



GREAT YARMOUTH
BOROUGH COUNCIL

Development Control Committee

Date: Tuesday, 20 October 2015

Time: 18:30

Venue: Council Chamber

Address: Town Hall, Hall Plain, Great Yarmouth, NR30 2QF

AGENDA

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

Agenda Contents

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

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

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

Conduct

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

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

DEVELOPMENT CONTROL COMMITTEE

PUBLIC CONSULTATION PROCEDURE

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

1 DECLARATIONS OF INTEREST

You have a Disclosable Pecuniary Interest in a matter to be discussed if it relates to something on your Register of Interests form. You must declare the interest and leave the room while the matter is dealt with.

You have a Personal Interest in a matter to be discussed if it affects

- your well being or financial position
- that of your family or close friends
- that of a club or society in which you have a management role

- that of another public body of which you are a member to a greater extent than others in your ward.
You must declare a personal interest but can speak and vote on the matter.

Whenever you declare an interest you must say why the interest arises, so that it can be included in the minutes.

2 APOLOGIES FOR ABSENCE

To receive any apologies for absence.

3 MINUTES

4 - 11

To confirm the minutes of the meeting held on 24 September 2015.

PLANNING APPLICATIONS

4 06/15/0390/F VARIATION OF PLANNING CONDITION 4 OF PP 06/98/0969/0 TO ALLOW SALE OF BULKY GOODS USE OF BUILDERS YARD FOR 4 RETAIL UNITS AT THAMESFIELD WAY (B&Q SITE), GREAT YARMOUTH

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Report attached.

5 CHANGE OF USE, EXTENTION AND ALTERATIONS TO FORM PUBLIC HOUSE, 176/177 HIGH STREET, GORLESTON.

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Report attached.

6 RENEWAL OF PP 06/10/0509/F FOR PLAY AREA AT CHILDRENS NURSERY, HOUSE OF FUN NURSERY, ENGLANDS LANE, GORLESTON

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Report attached.

7 PLANNING APPLICATIONS CLEARED BETWEEN 1 SEPTEMBER AND 30 SEPTEMBER 2015

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The Committee is asked to note the planning applications cleared by the Planning Group Manager during September 2015.

8 OMBUDSMAN AND APPEAL DECISIONS

The Committee is asked to note any Ombudsman and Appeal decisions reported by the Planning Group Manager.

9 EXCLUSION OF PUBLIC

In the event of the Committee wishing to exclude the public from the meeting, the following resolution will be moved:-

"That under Section 100(A)(4) of the Local Government Act 1972, the public be excluded from the meeting for the following item of business on the grounds that it involved the likely disclosure of exempt information as defined in paragraph 1 of Part I of Schedule 12(A) of the said Act."

Development Control Committee

Minutes

Thursday, 24 September 2015 at 18:30

PRESENT:

Councillor Reynolds (in the Chair); Councillors Andrews, Annison, Bird, Collins, Grant, Jermany, Lawn, Linden, Sutton, T Wainwright, Wright.

Mr D Minns, Miss G Manthorpe & Mr G Jones (GYBC Officers)

1 DECLARATIONS OF INTEREST

All Councillors declared a personal interest in item 4 as they had been written to by the applicant.

Councillor Annison declared a personal interest in item 5 as he had been approached by the objectors.

Councillor Jermany declared a personal interest in item 9 as the applicant is the landlord of his business.

2 APOLOGIES FOR ABSENCE

Apologies for absence had been received from Councillor Davis.

3 MINUTES

The minutes of the meeting held on 23 June 2015 were confirmed.

4 APPLICATION 06/15/0325/F PASTEUR ROAD

The Planning Group Manager reported that the application was a revised version of the one rejected by committee in November 2014. The rejected application is currently under appeal.

The Planning Group Manager reported that the size of the development had been reduced from 10,000SqM to 6,000SqM and that a new roundabout was included to assist with traffic flow.

The Group Manager Planning also explained the report from Carter Jonas.

Following consultations 14 letters of objection and 1 letter of support had been received.

A member asked how this application aligns with paragraph 8.2 and it was explained that this was a restricted application that would limit the impact on the Town Centre.

A member asked what was the definition of bulky goods and it was explained that these were goods that you would not reasonably expect someone to carry i.e. large physical material.

A member asked where the roundabout was to be located and it was explained that this would be located before the current traffic lights.

The agents for the applicant highlighted that they had reduced the size of the application from 7 to 3 units, that they had agreed to bespoke conditions, that they would be submitting additional plans for a hotel on the site and that should this application be approved they would be withdrawing the appeal against the refusal made in November 2014.

A representative from Pasta Foods informed the Committee that the revenue they received would be reinvested in the current factory to improve the facilities.

A member asked the representative why they had recently opened new facilities in Norwich and had not extended their current facilities on this location. The member was informed that developing the site would not have been viable.

Savills on behalf of Market Gates highlighted their objections to the application. They reminded members that since the original refusal, progress had been made in regenerating the Town Centre and that this application would adversely impact this.

Mr Sturrock representing Palmers also objected to the application informing members that the town is still in a weak state, footfall is down and has got worse since Marks and Spencers left and that it would appear that the Gapton Hall estate is morphing into the new town centre.

The Town Centre Manager Mr Newman reiterated that the current situation in the town centre highlighted the 16% vacancy rate and that footfall was down and that he believed that this application, if approved, would further contribute to the decline.

Mr Newman also reminded members that they had contributed £1M to the regeneration of the Town Centre and that this application if approved would contradict this.

A member asked would this development be a threat to the Town Centre and was informed that it would discourage investment.

A ward councillor supported the application because the potential occupiers would not move into a Town Centre and that parking would be easier. The Councillor asked that

consideration be given to creating a pedestrian access into the site.

The Chairman reported that the application had now been fully reported and that it was for members to determine it.

A member expressed concern that it was Council policy to protect the Town Centre and that this application contradicted this. They stated that common sense needs to be kept, we need to increase footfall and this will only happen if we back the town centre.

A member stated that investment must be made in the town centre and that there were large units available such as the old Marks and Spencer store that was currently empty.

The Chair summed up, recognising the importance of Pasta Foods to the area but also recognised the investment the Council had made in the town centre.

RESOLVED:

That application number 06/15/0325/F be refused as per the reasons of the previous application as the application would impact on the town centre and was contrary to the councils policy to protect the town centre.

5 APPLICATION 06/13/0703/O MEADOWLAND DRIVE (LAND SOUTH OF) BRADWELL

The Planning Group Manager reported that, as shown, the application was an outline planning application for the principle of development and access.

The Planning Group Manager reported that there would be a buffer zone between the development and the existing houses and that existing trees and hedges would be kept and enhanced.

The Parish Council had no objections to the proposal but requested that the open space areas were not spread thinly across the development. They also requested that they be included in the negotiations regarding the 106 agreements.

Highways had no objections

Seven letters of objection had been received from the public, the main concern being the increase in traffic the estate would produce and construction traffic.

It was reported that a new school was planned on the Persimmon site and the build rate and that Norfolk County Council would be requiring a contribution from the developer, the developer has accepted this condition.

A member asked about the drainage of the site and was informed that information submitted stated that the site drained well and that no concerns had been raised.

A member asked why the access to the estate could not be from the new link road currently under construction and was informed that the access from Meadowland Drive and Caraway Drive was considered by Highways to accommodate the additional capacity.

A member asked about traffic light timings in the area and was informed that as part of the Persimmon development additional controls on the traffic lights could be implemented.

The agent for the applicant stated that all reports and concerns have been considered and addressed, the existing roads are of sufficient size to cope with the additional traffic, the local drainage is fine due to the open spaces and they have taken into account adjacent developments.

A member asked when the building work was likely to start and was informed that this would be once the detailed plans were submitted and approved.

A member asked if the surface water would drain into the existing drains and was informed that this water will be contained within the site.

Mr Ellis on behalf of the local residents highlighted their objections. A number of the residents were unaware that the outline plans had been submitted. They could not understand why the traffic was being put via the existing roads and not via the new link road. They requested that the Council instructed the developer to use the link road and that consideration be given to a pedestrian crossing.

The Parish Council reiterated their request to be involved in the 106 agreement.

A member asked for confirmation that access was being agreed at this meeting. A member asked if this could be agreed as temporary access and was informed that they were agreeing the access and that it could not be a temporary agreement.

A member asked if they could agree the outline without agreeing the access. The member was informed that they could not, they must include the access in their decision.

A member asked if the decision could be deferred until there were more details on the traffic flow and was informed that this was not possible as highways had raised no objections.

RESOLVED:

That application number 06/13/0703/O be approved for outline consent subject to the conditions and planning obligations set out in the report.

6 APPLICATION 06/15/371/O 11 FELL WAY

The Senior Planning Officer reported the details of the application and noted that a similar application had previously been refused and the current application had been amended by moving the garage back on the site.

There were no objections from Highways.

The Senior Planning Officer reported that the Parish Council objected on the basis that the proposed access was onto the bridleway, this impacted on the safe use of the bridleway and was in conflict with HOU15 and criterion (C) of HOU7.

Neighbours objected on vehicular access to the bridleway.

A member asked what would happen if the owner of the bridleway was traced and

they refused access to the site and was informed access could be withdrawn but this was not grounds to refuse the planning application as it would be a private civil matter.

A member asked if when granting permission if a clause could be included for maintenance of the bridleway and was informed that this could be considered when a detailed application was submitted and that highways had recommended a condition to record the condition of the bridleway before and after a repair.

Mr Carter objected to the plans on the grounds that you cannot allow vehicular access on a bridleway. In support of this he referenced various acts and problems that might have occurred with a recent removal of a caravan from the site.

A member of the Parish Council reiterated that their objections also referred to the access on the bridleway and this conflicted with policies HOU13 and HOU17.

A member asked if any existing properties had access onto the bridleway and was informed that two properties had access.

The ward councillor reminded the committee that previous refusal had been on the grounds of access to the bridleway and that it was possible to access the site via Fell Way, the objection was to the access not the buildings.

RESOLVED:

That outline planning permission be approved for application 06/15/371/O subject to the conditions requested by Highways and the removal of permitted development rights for extensions and windows in the roof space.

7 APPLICATION 06/15/0363/F 1 BEACONSFIELD ROAD

The committee considered the report from the Senior Planning Officer for the conversion of 1 Beaconsfield Road, currently unused shop with residential accommodation at the first floor, to 3 self contained residential units.

It was reported that the property is in flood zone 3.

Letters of objection had been received from five people and a petition against the development had been signed by 96 individuals and these were summarised.

A member asked if there was areas for bins and cycles in the development and was informed that there was space for bins but not for cycles.

A member asked if the ground floor would sit proud of the existing property and was informed it would be proud of the existing building line but no more than the current line of the shop front.

A member asked if provision for dropped curbs could be added in the future to allow for off road car parking on the site and was informed that this was possible should it be required at a later date.

A member asked if the bin storage was for individual bins or a communal one and was informed that it was for individual bins and that a condition could revise details of

screening and storage could be placed on a grant of planning permission.

Mr Stacey on behalf of the neighbours highlighted the objections, access, parking, loss of a shop, that it was another HMO in the area, design out of character in the area.

The Senior Planning Officer reported that the planning application was recommended for approval. the application site is within a sustainable location and the development was in accordance with local and national planning policy.

RESOLVED:

That planning permission be approved for application 06/15/0363/F subject to the conditions that the development is built in accordance with approved plans and the boundary walls have been constructed in accordance with the details submitted and bin storage and screening details to be provided and maintained.

8 APPLICATION 06/15/0348/O SOUTHTOWN ROAD HORATIO HOUSE

The Committee considered the detailed report for the outline application 06/15/0205/O for the demolition of the existing building and the construction of 24 dwellings.

There were no objections to the application.

RESOLVED:

That outline planning permission be approved for application 06/15/0205/O subject to the condition requiring reserved matters to be submitted, the recommended conditions from consulted agencies and a legal agreement under s106 to be drawn up securing the affordable housing provision and the required monies for appropriate levels open space and children's play space.

9 APPLICATION 06/15/0448/F SUNDOWNER HOLIDAY PARK HEMSBY

The committee considered the detailed report for an outline application for 16 static holiday caravans with associated parking, internal roads and play area.

There were no objections to the application.

RESOLVED:

That application 06/15/0448/F be approved with the condition that the pitches are only used for holiday purposes with appropriate time restrictions and that a full landscaping scheme is submitted prior to the development commencing for the approval of the Local Planning Authority.

10 APPLICATION 06/15/308/F MAIN ROAD FILBY

The Planning Group Manager reported that the application was for eight dwellings

and that the site was grade 1 agricultural land.

The Planning Group Manager reported that 3 objections had been received from the neighbours.

A member asked for confirmation that two of the dwellings would be affordable housing and was informed that this was correct.

The applicant stated that the existing street layout would be kept, that two of the dwellings were affordable housing and that the existing drainage ditch would be maintained.

RESOLVED:

That application 06/15/0308/F be approved with the conditions that the existing drainage is maintained, a s106 agreement ensures that the affordable housing is provided. these conditions are in addition to the standard planning and highways conditions.

11 APPLICATION 06/15/0168/F 30 WELLESLEY ROAD

The Senior Planning Officer reported that the application was for conversion of a single residential unit to five residential flats.
The building had received an established use certificate for single residential unit.

No objections had been received.

4 letters of support had been received.

A member inquired as to the size of the bedrooms and was informed that all were of adequate size, the smallest main bedroom being 11sqm and no Environmental Health objections .

The applicant informed the Committee that the conversion of the building will take into account the request from Environmental Health over working hours of construction and that the flats will be sound proofed.

A member asked if the location of the bin storage would be at the rear of the property and not later moved to the side and was informed that layout ensured the bin storage would remain available at the rear.

A member welcomed that the application was for flats and not a HMO but expressed concern that it was the loss of another guest house.

