

Reference: 06/19/0441/F

Parish: Scratby

Officer: Mrs G Manthorpe

Expiry Date:

Applicant: JCB Developments Ltd

Proposal: Sub division of garden to form 4no. plots for detached bungalows and garages. Access from approved access off Beach Road

Site: 32 Beach Road, Scratby Great Yarmouth

1. Background / History :-

- 1.1 The site comprises 2931 square metres of garden land set back off the road behind existing houses. The application site is within close proximity to a previously approved residential scheme and a residential development which has a resolution to approve after being considered by members. The sites access is proposed off Beach Road, the access has previously been approved under application reference 06/18/0475/O
- 1.2 The site is currently used, according to the application form, as residential curtilage for the donor property, no32 Beach Road. No. 32 Beach Road is set behind the houses that from Beach Road and is accessed from a driveway of approximately 50 metres in length. The development proposed follows the line of the existing donor property. The land bounded to the south by land with resolution to approve a residential development with residential uses to the east, west and north.
- 1.3 To the south west of the application site, although not adjoining, a development of 8 dwellings has been approved, reference 06/17/0201/O which was superseded by an application for 7 reference 06/18/0106/F. This development is currently under construction. In addition, permission has been given for the subdivision of the curtilage of no14 Beach Road and the erection of a dwelling reference 06/17/0569/F. The residential development approved to the south is for the erection of 19 dwellings reference 06/18/0475/O. This application requires the signing of a s106 agreement prior to the decision being issued, members resolved to grant permission in June 2019 at Development Control Committee.

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, full response attached to this report and a summary of the reasons are below:

- Back land development.
- Is there suitable vehicular access for the development?
- What is the visibility?
- Do planners have any concern about mud and other debris being tracked onto the highway?
- Has consideration been given to a condition upon the approval of planning subject to access improvements fit for the intended purpose?

2.2 Neighbours – There has been one objection from a local resident which is summarised below:

- Why do we need further properties when there are unsold properties nearby?
- We bought our bungalow because we value the view of the countryside, not another property.
- The junction has been the scene of several accidents.
- People do not adhere to the speed limit and further traffic will exaggerate this.
- We no longer hear owls, development is diluting the countryside.

2.3 Highways – No objection subject to conditions:

SHC 01 No works shall commence on the site until such time as detailed plans of the roads, footways and foul and surface water drainage have been submitted to and approved in writing by the Local Planning Authority. All construction works shall be carried out in accordance with the approved plans.

Reason: This needs to be a pre-commencement condition to ensure fundamental elements of the development that cannot be retrospectively designed and built are planned for at the earliest possible stage in the development and therefore will not lead to expensive remedial action and adversely impact on the viability of the development.

SHC 02 Prior to the construction/occupation of the final dwelling all works shall be carried out on roads/footways/foul and surface water sewers in accordance with the approved specification to the satisfaction of the Local Planning Authority.

Reason: To ensure satisfactory development of the site and to ensure estate roads are constructed to a standard suitable for adoption as public highway.

SHC 03A Before any dwelling unit is first occupied the road(s)/footway(s) shall be constructed to binder course surfacing level from the dwelling unit to the adjoining County road in accordance with the details to be approved in writing by the Local Planning Authority.

Reason: To ensure satisfactory development of the site.

SHC 16 Prior to the first occupation of the development hereby permitted visibility splays measuring 2.4 x 43 metres shall be provided to each side of the access where it meets the highway. The splay(s) shall thereafter be maintained at all times free from any obstruction exceeding 0.225 metres above the level of the adjacent highway carriageway.

SHC 20 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.

SHC 22 Development shall not commence until a scheme detailing provision for on-site parking for construction workers for the duration of the construction period has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented throughout the construction period.

Inf. 1 It is an OFFENCE to carry out any works within the Public Highway, which includes a Public Right of Way, without the permission of the Highway Authority. This development involves work to the public highway that can only be undertaken within the scope of a Legal Agreement between the Applicant and the County Council. Please note that it is the Applicant's responsibility to ensure that, in addition to planning permission, any necessary Agreements under the Highways Act 1980 are also obtained. Advice on this matter can be obtained from the County Council's Highways Development Management Group based at County Hall in Norwich.

