

Reference: 06/18/0601/F

Parish: Martham

Officer: Mrs G Manthorpe

Expiry Date: 11/01/19

Applicant: Mr P Hammond

Proposal: Three bungalows and garages and parking spaces.

Site: Damgate Lane Martham

REPORT

This application was reported to the Head of Planning and Policy 8 November 2018 as an application submitted by a member in a personal capacity. The Head of Planning and Policy has checked and made a record on the file that he is satisfied that it has been processed normally and the member has taken no part in the Council's processing of the application.

1. Background / History :-

- 1.1 The site comprises 1943 square metres of land with frontages to Damgate Lane and Back Lane. The land is described within the application form as vacant land.
- 1.2 There have been previous refusals, one upheld at appeal, for residential development on the land. The last application was for two detached dwellings which was refused and the appeal discussed in 1990. There have been no applications for the past 28 years.

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

- 2.1 Parish Council – No comments have been received.
- 2.2 Neighbours – Four representations have been received objecting to the proposal.
- 2.3 Highways – No objection to the application subject to conditions.
- 2.4 Water Management Alliance - No comments have been received.

- 2.5 Building Control – No adverse comments.
- 2.6 Environmental Health – No objection to the application, conditions requested.
- 2.7 Strategic Planning – No objection to the application.
- 2.8 Lead Local Flood Authority – No comments have been received.
- 2.9 Environment Agency – No comments have been received.
- 2.10 CPRE – No comments have been received.
- 2.11 Police and Architectural Liaison Officer - No comments have been received.
- 2.12 Norfolk Fire Service – No comments have been received.
- 2.16 Natural England – No comments have been received.
- 2.17 Anglian Water – Concerns over fresh water mains on the application site therefore requests a meeting to discuss pre-developments issues with the applicant.
- 2.18 Norfolk Wildlife Trust – No comments have been received
- 2.19 NHS – No comments have been received.

3 Local Policy :-

- 3.1 Local Policy - Saved Great Yarmouth Borough-Wide Local Plan Policies (2001):
- 3.2 Paragraph 213 of the National Planning Policy Framework (NPPF) states that due weight should be given to relevant policies in existing plans according to their degree of consistency with the NPPF. The closer the Local Plan is to the policies in the NPPF the greater the weight that is given to the Local Plan policy. The Great Yarmouth Borough Wide Local Plan was adopted in 2001 and the most relevant policies were 'saved' in 2007. An assessment of policies was made during the adoption of the Core Strategy December 2015 and these policies remain saved following the assessment and adoption.
- 3.3 The Saved Policies listed have all been assessed as being in general conformity with the NPPF, and add further information to the policies in the NPPF, while not

contradicting it. These policies hold the greatest weight in the determining of planning applications.

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

4 National Policy:- National Planning Policy Framework (NPPF), July 2018

- 4.1 Paragraph 2: Planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise. The National Planning Policy Framework must be taken into account in preparing the development plan, and is a material consideration in planning decisions. Planning policies and decisions must also reflect relevant international obligations and statutory requirements.
- 4.2 Paragraph 7: The purpose of the planning system is to contribute to the achievement of sustainable development. At a very high level, the objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs⁴.
- 4.3 Paragraph 8: Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):

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

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

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

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

For decision-taking this means:

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

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

i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed⁶; or

ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

- 4.5 Paragraph 48. Local planning authorities may give weight to relevant policies in emerging plans according to:

a) the stage of preparation of the emerging plan (the more advanced its preparation, the greater the weight that may be given);

b) the extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given); and

c) the degree of consistency of the relevant policies in the emerging plan to this Framework (the closer the policies in the emerging plan to the policies in the Framework, the greater the weight that may be given).

- 4.6 Paragraph 55. Planning conditions should be kept to a minimum and only imposed where they are necessary, relevant to planning and to the development to be permitted, enforceable, precise and reasonable in all other respects. Agreeing conditions early is beneficial to all parties involved in the process and can speed up decision making. Conditions that are required to be discharged before development commences should be avoided, unless there is a clear justification.

- 4.7 Paragraph 59. To support the Government's objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can

come forward where it is needed, that the needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay.

