

**Reference:** 06/18/0563/F

**Parish:** Rollesby  
**Officer:** Mrs G Manthorpe  
**Expiry Date:** 05-07-19

**Applicant:** Mr J Doyle

**Proposal:** Proposed self-build detached dwelling and garage

**Site:** Folly Court Cottages, Court Road, Rollesby

## REPORT

### 1. Background / History:-

- 1.1 The site comprises 2025 square metres of land which fronts Court Road. The land is described within the application form as vacant land.
- 1.2 There has been a previous application on the site in recent years which was refused and subject to a dismissed appeal, the reference and description is as follows:
  - 06/11/0271/F - Change of use for temporary storage of personal touring caravan & retention of shed, erection of brick electricity unit to house existing electric supply to former building.

The reasons for refusal were as follows:

*Policy NNV2 of the adopted Great Yarmouth Borough-Wide Local Plan states that in areas identified on the Proposal Map as 'Landscape Important to the Broadland Scene' the Council will only permit development that would not have a significant adverse impact on the landscape character and traditional built form of the area, or destroy or damage features of landscape importance which contribute to the character of the area.*

*The proposed use of the site for storage of a touring caravan with the associated hardstanding, storage shed and the brick building to house an electricity supply is considered to be domestication of an area of agricultural land, which is out of*

*keeping with the character of the surrounding area and further compounds the unauthorised development that has already occurred at the site.*

*The proposal, adjacent to residential property and outside any village development limit, represents the spread of structures and uses usually associated with domestic curtilage, into open countryside. For these reasons the proposal is considered to be contrary to Policy NNV2.*

1.3 Since the above application and appeal have been dismissed policy NNV2 is no longer part of the adopted Local Plan having been superseded by the Core Strategy policies. Policy CS2 – Achieving sustainable growth, Policy CS9 – Encouraging well designed distinctive places, Policy CS11 – Enhancing the natural environment.

## **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 and comments on the application as follows:**

The proposed site is still designated as agricultural land. Previous building on the land had a retrospective application refused and the structure was removed. The site is outside of the development limit for Rollesby. The road is very narrow and not suitable for further development.

29th June 2019:

- The access road is a single track, particularly towards Ormesby, and the Council feels it cannot support further traffic movements.
- Concerns were expressed that visibility along the road would be restricted due to the trees at the entrance and that the splay was not wide enough.
- The site is outside the development limit to the village.
- The emerging Neighbourhood Plan, currently at draft stage, does not identify this site as where development is required or desirable.

### **2.2 Neighbours – There have been four objections to the application, they are summarised as follows:**

- It is an agricultural area outside of the village development limits.
- Services are very limited.
- There is no mains drainage and the road is subject to flooding.
- Previous development has been refused and enforcement action taken.
- Development such as this is more appropriate nearer the centre of the village.

- Inappropriate use of agricultural land.
- There are traffic problems on the road.
- A previous appeal was dismissed.
- This would be an isolated development.
- The land used to be grazed up to a few years ago.
- The information submitted outlining the impact on the SPAs within the ecology report fails to mention the onsite impact sufficiently.
- Highways reached their conclusion without local observation or consultation with local residents.
- The hardstanding that is on site should have been removed as part of previous enforcement action.
- The revised drawings haven't changed anything.

2.3 Highways – No objection to the application subject to conditions, full response and conditions attached to this report. It is confirmed that highways have not requested that the trees are removed and as such the visibility space can be provided with the trees remaining.

2.4 Broads Authority - No comments to make on the application.

2.5 Building Control – Note the need for requirement for a compliant means of escape and stair space.

2.6 Strategic Planning – No objection to the application.

2.7 Assistant Grounds Manager and Arboricultural Officer – Two oaks to the frontage of the site worthy of a TPO.

2.8 Natural England – Natural England have noted that the development has triggered one or more impact risk zones and have provided standing advice.

2.9 Norfolk County Council Ecology – response requested and not received at time of writing, will verbally report if received.

3 Policy consideration:

3.1 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-date<sup>7</sup>, 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.”

- 3.1 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.
- 3.3 Paragraph 11(d) of the NPPF therefore has effect when there is not a five-year supply of deliverable housing sites. The most recently-published figure for Great Yarmouth Borough is that at 1st April 2018, which is 2.55 years, so this clearly applies to relevant planning applications in the Borough.
- 3.4 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.

## **4 Core Strategy**

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.

