



GREAT YARMOUTH
BOROUGH COUNCIL

Development Control Committee

Date: Wednesday, 13 September 2017

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 two days 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**

Protocol

A councillor on a planning or licensing decision making body should not participate in the decision and / or vote if they have not been present for the whole item.

This is an administrative law rule particularly applicable to planning and licensing - if you haven't heard all the evidence (for example because you have been out of the room for a short time) you shouldn't participate in the decision because your judgment of the merits is potentially skewed by not having heard all the evidence and representations.

It is a real and critical rule as failure to observe this may result in legal challenge and the decision being overturned."

1 APOLOGIES FOR ABSENCE

To receive any apologies for absence.

2 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.

3 MINUTES

7 - 14

To confirm the minutes of the meeting held on 9 August 2017.

4 APPLICATION 06/17/0247/F

15 - 38

Proposal - Extension of East Anglian Way and construction of 71 dwellings, car park and drop-off point for adjacent school and construction access from Church Lane

Location - St Marys Roman Catholic School (Land rear of) East Anglian Way
Gorleston Great Yarmouth

5 APPLICATION 06/17/0225/F

39 - 56

Proposal - Construction of three number buildings to create 22 no. one and two bedroom flats with parking and amenity areas

Location- Land off Dock Tavern Lane Gorleston GREAT YARMOUTH

- 6 APPLICATION 06/17/0066/F 57 - 84**
 Proposal - Redevelopment of site to construct 13 houses
 Location - Former Florida Group Limited Building Bells Marsh Road Gorleston
 GREAT YARMOUTH
- 7 APPLICATION 06/17/0485/F 85 - 96**
 Proposal - Change of use from Guest House to a 14 bedroom HMO with
 owner/manager flat contained in the basement
 Location - 110-111 Wellesley Road Rhonadean GREAT YARMOUTH
- 8 APPLICATION 06/17/0238/F 97 - 124**
 Proposal – Proposed construction of four new two storey dwellings with
 detached car ports. Conversion and extension of existing barn to form
 dwelling. Repositioning of highway access
 Location - 37 Yarmouth Road Dairy Farm Ormesby St Margaret GREAT
 YARMOUTH
- 9 APPLICATION 06/17/0316/F 125 -
138**
 Proposal - Removal of 2 no agricultural buildings, conversion of single storey
 barn to dwelling, 3 no 4 bedroom bungalows and construction of access road
 Location - Kemps Farm Back Lane Rollesby GREAT YARMOUTH
- 10 DELEGATED PLANNING DECISIONS MADE BY THE 139 -
DEVELOPMENT CONTROL COMMITTEE AND OFFICERS 1 - 31 154
AUGUST 2017**
 The Committee is asked to note the planning decisions made by
 Development Control Committee and Officers during August 2017.
- 11 OMBUDSMAN AND APPEAL DECISIONS**
 The Committee is asked to note the following appeal decision:-
 Application Ref 06/16/0529/0 - Proposed 3 No. new dwellings -

Burgh Hall Leisure Centre, Lords Lane, Burgh Castle NR31 9EP -
Appeal Dismissed – Committee Decision.

12 ANY OTHER BUSINESS

To consider any other business as may be determined by the Chairman of the meeting as being of sufficient urgency to warrant consideration.

13 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

Wednesday, 09 August 2017 at 18:30

PRESENT:

Councillor Annison (in the Chair), Councillors Andrews, Bird, Fairhead, Flaxman-Taylor, Hammond, Hanton, Thirtle, Wainwright & Wright.

Councillor B Coleman attended as a substitute for Councillor Hanton.

Councillor Jeal attended as a substitute for Councillor Williamson.

Mr D Minns (Planning Manager), Mrs G Manthorpe (Senior Planning Officer), Mr J Ibbotson (Planning Officer), Miss J Smith (Technical Planning Officer), Mr John Flack (Solicitor, nplaw) and Mrs C Webb (Senior Member Services Officer).

1 APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors B Coleman & Jeal.

2 DECLARATIONS OF INTEREST

The Chairman declared a personal interest in agenda items 5 & 6, Councillor Fairhead declared a personal interest in agenda item 7 & Councillor Flaxman-

Taylor declared a personal interest in agenda item 5, but in line with the Council's Constitution were allowed to both speak and vote on the matter.

3 MINUTES

The minutes of the meeting held on 12 July 2017 were confirmed.

4 PLANNING APPLICATIONS

5 APPLICATION 06/17/0168/F

The Committee received and considered the comprehensive report from the Planning Manager for the application for the sub-division of gardens to form the plot for a detached 2 bedroom house at 31/33 Station Road, Hopton-on-Sea, Great Yarmouth.

The Planning Officer reported that 31 & 33 Station road were two semi-detached dwellings which faced onto Station Road. Vehicular access was from a lane which ran to the west of the properties. There was a garage with hardstanding which formed a rear boundary with 12 St Clements Mews. The adjoining property to the north was 81b Potters Drive and this property faced westwards over the rear garden of 83 Potters Drive.

The Planning Officer had been subject to a previous planning application; 06/13/0071/F, which was refused in part due to its siting in relationship to neighbouring dwellings as well as the position of some windows. However, additional details have been provided as part of this application to show how access, turning and parking would be provided.

The Planning Officer reported that this application was an amended scheme following negotiations taking on board concerns raised by the Planning Officer,, NCC Highways Officer, the Parish Council and local residents.

The Parish Council had objected on the grounds that it was over-development, did not meet parking standards, insufficient turning area for vehicles, infringe on footpath, increase traffic movements and demolition of garage would remove the shared boundary and cause overlooking to 12 St Clements Mews.

The Planning Officer reported that five letters of objection had been received which reiterated the concerns of the Parish Council. The owners of 81a Potters Drive asked that if the application was approved that a condition requiring a 1.8m high fence be erected between the application site and their property.

The Planning Officer reported that the owners of 83 Potters Drive raised concerns that the development would harm their amenity. The Planning Officer reported that whilst this would cause a degree of over-looking, it was not considered sufficiently severe to warrant refusal.

The Planning Officer reported that whilst the application would result in some compromises, on balance the benefits of providing a new dwelling in a sustainable location, outweighed the minimal harm that would be caused by this development. The application was therefore recommended by officers for approval, subject to conditions as requested by highways, requiring boundary treatment details to be provided including the retention of the rear 2.4 m wall, requiring cycle sheds to be provided, the first floor rear bathroom window and smaller bedroom window to be obscure glazed, removal of permitted development rights and restriction the hours of construction.

The Planning Officer reported that the two host properties would only have a single parking space each but NCC Highways had advised that this would not be sufficient reason to refuse the application. The Planning Officer reported that the application accorded with policy HOU7 of the Great Yarmouth Boroughwide Local Plan.

A Member raised concerns that there would be insufficient parking spaces for the new property and the two donor properties and he enquired as to whether the applicant had applied for planning permission to allow him to park on the front garden at 31 Station Road.

The Planning Manager asked the Planning officer to clarify whether 31 Station Road was outlined in red or blue on the submitted plans. The Planning Officer reported that 31 Station Road was contained within the blue outlined area.

The Solicitor reported that this would indicate that the land which number 31 Station Road was built on was in the same ownership as the application site and should not cause a problem when planning permission was applied for. This was known as a Grampion Condition i.e. works to be carried out outside the application site.

Mr Duffield, applicant's agent, reported the salient areas of the application which met the presumptive planning requirements and was acceptable to the Planning Officers and, he therefore, respectfully requested that the Committee approve the application.

Mr Garret, Parish Council representative, reported that the Parish Council objected strongly to the application as it was over-development of the site and raised access, safety, parking and boundary concerns and asked the Committee to refuse the application.

A Member asked for clarification that if the garages were demolished that a stable, boundary wall would remain with the boundary to 12 St.Clements Mews.

A Member raised concerns over the future maintenance of the access road. The Solicitor reported that as NCC Highways had raised no concerns then the future maintenance would be carried out by them. The Member asked whether this could be included in the deeds to the property to ensure that the new

owners were aware of future maintenance issues.

The Planning Manager reminded Members that they must apportion weight to criteria (A), (B) & (C) of Policy HOU7 of the Great Yarmouth Boroughwide Local Plan when determining this application.

Some Members were concerned that this application would be detrimental to the form, character and setting of the area, would result in over-development of the site and would be detrimental to the residential amenities of adjoining neighbours.

A motion was proposed and seconded to approve the application. However, the vote was tied, and the Chairman therefore used his casting vote.

RESOLVED:

That application number 06/17/0168/f be refused as Members felt it was over-development of the site and was contrary to criteria (A), (C) & (E) of Policy HOU7 of the Great Yarmouth Boroughwide Local Plan.

6 APPLICATION 06/07/0340/F

The Committee received and considered the comprehensive report from the Planning Manager for the removal of Condition 5 of PP 06/15/0043/F & Condition 3 of PP 06/14/0099/F to allow annexe to be used as a separate dwelling at The Manor Barn, Browston Lane, Browston.

The Senior Planning Officer reported that The Manor Barn was a detached building to the south of The Manor House, which was a Grade II listed building standing in large grounds to the west of Browston Lane. The building was a former cart shed which was granted approval for conversion to an annexe in 2014 and was lived in by the applicant's grandmother until she passed away in February 2016. The building is currently unoccupied.

The Senior Planning Officer reported that the proposal was to remove condition 5, of planning permission number 06/15/0043/F and condition 3 of planning permission number 06/14/0099/F which was the original approval for the annexe, as follows:

"The additional accommodation hereby permitted shall only be used by the occupiers of The Manor House, or their dependants, and shall not be used as a separate dwelling or let separately for holiday purposes."

The Senior Planning Officer reported that a similar application was refused earlier this year and subsequently dismissed on appeal, in the decision letter, the Inspector did not consider that the use of the annexe as a separate dwelling would detract from the setting of the listed building or cause any harm to the character and appearance of the countryside. The reasons for

dismissing the appeal were there were no services in Browston, that travel by private motor vehicle was the only realistic option on a day to day basis and the proposal was contrary to the aims of Policy HOU10 and paragraph 55 of the national Planning Policy Framework which aimed to restrict the spread of new housing in the countryside. The Inspector considered whether there was a shortfall in housing land supply within the Borough but decided that the adverse impacts of granting permission would significantly outweigh the benefits and the proposal would not be sustainable development.

However, the Senior Planning Officer, reported that since the appeal was dismissed, the applicant's personal circumstances had changed and there was a need for his parents to live in the annexe to help to look after family members who were suffering from ill health. They could do this with the existing conditions being in place but were reluctant to do so with the conditions attached as they would like to purchase the property and move there full time and they would have to move out if The Manor House was sold in the future.

The Senior Planning Officer reported that there would be little difference in traffic movements if the parents occupied the annexe with the conditions in place or as a separate dwelling, so it might be considered that on further consideration, the reasons for dismissing the appeal could be overcome.

The Senior Planning Officer reported that the Planning Statement which accompanied the application referred to two recent approvals for conversion of buildings to dwellings in the nearby area at Hobland House & High House. These applications were different in that they were empty, unused buildings which could be considered as acceptable for conversion under saved Policy HOU11 which allowed for the conversion of rural building to dwellings.

The Senior Planning Officer reported that the Parish Council had objected to the application and stressed that the dwelling must be retained within the curtilage of the main property and not sold as a separate dwelling. Two local residents had also objected to the proposal for the same reason as the Parish Council. The Senior Planning Officer reported that the Strategic Planning Officer supported the application.

The Senior Planning Officer reported that as the previous application was dismissed on appeal earlier this year, the Officer's recommendation was to refuse the application. However, members might consider that, taking into account the exceptional circumstances in this case, the use of the annexe as a separate dwelling without complying with the conditions would not cause any harm to the character of the area or result in any significant increase in traffic movements and an exception to Policy might be made in this instance.

Mr Smith, applicant, reported the personal reasons why he had applied for the conditions to be removed from the planning applications which would assist with the continued well-being of his family unit. He asked that the Committee consider his application with empathy.

A Member reported that he could see no reason why this application should be refused as local people were aware that there were no services in Browston and that a car was necessary to access them.

The Solicitor, nplaw, reported that all factors must be taken into account when appraising an application, however, a decision should not set a planning precedence. The Committee should remember the recent decision taken by the Planning Inspector and the repercussions if the Committee were to approve this application.

The Chairman reported that there were unique family circumstances to consider when determining this application. The Senior Planning Officer asked whether the Committee felt that the applicants personal circumstances had changed since they had been reported to the Planning Inspector.

Members felt that the applicant's personal circumstances had changed, unfortunately for the worst and there would be little difference in traffic movements if the applicant's parents occupied the annexe as a separated dwelling, so that on further consideration, the reasons for dismissing the appeal could be overcome.

RESOLVED:

That application number 06/17/0340/F be approved, as the Committee agreed that the applicant's personal circumstances had changed since the appeal was dismissed by the Planning Inspectorate and was deemed that the annexe was located in a sustainable location.

7 APPLICATION 06/17/0354/F

The Committee received and considered the comprehensive report from the Planning Manager for the variation of Condition 2 of PP 06/14/0780/F to allow a variation of design at rear of 33 Nelson Road, Gorleston, Great Yarmouth.

The Senior Planning Officer reported that a planning application for the demolition of an existing garage on the site and the erection of a dwelling was refused by the Development Control Committee on 20 January 2015. The applicant appealed against this decision and the appeal was allowed on 5 May 2015.

The Senior Planning Officer reported that the dwelling was now nearing completion and this application was for a variation to allow some amendments to the design, the changes being the creating of an additional first floor room over what was originally shown as a car port, a door to the car port to form a garage and a set of steps to the front entrance door.

The Senior Planning Officer reported that the original application was refused on the grounds of over-development, adverse effect on the character of the

area and adverse effect on the amenities of the occupiers of adjoining dwellings.

The Senior Planning Officer reported that two neighbour letters of objection had been received citing height and bulk of the dwelling, bin storage, land ownership and extra traffic.

The Senior Planning Officer reported that the fact that most of the work which was subject to this application had already been carried out, was not by itself, a reason to refuse planning permission. The Committee had to consider the application on its merits, taking into account the effect on the character of the area and amenities of neighbours.

The Senior Planning Officer reported that the first floor extension and increase in building height would not have any adverse effect on neighbours or the character of the area. It would be difficult to justify refusal of the garage door as this could be carried out as permitted development once the dwelling was occupied.

The Senior Planning Officer reported the the steps leading to the front door were reported to have been built on land which was not in the ownership of the applicant. However, this was a civil matter and not a planning consideration.

The Senior Planning Officer reported that the application was recommended for approval as the proposal complied with save Policy HOU7.

The Solicitor, nplaw, reminded the Committee that a retrospective planning application should be determined on merit and not judged differently because it was retrospective.

A Member asked whether the property had been signed off by Building Control. The Planning Manager reported that the property did not have a completion certificate.

Members were minded to refuse the application as they felt that it was overdevelopment of the site.

RESOLVED:

That application number 06/17/0354/F be refused as it would result in over-development of the site.

8 APPLICATION 06/17/0346/F

The Committee received and considered the comprehensive report from the Planning Manager for an application for a two storey extension, internal alterations and conversion of part of existing garage to form a habitable space at Rose Havre, Stepshort, Belton, Great Yarmouth.

The Planning Officer reported that this application had been referred to Committee as the applicant was a Councillor.

The Planning Officer reported that the proposed development included internal alterations and the conversion of part of the existing garage to form a habitable space. This would not require planning permission but the proposed two storey extension would. The extension was in keeping with the design of the dwelling and would not have any adverse effect on the amenities of the neighbours or the character of the area.

The Planning Officer reported that there had been no objections from Highways, Parish Council or local neighbours.

The Planning Officer reported that the application was recommended for approval as it complied with saved Policy HOU18 of the Great Yarmouth Boroughwide Local Plan.

RESOLVED:

That application number 06/17/0346/F be approved as the proposal complied with saved Policy HOU18 of the Great Yarmouth Boroughwide Local Plan.

9 DELEGATED PLANNING DECISIONS MADE BY THE DEVELOPMENT CONTROL COMMITTEE AND OFFICERS 1-31 JULY 2017

The Committee noted the planning decisions made by the Development Control Committee and Planning Officers during July 2017.

10 OMBUDSMAN AND APPEAL DECISIONS

The Planning Manager reported the salient details of the appeal decisions to the Committee.

RESOLVED:

That the Committee note the appeal decisions.

11 ANY OTHER BUSINESS

The Chairman reported that there was no other business as being of sufficient urgency to warrant consideration.

12 EXCLUSION OF PUBLIC

The meeting ended at: 20:15

Reference: 06/17/0247/F

Town: Gorleston

Officer: Miss G Manthorpe

Expiry Date: 18/07/17

Applicant: Badger Building (E. Anglia) Ltd

Proposal: Extension of East Anglian Way and construction of 71 dwellings, car park and drop off point for adjacent school and construction access from Church Lane.

Site: St Marys Roman Catholic School (Land rear of) East Anglian Way, Gorleston.

REPORT

1. Background / History :-

- 1.1 The site comprises 3.80 hectares of land that was formally allotments. The land was previously allocated for housing as part of the 2001 Borough Wide Local Plan and is included within the Strategic Housing Land Availability Assessment as deliverable and developable.
- 1.2 The application site is broadly level, albeit not with all adjoining land, across the site with a large depression towards the western end of the site. The site is bounded to the north by an existing residential development and open space, to the south is Gorleston recreation ground and on the eastern boundary is a school. The western boundary comprises the A47 Gorleston bypass (formally A12) and residential development.
- 1.3 There have been no previous applications on the site.

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

- 2.1 Neighbours – There have been 11 neighbour objections to the application, a summary is below and examples are attached to this report:

- The road network, near the school, is not adequate to cope with the additional traffic.
- The access is inadequate.
- The construction access for deliveries should be prevented between the hours of 08:30 to 09:15 and 15:30 to 16:15 Monday to Friday due to increased traffic during these times.
- Traffic calming on Church Lane should be included.
- Access off East Anglian Way is not wide enough for emergency vehicles and there will be issues with turning.
- Cars consistently parked on East Anglian Way.
- There is a lot of wildlife that will lose the habitat should the development go ahead.
- How many years will the development go on for, disruption for existing residents.
- Loss of privacy.
- Pest control, what measures will stop the evicted animals from accessing existing residents land.
- Potential flooding.
- Increase in noise and disturbance.
- Loss of green space.
- New dwellings will back onto existing ones at East Anglia Way.
- Loss of views.
- Inability to maintain boundary treatments.
- Can a fence be erected set back to allow access to boundary treatments.

2.2 Highways – With reference to the amended layout shown on drawing 6783-SL01 rev A, I can confirm that the comments from my earlier response have been accommodated. As a consequence, in relation to Highway matters only, the County Council would not wish to raise an objection to the granting of planning permission subject to conditions. The conditions requested are below

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

SHC 02 No works shall be carried out on roads, footways, foul and surface water sewers otherwise than in accordance with the specifications of the Local Planning Authority in consultation with the Highway Authority.

SHC 03A Before any dwelling is first occupied the road(s) and footway(s) shall be constructed to binder course surfacing level from the dwelling to the

adjoining County road in accordance with the details to be approved in writing by the Local Planning Authority in consultation with the Highway Authority.

SHC 24 Prior to the first occupation of the development hereby permitted the proposed on-site car park and drop off area shall be laid out, demarcated, levelled, surfaced and drained in accordance with the approved plan and retained thereafter available for that specific use.

SHC 28 Development shall not commence until a scheme detailing provision for on-site parking for construction workers for the duration of the construction period has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented throughout the construction period.

SHC 29A Prior to the commencement of any works a Construction Traffic Management Plan and Access Route which shall incorporate adequate provision for addressing any abnormal wear and tear to the highway shall be submitted to and approved in writing with the Local Planning Authority in consultation with Norfolk County Council Highway Authority together with proposals to control and manage construction traffic using the 'Construction Traffic Access Route' and to ensure no other local roads are used by construction traffic.

SHC 29B For the duration of the construction period all traffic associated with the construction of the development will comply with the Construction Traffic Management Plan and use only the 'Construction Traffic Access Route' and no other local roads unless approved in writing with the Local Planning Authority in consultation with the Highway Authority.

SHC 40 No works shall commence on the site until a Traffic Regulation Order for waiting restrictions on East Anglian Way has been promoted by the Highway Authority.

- 2.3 Landscape Officer – The majority of the trees (+95%) of the trees on site are self-sown and are not worthy of preservation. There is a wide variety of tree maturity throughout the site however nothing I would deem to be over 30 years old (most likely due to the site previously being allotments). Any larger trees are on the boundary of the site being developed so will not be affected, some being situated within meadow park which is maintained by the Council.

Overall there are no trees within the site eligible for a specific preservation order however the area is widely used for dog walking etc and is a massive natural resource that would be a shame to lose in its entirety. Having said that there

looks like there is a patch which will be left in the south east corner of the development.

- 2.4 Building Control – no objection.
- 2.5 Environmental Health – No objection to the application, condition requesting that prior to the commencement of the development a Phase 2:Site Investigation report is submitted, with risk assessment to the Local Planning Authority. The full wording of the condition to be applied is within the consultation response.
- 2.6 Strategic Planning – No comments received.
- 2.7 Lead Local Flood Authority – We have **no objection subject to conditions being attached to any consent** if this application is approved. We recognise that the Local Planning Authority is the determining authority, however to assist, we suggest the following wording:

Condition:

Prior to commencement of development, in accordance with the submitted documents a surface water drainage scheme incorporating the following measures shall be submitted to and agreed with the Local Planning Authority in consultation with the Lead Local Flood Authority. The approved scheme will be implemented prior to the first occupation of the development. The scheme shall address the following matters:

I. Detailed infiltration testing in accordance with BRE Digest 365 at depths and locations of proposed drainage structures should the depth or location of any drainage structure changes.

II. Provision of surface water attenuation storage, sized and designed to accommodate the volume of water generated in all rainfall events up to and including the critical storm duration for the 1 in 100 year return period, including allowances for climate change, flood event.

III. Detailed designs, modelling calculations and plans of the drainage conveyance network in the:

- 1 in 30 year critical rainfall event to show no above ground flooding on any part of the site.
- 1 in 100 year critical rainfall plus climate change event to show, if any, the depth, volume and storage location of any above ground flooding from the drainage network ensuring that flooding does not occur in any part of a building or any utility plant susceptible to water (e.g. pumping station or electricity substation) within the development.

IV. The design of the attenuation devices will incorporate an emergency spillway and any drainage structures include appropriate freeboard allowances. Plans to be submitted showing the routes for the management of exceedance surface

water flow routes that minimise the risk to people and property during rainfall events in excess of 1 in 100 year return period.

V. Details of how all surface water management features to be designed in accordance with The SuDS Manual (CIRIA C697, 2007), or the updated The SuDS

- 2.8 Environment Agency – No comments received.
- 2.9 Anglian Water – No objection to the application. The sewerage system at present has available capacity for these flows. From the details submitted to support the planning application the method of surface water management does not affect Anglian Water operated assets.
- 2.10 Norfolk Fire Service – No objection provided that the proposal complies with the current building regulations.

Norfolk Fire Services have indicated that the proposed development will require 1 hydrant per 50 dwellings (on a minimum 90-mm main) for the residential development at a cost of £815 per hydrant. The number of hydrants will be rounded to the nearest 50th dwelling where necessary. This development would require 2 fire hydrants at a total cost of £1,630.

Please note that the onus will be on the developer to install the hydrants during construction to the satisfaction of Norfolk Fire Service and at no cost. Given that the works involved will be on-site, it is felt that the hydrants could be delivered through a planning condition.

- 2.11 Essex and Suffolk Water – No objection.
- 2.12 Police Architectural Liaison Officer – Comprehensive comments received giving advice on security of the development.
- 2.13 Library Contribution - A development of 71 dwellings would place increased pressure on the existing library service particularly in relation to library stock, such as books and information technology. This stock is required to increase the capacity of the library. It has been calculated that a development of this scale would require a total contribution of £5,325 (i.e. £75 per dwelling). This contribution will be spent at Gorleston library.
- 2.14 Norfolk County Council Education - It is understood that the proposed development comprises of 71 multi-bed houses, which will generate:

- 1. Nursery School – 7 children (2 – 4);

2. Infant School – 9 children (4 – 7);
3. Junior School – 10 children (7 – 11);
4. High School – 12 children (11 – 16);
5. Sixth Form – 1 child (16-18).