- 4.8 Paragraph 109. Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.
- 4.9 Paragraph 177 of the National Planning Policy Framework (NPPF) states that where an Appropriate Assessment is required, the presumption in favour of sustainable development (the “tilted balance”) does not apply (paragraph 11 NPPF). The application of paragraph 177 therefore means that even though it is accepted that there is not a five-year supply of deliverable housing land in the borough, the tilted balance does not apply. The applicant has not acknowledged the need for the Appropriate Assessment to be carried out and has despite this , in addition to the shadow HRA, submitted additional information detailing their assessment of impact and suggested potential measures to address such effects. The Local Planning Authority, as Competent Authority does not agree with this assessment that the Appropriate Assessment is not required. Natural England has confirmed their belief that the Council, as Competent Authority, has adequate information to carry out the Appropriate Assessment.

5 Core Strategy – Adopted 21st December 2015

- 5.1 Policy CS2: Achieving sustainable growth. This policy identifies the broad areas for growth, sets out the sustainable settlement hierarchy for the borough and two key allocations. Martham is identified as a Primary Village and is expected to receive modest housing growth over the plan period due to its range of village facilities and access to key services.
- 5.2 Policy CS3: To ensure that new residential development in the borough meets the housing needs of local people, the Council and its partners will seek to:
- a) Make provision for at least 7,140 new homes over the plan period. This will be achieved by (*extract only*):
- Focusing new development in accessible areas and those with the most capacity to accommodate new homes, in accordance with Policy CS2
 - Ensuring the efficient use of land/sites including higher densities in appropriate locations

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

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

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

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

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

5.7 Policy CS2 – Achieving sustainable growth

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

- Approximately 30% of new developments will take place in in the Primary Villages of Belton, Hemsby, Hopton on Sea, Ormersby St Margaret, Martham and Winterton –on-Sea.

5.8 Policy CS3 – Addressing the Borough's housing need

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

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

- Focusing new development in accessible areas and those with the most capacity to accommodate new homes, in accordance with Policy CS2
- Allocating two strategic Key Sites; at the Great Yarmouth Waterfront Area (Policy CS17) for approximately 1,000 additional new homes (a minimum of 350 of which will be delivered within the plan period) and at the Beacon Park Extension, South

Bradwell (Policy CS18) for approximately 1,000 additional new homes (all of which will be delivered within the plan period)

- Allocating sufficient sites through the Development Policies and Site Allocations Local Plan Document and/or Neighbourhood Development Plans, where relevant
 - Ensuring the efficient use of land/sites including higher densities in appropriate locations
 - Using a 'plan, monitor and manage' approach, which uses a split housing target to ensure that the plan is deliverable over the plan period (as shown in the Housing Trajectory: Appendix 3), to ensure the continuous maintenance of a five-year rolling supply of deliverable housing sites
- b) Encourage the effective use of the existing housing stock in line with the Council's Empty Homes Strategy
- c) Encourage the development of self-build housing schemes and support the reuse and conversion of redundant buildings into housing where appropriate and in accordance with other policies in the Local Plan
- d) Ensure that new housing addresses local housing need by incorporating a range of different tenures, sizes and types of homes to create mixed and balanced communities. The precise requirements for tenure, size and type of housing units will be negotiated on a site-by-site basis, having regard to the Strategic Housing Market Assessment, Policy CS4 and the viability of individual sites
- e) Support the provision of housing for vulnerable people and specialist housing provision, including nursing homes, residential and extra care facilities in appropriate locations and where there is an identified need
- f) Encourage all dwellings, including small dwellings, to be designed with accessibility in mind, providing flexible accommodation that is accessible to all and capable of adaptation to accommodate lifestyle changes, including the needs of the older generation and people with disabilities
- g) Promote design-led housing developments with layouts and densities that appropriately reflect the characteristics of the site and surrounding areas and make efficient use of land, in accordance with Policy CS9 and Policy CS12

6 Local finance considerations:-

- 6.1 Under Section 70(2) of the Town and Country Planning Act 1990 the council is required when determining planning applications to have regard to any local finance considerations, so far as material to the application. Local finance considerations are defined as a government grant such as new homes bonus or the Community Infrastructure Levy. It is noted that the Borough of Great

Yarmouth does not have the Community Infrastructure Levy and that this development does not include the provision of any housing. Whether or not a local finance consideration is material to a particular decision will depend on whether it could help to make the development acceptable in planning terms. It would not be appropriate to make a decision on the potential for the development to raise money for a local authority. It is assessed that financial gain does not play a part in the recommendation for the determination of this application.

