

Development Control Committee

Minutes

Tuesday, 21 January 2014 at 18:30

PRESENT:

Councillor Castle (in the Chair), Councillors Blyth, Collins, Cuniffe, Fairhead, Holmes, Jermany, Marsden, Reynolds, Robinson-Payne and D Thompson.

Apologies for absence were received from Councillors Field and Shrimplin.

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

1 MINUTES

The minutes of the meeting held on 17 December 2013 were confirmed.

2 PUBLIC CONSULTATION

In accordance with the agreed procedure for public consultations, the committee considered the following applications:

3 PLANNING APPLICATIONS

3a Application No. 06-13-0594-F - Fritton Lake Lodges, Church Lane, Fritton

Fritton Lake has offered many different visitor uses over the last 30 years or so from leisure-park to wedding venue, riding centre and hotel/restaurant. The predominant current use is as a restaurant with associated woodland holiday lodges located in the wider landscape. There is a long planning history related to the venue, the most recent being the holiday lodges.

There has been some confusion over the precise number of lodges proposed, however, to clarify, in total there are 6 additional lodges already approved under 06/07/0755/F which are being repositioned to suit the new layout of the application area and the proposed addition of 45 lodges thereby taking the total number of lodges to 51.

There are various land uses in the immediate area including agricultural land, leisure and recreation and small residential settlements and isolated dwellings.

The Committee considered the details of the application for the proposed lodges and associated infrastructure comprising 45 new lodge positions and change of use.

The Planning Group Manager reported that two letters of objection had been received concerning over development and unsuitable access.

The Parish Council had raised no objections subject to agreement over sewerage as problems had been prevalent in the past.

The Highways Agency had raised no objections subject to the condition that a turning bay would be provided when the number of proposed lodges exceeded the stated planning permission and triggered the highways improvement.

The Planning Group Manager reported that it was considered that the proposed development would not have such a significant or detrimental impact as to warrant refusal of the scheme. However, it was recognised that some local residents had suffered from some difficulties in relation to Highways. Therefore, in the absence of objections from Norfolk County Highways and the Highways Agency it would be difficult to sustain an objection on this point alone and therefore the scheme was recommended for approval.

A Member asked whether there were any occupancy restrictions in situ on the lodges. The Planning Group Manager reported that there was a 28 day occupancy clause in any one period.

The applicant's agent reported the salient areas of the application and assured the Committee that the required signage had been put in place to keep traffic away from Church Lane and direct them to use the main entrance. He further reported that proposed improvements to the A143 would improve traffic flow and that occupancy levels were strictly monitored by the owner.

A local resident reported that the improved signage had not prevented visitors using Church Lane to access Fritton Lake. The proposed increase in the number of lodges on the site would in effect double the size of the village of Fritton, therefore, increasing the burden on the sewerage system.

The Chairman asked whether the dramatic decrease in day visitors had lessened the traffic impact for Church Lane residents and that weekly visitors staying in the lodges would result in much less vehicle movements.

RESOLVED:

That Application Number 06/13/0594/F be approved as it was considered that the proposed development would not have such a significant or detrimental impact on the surrounding area.

3b Application No 06-13-0614-CU - Former Mecca Bingo Hall, 85-87 Regent Road, Great Yarmouth

The building subject to this application was a very prominent and architecturally

significant Grade II listed building on Regent Road and was also within a Conservation Area. It was the former Regent Cinema which opened in 1914 and was later turned into a bingo hall with amusement arcade in the mid 1980's. Mecca bingo left in December 2011 and an alternative use has not been found thus far.

The submitted application seeks approval for a change of use from bingo hall to a club. The supporting documents state that the club will be for adults only providing entertainment in cabaret form together with a night club.

The Design and Access Statement suggests that the night club element will play a secondary role to the main activities of family orientated concerts and a comedy club element, which will be all year round and not seasonal although naturally, the summer season is likely to be busier than the winter.

The Committee considered the Planning Applications for the Change of Use to add use class 4 (drinking establishments) and sui generis (night club), A1 shop from part D (assembly and leisure).