The current situation at local schools is as follows:

School	Capacity	Numbers on Roll (Jan 2017)	Spare capacity No. of places
Wroughton Infant Academy (4-7)	270	263	+7
Wroughton Junior Academy (7-11)	342 (excluding mobiles)	310	+32
Lynn Grove Academy (11-16)	1150	1037	+113
Ormiston Venture Academy (11-16)	944	788	+156

Although there is some spare capacity at Wroughton Infant School, taking into account the pending applications in Table 4 (within full consultation response), a total of 207 dwellings (including the Land at the rear of St. Mary's School site) would generate an additional 25 infant school age (4-7) children and there would be insufficient places at Wroughton Infant School for children from this proposed development should it be approved. Therefore Norfolk County Council will be seeking Education contributions as follows:

Wroughton Infant Academy: 9 x £11,644 = £104,796

The contributions will be used to fund the following project:

- Wroughton Infant Academy – contribute to improvements to increase permanent capacity of school (Project A).

2.15 Historic Environment Service – The proposed development site occupies a previously undeveloped area of land at the north eastern end of the Lothingland peninsula. The built-up nature the site's surroundings mean that few archaeological finds have previously been recorded in the immediate vicinity of the site. However, multi-phase cropmarks and artefactual evidence recorded further to the south and west indicate that the wider area was intensively utilised

during the prehistoric and Roman periods. It is likely that this intensive use of the landscape extended toward the river beneath what is now modern Gorleston. Consequently there is potential that previously unidentified heritage assets with archaeological interest (buried archaeological remains) will be present at the site and that their significance would be adversely affected by the proposed development.

If planning permission is granted, we therefore ask that this be subject to a programme of archaeological mitigatory work in accordance with National Planning Policy Framework para. 141. We suggest that the following conditions are imposed:-

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

and,

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

and,

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

2.16 GYB Services – No comments received.

2.17 GYBC Property Services – No comments received, copy of the option to purchase provided.

2.18 The Diocese – Confirmation by email that they are to be gifted the car park and will take over responsibility of such.

2.19 Norfolk County Council Minerals – No comments received.

- 2.20 Local Authority 106 requirements – Policy compliant 40 square metres of usable public open space to be provided per dwelling. Payment in lieu of public open space to be calculated at £12 per square metre shortfall (equates to £480 per dwelling if none provided). Payment in lieu of children’s recreation equipment £920 per dwelling. Given the location of the development no children’s play equipment is being requested and as such no mitigation is offered to offset the payment.

The Local Planning Authority will not accept liability for the open space, drainage, roads (this does not preclude highway adoption by agreement) or private drives and as such should the resolution be made to approve this development the requirement will be on the developer to secure future maintenance by management agreement and agreed nominated body. This shall be included within the s106 agreement.

Affordable housing at 20% with type and tenure to be agreed through negotiation during 106 should the application gain resolution to approve. 20% has been stated as agreed within supporting information.

3 Local Policy :-

- 3.1 Local Policy - Saved Great Yarmouth Borough-Wide Local Plan Policies (2001):
- 3.2 Paragraph 215 of the 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 POLICY HOU7

NEW RESIDENTIAL DEVELOPMENT MAY BE PERMITTED WITHIN THE SETTLEMENT BOUNDARIES IDENTIFIED ON THE PROPOSALS MAP IN THE PARISHES OF BRADWELL, CAISTER, HEMSBY, ORMESBY ST MARGARET, AND MARTHAM AS WELL AS IN THE URBAN AREAS OF GREAT YARMOUTH AND GORLESTON.

NEW SMALLER SCALE RESIDENTIAL DEVELOPMENTS* MAY ALSO BE PERMITTED WITHIN THE SETTLEMENT BOUNDARIES IDENTIFIED ON THE PROPOSALS MAP IN THE VILLAGES OF BELTON, FILBY, FLEGGBURGH, HOPTON-ON-SEA, AND WINTERTON.

IN ALL CASES THE FOLLOWING CRITERIA SHOULD BE MET:

(A) THE PROPOSAL WOULD NOT BE SIGNIFICANTLY DETRIMENTAL TO THE FORM, CHARACTER AND SETTING OF THE SETTLEMENT;

(B) ALL PUBLIC UTILITIES ARE AVAILABLE INCLUDING FOUL OR SURFACE WATER DISPOSAL AND THERE ARE NO EXISTING CAPACITY CONSTRAINTS WHICH COULD PRECLUDE DEVELOPMENT OR IN THE CASE OF SURFACE WATER DRAINAGE, DISPOSAL CAN BE ACCEPTABLY ACHIEVED TO A WATERCOURSE OR BY MEANS OF SOAKAWAYS;

(C) SUITABLE ACCESS ARRANGEMENTS CAN BE MADE;

(D) AN ADEQUATE RANGE OF PUBLIC TRANSPORT, COMMUNITY, EDUCATION, OPEN SPACE/PLAY SPACE AND SOCIAL FACILITIES ARE AVAILABLE IN THE SETTLEMENT, OR WHERE SUCH FACILITIES ARE LACKING OR INADEQUATE, BUT ARE NECESSARILY REQUIRED TO BE PROVIDED OR IMPROVED AS A DIRECT CONSEQUENCE OF THE DEVELOPMENT, PROVISION OR IMPROVEMENT WILL BE AT A LEVEL DIRECTLY RELATED TO THE PROPOSAL AT THE DEVELOPER'S EXPENSE; AND,

(E) THE PROPOSAL WOULD NOT BE SIGNIFICANTLY DETRIMENTAL TO THE RESIDENTIAL AMENITIES OF ADJOINING OCCUPIERS OR USERS OF LAND.

- 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)

- 4.1 The presumption in favour of sustainable development is set out under paragraph 4.
- 4.2 Paragraph 49: Housing applications should be considered in the context of the presumption in favour of sustainable development. Relevant policies for the supply of housing should not be considered up-to-date if the local planning authority cannot demonstrate a five-year supply of deliverable housing sites.

- 4.3 Paragraph 50 states that to deliver a wide choice of high quality homes, widen opportunities for home ownership and create sustainable, inclusive and mixed communities, local planning authorities should:
- Plan for a mix of housing based on current and future demographic trends, market trends and the needs of different groups in the community (such as, but not limited to, families with children, older people, people with disabilities, service families and people wishing to build their own homes);
 - identify the size, type, tenure and range of housing that is required in particular locations, reflecting local demand; and
 - where they have identified that affordable housing is needed, set policies for meeting this need on site, unless off-site provision or a financial contribution of broadly equivalent value can be robustly justified (for example to improve or make more effective use of the existing housing stock) and the agreed approach contributes to the objective of creating mixed and balanced communities.
- 4.4 Paragraph 42: The supply of new homes can sometimes be best achieved through planning for larger scale development, such as new settlements or extension to existing villages and towns that follow the principles of Garden Cities. Working with the support of their communities, local planning authorities should consider whether such opportunities provide the best way of achieving sustainable development.
- 4.5 Paragraph 17. Within the overarching roles that the planning system ought to play, a set of core land-use planning principles should underpin both plan-making and decision-taking. These 12 principles are that planning should: (partial)
- encourage the effective use of land by reusing land that has been previously developed (brownfield land), provided that it is not of high environmental value;
 - always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings.
- 4.6 Paragraph 186. Local planning authorities should approach decision-taking in a positive way to foster the delivery of sustainable development. The relationship between decision-taking and plan-making should be seamless, translating plans into high quality development on the ground.
- 4.7 Paragraph 187. Local planning authorities should look for solutions rather than problems, and decision-takers at every level should seek to approve applications for sustainable development where possible. Local planning authorities should

work proactively with applicants to secure developments that improve the economic, social and environmental conditions of the area.

5 Core strategy – Adopted 21st December 2015

- 5.1 Policy CS1: Focusing on a sustainable future. For the Borough of Great Yarmouth to be truly sustainable it has to be environmentally friendly, socially inclusive and economically vibrant not just for those who currently live, work and visit the borough, but for future generations to come. When considering development proposals, the Council will take a positive approach, working positively with applicants and other partners to jointly find solutions so that proposals that improve the economic, social and environmental conditions of the borough can be approved wherever possible. To ensure the creation of sustainable communities, the Council will look favourably towards new development and investment that successfully contributes towards the delivery of (partial of a – f):

a) Sustainable growth, ensuring that new development is of a scale and in a location that complements the character and supports the function of individual settlements

b) Mixed adaptable neighbourhoods, which provide choices and effectively meet the needs and aspirations of the local community

Planning applications that accord with this policy and other policies within the Local Plan (and with policies in adopted Neighbourhood Plans, where relevant) will be approved without delay, unless other material considerations indicate otherwise. Where there are no policies relevant to the application or relevant policies are out of date at the time of making the decision then the Council will grant permission unless material considerations indicate otherwise, taking into account whether:

- Any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the National Planning Policy Framework taken as a whole
- Specific policies in that Framework indicate that development should be restricted

- 5.2 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. (partial a-e)

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

- Approximately 35% of new development will take place in the borough's Main Towns at Gorleston-on-Sea and Great Yarmouth

- 5.3 Policy CS4: Delivering affordable housing. This policy sets out the thresholds for the provision of affordable housing. The site is within affordable housing sub-market area 1 Gorleston delivering 20% affordable housing.
- 5.4 Policy CS9: Encouraging well designed and distinctive places. This policy applies to all new development.
- 5.5 Policy CS14: New development can result in extra pressure being placed on existing infrastructure and local facilities. To ensure that the necessary infrastructure is delivered the Council will: (partial of a to f)

d) Ensure that the relevant improvements to local infrastructure are made by the developer. Where this is not practical financial contributions will be sought.

f) Make certain that new developments for which a planning obligation is necessary does not take place until a planning obligation agreement has been secured and approved. Payments should be made in a timely and fair manner to minimise the impact on existing services and infrastructure

6 Appraisal

- 6.1 The site is located within the urban area of Gorleston, between the A47 (formally A12, Lowestoft Road) and off East Anglican Way, and shares its southern boundary with GO04. The site as allotment and remains vacant since this use ceased. The area is generally level, although partly overgrown in places. The site lies in the heart of Gorleston and surrounding land uses are predominantly residential, although directly south of the site lies a recreation ground.
- 6.2 The site is within Gorleston which is considered to have good access to a range of facilities such as secondary schools, a range of shops and services and medical facilities. In terms of highways and access, Norfolk County Council implied during the Strategic Housing Land Availability Assessment that the site was unacceptable and that no further development should take place from East Anglican Way however there are no objections from highways to the current application and therefore the access is deemed acceptable. It was further commented that the site could only be developed in conjunction with site GO04 (Gorleston Recreation Ground) with access off Church Lane. In terms of environmental suitability, Anglian Water had indicated that there are major constraints with regard to sewerage infrastructure such as flow attenuation for foul water connections may be required. There is also no capacity for surface

water sewers therefore alternative drainage measures such as SuDS may need to be explored where appropriate.

- 6.3 The site is an existing housing allocation in the Borough-Wide Local Plan (2001) and is in single ownership (Great Yarmouth Borough Council), It was confirmed by the Borough Council on 27/6/14 as part of the Strategic Housing and Availability Assessment that the intentions to develop the site remained and that dialogue between the Borough Council and a potential developer we on-going in a positive manner.
- 6.4 Since allocation in the 2001 Local Plan for housing and reassessment as part of the Strategic Housing Land Availability Assessment it was determined that the site is potentially suitable, available and achievable and could yield approximately 117 dwellings over the short to medium term.

7 Assessment :-

- 7.1 The application is a full application for the erection of 71 dwelling housing with associated open space and infrastructure. The site has been an existing housing land allocation since 2001 and has been re-assessed as part of the Strategic Housing Land Availability Assessment 2014 (SHLAA) the SHLAA found the site deliverable and developable and noted constraints which have been considered as part of this application.
- 7.2 The access proposed for the development will be off East Anglia Way. There will be a separate access for construction traffic to access the development which will be off Church Lane. This access will be over the existing recreation land and permission will be granted, in consultation with Fields in Trust, by licence through Great Yarmouth Borough Councils Property Services Department, as a temporary access. Fields in Trust have confirmed that the access proposal is approved in principle and will be confirmed should permission be granted upon receipt of the planning permission and licence agreement.
- 7.3 East Norfolk Sixth Form College have commented on the application stating that the construction access at Church Lane should be restricted to hours outside the hours that students arrive and depart the college. The hours that they have requested that the access is restricted are between 08:30 – 09:15 and 15:30 - 16:15. Although the highway authority have not stated that these restrictions are necessary given the small periods of time that the restrictions are requested such a restriction would mitigate the developments impact during construction at this section of the highway. The applicant has agreed to the restriction of vehicles utilising the construction access to these times. The College has also requested off site highway safety improvements. As the construction traffic is to be

temporary and further improvements have not been deemed necessary by Norfolk County Highways further mitigation measures are not requested.

- 7.4 The access to the development is proposed as a singular access off East Anglian Way. The access road leads to the proposed development and a new proposed car park and drop off point. The car park and drop off point as proposed are for the adjacent school to seek to alleviate the congestion that is stated to occur on East Anglian Way during school drop off and pick off times. There will be a pedestrian access from the drop off point and the car park to the school. The car park will be gifted by the developer to the school and the agreement to take over the car park has been confirmed by email from the diocese.
- 7.5 The primary objection from residents is that the access is not suitable and that there are high levels of traffic during the drop off and pick up times for the school. Norfolk County Highways are satisfied that the access as proposed is suitable to serve the development, provided that the requested conditions are placed upon any grant of planning permission, and as such there are no highways reasons to refuse the application. It is understood that the schools drop off and pick-ups increase the level of traffic in the vicinity and the provision of the car park and drop of point which would be secured by condition, would go towards mitigating the existing issue.
- 7.6 A number of objections note the value of the existing site and the wildlife that is present on the site. The biodiversity and protected species report did not identify any rare or protected species and notes that the land is not appropriate for a number of protected species. The report does note that the survey was carried out in January and as such reptiles would be unlikely to be found. It is therefore recommended that an additional survey is carried out during an appropriate time of year and, in line with the report, that should specific species be found (common lizards or slow worms), they are transferred to another site with suitable habitat within the same geographic location prior to the commencement of the development.
- 7.7 Further objections to the loss of habitat have been made. The Local Authorities Landscape Officer did not deem any tree worthy of retention by protection and therefore while urban pockets of wild growing may be a locally desirable addition to an area this is not of such value and does not provide habitat for protected species and is therefore not a reason to refuse a development within a sustainable location that has been allocated for housing for a period in excess of 16 years.
- 7.8 The biodiversity report suggests that any site clearance is carried out outside of the nesting season and that swift nesting boxes are attached to or incorporated into the design of the housing in 5% of the dwellings proposed. It is further

suggested that external multi occupancy house sparrow boxes be incorporated to the development to increase the availability of nesting sites. This recommendation could be secured by condition to allow for the number and type of boxes to be submitted to the Local Planning Authority for approval and the installation to occur prior to the occupation of the dwelling to which the box relates.

- 7.9 An objection has been submitted from a resident of Spencer Avenue, no.56, regarding overlooking. There is a significant difference in levels from the proposed site and the existing dwellings however following discussions with the applicant plot 50 of the development site has been amended to be a bungalow and should thus mitigate any overlooking concerns from this plot. The other two storey houses are placed at such an angle that the overlooking is not so significant, when also taking into account the difference in land levels, to warrant a recommendation for refusal.
- 7.10 Neighbour objections have stated that access for fence maintenance should be allowed. The maintenance to fences will, should the proposed development be approved, still require access over third party land, currently the Local Council. The ownership of the land will change from the Council to the developer to the owners of the plots however the land is still within third party ownership which will not change.
- 7.11 There is a large depression on the site (identified on plans as 'pit') which, according to the biodiversity report, does not hold water. There is no indication that the pit forms any part of any on site drainage nor is it proposed that it will. The finished levels in relation to the pit can be required by condition to be submitted.
- 7.12 Anglian Water have stated that there is sufficient capacity for the foul sewerage to be accommodated within the existing network. The Flood Risk Assessment and Drainage Strategy submitted with the application states that the ground conditions are suitable for infiltration drainage. The Lead Local Flood Authority (LLFA) have stated that they are satisfied that the infiltration tests demonstrate that the site has favourable infiltration conditions and that the drainage strategy is sufficient. The LLFA have requested that a condition be placed upon any grant of planning permission which is detailed at 2.7 of this report.
- 7.13 The location of the site is a sustainable one being located within the urban area of Gorleston. The site is within accessible distance of shops, schools and all other amenities that could be required. The design of the development has sought to mitigate the impact on the nearby properties. Objections regarding loss of view and impact on property value are noted although the weight that is able to be applied is negligible as these are not deemed material planning

considerations. In accordance with the National Planning Policy Framework, in particular paragraph 187, Local Planning Authorities should work proactively with developers and seek to recommend approval of sustainable developments such as this. Paragraph 186 of the National Planning Policy Framework highlights the importance of the relationship between the development plan and decision taking. This site formed part of the last Local Plan and is currently assessed through the SHLAA as a deliverable and developable site demonstrating a continued interpretation of suitability for development.

7.14 The site is located adjacent to St Mary's Roman Catholic School and the applicant has, as part of the development, agreed to construct the drop off point and car park to be gifted to the school. This shall be secured by way of s106 agreement which shall be completed and ensure the transfer of the car park and drop off point (if not adopted by Norfolk County Council Highways (drop off point only)) to the diocese/school prior to the occupation of the 10th dwelling on the site. This shall ensure that there are no liabilities left with the Local Planning Authority for the maintenance or upkeep of the car park or drop off point. In addition to this contribution Norfolk County Council are seeking an education contribution detailed at 2.14 of this report with the full request within the consultation response for £104,796 for improvements to Wroughton Infant Academy. The Local Authority requirements detailed at 2.20 of this report are required to ensure that the Core Strategy is complied with. The s106 agreement shall also include the criteria for the management of the open space, drainage and private drives to ensure that the Local Planning Authority does not incur any responsibility nor liability for these at any point in the future. All other requirements as detailed as required to ensure a policy compliant development shall be included within the s106 agreement including affordable housing at 20%, open space provision, library contributions and payment in lieu of children's play and, where required, open space payment in lieu of policy compliant usable public open space as detailed at 2.20.

7.15 The Core Strategy identifies approximately 35% of new development will take place in the borough's Main Towns at Gorleston-on-Sea and Great Yarmouth. The application, being located on a site identified for housing with no objections from statutory consultees excluding neighbours and located within a sustainable location accords with saved policies of the Borough Wide Local Plan, the Core Strategy and the National Planning Policy Framework.

8 RECOMMENDATION :-

8.1 The recommendation is to approve the application subject to conditions as recommended by consulted parties and those deemed appropriate, whether expressly noted within this report or not, to ensure a satisfactory form of development and obligations as set out by Norfolk County Council and Great

Yarmouth Borough Council. Should members be minded to approve the application the recommendation is such that the permission is not issued prior to the signing of an agreement under section 106 for provision for infrastructure, mitigation, affordable housing, children's play equipment, open space, payment in lieu of open space if required and management agreement with the Local Authority taking no responsibility for open space, drainage or private drives.

Gemma Manthorpe

From: Helen Bates <~~helen.bates@diocese.org.uk~~>
Sent: 28 July 2017 13:43
To: Gemma Manthorpe; 'head@smspprimary.norfolk.sch.uk'
Subject: RE: Planning application at Land Rear St Marys Roman Catholic School / Land off East Anglian Way 06/17/0247/F

Hi Gemma,

Yes, I can confirm the car park will transfer into the ownership and responsibility of the Diocese of East Anglia.

Regards,

Helen

From: Gemma Manthorpe [mailto:Gemma.Manthorpe@great-yarmouth.gov.uk]
Sent: 28 July 2017 10:51
To: Helen Bates ; ~~head@smspprimary.norfolk.sch.uk~~
Subject: Planning application at Land Rear St Marys Roman Catholic School / Land off East Anglian Way 06/17/0247/F

Good morning,

I have been passed your email address by Mrs Long, copied into this email, following a discussion regarding the planning application adjacent your site the submitted details state that the car park will transfer to your ownership and therefore responsibility. I am requesting advice from our solicitors as to how this will be secured but would appreciate your confirmation this is the case? If there is any action required in relation to yourselves I will let you know.

I am happy to discuss the application and answer any questions that you have, I thank you for your cooperation regarding this matter.

Best regards,

Gemma Manthorpe LLB (Hons)
Senior Planning Officer
Great Yarmouth Borough Council

Telephone: 01493 846 638
E-mail: gm@great-yarmouth.gov.uk

Website: www.great-yarmouth.gov.uk
Correspondence Address: Town Hall, Hall Plain, Great Yarmouth, Norfolk NR30 2QF

Great Yarmouth Borough Council - Customer Focused, Performance Driven

It takes 24 trees to produce 1 ton of office paper! Think... is it really necessary to print this email?

06/17/0247/F

S

Elaine Helsdon

From: Tracey Kelly - [REDACTED]
Sent: 20 May 2017 11:29
To: plan
Subject: Re: Planning for housing estate off East Anglian Way.

To whom this concerns,

I'm forwarding email below.
Hope it reaches correct department.
Please reply to inform of acknowledgment.

Thanks
Tracey Kelly

> On 16 May 2017, at 12:10, Tracey Kelly [REDACTED] wrote:
>
> To Cllr Fairhead,
>
> Building plans for the housing estate off East Anglian have been brought to our attention.
> We live on the entrance of East Anglian Way to side of the junction. 132 Church Rd.
> We would like to object to East Anglian Way being used to enter into the proposed housing estate.
> With a busy school along the entrance road and general congestion we feel the extra traffic would be disastrous!
> With personal opinion from living, parking and driving around the entrance area, the congestion at school and work times is already unacceptable.
> I have three school children and generally of a morning i will wait five minutes at least to reverse out onto East Anglian Way, after giving way to traffic and pedestrians.
> With the amount of houses proposed that would have to use this access bearing in mind on average two cars per house, the extra congestion could also be unsafe for children that are often biking and walking without parents.
> There is quite often school coaches, delivery vans and lorries entering this way also.
> We are not against the building of the estate but the proposed access would NOT work.
>
> Hope our views and input are took on board, they should be valuable to any decision as we've lived here seven years and feel this is a true, fair and strong opinion and objection.
>
> Kind regards,
>
> Tracey Kelly, Christian Dimascio and family.

Internet Consultees

Application Reference 06/17/0247/F

Attachments

Invalid Consultee Comment? ☐

Copy to existing Consultee? ☐

Name Joseph Santori

Address East Norfolk Sixth Form College

Church Lane

Gorleston

Great Yarmouth

Post Code NR31 7BQ

Telephone

Email Address

For or Against NOS Subject to Condition

Speak at Committee

8:00 and 4:30pm Monday to Friday only. We would request that deliveries be prevented from 8:30am until 9:15am and 3:30pm until 4:15pm Monday until Friday due to the increased traffic at these times. The additional vehicles using Church Lane because of the development will increase the risks to pedestrians, cyclists and motorists in the area. Given the proximity of the proposed access on Church Lane to the main College vehicular entrance, there is an increased likelihood of accidents involving the users of Church Lane. We would therefore ask that the Borough Council / Highway Authority consider that the planning consent include traffic calming measures or a pedestrian crossing on Church Lane as a safety improvement measure for local residents and the students and staff of the College.

Date Entered 12-05-2017

Internet Reference OWPC1118

Internet Consultees

Application Reference 06/17/0247/IF

Attachments

Invalid Consultee Comment? ☐Copy to existing Consultee? ☐

Name John Bebbington

Address 9 East Anglian Way

Gorleston

Great Yarmouth

Post Code NR31 6TY

Telephone

Email Address

For or Against NOS Subject to Condition

Speak at Committee

As a resident in EAW and head coordinator of the East Anglian Way Neighbourhood Homewatch, which has also acted as a residents association, I have been very actively involved in the development of various traffic and housing plans for East Anglian Way.