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

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

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 (*extract only*):

c) Encourage the development of self-build housing schemes and support the reuse and conversion of redundant buildings into housing where appropriate and in accordance with other policies in the Local Plan

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 Saved policies from the Borough wide Local Plan :-**

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

5.2 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.

- 5.3 The Saved Policies listed have all been assessed as being in general conformity with the NPPF and add further information to the policies in the NPPF, while not contradicting it. These policies hold the greatest weight in the determining of planning applications.
- 5.4 HOU10: Permission for new dwellings in the countryside will only be given in connection with agriculture, forestry, organised recreation, or the expansion of settlements.
- 5.5 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.

## **6 Emerging policy – Local Plan Part 2:-**

- 6.1 Rollesby is a relatively well serviced secondary village comprising two separate but socially linked hamlets by footpath. The north-western hamlet has the most historic character centred around the village church, school and a collection of historic farmsteads. To the south-east, the other hamlet consists of a handful of dwellings strung along Low Road. Rollesby services and facilities include a primary/nursery school, restaurant/takeaway, rural business park, a hair salon, and a village hall. The settlement also benefits from bus services along the main road providing connections to larger settlements including Great Yarmouth.

To the east of Rollesby lies the Broads Authority area which is recognised both nationally and internationally as being a critically important site to wildlife, designated as the Broads Special Area of Conservation. In association with these wetland areas, there are some areas at higher risk of flooding (Flood Zones 2 and 3) in the south and east areas of the settlement.

Development limits are defined on the Policies Map for the settlement, including some sites recently granted planning permission for residential development. Development proposals will generally be permitted within development limits where they are in accordance with policies of the Local Plan. Policy G1-dp (the second part of this policy in particular) addresses development proposals outside of development limits, where this lies within the Great Yarmouth plan area, which will be treated as the countryside or areas where new development will be more restricted, subject to the consideration of other relevant policies of the Local Plan.

## 6.2 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.

## 7 National Policy:- National Planning Policy Framework (NPPF)

7.1 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.

7.2 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<sup>4</sup>.

7.3 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.

7.4 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-date, 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.

7.5 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).

7.6 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.

- 7.7 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.
- 7.8 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.
- 7.9 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.
- 7.10 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.
- 7.11 Paragraph 179. Where a site is affected by contamination or land stability issues, responsibility for securing a safe development rests with the developer and/or landowner.
- 7.12 Paragraph 180. Planning policies and decisions should also ensure that new development is appropriate for its location taking into account the likely effects (including cumulative effects) of pollution on health, living conditions and the natural environment, as well as the potential sensitivity of the site or the wider area to impacts that could arise from the development. In doing so they should:
- a) mitigate and reduce to a minimum potential adverse impacts resulting from noise from new development – and avoid noise giving rise to significant adverse impacts on health and the quality of life;
  - b) identify and protect tranquil areas which have remained relatively undisturbed by noise and are prized for their recreational and amenity value for this reason; and

- c) limit the impact of light pollution from artificial light on local amenity, intrinsically dark landscapes and nature conservation.

## **8 Habitat Regulations Assessment considerations:**

- 8.1 “European” or “Natura 2000” sites are those that are designated for their wildlife interest(s) through the Conservation of Habitats and Species Regulations 2017 and constitute the most important wildlife and habitat sites within the European Union. The Council has an adopted policy approach, the Habitats Monitoring and Mitigation Strategy, prepared alongside the Part 1 Local Plan (and most recently updated at the Policy & Resources Committee meeting on 5th February 2019).
- 8.2 Guidance for applicants is available on Great Yarmouth Borough Council’s website identifying when bespoke shadow Habitat Regulation Assessments (HRA) are required to be prepared by the applicant and submitted to the Council. In this case, in accordance with the guidance issued, a bespoke shadow HRA has been required and submitted. The bespoke shadow HRA found that the in-combination effects of the development cannot rule out an effect on protected sites.
- 8.3 The application, informed by a bespoke HRA has been assessed by the Competent Authority as likely to have significant indirect effects on one or more Natura 2000 sites (but no significant direct effects). As such, permission may only be granted if an Appropriate Assessment demonstrates that, taking into account relevant mitigation measures, the application will not adversely affect the integrity of any Natura 2000 site(s). Mitigation for in-combination effects through the £110 per-dwelling contribution to more general monitoring and mitigation is therefore required. It is therefore the assessment of the Council, as Competent Authority, that the application, if approved, would not adversely affect the integrity of Natura 2000 sites, provided that the mitigation sought is secured.
- 8.4 Further information has been provided on the foul sewerage system supported by a statement from the applicant’s agent confirming that there will be no discharge to the Broads. The confirmation of acceptability is sought however the consultation response in house has confirmed that this method should be acceptable. A condition would be placed on the grant of any permission requiring that no discharge occurred in perpetuity.

