjacent to the junction between the A143 (Beccles Road) and Church Lane. Consequently, it is unlikely that there will be a significant increase to traffic movements down Church Lane.
- 9.18 Norfolk County Council's Highways Authority were consulted on the application and raised no objection.
- 9.19 Paragraph 109 of the NPPF states that 'development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.' In this case, it is not considered that the proposal represents a severe highway danger and therefore complies with the NPPF guidance and Core Policy CS09 E.

Levels of amenity

- 9.20 The proposed dwellings would provide a gross internal floor area of 80.5sqm per dwelling. Even when considering the total usable floor space (72.2sqm) the dwellings exceed the floor area for a two-bedroom, three-person, two storey dwelling outlined in the 'Technical housing standards – nationally described space standard' which requires a minimum gross internal floor area of 70sqm. Furthermore, the bedrooms (at 13sqm and 9.5sqm respectively) exceed the levels required nationally.
- 9.21 The site extends approximately 15 metres from the rear wall of the dwellings to the southern boundary of the plot. This is considered to provide adequate levels of outdoor amenity space. Space is also provided for bin storage.
- 9.22 It is noted that neighbours have raised concerns about overlooking and overshadowing onto Angle Cottages. The proposed dwellings will be situated 9.5 metres from the highway and there is then an additional 40 metres (to the north east) to the western elevation of Angle Cottages. It is considered that this is a sufficient distance so that the levels overlooking, and overshadowing will not have a significant adverse impact on residents.

Housing Supply

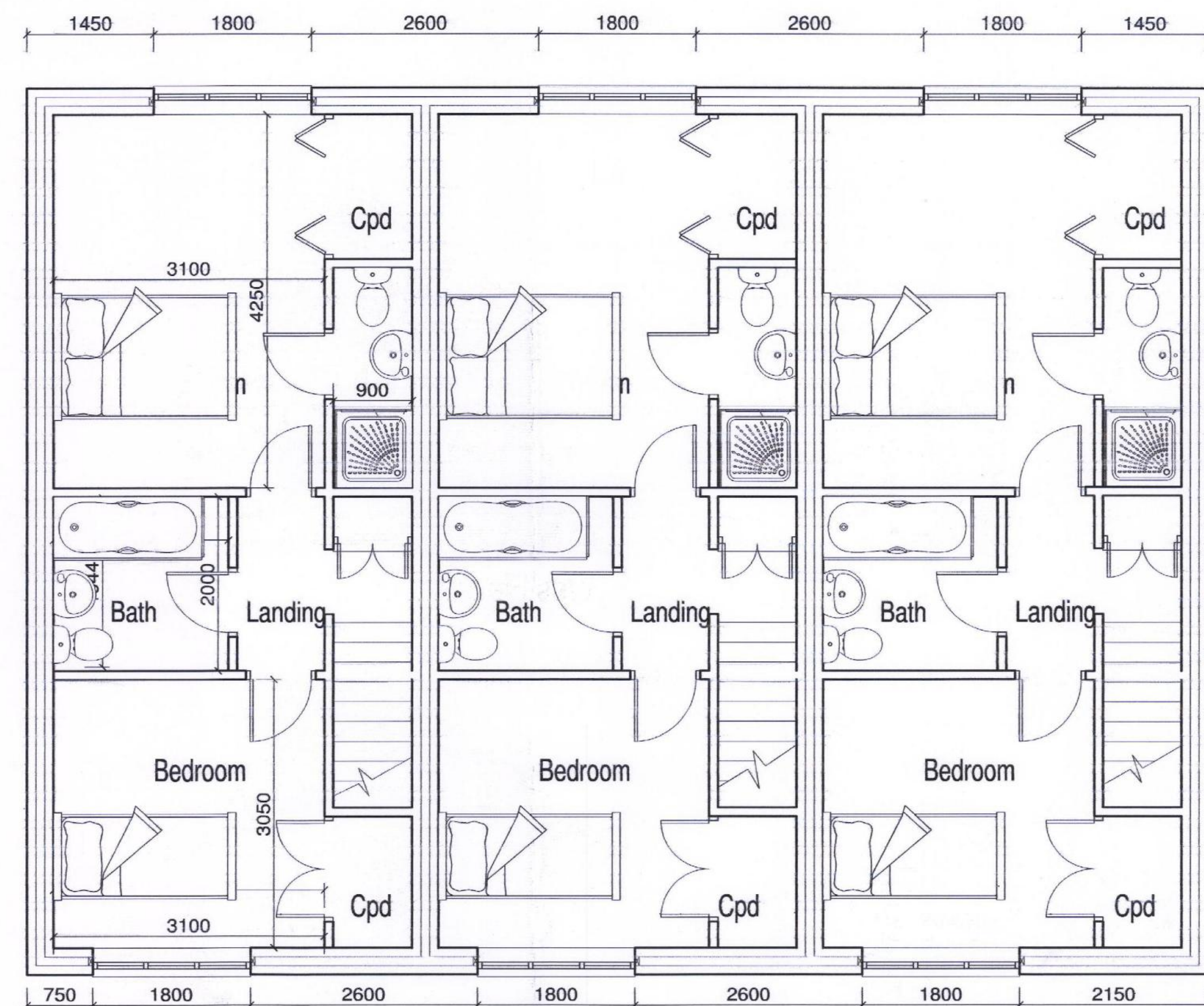
- 9.23 An important factor when determining applications is whether a Local Authority has the ability to demonstrate a five-year housing land supply. If a Local Planning Authority cannot show that they are meeting this requirement, their policies with regards to residential development will be considered to be "out of date". By way of explanation this states that policies restricting development for reasons such as village development limits no longer hold weight and the policies that are apply are

those within the National Planning Policy Framework which has a presumption in favour of sustainable development. In essence this means that development which has links to a settlement, such as the application site, is assessed as sustainable and permission should be granted as local policies do are out of date is there is not a 5-year housing land supply.