7 Assessment

- 7.1 Paragraph 177 of the National Planning Policy Framework (NPPF) states that where an Appropriate Assessment is required, the presumption in favour of sustainable development (the “tilted balance”) does not apply (paragraph 11 NPPF). The application of paragraph 177 therefore means that even though it is accepted that there is not a five-year supply of deliverable housing land in the borough, the tilted balance does not apply. The applicant has not acknowledged the need for the Appropriate Assessment to be carried out and has despite this , in addition to the shadow HRA, submitted additional information detailing their assessment of impact and suggested potential measures to address such effects. The Local Planning Authority, as Competent Authority does not agree with this assessment that the Appropriate Assessment is not required. Natural England has confirmed their belief that the Council, as Competent Authority, has adequate information to carry out the Appropriate Assessment.
- 7.2 It is noted that there is a current national consultation on some changes to the revised NPPF (running until 7th December). One of the proposed areas of change (paras 39-43) is to reflect the implications of the People over Wind judgment; it is proposed that paragraph 177 of the NPPF be changed to say: “The presumption in favour of sustainable development does not apply where the plan or project is likely to have a significant effect on a habitats site (either alone or in combination with other plans or projects), unless an appropriate assessment has concluded that there will be no adverse effect from the plan or project on the integrity of the habitats site.”
- 7.3 In simple terms, the proposed change will (if implemented as proposed) largely restore the widely understood English position on mitigation to that which existed prior to the People over Wind case. This is that if any necessary proposed mitigation measures (as assessed through Appropriate Assessment) would lead to a conclusion by the Competent Authority that there would be no adverse effects on the designated habitats site, then the presumption in favour of sustainable development (paragraph 11 of the NPPF) would apply (in the event of there not being a five-year supply of deliverable housing sites). Only if the

An important factor when determining applications is whether a Local Authority has the ability to demonstrate a 5 year housing land supply. If a Local Planning Authority cannot show that they are meeting this requirement, their policies with regards to residential development will be considered to be "out of date". There is currently a housing land supply of 2.6 years (2018/19),

- 7.4 The proposal is a full application for the erection of 3 bungalows with associated curtilage and parking on an existing vacant site located on the east side of Damgate Lane in a largely residential area. The site is located in North of Martham and is outside the saved development limits from the 2001 Local Plan and also outside the development limits identified in the emerging Local Plan 2.
- 7.5 Previous applications have been submitted seeking planning permission for erection of dwellings on this site and have been refused with the most recent refusal in 1989 which was appealed and dismissed in 1990. Consultations have revealed that there is a fresh water main pipe which was drilled through under this vacant site and runs through the middle of the site and connects to the water tower at Bernsley Road and also an electricity main line which passes under the site land.
- 7.6 Discussions between The Local Authority and Anglian Water has confirmed that there are assets on the vacant site which belong to Anglian Water and prior to any developments, a pre-commencement meeting shall be held between all parties to discuss any pre-development issues which would be beneficial to both Anglian Water and the applicant.
Should the application be approved the pre commencement meeting to discuss any issues shall be held between both the applicant and Anglian Water.
- 7.7 The proposal seek to dispose of surface water by infiltration which is has not been considered a drainage strategy by Broads Drainage Board. A ground investigation to determine the infiltration potential of the site and depth of groundwater must be submitted to support this strategy to satisfy that there would be no future hazard potentials. Furthermore the proposed development would require land drainage consent in line with the Board's bye law 3.
- 7.8 A number of objections have been received from Martham Parish Council and the adjoining neighbours raising concerns regarding the proposed development's potential impacts on the public, visual amenities, highway impacts would have on the current parking issues in Damgate Lane and Staithe Road
Adjoining neighbours raised concerns that, further residential properties in Damgate Lane which is a single track road would significantly increase traffic and vehicular access. Neighbours have pointed out the potential to flood risk as

Damgate Lane acts as a massive culvert for surface water during adverse weather events due to elevated land on both sides of the application site. The Lead Local Flood Authority had been consulted and they have not objected to the proposal