The main objection has always been the problem of access. This has not improved since raising it with GYBC in 2002. At that time it was only the school traffic blocking access as well as backing up into Church Road. A school travel plan did not succeed in solving the problem. This was before the proposed plans for the future development of the land adjacent to the school and EAW were publicised. From 2009 onwards various suggestions were proposed

Date Entered 11-05-2017

Internet Reference OWPC1115

Internet Consultees

Application Reference 06/17/0247/E

Attachments

Invalid Consultee Comment? ☐

Copy to existing Consultee? ☐

Name John Bebbington

Address 9 East Anglian Way

Gorleston

Great Yarmouth

Post Code NR31 6TY

Telephone 01493 222222

Email Address j.bebbington@bt.com

For or Against NOS Subject to Condition

Speak at Committee ☐

by yourselves which eventually foundered on the access problem - and the size of the development of the area - figures ranged up to 140 dwellings and the effect this would have on the local residents, pupils and local traffic in the area. The revised plan by Badger Homes showed a welcome sympathetic understanding of the residents concerns but it also highlighted the need for a second access point to the area. The proposal to have school drop-off/collection parking area was welcome but as the only access route would be down EAW and through the very narrow road between 9 and 11 a number of the residents did not see this as an improvement: on the contrary traffic would be heavier due to the housing and the expansion of the school. The removal of the surgery would not have any real benefit.

Date Entered 11-05-2017

Internet Reference OWPC1115

Internet Consultees

Application Reference 06/17/0247/F

Attachments

Invalid Consultee Comment? ☐

Copy to existing Consultee? ☐

Name John Bebbington

Address 9 East Anglian Way

Gorleston

Great Yarmouth

Post Code NR31 6TY

Telephone

Email Address

For or Against NOS Subject to Condition

Speak at Committee

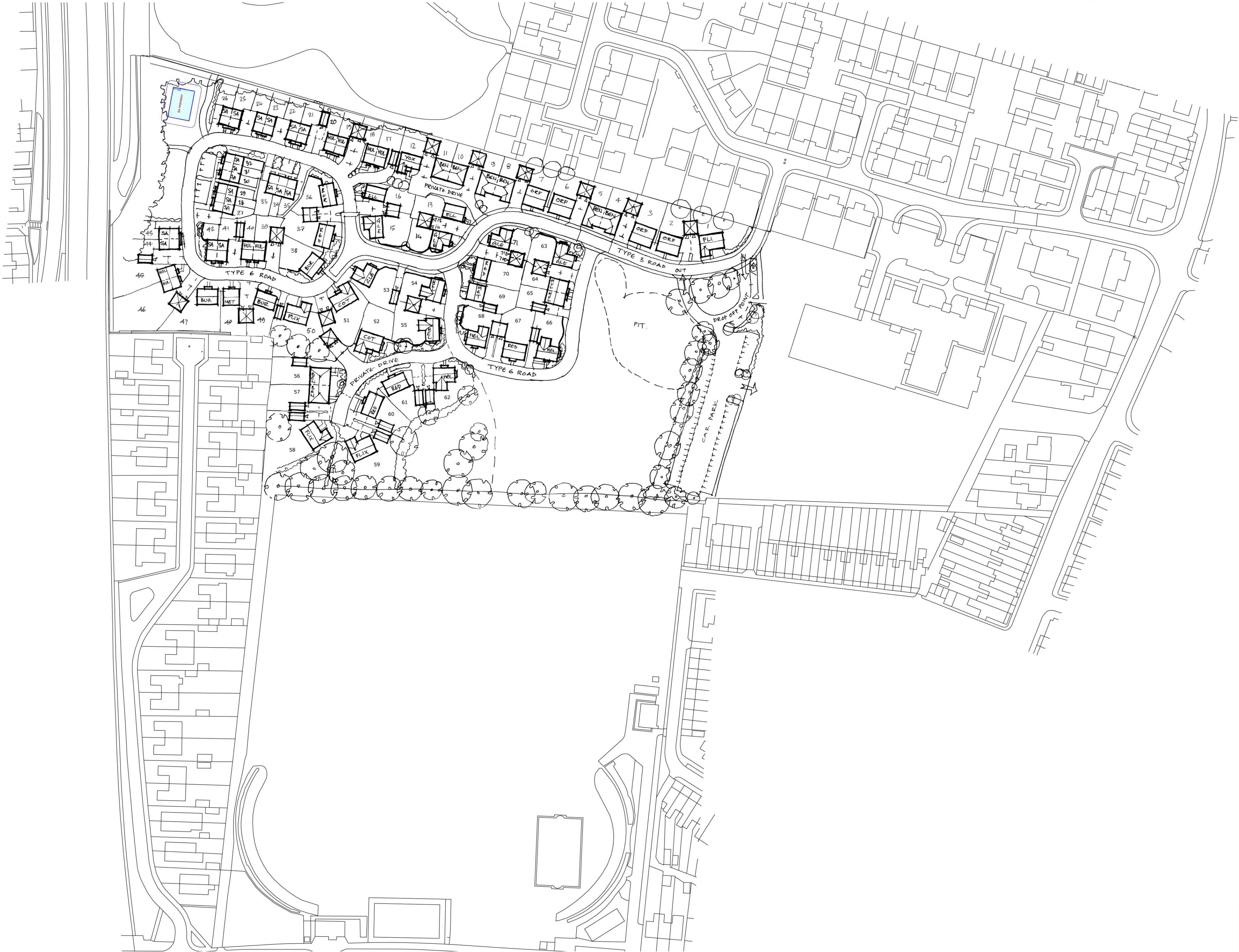
The new plan as proposed has merits , especially in listening to residents worries about the amount of housing and types backing on to the existing EAW residents. The problem however of access remains. The amount of traffic at school times will be both hazardous for traffic in Church Road and dangerous for children walking to school, especially as school traffic will (or should) be moving in a very confined area.'

The above are my own views but not surprisingly reflect at least some of our residents.

AS BEFORE ACCESS IS THE MAIN PROBLEM HERE - IT STILL NEEDS TO ADDRESSED

Date Entered 11-05-2017

Internet Reference OWPC1115



LOCATION PLAN
1:1000 @ A1 SIZE



NOTES

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REVISIONS

	DATE

CLIENT:

BADGER

setting the standards

PROJECT:

LAND OFF EAST ANGLIAN WAY,
GORLESTON,
NORFOLK.

DRAWING TITLE:

LOCATION PLAN

SCALES - 1:1000 @ A1.	DATE - SEPT. 2017
-----------------------	-------------------

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JOB NO.	DWG NO.	REV.
6783	LOC01	-

Drg Loc: 6783 Badger, Gorleston / drawings / 6783 LOC01.cdr

Reference: 06/17/0225/F

Town: Gorleston

Officer: Miss G Manthorpe

Expiry Date: 06/07/17

Applicant: R & G Cooper (Projects) Ltd

Proposal: Construction of three number buildings to create 22no. one and two bedroom flats with parking and amenity areas.

Site: Land off Dock Tavern Lane Gorleston Great Yarmouth

REPORT

1. Background / History :-

- 1.1 The site comprises 1,690 square metres of land currently in commercial use. The development proposes to utilise the majority of the land for the erection of three buildings to comprise 22 no. flats. The proposal is divided into 7no. 1 bedroom flats and 15no. 2 bedroom flats. An existing brick built commercial unit located at the north east of the site is to remain.
- 1.2 The application site is within an existing commercial area with river views to the east and an existing public house, The Dock Tavern, adjoining the site to the west. The land is within flood zone 3 and slopes towards the east
- 1.3 There have been a number of previous applications on the site relating to the industrial use which are noted within the file and available online.

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

- 2.1 Neighbours – There has been 1 neighbour objection to the application which is summarised below and attached to the report.
 - There is no mention of the materials within the application.
 - The present buildings are well set back from the road, this development has a four storey section close to the junction which will limit visibility.
 - The proposed development should be set further back.

- 2.2 Highways – Following amendments to the original scheme Norfolk County Highways (Highways) have no objection to the development proposed and recommend conditions be applied should permission be granted.
- 2.3 Peel Ports – The proposed development sits immediately adjacent to operational port land. As the operational port use pre-exists the proposed residential development we would expect that our future operations will not be hindered in any way as a result of the proposed flats. Concerns may arise in regard to noise, odour and hours of operation, any future restrictions in such areas would impact our operations.
- In principle we have no objection to the planning application provided that our concerns detailed above are noted.
- 2.4 Health and Safety Executive – The HSE do not advise against the grant of planning permission.
- 2.5 Environmental Health – No objection to the application, conditions requesting restrictions on working hours, noise/acoustic protection in line with submitted details and contamination.
- 2.6 Strategic Planning – No comments received.
- 2.7 Lead Local Flood Authority – Following a meeting with the consultant, the applicant has provided a revised Surface Water Drainage Strategy (Barter Hill ref: 6618 – C version 2 Dated June 2017) to account for the local flood risk issues and surface water drainage at the location of the proposed development. We have reviewed the application as submitted and wish to make the following comments.

We previously noted that referring to the Risk of Flooding from Surface Water mapping and SWMP data, the site includes an area of surface water risk which will be required to be addressed in the submission with regard to avoidance, and how this risk will be managed on site. We are aware that this could be a cause of surface water flooding through inundation and would result in this proposal not meeting the standards of protection as detailed in the non-statutory guidance for SuDS. The applicant has addressed this issue by providing sufficient storage within the sub-base of the permeable paving within the lower tier (western end) of the development to accommodate some of the medium flood risk (1 in 30 year events), The remainder of excess flood water within the site will be further reduced by raising and ramping levels in the region of 100mm to 200mm within the lower tier (western end) access road leading off Dock Tavern Lane. This will

decrease the risk of surface water flooding entering the site, and affecting its occupants and buildings.

We have no objection subject to conditions being attached to any consent if this application is approved. We recognise that the Local Planning Authority is the determining authority, however to assist, we suggest the following wording:

Condition:

Prior to commencement of development, in accordance with the submitted Drainage Strategy (Barter Hill ref: 6618 – C version 2 Dated June 2017), detailed designs of a surface water drainage scheme incorporating the following measures shall be submitted to and agreed with the Local Planning Authority in consultation with the Lead Local Flood Authority. The approved scheme will be implemented prior to the first occupation of the development. The scheme shall address the following matters:

I. Provision of surface water attenuation storage, sized and designed to accommodate the volume of water generated in all rainfall events up to and including the critical storm duration for the 1 in 100 year return period, including allowances for climate change, flood event. A minimum storage volume will be provided in line with Appendix 5 of the submitted FRA.

II. Detailed designs, modelling calculations and plans of the of the drainage conveyance network in the:

- 1 in 30 year critical rainfall event to show no above ground flooding on any part of the site.
- 1 in 100 year critical rainfall plus climate change event to show, if any, the depth, volume and storage location of any above ground flooding from the drainage network ensuring that flooding does not occur in any part of a building or any utility plant susceptible to water (e.g. pumping station or electricity substation) within the development.

III. Finished ground floor levels of properties are a minimum of 300mm above expected flood levels of all sources of flooding.

IV. Management of exceedance rates in line with the submitted documentation (Barter Hill ref: 6618 – C version 2 Dated June 2017),

V. A maintenance and management plan for the existing ordinary watercourses (and any structures such as culverts), sewers and surface water management systems within and adjacent to the proposed development should be submitted, and approved in writing, by the Local Planning Authority to ensure that during the

construction phase of the development flood risk is not increased onsite or elsewhere.

Reason:

To prevent flooding in accordance with National Planning Policy Framework paragraph 103 and 109 by ensuring the satisfactory management of local sources of flooding surface water flow paths, storage and disposal of surface water from the site in a range of rainfall events and ensuring the surface water drainage system operates as designed for the lifetime of the development.

As part of any submission, we would expect the applicant to provide evidence to demonstrate that the proposals for surface water management associated with overland flow are sufficient to prevent an increase in the risk of flooding elsewhere as a result of increased speed of runoff through the development; and, appropriately integrate within the development layout the ingress, through flow and egress of surface water flow path exceedance routes identified as affecting the development site.

- 2.8 Environment Agency – We have reviewed the application as submitted and have no objection because the area benefits from a Catchment Flood Management Plan (CFMP) policy to take further action to reduce flood risk. If the CFMP policy is not taken forward the development would be unsafe in the future. Please take note of this and the other flood risk considerations which are your responsibility. We would ask that the condition included in our response is appended to any future planning permission.

Flood Risk

Our maps show the site lies within tidal Flood Zone 3a defined by the 'Planning Practice Guidance: Flood Risk and Coastal Change' as having a high probability of flooding. The proposal is for residential apartments which is classified as a 'more vulnerable' development, as defined in Table 2: Flood Risk Vulnerability Classification of the Planning Practice Guidance. Therefore, to comply with national policy the application is required to pass the Sequential and Exception Tests and be supported by a site specific Flood Risk Assessment (FRA). If you are satisfied that the application passes these Tests and will be safe for its lifetime, we request the following condition is appended to any permission granted:

Condition:

The development permitted by this planning permission shall be carried out in accordance with the approved Flood Risk Assessment (FRA) prepared by Evans Rivers and Coastal, referenced 1641/RE/07-16/01 Revision A and dated February

2017 and the following mitigation measures detailed within the FRA: 1. Finished first floor levels are set no lower than 5.00 metres above Ordnance Datum (AOD). 2. Finished ground floor levels are set no lower than 2.50 metres above Ordnance Datum (AOD). The mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the timing / phasing arrangements embodied within the scheme, or within any other period as may subsequently be agreed, in writing, by the local planning authority.

- 2.9 Norfolk Fire Service – No objection provided that the proposal complies with the current building regulations.
- 2.10 Essex and Suffolk Water – No objection; we do not have any apparatus located in the proposed development. We have no objection to this development subject to compliance with our requirements, consent is given to the development on the condition that a water connection is made onto our Company network for the new dwelling for revenue purposes.
- 2.11 Police Architectural Liaison Officer – Comprehensive comments received giving advice on security of the development.
- 2.12 Building Control – The timber cladding must be in hardwood capable of achieving class 1 (c-s3-d2) surface spread of flame without the adoption of treatment systems.
- 2.13 Housing Strategy – No objection provided 20% affordable housing provided or payment in lieu if appropriate.
- 2.14 GYBC Property Services – No comments received.
- 2.15 Anglian Water – The foul drainage from this development is in the catchment of Caister Pump Lane Water Recycling Centre that will have available capacity for these flows.

The surface water strategy/flood risk assessment submitted with the application relevant to Anglian Water is unacceptable. We would therefore recommend that the applicant needs to consult with the LLFA and Anglian Water. We request the following condition covering drainage strategy to be agreed.

No drainage works shall commence until a surface water management strategy has been submitted to and approved in writing by the Local Planning Authority. No hard standing areas to be constructed until the works have been carried out in accordance with the surface water strategy so approved unless otherwise agreed in writing by the Local Planning Authority.

- 2.16 Local Authority 106 requirements – Policy compliant 40 square metres of usable public open space to be provided per dwelling. Payment in lieu of public open space to be calculated at £12 per square metre shortfall (equates to £480 per dwelling if none provided). Payment in lieu of children’s recreation equipment £920 per dwelling. Given the location of the development no children’s play equipment is being requested and as such no mitigation is offered to offset the payment. There is no usable public open space put forward with the development, payment in lieu will be accepted.

The Local Planning Authority will not accept liability for the open space, drainage, roads (this does not preclude highway adoption by agreement) or private drives and as such should the resolution be made to approve this development the requirement will be on the developer to secure future maintenance by management agreement and agreed nominated body. Given the size and type of open space this does not need to be secured by way of s106 agreement.

Affordable housing at 20% with type and tenure or payment in lieu to be agreed through negotiation during 106 should the application gain resolution to approve.

3 Local Policy :-

- 3.1 Local Policy - Saved Great Yarmouth Borough-Wide Local Plan Policies (2001):
- 3.2 Paragraph 215 of the 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 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)

- 4.1 The presumption in favour of sustainable development is set out under paragraph 4.
- 4.2 Paragraph 49: Housing applications should be considered in the context of the presumption in favour of sustainable development. Relevant policies for the supply of housing should not be considered up-to-date if the local planning authority cannot demonstrate a five-year supply of deliverable housing sites.
- 4.3 Paragraph 50 states that to deliver a wide choice of high quality homes, widen opportunities for home ownership and create sustainable, inclusive and mixed communities, local planning authorities should:
- Plan for a mix of housing based on current and future demographic trends, market trends and the needs of different groups in the community (such as, but not limited to, families with children, older people, people with disabilities, service families and people wishing to build their own homes);
 - identify the size, type, tenure and range of housing that is required in particular locations, reflecting local demand; and
 - where they have identified that affordable housing is needed, set policies for meeting this need on site, unless off-site provision or a financial contribution of broadly equivalent value can be robustly justified (for example to improve or make more effective use of the existing housing stock) and the agreed approach contributes to the objective of creating mixed and balanced communities.
- 4.4 Paragraph 17. Within the overarching roles that the planning system ought to play, a set of core land-use planning principles should underpin both plan-making and decision-taking. These 12 principles are that planning should:
- encourage the effective use of land by reusing land that has been previously developed (brownfield land), provided that it is not of high environmental value;
 - always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings.
- 4.5 Paragraph 22: Planning policies should avoid the long term protection of sites allocated for employment use where there is no reasonable prospect of a site being used for that purpose. Land allocations should be regularly reviewed. Where there is no reasonable prospect of a site being used for the allocated employment use, applications for alternative uses of land or buildings should be treated on their merits having regard to market signals and the relative need for different land uses to support sustainable local communities.

- 4.6 Paragraph 111. Planning policies and decisions should encourage the effective use of land by re-using land that has been previously developed (brownfield land), provided that it is not of high environmental value. Local Planning Authorities may continue to consider the case for setting a locally appropriate target for the use of brownfield land.
- 4.7 Paragraph 186. Local planning authorities should approach decision-taking in a positive way to foster the delivery of sustainable development. The relationship between decision-taking and plan-making should be seamless, translating plans into high quality development on the ground.
- 4.8 Paragraph 187. Local planning authorities should look for solutions rather than problems, and decision-takers at every level should seek to approve applications for sustainable development where possible. Local planning authorities should work proactively with applicants to secure developments that improve the economic, social and environmental conditions of the area.

5 Core strategy – Adopted 21st December 2015

- 5.1 Policy CS1: Focusing on a sustainable future. For the Borough of Great Yarmouth to be truly sustainable it has to be environmentally friendly, socially inclusive and economically vibrant not just for those who currently live, work and visit the borough, but for future generations to come. When considering development proposals, the Council will take a positive approach, working positively with applicants and other partners to jointly find solutions so that proposals that improve the economic, social and environmental conditions of the borough can be approved wherever possible. To ensure the creation of sustainable communities, the Council will look favourably towards new development and investment that successfully contributes towards the delivery of (partial of a – f):

a) Sustainable growth, ensuring that new development is of a scale and in a location that complements the character and supports the function of individual settlements

b) Mixed adaptable neighbourhoods, which provide choices and effectively meet the needs and aspirations of the local community

Planning applications that accord with this policy and other policies within the Local Plan (and with policies in adopted Neighbourhood Plans, where relevant) will be approved without delay, unless other material considerations indicate otherwise. Where there are no policies relevant to the application or relevant policies are out of date at the time of making the decision then the Council will grant permission unless material considerations indicate otherwise, taking into account whether:

- Any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the National Planning Policy Framework taken as a whole
- Specific policies in that Framework indicate that development should be restricted

5.2 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. (partial a-e)

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

- Approximately 35% of new development will take place in the borough's Main Towns at Gorleston-on-Sea and Great Yarmouth

5.3 Policy CS4: Delivering affordable housing. This policy sets out the thresholds for the provision of affordable housing. The site is within affordable housing sub-market area 1 Gorleston delivering 20% affordable housing.

5.4 Policy CS6: The Borough of Great Yarmouth has a diverse local economy. It is the main service base in England for the offshore energy industry and has a thriving seasonal visitor economy. To ensure that the conditions are right for new and existing businesses to thrive and grow, there is a need to continue to strengthen the local economy and make it less seasonally dependent. This will be achieved by: (partial of a-m)

b) Safeguarding existing local employment areas identified in Table 10 and future local employment areas allocated in other Local Plan Documents for employment use. Alternative uses will only be allowed where it can be demonstrated that:

- There is a satisfactory relationship between the proposed use and any pre-existing neighbouring uses, without significant detriment to the continuation and amenity of existing or proposed uses
- There is no commercial interest in the re-use of the site for employment, demonstrated by suitable marketing at an appropriate price for at least 18 months
- A sequential viability test has been applied following the unsuccessful marketing of the site, based on the following sequence of testing: mixed use of the site that incorporates an employment-generating use, then non-employment use.

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

5.6 Policy CS13: The risk of flooding and coastal change is expected to increase with climate change. This presents a challenge for property/business owners and service providers in susceptible areas and will also place some important biodiversity and heritage assets at risk. The Council will ensure a sustainable and practicable approach to flood risk and coastal change and ensure development does not increase the risk of flooding elsewhere. This will be achieved by (partial a-h)

a) Directing new development proposals away from areas of highest risk of flooding (Flood Zones 2, 3a and 3b) unless it can be demonstrated that:

- The requirements of the Sequential Test are met
- Where applicable, the requirements of the Exception Test are met. A safe access/egress route throughout the duration of the flood event should be provided. However, if this is demonstrated as not being possible then evacuation will be considered as a means of making the development safe
- A satisfactory Flood Response Plan has been prepared

c) Seeking the use of Sustainable Drainage Systems (SuDS) in all new developments

d) Ensuring that new development takes into consideration the findings of the Surface Water Management Plan

5.7 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: (partial of a to f)

d) Ensure that the relevant improvements to local infrastructure are made by the developer. Where this is not practical financial contributions will be sought.

f) Make certain that new developments for which a planning obligation is necessary does not take place until a planning obligation agreement has been secured and approved. Payments should be made in a timely and fair manner to minimise the impact on existing services and infrastructure

6 Appraisal

6.1 The site is located within the urban area of Gorleston and is currently located within an area designated for employment use. The site benefits from a waterfront view to the east which could offer attractive residential views over the river.

- 6.2 The site is located within close proximity to all amenities and is within easy walking distance to a major supermarket thus reducing the reliance on a car for everyday necessities.

7 Assessment :-

- 7.1 The application is a full application for the erection of three buildings to comprise 22 dwellings. The only neighbour objection to the application objects to the placement of the buildings, the design and the lack of detail concerning materials. Given the size of the proposed development with the eastern section reaching four stories the materials to be used for the development are crucial to the developments suitability and to ensure that it enhances the existing area. The materials to be used shall be conditioned to ensure that these represent the imaging that has been provided in support of the development and to ensure that a high quality finish is ensured. Any condition regarding materials shall need to take into account the consultation response from building control which noted the need for the cladding to meet fire regulations.
- 7.2 The mix of one and two bedroom flats with varying internal designs provides a well thought out mix of properties which complies with the Core Strategies' aims to provide mixed residential developments. The undercroft parking and external parking shall provide 22 parking spaces to serve the development. Given the sustainable location with easy access to amenities and public transport the provision of 22 parking spaces is deemed acceptable.
- 7.3 The site is located within flood zone 3a and as such the Environment Agency have requested that should the application be approved conditions are attached to ensure that the finished first floor levels are set to an appropriate height. During the assessment in relation to flood risk it is assessed that there is no other more suitable land within the immediate vicinity that could be developed in the alternative to this site and given that there is no objection from the Environment Agency it is not deemed appropriate to recommend refusal for the application based on flood risk. There is not living accommodation proposed at ground floor level thus offering protection at first floor and above for future occupants.
- 7.4 The Port have noted that there may be disturbance caused to future occupiers by the ongoing and pre-existing activities of the port. A noise assessment has been carried out and Environmental Health Officers have recommended that the acoustic protection as referenced within the report be implemented at the development in order to protect the dwellings from an adverse impact of external noise. In addition to the report recommendations, Environmental Health have also requested a condition providing further detail and some amendments to the acoustic protection measures to ensure that future occupants do not suffer an

adverse impact. A contaminated land condition has also been requested and both conditions shall be added to any grant of planning permission.