## **9 Local finance considerations:-**

- 9.1 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. The proposed development is for a single dwelling and as such the financial considerations are not assessed as so great as to consider a decisive factor.

## **10 Assessment**

- 10.1 The proposal seeks approval for one 'chalet' style detached dwelling and garage. Through discussions with the applicants' agent the application has been amended to bring the proposed dwelling forward within the site towards Court Road. The Broads Authority area is contiguous to the southern boundary of the plot, however by locating the proposed dwelling and garage towards the northern end of the plot, adjacent to the Court Road and broadly parallel with the existing building line established by the adjoining ribbon development the applicant is seeking to mitigate the adverse impact on the character of the Broads. The southern boundary also comprises mature planting and trees helping to screen views of the Broads as well as those obtained within.
- 10.2 There are two mature oak trees located at the frontage of the site, these are being assessed for Tree Preservation Orders at the time of writing although no confirmation of the decision has been made. The application does not seek to remove any of the existing trees on site and the removal of the oaks would have a detrimental impact on the street scene and adverse impact on the character of the area.
- 10.3 When assessing the current application account must be taken of the previous planning decision and appeal decision. Since the previous appeal planning policy has changed and the application is now assessed against current Local and National policy. The National Planning Policy Framework (NPPF) was introduced in 2012 and has been revised in 2018 and amended in 2019. The NPPF was not in place at the time of the previous decision and the application was not for a permanent residential dwelling which is currently being applied for. The differences in the type of application and the change in planning policy require a fresh assessment of the merits to be made taking into account and applying appropriate weight to the existing material considerations.
- 10.4 Although there are no comments currently received from the Broads Authority, as noted above the dwelling has been sited at a position to reduce the impact on the setting of the Broads and will continue an existing ribbon development. The development as proposed will not, in policy terms, create an isolated dwelling in the countryside but will instead add an existing dwelling to the cluster that are in existence.

- 10.5 Concern may be raised that development such as this may create precedent however all applications must be decided on merit according to material considerations. A material consideration is local policy however if a Local Planning Authority cannot show that they have a five-year housing land supply, their policies with regards to residential development will be considered to be "out of date". There is currently a housing land supply of 2.6 years (2018/19),
- 10.6 The assessment of this application against current policy is taken noting that Great Yarmouth Borough Council cannot demonstrate a 5 year housing land supply, while this does not mean housing at any cost and acknowledging that this development will only provide a very minor contribution being a single dwelling the development, by virtue of being located within an existing ribbon, can be assessed as a sustainable location and therefore the tilted balance in favour of development should be applied.
- 10.7 The emerging Local Plan Part 2 is referenced above and is a material consideration, taking into account 9.6 above. The application, according to the details submitted, is for a self-build property which can have different policy considerations applied. The applicant's agent has stated that they are willing to enter into a s106 agreement to ensure that the property is a self-build development. In order to secure the development as a self-build it would have to meet the criteria for planning obligations within the NPPF although as willingness has been asserted without request this can be undertaken as a s106 obligation following discussion with the applicant as to their understanding of the legislation. The agent states that great weight should be applied to this offer of a s106 agreement and while some weight can be applied it needs to be weighed as to whether it is necessary to approve the development. If it is not assessed as necessary it should not be required although can be secured if offered willingly.
- 10.8 The design of the dwelling is for a chalet style dwelling which is not exciting in appearance although will not cause a significant detriment to the character of the area or the street scene. The foot print of the dwelling is larger than those immediately adjacent although the character of the area is signified by individual dwellings with groupings of those in a similar appearance before reaching the more built up sections of Rollesby which have more unity and groupings of design. The dwelling has been designed to minimise overlooking with consideration given to the first floor windows and as such this is not deemed significantly adverse to the occupiers of the adjoining dwellings. The design of the dwelling is assessed as acceptable in this location.
- 10.9 In order to prevent urbanisation of the curtilage to the detriment of the Broads it is recommended that the permitted development rights are removed from the curtilage of the dwelling which is outlined in red (the application site). It is noted

that the applicant owns further land outlined in blue however this will not benefit from planning permission as it is excluded from the application.

10.10 The Parish Council, within their objection and comments on the application, note the width of the Court Road. There are no objections received from the Highway Authority to the application and, in accordance with the NPPF at paragraph 109 there are no reasons for the application to be refused on highway grounds.