- 7.9 According to Policies CS2, CS3 and the positive comments made by The Local Authority Planning Policy team, the proposed development will make a small contribution in meeting the Borough's housing needs to be delivered in Primary Villages (approximately 30%) of which Martham is part of the overall plans and goals. The proposed 3 bungalows would each have front and rear landscaped gardens, parking areas and a single garage. The proposal would also include a 5.5 metre wide access road and a diameter of 12 metres clear space turning circle thus reducing the current parking and congestion issues in Damgate Lane.
- 7.10 Assessing the impacts on the residential amenities there is a potential overlooking and a material loss of privacy impacts on the neighbours No. 54 to the north, No. 40 to the south and The Thatched Barn to the south east due to the fact that the application site is set at a level approximately 2 metres higher than the adjoining dwelling, however No 54 dwelling is set approximately 24.8 metres from the proposed bungalows Units 1 and 2 with the a detached garage close to the shared boundary and a private driveway therefore the garage would screen the adjoining neighbour from any adverse impacts.
- 7.11 There would be a distance of approximately 30 metres from the proposed bungalow Unit 3 and neighbour No. 40 and a distance of approximately 28 metres with The Thatched Barn and the adverse impacts would be too minimal to warrant a refusal of planning permission.
- 7.12 The proposed development would not harm the residential character of the Damgate Lane or would have any adverse impacts on the visual amenities and would contribute to the distinctiveness of the residential area. Although there are minimum impacts on the garden and amenity areas of the adjoining neighbours it is considered that the benefits of the proposed development on housing needs of the area outweigh the impacts on the neighbours therefore the proposal would be acceptable.
- 7.13 Although concerns of the potential adverse impacts on the local habitats and the current parking and vehicular access to properties in Damgate Lane, the proposal has adequate parking facilities which satisfies highway standards have been raised. Norfolk County Council have expressed that although Damgate Lane is a narrow road primarily suited to single file traffic, the proposed development would not result in a material increase in traffic movements, nor would it likely to give rise to a severe residual cumulative impacts in transport terms. However Norfolk County Council have stated that should the development be allowed, conditions

to ensure that the parking and traffic proposals shall be carried out in accordance with the submitted proposal and the highways specifications and shall be retained as indicated on the plans submitted. Further conditions would apply.

- 7.14 Paragraph 177 of the National Planning Policy Framework (NPPF) states that where an Appropriate Assessment is required, the presumption in favour of sustainable development (the “tilted balance”) does not apply (paragraph 11 NPPF). The application of paragraph 177 therefore means that even though it is accepted that there is not a five-year supply of deliverable housing land in the borough, the tilted balance does not apply.

8 Shadow Habitat Regulation Assessment

“European” or “Natura 2000” sites are those that are designated for their wildlife interest(s) through the Conservation of Habitats and Species Regulations 2017, and constitute the most important wildlife and habitat sites within the European Union but also domestically in the NPPF. The application site is in the vicinity of a number of Natura 2000 sites, including the Winterton and Horsey Dunes Special Area of Conservation (SAC) and North Denes Special Protection Area (SPA). The Council has an adopted policy, the “Natura 2000 policy”, prepared alongside the Part 1 Local Plan (and updated at Policy & Resources Committee on the 24th July 2018) which requires a financial contribution to be made (currently £110 per dwelling) for each house or equivalent unit of tourist accommodation. This money goes towards both monitoring Natura 2000 sites for potential harm, and funding measures to mitigate harm. The key research underpinning the need for this contribution is set out in the Habitats Regulations Assessment (HRA) for the Core Strategy which includes that the in-combination effects on the various Natura 2000 sites, principally disturbance of birds by humans and/or dogs, cannot be ruled out as potentially significant.

A recent 2018 decision by the European Court (People Over Wind and Sweetman v Coillte Teorantac (C-323/17)) has changed the position relating to mitigation; as such, mitigation measures cannot any longer be considered at the ‘screening stage’ of a (HRA). Therefore, just on the basis of the in-combination effects the effect of this application on Natura 2000 sites is assessed as potentially significant. In accordance with the regulations, upon finding that it is likely that there will be a significant effect, an Appropriate Assessment is required to be undertaken, as part of the HRA process, by the Competent Authority (which is the Council). The assessment also requires the consideration of potentially significant direct effects.

- 8.1 The HRA of the Local Plan Core Strategy identified that planned new housing has a potential to increase recreational pressures on nearby international protected wildlife sites particularly where located within 5km of such sites. Outside of the

5km distance, the Borough Council will consider the need for further assessment based on the scale and nature of the development.

8.2 The European and Internationally protected wildlife sites of relevance for this project are as follows;

- The Broads SAC
- Winterton-Horsey Dunes SAC

8.3 There have been objections from the application site's adjoining neighbours. Concerns have been raised for the potential harm to the current wild life corridor for local animal species and the disturbances to the habitats. Furthermore neighbours in Damgate Lane have pointed out that should planning permission be granted, this would allow further proposals to be submitted for planning approval thus causing overdevelopment to the villages in Martham bearing in mind that The Local Authority has approved several hundred houses to be built in Martham and a potential harm to the wildlife and habitats.