- 7.5 There has previously been an objection to the development from the Lead Local Flood Authority primarily on how local flood risk issues and surface water drainage at the development would be dealt with as the original strategy was not sufficient. Following the submission of additional details which include addressing concerns by way of providing sufficient storage within the sub-base of the permeable paving at the western end of the development to accommodate a sufficient amount of the medium flood risk, the objection has been removed. Further mitigation includes raising the ramping levels to decrease the risk of surface water flooding entering the site. There is a condition requested, at 2.7 of this report, which shall be placed upon any grant of planning permission to ensure that the appropriate drainage and flood mitigation measures are provided for this site.
- 7.6 Given the acceptance of the additional details provided and the conditions requested by the Environment Agency, the Lead Local Flood Authority and Anglian Water it is assessed that, as it is shown that the site can be adequately protected and can provide adequate surface water management, this is not a reason for refusal of the application.
- 7.7 The height of the building to four storeys is higher than those buildings to the north although the highest building will sit a full floor lower than that to the south. The building to the south is still under construction and was originally granted planning permission for flats to a height in excess of that currently applied for.
- 7.8 The site is located with land that is currently designated employment land and therefore is under policy CS6 of the Core Strategy. The information submitted in support of the application states that the land has been being marketed since the 16th February 2016 which is just short of 18 months. The supporting statement states that there is no interest in the land from commercial operatives. It is considered that policy CS6 has been complied with as a commercial use has been sought for the application site. The applicants are retaining an employment use on site by the retention of the brick built office building located at the north eastern corner of the site. The retention of a commercial aspect is in accordance with policy CS6 of the Core Strategy which seeks to retain some employment on mixed use sites where possible.
- 7.9 The Core Strategy identifies that approximately 35% of new development will take place in the borough's Main Towns at Gorleston-on-Sea and Great Yarmouth. The application is assessed as compliant with policy CS6 of the Core Strategy and is in accordance with the National Planning Policy Framework which does not seek to protect unviable employment land. There are no objections from

statutory consultees excluding one neighbour's objection and the site is located within a sustainable location in accordance with the adopted Core Strategy and the Core Principles of the National Planning Policy Framework.

8 RECOMMENDATION :-

- 8.1 The recommendation is to approve the application subject to conditions as recommended by consulted parties and those deemed appropriate, whether expressly noted within this report or not, to ensure a satisfactory form of development and obligations as set out by Norfolk County Council and Great Yarmouth Borough Council. Should members be minded to approve the application the recommendation is such that the permission is not issued prior to the signing of an agreement under section 106 for provision for infrastructure, mitigation, affordable housing, children's play equipment, open space, payment in lieu of open space if required and management agreement.



Community and Environmental
Services
County Hall
Martineau Lane
Norwich
NR1 2SG
NCC contact number: 0344
800 8020
Textphone: 0344 800 8011

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

Your Ref: 06/17/0225/F
Date: 22 May 2017

My Ref: 9/6/17/0225
Tel No.: 01603 638070
Email: stuart.french@norfolk.gov.uk

Dear Gemma

**Great Yarmouth: Construction of three number buildings to create 22 no. one and two bedroom flats with parking and amenity areas
Land off Dock Tavern Lane Gorleston GREAT YARMOUTH NR31 6PX**

Further to my letter dated 4 May 2017, you will be aware that I have been in discussion with the agent regarding my comments; which have been fully addressed as shown on submitted drawing number A233 01 Rev G.

Therefore in highway terms only I have no objection to the proposals but I would recommend the following conditions be appended to any grant of permission your Authority is minded to make

SHC 08 Prior to the first occupation of the development hereby permitted the vehicular access shall be provided and thereafter retained at the position shown on the approved plan (drawing number A233 01 Rev G) in accordance with the highway specification (Dwg. No. TRAD 1) attached. Arrangement shall be made for surface water drainage to be intercepted and disposed of separately so that it does not discharge from or onto the highway carriageway.

Reason: To ensure satisfactory access into the site and avoid carriage of extraneous material or surface water from or onto the highway.

SHC 11 Notwithstanding the submitted details unless otherwise agreed in writing by the Local Planning Authority the proposed private drive shall be maintained in perpetuity at a minimum width of 4.2 metres for its complete length and shall be constructed perpendicular to the highway carriageway for a minimum length of 10 metres as measured from the near edge of the highway carriageway.

Continued/...

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Reason: In the interest of highway safety and traffic movement.

- SHC 14 Notwithstanding the provision of Class A of Schedule 2, Part 2 of the Town and Country Planning (General Permitted Development) Order 2015, (or any Order revoking, amending or re-enacting that Order) no gates, bollard, chain or other means of obstruction shall be erected across the approved access unless details have first been submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of highway safety.

- SHC 24 Prior to the first occupation of the development hereby permitted the proposed access, on-site car parking and turning area shall be laid out, demarcated, levelled, surfaced and drained in accordance with the approved plan and retained thereafter available for that specific use.

Reason: To ensure the permanent availability of the parking / manoeuvring area, in the interests of highway safety.

- SHC 27 No works shall commence on site until a scheme for the parking of cycles has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be fully implemented before the development is first occupied or brought into use and thereafter retained for this purpose.

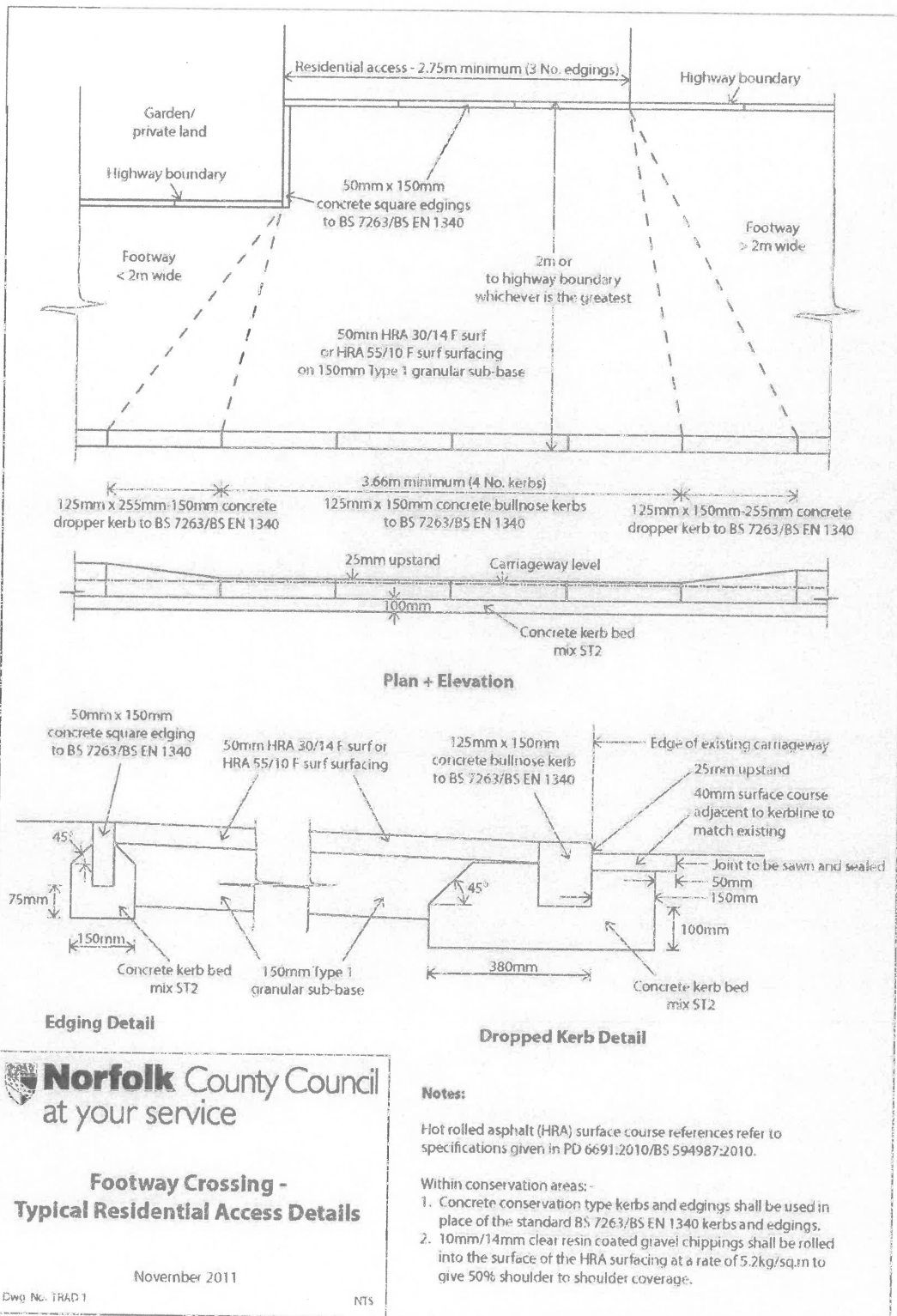
Reason: To ensure the provision of adequate cycle parking that meets the needs of occupiers of the proposed development and in the interests of encouraging the use of sustainable modes of transport.

Yours sincerely

Stuart French

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

Encl



Great Yarmouth Borough Council

- 2 MAY 2017

Customer Services

North Manor House
12 Pier Plain
Gorleston
NR 31 6PE

Wednesday, 26 April 2017

Dear Sir / Madam

06/17/0225/F



I have looked at the plans of this development and make the following comments.

1. There is no mention in the application of the materials or finish proposed by the developers. The general appearance as it is shown in the plans look more like a prefabricated industrial warehouse than a residential development.
2. The present buildings and business premises are well set back from the road. This development has a 4 storey section very close to the junction of Riverside and Dock Tavern Lane. This will limit the visibility of traffic turning out of Dock Tavern Lane. It makes the junction potentially dangerous.

The developer should be asked to redesign the plans so that the flats are as far back from Riverside Road as the present buildings.

I think the present plan should be rejected.

Yours sincerely,


Margaret Ward



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Ordnance Survey 100018547

Reference: 06/17/0066/F

Town: Gorleston

Officer: Miss G Manthorpe

Expiry Date: 07/06/17

Applicant: Mr P Hammond

Proposal: Redevelopment of land for 13no. residential units revised from - redevelopment of site to construct 11 houses and retain a single light industrial unit.

Site: Former Florida Group Limited Building, Bells Marsh Road, Gorleston, Great Yarmouth.

REPORT

1. Background / History :-

- 1.1 The site comprises 2192 square metres, 910 of which is internal floor space, of land which was formally in use as a commercial premises. The applicant has stated that the whole site was previously in use as B2 (General Industrial) and this use ended the 1st January 2012 which results in the site having been empty for 5 ½ years.
- 1.2 There have been limited applications on the site with the most recent being from 1984. There have been no applications at the site that are relevant to the current application.

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

- 2.1 Neighbours – There has been 6 objections from persons in the locality or their agents to the application which are summarised below and a selection are attached to this report.
 - The visibility at the access to Riverside Road is inadequate.
 - The business operating at the adjoining site needs to block the access several times per week to take deliveries.
 - There is no provision for visitor parking.

- The joinery business adjacent has unrestricted use and is a noise generating use which is incompatible with residential uses.
- The gates at Riverside Road are not shown.
- Has anyone actually surveyed the access?
- Object to the kerb island in front of Astec House. This would prevent the use of two off road parking spaces.
- Unsuitable access.
- Residential access via the industrial site will cause obstructions and health and safety issues,
- Overdevelopment
- Members should conduct a site visit to note the relationship between the proposed and existing uses. .
- Can types of glass mitigate overlooking and what boundary treatments are proposed.
- Loss of light.
- Incorrect labelling of adjoining property – residential not ‘works’.
- Can the design ad location be reconsidered to prevent overlooking.
- Plot 7 and 8 will be disturbed by works conducted in existing garages.
- Inadequate drainage.

2.2 Highways – Following amendments to the original scheme Norfolk County Highways (Highways) have no objection to the development proposed. My past response noted the access proposal at Riverside Road and I note that there has been public comment in relation to these and especially in relation to blocking one properties access. As I outlined in my earlier response the proposal establishes a principle that is acceptable to the Highway Authority. These off-site works will be subject to a small highway works agreement where the final design will be agreed and any concerns will be taken into account and addressed accordingly; certainly the blocking of an established access is not the intention.

2.3 Housing Options – 20% affordable housing (2 units) will be required to be policy compliant. Subject to the satisfactory provision of this on-site as part of the s106 agreement we would look to support the application.

2.4 Building Control - No adverse comments.

2.5 Health and Safety Executive – The HSE does not advise, on safety grounds, against the granting of planning permission.

2.6 Environmental Health – No objection to the application, pre commencement conditions requested for land contamination, acoustic report and protection system for dwellings and gardens.

- 2.7 Conservation Officer – Enhancement should be made which would include design changes and front gardens with rear parking.
- 2.8 Environment Agency - Thank you for consulting us on this application, received on 9 March 2017. We have examined the documents as submitted and have no objection to this proposal, providing that, with regards to flood risk, you are satisfied that the development will be safe for its lifetime and that you assess the acceptability of the issues within your remit.

Flood Risk Assessment:

A FRA prepared by Evans Rivers and Coastal, referenced 1735/RE/01-17/01 and dated January 2017 has been submitted in support of this application. To assist you in making an informed decision about the flood risk affecting this site, the key points to note from this document are:

Actual Risk:

- The site is currently protected by flood defences with an effective crest level of 3.49m AOD which is above the present-day 0.5% (1 in 200) annual probability inchannel flood level of 3.36mAOD. Therefore the site is not at risk of flooding in the present-day 0.5% (1 in 200) annual probability flood event. The defences will continue to offer protection over the lifetime of the development, provided that the Catchment Flood Management Plan (CFMP) policy is followed and the defences are raised in line with climate change, which is dependent on future funding.
- If the CFMP policy is not followed then at the end of the development lifetime, with climate change applied to the design 0.5% annual probability flood event, through overtopping of the current defences, using the on-site defended flood level of 4.38mAOD and minimum site level of 1.10m AOD, the actual risk depth of flooding on the site would be 3.28m deep and in the building using the proposed finished floor levels of 1.90m AOD would be 2.48m deep.
- Therefore assuming a velocity of 0.5m/s the flood hazard would be danger for all including the emergency services in the 0.5% (1 in 200) annual probability flood event including climate change, should the defences not be raised.

Residual Risk:

- Finished ground floor levels have been proposed at 1.90m AOD. This is below the 0.5% annual probability undefended (worst case breach) flood level including climate change of 4.36m AOD and therefore at risk of flooding by 2.46m depth in this event.
- Finished first floor levels have been proposed at 4.80m AOD and therefore there is not refuge above the 0.1% (1 in 1000) annual probability breach flood level of 5.03mAOD as the first floor would flood by 0.23m depth.

- The site could experience breach flood depths of up to 2.26m during the 0.5% (1 in 200) annual probability including climate change breach flood event and up to 3.93 metres deep during the 0.1% (1 in 1000) annual probability including climate change breach flood event.
- The site is shown to be at high actual risk of flooding by 0.5m depth in the Great Yarmouth SFRA. The FRA proposes mitigating this through Flood Resilient Construction measures and a water entry strategy. Norfolk County Council Lead Local Flood Authority should be consulted on the planning application to advise if this is acceptable.
- Therefore assuming a velocity of 0.5m/s the flood hazard is danger for all including the emergency services in the 0.5% (1 in 200) annual probability breach flood event including climate change.
- Flood resilience/resistance measures have been proposed to 5.03m AOD which is the 0.1% (1 in 1000) annual probability undefended (worst case breach) flood level including climate change.
- A Flood Evacuation Plan has been proposed and is necessary to ensure the safety of the development in the absence of safe access and with internal flooding in the event of a breach flood.

2.9 Anglian Water – The foul drainage from this development is in the catchment of Great Yarmouth Water Recycling Centre that will have available capacity for these flows.

The surface water strategy/flood risk assessment submitted with the application relevant to Anglian Water is unacceptable. We would therefore recommend that the applicant needs to consult with the LLFA and Anglian Water. We request a condition covering drainage strategy to be agreed.

Condition:

No drainage works shall commence until a surface water management strategy has been submitted to and approved in writing by the Local Planning Authority. No hard standing areas to be constructed until the works have been carried out in accordance with the surface water strategy so approved unless otherwise agreed in writing by the Local Planning Authority.

2.10 Norfolk County Council Lead Local Flood Authority – Object to the application. Additional information was submitted following the original objection and the subsequent response, received on the 20th July, is that the objection is maintained. The objection from the 12th June is summarised below:

We object to this planning application on the grounds of a lack of information relating to:

- The development changing vulnerability categories from less (general industry) to More Vulnerable (Housing) is at risk of flooding from surface water which has not fully been assessed. There is Insufficient information to show that this allocated site has been supported by a sequential test that addressed the sources of flooding (including surface water) and whether the application has met the exception test (NPPF paragraph 102).
- National Planning Policy Framework (NPPF) and Planning Practice Guidance (PPG) has not been followed to show how the most vulnerable elements of the development have been placed in areas of lowest flood risk on the site.
- The surface water or fluvial flow paths originating off site and demonstration that these would not lead to flooding of buildings within the development.
- The demonstration of how the site proposes to drain and that this would not result in flooding of the proposed building or by discharging it to a location which would lead to the increased risk of flooding elsewhere.
- Insufficient information provided regarding the future adoption and maintenance of the entire drainage system;

Reason:

To prevent flooding in accordance with National Planning Policy Framework paragraph 103 and 109 by ensuring the satisfactory management of local flood risk, surface water flow paths, storage and disposal of surface water from the site in a range of rainfall events and ensuring the surface water drainage system operates as designed for the lifetime of the development.

We will consider reviewing this objection if the following issues are adequately addressed.

- Confirmation that a sequential test taking account of all sources of flooding has been undertaken (NPPF paragraph 102) and an exception test has been met to reflect the change to a more vulnerable use i.e. from commercial to residential.

As part of a revised Flood Risk Assessment and submission of a drainage strategy, we would expect evidence to demonstrate that the proposals for surface water management associated with overland flow are sufficient to:

- Remove the proposed properties within the development from being at risk of surface water flooding in the 1 in 100 year plus climate change rainfall event; and/or prove they are not at risk.
- prevent an increase in the risk of flooding elsewhere as a result of the development; and,

- appropriately integrate within the development layout the ingress, through flow and egress of surface water flow path exceedance routes identified as affecting the development site.

It is not for the LLFA to specify the exact methodology to use to demonstrate the above, however we have the following recommendations for the potential modelling activities that could be undertaken.

- The current modelling for the site includes the national Environment Agency Risk of Flooding from Surface Water models which is strategic in nature and are unlikely to be suitable to be modified for this site-specific assessment.
- Two-dimensional modelling would be the preferred approach for the site, based on freely available Environment Agency LiDAR information. Software such as Flood Modeller, InfoWorks ICM, TUFLOW, as well as others, have the capabilities to model such processes.
- The upstream inputs to the model could be based on a catchment analysis, bearing in mind the urban nature of the upstream catchments. Factored inflows could be used that represent the currently predicted flood extents on the site.
- The modelling should take into consideration the roughness of the ground surface and could include infiltration processes within existing and proposed permeable areas
- The model should be run as a minimum for the 1 in 30 year and 1 in 100 year including a 40% allowance for climate change
- Although referred to, currently there is little information in Planning Practice Guidance (PPG) on how to use Surface Water Flood Mapping in development management scenarios. The 1 in 100 year and 1 in 1000 year probability flood extents can be used as proxy for Flood Zone 2 and 3 respectively. This is consistent with PPG Paragraph: 018 (Flood Risk and Coastal Change Reference ID: 7-018-20140306) which states “other forms of flooding should be treated consistently with river flooding in mapping probability and assessing vulnerability to apply the sequential approach across all flood zones”

In addition we would expect a drainage strategy to:

- Ensure the post development run off rates and volumes reflect the pre development run off rates and volumes. Brownfield sites are strongly recommended to discharge at the original predevelopment (greenfield) runoff rate where possible.
- Detailed designs, modelling calculations and plans of the drainage conveyance network in the:
 - 1 in 30 year critical rainfall event to show no above ground flooding on any part of the site.
 - 1 in 100 year critical rainfall plus climate change event to show, if any, the depth, volume and storage location of any above ground flooding from the drainage network ensuring that flooding does not occur in any part of a building or any

utility plant susceptible to water (e.g. pumping station or electricity substation) within the development from onsite surface water flow

- Include SUDS features which can include a range of techniques including soakaways, infiltration trenches, permeable pavements, grassed swales, green roofs, ponds and wetland.
- Include a maintenance and management plan detailing the activities required and details of who will adopt and maintain all the surface water drainage features for the lifetime of the development.

For information, based on the current information and design, we would not accept that placing dwellings on a ground floor with a depth of flooding up to 0.5m with potential rapid inundation is acceptable when considering it as “safe for the lifetime of development”.

- 2.11 Police Architectural Liaison Officer – Comprehensive comments received giving advice on security of the development.
- 2.12 Building Control – No objection.
- 2.13 Strategic Planning - The proposal seeks to demolish the existing industrial unit and replace it with eleven dwellings, retaining a single light industrial unit.

The site is situated within a safeguarded employment area under Policy CS6 – Supporting the local economy, and is immediately adjacent the designated Main Urban Area. The policy permits alternative uses on such land subject to criteria being met. This includes the consideration of where: there is a satisfactory relationship with neighbouring uses, the applicant can demonstrate that there has been no commercial interest in the re-use of the site for employment uses over a period of at least 18 months, a sequential viability test has been applied.

The site is surrounded by existing residential uses to the south and west, with employment uses to the north and east. With the incorporation of a small light industrial unit on the north-east of the site, and taking into consideration the existing residential properties, it is unlikely that the site could be considered un-neighbourly to locate housing. It is also understood that the site has been vacant for a period of time. The potential loss of employment land should be weighed up against its realistic use for employment purposes in the near future and the availability of alternative employment land in the wider area.

The application should also be considered in the context of meeting the Borough's housing needs. Gorleston-on-Sea is identified in the Core Strategy (Policy CS2) as a Main Town that in combination with Great Yarmouth will contribute to approximately 35% of the Borough's housing growth. Weight should

also be given to the NPPF requirement to significantly boost housing supply (paragraph 47), with local emphasis also on the Core Strategy's settlement hierarchy to direct the locations suitable for growth.

The site is also located within Flood Zone 3. Policy CS13 and national planning policy outline the Council's approach to development in flood risk zones.

In conclusion, from a planning policy perspective, the Strategic Planning team raises no objection to the principle of residential development in this location, subject to the satisfactory demonstration that the criteria in policies CS6 and CS13 are addressed. Should you have any queries, please do not hesitate to contact the above named officer.

A further response confirms that the information submitted to demonstrate marketing of the site has met the requirements of policy CS6 of the adopted Core Strategy.

- 2.14 Local Authority 106 requirements – Policy compliant 40 square metres of usable public open space to be provided per dwelling. Payment in lieu of public open space to be calculated at £12 per square metre shortfall (equates to £480 per dwelling if none provided). Payment in lieu of children's recreation equipment £920 per dwelling. Given the location of the development no children's play equipment is being requested and as such no mitigation is offered to offset the payment. There is no usable public open space put forward with the development, payment in lieu will be accepted.

The Local Planning Authority will not accept liability for the open space, drainage, roads (this does not preclude highway adoption by agreement) or private drives and as such should the resolution be made to approve this development the requirement will be on the developer to secure future maintenance by management agreement and agreed nominated body. Given the size and type of open space this does not need to be secured by way of s106 agreement.

3 Local Policy :-

- 3.1 Local Policy - Saved Great Yarmouth Borough-Wide Local Plan Policies (2001):
- 3.2 Paragraph 215 of the 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 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)

4.1 The presumption in favour of sustainable development is set out under paragraph 4.

4.2 Paragraph 49: Housing applications should be considered in the context of the presumption in favour of sustainable development. Relevant policies for the supply of housing should not be considered up-to-date if the local planning authority cannot demonstrate a five-year supply of deliverable housing sites.