RESOLVED:

That application 06/15/0168/F be approved with the condition that the hours of construction comply with the request from Environmental Health and a condition requiring the provision and retention of a bin storage area to the rear of the property.

12 PLANNING APPLICATIONS CLEARED BETWEEN 1 AUGUST 2015 AND 31 AUGUST 2015

The Committee received and noted the planning applications cleared between 1 and 31 August 2015 by the Planning Group Manager and the Development Control Committee.

13 APPEAL DECISION

The Committee noted that the appeal against the Committee refusal for 06/14/0381/O – Residential development of thirty five dwellings including access at land off Meadow Way, Rollesby, Great Yarmouth had been dismissed.

14 ANY OTHER BUSINESS

No items had been submitted.

The meeting ended at: 21:20

Reference: 06/15/0390/F

Parish: Great Yarmouth

Officer: Mr D.Minns

Expiry Date: 11-09-2015

Applicant: EOPII Prop Cop.I S.a.r l

Proposal: Variation of Planning Condition No.4 of planning permission 06/98/0969/O to allow the sale of bulky goods use of builders yard for 4 retail units

Site: Thamesfield Way(B&Q site)
Great Yarmouth.

REPORT

1. The Proposal

1.1 This application is seeks to form four retail units within the area of the existing builders yard. It also includes external alterations to form separate entrances and display windows and roof over the existing garden centre which would form part of the retained retail area for B&Q. In addition, it proposes to vary the condition that currently controls the sales of goods from the building to enable a wider range of goods to be sold from the proposed units. The proposals seek to utilise the existing retail floorspace within a rationalised B&Q unit, to allow the sale of a wider range of bulky goods from a DIY baseline.

1.2 The application site comprises part of the B&Q Warehouse, rear service yard and builder's yard at the Pasteur Retail Park in Great Yarmouth. The wider retail park comprises five retail units arranged in a single terrace, with a dedicated customer car park. The retail park includes the B&Q Warehouse, Tapi, Pets at Home, Home Bargains and Argos. The site is located in an out of centre location in retail planning terms, being located approximately 1.4 kilometres west of Great Yarmouth town centre.

1.3 The existing B&Q DIY warehouse has a total gross floor area of 11,763sqm of which 1,894sqm comprises the builders merchant element, 2,158sqm comprises the garden centre area, and 7,711sqm the internal sales area. The proposal is for the subdivision of the premises to form 4 new retail units consisting:-

- Unit A - 1765sqm
- Unit B – 802sqms
- Unit C – 700sqm
- Unit D – 470sqm
- = Total 3737 sqm

The remaining floor area is proposed as a smaller B&Q unit but subject to the existing DIY sales condition.

1.4 Planning Permission (06/98/0969/O) was granted in May 2002 for the A1 retail store, garden centre assoc. car parking & community facilities and subject to 15 conditions. Condition 4 of Planning Permission 06/98/0969/O attached to the permission restricts the range of goods to be sold to the following:-

“ The premises shall not be used otherwise than for the sale of goods consisting of DIY products, DIY home improvements ,building products, garden products including garden furniture and accessories and plants ,together with a coffee shop as ancillary to the main use unless the prior approval of the Local Planning Authority”.

1.5 The reason for the condition is that ‘ the site is outside any area zoned for shopping development in the Great Yarmouth Borough Wide Local Plan’

1.6 The permission did not preclude sub-division of the unit nor did it restrict any permitted development rights.

1.7 As submitted the application proposes to utilise the operative goods restriction that controls the southern retail terrace (ref. 06/14/0153/F see planning history below),this was granted in May 2014 to modify condition 4 of the operative permission to read as follows:-

“Notwithstanding the provisions of the Town and Country Planning (Use Classes) Order 1987, or any Order revoking or re-enacting that Order, the premises shall only be used for the sale of bulky comparison goods consisting of building and DIY products, garden products and plants, pets and pet supplies, carpets and floor coverings, furniture, home furnishings, electrical and gas products, vehicle accessories and parts, bicycles and cycle accessories, office supplies, computers and accessories and boating equipment (excluding boats) and any other goods which are ancillary and related to the main goods permitted.”

1.8 In the planning and retail statement submitted with the application states that the application will protect existing local jobs and create up to 46 full time equivalent new jobs and that significant weight should be placed on the need to secure sustainable economic growth and employment.

The statement also states that:

1.9 “Specifically this application is being pursued to ‘right size’ the B&Q unit, following a nationwide programme of store optimisation. This follows confirmation from B&Q that their unit at Pasteur Retail Park is significantly ‘oversized’ which brings its future viability into question. Officers will be aware of the recent closure of the B&Q in Lowestoft and the resultant job losses. This only seeks to highlight the importance of providing flexibility to ensure both the protection of jobs and commercial longevity of the store.

1.10 Given the very limited number of retailers able to trade under a DIY goods restriction, it is necessary to widen the appeal of the retail floorspace and vary the goods restriction to allow the sale of bulky comparison goods. This is not only in keeping with the wider Retail Park, but will also attract retailers suited to out of centre locations who trade from large floorplates with the need for adjacent car parking. The proposed will therefore create units that will complement, not compete, with Great Yarmouth Town Centre. Indeed, the end goal is to attract new bulky goods retailers that cannot be readily accommodated in traditional town centre units.

1.11 It should be highlighted from the outset that the proposals give rise to relatively few issues given their scale and nature. The application also benefits from a strong precedent with an almost identical application granted in 2008 (ref. 06/03/1112/F). That application proposed the creation of 3no. retail units from within the B&Q unit and builders' yard, including the wider sale of bulky goods. As such, this application follows on from a previously accepted proposal for a very similar development which was not implemented."

1.12 The main purpose of the applicant's this current Planning and Retail Assessment (PRA) is to address the planning and retail considerations arising from the proposals. The PRA makes the following points:

- ☐ No new floorspace is being created;
- ☐ Subdivision is not precluded by condition and a minimum unit size of 465 square metres is proposed;
- ☐ the existing retail unit is an established and accepted destination for bulky goods retailing;
- ☐ a very similar application was approved in 2008 which was never implemented – precedent is clearly established;
- ☐ the Council has recently accepted there are no sequentially preferable sites following the grant of consent to allow Home Bargains to trade from Unit 3, Pasteur Retail Park (ref. 06/14/0153/F);
- ☐ the external alterations proposed are consistent with the design of the existing building;
- ☐ the retail park benefits from a large car park (345 spaces) which is significantly underutilised; and
- ☐ The additional range of bulky goods proposed will allow new national multiple retailers to enter the Great Yarmouth market that will improve choice and competition, and provide floorspace to meet any outstanding requirements for this sector.'

1.13 The application is also accompanied by a Flood Risk Assessment, Noise Assessment and Transport Statement. This covered later in this report.

2.0 Relevant Planning History

2.1 Planning permission for the B&Q unit was granted on 27 March 2002 (ref. 06/98/0969/O) subject to the condition 4 set out in para 1.4 above.

2.2 Application - ref. 06/06/0704/F - was submitted on 4 August 2006 to vary condition 4 of permission ref. 06/98/0969 to enable the subdivision of the B&Q unit and to allow the sale of bulky comparison goods.

2.3. Planning Permission was granted for the subdivision of the B&Q unit (app ref 06/06/0704/F-) Permission was granted on the 23 April 2008 subject to the condition referred to below amongst others . The consent was never implemented and the permission lapsed in 23 April 2011

Condition 2- The elevations shall be carried out in accordance with the revised elevations Drawings no.5069/104C and letter dated 15th April 2008 and the detail thereon; The floor plan in accordance with Drawing no.5069/102E with the application site according with the red line around units 2,3 and 4. The reason for the condition is :- For the avoidance of doubt and in accordance with the submitted plans.

Condition 3 Units 2 and 3 shown yellow on the approved plan shall only be used for sale of bulky comparison goods consisting of building and DIY products; garden products and plants, pets and pets, supplies, furniture, carpets, floor coverings, electrical and gas; vehicle accessories and parts, bicycles and cycle accessories, office supplies, computers and accessories and boating equipment (excluding boats) and any other goods which are ancillary and relate to the main use permitted. Unit 4 shown as green on the approved plans shall not be used otherwise than for the sale of goods consisting of DIY products, DIY home improvements, building products, garden products including garden furniture and accessories and plants. The reason for this condition:- For the Local Planning Authority to retain control over the goods sold in order to minimise the impact of the development on the vitality of the town centre.

Condition 5 - No mezzanine floors shall be inserted in the buildings/units hereby approved without the prior written approval of the Local Planning Authority. The reason for the condition is:- For the Local Planning Authority to retain control over the development and to protect the vitality of the town centre.

Condition 6 -The units hereby approved shall not be sub-divided in anyway without the prior written approval of the local planning authority. The reason for the condition is :- In accordance with the approved plans and for the local planning authority to assess the implications of any such proposal in the context of its retail strategy.

2.4 Application 06/12/0740/EU Application for a certificate of lawfulness validity of Condition 4 of PP: 06/98/0969/O to allow unit 1 to be used for unrestricted use within use class A1. This application was refused and dismissed on appeal.

2.5 There are a number of applications relevant to this application within the retail park. Planning permission for the retail terrace south of B&Q was granted on 15 August 2003 (ref. 06/03/0538/F) and the applications referred to below are applicable to the southern terrace. The description of development as it appears on the decision notice reads as follows:

"A1 non-food retail warehouse units with access and service roads, car park, landscaping and associated services"

The permission was subject to 13 conditions. Condition 3 of the permission restricts the use of the unit as follows:

"The premises shall only used for the sale of bulky comparison goods consisting of building and DIY products; garden products and plants, pets and pets supplies, furniture, carpets, floor coverings and house hold furnishings, electrical and gas; vehicle accessories and parts, bicycles and cycle accessories, office supplies, computers and accessories and boating equipment (excluding boats) and any other goods which are ancillary and related to the main goods permitted."

2.6 Planning application ref. 06/03/1112/F was submitted on 2 December 2003 to vary condition 3 of permission 06/03/0538/F to enable Unit 5 to be occupied by the national catalogue retailer, Argos. Permission was granted on 15 March 2004 and condition 1 sought to control the sale of goods from the unit:

"The premises shall only be used for the sale of bulky comparison goods consisting of building and DIY products; garden products and plants, pets and pets supplies, furniture, carpets, floor coverings and house hold furnishings, electrical and gas; vehicle accessories and parts, bicycles and cycle accessories, office supplies, computers and accessories and boating equipment (excluding oats) and any other goods which are ancillary and related to the main goods permitted; all other non- food goods, with the exception of fashion clothing and footwear, may also be sold by a catalogue retailer only."

2.7 Finally, planning permission was granted on 2 May 2014 (ref. 06/14/0153/F) to modify condition 1 of planning permission 06/03/1112/F to allow unit 3 to be occupied by the national discount retailer, Home Bargains. The permission allowed the sale of a softer range of comparison goods.

Condition 1 of the permission provided the modified goods restriction, stating: *"Notwithstanding the provisions of the Town and Country Planning (Use Classes) Order 1987, or any Order revoking or re-enacting that Order, the premises shall only be used for the sale of bulky comparison goods consisting of building and DIY products, garden products and plants, pets and pet supplies, furniture, carpets, floor coverings and household furnishings, electrical and gas products, vehicle accessories and parts, bicycles and cycle accessories, office supplies, computers and accessories and boating equipment (excluding boats) and any other goods which are ancillary and related to the main goods permitted; all other non-food goods, with the exception of fashion clothing and footwear, may also be sold by a catalogue retailer only. The exception shall be Unit 3 (as identified on drawing Q40357/Q01) which shall also be used for the sale of household products (from an area of no more than 142 square metres); health and beauty products and medicines (from an area of no more than 142 square metres); games and toys (from an area of no more than 142 square metres); and food and drink (from an area of no more than 426 square metres)."*

2.8 06/12/0741/EU Application for a certificate of lawfulness validity of condition 3 of PP: 06/03/0538/F to allow units 2 - 4 to be used for unrestricted use within use class

2.9 06/12/0742/EU Application for a certificate of lawfulness validity of condition 1 of P.P: 06/03/1112/F to allow unit 5 to be used for unrestricted use within use class A1
Both applications were refused and dismissed on appeal.

3.0 CONSULTATIONS :-

3.1 Neighbours/Article 8 Advert – 1 response from Town centre Partnership.
(Copy attached) In summary it is concerned that any additional out of town retail will have a negative impact upon an already fragile town centre, that has seen footfall decline annually as a result of existing out of town developments on Gapton Hall and Thamesfield Way.

3.2 Since the last approval in 2008 and not implemented Great Yarmouth Town Centre and Great Yarmouth Town centre, not unlike many other town centres nationally, is in a much more distressed state that it was 7 years ago with footfall down some 25% and vacant retail units at an all-time high of 15%.

3.3 The application should be restricted strictly to bulky goods and not goods sold in the town centre which would impact upon the viability of the town centre that is the trading area for local independent and national traders.

3.4 Representation from Savills on behalf of Ellandi owners of Market Gates

3.5 The Ellandi submission addresses this application and the recent Pasteur Retail application making a distinction between the two applications. In as far as this application is concerned it relates to an existing retail unit within an established retail park and as such already has a call on local expenditure. Moreover they envisage the EOP proposal has the scope to deliver the space that is required to accommodate both Dunelm and AHF – the two occupiers envisaged to take occupation on the land previously applied for on the recently refused Pasteur Road application.

3.6 They state that this proposal is not however fully acceptable because it fails on a number of counts to appropriately restrict the types of goods and / or users that could take occupation of space within the rationalised B&Q unit. It is, in effect, an entirely speculative application with no named operators. In order to arrive at a position whereby Ellandi would not object to the EOP proposal, further consideration of the controls to be applied to the space should be undertaken.