8.4 Addressing the concerns raised, the Great Yarmouth Borough Council – template for the preparation of a Shadow Habitat Regulations Assessment (HRA) for small-scale development with no 'direct effects' on internationally protected wildlife sites was used to assess any potential impacts. It is acknowledged that the application site is in close proximity to the Broads Area , It has been noted that the site is well screened with existing trees ,hedgerows and residential properties ,therefore would unlikely to have a significant impact on its settings. This if further supported by The Assistant Grounds Manager and Aboricultural Officer who pointed out that there is nothing upon the sites that is of high amenity value and with life span of over 10 years. The northern hedge is of good screening value between properties and a group of trees across the Damgate Lane of little value.

8.5 This is further justified by the confirmation by Great Yarmouth Borough Council that the proposed development proposal is within the orange zone, 400m – 2.5km and is well within the acceptable threshold set out in the template shadow HRA. The site is located within 800m south of The Broads SAC and 3.1km west of Winterton-Horsey Dunes SAC. Conclusions from the assessment are that, there is no likely significant effect on protected habitats arising solely from the proposed development. The development would contribute to the overall 'in-combination' significant adverse effect identified by the Habitats Regulation Assessment Report for the Local Plan Core Strategy, but this effect can be adequately mitigated by the Habitats Monitoring and Mitigation Strategy. The Strategy requires a payment of £300 (£110 per each additional dwelling) towards the monitoring and mitigation provided through that Strategy.

8.6 Paragraph 177 of the National Planning Policy Framework (NPPF) states that where an Appropriate Assessment is required, the presumption in favour of sustainable development (the “tilted balance”) does not apply (paragraph 11 NPPF). The application of paragraph 177 therefore means that even though it is accepted that there is not a five-year supply of deliverable housing land in the borough, the tilted balance does not apply. The applicant has not acknowledged the need for the Appropriate Assessment to be carried out and has despite this , in addition to the shadow HRA, submitted additional information detailing their assessment of impact and suggested potential measures to address such effects. The Local Planning Authority, as Competent Authority does not agree with this assessment that the Appropriate Assessment is not required. Natural England has confirmed their belief that the Council, as Competent Authority, has adequate information to carry out the Appropriate Assessment.

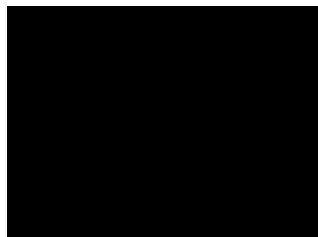
9 RECOMMENDATION :-

- 9.1 It is accepted that the application is outside of the village development limits and therefore contrary to the adopted Borough Wide Local Plan 2001. However, this Local Plan policy is obviously very dated, the site has been assessed as developable and deliverable and there are no other significant objections in planning terms to the development, subject to conditions to ensure an adequate form of development and submission of reserved matters. The development as proposed would be a significant boost to housing supply in accordance with Paragraph 59 of the NPPF and the report above identifies conformity with a range of other relevant Local Plan policies. No other significant harms are identified that are judged to outweigh the benefits arising from the need for housing, given that the Appropriate Assessment has confirmed that there will be no significant adverse impact on Natura 2000 sites (subject to the proposed mitigation).
- 9.2 Approve – subject to the conditions requested by Highways, Anglian Water, Broads Drainage Boards and the payment of a contribution of £110 per unit towards the Council’s Habitats Monitoring and Mitigation Programme.
- 9.3 The proposal complies with the aims of Policies CS2, CS3, CS9 CS11 and CS14 of the Great Yarmouth Local Plan: Core Strategy and saved Policies HOU10 and HOU16 of the Great Yarmouth Borough-Wide Local Plan.

Great Yarmouth Borough Council

27 NOV 2018

Customer Services



S.

23rd November 2018

Great Yarmouth Borough Council
Planning Department
Town Hall
Hall Plain
Great Yarmouth
Norfolk NR30 2QE

Your Ref: 06/18/0601/F

Dear Sir or Madam,

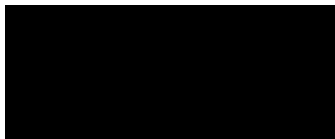
Re: Proposed three bungalows with three garages and parking space

I am writing to share my objections and reservations about the proposed building project in Damgate Lane. Our property shares a long boundary with the site and our key objections are outlined below.