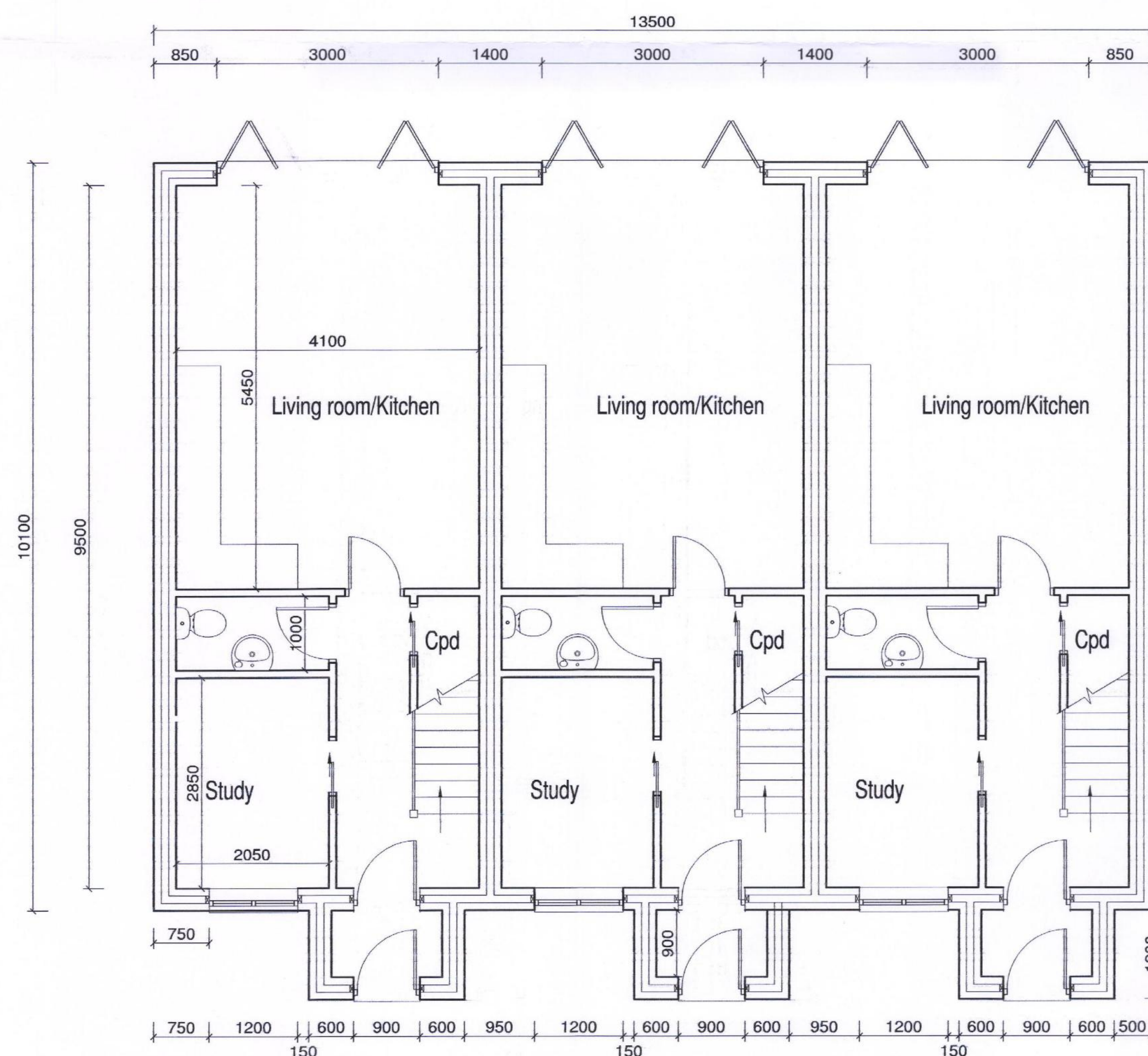
- 9.24 In weighing the material considerations in this application considerable weight must be given to Paragraph 11 (d) of the National Planning Policy Framework which states that where the policies which are most important for determining the application are out-of-date, permission should be granted unless any adverse impacts would significantly and demonstrably outweigh the benefits. Footnote 7 states that “this includes, for applications involving the provision of housing, situations where the local planning authority cannot demonstrate a five year supply of deliverable housing sites (with the appropriate buffer, as set out in paragraph 73); or where the Housing Delivery Test indicates that the delivery of housing was substantially below (less than 75% of) the housing requirement over the previous three years.”
- 9.25 There is currently a published housing land supply of 3.74 years (as at the end of 2018/19). Although this does not mean that all residential developments must be approved the presumption in favour of sustainable development must be applied. While it is correct to say that not all developments have to be approved it must be shown to refuse a development that any adverse impacts approving an application for housing would significantly and demonstrably outweigh the benefits of providing the housing. In this case it is considered that the limited harms identified do not outweigh the contribution to the Borough’s Housing Supply.