10.11 When assessed on balance the application in the revised form can be supported with appropriate conditions restricting permitted development rights and those required by the Highways Authority. Should it be the case that the trees at the frontage of the property are not protected at the time of an approval, if granted, a condition for their retention for a period to allow the protection to be in place should be placed upon any grant of planning permission. The development should also offer ecological gains in the form of bat and bird boxes and the mitigation as outlined within the ecology report should be conditioned with specific reference to lighting and the time of year that works can be carried out.

## 11 RECOMMENDATION: -

11.1 Approve – subject to the conditions requested by Highways, and those required to ensure a satisfactory form of development. The £110 Habitat Monitoring and Mitigation Strategy contribution has been paid.

11.2 The proposal complies with the aims of Policies CS2, CS3, CS9, CS11 and CS14 of the Great Yarmouth Local Plan and the National Planning Policy Framework.



Community and Environmental  
Services  
County Hall  
Martineau Lane  
Norwich  
NR1 2SG

NCC contact number: 0344 800 8020  
Text Relay - 18001 0344 800 8020

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

Your Ref: 06/18/0563/F  
Date: 14 June 2019

My Ref: 9/6/18/0563  
Tel No.: 01603 638070  
Email: stuart.french@norfolk.gov.uk

Dear Gemma

**Rollesby: Proposed self build detached dwelling and garage  
Folly Court Cottages Court Road Rollesby GREAT YARMOUTH NR29 5HQ**

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

Whilst the site has a vehicle access, it would appear that any traffic movements are ancillary to the present use and it has not been demonstrated that any such traffic movements associated with the site would be akin to that of a residential unit. Clearly in terms of transport sustainability the site has limited access to public transport provision and it is unlikely that other sustainable mode of transport are unlikely to be primary considerations. Accordingly the development will be highly reliant on the private motor vehicle and based on TRICS data is likely to generate around six vehicle movements per day.

Clearly there are other residential properties adjacent and in terms of both transport sustainability and the development's impact on the highway networks, it is unlikely I could sustain an objection on these grounds for a development of this scale.

However, notwithstanding the statement with respect to access within the Design and Access Statement, whilst accepting the residual impact of the development in transport terms, if approved, will not be severe, the NPPF clearly states that in assessing sites development, it should be ensured that safe and suitable access to the site can be achieved for all users.

The Design and Access Statement also refers to Manual for Streets in terms of visibility, however, whilst acknowledging the wider applications of Manual for Streets, clearly the environment is not akin to a street and given the rural location Manual for Streets is not the accepted design guidance in this case.

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Clearly visibility is restricted at a 2.4m set back primarily by trees either side of the access and by overgrowth of road side hedges, the latter being outside the control of the applicant. However, I am minded that whilst the road alignment is relatively straight, its width and the speed reducing feature of the bend in Court Road to the West of the site access are likely to restrict vehicle speeds. I am also minded that traffic flows are relatively low on this section of road, but that can also influence vehicle speeds.

However from 2.0m set back, the accepted absolute minimum, with regular maintenance of the road side hedges, I am of the opinion that given the constraints of the network and taking into account the duty of care of driver, in this case, an acceptable level of visibility can be achieved for the scale of the development, and that it would be difficult to sustain and objection.

However, whilst having no objection in highway terms this is subject to the following conditions and informative note being appended to any grant of permission your Authority is minded to make.

**SHC 07** Any access gates/bollard/chain/other means of obstruction shall be hung to open inwards, set back, and thereafter retained a minimum distance of 5 metres from the near channel edge of the adjacent carriageway. Any sidewalls/fences/hedges adjacent to the access shall be splayed at an angle of 45 degrees from each of the outside gateposts to the front boundary of the site.

**Reason:** In the interests of highway safety enabling vehicles to safely draw off the highway before the gates/obstruction is opened.

**SHC 09V** Prior to the commencement of the use hereby permitted the vehicular access shall be upgraded in accordance with the Norfolk County Council residential access construction specification (TRAD 5 attached) for the first 5m metres as measured back from the near channel edge of the adjacent carriageway. 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 carriageway.

**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 and traffic movement.

**SHC 16** Prior to the first occupation of the development hereby permitted a 2.0 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 roadside frontage. The splay shall thereafter be maintained at all times free from any obstruction exceeding 1.05 metres above the level of the adjacent highway carriageway.

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

*Continued/...*

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.