Public Utility apparatus may be affected by this proposal. Contact the appropriate utility service to reach agreement on any necessary alterations, which have to be carried out at the expense of the developer.

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

2.4 Building Control – No objection.

- 2.5 Environmental Health – No objections, conditions requested for hours of work, pre commencement condition regarding contamination, contaminated land during construction condition and an advisory for damping down to prevent dust causing a nuisance.
- 2.6 Lead Local Flood Authority – No comment, standing advice given as the application site is below the size threshold for bespoke comments.
- 2.7 NHS – No objection.
- 2.8 Norfolk County Council Historic Environment Service – Conditions requested as follows:

The proposed development site lies close to the site of the now vanished parish church of Scratby, demolished in the mid-16th century. All Saints was in existence by approximately AD1200 and was demolished in around 1548. Settlement activity of medieval and earlier date is often located close to parish churches. Artefacts of Roman date have been recovered east of the application site. Some of these finds are suggestive of settlement activity of Roman date in the vicinity.

Consequently there is potential that heritage assets with archaeological interest (buried archaeological remains) will be present at the site and that their significance will be adversely affected by the proposed development.

If planning permission is granted, we therefore ask that this be subject to a programme of archaeological work in accordance with National Planning Policy Framework 2019 paragraphs 199 and 189.

We suggest that the following conditions are imposed:-

A) No development shall take place until an archaeological written scheme of investigation has been submitted to and approved by the local planning authority in writing. The scheme shall include an assessment of significance and research questions; and 1) The programme and methodology of site investigation and recording, 2) The programme for post investigation assessment, 3) Provision to be made for analysis of the site investigation and recording, 4) Provision to be made for publication and dissemination of the analysis and records of the site investigation, 5) Provision to be made for archive deposition of the analysis and records of the site investigation and 6) Nomination of a competent person or persons/organization to undertake the works set out within the written scheme of investigation.

and,

B) No development shall take place other than in accordance with the written scheme of investigation approved under condition (A).

and,

C) The development shall not be occupied until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the archaeological written scheme of investigation approved under condition (A) and the provision to be made for analysis, publication and dissemination of results and archive deposition has been secured.

2.8 Norfolk County Council Fire Service – No objection subject to complying with building regulations.

2.9 Essex and Suffolk Water – No comment received.

2.10 Local Authority Requirements – The application is a minor development and does not form part of a larger site so cannot be treated as cumulative development.

Contribution of £110 per dwelling is required to comply with Great Yarmouth Borough Council's Monitoring and Mitigation strategy as the development includes a net gain in residential dwellings.

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.

- 3.4 HOU10: Permission for new dwellings in the countryside will only be given in connection with agriculture, forestry, organised recreation, or the expansion of settlements.
- 3.5 HOU16: A high standard of layout and design will be required for all housing proposal. A site survey and landscaping scheme will be required will all detailed applications for more than 10 dwellings. These should include measures to retain and safeguard significant existing landscape features and give details of, existing and proposed site levels planting and aftercare arrangements.

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. Scratby 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 59. To support the Government's objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay.
- 6.8 Paragraph 76. To help ensure that proposals for housing development are implemented in a timely manner, local planning authorities should consider imposing a planning condition providing that development must begin within a timescale shorter than the relevant default period, where this would expedite the development without threatening its deliverability or viability. For major development involving the provision of housing, local planning authorities should also assess why any earlier grant of planning permission for a similar development on the same site did not start.
- 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

- 9.1 According to the draft Local Plan Part 2 Scratby is located along the coast, north of Caister-on-Sea, south of Hemsby and to the east of Ormesby St Margaret. The settlement has grown from a small linear settlement along Beach Road, the most

of what is known as Scratby has been entirely built since post-war with access to the railway line. The settlement has contributed significantly to housing in Secondary and Tertiary villages with 5 housing completions and just over 20 dwellings with extant permission. With a further allowance for housing windfall, Scratby provides an appropriate and proportionate contribution to housing provision without the need for allocation sites.