4.3 Paragraph 50 states that to deliver a wide choice of high quality homes, widen opportunities for home ownership and create sustainable, inclusive and mixed communities, local planning authorities should:

- Plan for a mix of housing based on current and future demographic trends, market trends and the needs of different groups in the community (such as, but not limited to, families with children, older people, people with disabilities, service families and people wishing to build their own homes);
- identify the size, type, tenure and range of housing that is required in particular locations, reflecting local demand; and
- where they have identified that affordable housing is needed, set policies for meeting this need on site, unless off-site provision or a financial contribution of broadly equivalent value can be robustly justified (for example to improve or make more effective use of the existing housing stock) and the agreed approach contributes to the objective of creating mixed and balanced communities.

4.4 Paragraph 17. Within the overarching roles that the planning system ought to play, a set of core land-use planning principles should underpin both plan-making and decision-taking. These 12 principles are that planning should: (partial)

- encourage the effective use of land by reusing land that has been previously developed (brownfield land), provided that it is not of high environmental value;
 - always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings.
- 4.5 Paragraph 22: Planning policies should avoid the long term protection of sites allocated for employment use where there is no reasonable prospect of a site being used for that purpose. Land allocations should be regularly reviewed. Where there is no reasonable prospect of a site being used for the allocated employment use, applications for alternative uses of land or buildings should be treated on their merits having regard to market signals and the relative need for different land uses to support sustainable local communities.
- 4.6 Paragraph 100. Inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk, but where development is necessary, making it safe without increasing flood risk elsewhere. Local Plans should be supported by Strategic Flood Risk Assessment and develop policies to manage flood risk from all sources, taking account of advice from the Environment Agency and other relevant flood risk management bodies, such as lead local flood authorities and internal drainage boards. Local Plans should apply a sequential, risk-based approach to the location of development to avoid where possible flood risk to people and property and manage any residual risk, taking account of the impacts of climate change, by:
- applying the Sequential Test;
 - if necessary, applying the Exception Test;
 - safeguarding land from development that is required for current and
 - future flood management;
 - using opportunities offered by new development to reduce the causes and
 - impacts of flooding; and
 - where climate change is expected to increase flood risk so that some
 - existing development may not be sustainable in the long-term, seeking opportunities to facilitate the relocation of development, including housing, to more sustainable locations.
- 4.7 Paragraph 101. The aim of the Sequential Test is to steer new development to areas with the lowest probability of flooding. Development should not be allocated or permitted if there are reasonably available sites appropriate for the proposed development in areas with a lower probability of flooding. The Strategic Flood Risk Assessment will provide the basis for applying this test. A sequential approach should be used in areas known to be at risk from any form of flooding.

- 4.7 Paragraph 102. If, following application of the Sequential Test, it is not possible, consistent with wider sustainability objectives, for the development to be located in zones with a lower probability of flooding, the Exception Test can be applied if appropriate. For the Exception Test to be passed:
- it must be demonstrated that the development provides wider sustainability benefits to the community that outweigh flood risk, informed by a Strategic Flood Risk Assessment where one has been prepared; and
 - a site-specific flood risk assessment must demonstrate that the development will be safe for its lifetime taking account of the vulnerability of its users, without increasing flood risk elsewhere, and, where possible, will reduce flood risk overall.

Both elements of the test will have to be passed for development to be allocated or permitted.

- 4.8 Paragraph 111. Planning policies and decisions should encourage the effective use of land by re-using land that has been previously developed (brownfield land), provided that it is not of high environmental value. Local Planning Authorities may continue to consider the case for setting a locally appropriate target for the use of brownfield land.
- 4.9 Paragraph 186. Local planning authorities should approach decision-taking in a positive way to foster the delivery of sustainable development. The relationship between decision-taking and plan-making should be seamless, translating plans into high quality development on the ground.
- 4.10 Paragraph 187. Local planning authorities should look for solutions rather than problems, and decision-takers at every level should seek to approve applications for sustainable development where possible. Local planning authorities should work proactively with applicants to secure developments that improve the economic, social and environmental conditions of the area.

5 Core strategy – Adopted 21st December 2015

- 5.1 Policy CS1: Focusing on a sustainable future. For the Borough of Great Yarmouth to be truly sustainable it has to be environmentally friendly, socially inclusive and economically vibrant not just for those who currently live, work and visit the borough, but for future generations to come. When considering development proposals, the Council will take a positive approach, working positively with applicants and other partners to jointly find solutions so that proposals that improve the economic, social and environmental conditions of the borough can

be approved wherever possible. To ensure the creation of sustainable communities, the Council will look favourably towards new development and investment that successfully contributes towards the delivery of (partial of a – f):

a) Sustainable growth, ensuring that new development is of a scale and in a location that complements the character and supports the function of individual settlements

b) Mixed adaptable neighbourhoods, which provide choices and effectively meet the needs and aspirations of the local community

Planning applications that accord with this policy and other policies within the Local Plan (and with policies in adopted Neighbourhood Plans, where relevant) will be approved without delay, unless other material considerations indicate otherwise. Where there are no policies relevant to the application or relevant policies are out of date at the time of making the decision then the Council will grant permission unless material considerations indicate otherwise, taking into account whether:

- Any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the National Planning Policy Framework taken as a whole
- Specific policies in that Framework indicate that development should be restricted

5.2 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. (partial a-e)

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

- Approximately 35% of new development will take place in the borough's Main Towns at Gorleston-on-Sea and Great Yarmouth

5.3 Policy CS4: Delivering affordable housing. This policy sets out the thresholds for the provision of affordable housing. The site is within affordable housing sub-market area 1 Gorleston delivering 20% affordable housing.

5.4 Policy CS6: The Borough of Great Yarmouth has a diverse local economy. It is the main service base in England for the offshore energy industry and has a thriving seasonal visitor economy. To ensure that the conditions are right for new and existing businesses to thrive and grow, there is a need to continue to strengthen the local economy and make it less seasonally dependent. This will be achieved by: (partial of a-m)

b) Safeguarding existing local employment areas identified in Table 10 and future local employment areas allocated in other Local Plan Documents for employment use. Alternative uses will only be allowed where it can be demonstrated that:

- There is a satisfactory relationship between the proposed use and any pre-existing neighbouring uses, without significant detriment to the continuation and amenity of existing or proposed uses
- There is no commercial interest in the re-use of the site for employment, demonstrated by suitable marketing at an appropriate price for at least 18 months
- A sequential viability test has been applied following the unsuccessful marketing of the site, based on the following sequence of testing: mixed use of the site that incorporates an employment-generating use, then non-employment use.

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

5.6 Policy CS13: The risk of flooding and coastal change is expected to increase with climate change. This presents a challenge for property/business owners and service providers in susceptible areas and will also place some important biodiversity and heritage assets at risk. The Council will ensure a sustainable and practicable approach to flood risk and coastal change and ensure development does not increase the risk of flooding elsewhere. This will be achieved by (partial a-h)

a) Directing new development proposals away from areas of highest risk of flooding (Flood Zones 2, 3a and 3b) unless it can be demonstrated that:

- The requirements of the Sequential Test are met
- Where applicable, the requirements of the Exception Test are met. A safe access/egress route throughout the duration of the flood event should be provided. However, if this is demonstrated as not being possible then evacuation will be considered as a means of making the development safe
- A satisfactory Flood Response Plan has been prepared

c) Seeking the use of Sustainable Drainage Systems (SuDS) in all new developments

d) Ensuring that new development takes into consideration the findings of the Surface Water Management Plan

- 5.7 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: (partial of a to f)

d) Ensure that the relevant improvements to local infrastructure are made by the developer. Where this is not practical financial contributions will be sought.

f) Make certain that new developments for which a planning obligation is necessary does not take place until a planning obligation agreement has been secured and approved. Payments should be made in a timely and fair manner to minimise the impact on existing services and infrastructure

6 Appraisal

- 6.1 The site is located within the urban area of Gorleston and is currently located within an area designated for employment use.
- 6.2 The site is located within close proximity to all amenities and is within easy walking distance to a major supermarket thus reducing the reliance on a car for everyday necessities.

7 Assessment :-

- 7.1 The application is a full application for the erection of 13 new dwelling houses with associated curtilage and parking. The application originally sought to retain an industrial unit on the site however following consultations with Highways the industrial unit was removed and an additional two dwelling houses shown in this position. Following additional details and ongoing discussions with highways there are no highways objections to the application. A number of objections received state that the access is not sufficient however Highways have concluded that the access and associated works are acceptable to serve the development. It is noted within the highways officers comments that the offsite highway improvements shall be conditioned and are not intended, as per one objectors comments, to remove the ability to cross an existing access. Should the application be approved the details of these works shall be required to be submitted.
- 7.2 The site is located within an area designated under the Core Strategy as land allocated for employment uses. The applicant has submitted additional information which has satisfied Strategic Planning that policy CS6 has been complied with by the marketing of the site for a period in excess of 18 months. Policy CS6 is compliant with the National Planning Policy Framework which

states that employment land that is not going to be brought back into use should not be protected indefinitely.

- 7.3 The site is located within flood zone 3a and as such consultations have been carried with the Environment Agency with no objection. The Environment Agency have noted the potential risks to the site by flooding and stated that the Lead Local Flood Authority should advise if the mitigation through flood resilient construction measures and water entry strategy as shown in the Flood Risk Assessment submitted in support of the application is acceptable. The Lead Local Flood Authority (LLFA) have objected to the application and stated that they do not believe that the application site is safe for its lifetime owing to the actual risk of flooding, with potential rapid inundation of 0.5m depth as demonstrated by the Great Yarmouth Strategic Flood Risk Assessment (SFRA).
- 7.4 It is understood and accepted that the site is a brownfield site and as such does not currently have greenfield run off rates however, as per the LLFA objection brownfield sites are still recommended to discharge at the original pre-development runoff rate where possible. The LLFA have requested a revised drainage strategy as the submitted details, including additional letter do not provide sufficient information. The LLFA goes on to state that the assertion that groundwater was located at 1.3m has not been supported by evidence to substantiate this statement. The LLFA reiterates that should applicants wish to place development within areas of risk then the onus is on the applicant to quantify the risk to the development through an assessment which has not adequately been provided.
- 7.5 Anglian Water has stated that the details submitted are unacceptable with regards the surface water management strategy / flood risk assessment and requested additional consultation with Anglian Water and LLFA. Anglian Water are satisfied that the surface water management can be conditioned by pre-commencement condition. The LLFA are not satisfied that this can be conditioned. Anglian Water have stated within the consultation response that the last option for surface water disposal should be connection to the sewer and that sustainable drainage, in accordance with local and national planning policy should be applied. In the absence of Anglian Waters agreement to connect to a main sewer for surface water and the confirmation from the LLFA that this is acceptable the application would be recommended for refusal on these grounds.
- 7.6 The applicant has not complied with policy CS13 of the adopted Core Strategy or the National Planning Policy Framework with regards to flood risk and drainage. Other points shall be assessed although at this time, given the failure to comply with policy, further assessment would not be required as the development fails on these merits.

- 7.7 The design of the development, following highways consultation is accepted in highway terms. This includes parking to the frontage which the conservation officer is not in favour of. The properties, with living accommodation on ground floor level as opposed to the normal layout within flood zone 3 of undercroft parking, are suitable in size although it is noted that plot 6 has an exceptionally small curtilage. In the absence of size requirements within policy curtilage should be looked at in relation to the size of the property that it relates to. The properties proposed are three bedroom properties and as such it may be beneficial to reduce the bedrooms at plot 6 to two given the limited curtilage.
- 7.8 The internal configuration of plots 12 and 13 can be amended to place the smallest bedroom and bathroom to the rear which will decrease the level of overlooking to the adjoining properties to a level which is not out of character with the area. The stair window at the side elevation would be preferred at the western elevations. The internal configuration of plots 9, 10 and 11 would also benefit from moving the bathroom and smallest bedroom to reduce overlooking to the adjoining property. The comment from a neighbour noting that their property has been incorrectly labelled was noted during the site visit. The application is assessed in accordance with what is actually present.
- 7.9 The applicant has requested that it be noted that a meeting was arranged with the LLFA but was subsequently cancelled. This cancellation has not resulted in the reorganisation of a meeting.

8 RECOMMENDATION :-

- 8.1 On the basis of the information that is currently submitted it is difficult to support the application.
- 8.2 The recommendation is to refuse the application for the reasons given with the consultation response from the LLFA and that the application has failed the exception test as it has not been demonstrated that the development is safe for its lifetime and is thus contrary to policy CS13 on flood and drainage grounds and the National Planning Policy Framework.



Community and Environmental
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NCC contact number: 0344
800 8020
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Gemma Manthorpe
Great Yarmouth Borough Council
Town Hall
Hall Plain
Great Yarmouth
Norfolk
NR30 2QF

Your Ref: 06/17/0066/F
Date: 21 June 2017

My Ref: 9/6/17/0066
Tel No.: 01603 638070
Email: stuart.french@norfolk.gov.uk

Dear Gemma

Great Yarmouth: Redevelopment of site to construct 11 houses and retain a single light industrial unit
Former Florida Group Limited Building Bells Marsh Road Gorleston GREAT YARMOUTH NR31 6PU

Further to my letter dated 15 June 2017, I have noted the agent's response to my comments and after discussing the matter further with him I concur with his recollection of our meeting, and I apologise for any inconvenience this has created.

My past response noted the the access proposal at Riverside Road and I note that there has been public comment in relation to these and especially in relation to blocking one property's access. As I outlined in my earlier response the proposal establishes a principle that is acceptable to the Highway Authority. These off-site highway works will be subject to a Small Highway Works Agreement where the final design will be agreed and any concerns will be taken into account and addressed accordingly; certainly the blocking of an established access is not the intention.

Accordingly in light of the above, my earlier holding objection is withdrawn, however, should your Authority be minded to approve this application I would recommend the following conditions and informative note be appended to any such permission

SHC 08 Prior to the first occupation of the development hereby permitted the vehicular access shall be provided along the Bells Marsh roadside frontage in accordance with the highway specification (Dwg. No. TRAD 1) attached. Arrangement shall be made for surface water drainage to be intercepted and disposed of separately so that it does not discharge from or onto the highway carriageway.

Continued/...

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Reason: To ensure satisfactory access into the site and avoid carriage of extraneous material or surface water from or onto the highway.

- SHC 14 Notwithstanding the provision of Class A of Schedule 2, Part 2 of the Town and Country Planning (General Permitted Development) Order 2015, (or any Order revoking, amending or re-enacting that Order) no gates, bollard, chain or other means of obstruction shall be erected across the approved access unless details have first been submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of highway safety.

- SHC 21 Prior to the first occupation of the development hereby permitted a 2.4 metre wide parallel visibility splay (as measured back from the near edge of the adjacent highway carriageway) shall be provided across the whole of the site's roadside frontage (Bells Marsh Road). The parallel visibility splay shall thereafter be maintained at all times free from any obstruction exceeding 0.6 metres above the level of the adjacent highway carriageway.

Reason: In the interests of highway safety.

- SHC 24 Prior to the first occupation of the development hereby permitted the proposed accesses, on-site car parking and turning area shall be laid out, demarcated, levelled, surfaced and drained in accordance with the approved plan and retained thereafter available for that specific use.

Reason: To ensure the permanent availability of the parking / manoeuvring area, in the interests of highway safety.

- SHC 39A Notwithstanding the details indicated on the submitted drawings no works shall commence on site unless otherwise agreed in writing until a detailed scheme for the off-site highway improvement works (footway/access Bells Marsh Road and Riverside Road access works) as indicated on drawing number 1164/1 Rev A have been submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority.

Reason: To ensure that the highway improvement works are designed to an appropriate standard in the interest of highway safety and to protect the environment of the local highway corridor.

- SHC 39B Prior to the first occupation of the development hereby permitted the off-site highway improvement works referred to in Part A of this condition shall be completed to the written satisfaction of the Local Planning Authority in consultation with the Highway Authority.

Reason: To ensure that the highway network is adequate to cater for the development proposed.

Continued/...

Inf.1 It is an OFFENCE to carry out any works within the Public Highway, which includes a Public Right of Way, without the permission of the Highway Authority. This development involves work to the public highway that can only be undertaken within the scope of a Legal Agreement between the Applicant and the County Council. Please note that it is the Applicant's responsibility to ensure that, in addition to planning permission, any necessary Agreements under the Highways Act 1980 are also obtained and typically this can take between 3 and 4 months. Advice on this matter can be obtained from the County Council's Highways Development and Operations team based at County Hall in Norwich, tel: 0344 800 8020.

Contact the appropriate utility service to reach agreement on any necessary alterations, which have to be carried out at the expense of the developer.

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

Inf 10 Please be aware it is the applicant's responsibility to clarify the boundary with the public highway. Private structures such as fences or walls will not be permitted on highway land. The highway boundary may not match the applicants title plan. Please contact the highway research team at highway.boundaries@norfolk.gov.uk for further details.

Yours sincerely

Stuart French

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

Encl

Ref: FWP/17/6/4869

Dated : 20 July 2017

-1-

 **Norfolk County Council** Community and Environmental Services
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via e-mail
Ms Manthorpe
Planning Services
Development Control
Great Yarmouth Borough Council
Norfolk,
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NCC contact number: 0344 800 8020
Textphone: 0344 800 8011

Your Ref: 06/17/0066/F
Date: 20 July 2017

My Ref: FWP/17/6/4869
Tel No.: 0344 800 8020
Email: llfa@norfolk.gov.uk

Dear Ms Manthorpe,

Town and County Planning (Development Management Procedure) (England) Order 2015

Redevelopment of site to construct 11 houses and retain a single light industrial unit at Former Florida Group Limited Building Bells Marsh Road Gorleston GREAT YARMOUTH NR31 6PU

Thank you for your consultation on the above site, received on 28 June 2017. We have reviewed the application as submitted and wish to make the following comments.

The applicant has provided additional comments (Canham Consulting, response to NCC Letter Ref FWP/17/6/4693). No further information has been provided to answer our queries.

We maintain our objection to this planning application in the absence of an acceptable Drainage Strategy related to the reasons provided in our previous response (FWP/17/6/4693).

To clarify:

- The NNPF clearly states a sequential approach to development should be applied to all sources of flood risk. Please note we have successfully supported Breckland District Council on appeal where this view was upheld. (Reference to this case is available on the Breckland Council website and has been previously provided to the applicant) If you, as the planning authority, require further discussion or clarification please feel free to get in touch to discuss this further.
- As stated in our previous response and the applicants FRA the Surface Water Management Plan for Great Yarmouth states that this site would be affected by Surface Water Flooding.

- It was not the intention of our letter to force the applicant to submit detailed modelling. We fully support the approach in Planning Policy Guidance to assess, avoid, manage and mitigate flood risk on development sites. As such the applicant could seek to avoid the risk on site as identified by the Surface Water Management Plan. However, if the applicant wishes to place development in areas of risk then the onus is on the applicant to quantify the risk to the development through an assessment. It is for the very reasons stated by Canham Consulting i.e. the inaccuracies of LIDAR and drainage system issues, that we expect site level specific variables such as site drainage and topography to be identified by the applicant.
- We note that the applicant states in its most recent response that '*site investigations undertaken by a Canham Consulting engineer indicated that groundwater was located 1.3m bgl*'. However, we could not locate any additional evidence i.e. infiltration testing/borehole results to substantiate this statement. It is usual in support of full applications to have a ground investigation report that would provide evidence for such statements i.e. soil profiles/bore holes testing. Whilst we appreciate that access to a watercourse may not be possible we require further evidence in relation to the high groundwater levels to confirm infiltration is not possible.

Yours faithfully,

Mark

Mark Henderson
Flood Risk Officer

Lead Local Flood Authority

Disclaimer

We have relied on the accuracy and completeness of the information supplied to us in providing the above advice and can take no responsibility for incorrect data or interpretation, or omissions, in such information. If we have not referred to a particular issue in our response, it should not be assumed that there is no impact associated with that issue.

S

Elaine Helsdon

From: paul carter [REDACTED]
Sent: 23 March 2017 16:28
To: Elaine Helsdon
Cc: enquiries@great-yarmouth.gov.uk
Subject: Planning Application Reference Number: 06/170066/F

28A RIVERSIDE ROAD
NR31 6PL

Application Reference Number: 06/170066/F

Good afternoon

I'm writing in concern of the proposed planning application for 11 properties to be built on the old shoe factory along Bells Marsh road, Gorleston.

Reviewing the application I believe and I'm concerned that there is a misunderstanding regarding the surrounding property's.

I currently live and own the property to the south of the proposed site but within the application my property is referred to as "Works" along with the plan drawing showing a separation within my garden which is also incorrect.

As I have recently completed the renovation of my own property I am by no means against the application for new houses and welcome the change of the vacant site, however I do appeal to the planning office that this application is revisited taking into account of my concerns and the incorrect information within the application.

As mentioned above my concern is the application has been submitted with my property being classed as a works area and not a residential property, it is also worrying why the application is clearly showing a separation within my garden.

Although my property is overlooked by the a few properties along Bells Marsh Road the three proposed property's closest to the South East corner of the site are considerably closer directly looking into my property along with their garden directly joining my boundary.

With the proposal of only having the exciting chain link fence in place and the overview from these buildings this would leave no privacy at all for my family which includes young children.

Would it be possibly for the planning board or the applicant to reconsider the positioning / location or style of these three property taking into account of the above information.

King regards

Paul Carter

[REDACTED]
Mobile: 078 [REDACTED]

Internet Consultees

Application Reference 06/17/0066/F

Attachments

Invalid Consultee Comment? ☐Copy to existing Consultee? ☐

Name Chris Burgess

Address Hansells Solicitors

13 The Close

Norwich

Post Code NR1 4DS

Telephone

Email Address

For or Against OBJ Object

Speak at Committee

On behalf of client we would like to object to the proposed access to the development site from Riverside Road. The existing access onto Riverside Road is totally unacceptable from a highways safety point of view. The visibility and sight lines from the existing access are below the usual highway safety and design standards for this type of development. Visibility on leaving the development site on to Riverside Road is poor and dangerous and unsuited for the intensity of use proposed in the planning application. Neither will it be possible to improve visibility because of the existing buildings in the sight line which would have to be demolished. This will not be possible because the existing buildings are in current operational use and separate ownership.

Date Entered 17-03-2017

Internet Reference OWPC1062

Internet Consultees

Application Reference 06/17/0066/F

Attachments

Invalid Consultee Comment? ☐

Copy to existing Consultee? ☐

Name Chris Burgess

Address Hansells Solicitors

13 The Close

Norwich

Post Code NR1 4DS

Telephone

Email Address

For or Against OBJ Object

Speak at Committee

development. Visibility on leaving the development site on to Riverside Road is poor and dangerous and unsuited for the intensity of use proposed in the planning application. Neither will it be possible to improve visibility because of the existing buildings in the sight line which would have to be demolished. This will not be possible because the existing buildings are in current operational use and separate ownership.

We therefore would strongly urge the Council to reject the application unless an alternative access can be provided which does not utilise the present existing access which for the reasons aforesaid cannot be upgraded to make it suitable for the use proposed in the planning application.

Date Entered 17-03-2017

Internet Reference OWPC1062

S

Elaine Helsdon

From:
Sent: 12 June 2017 23:32
To: plan
Subject: Planning application 06/17/0066/F

Dear Sir/Madam,

Redevelopment to construct 13 houses at Bells Marsh Road, Gorleston.

With reference to the above planning application I would like to note my objection.