10 RECOMMENDATION:-

- 10.1 **Approve** subject to the conditions raised in the report – the proposal makes a minor contribution to the Borough’s housing supply and proposes dwellings that are of a scale and form that is appropriate for the character of the area.



Proposed First Floor Plan



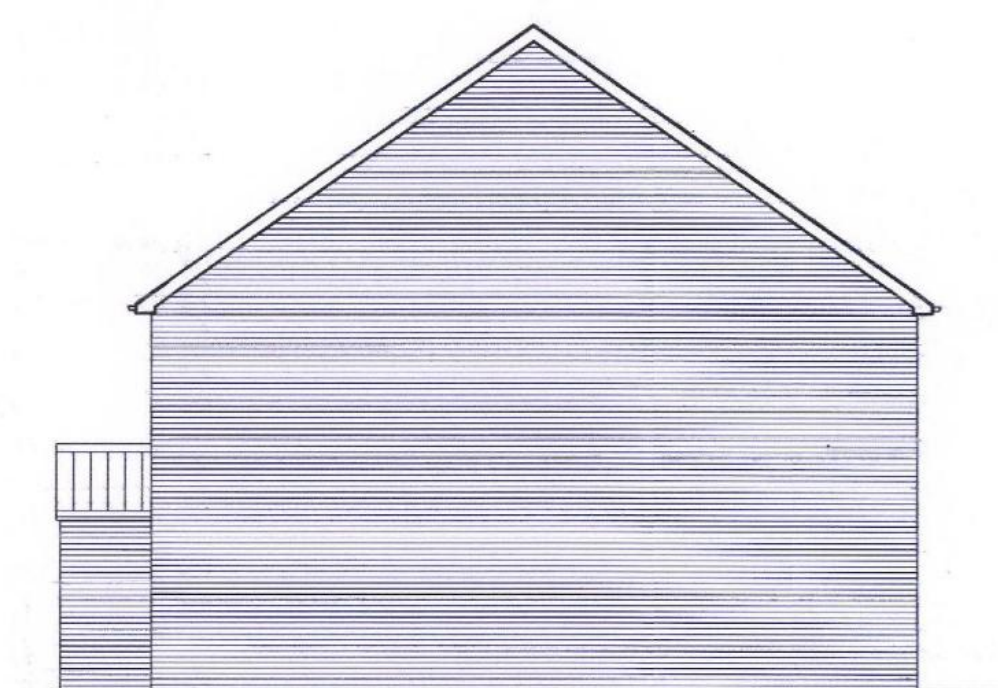