- 9.2 The application is a full application for the erection of four no. single storey dwellings with access off Beach Road. The Parish Council, within their consultation response have asked whether consideration has been given to conditions requiring the access to be provided prior to the development being built. The Highway conditions, including a condition ensuring the satisfactory formation of an access to the public highway is detailed at paragraph 2.3 of this report.
- 9.3 The application site is bounded on three sides by existing residential development with a site that has a resolution to approve a residential development to the south locating the application site within an existing residential area. The proximity of the site to other residential dwellings and services supports the sustainability of the application site. The application site can be considered a sustainable infill site given its location.
- 9.4 The development gives the opportunity for minor biodiversity enhancements which can be effectively conditioned. The reason that the enhancements are minor is that they are restricted by the size of the development, all enhancements are valuable and should be encouraged. Enhancements include planting which can include trees that have a long-life span and could provide future roosting/nesting locations, bat and/or bird boxes erected on the dwellings to encourage protected species to the area. In addition the fences should have gaps or holes provided to allow for the free movement of hedgehogs to mitigate the loss of open habitat. Enhancements requiring planting and enhancements can be conditioned.
- 9.5 The application site is prominent primarily when travelling north on Yarmouth Road. When the development to the south of the application site is built out the current site will not be visible from any great distance which mitigates the potential impact on the character of the area. Where the development to the south not to be built out the impact is not significantly detrimental to character or form of the settlement and as a standalone application it is acceptable.
- 9.6 The Parish Council have asked as to whether wheel washing can be conditioned. This can be conditioned, however Highways have immediate powers to remedy debris that is deposited on the highway and this is the most appropriate route to take to remedy the condition of a road by tracking of mud.

- 9.7 The dwellings proposed are single storey and of a character that is in keeping with others approved within the area. They will complement the dwellings that are currently being consulted within the locality. There are no objections from Highways as adequate parking and turning is provided. The gardens and external space are in keeping with the size of the dwellings and the development will be an attractive addition to the area. The assessment of the impact on the character of the area is undertaken, as per the above, taking into account the possibility that the development to the south may never be built out.
- 9.8 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 applied 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 if there is not a 5 year housing land supply.
- 9.9 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."
- 9.10 In the case of *Wavendon Properties Ltd v SoS for Housing, Communities & Local Government plus Another* (June 2019, reference [2019] EWHC 1524 (Admin)), Mr Justice Dove made an important judgement on the correct interpretation of paragraph 11(d) of the National Planning Policy Framework (February 2019). Paragraph 11 (d) states:
- "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⁽⁶⁾; 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.”

9.11 The implication of the Wavendon judgement is that there must: firstly be an assessment as to which policies of the Development Plan are most important for determining this planning application; secondly, an assessment as to whether each of these policies are, or are not, “out of date”; and thirdly, a conclusion as to whether, taken as whole, these most important policies are to be regarded as “out-of-date”. If, taken as whole, they are regarded as “out-of-date”, then the “tilted balance” of NPPF paragraph 11 applies (for a refusal to be justified, the harms must “significantly and demonstrably outweigh the benefits...”). If, taken as a whole, they are not regarded as out-of-date, then the tilted balance does not apply.

9.12 There is currently a housing land supply of 2.55 years (as at the end of 2017/18). 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. The application can be sufficiently conditioned and the application is a full application so can be assessed as deliverable.

9.13 Whilst various policies are of importance for determining the application (and these are highlighted above), the most important policy for the determination of the application is, in my judgement, Saved Local Plan Policy HOU 10, New Dwellings in the Countryside. This policy – which essentially deals with settlement boundaries – is clearly out-of-date and this confirms that the “tilted balance” therefore applies.

9.14 Little harm is identified in the current application and the harms do not significantly and demonstrably outweigh the benefits of the four additional dwellings.

10 RECOMMENDATION:-

10.1 Approve – subject to the conditions to ensure an adequate form of development including those requested by consultees.

- 10.2 The proposal complies with the aims of Policies CS2, CS3, CS9 CS11 and CS14 of the Great Yarmouth Core Strategy.

Internet Consultees

Application Reference 06/19/0441/F

Attachments

Invalid Consultee Comment? ☐Copy to existing Consultee? ☐

Name Jayne Morse

Address Ormesby St Margaret with Scratby Parish Co

Post Code NR29 3PU

Telephone

Email Address clerk@ormesby.org

For or Against OBJ Object

Speak at Committee

It was noted that although these 4 plots were a distance away from the development of 14 Beach Road, it was still connected to this. Objection on the basis of back land development. Is there suitable vehicular access for the increased use. What is the visibility? Do the planners have any concerns about mud and other debris being tracked from the field onto the highway. Has any consideration been given to placing a condition upon the approval of planning subject to access improvements to ensure the access is suitable for the intended purpose?