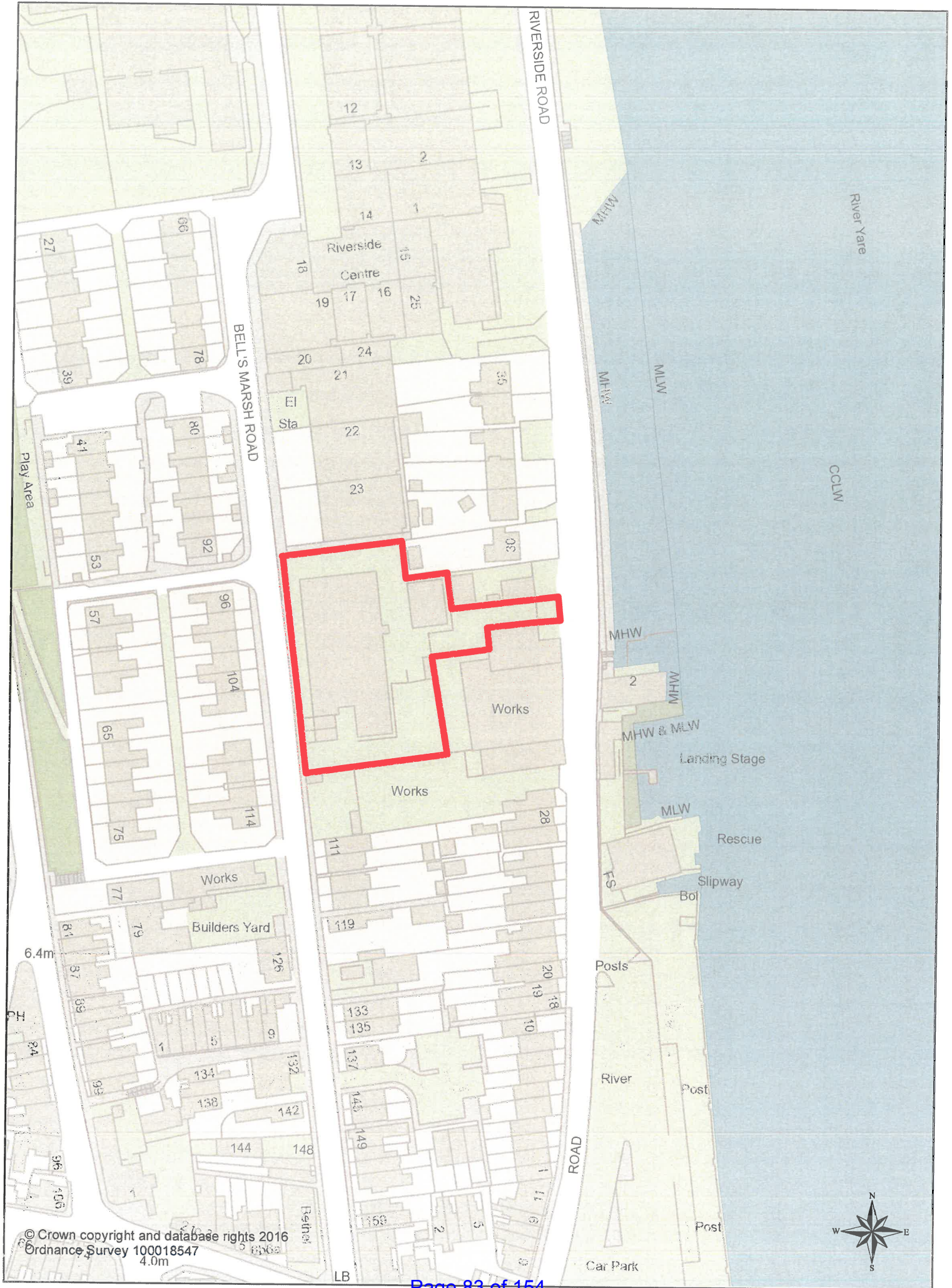
I have viewed the plans and I object to the kerb island on the highway at the front of our building, Astec House, as the kerb extends 3/4 of the way across our front building and would prevent us using the two off road car park spaces.

The driveway adjacent to the front building provides access to the rear unit which is shortly to be occupied by the RNLI who would require 24hour unobstructed access.
I cannot see any purpose for the island as the party wall with the site access road has a low wall which does not inhibit vision.

Please notify me as soon as possible **if I need** to provide any further information to support my objection. I can be contacted via email at [REDACTED]

Kind regards
John J Moore
Cook & Moore Property
Astec House
NR31 6PX

Sent from my iPad



Reference: 06/16/0485/F

Parish: Great Yarmouth
Officer: Mr Jack Ibbotson
Expiry Date: 03-10-2017

Applicant: Mrs and Mrs Wheeler

Proposal: Change of use from a guest house to a 14 bedroom HMO with owner/manager flat contained in the basement

Site: 110-111 Wellesley Road, Great Yarmouth, NR30 2AR.

REPORT

1. Background/History:-

- 1.1 Originally the address had been two dwellinghouses which have been combined and converted into a single guest house at some point in the past. The current building has within the last ten years begun to be used as a HMO with a maximum of 18 bedrooms and a private flat for the owners in the basement. The site has fluxed between the permitted guesthouse use and increasingly the unauthorised use as a HMO. The accommodation is laid out with a basement flat for the property owners with two bedrooms and over the floors above 18 guest/HMO bedrooms. Currently the property is in use as predominantly a HMO and has been in this use for some time without planning or private sector housing consent. The property has been granted a HMO license for 18 letting rooms subject to the outcome of this planning application.
- 1.2 The property is located in a Conservation Area. The owners maintain the property in a clean and tidy state retaining the external character and appearance of a guest house. The property is located within the secondary holiday accommodation area and is amongst buildings in a variety of uses including converted flats, guest houses, hotels and commercial buildings there are also HMO's and Hostels in this wider area. The property is a corner property with a former hotel to the rear, and an adjoining flat conversion to the south. The property is close to the primary holiday accommodation area of along Princes Road and associated tourist areas. The site is not within a flood risk area.
- 1.3 The site has no off street parking, although it has been indicated that car parking could be provided off site at nearby car parks. No external amenity

space or storage area is open to residents other than the property owners. Bin stores would be as currently set out within the basement area external yard.

- 1.4 The previous application, had only been for the change of use, and was withdrawn during the May 2017 Committee meeting as it had only shown the layout and amenities as existing (06/16/0809/F). The letting room sizes and amenities were not considered to be of sufficient quality for use as a HMO and it was suggested that any improvements the applicant wished to introduce should be included in a revised application. The key changes between this application and the withdrawn previous application is that the layout would see a decrease in number of letting rooms, from 18 to 14. Additionally more floorspace would be given over to communal space for the occupants of the HMO. This has resulted in some of the smallest rooms being re-amalgamated into larger bedrooms.
- 1.5 The proposed floor plan would see the basement flat and guesthouse dining area being altered to form a 3 bedroom manager/owners flat. The ground floor would see 3 letting rooms being removed, from 8 rooms to 5 rooms. Rooms 11 and 12 along with the existing bar and lounge would be converted into a kitchen, dining room, and lounge rooms. The subdivision of rooms 4 and 4a would be removed to create a single room of 17.88m². Rooms would on this floor range in size from a minimum of 8.96m² to 17.88m².
- 1.6 The first floor would see one change to the layout of rooms reducing the number of bedrooms from 10 to 9. This would be through the removal of a subdividing wall in the north west room, creating a 19.6m room. The rooms on the first floor would range in size from 8.3m to 19.66m.
- 1.7 The proposed communal area for up to 14 rooms would become an area of 44m² including a linked kitchen and dining area, and separate lounge.
- 1.8 The applicants have put forward information stating that they would be willing to have a personal condition imposed on the property to tie their management and occupancy to the permission. Additionally they have supplied information setting out that the guest house use has proven to be unviable as a business, and that the rental of rooms on a permanent basis has allowed the property to remain open. As part of the occupancy the applicants provide towels, clean rooms on a weekly basis for permanent tenants. They also continue hosting holiday makers at the property, although this has decline over the period they have provided information for, and whilst permanent occupants have been at the property.

2. Consultations :-

2.1 Neighbours –

Both this and the previous application had a consultation in line with the General Development Procedure Order which included a site notice and letters to neighbouring properties. No objections were received to this revised scheme.

The previous withdrawn application saw 4 letters of representation being received from neighbouring residents and businesses supporting the application. The main points raised in these letters were that the current use of the building as a HMO/guesthouse has not caused harm to neighbouring properties (No.113 Wellesley Road, 103 Wellesley Road), the trading conditions are difficult and the mixed use including HMO is a means to make ends meet, that the empty buildings in the street are deteriorating and that this use leads to the properties being maintained. Additionally a nearby business had indicated that they have parking spaces available to current and future residents at a nearby car park.

2.2 GYBC Environmental Health –

GYBC's EH officer comments that the property is a clean and tidy HMO with a licence for 18 rooms. The officer supports the use as a HMO as currently operating with the only significant works required are the installation of a kitchen for tenants to prepare and cook their own meals. The EHO states that the property has been managed in a responsible and proactive manner and that no complaints have been received .

2.3 GYBC Conservation Team

No objection was raised to the previous scheme as no external alterations are proposed.

2.4 NCC Highways Officer -

No objection has been raised.

2.5 GYBC Building Control –

Building Control had previously confirmed that the works are not considered a change of use under building regulations and therefore the applicants would not be required to make a building regulations application.

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

3.1 Paragraph 215 of the 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 and assessed again in January 2016. 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.

3.2 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 or the councils Adopted Great Yarmouth Local Plan – Core Strategy. These policies hold the greatest weight in the determining of planning applications.

3.3 POLICY HOU23

THE CONVERSION OR CHANGE OF USE OF PROPERTIES TO BEDSITS AND OTHER TYPES OF MULTI-OCCUPIED UNITS OF RESIDENTIAL ACCOMMODATION WILL BE PERMITTED WHERE:

(A) THE SITE IS OUTSIDE AN AREA SHOWN AS 'PRIME HOLIDAY ACCOMMODATION' ON THE PROPOSALS MAP;

(B) THE CHARACTER AND AMENITIES OF THE LOCALITY WOULD NOT BE SIGNIFICANTLY ADVERSELY AFFECTED;

(C) THE SITE IS NOT IN AN AREA PREDOMINANTLY COMPRISING PROPERTIES IN SINGLE FAMILY OCCUPANCY;

(D) CLUSTERING OF PROPERTIES IN MULTIPLE OCCUPATION WOULD NOT OCCUR; *

(E) THERE IS NO PROPERTY USED AS A SINGLE UNIT OF FAMILY ACCOMMODATION DIRECTLY ADJOINING THE PROPOSED DEVELOPMENT;

(F) THE PROPOSED DEVELOPMENT AND ASSOCIATED FACILITIES COULD BE PROVIDED WITHOUT SIGNIFICANT DETRIMENT TO THE OCCUPIERS OF ADJOINING OR NEIGHBOURING BUILDINGS;

(G) THERE IS ADEQUATE ON-STREET CAR PARKING AND THE ONSTREET CAR PARKING REQUIREMENTS OF THE PROPOSAL WOULD NOT RESULT IN MORE THAN 70% OF THE AVAILABLE 'OVERNIGHT' ON-STREET RESIDENTIAL PARKING PROVISION BEING EXCEEDED UNLESS ADEQUATE ALTERNATIVE PROVISION IS MADE; AND,

(H) THE BUILDING IS 3 OR MORE STOREYS HIGH OR MORE THAN 95SQ M FLOOR AREA.

(*Note: Clustering constitutes 3 properties in multiple occupation forming a continuous group, or 50% of the length of any continuous frontage or sharing common boundaries.)

3.4 POLICY TR12

SUBJECT TO OTHER POLICIES IN THE PLAN, WITHIN SECONDARY HOLIDAY ACCOMMODATION AREAS, AS SHOWN ON THE PROPOSALS MAP, PROPOSALS FOR CHANGE OF USE TO A SINGLE DWELLING, SELF CONTAINED RESIDENTIAL FLATS, RESIDENTIAL HOMES OR NURSING HOMES MAY BE PERMITTED IF THE APPLICANT CAN DEMONSTRATE THAT:

(A) THE PROPOSED DEVELOPMENT WOULD NOT HAVE A SIGNIFICANT ADVERSE EFFECT, EITHER INDIVIDUALLY OR CUMULATIVELY ON THE CHARACTER OF THE AREA;

(B) THE PROPOSED DEVELOPMENT WOULD NOT HAVE A SIGNIFICANT ADVERSE EFFECT ON THE RESIDENTIAL AMENITY OF THOSE LIVING IN THE AREA OR TO THE USERS OF ADJOINING PROPERTY OR LAND;

(C) PARKING AND SERVICING ARRANGEMENTS CAN BE PROVIDED IN ACCORDANCE WITH THE COUNCIL'S STANDARDS SET OUT AT APPENDIX (A) TO CHAPTER 3 OF THE PLAN; AND

(D) IN THE CASE OF AN ACCEPTABLE PROPOSAL FOR A CHANGE OF USE OF PART OF A PROPERTY, THE PROPOSED DEVELOPMENT WOULD RESULT IN AN IMPROVEMENT TO THE REMAINDER OF THE HOTEL, GUEST HOUSE OR PROPERTY.

3.5 POLICY HOU7

NEW RESIDENTIAL DEVELOPMENT MAY BE PERMITTED WITHIN THE SETTLEMENT BOUNDARIES IDENTIFIED ON THE PROPOSALS MAP IN THE PARISHES OF BRADWELL, CAISTER, HEMSBY, ORMESBY ST MARGARET, AND MARTHAM AS WELL AS IN THE URBAN AREAS OF GREAT YARMOUTH AND GORLESTON. NEW SMALLER SCALE RESIDENTIAL DEVELOPMENTS* MAY ALSO BE PERMITTED WITHIN THE SETTLEMENT BOUNDARIES IDENTIFIED ON THE PROPOSALS MAP IN THE VILLAGES OF BELTON, FILBY, FLEGGBURGH, HOPTON-ON-SEA, AND WINTERTON. IN ALL CASES THE FOLLOWING CRITERIA SHOULD BE MET:

- (A) THE PROPOSAL WOULD NOT BE SIGNIFICANTLY DETRIMENTAL TO THE FORM, CHARACTER AND SETTING OF THE SETTLEMENT;
- (B) ALL PUBLIC UTILITIES ARE AVAILABLE INCLUDING FOUL OR SURFACE WATER DISPOSAL AND THERE ARE NO EXISTING CAPACITY CONSTRAINTS WHICH COULD PRECLUDE DEVELOPMENT OR IN THE CASE OF SURFACE WATER DRAINAGE, DISPOSAL CAN BE ACCEPTABLY ACHIEVED TO A WATERCOURSE OR BY MEANS OF SOAKAWAYS;
- (C) SUITABLE ACCESS ARRANGEMENTS CAN BE MADE;
- (D) AN ADEQUATE RANGE OF PUBLIC TRANSPORT, COMMUNITY, EDUCATION, OPEN SPACE/PLAY SPACE AND SOCIAL FACILITIES ARE AVAILABLE IN THE SETTLEMENT, OR WHERE SUCH FACILITIES ARE LACKING OR INADEQUATE, BUT ARE NECESSARILY REQUIRED TO BE PROVIDED OR IMPROVED AS A DIRECT CONSEQUENCE OF THE DEVELOPMENT, PROVISION OR IMPROVEMENT WILL BE AT A LEVEL DIRECTLY RELATED TO THE PROPOSAL AT THE DEVELOPER'S EXPENSE; AND,
- (E) THE PROPOSAL WOULD NOT BE SIGNIFICANTLY DETRIMENTAL TO THE RESIDENTIAL AMENITIES OF ADJOINING OCCUPIERS OR USERS OF LAND.

(Objective: To ensure an adequate supply of appropriately located housing land whilst safeguarding the character and form of settlements.)

* ie. developments generally comprising not more than 10 dwellings.

4 Core strategy – Adopted 21st December 2015

4.1 POLICY CS1 – FOCUSING ON A SUSTAINABLE FUTURE

For the Borough of Great Yarmouth to be truly sustainable it has to be environmentally friendly, socially inclusive and economically vibrant not just for those who currently live, work and visit the borough, but for future generations to come. When considering development proposals, the Council will take a positive approach, working positively with applicants and other partners to jointly find solutions so that proposals that improve the economic, social and environmental conditions of the borough can be approved wherever possible.

To ensure the creation of sustainable communities, the Council will look favourably towards new development and investment that successfully contributes towards the delivery of:

- a) Sustainable growth, ensuring that new development is of a scale and in a location that complements the character and supports the function of individual settlements
- b) Mixed adaptable neighbourhoods, which provide choices and effectively meet the needs and aspirations of the local community
- c) Environmentally friendly neighbourhoods that are located and designed to help address and where possible mitigate the effects of climate change and minimise the risk of flooding
- d) A thriving local economy, flourishing local centres, sustainable tourism and an active port
- e) Safe, accessible places that promote healthy lifestyles and provide easy access for everyone to jobs, shops and community facilities by walking, cycling and public transport
- f) Distinctive places that embrace innovative, high quality urban design that reflects positive local characteristics and protects the borough's biodiversity, unique landscapes, built character and historic environment

Planning applications that accord with this policy and other policies within the Local Plan (and with policies in adopted Neighbourhood Plans, where relevant) will be approved without delay, unless other material considerations indicate otherwise. Where there are no policies relevant to the application or relevant policies are out of date at the time of making the decision then the Council will grant permission unless material considerations indicate otherwise, taking into account whether:

- Any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the National Planning Policy Framework taken as a whole
- Specific policies in that Framework indicate that development should be restricted

4.2 POLICY CS2 – ACHIEVING SUSTAINABLE GROWTH

Growth within the borough must be delivered in a sustainable manner in accordance with Policy CS1 by balancing the delivery of new homes with new jobs and service provision, creating resilient, self-contained communities and reducing the need to travel. To help achieve sustainable growth the Council will:

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

- Approximately 35% of new development will take place in the borough's Main Towns at Gorleston-on-Sea and Great Yarmouth

e) Encourage the reuse of previously developed land and existing buildings

To ensure that the Council delivers its housing target, the distribution of development may need to be flexibly applied, within the overall context of seeking to ensure that the majority of new housing is developed in the Main Towns and Key Service Centres where appropriate and consistent with other policies in this plan. Any changes to the distribution will be clearly evidenced and monitored through the Annual Monitoring Report.

5. Assessment

5.1 The retrospective application for the change of use of the building formally to a House in Multiple Occupancy, including proposed internal alterations to provide 14 bedrooms and a basement flat raises predominantly an issue of policy compliance. Saved policy HOU23 of the Great Yarmouth Borough Wide Local Plan is a set of criteria by which to measure the potential impact of the development. Factors to be considered in particular are the impact upon the amenities of neighbours, the developments affect upon the character of the area, and quality of accommodation for future residents.

5.2 The applicants have put forward reasons as to why the change of use has been required to maintain solvency of the business. The applicants have obviously tried hard to limit the impact of the change of use to a HMO, and have since indicated proposed improvements in the communal space provision and would lose four of the smallest bedrooms. Additionally they have set out that they would be happy that the permission would be restricted by condition to ensure that the use only happens if they live at and manage the property. The key policy by which this application is assessed is saved policy HOU23 (Bedsits and other multi occupied residential accommodation) of the Great Yarmouth Borough Wide Local Plan.

- 5.3** The use of the site as a HMO is contrary to criteria as set out in saved policy HOU23, and on balance is considered unacceptable, as the harm to future occupants through poor quality accommodation, and the impact upon the neighbouring area through over intensification of the site is felt to be significant enough to warrant refusal.
- 5.4** Working through the eight criteria set out in policy HOU23 the site complies at least in part with the following points (Parts A, C, D and H).
- 5.5** The guesthouse is outside a prime holiday area (part A). The general external appearance of the building is good and the continued occupancy of the building would ensure there are funds to maintain the property, this is positive. The character of the area is that typical of a town centre with a mix of uses both residential, holiday and commercial.
- 5.6** The area is not predominantly compromised of single family dwellings (part C) as there is a variety of residential tenure types and non-residential uses in the surrounding area. Additionally, there would not be a predominance of HMO's, or clustering of HMO's as the two neighbouring properties are in flat/guesthouse uses. Clustering (part D) of HMO's would not occur. Additionally the building would comply with the size criteria as set out in this saved policy being both over three floors, and exceeding the minimum space standard of 95 SqM (part H). However as explained later the quality of space and individual room sizes is not adequate to meet more current planning policy and guidance.
- 5.7** The criteria where the scheme is not compliant are Parts B, F, and G of saved policy HOU23, nor is it in accordance with policy CS 01 or CS02 of Great Yarmouth Local Plan Core Strategy.
- 5.8** The use as a HMO does not benefit the character of the area as the intensity of 14 rooms and a flat permanently occupied would be out of character with the less intense flat conversions and seasonal tourist accommodation in the area. This over intense use would harm the amenity of neighbours through additional vehicle movements, increased visitor numbers and due to residents having to use the public footpath for outdoor amenity area due to lack of private spaces. The development would therefore adversely affect the character or amenities of the area (part B).
- 5.9** Criterion F sets out that if development can be provided without detriment to the occupiers of adjoining or neighbouring buildings then the use can be permitted. In this case however the proposal would lead to a significant year round change and intensification of use of the building, and due to the limited amenity space there is evidence at similar properties that this would encroach

upon the public outdoor areas as tenants would have insufficient internal space. The use of the property on all 3 floors for accommodation for in excess of 16 people would create noise and potential impact upon the adjoining buildings which would be far greater than the impact of the guest house use.

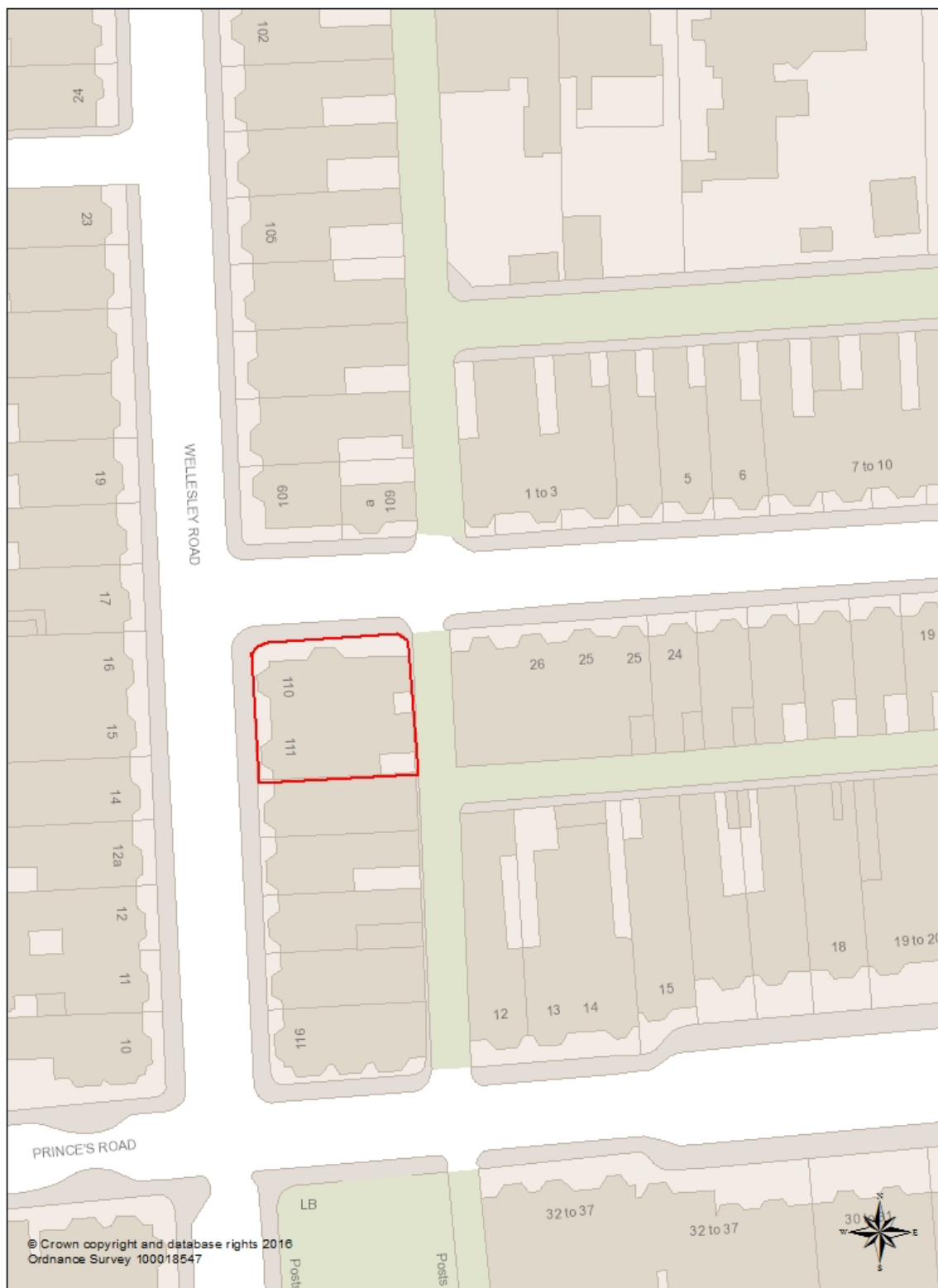
- 5.10** Due to the town centre location and close proximity to public transport links, some of the future tenants would use sustainable means of transport as has been indicated happens currently. However considering there is no space for the provision of secure cycle parking at the property, and a lack of off street parking as per saved policy HOU23 Part G requires, this issue goes towards the reason for refusal due to the potential impact upon the character of the area (vehicle movements) and lack of cycle parking.
- 5.11** The underlying issue which causes the most harm is that of poor quality accommodation and lack of amenity space for current and future residents. Currently the rooms function as bedsit without catering facilities and just 20.0m² communal amenity space for up to 18 residents. The proposal would see an increase in communal areas to 44m², in the form of a kitchen, diner and separate sitting room. It would also see the smallest rooms being removed.
- 5.12** However whilst there are no specific space standards for HMO bedroom sizes within the Councils planning policy, guidance set out in the governments Technical housing standards – nationally described space standard, the minimum size for a studio is 37m². The minimum size specified for single bedrooms (as part of a flat, not HMO) is 7.5m² and double room is 11.5m². All rooms would following the proposals exceed the 7.5m² minimum and some would exceed the 11.5m² double room standards. However as these rooms are en-suite the floor area of the bedroom are further reduced. The smaller rooms are reduced down to as low as 6.5m² not including ensuite bathrooms (room 11), with others being only fractionally larger (rooms 2, 7, 13 and 14). None of the rooms have any built in storage areas. HMO standards for environmental health set out a floor area of 6.5m² as a minimum.
- 5.13** Whilst each application is considered on its individual merits, and it is not possible to compare exactly between similar properties and proposals, the application at Southern Hotel, 46 Queens Street, Great Yarmouth covers comparable issues. The application was refused and dismissed at appeal on the basis of the size of rooms and quality of accommodation for residents as they had been considered by the inspector as being of an unacceptable standard. The room sizes are of a comparable size, and therefore the dismissed appeal (ref. APP/U2615/C/16/3151866) gives weight to the Councils assessment of these rooms being substandard in size and amenity.