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. Please note that it is the Applicant's responsibility to ensure that, in addition to planning permission, any necessary consents or approvals under the Highways Act 1980 and the New Roads and Street Works Act 1991 are also obtained from the County Council. Advice on this matter can be obtained from the County Council's Highway Design & Development Management Group. Please contact 0344 800 8020.

If required, street furniture will need to 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.

Yours sincerely

*Stuart French*

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





Planning Services  
Development Control  
Town Hall, Hall Plain  
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Norfolk, NR30 2QF

Great Yarmouth Borough Council

21 JUN 2019

Customer Services

1 Folly Cottage  
Court Road  
Rollesby  
Great Yarmouth  
Norfolk, NR29 5HQ  
Tel. [REDACTED]

19th July 2019

Attn : Dean Minns, Planning Manager  
Sub : Planning Application 06/18/0563/F, Court Road, Rollesby

21 JUN 2019

Planning  
Department

Dear Sir,

I understand the 2018 application proposing to build on the land has now been resubmitted after changes. However, I would like to formally notify you of our objection again to the proposal, not because the planned dwelling is now closer to my property but for the same reasons that I laid out on previous occasions, as in my opinion, nothing has changed. Additionally, I have read the revised application and supporting documents and there are a number of statements that are inaccurate and need to be challenged.

The land is sited outside Rollesby's clearly specified and unchanged planning limits. Although there has been a recent increase in local building programmes, this has all occurred on appropriate land, of which there is plenty nearby, set aside as part of the NPPF 5 year plan for development of multiple houses with good access to amenities and roads, not houses in isolation. The previously unauthorised development on the land was partially removed after council enforcement of the planning regulations. (Note. The original hard standing, over which the new dwelling is proposed, should have been removed as part of that enforcement). Those restrictions have not changed, despite recent local authority and government drives for sourcing suitable rural land for development. However, despite much effort in the revised application to argue the point, involving reference to a case in Essex, this would still be an isolated development not enhancing the rural community and as such, I do not feel the application should be supported.

I have lived here for almost 30 years and the land in question was originally utilised for agricultural purposes. The site is not, as the application states, 'a useless piece of land' but rather a rural asset that used to be grazed, and still was a few years ago, despite this not being noted in the revised application. It must be said however that misuse some years ago led to some potentially hazardous materials being buried on the site, which I reported to the Broads Authority. Although a number of trees and hedges lie adjacent to the land, (not mentioned in Application) I note that Natural England have no specific reservation, despite no site visit from them. I also take issue with the Ecology Report which although commissioned to determine potential development impacts on local SPA's, etc, has not sufficiently demonstrated the impact on the immediate site itself, playing down effects. The survey visit, carried out in the winter, has missed the breeding season, and the site periphery has become a haven for wildlife (3 breeding Warbler species and good numbers of butterflies this year). I have carried out such surveys myself and although it pains me to say it, I still believe the site should be returned however to its original state as best as possible.

I note the submission from Norfolk County Council and the application stating traffic at the site entrance is slow and infrequent. This is a conclusion drawn without local observation and consultation with local residents. The road is frequently used as a speedy cut through to and from the main roads (I have witnessed at least two accidents) and any construction traffic attempting to enter or depart would inevitably prove a hazard. The access via Court Road is very restricted due to the narrowness of the lane and the proximity of the large oak trees.

In conclusion, I believe the application should not be granted due to the site unsuitability.

Yours sincerely

[REDACTED]  
David Parsons



## Internet Consultees

Application Reference 06/18/0863/F

Attachments

Invalid Consultee Comment? ☐Copy to existing Consultee? ☐

Name David Parsons

Address 1 Folly Cottage

Court Road

Rollesby

Norfolk

Post Code NR29 5HQ

Telephone

Email Address

For or Against OBJ Object

Speak at Committee

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Date Entered 19-06-2019

Internet Reference OWPC4647

## Internet Consultees

Application Reference 06/18/0563/F

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Address 1 Folly Cottage

Court Road

Rollesby

Norfolk

Post Code NR29 5HQ

Telephone

Email Address

For or Against ☐ Object ☐Speak at Committee ☐

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Internet Reference OWPC4647



Internet Consultees

Application Reference 06/12/0563/F

Attachments

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Copy to existing Consultee? ☐