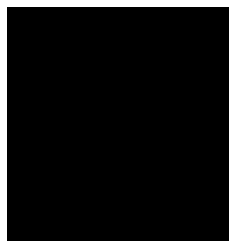
1. Increased traffic from three homes with possibly nine additional cars on a single-track road at an awkward T-junction would be an increased hazard area.
2. Three homes on the site, potentially housing thirteen people with respective car usage, is a high-density population on a relatively small plot compared with its neighbours. Two bungalows, with bigger gardens, particularly if families moved in, would be more in keeping with the built environment and would provide sustainable and attractive homes for long-term living. The current plans have very limited outdoor space.
3. Wildlife habitats should be protected where possible. Currently Damgate Lane is an area with minimal light pollution and comprises farmland, domestic gardens and mixed native hedgerows which support a vast range of species – owls, bats, newts, frogs, birds, deer. Bigger gardens and respect for the hedges and trees, which act as vital wildlife corridors, would be a very desirable revision to this plan.

We look forward to hearing your thoughts.

Yours faithfully



Kate and Richard Pannett



Great Yarmouth
Borough Council

27 NOV 2018

Planning
Department

Internet Consultees

Application Reference 00-18/0001/F

Attachments

Invalid Consultee Comment? ☐Copy to existing Consultee? ☐

Name Kate Pennett

Address 40 Damgate Lane

Marham

Great Yarmouth

Post Code NR29 4PZ

Telephone

Email Address

For or Against OBJ Object

Speak at Committee

1. Increased traffic from three homes with possibly nine additional cars on a single-track road at an awkward T-junction would be an increased hazard area.
2. Three homes on the site, potentially housing thirteen people with respective car usage, is a high-density population on a relatively small plot compared with its neighbours. Two bungalows, with bigger gardens, particularly if families moved in, would be more in keeping with the built environment and would provide sustainable and attractive homes for long-term living. The current plans have very limited outdoor space.
3. Wildlife habitats should be protected where possible. Currently Damgate Lane is an area with minimal light pollution and comprises farmland, domestic gardens and mixed native hedgerows which support a vast range of

Date Entered 23-11-2018

Internet Reference OWPC2217

Internet Consultees

Application Reference 06/18/0001/F

Attachments

Invalid Consultee Comment? ☐

Copy to existing Consultee? ☐

Name Kate Pannett
Address 40 Damgate Lane
Martham
Great Yarmouth

Post Code NR29 4PZ

Telephone

Email Address

For or Against OBJ Object

Speak at Committee

2. Three homes on the site, potentially housing thirteen people with respective car usage, is a high-density population on a relatively small plot compared with its neighbours. Two bungalows, with bigger gardens, particularly if families moved in, would be more in keeping with the built environment and would provide sustainable and attractive homes for long-term living. The current plans have very limited outdoor space.

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Date Entered 23-11-2018

Internet Reference OWPC2217

Internet Consultees

Application Reference 00180007 F

Attachments

Invalid Consultee Comment? ☐

Copy to existing Consultee? ☐

Name Rita and Leslie Feam

Address 54 Damgate Lane

Martham

Post Code NR29 4PZ

Telephone

Email Address

For or Against OBJ Object

Speak at Committee

Martham.
7-02-2019

I have perused the documents and responses shown online regarding the above application.
I noted that water and electricity main services across this site. I personally saw the new water main drilled and replaced across this site some years ago. I assume by Anglian water.
I cannot see in the responses anywhere that Anglian water or the electricity company have been contacted for responses or their reply to enquiries.

Date Entered 07-02-2019

Internet Reference OWPC2558

Internet Consultees

Application Reference 06/18/0601.F

Attachments

Invalid Consultee Comment? ☐

Copy to existing Consultee? ☐

Name Rita and Leslie Fearn
Address 54 Damgate Lane
Martham

Post Code NR29 4PZ

Telephone

Email Address

For or Against OBJ Object

Speak at Committee

I noted that water and electricity main services across this site. I personally saw the new water main drilled and replaced across this site some years ago. I assume by Anglian water.
I cannot see in the responses anywhere that Anglian water or the electricity company have been contacted for responses or their reply to enquiries.
Please see my previous letter and plans on your records dated 20-11-2018.
I feel this may be important to the application and any would be occupants of the properties.
This could result in large damages claims against the council if this issue is overlooked.
Thank you, L A Fearn.