- 5.13** The applicants have shown that the communal space would be increased to 44m². However the overall intensity of use of the dwelling with 14 people sharing this area, and having limited storage space and private living space would be unacceptable for permanent living. Therefore the property and use as a HMO are incompatible.
- 5.14** Whilst the current use is considered unacceptable, the Council has engaged with the applicant, and as with other similar buildings, if the property is not viable as a guest house, other potential options were raised, such as the possibility to convert the property to a lower number of flats, which would be a less intense development, and would provide adequate amenity space. The basement level flat would be considered in accordance with space standards and is not at risk from flooding.

6. Recommendation

6.1 Refusal

- 6.2** By virtue of the over intensive use of the building, lack of parking, storage or amenity areas for current and future residents, and the poor quality accommodation provided for residents the scheme would result in harm to the character of the area, upon the amenity of neighbouring residents, visitors and businesses, and provide inadequate amenity and accommodation for current and future residents. The current use of the site as a HMO is considered to be contrary to policy CS1, CS2, and CS3 of the Great Yarmouth Local Plan – Core Strategy and Saved Policies HOU23 of the Great Yarmouth Borough-Wide Local Plan and is therefore recommended for refusal.



Great Yarmouth Borough Council

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

Mapping Browser Export

1:500

Reference: 06/17/0238/F

Parish: Ormesby St Marg.

Officer: Mr J Beck

Expiry Date: 15th September 2017

Applicant: Ms C Wingrove

Proposal: Proposed construction of four new two storey dwellings with detached car ports. Conversion and extension of existing barn to form dwelling.
Repositioning of highway access

Site: 37 Yarmouth Road Dairy Farm Ormesby St Margaret GREAT YARMOUTH
NR29 3QE

REPORT

1. The Proposal

1.1 The application site is positioned on Yarmouth Road on the south side of the village of Ormesby. The site is a former farm stead; however it does not appear to be operating as such. The main building is currently used as a dwelling. On site there is a barn, an outbuilding and a structure which has partially collapsed. The frontage is a long attractive entrance with a pond on one side. The main buildings are set back from the roadside. To the east is a large area of open space that would likely have been grazing pastures for the cows. The buildings (aside from the collapsed structure) have good aesthetic value.

1.2 To the east are residential properties, predominantly bungalows whilst there is a relatively new and denser residential development to the north. To the west are large dwellings of good aesthetic value and listed. To the south are agricultural uses.

1.3 The application is for full planning permission for the construction of 4 dwellings and the conversion of the barn. The access position is proposed to be altered so the site enters from a more westerly position.

1.4 The site is outside the village development limit for Ormesby meaning the proposal is a departure from the local plan; however the village development limit is immediately adjacent to the northern boundary as well as being adjacent to the east boundary. The site would represent an infill of the village and would not be isolated in the countryside.

1.5 Planning History: There is limited history on the site; the barn was given permission to be converted in 2006. New dwellings on this site were refused in 1987.

2. Background/History

Reference/proposal	Decision	Date	Appeal Decision	Date
06/04/0980/F	APPROVE	13-07-06		
Conversion of Dairy Farm Barn to dwelling and refurbishment of 'Cartlodge' to form vehicle parking and storage facilities				
06/87/1091/O	REFUSED	17-11-87		

3. Consultations

Total number of comments received	13	Total Number of objections received	2
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PARISH CLERK TO ORMESBY ST MARGARET: No objection. They stated they would expect provision to keep the Culvert near the access maintained and that the site is adequately drained.

DIRECTOR PLANNING & TRANSPORT.: No objection subject to conditions.

MR B SELF: Objected. Concerned about existing trees, privacy and loss of peace.
Contented with the barn conversion.

MR J OSBORN: Objected. Concerned about noise (both when completed and during construction), loss of trees and impact to wildlife.
Concerned about overlooking, the quality of the plans, the access and light pollution.

BUILDING CONTROL MANAGER: Stated that the access width and turning area would need to meet minimum building regulations and the surface would need to sustain the weight of a fire truck. .

ENVIRONMENTAL HEALTH: No objection subject to contamination conditions and restrictions on hours of work.

STRATEGIC PLANNING: No objection states it complies with policy.

NATURAL ENGLAND: No objections. Provided standing advice

UK POWER NETWORKS: No objection, they stated that if any assets need moving or altering they will need to apply to them.

ESSEX & SUFFOLK No objection.

WATER:

CONSERVATION OFFICER: No objection subject to condition ensuring the retention of the integrity of the barn.

HISTORIC ENVIRONMENT SERVICE: No objection.

LOCAL LEAD FLOOD AUTHORITY: Below their threshold to comment.

4. Policy

HOU10 Housing (Dwellings in the Countyside)

POLICY HOU10

PERMISSION FOR NEW DWELLINGS IN THE COUNTRYSIDE WILL ONLY BE GIVEN IF REQUIRED IN CONNECTION WITH AGRICULTURE, FORESTRY, ORGANISED RECREATION, OR THE EXPANSION OF EXISTING INSTITUTIONS.

THE COUNCIL WILL NEED TO BE SATISFIED IN RELATION TO EACH OF THE FOLLOWING CRITERIA:

(i) THE DWELLING MUST BE REQUIRED FOR THE PURPOSE STATED

(ii) IT WILL NEED TO BE DEMONSTRATED THAT IT IS ESSENTIAL IN THE INTERESTS OF GOOD AGRICULTURE OR MANAGEMENT THAT AN EMPLOYEE SHOULD LIVE ON THE HOLDING OR SITE RATHER THAN IN A TOWN OR VILLAGE NEARBY

(iii) THERE IS NO APPROPRIATE ALTERNATIVE ACCOMMODATION EXISTING OR WITH PLANNING PERMISSION AVAILABLE EITHER ON THE HOLDING OR SITE OR IN THE NEAR VICINITY

(iv) THE NEED FOR THE DWELLING HAS RECEIVED THE UNEQUIVOCAL SUPPORT OF A SUITABLY QUALIFIED INDEPENDENT APPRAISOR

(v) THE HOLDING OR OPERATION IS REASONABLY LIKELY TO MATERIALISE AND IS CAPABLE OF BEING SUSTAINED FOR A REASONABLE PERIOD OF TIME. (IN APPROPRIATE CASES EVIDENCE MAY BE REQUIRED THAT THE UNDERTAKING HAS A SOUND FINANCIAL BASIS)

(vi) THE DWELLING SHOULD NORMALLY BE NO LARGER THAN 120 SQUARE METRES IN SIZE AND SITED IN CLOSE PROXIMITY TO EXISTING GROUPS OF BUILDINGS ON THE HOLDING OR SITE

(vii) A CONDITION WILL BE IMPOSED ON ALL DWELLINGS PERMITTED ON THE BASIS OF A JUSTIFIED NEED TO ENSURE THAT THE OCCUPATION OF THE DWELLINGS SHALL BE LIMITED TO PERSONS SOLELY OR MAINLY WORKING OR LAST EMPLOYED IN AGRICULTURE, FORESTRY, ORGANISED RECREATION OR AN EXISTING INSTITUTION IN THE LOCALITY INCLUDING ANY DEPENDANTS OF SUCH A PERSON RESIDING WITH THEM, OR A WIDOW OR WIDOWER OR SUCH A PERSON

(viii) WHERE THERE ARE EXISTING DWELLINGS ON THE HOLDING OR SITE THAT ARE NOT SUBJECT TO AN OCCUPANCY CONDITION AND THE INDEPENDENT APPRAISOR HAS INDICATED THAT A FURTHER DWELLING IS ESSENTIAL, AN OCCUPANCY CONDITION WILL BE IMPOSED ON THE EXISTING DWELLING ON THE HOLDING OR SITE

(ix) APPLICANTS SEEKING THE REMOVAL OF ANY OCCUPANCY CONDITION WILL BE REQUIRED TO PROVIDE EVIDENCE THAT THE DWELLING HAS BEEN ACTIVELY AND WIDELY ADVERTISED FOR A PERIOD OF NOT LESS THAN TWELVE MONTHS AT A PRICE WHICH REFLECTS THE OCCUPANCY CONDITIONS*

IN ASSESSING THE MERITS OF AGRICULTURAL OR FORESTRY RELATED APPLICATIONS, THE FOLLOWING ADDITIONAL SAFEGUARD MAY BE APPLIED:

(x) WHERE THE NEED FOR A DWELLING RELATES TO A NEWLY ESTABLISHED OR PROPOSED AGRICULTURAL ENTERPRISE, PERMISSION IS LIKELY TO BE GRANTED INITIALLY ONLY FOR TEMPORARY ACCOMMODATION FOR TWO OR THREE YEARS IN ORDER TO ENABLE THE APPLICANT TO FULLY ESTABLISH THE SUSTAINABILITY OF AND HIS COMMITMENT TO THE AGRICULTURAL ENTERPRISE

(xi) WHERE THE AGRICULTURAL NEED FOR A NEW DWELLING ARISES FROM AN INTENSIVE TYPE OF AGRICULTURE ON A SMALL ACREAGE OF LAND, OR WHERE FARM LAND AND A FARM DWELLING (WHICH FORMERLY SERVED THE LAND) HAVE RECENTLY BEEN SOLD OFF SEPARATELY FROM EACH OTHER, A SECTION 106 AGREEMENT WILL BE SOUGHT TO TIE THE NEW DWELLING AND THE LAND ON WHICH THE AGRICULTURAL NEED ARISES TO EACH OTHER.

NOTE: - THIS WOULD NORMALLY BE AT LEAST 30% BELOW THE OPEN MARKET VALUE OF THE PROPERTY.

ILSP Interim Housing Land Supply Policy

This policy only applies when the Councils Five Year Housing Land Supply utilised sites identified in the Strategic Housing Land Availability Assessment (SHLAA).

New Housing development may be deemed acceptable outside, but adjacent to existing urban areas of Village Development Limits providing the following criteria, where relevant to development, have been satisfactorily addressed points A to N.

NNPF National Planning Policy Framework

Paragraph 215 of the 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.

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.

Policy CS2 Achieving sustainable growth

Growth within the borough must be delivered in a sustainable manner in accordance with Policy CS1 by balancing the delivery of new homes with new jobs and service provision, creating resilient, self-contained communities and reducing the need to travel. To help achieve sustainable growth the Council will:

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

Approximately 35% of new development will take place in the boroughs Main Towns at Gorleston-on-Sea and Great Yarmouth

Approximately 30% of new development will take place in the boroughs Key Service Centres at Bradwell and Caister-on-Sea

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

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

In the countryside, development will be limited to conversions/replacement dwellings/buildings and schemes that help to meet rural needs

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

Policy CS9 Encouraging well-designed, distinctive places

High quality, distinctive places are an essential part in attracting and retaining residents, businesses, visitors and developers. As such, the Council will ensure that all new developments within the borough:

a) Respond to, and draw inspiration from the surrounding areas distinctive natural, built and historic characteristics, such as scale, form, massing and materials, to ensure that the full potential of the development site is realised; making efficient use of land and reinforcing the local identity

b) Consider incorporating key features, such as landmark buildings, green infrastructure and public art, which relate to the historical, ecological or geological interest of a site and further enhance local character

c) Promote positive relationships between existing and proposed buildings, streets and well lit spaces, thus creating safe, attractive, functional places with active frontages that limit the opportunities for crime

d) Provide safe access and convenient routes for pedestrians, cyclists, public transport users and disabled people, maintaining high levels of permeability and legibility

e) Provide vehicular access and parking suitable for the use and location of the development, reflecting the Councils adopted parking standards

f) Seek to protect the amenity of existing and future residents, or people working in, or

nearby, a proposed development, from factors such as noise, light and air pollution and ensure that new development does not unduly impact upon public safety

g) Conserve and enhance biodiversity, landscape features and townscape quality

h) Minimise greenhouse gas emissions and the risk of flooding, through the use of renewable and low carbon energy and efficient site layouts and building designs, in accordance with Policy CS12

i) Fulfil the day-to-day social, technological and economic needs of residents, visitors and businesses by ensuring the provision of capacity for high speed digital connectivity, suitable private and communal open space, cycle storage and appropriate waste and recycling facilities

Applicants are encouraged to engage with the Councils Development Control section early on in the design process through pre-application discussions to help speed up the planning process and ensure that the selected design is the most appropriate for the site.

Policy CS10 Safeguarding local heritage assets

The character of the borough is derived from the rich diversity of architectural styles and the landscape and settlement patterns that have developed over the centuries. In managing future growth and change, the Council will work with other agencies, such as the Broads Authority and Historic England, to promote the conservation, enhancement and enjoyment of this historic environment by:

a) Conserving and enhancing the significance of the borough's heritage assets and their settings, such as Conservation Areas, Listed Buildings, Scheduled Ancient Monuments, archaeological sites, historic landscapes including historic parks and gardens, and other assets of local historic value

b) Promoting heritage-led regeneration and seeking appropriate beneficial uses and enhancements to historic buildings, spaces and areas, especially heritage assets that are deemed at risk

Policy CS11 Enhancing the natural environment

The Council will work with other partner authorities and agencies to improve the boroughs natural environment and avoid any harmful impacts of development on its biodiversity, geodiversity, landscape assets, priority habitats and species. This will be achieved by:

e) Safeguarding and where possible enhancing the boroughs wider landscape character, in accordance with the findings of the boroughs and the Broads Authoritys Landscape Character Assessment

f) Improving the boroughs ecological network and protecting habitats from fragmentation by working with our partners to:

create coastal habitats, including those along developed stretches enhance and protect the quality of the habitats, including buffering from adverse impacts

g) Ensuring that all new development takes measures to avoid or reduce adverse impacts on existing biodiversity and geodiversity assets. Where adverse impacts are unavoidable, suitable measures will be required to mitigate any adverse impacts. Where mitigation is not possible, the Council will require that full compensatory provision be made

h) Ensuring that all new development appropriately contributes to the creation of biodiversity and/or geodiversity features through the use of landscaping, building and construction features, sustainable drainage systems and geological exposures resources, including inland and coastal water resources and high quality agricultural land, in accordance with Policy CS12

k) Working with developers and landowners to ensure land management practices protect and enhance landscapes and to restore landscapes where valued features and habitats have been degraded or lost

5. Appraisal

5.1 The application is for full planning permission. The application site is situated on Yarmouth Road on the south side of the village. The site is an old farm stead used for dairy farming; however it does not appear to be active farm. The main household is occupied and is an attractive building of good quality which positively contributes to the wider street scene and conservation area. Set behind is a barn and outbuilding. It is unclear if the barn is currently utilised, but it again makes a visual contribution. There is a structure that is partially collapsed to the north of the site and an outbuilding to the west of the barn. The outbuilding has been left out of the application site; our current information states it is potentially an annexe to the main dwelling. The area is characterised by a mix of residential and agricultural uses. To the north is a relatively new and denser block of housing. To the east are a line of predominantly bungalows. To the west are large listed residential properties and to the south are agricultural uses.

5.2 The proposal is outside the village development limit, but it is immediately adjacent on its northern boundary. The village development limit is also adjacent the eastern boundary. The development is contrary to policy HOU10, however the Core Strategy does encourage housing development through policy CS2 and CS3 and the Interim Housing Land Supply Policy provides criteria for allowing developments outside the village development limit which should also be attributed appropriate weight.

5.3 The location has good access to the services and facilities of Ormesby. Ormesby St Margaret is classified as a primary village under policy CS2 of the adopted Core Strategy and thus is expected alongside other primary villages to take 30% of new housing. A development of this size is considered appropriate to a primary village. A development of this size is not expected to significantly increase pressures on the surrounding services.

6. Assessment

6.1 The location of the development is considered acceptable in principle and contributes to the supply of housing as set out in the adopted Core Strategy. It is recognised that Policy HOU10 which governs new dwellings in the countryside is restrictive about the type of housing allowed in the countryside usually limiting new housing to agricultural or business needs. However appropriate weight should be given policies CS2 and CS3 of the adopted Core Strategy. The site is not considered isolated and is a sustainable location, in addition it relates well to the rest of the village. The Interim Housing Supply Policy does provide criteria for new housing that is positioned outside the village development limit but still adjacent. The Strategic Planning team were consulted and have not objected to the development as it will contribute to the Boroughs supply of housing providing an overall benefit.

6.2 The site is considered sustainable. Yarmouth Road in which the properties adjoin goes directly to the main village centre to the west. Highways have been consulted and they have not objected subject to suitable conditions. The entrance to the site has been moved westwards to achieve a safer access. They have requested conditions ensuring the current access is permanently closed.

6.3 The proposal is considered to be sympathetic to the character of the area and it infills two areas of housing. The proposed development is at an appropriate density to the area. The proposal is relatively spacious with a large open frontage. The site is far less dense than the housing to the north, but this is a benefit to the site as it retains the more rural character of the farmstead and is more sympathetic to the conservation area. In addition the proposal will retain the barn and farmstead which both make positive contributions to the conservation area. The conservation department were consulted and were supportive of the scheme subject to conditions ensuring the detailing of the barn.

6.4 The individual designs of the properties are considered acceptable and again are sympathetic to the farming heritage of the site. The central parking and turning area mimics a farming court yard whilst the dilapidated building is replaced by a car port resembling a cart shed. Overall the design and layout is considered acceptable.

6.5 The site contains a number of important natural features that must be retained. The large mature boundary trees on the northern boundary should be conditioned to be retained and a full landscaping plan will ensure wider planting. The pond just east of the access is a positive landscape features and will provide an attractive entrance to the site. The pond has ecological benefits and the protected species assessment found Great Crested Newts present and it rated highly as a potential breeding pond. The newts are a protected species. Natural England has not objected, but they have not commented on the protected species and instead provided standing guidance. Using the standard guidance the impact is considered to be medium. The pond itself is to be retained and will be largely unaffected by the development; however there may be fragmentation of the surrounding habitat which currently provides benefit to the newts. The movement of the access further from the pond may provide opportunities to improve the habitat. Accordingly

the application will need conditioning for full mitigation measures for the newts and for the bats.

6.6 A full landscaping plan will be conditioned, the trees at the rear provide good screening of the site whilst those to the front and adjacent the access and pond provide good aesthetic value and provide benefits to the ecology of the pond. The design and access statements states that planting will occur to strengthen the tree belt.

6.7 The site contains an area of critical drainage approximately central to the site. The ground is highest in the northern extent and lowest towards the middle where the access is to be located. The applicant has submitted a report stating that the drainage will be through an attenuation SUDS process and that the site can be adequately drained using existing features. The movement of the access will impact upon the existing drainage ditch to the front so this feature may require reinstatement as part of the drainage strategy. A condition providing full details can be included. The condition will also have to be mindful of the nearby pond to ensure that it does not disturb the protected newt population.

6.8 2 Neighbour objections were received from properties north of the site objecting to overlooking and loss of privacy. There are limited windows facing northwards and the windows on the north elevation can be obscured glazed. The properties are on a lower ground level than those on Symonds Avenue and the retention of the tree line should ensure that the loss of privacy should not be significantly adverse. The proposed properties are relatively close to the northern boundary. The main two storey structure is approximately 8-9 metres off the boundary and approximately 17-18 metres to the closest property to the north. The impact is not considered significantly adverse and no objections were received from the closest properties (29 and 31 Symonds Avenue). The noise from the site is not considered significantly adverse and conditions can be included to restrict building times during construction.

7. Recommendation APPROVE

Recommended for approval, subject to conditions ensuring a suitable development including: conditions relating to landscaping, highway conditions, details of boundary treatments, Environmental Health conditions and conditions relating water drainage, suitable mitigation to protect bats and newts and conditions ensuring the integrity of the barn is retained.

S

Elaine Helsdon

From: Sue Eagle <ormesbyclerk@btinternet.com>
Sent: 15 June 2017 11:06
To: plan
Subject: 06/17/0238/F - 37 Yarmouth Road, Ormesby St Margaret, NR29 3QE.

Good Morning,

06/17/0238/F – 37 Yarmouth Road, Ormesby St Margaret, NR29 3QE

Proposed construction of four new two storey dwellings with detached car ports. Conversion and extension of existing barn to form dwelling. Repositioning of highway access.

The Parish Council do not have any objections to the above application.

The Parish Council would expect there be sufficient provision put in place to keep the culvert, near to the repositioned road access, in good repair and would expect that the drainage on site be adequate for the proposed number of houses.

Sue Eagle

Clerk to Ormesby St Margaret with Scratby Parish Council

Tel: 01493 733037

Email disclaimer:

The information contained in the email is intended only for the person or organisation to which it is addressed. If you have received it by mistake, please disregard and notify the sender immediately. Unauthorised disclosure or use of such information may be a breach of legislation or confidentiality and may be legally privileged.

Jason Beck
Great Yarmouth Borough Council
Town Hall
Hall Plain
Great Yarmouth
Norfolk
NR30 2QF

Your Ref: 06/17/0238/F
Date: 19 June 2017

My Ref: 9/6/17/0238
Tel No.: 01603 638070
Email: stuart.french@norfolk.gov.uk

Dear Jason

**Great Yarmouth: Proposed construction of four new two storey dwellings with detached car ports. Conversion and extension of existing barn to form dwelling. Repositioning of highway access
37 Yarmouth Road Dairy Farm Ormesby St Margaret GREAT YARMOUTH NR29 3QE**

Thank you for your recent consultation with respect to the above, which has been subject to pre-application advice from the Highway Authority.

Having reviewed the application, in highway terms only I have no objection to the proposals but I would recommend the following conditions and informative notes be appended to any grant of permission your Authority is minded to make.

SHC 07 Prior to the first occupation of the development hereby permitted a vehicular and pedestrian / cyclists) crossing over the ditch / watercourse shall be constructed in accordance with a detailed scheme to be agreed in writing with the Local Planning Authority, in consultation with the Highway Authority.