Proposed Ground Floor Plan



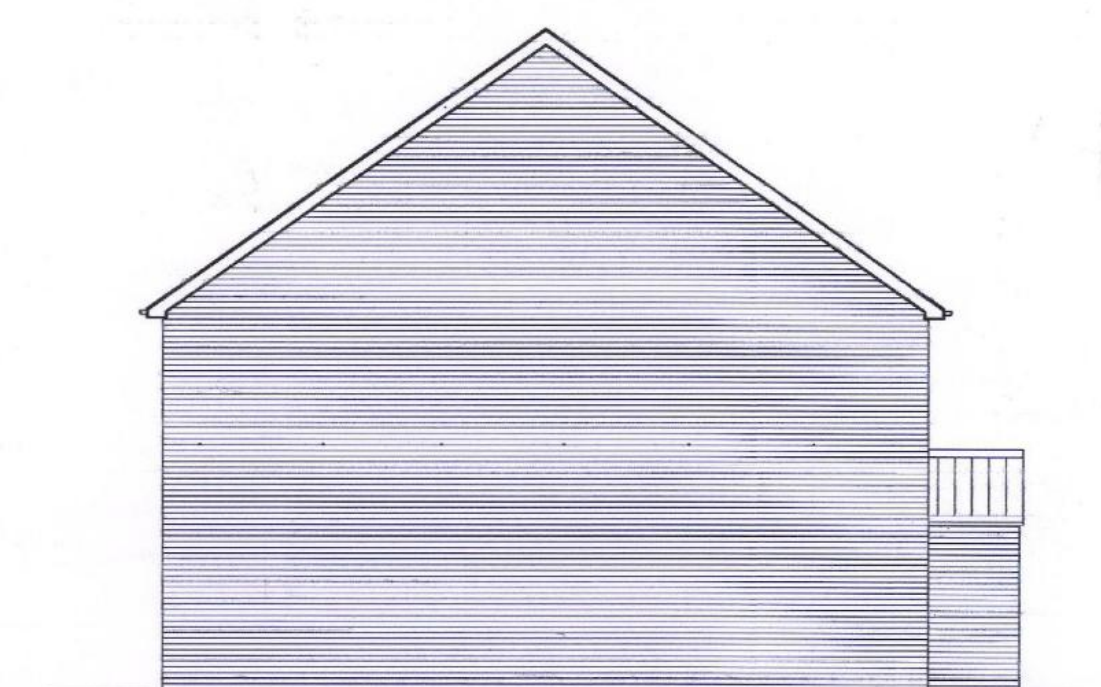
North Elevation



South Elevation

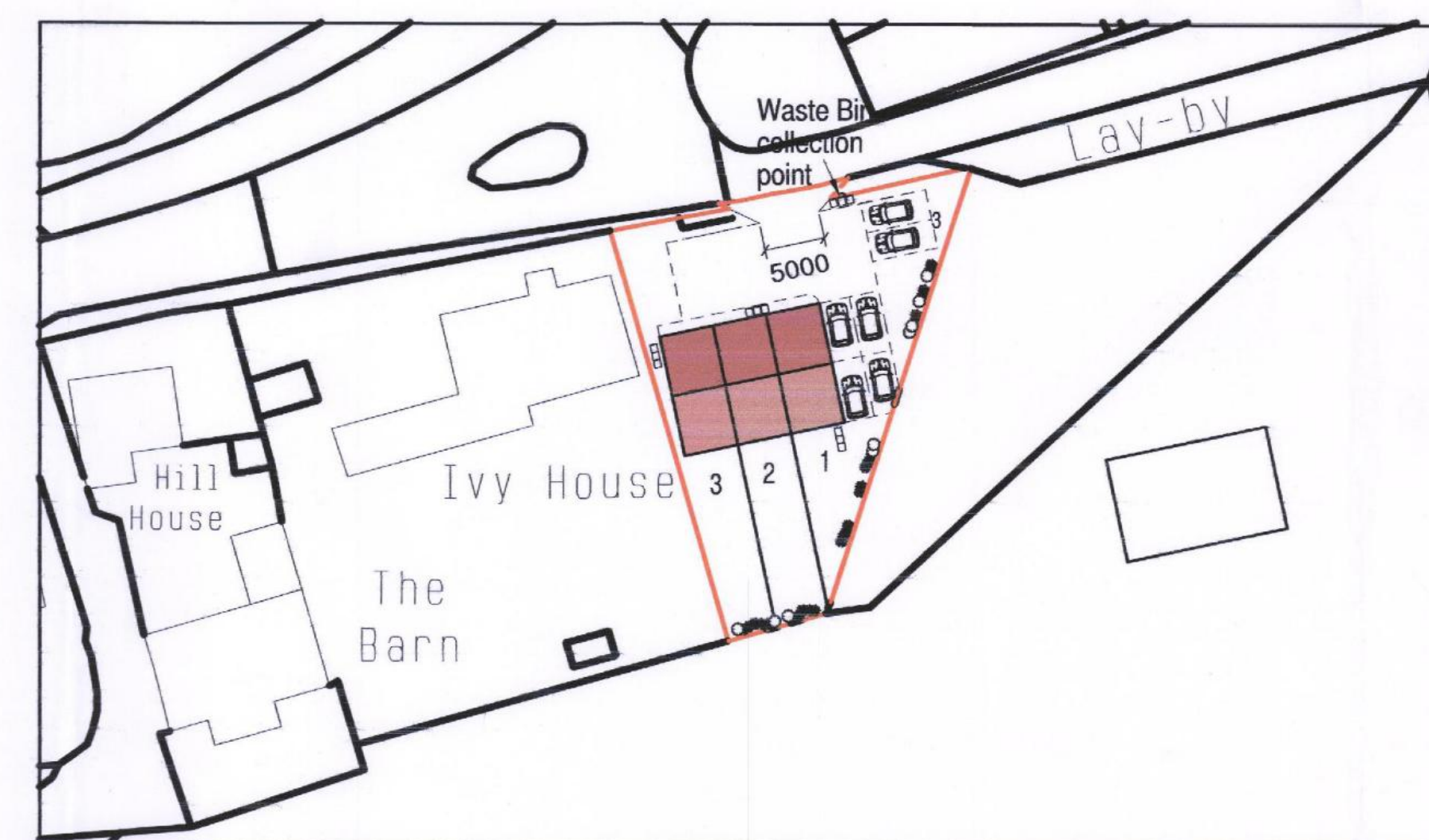


West Elevation

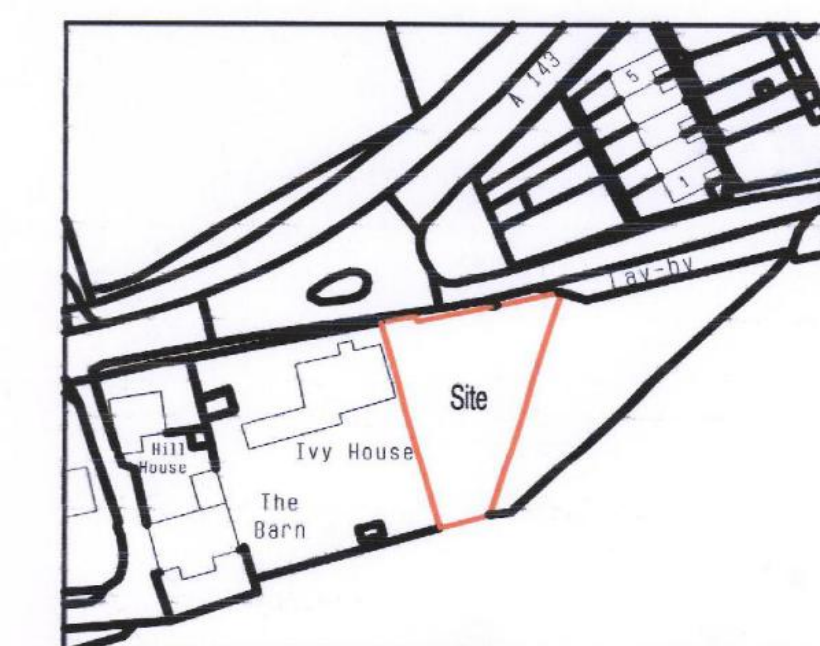


East Elevation

App. No. 06/20/0106/15
REVISED PLAN
Received 15.5.20



Site Plan 1:500



Location Plan 1:1250

Site Area: 0.065ha.