Date Entered 07-02-2019

Internet Reference OWPC2558

Internet Consultees

Application Reference 06/18/0601/F

Attachments

Invalid Consultee Comment? ☐

Copy to existing Consultee? ☐

Name Rita and Leslie Fearn

Address 54 Damgate Lane

Martham

Post Code NR29 4PZ

Telephone [REDACTED]

Email Address [REDACTED]

For or Against OBJ Object

Speak at Committee ☐

Mr LA Fearn Planning application 06/18/0601/F
54 Damgate Lane
Martham.
7-02-2019

I have perused the documents and responses shown online regarding the above application.
I noted that water and electricity main services across this site. I personally saw the new water main drilled and replaced across this site some years ago. I assume by Anglian water.

Date Entered 07-02-2019

Internet Reference OWPC2558

Internet Consultees

Application Reference 06/18/0601/F

Attachments

Invalid Consultee Comment? ☐

Copy to existing Consultee? ☐

Name Rita and Leslie Fearn

Address 54 Damgate Lane

Martham

Post Code NR29 4PZ

Telephone

Email Address

For or Against OBJ Object

Speak at Committee

I cannot see in the responses anywhere that Anglian water or the electricity company have been contacted for responses or their reply to enquiries.

Please see my previous letter and plans on your records dated 20-11-2018.

I feel this may be important to the application and any would be occupants of the properties.

This could result in large damages claims against the council if this issue is overlooked.

Thank you, LA Fearn.

Planning application 06/18/0601/F
54 Damgate Lane

Date Entered 07-02-2019

Internet Reference OWPC2558

Great Yarmouth Borough Council

28 NOV 2018

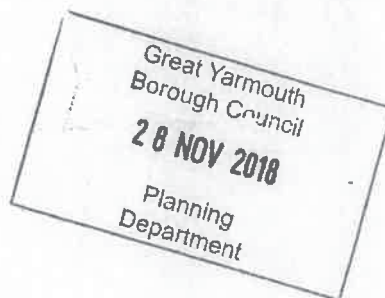
Customer Services

Thatched Barn
Damgate Lane
Martham
Norfolk
NR29 4PZ

Tel: 0 [REDACTED]
[REDACTED]

Gt Yarmouth Borough Council
Planning Services
Development Control
Town Hall
Hall Plain
Gt Yarmouth
Norfolk
NR30 2QF

26th November 2018



Application No. 06/18/0601/F
Development Three Bungalows & garages & parking spaces
Location Damgate Lane Martham NR29 4PZ

Dear Sir/Madam

Thank you for your letter regarding the above planning application.

Our views are the proposal to build further residential properties requiring vehicular access to Damgate Lane, will add to the significantly increasing volume of traffic on this single track road. Passing places are currently only provided by existing driveways and has no safe pedestrian walkways. Damgate Lane also acts as a massive culvert for surface water during adverse weather due to elevated land on both sides.

At the moment the site is a corridor for wildlife. There are snakes both grass and adder deer, hedgehogs, squirrels and an abundance of birds. What would happen to the hedgerow bordering three sides of the site?

One very important point is the fact the site is outside the building line should this be passed it would open the flood gates for more requests to build on green site

land. Martham has planning for several hundred house still to be built. The Village is already stretched to breaking point with schools doctors and main services.

Yours faithfully

A dark, illegible signature or stamp, possibly a red wax seal or a very dark ink mark, located below the closing 'Yours faithfully'.

AG Grimble
V I Williams

Application number 06/18/0601/F

Dear Sir/Madam,

[illegible]

It would require a border wall of at least 2.25 metres to reduce us from being overlooked from windows and standing area positions, though this would not help with the roof height problem. This may help with noise problems. It is not clear on the plan what height border wall is proposed.

Another of the bungalows, from an elevated position, overlooks directly into my house frontage and front garden from windows and standing areas to the northwest of the site. The roof of this building will be high and imposing on my front outlook. This will also cause shading in the winter to my front garden. If this building were to be moved further to the east it would be less imposing and only half in my front view.

Damgate Lane is served by a sewage pumping system at the bottom of the lane. How will this work with 10 more bedrooms plus visitors?