The Planning Group Manager reported that three letters of objection had been received. He reported suggestions made by the Environmental Health Department who would not object to the premises opening during the day and evening, if their suggested conditions were attached to any permission, if not, they recommended that it should be refused on noise grounds.

Members were concerned over the proposed hours of operation which had been requested i.e. until 4am 7 days per week. They suggested that the night club should close at 12 midnight Sunday to Wednesday and only be allowed to open until 4am Thursday to Saturday.

The Planning Group Manager reported that the hours of operation would be determined by the Licensing Committee.
A Member reported that he was pleased that such a fine building was being brought back into use and that the application should be approved.

The Planning Group Manager reported that the proposal was considered to constitute a suitable re-use of this large and significant building and with appropriate conditions of opening times and potential agreement over additional CCTV coverage, if Members deemed this necessary, was therefore recommended for approval.

The applicants agent reported the salient areas of the application and the intended use of the night club. The Chairman asked who the target audience was. The agent reported that they were hoping for both local trade and visitors from outside the Borough. The late opening hours until 4am would purely operate on a seasonal basis only.

A Member reported her concerns that no responses had been received from Norfolk Constabulary or the Greater Yarmouth Tourist Authority.

A Ward Member reported that although she had concerns over the proposed opening times she was pleased to see that such a significant local building would be brought back into use.

The Chairman reported that he was pleased to see a new nightclub in the Borough as several had been lost over the last few years eg. The Garibaldi and Rosies.

RESOLVED:

That Planning Application Number 06/13/0614/CU be approved as the proposal was considered to constitute a suitable re-use of this large and significant building with appropriate conditions on opening times and the requested conditions from Environmental Health. The scheme was thought to be an acceptable form of development that accords with the provisions of the adopted Great Yarmouth Borough Council and National Planning Policy Framework.

3c Application No. 06-13-0650-CU - Rembrandt, 7 Trafalgar Road, Great Yarmouth

Councillors Collins, Marsden and Reynolds declared a personal non prejudicial interest in the following item on grounds that they were Board Members on the Great Yarmouth Tourist Authority.

Number 7 Trafalgar Road is a large Victorian terraced property located within a 'Secondary Holiday Area' as defined in the Great Yarmouth Borough Wide Local Plan. It is also adjacent to, but not within, a Conservation Area. The area is mixed use in nature, however there are a relatively high proportion of guest houses along Trafalgar Road.

The proprietors of the guest houses have requested that Trafalgar Road be changed from a Secondary Holiday Area to a Prime Holiday Area. There are ongoing reviews within the revisions of the Core Strategy and future Development Plan Documents, however these are at the very early stages and therefore no weight can be given to them and any proposed development is subject to assessment under the current Local Plan.

The Committee considered the application for change of use from a Guest House to residential dwelling. The Planning Group Manager reported that six letters of objection had been received, citing, loss of holiday accommodation, impact on value of area for tourism purposes, Impact on the character of the area, to include Trafalgar Road as a Prime Holiday Area and that change of use would not be a problem provided it did not become a House in Multiple Occupation.

The Planning Group Manager reported that the inclusion of Trafalgar Road within the Prime Holiday Area as currently defined in the adopted Great Yarmouth Borough Wide Local Plan (GYBWLP) had not yet occurred and was sometime away from being adopted within the Core Strategy, if at all. Therefore, Members needed to be mindful that the application needed to be dealt with in the current policy term. ie. in a Secondary Holiday Area.

Policy TR12 allowed for the loss of some holiday accommodation and it was considered that the proposed change of use, broadly complied with the policy. The proposal for change of use from Guest House to residential use was considered acceptable and would not have a significant or detrimental impact on the amenities of the area and accords with the provisions of the adopted GYBWLP and was therefore recommended for approval.

A local resident reported her concerns and those of her neighbours. Their aspirations to keep the road as Guest House accommodation should be supported by the Council as the properties were widely advertised in local tourism literature as the flagship tourist area of the town.

Members were supportive of the residents and expressed concerns that the area had

not been designated as a Primary Holiday Area.