Total floorspace: 233m²

Graham Nourse
PLANNING CONSULTANTS LTD

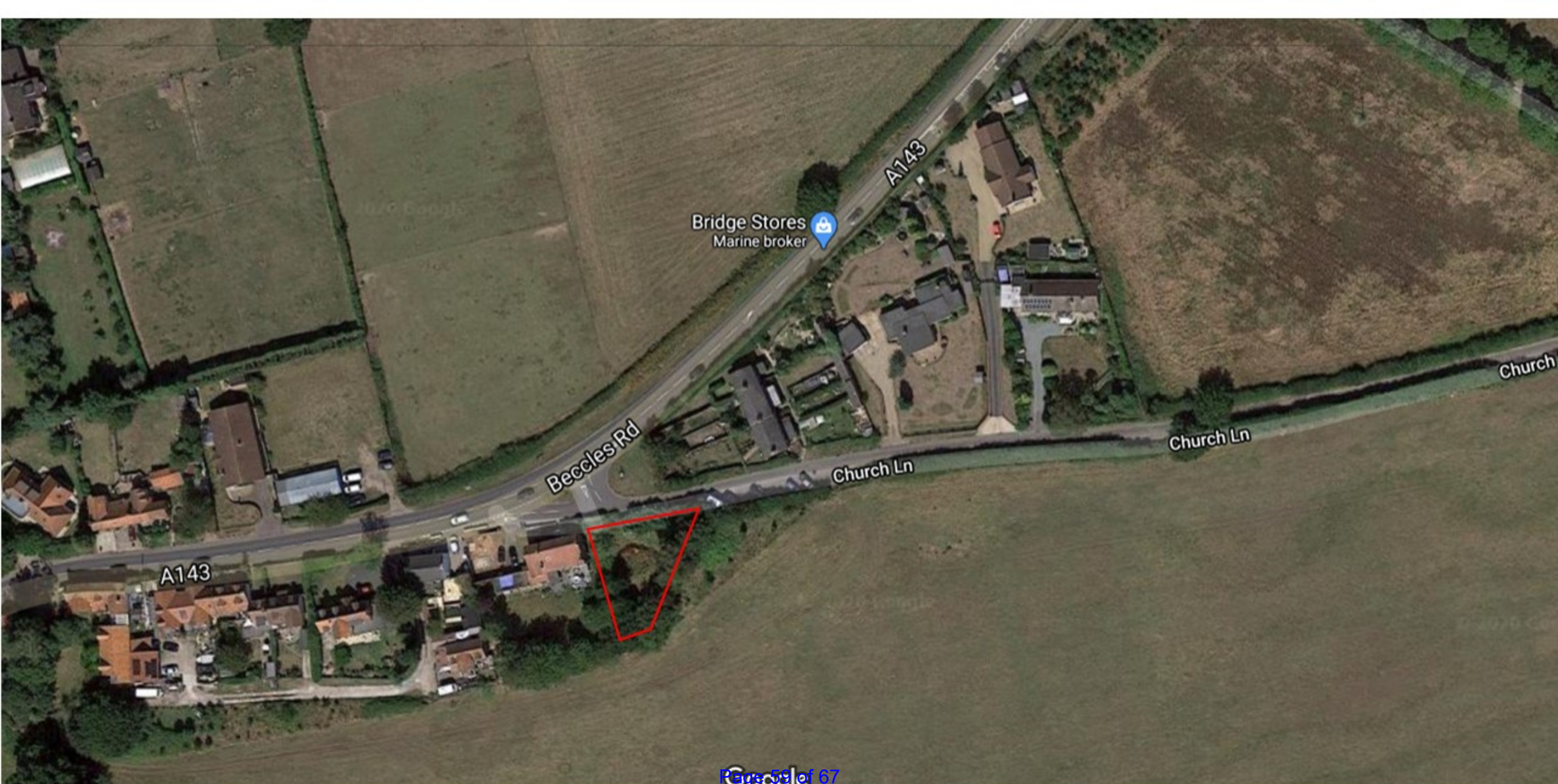
3 Monet Square, Lowestoft, Suffolk NR32 4LZ
tel: 07999 801 702
e: graham@grahamnourseplanningconsultants.co.uk
w: grahamnourseplanningconsultants.co.uk

CLIENT
Mr S Saunders

PROJECT
Proposed Residential Development,
Church Lane, Fritton, Norfolk.