3.7 This includes the strengthening / refinement of the current proposed goods restriction condition and the removal of permitted development rights to safeguard against the insertion of mezzanines and future sub-division (dependent on end users if these can be confirmed). Further information is also required as to the anticipated tenant line up for the scheme and there is a need to expand upon the Applicant's proposed minimum unit size threshold (465 sq m). This is because as the proposal currently stands, more than four retail units could be created within the space - all of

which will have the ability to sell a range of goods which will be in direct competition with Great Yarmouth Town Centre as we demonstrate below.

3.8 In addition to the above, they note that this application seeks to vary Condition 4 attached to an extant Planning Permission Ref: 06/98/0969 for the development of the B&Q unit and builders yard. They state

“However, the red line site location plan (Drawing No. PL-10) submitted by EOP in support of this application appears to cover only part of the existing B&Q retail unit – i.e. the area to be carved up into separate units. Whilst we understand the rationale for submitting the plan in this form, the correct approach in our view would be for the red line to echo that of the original red line plan which was Approved under Planning Permission Ref: 06/98/0969.

3.9 Condition 4 would then be varied to permit the sale of a broader range of goods from the carved up space (as appropriate) and also to restate the existing DIY goods restriction that would remain applicable to the downsized B&Q unit. The decision notice would also repeat the relevant conditions from the original planning permission (alongside any new conditions), unless they have previously been discharged. This would ensure there is no ambiguity associated with the Permission for the site.

3.10 If in the event EOP is able to overcome our concerns regarding the restrictions to be imposed on the rationalised B&Q unit and indeed the format of the application, we find there to be a clear and distinct rationale for GYBC to approve this application. Namely:

- the EOP proposal relates to an existing retail unit within an established retail park which already has a command over local expenditure;
- the EOP scheme could be regarded as more sustainable than that of the PRP scheme insofar as it offers the opportunity for linked trips within an existing retail park;
- the EOP scheme would have a lesser impact on the Borough's network of centres owing to its smaller size – furthermore it does not include additional A3 uses which would act as a further draw on trade, to the detriment of Great Yarmouth Town Centre;
- the EOP proposal will ensure the retention of B&Q thus preserving existing local jobs. “

3.11 Highways England – The development will not adversely affect the A12 trunk road at this location and the Highways Agency does not intend to issue a direction and would not wish to comment further on the application.

3.12 County Highways – No objection subject to conditions - regarding car parking, construction management and wheel cleaning facilities

3.13 Environment Agency – No objections

3.14 Chamber of Commerce - No objections to the application

3.15 Norfolk Constabulary – There is a lack of detail regarding security measures – I would recommend a number of recommendations designed to prevent forced entry, vehicle mitigation measures barriers to new entrances, dusk to dawn lighting and to 2015 Secured by Design standards lighting cycle stands should be to Secured By Design Commercial development Standards

3.16 Environment Health – No comment received

3.17 Norfolk Fire and Rescue – do not propose to raise any objection providing the proposal meets the current necessary requirements of the Building Regulations.

3.18 Building Control – No adverse comments

4.0 Planning Policy Context

4.1 National Planning Policy

4.2 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that planning applications be determined in accordance with the development plan, unless material considerations indicate otherwise.

4.3 The NPPF recognises the need to ensure the vitality of town centres. In paragraph 23 it states: 'Planning policies should be positive, promote competitive town centre environments and set out policies for the management and growth of centres over the plan period. In drawing up Local Plans, local planning authorities should:

- Recognise town centres as the heart of their communities and pursue policies to support their viability and vitality;
- Promote competitive town centres that provide customer choice and a diverse retail offer which reflect the individuality of town centres; and
- Allocate appropriate edge of centre sites for main town centre uses that are well connected to the town centre where suitable and viable town centre sites are not available. If sufficient edge of centre sites cannot be identified, set policies for meeting the identified needs in other accessible locations that are well connected to the town centre.'

4.4 Para 24 states: 'Local planning authorities should apply a sequential test to planning applications for main town centre uses that are not in an existing centre and are not in accordance with an up-to-date Local Plan. They should require applications for main town centre uses to be located in town centres, then in edge of centre locations and only if suitable sites are not available should out of centre sites be considered. When considering edge of centre proposals, preference should be given to accessible sites that are well connected to the town centre. Applicants and

local planning authorities should demonstrate flexibility on issues such as format and scale.'

4.5 Para 26 states: 'When assessing applications for retail, leisure and office development outside of town centres, which are not in accordance with an up-to-date Local Plan, local planning authorities should require an impact assessment if the development is over a proportionate, locally set floorspace threshold (if there is no locally set threshold, the default threshold is 2,500 sq m).

4.6 This should include assessment of:

- The impact of the proposal on existing, committed and planned public and private investment in a centre or centres in the catchment area of the proposal; and,
- The impact of the proposal on town centre vitality and viability, including local consumer choice and trade in the town centre and wider area, up to five years from the time the application is made. For major schemes where the full impact will not be realised in five years, the impact should also be assessed up to ten years from the time the application is made.'

4.7 Para 27: Where an application fails to satisfy the sequential test or is likely to have significant adverse impact on one or more of the above factors, it should be refused.

4.8 Local Planning Policy Context

4.9 The Great Yarmouth Borough Wide Local Plan 2001 includes saved policies which were given full weight for a protected period for 12 months following publication of NPPF in March 2012. However from March 2013 existing policies and the amount of weight that can be given to the saved policies is dependent on their degree of consistency with the NPPF the main policy SHP1 applicable to retailing was not saved and removed..

4.10 The most up to date and relevant local plan policies to be considered here and are contained in the Great Yarmouth Borough Wide Local Plan 2001 and the emerging Core Strategy (May 2015)

4.11 Of the saved policies set the most relevant to this application are set out below
Saved Great Yarmouth Borough-Wide Local Plan Policies (2001):
the town.

4.12 Core Policy CS7 – Strengthening our centres

b) Seek to allocate in accordance with the retail hierarchy and the sequential approach between 2,152,sqm (net) and 4,305sqm (net) of new 'food' shopping floorspace, and up to 8,865 sqm (net) of new 'non-food' shopping floorspace, in identified opportunity sites in the borough, up to 2031 in accordance with the retail hierarchy and sequential approach

c) Promote the extension of Great Yarmouth's centre to include The Conge and

parts of North Quay as a mixed-use development scheme through Policy CS17 and the Great Yarmouth Waterfront Area Supplementary Planning Document

f) Ensure that all proposals for town centre uses outside of defined centres demonstrate that there are no sequentially preferable sites available and that the proposal can be accessed by sustainable transport. Proposals over 200sqm (net) will also be required to submit a Retail Impact Assessment demonstrating that there will be no significant adverse impact on existing designated centres, including those beyond the borough boundary such as Lowestoft.

4.13 Core Policy CS17 – Regenerating Great Yarmouth’s Waterfront

The Waterfront area in the heart of Great Yarmouth has the potential to become a vibrant urban quarter that utilises its rich heritage and prime urban riverside location to create a unique and high quality environment for housing, shopping and offices which is attractive to investors and visitors as well as new and existing residents. To help realise this vision, the Council is preparing the Great Yarmouth Waterfront Area Supplementary Planning Guidance which seeks to [inter alia]:

b) Identify appropriate development sites within the Waterfront area for approximately:

- 14,200m² of retail and leisure floorspace, promoting the mixed-use regeneration of disused and other under-used sites (of which at least 5,050m² is anticipated to be delivered within the plan period)

5.0 Other supporting studies

5.1 Great Yarmouth Retail Study (2011, Strategic Perspectives)

5.2 The Great Yarmouth Retail Study was undertaken in 2011 as an update to the Great Yarmouth Borough Council and Waveney District Council Retail and Leisure Study (2006). The update specifically focussed on the Great Yarmouth Borough area. The Study provided advice on the appropriate scale and type of new retail (convenience and comparison goods) that can be reasonably accommodated in the Borough and its main centres over the development plan period to 2031.

5.3 In terms of comparison goods (which form the bulk of this planning application) the Study identified the potential capacity for new comparison goods floorspace in 2016 as 4,459 sqm. This capacity increases to 19,110 sqm by 2026 and 27,672 sqm by 2031.

5.4 In detail, the Study highlights the need to improve and consolidate comparison (and convenience) goods floor space in Great Yarmouth in line with its role as an important Town Centre, furthermore the Study recommends that the Council should carefully consider future planning applications in accordance with national, regional and local planning policy, balancing the potential for town centre and edge of centre sites to accommodate all or some of the forecast capacity in compliance with the sequential approach as well as the likely cumulative impact of new development on the overall vitality and viability of the town centre.

5.5 In the short to medium term the Study considers that in Great Yarmouth, The

Conge and North Quay present the most appropriate location for new mixed uses including retail and commercial leisure uses.

5.6 Retail Planning Refresh Great Yarmouth

5.7. A 'capacity refresh' of the 2011 Retail Study to take in to account productivity growth rates and the rise in internet shopping was undertaken in 2014 by Strategic Perspectives. As a result, the refresh significantly altered the expected capacity for new comparison goods floorspace from negative 660 sqm in 2019, 4,663 sqm in 2026 and 8,865 sqm in 2031.

5.8 A further capacity refresh was undertaken by Carter Jonas (27 July 2015) shows and concluded that there was no forecast capacity for new comparison goods retail floorspace until 2021 and that the forecast capacity up to 2031 has risen to 10,814 sqm net. For convenience goods, after taking in known commitments, there is a fall in capacity compared with the findings of the 2014 refresh.

5.9 Carter Jonas were commissioned to carry out an independent review and appraisal of this application along with the Pasteur Road application (refused at the last committee meeting) The author behind the reports is consistent in both cases. Carter Jones is also involved in the master planning of the town centre.

6.0 Appraisal

6.1 In terms of the physical alterations to the building there are no design issues of note. The alterations are in keeping with the original design of the retail unit and indeed can be seen as adding to the original design by introducing new elements that break up the large areas of brick work and adding relief to the building. The roofing over of the garden centre area continues the same themes and roof line of the building.

6.2 Norfolk Constabulary have put forward useful guidance and recommendations in terms of designing out crime.

6.3 In reviewing the consultation responses there are no concerns from Highways England and the County Council in terms of additional traffic movements or impact upon the Highway network . The conditions put forward by the county relate to regarding car parking, construction management and wheel cleaning facilities.

6.4 As mentioned above the application is accompanied by a Noise assessment and its purpose of this is to identify and address any additional noise that may result from the proposal use of the service yard at the rear of the building and impact on the residential properties to the rear of the service yard. The conclusion reached is that there should no significant adverse impacts.

7.0 Retail Impact

7.1 Carter Jonas were commissioned to undertake an independent review of this application both for its individual and cumulative impact along with Pasteur Road

application considered at the September development control meeting. Carter Jonas have considered the application in terms of Planning Policy, Sequential Site Appraisal, Impact upon the Great Yarmouth and Gorleston town centres in terms of expected trade draw, health of the centres and trade before reaching a conclusion..

7.2 Highlighted in the review is the following:

7.3 'On this basis of both the quantitative and qualitative analysis outlined above, we consider that Great Yarmouth town centre is vulnerable to competition from other competing centres and out-of-centre locations, the growth in internet shopping, and the long term effects of the economic recession on investor, business and consumer confidence. Vacancies in the town centre remain high; it has lost a number of key retailers over recent years (most recently, and most significantly, Marks & Spencer); there are a number of retailers on short term leases; and a number of retailers will be vulnerable to further loss of trade.

7.4 It is against this background that we have considered the likely trade draw to the application proposals from the Borough's main town centres, and the likely impact of the forecast trade diversion and impact on their overall vitality and viability and investor confidence.

7.5 Having considered the impact of both the proposals on Great Yarmouth town centre and Gorleston it is clear that both proposals will impact on Great Yarmouth and, to a lesser extent, Gorleston town centres, with some trade diversion inevitable and an impact on town centre vitality and viability and investor confidence.

7.6 In our judgement the B&Q application has the potential for a greater impact on the town centre given the lack of named occupiers and the smaller size and number of units proposed. The trade division set out in the Quod (B&Q)PRA is similar to that expected from the Pasteur Road proposal but, as has been shown, this could be a significant under-estimate. Further there is an increased risk that the scheme could attract existing town centre retailers to relocate, or occupiers who would otherwise consider a town centre location.

7.7 Whilst it is considered unlikely in practice that all four units would be taken by such occupiers, the loss of any further key retailers from the town centre would be a concern both in terms of the vitality and viability of the centre and investor confidence.

7.8 Some of these risks could be reduced by the application of conditions controlling the end users more restrictively than Quod(B&Q) propose, and by changing the proposed mix and number of units to include fewer, but larger units. There is also the potential for a legal agreement to ensure occupiers are new to the area. However this would not fully address the risks in our view.

7.9 On this basis we would advise that the B&Q application as currently submitted should not be approved. Instead we would suggest the Council engage with the applicants to see if any further information can be obtained on the likely occupiers and uses, to allow a better understanding of the extent to which the proposed

development would complement, rather than compete with Great Yarmouth town centre

7.10 On this basis further dialogue has been entered into with the applicants. The applicants have responded.

8.0 Applicants Response

8.1 The applicants have responded stating:-

'From the outset we should highlight that there is no acknowledgement by Carter Jonas that the Council has previously granted consent for an almost identical proposal in 2008 (LPA ref. 06/06/0704/F). This application was not supported by named retailers and sought to create a similar number of units selling bulky goods. Officers will appreciate that it is not uncommon for retail development to be speculative with no retailers committed. This is reflected by the planning history of the application site. Whilst a speculative scheme does leave some question over the precise level of impact, Carter Jonas agree with the average sales density we have applied, which is consistent with a range of retailers selling the bulky goods that have been sought. Having agreed this, the level of trade draw is then questioned, despite controls proposed to limit the development to the submitted retail assessment.