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Address 1 Folly Cottage

Court Road

Rollsby

Norfolk

Post Code NR29 5HQ

Telephone

Email Address

For or Against OBJ Object

Speak at Committee

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Date Entered 19-06-2019

Internet Reference 0WPC4647



NORTH ELEVATION 1:100



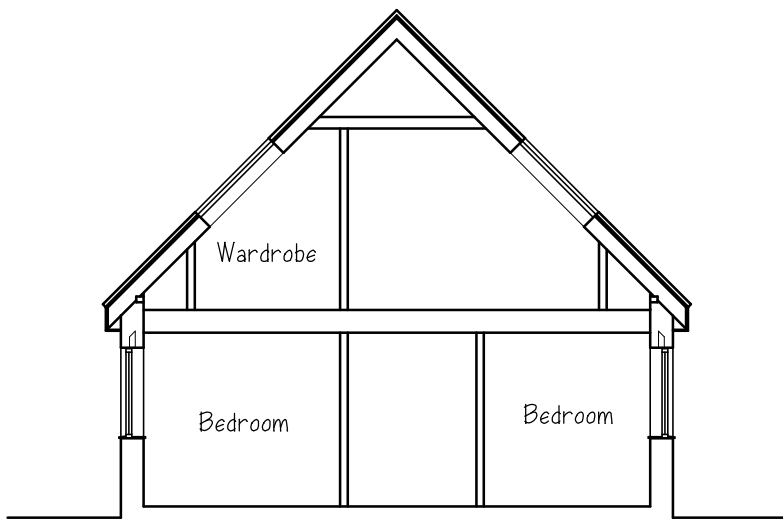
EAST ELEVATION 1:100



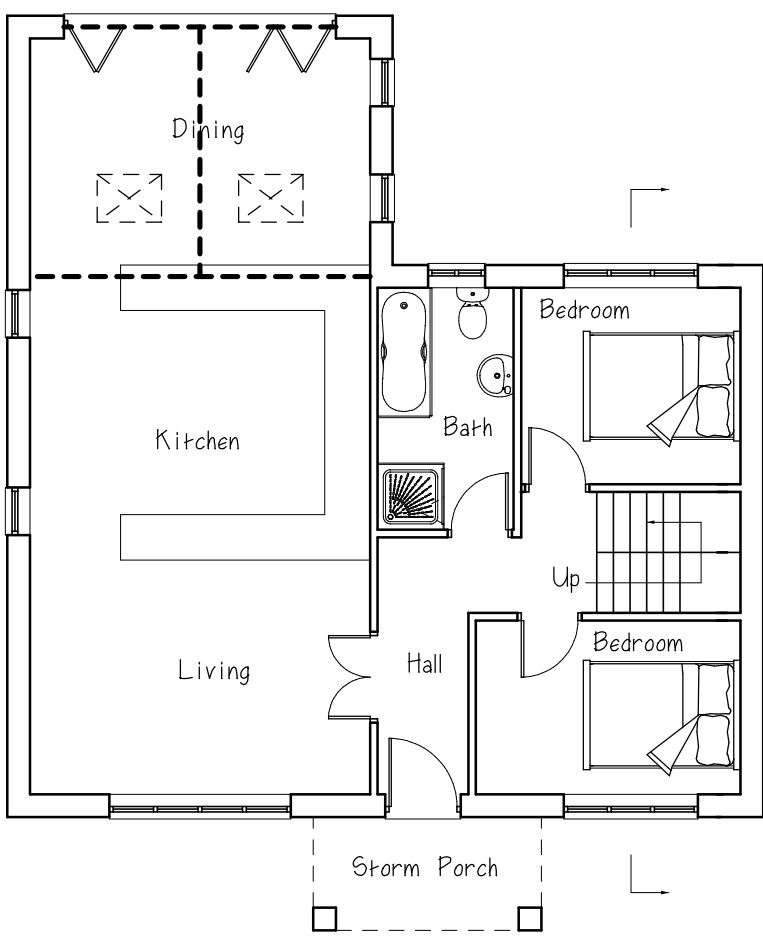
SOUTH ELEVATION 1:100



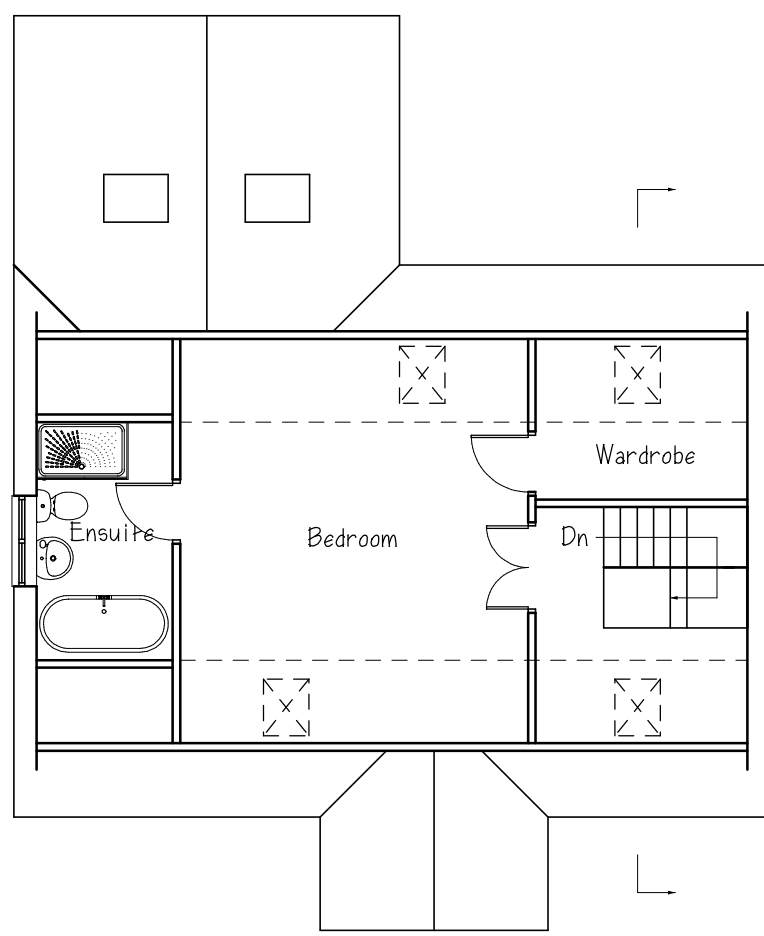
WEST ELEVATION 1:100



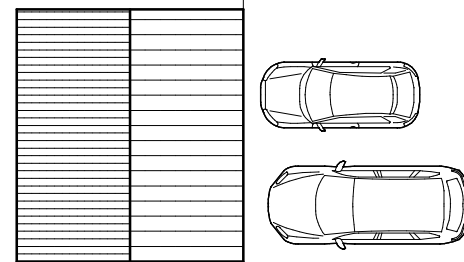
SECTION 1:100



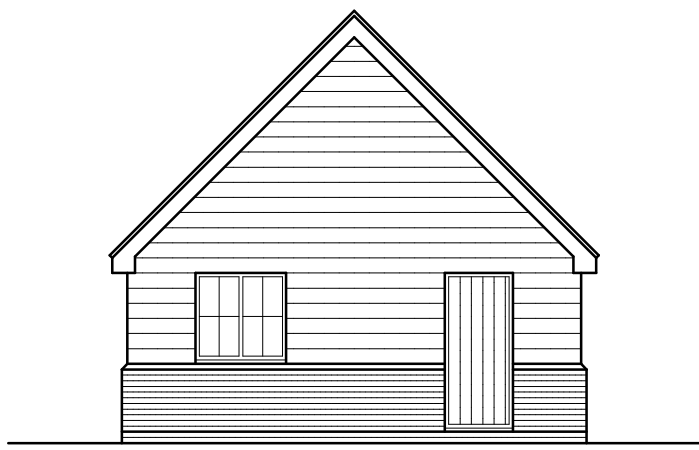
GROUND FLOOR LAYOUT 1:100



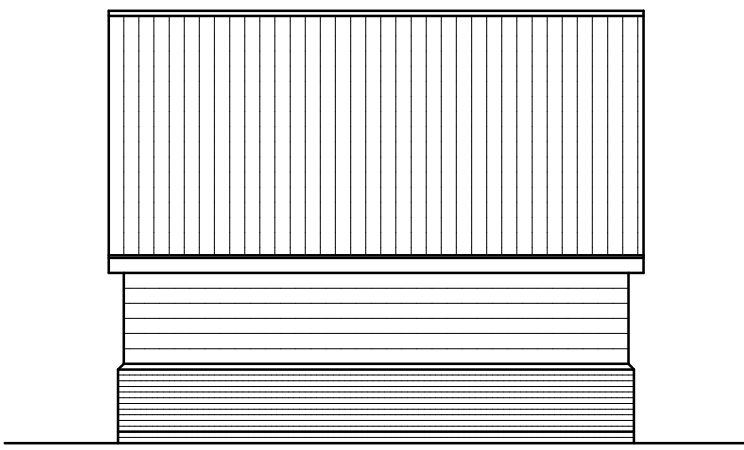