DRAWING
Proposed Floor Plans
and Elevations.

DRG. No	REVISION
19/166/01	E
SCALE	DATE
1:50, 1:100	May 2019



**PLANNING APPLICATIONS CLEARED BETWEEN 01-JUN-20 AND 30-JUN-20 FOLLOWING
DETERMINATION BY THE GROUP MANAGER (PLANNING) UNDER DELEGATED POWERS**

REFERENCE	06/19/0705/F
PARISH	Belton & Browston 10
PROPOSAL	Proposed new 3 bed detached house with car spaces (to new and existing dwelling)
SITE	3 Beccles Road (Land adj) Belton
APPLICANT	GREAT YARMOUTH
DECISION	Mrs L Hutchins REFUSED
<hr/>	
REFERENCE	06/20/0200/F
PARISH	Bradwell N 1
PROPOSAL	Front porch and double garage with home office
SITE	Cosicot Smiths Loke Bradwell
APPLICANT	GREAT YARMOUTH
DECISION	Mr G Swanston APPROVE
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REFERENCE	06/20/0161/F
PARISH	Bradwell S 2
PROPOSAL	Erection of a detached dwelling on land adjacent to 138 Beccles Road and dropped kerbs
SITE	138 Beccles Road Bradwell
APPLICANT	Mr D Richardson
DECISION	REFUSED
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REFERENCE	06/20/0163/F
PARISH	Bradwell S 2
PROPOSAL	Two storey front and rear extension
SITE	31 Styles Close Bradwell
APPLICANT	Mr & Mrs D Thompson
DECISION	APPROVE
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REFERENCE	06/20/0167/F
PARISH	Bradwell S 2
PROPOSAL	Construction of 1 bungalow
SITE	21 Crab Lane Bradwell
APPLICANT	GREAT YARMOUTH
DECISION	Tredwell Developments Ltd. - Mr D Smith REFUSED
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PLANNING APPLICATIONS CLEARED BETWEEN 01-JUN-20 AND 30-JUN-20 FOLLOWING DETERMINATION BY THE GROUP MANAGER (PLANNING) UNDER DELEGATED POWERS

REFERENCE	06/20/0170/F
PARISH	Bradwell S 2
PROPOSAL	Two bedroom bungalow with Sedum roof
SITE	Land off Jew's Lane Bradwell
APPLICANT	GREAT YARMOUTH
DECISION	Mr & Mrs Alan Edwards REFUSED
<hr/>	
REFERENCE	06/20/0173/F
PARISH	Bradwell S 2
PROPOSAL	Side extension to the home to provide additional living space.
SITE	2 Burtons Farm Beccles Road Bradwell
APPLICANT	Mr Thomas Blood
DECISION	APPROVE
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REFERENCE	06/20/0040/F
PARISH	Burgh Castle 10
PROPOSAL	Development of 4 semi-detached dwellings with associated access, parking and private amenity space
SITE	Queens Head PH (Land north-east of) High Road Burgh Castle GREAT YARMOUTH
APPLICANT	Jessica Alford
DECISION	REFUSED
<hr/>	
REFERENCE	06/20/0128/F
PARISH	Burgh Castle 10
PROPOSAL	Garage with 1st floor office/storage in roof
SITE	6 Coronation Terrace Butt Lane Burgh Castle
APPLICANT	Mr D Perry
DECISION	APPROVE
<hr/>	
REFERENCE	06/20/0176/F
PARISH	Burgh Castle 10
PROPOSAL	Single storey side extension and alterations
SITE	Three Ways Mill Road Burgh Castle Great Yarmouth
APPLICANT	Mr M Walker
DECISION	APPROVE
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REFERENCE	06/20/0181/F
PARISH	Burgh Castle 10
PROPOSAL	Convert existing garage & rear extension to form orangery plus detached garage & home office with hobby room
SITE	Treetops High Road Burgh Castle GREAT YARMOUTH
APPLICANT	Mr S and Mrs J Titterington
DECISION	APPROVE
<hr/>	

PLANNING APPLICATIONS CLEARED BETWEEN 01-JUN-20 AND 30-JUN-20 FOLLOWING DETERMINATION BY THE GROUP MANAGER (PLANNING) UNDER DELEGATED POWERS