8.2 Critically, it is the range of goods that are permitted to be sold that should form the basis to assessing whether an application is acceptable in retail planning terms. Indeed, whilst the proposal by Pasteur Retail Park Limited referred to two named operators, there is no certainty that these retailers will occupy the floorspace, and even if they do, whether they will trade from this location for any prolonged period of time. This is not within the Council's control and neither retailer had legally committed to the site.

8.3 Given this, conditions attached to any permission will be a very relevant factor as it links the permission to the impact and sequential assessment undertaken. The range of goods proposed to be sold will predominantly 'bulky goods' and the development will not compete with the town centre retail offer.

8.4 It is important to note that it is not proposed that the floorspace will be able to sell homewares, hobbies/crafts and sports goods. Notably, comments made on our application by Savills (letter dated 4 September 2015) on behalf of Ellandi LLP (the owners of Market Gates Shopping Centre) highlighted that the sale of such goods will compete directly with Great Yarmouth Town Centre on a like for like basis. The fact that such goods are not proposed to be sold provides an important distinction between the town centre offer and that being proposed.

It is also important to reiterate that:

☐ *Our proposal is for the re-occupation of existing floorspace rather than seeking to create new floorspace as is the case with the Pasta Foods proposal by Pasteur Retail Park Limited;*

☐ *Unlike the proposal by Pasteur Retail Park Limited, our proposal does not include A3 uses that could compete with the town centre (as acknowledged by Savills);*

□ The level of floorspace this application relates to (3,738 square metres) is significantly less than that of the Pasteur Retail Park Limited proposal (6,528 square metres); and

□ Savills on behalf of Ellandi LLP recognised that our proposal is likely to have a lesser impact than the Pasteur Retail Park Limited proposal; and

□ The Town Centre Partnership has not objected to our application, again, unlike the Pasteur Retail Park Limited application – this stakeholder's views cannot be ignored.

8.5 For these reasons, we strongly believe that our proposal will not lead to a significant adverse impact on either Great Yarmouth or Gorleston town centre (the policy test), and any impact would be less than that identified for the application being promoted by Pasteur Retail Park Limited.

8.6 Notwithstanding our fundamental concerns with the assessment undertaken by Carter Jonas in appraising the two applications, in response to the issues raised together with the comments made by both Ellandi LLP and the Town Centre Partnership (two key local stakeholders), we can confirm that the applicant is agreeable to amend the wording of Condition 4 to prevent the sale of 'home furnishings' from the existing floorspace.

8.7 Accordingly, we propose that Condition 4 of the operative permission set out in the Planning and Retail Assessment (para. 3.15) be amended as follows:

"Notwithstanding the provisions of the Town and Country Planning (Use Classes) Order 1987, or any Order revoking or re-enacting that Order, the premises shall only be used for the sale of bulky comparison goods consisting of building and DIY products, garden products and plants, pets and pet supplies, carpets and floor coverings, furniture, electrical and gas products, vehicle accessories and parts, bicycles and cycle accessories, office supplies, computers and accessories and boating equipment (excluding boats) and any other goods which are ancillary and related to the main goods permitted."

This condition is not dissimilar to the condition proposed on the recently refused application on the Pasta Foods site, which was proposed by Carter Jonas.

8.9 We can also confirm that the applicant is willing to accept a condition restricting the minimum unit size that can be provided. In this respect, we suggest the following condition:

"No retail unit shall have a ground floor gross internal area of less than 465 square metres and a maximum of 2no. retail units shall have a ground floor gross internal floor area of less than 650 square metres."

The condition effectively allows only 2no. units of between 465 and 650 square metres.

8.10 The minimum unit size was considered to be acceptable then, but now different advice is being provided, which does concern us. Controls on mezzanine floorspace could be imposed, but we would request that this does not prevent the installation of 200 square metres non-trading mezzanines. Finally, in response to the issue raised by Savills on behalf of Ellandi LLP, we can also confirm that the downsized B&Q store will continue to be subject to the same existing restriction on the range of goods permitted to be sold (i.e. restricted to the sale of DIY goods and related products only). This can be controlled by condition.

7.21 Such conditions will provide further comfort to the Council that the application proposal will not lead to a significant adverse impact and will provide a retail destination that complements the existing town centre.'

9. Further Assessment by Carter Jonas

9.1 In response Carter Jonas have been instructed to consider whether the applicants response addressed the key retail planning issues by the Carter Jonas in their Retail Planning Appraisal of the application. The findings are attached to the report.

9.2 First, Quod draw the Council's attention to the previous application for B&Q which was granted permission by the Council in 2008 (reference: 06/06/0704/F). We are fully aware of this permission, but have placed no weight on it for the purpose of our assessment of the current application for a number of reasons; it was not implemented, the permission has expired and, in any case, the permission was granted some seven years ago before the full impact of the recession on the UK's town centres, including Great Yarmouth, and before the significant growth in internet retailing on shopping behaviour and retail sales.

9.3 Second, we strongly disagree with Quod's assertion that the proposed floorspace will not compete with the town centre's retail offer, even with the suggested 'bulky goods' conditions proposed in Quod's PRA. As we set out in Section 5 of our RPA, there are a number of key retailers currently trading in the town centre selling similar goods that will overlap with the application proposal. These retailers represent a significant proportion of the floorspace and occupied units in the town centre. Third, although we note that Quod has addressed some of our concerns with regard to the wide range of goods that could be sold from the existing B&Q floorspace by amending the wording of Condition 4 to prevent the sale of 'home furnishings' from the existing floorspace, the revised condition would still allow for the sale of a wide range of goods currently sold by retailers in the town centre, including:

- ☐ Building and DIY products
- ☐ Garden products and plants
- ☐ Pets and pet supplies
- ☐ Carpets and floor coverings
- ☐ Furniture
- ☐ Electrical and gas products
- ☐ Bicycles and cycle accessories
- ☐ Office supplies
- ☐ Computers and accessories

9.4 In addition, the revised condition would also still allow for an unspecified quantum of “any other goods which are ancillary and related to the main goods permitted”.

9.5 The Council will be aware that the agreed conditions put forward to Committee for the retail floorspace at Pasteur Road were specific to the range of goods to be sold by Dunelm Mill in Unit 1, and for Units 2 and 3 the range of goods to be sold was restricted to:

- ☐ Building and DIY products
- ☐ Garden products and plants
- ☐ Kitchens and bathrooms
- ☐ Furniture, carpets and floor coverings
- ☐ Motor vehicle accessories and parts
- ☐ Bulky electrical goods and
- ☐ Boating equipment (excluding boats).

9.6 We do not therefore consider that Quod’s letter of 2nd October addresses the key concerns we raised in our September 2015 RPA with regard to the lack of named occupiers, the number of units (four) proposed and the range of goods that could be sold from the newly created retail floorspace. Even after taking into account the removal of ‘home furnishings’ from the suggested condition, we still nevertheless believe that there is a clear and present risk that the scheme could attract existing town centre retailers to relocate to the new floorspace, and/or attract occupiers that would otherwise take up a town centre location.

9.7 In our judgement the significant adverse impact on the town centre’s vitality and viability, and on existing, committed and planned public and private investment arising from the potential loss of existing retailers and/or new retailers to the application site, means that it does not satisfy the impact ‘test’ set out in the NPPF (paragraph 27).

9.8 Notwithstanding this, it is for the Council as decision-taker in this case to weigh all the economic, social and environmental impacts of the application proposal in the balance in its overall assessment and determination of the application proposal. These benefits are listed by Quod (applicants agents) in both their PRA and letter of 2nd October and are not repeated here.”

9.9 A further response from the applicants agents Quod is attached to the report.

10 Conclusion

10.1 The advice from Carter Jonas is as set out Para 8.7 above is clear that the application should not be supported in its current form for the reasons set out

10.2 Para 8.8 above highlights the fact that Members in decision making should weigh in the balance the economic, social and environmental impacts of the application.

10.3 It is fact that the building exists and that there is a baseline permission that permits a range of goods to be sold albeit the range of goods to be sold are restricted by condition.

10.4 There is also clear evidence that B&Q owners have been reviewing a number of stores across the country and the associated retail space occupied by those stores. This has been evidenced in the national and local press with an announcement earlier in the year that some 60 stores were to close across the country. Most recently it was announced that the store in Lowestoft is to close in January next year.

10.5 Whilst it there is no indication this store would suffer the same fate the applicants have stated that the reduction in the size of the store would help protect the existing jobs whilst creating up to 46 new full time jobs and bring new trade to the area thereby increasing the retail offer

10.6 The applicant considers that because the goods proposed will be predominantly 'bulky goods' that this will not compete with the town centre retail offer.

10.7 This has to be balanced against the recommendation from Council's retail consultants that this proposal has the potential to have a significant adverse impact upon the town centre in terms of vitality and viability and jobs.

10.8 The small size of the retail units proposed also have the potential for a number of town centre retailers currently trading in the town centre to relocate out of town to these new units because of the potential range of goods to be sold. They also state that these retailers represent a significant proportion of the floorspace and occupied units in the town centre. As a result there is risk and potential significant harm to the town centre and the arguments put forward by the applicants do not outweigh this position.

10.9 As a result, the proposal does not satisfy the 'sequential test' set out in paragraph 27 of the National Planning Policy Framework.

9.7 It is therefore concluded that the application - as submitted - should be refused because of the risks and potential significant adverse impact to the town centres of Great Yarmouth and to a lesser extent Gorleston.

RECOMMENDATION :- Refuse on the basis that the committed and planned public and private investment arising from the potential loss of existing retailers and/or new retailers to the application site, means that it does not satisfy the impact 'test' set out in the NPPF (paragraph 27).

Should members be mindful to approve the application taking into account the wider economic, employment and social benefits of the scheme then conditions should be proposed to restrict the use of the units to 'bulky goods' only incorporating the suggestions put forward in paragraphs 3.2 to 3.9 as part of the consultations.

Dean A. Minns

From: Tim Rainbird <tim.rainbird@quod.com>
Sent: 13 October 2015 08:04
To: Dean A. Minns
Cc: Adrian Fox; Tom Woolner
Subject: Pasteur Retail Park (ref. 06/15/0390/F) - Comments on CJ letter dated 9 October 2015

Importance: High

Good morning Dean,

Having now digested CJ's letter I thought it would be useful to share my final thoughts with you, which you will hopefully read before your committee report is finalised this morning.

To summarise, CJ's principal concerns surrounding the proposals are two-fold:

1. An increased risk that the scheme could attract existing town centre retailers to relocate to the proposed Floorspace; and/or
2. Attract occupiers who would otherwise consider a town centre location.

In light of these two points and the associated trade diversion that would result, CJ's view is that the loss of any further key retailers from the town centre would be a significant concern both in terms of the impact on the centre's vitality and viability, and on investment confidence. CJ goes on to conclude that in view of this the proposal is likely to result in a significant adverse impact on both the vitality and viability of the town centre, and on existing, committed and planned public and private investment. Investor confidence is specifically highlighted, yet there is no acknowledgement of the clear views expressed by both Ellandi and the Town Centre Partnership, with both key stakeholders expressing tentative support, subject to the imposition of conditions.

I should start by pointing out that *no retailer has ever relocated from the town centre to Pasteur Retail Park*; such a move would therefore be unprecedented. Notwithstanding, the point could easily be overcome by imposing a condition on the permission which would prevent any town centre retailer (defined as trading within the defined Primary Shopping Area) from relocating to the Park say within 5 years of the grant of consent. This condition would pass the tests of validity and directly overcome one of two key concerns held by CJ.

The second point, regarding the attraction of retailers to the Park that might otherwise consider a town centre location, is unfounded in our view. CJ assert that a significant proportion of the floorspace and occupied units in the town centre sell the goods that are proposed within the suggested planning condition. Whilst no evidence of this has been provided, we would strongly contest this point on the basis that a retail park offers a uniquely different retailing pitch compared to the town centre. Large, clear internal floorplates served by immediately accessible surface level car parking is a distinguishing feature that separates the two locations, and is evidence of the fact that they provide very different retail offers. This is further evidenced by the existing retailer representation on the retail park and indeed the most recent letting to the national carpet retailer, Tapi, who took the former Paul Simon unit at 5,000 square feet (465 square metres). Tapi could not have been accommodated in the town centre, so Pasteur Retail Park was able to accommodate a new retailer requirement in an established retail destination. This is exactly the type of letting that we expect to take place in the new units to be created.

Home Bargains equally could not be accommodated in the town centre, and they sold a far wider range of goods that the Council approved, following support from the Town Centre Partnership.

In view of recent lettings at the Retail Park it is very clear that it provides accommodation that is not available in the town centre, therefore allowing new retailers to enter the market. If the retail park did not exist, these retailers would be lost and Gt Yarmouth would not benefit from the increased consumer choice and the much needed new jobs. It does not make sense to suggest that the creation of additional, similar retail units to that which already exist will threaten the town centre; the site serves an acknowledged need that cannot be met within the town centre. By preventing new space from being created in an already well established retail destination will in my view undermine

investor confidence given the barrier to entry that will exist owing to the lack of suitable floorspace beyond the town centre.

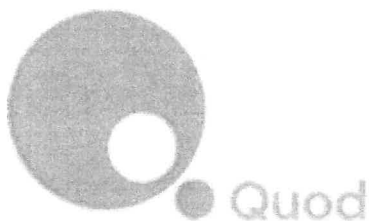
Taking the above into account I would strongly urge you to recommend the application for approval, subject to the additional condition cited above which would prevent retailers relocating to the retail park. This development represents a very good opportunity for Gt Yarmouth to maintain its attractiveness to the market, by providing more complementary retail units at an existing retail park in a format that cannot be provided within the town centre. This position is not contested by two of the town's key stakeholders both of whom were vehemently opposed to the Pasta Foods applications. Despite this, CJ concluded that the sale of soft furnishings from the Pasta Foods site, which the stakeholders identified would have a greater crossover of goods with the town centre, would not result in a significant adverse impact. The conclusions reached on the application are contradictory and should be treated with a high degree of caution.