FIRST FLOOR LAYOUT 1:100



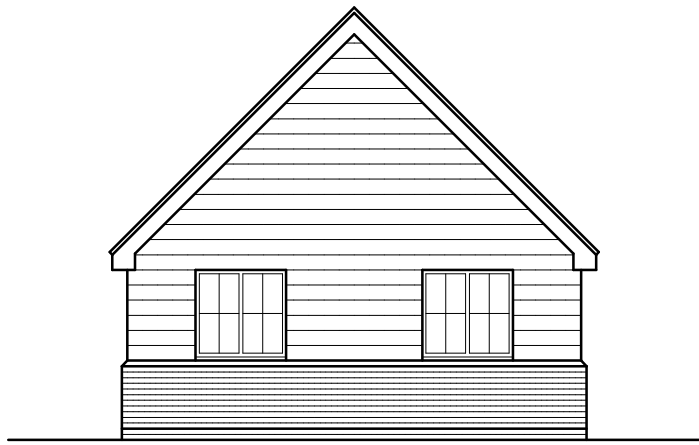
SITE PLAN 1:200



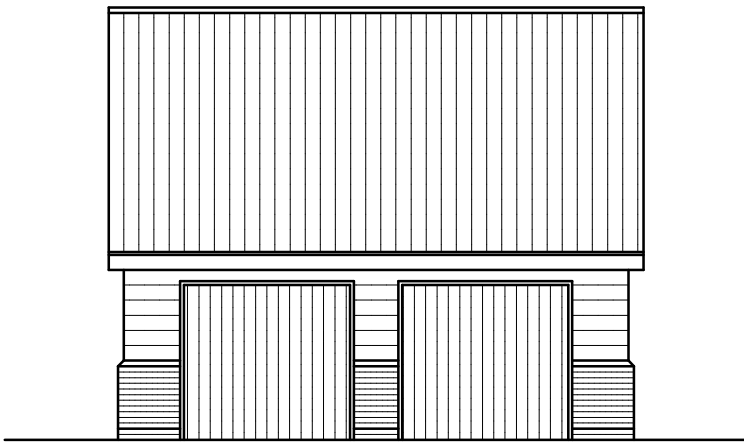
NORTH ELEVATION 1:100



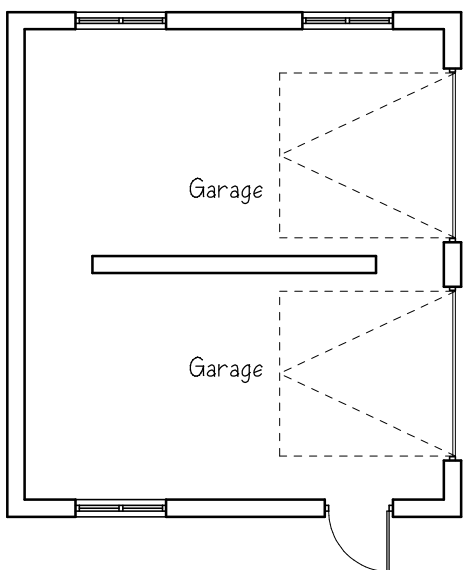
EAST ELEVATION 1:100



SOUTH ELEVATION 1:100



WEST ELEVATION 1:100



FLOOR LAYOUT 1:100

|     |          |  |
|-----|----------|--|
| C   | 28/4/18  | Site Boundary Corrected, Dwelling moved North. |
| B   | 12/12/18 | Dwelling and Garage position altered.          |
| A   | 16/10/18 | Site Area Reduced out of Flood Zone            |
| Rev | Date     | Details  |

|  |   |
|--|---|
| Client   |   |
| Mr & Mrs Doyle   |   |
| Contract   |   |
| Proposed Dwelling and Garage, at Court Road Rollesby NR29 5HQ  |   |
| Drawing Title  |   |
| Proposed Details   |   |
| GP Architectural Services.   |   |
| 18 Clarence Road, Gorleston-on-Sea Tel M 07920 820432 Great Yarmouth, Norfolk. NR31 6DT E-Mail glenn.parrott@yahoo.co.uk |   |
| Scale  |   |
| 1:100/1:200 (at A1)  |   |
| Date   |   |
| September 2018   |   |
| Drawing Number   | C |
| 1851-001   |   |

|                |                        |
|----------------|------------------------|
| Drawing Status |                        |
| Planning       |                        |
| Scale Bar      |                        |
| 1:100          | 0 10 20 30             |
| 1:1000         | 0 10 20 30 40 50 60 70 |
| 1:1000         | 0 10 20 30 40 50 60 70 |

DWELLING

SITE

GARAGE