REFERENCE	06/20/0164/F
PARISH	Caister On Sea 3
PROPOSAL	Formation of two plots for semi-detached houses
SITE	21 Ormesby Road (adja) Caister
APPLICANT	GREAT YARMOUTH
DECISION	Parkvale Properties APPROVE
<hr/>	
REFERENCE	06/20/0192/F
PARISH	Caister On Sea 4
PROPOSAL	Proposed 2 storey side extension, single storey rear extension and detached garage
SITE	9 Gilbert Road Caister
APPLICANT	GREAT YARMOUTH
DECISION	Mr and Mrs Hacon APPROVE
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REFERENCE	06/19/0079/O
PARISH	Filby 6
PROPOSAL	Proposed erection of 6 no dwellings
SITE	Ormesby Lane (Land east of) Filby
APPLICANT	GREAT YARMOUTH
DECISION	Miss T Hind REFUSED
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REFERENCE	06/20/0171/F
PARISH	Filby 6
PROPOSAL	Resubmission of dwelling for revised design under planning application 06/18/0408/F
SITE	Plot 5 Ormesby Lane Filby
APPLICANT	GREAT YARMOUTH
DECISION	A C Pembroke Builders Ltd APPROVE
<hr/>	
REFERENCE	06/20/0100/F
PARISH	Great Yarmouth 7
PROPOSAL	Ground floor rear extension with re-roof to include accommodation over
SITE	96 Victoria Road Gorleston
APPLICANT	Great Yarmouth
DECISION	Mr & Mrs David & Claire Smith REFUSED
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REFERENCE	06/20/0168/F
PARISH	Great Yarmouth 7
PROPOSAL	Pro demo of existing garage & erect new two storey side extension and single storey main entrance
SITE	2 Bately Avenue Gorleston
APPLICANT	GREAT YARMOUTH
DECISION	Mr R Ward APPROVE
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PLANNING APPLICATIONS CLEARED BETWEEN 01-JUN-20 AND 30-JUN-20 FOLLOWING DETERMINATION BY THE GROUP MANAGER (PLANNING) UNDER DELEGATED POWERS

REFERENCE	06/20/0228/LDO
PARISH	Great Yarmouth 7
PROPOSAL	Two proposed class 2 offices, light industrial buildings and associated internal roads, parking & external plant room
SITE	Excalibur Road Site 9 Beacon Park Gorleston GREAT YARMOUTH
APPLICANT	Pink Office and CTR Secure Services
DECISION	PERMITTED DEV.
REFERENCE	06/19/0539/CU
PARISH	Great Yarmouth 9
PROPOSAL	Change of use of part of car park to vehicle sales
SITE	Trafalgar College Thamesfield Way GREAT YARMOUTH
APPLICANT	Grosvenor Garage Ltd
DECISION	APPROVE
REFERENCE	06/20/0182/PU
PARISH	Great Yarmouth 9
PROPOSAL	Certificate of Lawfulness for a proposed use or development
SITE	Part of Unit 1 (B&Q) Pasteur Retail Park Thamesfield Way GREAT YARMOUTH
APPLICANT	EOP II PROP CO. I S.A.R.L
DECISION	EST/LAW USE CER.
REFERENCE	06/20/0204/DM
PARISH	Great Yarmouth 9
PROPOSAL	Demolition of redundant single storey traditionally constructed training block
SITE	Great Yarmouth College Lichfield Road GREAT YARMOUTH
APPLICANT	Ormiston Academies Trust
DECISION	APPROVE
REFERENCE	06/19/0387/F
PARISH	Great Yarmouth 15
PROPOSAL	2 detached blocks of apartments with access and associated parking
SITE	Abbeville Lodge Acle New Road GREAT YARMOUTH
APPLICANT	RBR Enterprises Limited
DECISION	APPROVE
REFERENCE	06/19/0572/CU
PARISH	Great Yarmouth 15
PROPOSAL	Change of use to car wash/valeting. Portable office, WC, storage container; display for sale - 4 cars maximum
SITE	85B North Quay (Next to Kwik-Fit) GREAT YARMOUTH
APPLICANT	Italian Hand Car Wash Ltd
DECISION	APPROVE

PLANNING APPLICATIONS CLEARED BETWEEN 01-JUN-20 AND 30-JUN-20 FOLLOWING DETERMINATION BY THE GROUP MANAGER (PLANNING) UNDER DELEGATED POWERS

REFERENCE	06/19/0618/A
PARISH	Great Yarmouth 15
PROPOSAL	Shop front sign
SITE	10 & 11 Regent Street GREAT YARMOUTH Norfolk
APPLICANT	Mrs J Lawes
DECISION	ADV. CONSENT
<hr/>	
REFERENCE	06/19/0633/A
PARISH	Great Yarmouth 15
PROPOSAL	Signage and Banners
SITE	85B North Quay (Next to Kwik-Fit) GREAT YARMOUTH
APPLICANT	Mr A Aziri
DECISION	ADV. CONSENT
<hr/>	
REFERENCE	06/19/0659/LB
PARISH	Great Yarmouth 15
PROPOSAL	Shop front sign
SITE	10 & 11 Regent Street GREAT YARMOUTH Norfolk
APPLICANT	Mrs J Lawes
DECISION	LIST.BLD.APP
<hr/>	
REFERENCE	06/20/0129/LB
PARISH	Great Yarmouth 15
PROPOSAL	Installation of extractor fan to central bathroom (with no external wall)
SITE	55-57 Breydon House North Quay GREAT YARMOUTH (Flat 4)
APPLICANT	Mr A Bell
DECISION	LIST.BLD.APP
<hr/>	
REFERENCE	06/20/0160/F
PARISH	Great Yarmouth 15
PROPOSAL	Two storey side extension; single storey rear extension
SITE	99 Lawn Avenue GREAT YARMOUTH
APPLICANT	Mr D Knell
DECISION	APPROVE
<hr/>	
REFERENCE	06/20/0197/NMA
PARISH	Great Yarmouth 15
PROPOSAL	NMA to PP 06/18/0683/F - car park arrangement & installation of footpath
SITE	Great Yarmouth Charter Academy Salisbury Road Great Yarmouth
APPLICANT	T Baker
DECISION	Accept Amend Notice
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PLANNING APPLICATIONS CLEARED BETWEEN 01-JUN-20 AND 30-JUN-20 FOLLOWING DETERMINATION BY THE GROUP MANAGER (PLANNING) UNDER DELEGATED POWERS