I look forward to receiving a copy of your committee report as soon as it become available.

Please can you ensure a copy of this email is placed on the Planning Register.

Regards,

Tim



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Unit 5 Wilkinsons Yard
Market Gates
Great Yarmouth
Norfolk
NR30 2AX

Mr Dean Minns
Group Manager
Planning Services
Development Department
Great Yarmouth Borough Council
Town Hall
Hall Plain
Great Yarmouth
NR30 2QF

Dear Mr Minns,

06/15/0390/F Variation of con 4 of PP 06/98/0969/O to allow sale of bulky goods use of builders yard for 4 retail units

On behalf of the Town Centre Partnership's Retail Forum, I would like to make the following comments on the above planning application for the development at 'Pasteur Retail Park', Thamesfield Way, Great Yarmouth, NR31 0DH.

There is great concern amongst our members that any additional out of town retail will have a negative impact on an already fragile town centre that has seen footfall decline annually as a result of existing out of town developments on Gapton Hall and Thamesfield Way.

Whilst we understand that a similar application was approved by Great Yarmouth Borough Council in 2008 and not implemented, Great Yarmouth town centre, not unlike many other towns nationally, is in a much more distressed state than it was 7 years ago with footfall down some 25% and vacant retail units at an all time high of 15%.

This application states that it is for 'bulky goods', however, our concern is that permission, if granted, will not restrict the use of the new premises proposed to the generally accepted definition of 'bulky goods'. The main concern here is that without a strictly defined bulky goods restriction the units may be occupied by retailers selling items that should be considered for town centre only e.g. smaller homeware items such as cookware, tableware, linens, lighting, decorative items, etc. which would impact the viability of the town centre that is the trading area for local independent and national traders retailing these items.

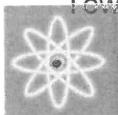
Therefore, any use of this existing retail space must continue to be restricted to the accepted definition of bulky goods e.g. "Goods of a large physical nature (for example DIY, furniture, carpets) that sometimes require large areas for storage or display" and not allow any dilution of the 'bulky goods' restriction to allow the sale of items that could arguably be sold from a town centre location.

Yours sincerely,



Jonathan Newman

Town Centre Manager



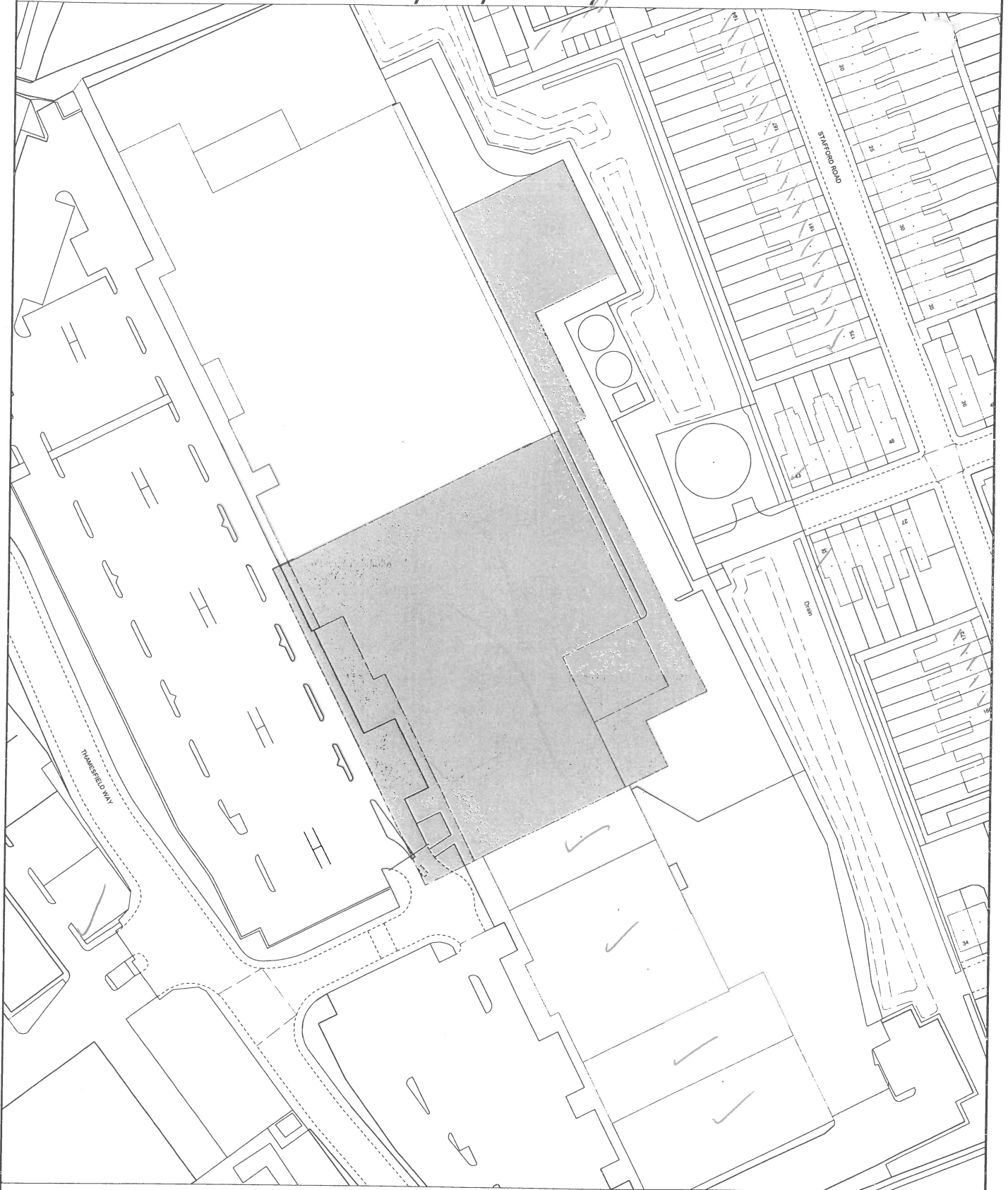
Great Yarmouth
Town Centre Partnership



Page 32 of 62

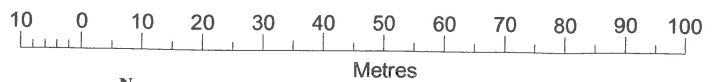


06/15/0390/F



GREAT YARMOUTH
BOROUGH COUNCIL

Planning and Business Services,
Town Hall, Great Yarmouth,
Norfolk. NR30 2QF



Scale = 1:1250 @ A4



Reference: 06/15/0481/F

Parish: Gorleston

Officer: Mr G Clarke

Expiry Date: 09-10-2015

Applicant: J D Wetherspoon plc

Proposal: Change of use, extension and alterations to form public house

Site: 176-177 High Street
Gorleston

REPORT

1. Background / History :-

- 1.1 The site involved in the application is on the west side of the High Street and currently consists of two single storey units on the road frontage, GT Motors and Second 2 None, with a two storey workshop/storage area at the rear. There is a vehicular access and an area of land used for car sales to the south side of the building and a car parking area to the rear. To the north of the site is the shopping precinct which has flats at first floor on the south side, to the west is the large car park belong to the precinct and to the south on the High Street is a gallery and café. There is a bungalow on Duke Road to the south which has a rear garden that backs onto the area that is currently open at the rear of GT Motors.
- 1.2 The buildings immediately to the south are within the conservation area but the application site is not.
- 1.3 The site has been in use as a garage since at least 1959 when permission was granted for petrol pumps, the car sales area was originally approved in 1970, and in 1991 permission was granted for the retention of the existing car sales area and a new car sales office (06/91/0151/F). In 2012 planning permission was granted for the demolition of the existing buildings and construction of a new A1 retail unit (06/12/0086/F).

2 Consultations :-

- 2.1 Strategic Planning – The site is within a prime retail frontage the proposal should be assessed against Policy SHP4 of the Borough-Wide Local Plan and should be considered in the context of a currently stable and vibrant Gorleston

town centre and the potential to enhance the existing retail frontage. Whilst Gorleston town centre remains vibrant it should be noted that there is currently an under-provision of leisure based retail services such as drinking establishments and a diversity of uses should be encouraged.

- 2.2 Building Control – No issues with respect to Building Control.
- 2.3 GYB Services- No problems with waste collection.
- 2.4 Gorleston Chamber of Trade – No objection.
- 2.5 Highways – No objection subject to a condition requiring the existing vehicular access to be closed and the footway reinstated.
- 2.6 Environmental Health – Has recommended various conditions regarding hours of work, noise, odour, deliveries and lighting.
- 2.7 Historic Environment Service – The proposed development site occupies a street frontage location within the historic core of Gorleston consequently there is potential that heritage assets with archaeological interest may be present at the site. If planning permission is granted it should be subject to a programme of archaeological work.
- 2.8 Norfolk Fire & Rescue Service – No objections providing the proposal meets the necessary requirements of the current Building Regulations 2000 – Approved Document B (volume 1 – 2006 edition, amended 2007) as administered by the Building Control Authority.
- 2.9 Neighbours/Article 15 Notice – Two letters of objection and one of support have been received, copies of which are attached. The objections relate mainly to noise, odour and deliveries.

3 Policy :-

3.1 POLICY SHP4

PROPOSALS FOR THE CHANGE OF USE FROM USE CLASS A1 TO USE CLASSES A2 AND A3 IN PRIMARY AND SECONDARY SHOPPING FRONTAGES SHOWN ON THE PROPOSALS MAP WILL BE CONSIDERED AGAINST THE FOLLOWING CRITERIA:

- A) THE PROPOSAL WOULD NOT BE SIGNIFICANTLY DETRIMENTAL TO THE APPEARANCE OF THE SHOPPING FRONTAGE OR THE AMENITY OF ADJOINING OCCUPIERS;
- B) THE PROPOSAL WOULD NOT RESULT IN CREATION OF A CONCENTRATION OR PREDOMINANCE OF NON-RETAIL (CLASS A2 OR A3) USES WHICH WOULD DETRACT FROM THE VITALITY AND VIABILITY OF THE FRONTAGE;

- C) THE PROPOSAL WOULD NOT UNDERMINE THE RETAIL FUNCTION OF THE FRONTAGE; AND,
- D) IN THE CASE OF A PROPOSAL FALLING INTO USE CLASS A3, IT CAN BE DEMONSTRATED THAT THE PROPOSAL WOULD MEET THE CRITERIA CONTAINED IN POLICY SHP15.

(Objectives: To maintain the character and vitality of existing shopping frontages.)

3.2 POLICY BNV10

NEW DEVELOPMENT IN OR ADJACENT TO A CONSERVATION AREA WILL BE REQUIRED TO BE SYMPATHETIC TO THE CHARACTER OR APPEARANCE OF THE AREA IN TERMS OF SCALE, HEIGHT, FORM, MASSING, MATERIALS, SITING AND DESIGN.

(Objective: To retain and enhance the character and appearance of conservation areas.)

3.3 POLICY BNV16

THE COUNCIL WILL PERMIT NEW DEVELOPMENT, INCLUDING MODERN ARCHITECTURE, WHICH PROVIDES A HIGH QUALITY OF DESIGN AND TOWNSCAPE COMPLIMENTARY TO ITS SETTING, AND WHICH WOULD RESULT IN ENHANCEMENT OF AN AREA. TO THIS END, THE COUNCIL WILL NOT OPPOSE PROPOSALS FOR THE SUITABLE REPLACEMENT OF EXISTING BUILDINGS OR STRUCTURES WHICH DETRACT FROM THE CHARACTER OR APPEARANCE OF AN AREA.

3.4 POLICY BNV19

THE BOROUGH COUNCIL WILL SEEK TO IMPROVE TOWNSCAPE QUALITY BY:-

- a) SUPPORTING AND INITIATING THE ENHANCEMENT OF URBAN AND VILLAGE SPACES (EG. MARKET PLACE PAVING SCHEME).
- b) SUPPORTING INITIATIVES TO IMPROVE THE FACADES OF BUILDINGS.
- c) CO-ORDINATING STREET FURNITURE, SIGNS, UTILITY INSTALLATIONS AND LANDSCAPING.

(Objectives: To ensure new development and alterations to existing buildings enhance the built environment.)

4 Assessment :-

- 4.1 The proposal will involve a two storey extension on the south side, first floor extensions to front and rear and a single storey extension at the rear. There will be a gap of 2.5m between the extended building and the property to the south to allow for access to the bin store and for use as an escape route. There will also be a beer garden at the rear of the site on the south side which will be next to the rear garden of the bungalow 19/21 Duke Road. The frontage of the building will be of contemporary design with sliding/stacking glazed doors to the ground floor on the same line as the existing building, the first floor will have a central, curved zinc clad feature with areas of render to either side. The design will be a great improvement on the existing building and will provide an interesting contrast between the traditional design of the building to the south and the 1970's architecture of the precinct to the north.
- 4.2 In recent years two pubs in the High Street have closed, the Dukes Head which was just to the south of the application site has been converted to a shop and offices and the Old Commodore which is approximately 300 metres to the north is now a childrens nursery. There is therefore no policy objection to the proposal as there will be no overall increase in drinking establishments and the loss of the retail use at the site is balanced by the retail use of the former Dukes Head.
- 4.3 One of the concerns raised by neighbours was regarding the potential for noise from deliveries particularly if the shopping precinct car park was to be used for deliveries to the rear of the site and if lorries used Duke Road for access. The agent for the application has since submitted Transport Delivery Management Plan which shows that deliveries will be to the High Street frontage and will be between 07.00 and 19.00 to avoid disturbance to residents. Delivery vehicles will not use Duke Road for access.
- 4.4 The main cause for concern with the application is the potential for noise from the beer garden to cause disturbance to the occupiers of 19/21 Duke Road which directly adjoins this area of the site. The agent for the application was advised of this concern and it was suggested to the agent that the beer garden was moved to the north side of the site to reduce the potential for disturbance. The applicant is reluctant to do this as it would have implications on means of escape and usability of the garden. The design has been amended to show a 2 metre high acoustic barrier fence and planting along the boundary with the dwelling to try to prevent sound from the garden disturbing the occupiers. The agent has said that an acoustic specialists report can be provided if required as a condition to show that the fence will be effective. If Members are in favour of the application it would be better if approval was granted subject to a satisfactory report being submitted rather than approve with a condition in case the necessary sound reduction cannot be achieved.
- 4.5 The proposed opening hours of the pub are 07.00am – 00.30 Sunday to Wednesday and 07.00am – 01.30am Thursday to Saturday with an additional hour on certain other days through the year. There are no planning conditions restricting the opening hours of other pubs in the area and in any case the

general opening hours of the pub can be controlled by licence. Members may however feel that the use of the beer garden should be restricted in the interests of the amenities of the neighbour. With the recent application for the refurbishment and use of the roof terrace at Lower Esplanade the use of the roof was conditioned to close at 10pm and it may be reasonable to impose a similar condition here.