A Ward Councillor spoke on behalf of his constituents and urged the Development Control Committee to refuse the application as Trafalgar Road was an integral part of our Tourism offer.

The owner of the property reported the reasons why his family had applied for residential use. Several family members were now living in the property, one of them having special needs and this had resulted in it being un-viable for them to operate as a Guest House business.

Members were minded to refuse the application even though the property was not situated in a Primary Holiday Area. This area of the Borough was unique and the Council needed to recognise and support its conservation as holiday accommodation.

RESOLVED:

That Planning Application Number 06/13/0650/CU be refused, contrary to the advice of the Planning Group Manager on the grounds that the proposed development would have a significant adverse effect, individually on the character of the area and that in the case of it being an acceptable proposal for a change of use, would not result in an improvement to the remainder of the Guest Houses.

3d Application No. 06-13-0643-F - Land to South of Kings Drive, Bradwell

Councillor Castle declared a personal non prejudicial interest in the following item on the grounds that he was the Cabinet Member for Schools and Education at Norfolk County Council

The site in question was a triangular area of land to the south of the Kings Drive development which is currently under construction. The site was bordered on the south and west by the unmade track, Clay Lane and open fields to the east. The site was outside the current Village Development Limit for Bradwell.

A planning application for development of the site was submitted in 2013 (ref 06/13/0232/F) but this was withdrawn following comments made by the Historic Environment service and the need for an Environmental Impact Screening Opinion.

The Committee considered the application for residential development of 28 dwellings including all site works. The Planning Group Manager reported that no letters of objections had been received from local residents. Revised Highways Plans had been received and the Highways Agencies had since reported that they had no objections. The Parish Council had raised concerns over Surface water drainage, however, Anglian Water had since upgraded the Lords Lane pumping station and this would hopefully address this problem.

The Planning Group Manager reported that a development such as this would normally require an element of affordable housing, however, in this case the developers have put forward a case that the site would not be financially viable if this was enforced. Therefore, the viability report was being assessed.

Although the site was outside the existing village development limit for Bradwell and was therefore contrary to the current Local Plan, it was identified in the draft core Strategy as a site that was potentially deliverable and there was no objection to development going ahead prior to the formal adoption of the Core Strategy and was

therefore subject to approval.

The Planning Group Manager reported the issue of the upgrading of surface water drainage in Lords Lane which had been highlighted in a previous planning application and which still needed to be addressed.

The Applicant's agent reported that he had nothing further to add to the Planning Group Manager's comments.

RESOLVED:

That Planning Application Number 06/13/0643/F be approved subject to Highways requirements and standard conditions regarding contamination, Surface Water drainage and Landscaping. The requirements of the Section 106 agreement regarding contributions to infrastructure improvements and play space/open space to be subject to negotiation with the developer.

3e Application No. 06-13-0614-CU - Land at Wheatcroft Farm, Bradwell (A143 Link Road)

Construction of a new Link Road from A143 Beccles Road, Bradwell to a proposed roundabout to be constructed to serve retail development at Beaufort Way, Gorleston and to link with A12. Proposed Link Road to comprise of a single carriageway highway, including grass verges, shared cycleway and footway and other associated works, including highway improvements on the A143 in the vicinity of the junctions with Browston Lane and New Road.

The Committee considered the application for the construction of a new Link Road from the A143 Beccles Road, Bradwell.

The Planning Group Manager reported that this planning application would be determined by Norfolk County Council with the Council being a consultee.

RESOLVED:

That Planning Application Number 06/13/0614/CU be supported by the Borough Council and to recommend approval of the application subject to the details set out in the supporting documents to Norfolk County Council.

4 PLANNING APPLICATIONS CLEARED BETWEEN 1-31 DECEMBER 2013

The Committee received the Planning Group Manager's schedule in respect of applications cleared during the period 1 December 2013 - 31 December 2013 under Delegated Powers, together with those determined by the Development Control Committee.

5 OMBUDSMAN AND APPEAL DECISIONS

To note that there were no appeal or Ombudsman decisions.

6 ANY OTHER BUSINESS

There was no other business.

7 EXCLUSION OF PUBLIC

The meeting ended at: 19:50