REFERENCE	06/19/0494/F
PARISH	Great Yarmouth 19
PROPOSAL	Proposed 2 no. residential flats at third floor level
SITE	54 Englands Lane Gorleston GREAT YARMOUTH
APPLICANT	Mr E Fernandez
DECISION	APPROVE
REFERENCE	06/20/0115/F
PARISH	Great Yarmouth 21
PROPOSAL	Proposed 2 storey extension incorporating balcony.
SITE	2 Barnard Avenue GREAT YARMOUTH
APPLICANT	Mrs M Edmonds
DECISION	APPROVE
REFERENCE	06/17/0540/O
PARISH	Hemsby 8
PROPOSAL	Proposed residential development of site
SITE	Martham Road (Site off) Hemsby GREAT YARMOUTH NR29 4NQ
APPLICANT	Mr J Tweed
DECISION	REFUSED
REFERENCE	06/20/0039/O
PARISH	Hemsby 8
PROPOSAL	Development of land to create detached 3 bedroom chalet style bungalow
SITE	10 Beach Road (Land at) The Stables Hemsby GREAT YARMOUTH
APPLICANT	Mr J Styles
DECISION	APPROVE
REFERENCE	06/20/0191/F
PARISH	Hemsby 8
PROPOSAL	Construction of detached car port on existing concrete pad
SITE	The Willows Kings Loke Hemsby GREAT YARMOUTH
APPLICANT	Mr Hasart
DECISION	APPROVE
REFERENCE	06/20/0131/F
PARISH	Martham 13
PROPOSAL	Two storey rear extension.
SITE	6 Rollesby Road Martham
APPLICANT	Miss S Loggins
DECISION	APPROVE

PLANNING APPLICATIONS CLEARED BETWEEN 01-JUN-20 AND 30-JUN-20 FOLLOWING DETERMINATION BY THE GROUP MANAGER (PLANNING) UNDER DELEGATED POWERS

REFERENCE	06/20/0169/PDE
PARISH	Martham 13
PROPOSAL	Notification of larger home extension - proposed single storey extension to provide open plan living space
SITE	13 Coronation Avenue Martham Great Yarmouth Norfolk
APPLICANT	Mrs T Roofe
DECISION	PERMITTED DEV.
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REFERENCE	06/20/0188/PAD
PARISH	Mautby 6
PROPOSAL	Prior approval for a proposed change of use - Erection of grain store
SITE	Osier Farm Osier Lane Mautby GREAT YARMOUTH
APPLICANT	Norse Commercial Services
DECISION	APPROVE
<hr/>	
REFERENCE	06/19/0704/F
PARISH	Repps 13
PROPOSAL	Conversion of existing building to a single residential dwelling.
SITE	Kraft Cottages Staithe Road Repps with Bastwick GREAT YARMOUTH
APPLICANT	Mr & Mrs Goodwin
DECISION	APPROVE
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REFERENCE	06/20/0184/PAD
PARISH	Repps 13
PROPOSAL	Prior approval - Change of use agricultural to dwelling house
SITE	Staithe Road Repps GREAT YARMOUTH
APPLICANT	Mr and Mrs Goodwin
DECISION	APPROVE
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REFERENCE	06/20/0193/F
PARISH	Rollesby 13
PROPOSAL	Erection of 2 4-bedroomed 2- storey houses and garages
SITE	The Croft (adjacent) Martham Road Rollesby GREAT YARMOUTH
APPLICANT	Mr B Newson
DECISION	APPROVE
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REFERENCE	06/20/0034/EU
PARISH	West Caister 4
PROPOSAL	Lawful Development Certificate : To occupy and live in the bungalow without agricultural condition being imposed
SITE	Four Acres Back Lane West Caister GREAT YARMOUTH
APPLICANT	Mr T Benjafield
DECISION	EST/LAW USE CER.
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**PLANNING APPLICATIONS CLEARED BETWEEN 01-JUN-20 AND 30-JUN-20 FOLLOWING
DETERMINATION BY THE GROUP MANAGER (PLANNING) UNDER DELEGATED POWERS**

REFERENCE	06/20/0180/F
PARISH	Winterton 8
PROPOSAL	Single storey double wooden garage in rear of garden
SITE	27 Bulmer Lane Winterton GREAT YARMOUTH
APPLICANT	Mr S Wells
DECISION	APPROVE

REFERENCE	06/20/0183/F
PARISH	Winterton 8
PROPOSAL	Demolish and rebuild front porch; demolish conservatory, erect single storey rear extension; render whole house
SITE	Mahe The Lane Winterton GREAT YARMOUTH
APPLICANT	Mr and Mrs White
DECISION	APPROVE

* * * * End of Report * * * *