- 4.6 Providing the potential for nuisance to the neighbour can be overcome, the proposal is considered to be acceptable and will add to the variety and vitality of the town centre in accordance with the aims of the saved policies in the Borough-Wide Local Plan and the emerging policy CS7 of the Local Plan Core Strategy.

5 RECOMMENDATION :-

- 5.1 Approve – subject to the submission of a satisfactory acoustic report and possible restriction on hours for the beer garden.
- 5.2 The proposal complies with policies SHP4, BNV10, BNV16 and BNV19 of the Borough-Wide Local Plan.

S

David Lawrence Skoyles
21 - 19, Duke Road, Gorleston-on-Sea, Gt. Yarmouth, Norfolk.
NR31 6LL
Telephone 01493 668146

Application: 06/15/0481/F.

16th September 2015

Dear Sir/Madam,

Until I have seen a more detailed plan of Weatherstones proposals I am limited to my complete and exact fears.

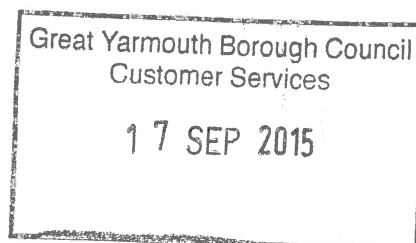
When these proposals are available I will list my concerns:-

1. Windows over looking my property (privacy)
2. Noise level
3. Odours
4. Damage to Solar Panels
5. Reduction in efficiency of Solar Panels (loss of Income)
6. Beer garden/Outdoor drinking / Bin Store / Smoking area, possible areas of Noise, Smells, Loud and Bad Behavior. etc
7. Loading, Bin Store etc too close.
8. Loss of Sunlight = Loss of Income from PV Panels

Thank you.

Yours Faithfully.

[Redacted Signature]



Elaine Helsdon

From: vaughan.com@thehotelvictoria.co.uk
Sent: 08 September 2015 13:41
To: plan
Cc: Lisa Cutter
Subject: planning application 06/150481/f

Dear Sirs,

I wish to oppose the above planning application my reasons being are that my wife and i live in on duke road with my property backing onto the car park, with the current retail units (farm foods and wilkos) having restricted delivery times first thing in the morning before the car park is busy between 6am and 8am by articulated lorries and assuming wetherspoons delivery lorries will be subject to the same restrictions the noise from the car park is unbearable especially at that time of day with no noise pollution to dull the sound, My second point being the road infrastructure around the proposed site are not made for lorries of this size as has been proven by the now empty retail unit on the corner of duke road which has been struck twice by delivery lorries who cannot turn at such an angle, Is there a delivery strategy in place in regards to not using the narrow streets around the site, will there be a restricted opening and closing times, will the surrounding roads be made permit parking so local residents without drive ways can park, or will the car park become free parking to wetherspoons guests, I note that our local MP has backed the scheme from his office in London and I have no doubt that a good will gesture to the council will be passed, Whilst I am a lifelong Gorleston resident it is now time to move before the demolition and rebuilding begins which will de-value our property! There is an old saying which is if you don't like the noise don't buy a house next to a pub, the reverse is true too!

I wish I had something positive to say about the planning proposal but with the current closure of public houses in the Gorleston area I do not see this as enhancement to the high street

I await your reply in anticipation

Vaughan and lisa Cutter

Application Reference 06/19/081/E

Attachments

Invalid Consultee Comment? ☐

Copy to existing Consultee? ☐

Name Norman Ward

Address 12 Pier Plain

Post Code NR31 6PE

Telephone

Email Address

For or Against SUP Support

Speak at Committee ☐

It will add a different experience in the High Street. No piped music, audible TV or entertainment attracts another clientele.

Date Entered 11-09-2015

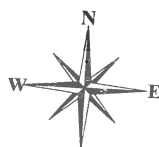
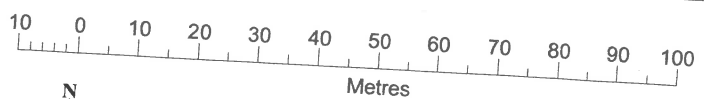
Internet Reference OWPC511

SITE NOTICE
06/15/0481/F



GREAT YARMOUTH
BOROUGH COUNCIL

Property Services,
Town Hall, Great Yarmouth,
Norfolk. NR30 2QF



Scale = 1:1250 @ A4

Reference: 06/15/0476/F

Parish: Gorleston

Officer: Mr G Clarke

Expiry Date: 07-10-2015

Applicant: Mr A Goodhand

Proposal: Renewal of planning permission 06/10/0509/F for play area for childrens nursery

Site: House of Fun Nursery
Unit 45
Longs Industrial Estate
Englands Lane
Gorleston

REPORT

1 Background / History :-

- 1.1 The site involved in the application was formerly a sloping area of overgrown land adjoining the rear gardens of houses on Lowestoft Road and separating those houses from the units on the Longs Industrial Estate. The site is approximately 40m long and a maximum of 5m in width, the rear gardens of the houses vary in length from 7m to 10m.
- 1.2 In 2004 planning permission was granted for the use of the land as a play area for the adjacent children's nursery (06/04/0652/CU), this permission was granted for a temporary period of one year to allow the effects of the use to be monitored. There were conditions restricting the hours of use to 9.30am – 11.30am and 2.00pm – 4.00pm and by no more than 12 children at any time. In 2005 planning permission was renewed, this was again granted on a temporary basis with the same limits on hours of use and number of children but for a longer period of five years (06/05/0441/F).
- 1.3 A further temporary permission was granted in 2010 (06/10/0509/F) with the same conditions as before, the applicant had asked if permission could be granted on a permanent basis without restrictions on hours or numbers of children but as there had been objections from residents it was felt that the same conditions should continue. The applicant appealed against the conditions and the appeal was partly allowed with regard to the hours of use,

which were extended to 9am to 4.30pm, but the Inspector felt that the number of children should remain the same and the permission should be temporary to allow the effect of the extended hours to be considered.

2 Consultations :-

- 2.1 Neighbours/Article 15 Notice – 1 letter of objection signed by 5 residents has been received a copy of which is attached, the objection is on the basis of noise from the play area which affects the use of the residents' gardens and houses.
- 2.2 Environmental Health Officer – I have no objections to the renewal of planning permission.
- 2.3 Highways – no objection.

3 Policy :-

3.1 POLICY REC1

SUBJECT TO A PROPOSAL MEETING THE FOLLOWING CRITERIA, THE COUNCIL WILL GRANT PLANNING PERMISSION FOR SPORTS AND RECREATIONAL FACILITIES PROVIDED THAT:

- A) THE SITE IS WELL LOCATED TO MEET THE NEEDS OF PERSONS WHO WOULD USE THE DEVELOPMENT;
- B) ADEQUATE ACCESS, PARKING AND SERVICING ARRANGEMENTS CAN BE PROVIDED, WITH PARKING MEETING THE STANDARDS INCLUDED AT APPENDIX (A) TO CHAPTER 3;
- C) THE APPROACH ROADS SERVING THE DEVELOPMENT CAN ACCOMMODATE SATISFACTORILY THE TRAFFIC LIKELY TO BE GENERATED BY THE DEVELOPMENT;
- D) THE DEVELOPMENT OR ASSOCIATED ACTIVITIES WOULD NOT BE SIGNIFICANTLY DETRIMENTAL TO THE RESIDENTIAL AMENITY OF THOSE LIVING IN THE AREA OR TO THE USERS OF ADJOINING PROPERTY OR LAND;
- E) THE SCALE, FORM AND DESIGN OF ANY BUILT DEVELOPMENT WOULD BE COMPATIBLE WITH ITS SURROUNDINGS, AND NOT DETRACT SIGNIFICANTLY FROM THE CHARACTER OF THE AREA OR THE LANDSCAPE;
- F) THE DEVELOPMENT WOULD NOT HAVE A SIGNIFICANT ADVERSE EFFECT ON ENVIRONMENTALLY SENSITIVE SITES OR IMPORTANT WILDLIFE HABITATS.

(Objective: To achieve an adequate level of facilities whilst protecting the environment.)

4 Assessment :-

- 4.1 When planning permission was granted in 2000 (06/00/0826/F) for the demolition of selected industrial units and sub-division/refurbishment of selected units on the Industrial Estate the units nearest the houses on Lowestoft Road were limited to Business or Storage and Distribution (uses that should not create a noise nuisance) in order to try to reduce any adverse effects on those properties.
- 4.2 The area of land involved in the application is immediately behind the rear gardens of the adjoining dwellings and to the west of unit 45 which is in use as a nursery. The nursery use itself does not cause any noise nuisance and complies with the aims of the 2000 planning permission in forming a buffer between the general industrial uses to the east and the dwellings to the west. Under current guidelines the nursery has to have access to an outside play area and the only area available for this use is the land between the building and the houses.
- 4.3 The applicant has submitted a letter with the application asking if the permission could now be granted on a permanent basis and with an increase in the number of children from 12 to 16 (copy attached). The play area has been operating since 2004 and is now an integral part of the nursery, the use has caused noise problems and from the letter of objection it seems that there are still problems at times although the Environmental Health Officer has not received any complaints and has no objections to the continued use.
- 4.4 The difficulty with the application is balancing the needs of the nursery with minimising the effects of the use on the adjoining residents, in considering the appeal the Inspector allowed the hours of use to be extended but still felt that the restriction on numbers was necessary to help to limit noise. The main criterion of Policy REC1 in connection with this application is (D) which states that the use should not be significantly detrimental to the residential amenity of those living in the area or to the users of adjoining property or land.
- 4.5 Neighbours have objected to the renewal on the grounds of noise but there is no evidence of sustained complaints to the Council and without a history of complaints on a regular basis it would be difficult to say that the use has caused a significant adverse effect on residential amenity. If the use causes a noise nuisance on a continuous basis this can be dealt with by Environmental

Health and as the play area has now been operating for eleven years it would be difficult to justify a further temporary permission. It is therefore considered that permission can be granted on a permanent basis but with the same conditions on hours of use and numbers of children in order to reduce the effects on neighbours as much as possible.

5 RECOMMENDATION :-

- 5.1 Approve, permanent consent – the proposal complies with Policy REC1
- 5.2 Approval should be subject to conditions limiting the hours of use to 9am to 4.30pm and no more than 12 children at any one time.

12 September 2015 AUK 15/9/15

S

Great Yarmouth Council
Planning Services.



Ref. Planning Application ~~PP06/10/0509 F~~

Thank you for your recent letter regarding
the above 06/15/0476/F

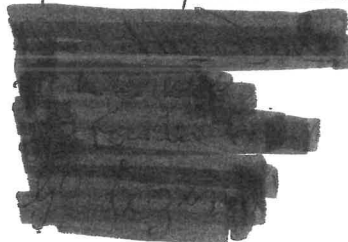
We the undersigned wish to make the following comment:

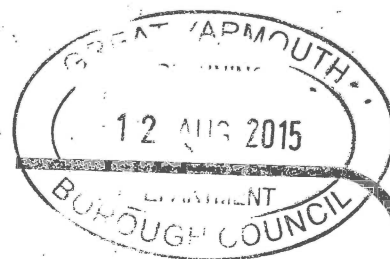
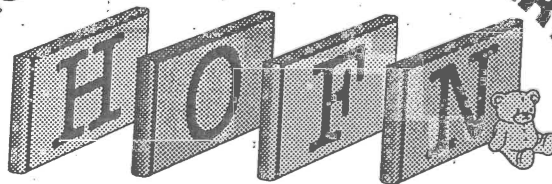
The general view is that the Nursery has failed to honour it's commitments as to the supervision of the children during playtimes. When the children are out in the play area, the noise can be unbearable at times. The consequence of this is that, as residents we are unable to enjoy the use of our gardens during the best part of the day. We can't even open our windows without being impacted by the noise.

We would also like to point out that the levels of noise are causing a blight on our properties and will have a negative impact on the saleability of them.

Signed

 -23 LOWESTOFT RD

 27 Lowestoft Road
29 Lowestoft Road.
25 " "
33 " "



The Childcare Professionals 06/15/0476/F

The 5 year renewal of our garden usage application is due on 28th September 2015.

At the last application in 2010 our planning permission No 06/10/0509/F was granted.

However, we asked for a slight extension of garden time and went through the appeal process. Appeal Ref: APP/U2615/A/11/2147628.

Which deleted condition 2 and substituted the condition with:

- 1) The use of the land as a play area shall not take place outside the hours of 9am to 4.30pm (Inspector P.R. Crysell).

Since that time the nursery has adhered to the planning guidelines, which we would like to continue in this planning application.