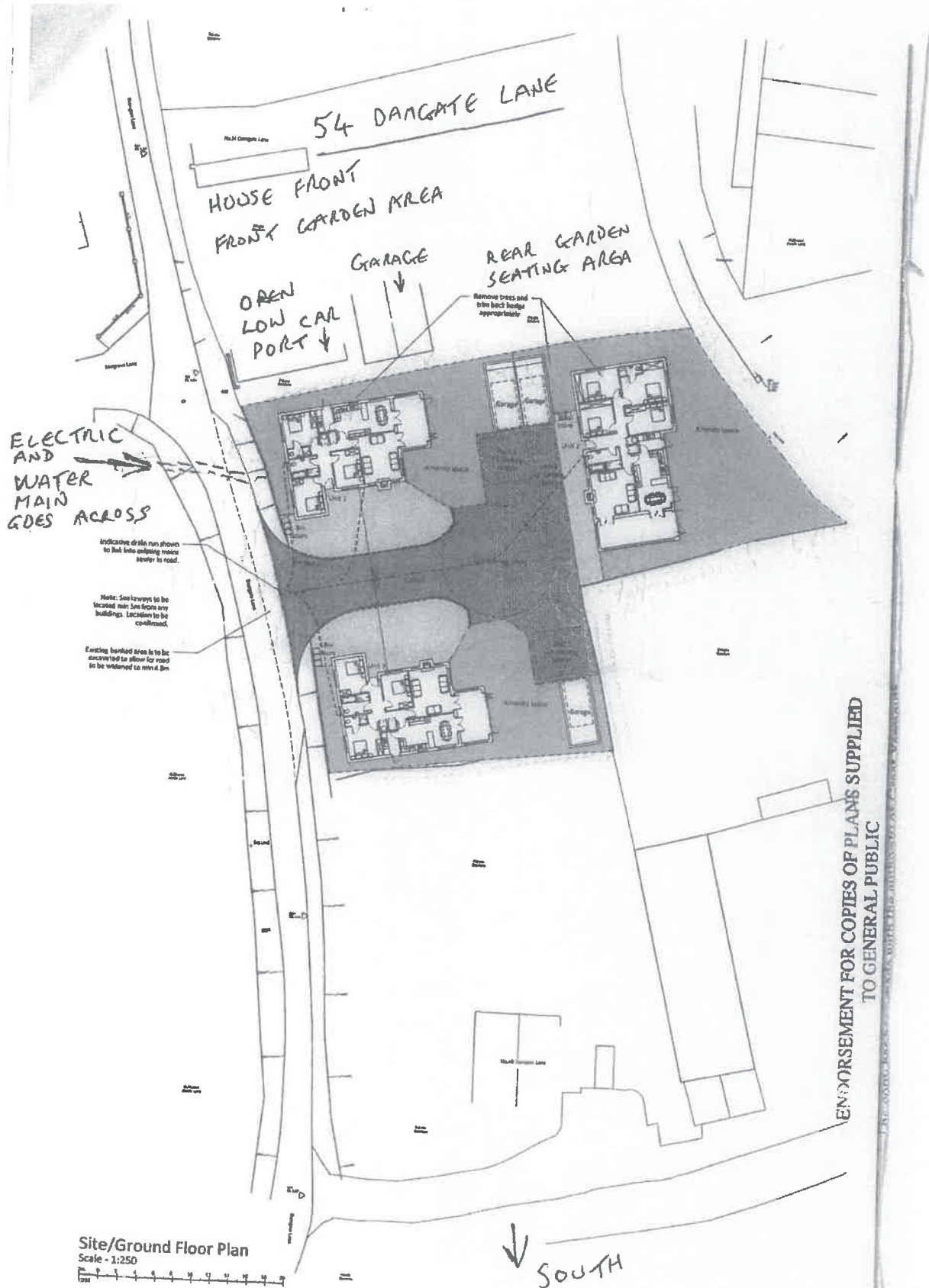
To summarize: There are a few aspects of this development which appear inappropriate for the area regarding services and a very clear road hazard particularly in winter.

From our point of view, 54 Damgate Lane, our privacy will be overlooked from an elevated position. We will also have our outlook imposed upon by rooves in an elevated position directly in front of our house. We feel the privacy to our gardens and seating area will be severely impinged upon by being overlooked and possible noise.

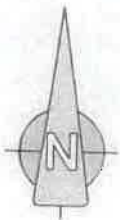
Yours faithfully

A black rectangular redaction mark covering the signature of Mr. L.A. Fearn and Mrs. R. Fearn.

Mr. L.A. Fearn & Mrs. R. Fearn



ENDORSEMENT FOR COPIES OF PLANS SUPPLIED
TO GENERAL PUBLIC



10m 0 10 20 30 40 50 60
1:1250

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Planning

client:
Paul Hammond

location:
**Damgate Lane, Martham
Great Yarmouth, NR29 4PZ**

title:
Existing Site Location Plan

scale @ A4:
1:1250

date:
October 2018

project no:
7975

drawn by:
KM

approved:
BH

dwg no:
04

revision:

rev.	date	description	by