Date Entered 10-09-2019

Internet Reference OWPC5352

Jill K. Smith

From: Jackie Morgan [redacted]
Sent: 16 August 2019 11:20
To: plan
Subject: 06/19/0441/F

Dear sir/ madam

I am in receipt of your letter detailing plans of a further development in scratby.

I struggle to understand why we need further properties in this coastal village . Another new development by the garden centre have not sold all their properties to my understanding and there are several other bungalows in the village still for sale .

We bought our bungalow because we valued our privacy , having a view of countryside, not another property.

The junction out of scratby has been the scene of several accidents , mostly because the public do NOT adhere to the 40 mph or the 30 mph in the village . I feel the extra volume of traffic will aggravate this situation. Unless this problem is addressed.

The countryside is gradually being diluted , which is displacing the wildlife , we no longer hear the owls or see the squirrels .

Regards

Jacqueline morgan
18 Beach Road
Scratby

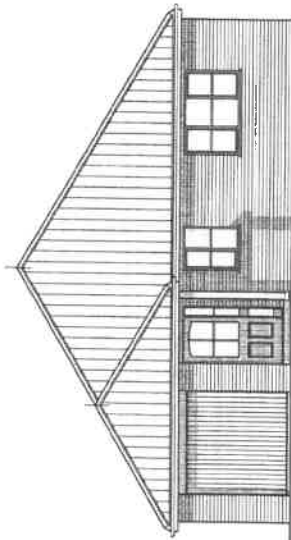
Sent from my iPhone

06/19/0111/F

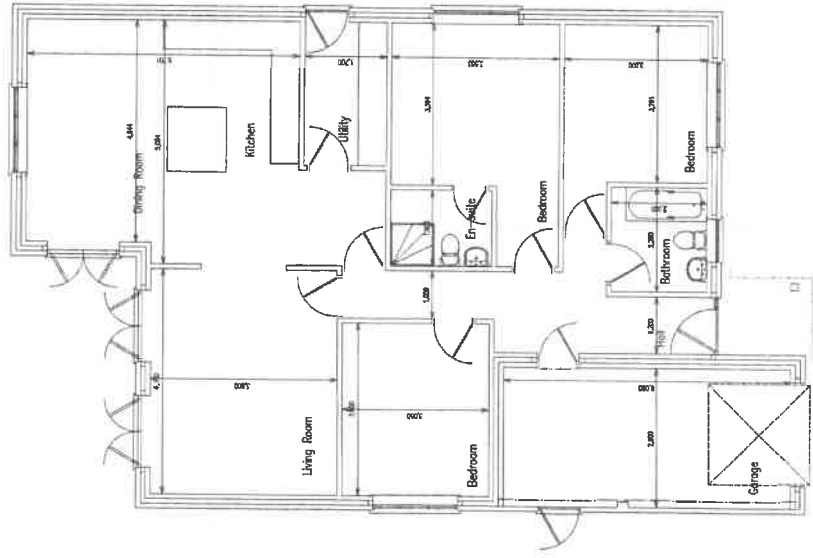
Great Yarmouth
Borough Council
02 AUG 2019
Planning
Department



Site Location Plan
1:1250



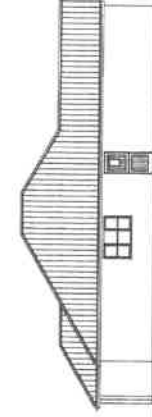
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1:50



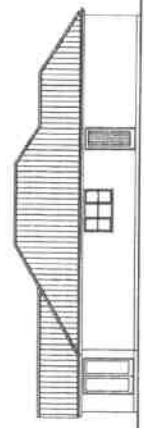
PROPOSED FLOOR PLAN
1:50



Proposed Rear Elevation
1:100



Proposed Side Elevation
1:100



Proposed Side Elevation
1:100

Andrew Middleton
21, Regent Street,
Great Yarmouth
NORFOLK
NR30 1NL T: 01493 856611

Project
Proposed development of site to form
4 no. detached houses.
Site off Beach Road, Scratby.
Planning drawing

Client
JCB Developments Ltd

Scale 1:50 1:100 Date July 2019

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