Since 2010 we have been in contact with our neighbours regularly and have always tried to be approachable with any queries, altering equipment etc. in the garden if the neighbours had any concerns.

With regard to this planning application we would ask if the terms could be changed from Temporary to a Permanent arrangement.

We would also appreciate you taking into consideration, that due to the large number of children we have within the nursery, the present number of only 12 children allowed in the garden at any one time restricts the access of all children going into the garden. Staff to child ratio's in some age groups is 1:8 and as such it would be greatly beneficial to us, if we could increase the number to 16 children in the garden to run in line with this ratio.

In what is considered to be a socially deprived community, our provision can often be the only means by which children can safely access an outdoor area.

As we have tried to stress in the past, we feel that it is the level of noise that needs to be given due consideration and not the number of children.

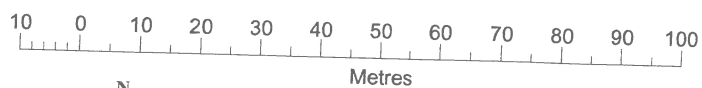
We have assured the neighbours of this, when we have spoken to them, and asked them to inform us immediately if there is a cause for concern.

To accommodate the needs of the children as well as those of the residents we have incorporated discrete areas within the garden to both stimulate the children's imagination and keep the noise at a manageable level.



GREAT YARMOUTH
BOROUGH COUNCIL

Planning and Development Department,
Trafalgar House, Greyfriars Way,
Great Yarmouth, Norfolk. NR30 2QE



Scale = 1:1250 @ A4

PLANNING APPLICATIONS CLEARED BETWEEN 01-SEP-15 AND 30-SEP-15 FOLLOWING DETERMINATION BY THE GROUP MANAGER (PLANNING) UNDER DELEGATED POWERS

REFERENCE	06/15/0413/A
PARISH	Bradwell N 1
PROPOSAL	1 x Non Illuminated Fascia, 1 x Internally Illuminated Projector 2 x Non Illuminated window vinyls signs
SITE	Millwood Surgery Mill Lane Bradwell GREAT YARMOUTH NR31 8HS
APPLICANT	Bestway Group
DECISION	ADV. CONSENT

REFERENCE	06/15/0415/PDE
PARISH	Bradwell N 1
PROPOSAL	Notification of a larger home extension - garden room
SITE	5 Lark Way Bradwell GREAT YARMOUTH NR31 8FB
APPLICANT	Mr & Mrs M Baxter
DECISION	PERMITTED DEV.

REFERENCE	06/15/0433/EU
PARISH	Bradwell N 1
PROPOSAL	Certificate of proposed lawful development for rear dormer
SITE	2 Yew Tree Close Bradwell GREAT YARMOUTH5 NR31 8NZ
APPLICANT	Mr R Lynes
DECISION	EST/LAW USE REF

REFERENCE	06/15/0436/F
PARISH	Bradwell N 1
PROPOSAL	Proposed first floor extension
SITE	8 Shire Avenue Bradwell GREAT YARMOUTH NR31 9UB
APPLICANT	Mr S Burrage
DECISION	APPROVE

REFERENCE	06/15/0445/F
PARISH	Bradwell N 1
PROPOSAL	Detached new garage
SITE	1 Cherry Close Bradwell GREAT YARMOUTH NR31 8HZ
APPLICANT	Mr P Houghton
DECISION	APPROVE

PLANNING APPLICATIONS CLEARED BETWEEN 01-SEP-15 AND 30-SEP-15 FOLLOWING DETERMINATION BY THE GROUP MANAGER (PLANNING) UNDER DELEGATED POWERS

REFERENCE	06/15/0473/SU
PARISH	Bradwell N 1
PROPOSAL	Rear extn to provide 2 thermal suites, side extn for new entrance; 2 storey front extn to provide fitness facility
SITE	Phoenix Pool Widgeon Close Bradwell GREAT YARMOUTH
APPLICANT	Great Yarmouth Borough Council
DECISION	APPROVE
<hr/>	
REFERENCE	06/15/0294/F
PARISH	Bradwell S 2
PROPOSAL	Proposed detached house
SITE	2 Roseview Close (Adjacent) Bradwell GREAT YARMOUTH NR31 8UP
APPLICANT	Mr C Pitchers
DECISION	APPROVE
<hr/>	
REFERENCE	06/15/0430/F
PARISH	Bradwell S 2
PROPOSAL	Proposed new entrance gates and walls
SITE	Hobland Hall Hobland Road Bradwell GREAT YARMOUTH NR31 0HS
APPLICANT	Mr & Mrs McGovern
DECISION	APPROVE
<hr/>	
REFERENCE	06/15/0520/CD
PARISH	Bradwell S 2
PROPOSAL	Construct new shared driveway together w/visibility splays & 2 additional dwellings - DoC 8 & 9 PP 06/14/0697/F
SITE	16 Crab Lane Bradwell Norfolk
APPLICANT	Mr J Leighton
DECISION	APPROVE (CONDITIONS)
<hr/>	
REFERENCE	06/15/0426/F
PARISH	Burgh Castle 10
PROPOSAL	Demolish front wall and form dropped kerb
SITE	41 Butt Lane Burgh Castle GREAT YARMOUTH NR31 9PU
APPLICANT	Mr J Larke
DECISION	APPROVE
<hr/>	
REFERENCE	06/15/0457/F
PARISH	Burgh Castle 10
PROPOSAL	Extension of occupancy period to 1st February to 14th January of the following year
SITE	Cherry Tree Holiday Park Mill Road Burgh Castle GREAT YARMOUTH NR31 9QR
APPLICANT	Parkdean Holiday Parks Ltd
DECISION	APPROVE
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PLANNING APPLICATIONS CLEARED BETWEEN 01-SEP-15 AND 30-SEP-15 FOLLOWING DETERMINATION BY THE GROUP MANAGER (PLANNING) UNDER DELEGATED POWERS

REFERENCE	06/15/0465/F
PARISH	Burgh Castle 10
PROPOSAL	Retrospective store and walk-in freezer and cladding of same
SITE	Queens Head Public House High Road Burgh Castle GREAT YARMOUTH NR31 9Q
APPLICANT	Mr D James
DECISION	APPROVE
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REFERENCE	06/15/0488/CD
PARISH	Burgh Castle 10
PROPOSAL	Proposed 5 no. residential dwellings - discharge condition 3 re PP06/14/0429/F
SITE	Gleneagles (land adj) Butt Lane Burgh Castle GREAT YARMOUTH NR31 9PY
APPLICANT	Mr E Foster
DECISION	APPROVE (CONDITIONS)
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REFERENCE	06/15/0418/F
PARISH	Caister On Sea 3
PROPOSAL	Single storey front extension to enlarge porch and cloakroom, cladding in lieu of render to front panel
SITE	3 Gaywood Close Caister GREAT YARMOUTH NR30 5RD
APPLICANT	Mr & Ms C & M Brunson & Knight
DECISION	APPROVE
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REFERENCE	06/15/0435/F
PARISH	Caister On Sea 3
PROPOSAL	Rear extension and increase in roof height to provide first floor accommodation
SITE	39 Second Avenue Les Closios Caister on Sea GREAT YARMOUTH NR30 5NW
APPLICANT	Mr T Whetton
DECISION	REFUSED
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REFERENCE	06/15/0474/F
PARISH	Caister On Sea 3
PROPOSAL	Proposed 2 storey rear extension
SITE	87 Covent Garden Road Caister GREAT YARMOUTH
APPLICANT	Mr & Mrs Haylett
DECISION	APPROVE
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REFERENCE	06/15/0468/F
PARISH	Caister On Sea 4
PROPOSAL	Conservatory extension to front of dwelling - Re-submission
SITE	40 Belstead Avenue Caister GREAT YARMOUTH NR30 5BB
APPLICANT	Mrs D Pattison
DECISION	APPROVE
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PLANNING APPLICATIONS CLEARED BETWEEN 01-SEP-15 AND 30-SEP-15 FOLLOWING DETERMINATION BY THE GROUP MANAGER (PLANNING) UNDER DELEGATED POWERS

REFERENCE	06/15/0386/F
PARISH	Fleggburgh 6
PROPOSAL	Three brick piers and two wood en gates across drive entry plus concrete block paving to drive area.
SITE	Mardle House Mill Lane Fleggburgh GREAT YARMOUTH NR29 3AW
APPLICANT	Mrs S Ashton
DECISION	APPROVE
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REFERENCE	06/15/0427/F
PARISH	Fleggburgh 6
PROPOSAL	First floor extension over existing ground floor garage
SITE	3 Fir Tree Close Mill Lane Fleggburgh GREAT YARMOUTH NR29 3DU
APPLICANT	Mr G Higgins
DECISION	APPROVE
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REFERENCE	06/15/0425/F
PARISH	Fritton/St Olaves 10
PROPOSAL	Proposed single storey side extension
SITE	7 Priory Road St Olaves GREAT YARMOUTH NR31 9HQ
APPLICANT	Mr & Mrs Brzeczek
DECISION	APPROVE
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REFERENCE	06/15/0335/A
PARISH	Great Yarmouth 5
PROPOSAL	Internally illuminated fascia sign. Internally illuminated projecting sign and non- illuminated service menu board
SITE	73/75 Magdalen Way Coop Pharmacy Gorleston GREAT YARMOUTH NR31 7AA
APPLICANT	Bestway Group
DECISION	ADV. CONSENT
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REFERENCE	06/15/0336/F
PARISH	Great Yarmouth 5
PROPOSAL	Rear single storey extension
SITE	The Magdalen Arms Magdalen Way Gorleston GREAT YARMOUTH NR31 7BN
APPLICANT	Mr T Davies
DECISION	APPROVE
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REFERENCE	06/15/0416/CU
PARISH	Great Yarmouth 5
PROPOSAL	Change of use from public house with residential accommodation to wholly residential
SITE	5 Ferry Hill Ferry Boat Inn Gorleston GREAT YARMOUTH NR31 0PD
APPLICANT	Mrs S Bracey
DECISION	APPROVE
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PLANNING APPLICATIONS CLEARED BETWEEN 01-SEP-15 AND 30-SEP-15 FOLLOWING DETERMINATION BY THE GROUP MANAGER (PLANNING) UNDER DELEGATED POWERS

REFERENCE PARISH PROPOSAL SITE APPLICANT DECISION	06/15/0429/CU Great Yarmouth 5 Change of use from dental surgery and dwelling to dwelling only 291 Beccles Road Gorleston GREAT YARMOUTH NR31 8DD Mr R Copson APPROVE
REFERENCE PARISH PROPOSAL SITE APPLICANT DECISION	06/15/0396/F Great Yarmouth 7 Two-storey and single storey rear extensions 28 Buxton Avenue Gorleston GREAT YARMOUTH NR31 6HG Mr S Tovell APPROVE
REFERENCE PARISH PROPOSAL SITE APPLICANT DECISION	06/15/0417/F Great Yarmouth 7 Proposed single storey rear extension 2A Victoria Road Gorleston GREAT YARMOUTH NR31 6EH Mrs A Mcdonald APPROVE
REFERENCE PARISH PROPOSAL SITE APPLICANT DECISION	06/15/0458/F Great Yarmouth 7 Removal of condition 3 of planning permission 06/06/0615/F - re: obscure glazing in bedroom window 38 Cliff Hill Gorleston GREAT YARMOUTH NR31 6DQ Barbara Brett APPROVE
REFERENCE PARISH PROPOSAL SITE APPLICANT DECISION	06/15/0463/F Great Yarmouth 7 Proposed sub-division of garden and construction of detached house and garage. Two dormers to front of no. 23 23 Park Road Gorleston GREAT YARMOUTH Mr C Colman APPROVE
REFERENCE PARISH PROPOSAL SITE APPLICANT DECISION	06/14/0456/F Great Yarmouth 9 New shop front and shutter 11 Southtown Road Great Yarmouth Norfolk NR31 0HU Mr S Arzyanayagam APPROVE

PLANNING APPLICATIONS CLEARED BETWEEN 01-SEP-15 AND 30-SEP-15 FOLLOWING DETERMINATION BY THE GROUP MANAGER (PLANNING) UNDER DELEGATED POWERS

REFERENCE PARISH PROPOSAL SITE APPLICANT DECISION	06/15/0201/F Great Yarmouth 9 Conversion of redundant former builders office/storage premises to two town houses 12A Saw Mill Lane Cobholm GREAT YARMOUTH NR31 0AE Optimum Rent Limited APPROVE
REFERENCE PARISH PROPOSAL SITE APPLICANT DECISION	06/15/0447/F Great Yarmouth 9 Siting of catering van on car park Units G2-G4 Boundary Road Hanover House Harfreys Industrial Estate GREAT YARMOUTH NR31 0LY Mr D Church APPROVE
REFERENCE PARISH PROPOSAL SITE APPLICANT DECISION	06/15/0449/F Great Yarmouth 11 Variation of condition 7 re: PP 06/14/0142/F - Fell the trees and agree replanting scheme 12 Connaught Avenue Gorleston GREAT YARMOUTH NR31 7LU Mr R Henwood APPROVE
REFERENCE PARISH PROPOSAL SITE APPLICANT DECISION	06/15/0129/CU Great Yarmouth 14 Change of use from C3 (dwelling house) to C4 (house in multiple occupation) 39 Crown Road GREAT YARMOUTH Norfolk NR30 2JH Mrs S Farrell REFUSED
REFERENCE PARISH PROPOSAL SITE APPLICANT DECISION	06/15/0240/CU Great Yarmouth 14 Change of use from dwelling house to house in multiple occupation up to six residents 45 Nelson Road South GREAT YARMOUTH Norfolk NR30 3JA Mr G Cracknell REFUSED
REFERENCE PARISH PROPOSAL SITE APPLICANT DECISION	06/15/0243/LB Great Yarmouth 14 Renewal of Planning Permission 06/10/0189/LB. Installation of UPVC windows at second floor on eastern elevations 59 Marine Parade Britannia Tearooms GREAT YARMOUTH NR30 2EJ Mrs A Wickham LIST.BLD.APP

PLANNING APPLICATIONS CLEARED BETWEEN 01-SEP-15 AND 30-SEP-15 FOLLOWING DETERMINATION BY THE GROUP MANAGER (PLANNING) UNDER DELEGATED POWERS

REFERENCE PARISH PROPOSAL SITE APPLICANT DECISION	06/15/0381/F Great Yarmouth 14 Erection of one pair of semi - detached houses with parking spaces Albert Gate Road (Land at) GREAT YARMOUTH Norfolk NR30 3HN Mr A Raby APPROVE
REFERENCE PARISH PROPOSAL SITE APPLICANT DECISION	06/15/0387/F Great Yarmouth 14 Proposed change of use from hostel to 7 no. residential flats and 2 bedsits 5/6 Nelson Road South GREAT YARMOUTH Norfolk NR30 3JA Mr P Couma REFUSED
REFERENCE PARISH PROPOSAL SITE APPLICANT DECISION	06/15/0428/A Great Yarmouth 14 1 non-illuminated fascia, 1 int illuminated projector, 1 non illuminated tray & 1 1 window vinyl graphics sign 57-58 King Street GREAT YARMOUTH Norfolk NR30 2PN Bestway Group ADV. CONSENT
REFERENCE PARISH PROPOSAL SITE APPLICANT DECISION	06/15/0442/CU Great Yarmouth 14 Change of use from residential dwelling to hotel (extension to existing Andover Hotel) 27 Camperdown GREAT YARMOUTH Norfolk NR30 3JB Andover Hotel APPROVE
REFERENCE PARISH PROPOSAL SITE APPLICANT DECISION	06/15/0453/F Great Yarmouth 14 Refurbish & reconfigure shop front to include new straightened glazing facilitating a 5 sqm extn 114 Regent Road McDonald's Restaurant GREAT YARMOUTH NR30 2AB McDonald's Restaurants Ltd APPROVE
REFERENCE PARISH PROPOSAL SITE APPLICANT DECISION	06/15/0455/A Great Yarmouth 14 Installation of 2 no new fascia signs and 1 no projecting sign 114 Regent Road McDonald's Restaurant GREAT YARMOUTH NR30 2AB McDonald's Restaurants Ltd ADV. CONSENT

PLANNING APPLICATIONS CLEARED BETWEEN 01-SEP-15 AND 30-SEP-15 FOLLOWING DETERMINATION BY THE GROUP MANAGER (PLANNING) UNDER DELEGATED POWERS

REFERENCE PARISH PROPOSAL	06/15/0472/F Great Yarmouth 14 Front corner balcony to 2nd floor
SITE	Purdy House 150 King Street GREAT YARMOUTH NR30 2PA
APPLICANT DECISION	Mr M Dakers APPROVE
REFERENCE PARISH PROPOSAL	06/15/0344/F Great Yarmouth 15 New entrance to existing classrooms with ramp access, new canopy overhead and new timber entrance gates
SITE	St Nicholas Priory Middle School Market Place GREAT YARMOUTH NR30 1NL
APPLICANT DECISION	Mrs S Bond APPROVE
REFERENCE PARISH PROPOSAL	06/15/0351/LB Great Yarmouth 15 Retrospective application for new staircase and works to basement
SITE	12 Market Row GREAT YARMOUTH Norfolk NR30 1PB
APPLICANT DECISION	Mr T Weymouth LIST.BLD.APP
REFERENCE PARISH PROPOSAL	06/15/0353/A Great Yarmouth 15 Seven new signs
SITE	Aldi North Quay GREAT YARMOUTH NR30 1JT
APPLICANT DECISION	Aldi Stores Ltd - Chelmsford ADV. CONSENT
REFERENCE PARISH PROPOSAL	06/15/0357/F Great Yarmouth 15 Proposed conversion of existing house into 2 no. residential flats
SITE	12 Garrison Road GREAT YARMOUTH Norfolk NR30 1PZ
APPLICANT DECISION	Mr B Elmadhi REFUSED
REFERENCE PARISH PROPOSAL	06/15/0422/F Great Yarmouth 15 Extension to rear for storage of shoes
SITE	19 & 19A Regent Road GREAT YARMOUTH Norfolk NR30 2AF
APPLICANT DECISION	Mr P Rackham APPROVE

PLANNING APPLICATIONS CLEARED BETWEEN 01-SEP-15 AND 30-SEP-15 FOLLOWING DETERMINATION BY THE GROUP MANAGER (PLANNING) UNDER DELEGATED POWERS

REFERENCE	06/15/0478/F
PARISH	Great Yarmouth 15
PROPOSAL	Retrospective use of 78 Marine Parade from hotel to hotel, restaurant and bar
SITE	78 Marine Parade GREAT YARMOUTH
APPLICANT	Norfolk NR30 2DH
DECISION	The Pub on the Prom APPROVE

REFERENCE	06/15/0298/F
PARISH	Great Yarmouth 19
PROPOSAL	Renewal of planning permission no. 06/14/0141/F for use of part of waste land to site a burger van
SITE	Pages Amusements (Land adj) Pier Gardens Gorleston GREAT YARMOUTH NR31 6PP
APPLICANT	Ms D King
DECISION	APPROVE

REFERENCE	06/15/0403/F
PARISH	Great Yarmouth 19
PROPOSAL	Change of use and extension to create Gorleston Community Heritage Centre with tearoom
SITE	51 Church Road Ivy Lodge Gorleston GREAT YARMOUTH NR31 6NJ
APPLICANT	Mrs V Mileham
DECISION	APPROVE

REFERENCE	06/15/0406/M
PARISH	Great Yarmouth 19
PROPOSAL	Demolition of 2/3 Beach Road former Kerseys Motorcycle Garage
SITE	2/3 Beach Road Gorleston GREAT YARMOUTH Norfolk
APPLICANT	Mr D Scales
DECISION	PERMITTED DEV.

REFERENCE	06/15/0443/F
PARISH	Great Yarmouth 19
PROPOSAL	Proposed porch
SITE	26 Beach Road Gorleston GREAT YARMOUTH NR31 6BS
APPLICANT	Mr C Preston
DECISION	APPROVE

REFERENCE	06/15/0452/A
PARISH	Great Yarmouth 19
PROPOSAL	Panel and post sign
SITE	East Norfolk Sixth Form College Church Lane Gorleston GREAT YARMOUTH NR31 7BX
APPLICANT	Mr P Wishart
DECISION	ADV. CONSENT

PLANNING APPLICATIONS CLEARED BETWEEN 01-SEP-15 AND 30-SEP-15 FOLLOWING DETERMINATION BY THE GROUP MANAGER (PLANNING) UNDER DELEGATED POWERS

REFERENCE PARISH PROPOSAL	06/15/0456/F Great Yarmouth 19 Proposed annexe and garage
SITE	30 Albemarle Road Gorleston GREAT YARMOUTH NR31 7AR
APPLICANT DECISION	Mr T Morley APPROVE
REFERENCE PARISH PROPOSAL	06/15/0466/A Great Yarmouth 19 1 externally illuminated fascia sign and 1 internally illuminated projecting sign
SITE	8 Lowestoft Road Gorleston GREAT YARMOUTH
APPLICANT DECISION	Bestway Group ADV. CONSENT
REFERENCE PARISH PROPOSAL	06/15/0471/F Great Yarmouth 19 Proposed garage
SITE	15 Recreation Road Gorleston GREAT YARMOUTH NR31 6LX
APPLICANT DECISION	Mr P Edwards APPROVE
REFERENCE PARISH PROPOSAL	06/15/0383/MM Great Yarmouth 21 GPDO Part 16 application - for proposed 4G (fourth generation) upgrade to existing equipment
SITE	Beatty Road GREAT YARMOUTH Norfolk NR30 4BA
APPLICANT DECISION	Hutchinson3g UK NO OBJECTION
REFERENCE PARISH PROPOSAL	06/15/0389/F Great Yarmouth 21 Single storey side extension
SITE	43 Salisbury Road GREAT YARMOUTH Norfolk
APPLICANT DECISION	Mr S Taylor APPROVE
REFERENCE PARISH PROPOSAL	06/15/0130/PDC Hemsby 8 Details of Prior Approval - Proposed change of use from shop to self contained residential flat
SITE	8 Ormesby Road Hemsby GREAT YARMOUTH NR29 4AA
APPLICANT DECISION	Mrs Williams PERMITTED DEV.

PLANNING APPLICATIONS CLEARED BETWEEN 01-SEP-15 AND 30-SEP-15 FOLLOWING DETERMINATION BY THE GROUP MANAGER (PLANNING) UNDER DELEGATED POWERS

REFERENCE	06/15/0291/A
PARISH	Hemsby 8
PROPOSAL	Erect hoarding ' Welcome to Hemsby and Newport'
SITE	Yarmouth Road Hemsby Megamaze Hemsby
	GREAT YARMOUTH NR29 4NL
APPLICANT	Mr J Gray
DECISION	ADV. CONSENT

REFERENCE	06/15/0410/PDE
PARISH	Hemsby 8
PROPOSAL	Notification of a larger home extension - removal of sun room, garage & erection of single storey flat roof
SITE	Field View Winterton Road Hemsby
	GREAT YARMOUTH NR29 4HH
APPLICANT	Mr J Plowman
DECISION	PERMITTED DEV.

REFERENCE	06/15/0402/F
PARISH	Hopton On Sea 2
PROPOSAL	En-suite and dressing room extension over existing garage
SITE	19 Watsons Close Hopton
	GREAT YARMOUTH NR31 9BJ
APPLICANT	Mr C Peace
DECISION	APPROVE

REFERENCE	06/15/0421/F
PARISH	Hopton On Sea 2
PROPOSAL	Proposed first floor extension over existing balcony to form a covered balcony
SITE	92 Links Road Gorleston (Parish of Hopton)
	GREAT YARMOUTH NR31 6JX
APPLICANT	Mr J Elliot
DECISION	APPROVE

REFERENCE	06/15/0464/D
PARISH	Martham 13
PROPOSAL	Proposed development of three single storey dwellings with garages
SITE	Holly Close Martham
	GREAT YARMOUTH NR29 4SA
APPLICANT	Herringfleet Developments Ltd
DECISION	APP. DETAILS

REFERENCE	06/15/0349/F
PARISH	Ormesby St.Marg 16
PROPOSAL	Demolition of existing dwelling and replacement with 2 bedroom bungalow
SITE	43 California Crescent California Scrabby
	GREAT YARMOUTH NR29 3QP
APPLICANT	Mr & Mrs Ruff
DECISION	APPROVE

PLANNING APPLICATIONS CLEARED BETWEEN 01-SEP-15 AND 30-SEP-15 FOLLOWING DETERMINATION BY THE GROUP MANAGER (PLANNING) UNDER DELEGATED POWERS

REFERENCE	06/15/0404/A
PARISH	Ormesby St.Marg 16
PROPOSAL	3 externally illuminated fascia signs,1 non-illuminated service menu board & 7 non- illuminated window vinyl signs
SITE	2 Cromer Road Ormesby St Margaret
APPLICANT	GREAT YARMOUTH NR29 3RH
DECISION	Bestway Group ADV. CONSENT
REFERENCE	06/15/0409/F
PARISH	Ormesby St.Marg 16
PROPOSAL	Removal of conifers & solidier course; erection of 2m high boundary enclosure
SITE	6 Crossways Ormesby St Margaret
APPLICANT	GREAT YARMOUTH NR29 3JZ
DECISION	Mr A Longhurst APPROVE
REFERENCE	06/15/0446/F
PARISH	Ormesby St.Marg 16
PROPOSAL	Proposed replacement dwelling
SITE	64 California Crescent California Scratby
APPLICANT	GREAT YARMOUTH NR29 3QP
DECISION	Mr N Wier REFUSED
REFERENCE	06/15/0484/MM
PARISH	Ormesby St.Marg 16
PROPOSAL	GPDO Part 16 Application - Upgrade of telecom apparatus
SITE	California Road California
APPLICANT	GREAT YARMOUTH NR29 3QX
DECISION	EE Ltd and Hutchinson 3G UK Ltd NO OBJECTION
REFERENCE	06/15/0432/F
PARISH	Rollesby 13
PROPOSAL	Detached car port
SITE	Field View Main Road Rollesby
APPLICANT	GREAT YARMOUTH NR29 5EH
DECISION	Mr P Cuthbert APPROVE
REFERENCE	06/15/0419/PAD
PARISH	Somerton 8
PROPOSAL	Prior approval of agricultural building (former grain store) to dwelling house (Plot 2)
SITE	Top Farm Martham Road West Somerton
APPLICANT	GREAT YARMOUTH NR29 4DH
DECISION	Mr D Kittle REFUSED

**PLANNING APPLICATIONS CLEARED BETWEEN 01-SEP-15 AND 30-SEP-15 FOLLOWING
DETERMINATION BY THE GROUP MANAGER (PLANNING) UNDER DELEGATED
POWERS**

REFERENCE	06/15/0355/F
PARISH	West Caister 4
PROPOSAL	Proposed demolition of extg house and construction of 1 no. detached house and double garage
SITE	Home Farm West Road West Caister GREAT YARMOUTH NR30 5ST
APPLICANT	Mr J Daniels
DECISION	APPROVE

REFERENCE	06/15/0273/F
PARISH	Winterton 8
PROPOSAL	Construction of detached chalet bungalow with triple garage
SITE	Bulmer Lane (Site off - Plot 3) Winterton GREAT YARMOUTH NR29 4AF
APPLICANT	Mr L Tweed
DECISION	APPROVE

* * * * End of Report * * * *