Reason: To ensure construction of a satisfactory access and in the interests of highway safety.

SHC 09 Vehicular and pedestrian and cyclist access to and egress from the adjoining highway shall be limited to the access shown on drawing No. 193/07 only. Any other access or egresses shall be permanently closed, and the footway / highway verge shall be reinstated in accordance with a detailed scheme to be agreed with the Local Planning Authority in consultation with the Highway Authority, concurrently with the bringing into use of the new access.

Reason: In the interests of highway safety.

Continued/...

It is an OFFENCE to carry out any works within the Public Highway, which includes a Public Right of Way, without the permission of the Highway Authority. Please note that it is the Applicants' responsibility to ensure that, in addition to planning permission, any necessary consents or approvals under the Highways Act 1980 and the New Roads and Street Works Act 1991 are also obtained from the County Council. Advice on this matter can be obtained from the County Council's Highway Development Management and Operations team, tel: 0344 800 8020.

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

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

Inf. 8

Where works affect the flow of an ordinary water course then under the terms of the Flood and Water Management Act 2010; Land Drainage Act 1991; and Water Resources Act 1991; you need to contact the Flood Water Management team at water.management@norfolk.gov.uk or Tel: 0344 800 8020.

Internet Consultees

Application Reference 06/17/0238/F

Attachments

Invalid Consultee Comment? ☐Copy to existing Consultee? ☐

Name Bobby Self

Address 25 Symonds Avenue

Ormesby

Great Yarmouth

Post Code NR29 3PN

Telephone

Email Address

For or Against OBJ Object

Speak at Committee

The plans laid out on building of 4 x Houses is not clear at all at the back of our properties. Also concerned with coverage of existing trees and the up keep of that coverage as only have a 3-1/2 foot fence at the rear of my property. This will affect our privacy of our back garden and will also affect the valuation of the property I brought 2 years ago.

The main selling point for me once I purchased the property was that it wasn't overlooked and was very peaceful with no noise heard at the rear. The overall plans are very sketchy not clear at all. The main concentration has been on the barn renovation which we are happy with as it is already standing.

Date Entered 15-06-2017

Internet Reference OWPC1159

Elaine Helsdon

From: Julian Osborn [REDACTED]
Sent: 03 June 2017 12:03
To: plan
Subject: 06/17/0238/F 37 DAIRY FARM ORMESBY ST MARGRET GREAT YARMOUTH

Very concerned over noise from house in to gardens and cars and effects on woodland fences birds not to mention deer etc., which we see daily.

No clear details given on how close houses are to rear or Symonds Avenue houses and exact lay out is to woodland fences. Will they upkeep the trees at rear of Symonds avenue fences or will they overlook from there garden in to Symonds avenue gardens if so this is unacceptable on our privacy that we have had since built. This will have a knock on effect to price of our properties being that there now over looked in to garden

Only seen an artist impression very poor detail.

Unclear on rights of way on rear as there used to be one and may still be one. out to Symonds Ave

In addition, disruption to gardens in Symonds avenue weekday weekend noise from building work Loss of use of our rate paid gardens for just noise. Seems loss of are quiet days nights Gone for good

Access from main road still an issue, road from pond is the only way up. Will this now be made up and two way.

In addition, loss of light air pollution from cars running in and out and what lighting street lights etc. night pollution

Please can you register these points and receipt them. TO THIS E MAIL
33 Symonds Avenue Mr JULIAN OSBORN NR29 3PN

From

To: Building Control Manager

My Ref: 06/17/0238/F

From: Development Control Manager

Date: 1st June 2017

Case Officer: Mr J Beck

Parish: Ormesby St. Marg 16

Development at:-

37 Yarmouth Road
Dairy Farm Ormesby St Margaret
GREAT YARMOUTH
NR29 3QE

For:-

Prop construct 4 x 2 storey
dwells w/det car ports. Convert
& extend exist barn to form
dwell. Move highway access

Applicant:-

Ms C Wingrove
35 Martham Road
Hemsby
GREAT YARMOUTH

Agent:-

Henry Kelf Architect
Mr H Kelf
Registry House
95 High Road Gorleston
GREAT YARMOUTH

The above mentioned application has been received and I would be grateful for your comments on the following matters:-

PLEASE SEE BELOW.

Please let me have any comments you may wish to make by 15th June 2017.

COMMENTS: *ACCESS ROADS MIN 3700 WIDE.*

*SURFACE MUST BE SUITABLE FOR 12.5 TONNE
FIRE PUMP.*

*FIRE PUMP TURNING 16.8m Between
Kills.*

MEMORANDUM

From Environmental Services

To: Planning Services

Attention: Mr Jason Beck

CC: -

Date: 5th of June 2017

Our ref: R069432

Your ref: 06/17/0238/F

Please ask for: David Addy

Extension No: 846678

Proposal: Proposed construction of four new two storey dwellings with detached car ports. Conversion and extension of existing barn to form dwelling. Repositioning of highway access.

Location: 37 Yarmouth Road, Dairy Farm, Ormesby St Margaret, GREAT YARMOUTH, NR29 3QE.

Great Yarmouth Borough Council Environmental Services does not object to the grant of planning permission for the above referenced proposal. However, we do give the following advice, conditions, and informatives for inclusion on any planning consent that may be granted.

Potential land contamination

Due to the previous agriculture and storage uses of the site, there is the potential for a degree of land contamination which should be investigated, and if necessary remediated appropriately, so that any future occupants of the site, site neighbours, and site workers are protected from harm. Ideally, a Phase I 'desktop' report should be submitted to the LPA prior to determination. Otherwise the recommended condition requires this prior to commencement. The Norfolk Guidance is attached for the applicants' information.

For avoidance of doubt, the submitted Envirosearch document is not suitable and sufficient for this purpose.

Conditions:

Land Contamination:

Prior to the commencement of the development and to the satisfaction of the Environmental Services Group Manager, a Phase 1 contamination report shall be carried out to assess whether the land is likely to be contaminated. The report shall also include details of known previous uses and possible contamination arising from those uses.

free from contamination, or that the land could not be declared Contaminated Land in future.

Hours of Work:

Due to the close proximity of other residential dwellings and businesses, the hours of any construction or refurbishment works should be restricted to:

- 0730 hours to 1830 hours Monday to Friday
- 0830 hours to 1330 hours Saturdays
- No work on Sundays or Bank Holidays.

Local Air Quality:

The site will potentially generate a significant amount of dust during the construction process; therefore, the following measures should be employed:

- An adequate supply of water shall be available for suppressing dust;
- Mechanical cutting equipment with integral dust suppression should be used;
- There shall be no burning of any materials on site, which should instead be removed by an EA licenced waste carrier, and the waste transfer notes retained as evidence.

David Addy CEnvH, MCIEH, MSc, BSc (Hons), LCGI
Environmental Health Officer

Application Ref	06/17/0238/F		
Proposal	Erection of four 2 Storey dwellings with detached car ports; conversion and extension of existing barn to form a dwelling, and relocation of vehicular highway access.		
Location	37 Yarmouth Road, Dairy Farm, Ormesby St Margaret, NR29 3QE		
Case Officer	Jason Beck	Policy Officer	John Clements
Date Received	15/06/2017	Date Completed	30/06/2017

Strategic Planning Comments

The site is in Ormesby St Margaret, which is identified in the adopted Local Plan Core Strategy (CS02) as a settlement for growth.

The site lies within a Conservation Area, and there is a Listed Building close by to the west. The frontage of the site is designated an Open Amenity Space by Policy REC 11 saved from the former Borough Wide Local Plan, and this area makes a positive contribution to the character and appearance of the Conservation Area and the streetscene more generally. You will be best placed to judge the merits of the proposals in relation to heritage and other site/design matters, however it does appear that the site could accommodate at least some modest housing development without harm in terms of these considerations.

There are houses and other buildings to the north, south east and west of the site. It lies outside the development boundaries associated with Policy HOU11 saved from the former Borough Wide Local Plan, but abuts that boundary on the site's eastern and northern boundaries, and is just a little distance from it on the western side: i.e. it is within the generally built up area of the settlement, but outside the development boundaries drawn up for the previous local plan, adopted 2001 and no longer (excepting the saved policies) part of the development plan.

Revised development boundaries and specific housing allocations will be made in the Local Plan Part 2 (detailed Policies and Site Allocations) but it will be some time before this is adopted. In the meantime HOU11 development boundaries cannot accommodate the scale of growth now planned for this and other Primary Villages, and in my view are therefore in conflict with Core Strategy Policy CS02 in this particular instance.

As stated in National Planning Policy Guidance, '*Under section 38(5) of the Planning and Compulsory Purchase Act 2004 if a policy contained in a development plan for an area conflicts with another policy in the development plan, the conflict must be resolved in favour of the policy which is contained in the last document to be adopted, approved or published.*'. Therefore the conflict should be decided in favour of the Core Strategy, unless there are other material planning considerations indicating otherwise.

Date: 15 June 2017
Our ref: 217576
Your ref: 06/17/0238/F



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

Hornbeam House
Crewe Business Park
Electra Way
Crewe
Cheshire
CW1 6GJ

T 0300 060 3900

BY EMAIL ONLY

Dear Sir/Madam

Planning consultation: Four new two storey dwellings with detached car ports, conversion and extension of existing barn to form dwelling and repositioning of highway access
Location: 37 Yarmouth Road Dairy Farm, Ormesby, St Margaret, Great Yarmouth, NR29 3QE

Thank you for your consultation on the above dated 01 June 2017 which was received by Natural England on 05 June 2017.

Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development.

The Wildlife and Countryside Act 1981 (as amended)
The Conservation of Habitats and Species Regulations 2010 (as amended)

Natural England's comments in relation to this application are provided in the following sections.

Statutory nature conservation sites – no objection

Based upon the information provided, Natural England advises the Council that the proposal is unlikely to affect any statutorily protected sites or landscapes.

Protected species

We have not assessed this application and associated documents for impacts on protected species.

Natural England has published Standing Advice on protected species.

You should apply our Standing Advice to this application as it is a material consideration in the determination of applications in the same way as any individual response received from Natural England following consultation.

The Standing Advice should not be treated as giving any indication or providing any assurance in respect of European Protected Species (EPS) that the proposed development is unlikely to affect the EPS present on the site; nor should it be interpreted as meaning that Natural England has reached any views as to whether a licence is needed (which is the developer's responsibility) or may be granted.

Yours faithfully
Rachael Lamb
Consultations Team

Jill K. Smith

From: Pritchard, Michael <Michael.Pritchard@ukpowernetworks.co.uk>
Sent: 07 June 2017 08:48
To: plan
Subject: 20170607 response to Planning application 06/17/0238/F

FAO MR J Beck,

Dear Mr Beck,

Thank you for your letter ref planning application for development at 37 Yarmouth Rd NR29 3QE.

The only comments that UKPN wish to include with this application are:

1. Relocation of Highway access: UKPN has utilities that run along Yarmouth Rd, if any cables need to be diverted to accommodate the new "Bell Mouth" then application should be made to UKPN for such diversion.
2. 4 x Dwellings: To ensure that each dwelling has its own metered electrical supply application should be made to UKPN to undertake works to provide.

Any application should be submitted to UKPN via its website: www.ukpowernetworks.co.uk

UKPN has **NO OBJECTIONS** to this planning application.

Should you require any further details please contact me, my details are given at base of this email.

Kind Regards,

Mike

Mike Pritchard GCGI Eng Tech MInstRE
Distribution Planning Engineer
UK PN Asset Management
Mob: 07812262339
Email: Michael.Pritchard@ukpowernetworks.co.uk

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Jill K. Smith

From: planningconsultations <planningconsultations@nwl.co.uk>
Sent: 08 June 2017 11:19
To: plan
Subject: Planning Consultation Response - 06/17/0238/F

Our Ref: PC/17/253

Your Ref: 06/17/0238/F

F.A.O – Case Office – Mr J Beck

Proposed: Prop construct 4x2 storey dwells w/det car ports. Convert & extend exist barn to form dwelling. Move highway access

Address: 37 Yarmouth Road, Dairy Farm, Ormesby St Margaret, Great Yarmouth, NR29 3QE

I acknowledge receipt of your email letter dated 1st June 2017 regarding the above

Our records show that we do not have any apparatus located in the proposed development.

We have no objection to this development subject to compliance with our requirements, consent is given to the development on the condition that a water connection is made onto our Company network for the new dwelling for revenue purposes.

Should you require any further information, please do not hesitate to contact us.

Yours faithfully

Katie Pearce
Planning Consultations

Telephone: 01268 664249 Email: planningconsultations@nwl.co.uk

Sandon Valley House, Canons Barns Road,,
East Hanningfield, Essex, CM3 8BD
Telephone: +44 (0) 345 782 0999 Ext. 32249
Fax: +44 (0) 1268 886 397
Website: www.eswater.co.uk



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SCAN

To: Conservation Officer

My Ref: 06/17/0238/F

From: Development Control Manager

Date: 1st June 2017

Case Officer: Mr J Beck

Parish: Ormesby St.Marg 16

Development at:-

37 Yarmouth Road
Dairy Farm Ormesby St Margaret
GREAT YARMOUTH
NR29 3QE

For:-

Prop construct 4 x 2 storey
dwells w/det car ports. Convert
& extend exist barn to form
dwel. Move highway access

Applicant:-

Ms C Wingrove
35 Martham Road
Hemsby
GREAT YARMOUTH

Agent:-

Henry Kelf Architect
Mr H Kelf
Registry House
95 High Road Gorleston
GREAT YARMOUTH

The above mentioned application has been received and I would be grateful for your comments on the following matters:-

Please let me have any comments you may wish to make by 15th June 2017.

COMMENTS:

THIS APPLICATION HAS BEEN SUBJECT
TO PRE - APP. DISCUSSION AND
IS NOW SUPPORTED BY CONSERVATION
PROVIDING CONDITIONS ARE ATTACHED
TO PROTECT THE INTEGRITY OF
THE BARN AND ENSURE APPROPRIATE
RETAINING. HAN HART 21/06/17

S

Elaine Helsdon

From: George Bolan
Sent: 14 June 2017 14:08
To: plan
Subject: FW: 06/17/0238/F Dairy Farm, 37 Yarmouth Road, Ormesby St Margaret

From: Jason Beck
Sent: 14 June 2017 10:41
To: George Bolan
Subject: FW: 06/17/0238/F Dairy Farm, 37 Yarmouth Road, Ormesby St Margaret

Please find a consultation response

JASON BECK

Planning Officer (Development Control)

Great Yarmouth Borough Council

Tel: 01493 846388

E-mail: jb@great-yarmouth.gov.uk

Website: www.great-yarmouth.gov.uk

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

From: Jarvis, Charlotte [<mailto:charlotte.jarvis@norfolk.gov.uk>]
Sent: 14 June 2017 10:34
To: Jason Beck
Subject: 06/17/0238/F Dairy Farm, 37 Yarmouth Road, Ormesby St Margaret

Dear Mr Beck

Re: 06/17/0238/F Dairy Farm, 37 Yarmouth Road, Ormesby St Margaret

George Bolan

From: Lead Local Flood Authority <llfa@norfolk.gov.uk>
Sent: 17 August 2017 14:56
To: plan
Subject: Re Planning Application 06/17/0238/F FAO Mr J Beck

Dear Sir / Madam,

Thank you for your consultation on the above application received on 4th August 2017.

However, having reviewed the application as submitted, it appears that this development would be classed as minor development (see section 7.3 of our current guidance).

Norfolk County Council LLFA Statutory Consultee for Planning - Guidance Document

If there is an incident of flooding that has been investigated by Norfolk County Council in the vicinity of the site, further information on key findings and recommendations are publicly available on our website (<https://www.norfolk.gov.uk/rubbish-recycling-and-planning/flood-and-water-management/flood-investigations>).

The Local Planning Authority would be responsible for assessing the suitability for any surface water drainage proposal for minor development in line with National Planning Policy Framework (NPPF).

Yours faithfully,

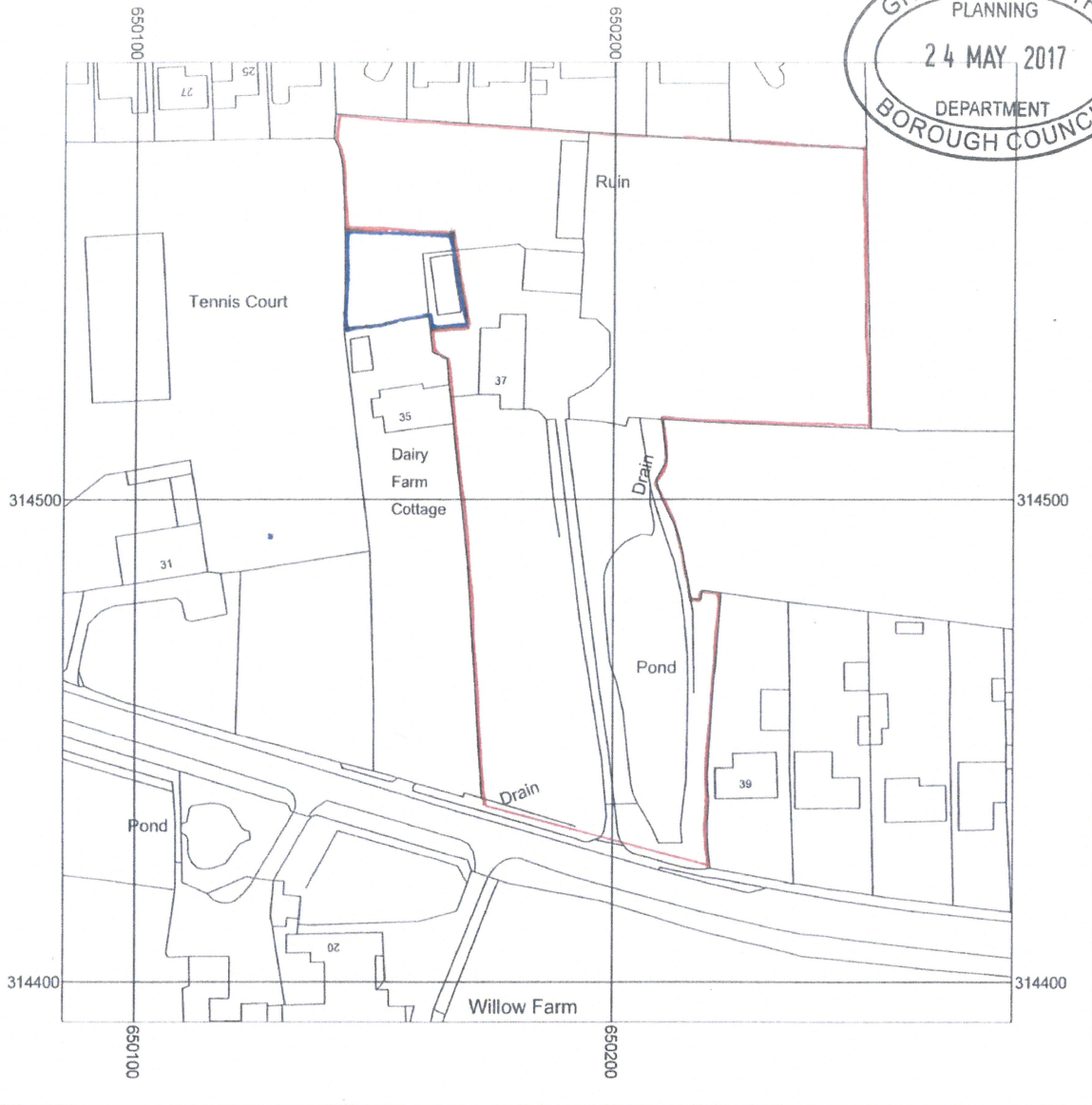


On behalf of Graham Brown
Flood and Water Manager

Lead Local Flood Authority

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Scale: 1:1250

THE DAIRY FARM, ORMESBY ST. MARGARET.
SITE LOCATION PLAN: 1:1250



Applied by: Hussey Knights Norwich
Census number: 100031961
Produced: 07/06/2016
Serial number: 1688062

(REVISED 13 04 17)

Plot centre co-ordinates: 650184,314491
Download file: Print.zip
Project name: Henry Kelf

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The representation of a road, track or path is no evidence of a right of way. The representation of features as line is no evidence of a property boundary.

Reference: 06/17/0316/F

Parish: Rollesby
Officer: Mr Ibbotson
Expiry Date: 27th July 2017

Applicant: Mr G Roll

Proposal: Removal of 2 no agricultural buildings, conversion of single storey barn to dwelling, 3 no 4 bedroom bungalows and construction of access road

Site: Kemps Farm Back Lane Rollesby GREAT YARMOUTH NR29 5EB

REPORT

1. The Proposal

1.1 Kemps Farm is located to the east of the western grouping of buildings which makes up the settlement of Rollesby and is accessed from Back Lane, a relatively narrow hedge lined country lane. The site is not within the village development boundary, however the south western edge of the site is adjacent to the boundary of the existing development limits. Rollesby is considered to be a sustainable location, and is specified as a secondary level village in the Council's Core Strategy Settlement Hierarchy. To the north and east of the site are fields and some woodland in the further distance. Directly opposite the barns on the other side of Back Lane is a pumping station and compound, and otherwise open fields. To the west the site abuts the curtilages of two residential properties, The Hollies, and Chapel Gardens (both accessed from Back Lane).

1.2 The site is currently characterised by the two large agricultural buildings located centrally in the site, with the older farm buildings located on the southern roadside, and Kemps Farm House to the east of the application site. There are a variety of fruit trees across the whole of the rear of the site and a mature boundary hedge of approximately 2.5m surrounds the site. Evidence of current farming was not overly abundant, but it would seem that in the recent past the buildings had operated as a fully functional farm. The surrounding land is relatively level, and there are no elevated points from which the site is more easily seen. The current boundary hedge screens to an extent the buildings and house currently located at the farm, but from the road and other vantage points these structures are visible due to their two storey (or equivalent height) design.

1.3 Planning permission is sought for the erection of 3 bungalows and conversion of an existing agricultural barn and the creation of an access road within the site to the proposed properties. The construction of these buildings would follow the demolition of 2 existing post war agricultural barns with the existing farm house and brick built barn being retained. The proposed bungalows are large 4 bedroom properties with off street parking, integral

garages and would have proportionate gardens. Conventional in design, the bungalows would have half hipped roofs and a front and rear projection. The modern steel framed agricultural barns would be dismantled leaving the older brick built barn building which would be converted into a single storey 4 bedroom dwelling.

1.4 The layout of the proposed new build dwellings would be accessed from the existing access from Back Lane. Although this would see minor changes to bring the visibility splay in line with the requirements of NCC highways (subject to condition). The properties would be orientated with two properties along the rear (northern) boundary, one located approximately where the existing smaller barn is currently located and then the brick retained barn being at the southern side of the site.

2. Background/History

Reference/proposal	Decision	Date	Appeal Decision	Date
06/06/0782/F	APPROVE	03-01-07		
Conversion of single storey barn to dwelling				

3. Consultations

Total number of comments received	8	Total Number of objections received	1
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3.1 NCC highways have commented in support of the application following the submission of additional material from the agent. They have requested conditions which would be attached to any decision.

3.2 GYBC environmental health have set out that there is the potential for contaminated land at the site. As such they have recommended a condition for a phase 1 contamination survey. Additionally, to protect the amenity of neighbouring residents they have recommended a condition for hours of working, and also a condition to control air quality during the construction phase.

3.3 Rollesby Parish Council have stated that the site lies outside the development boundary. Additionally the parish council has requested that there are conditions attached to any permission to prevent delivery vehicles or other vehicles used in the construction phase to access the site from the east side of Back Lane as they have concerns that this would cause undue congestion and disruption on a narrow road.

3.4 Natural England has been consulted on the application. However there is no evidence of protected species using the barns at the site which are to be demolished, and due to

their age, and type of construction would not normally form a habitat for protected species. Therefore Natural England has no objection to the scheme.

3.5 GYBC Strategic Planning have commented on the application site in support of the principle of development in this location.

3.6 Neighbouring residents - 1 letter of objection was received from the neighbour at the adjoining property (The Hollies, Back Lane, Rollesby) to the west of the application site. The objection sets out that the site is outside of the development boundary for the village, and that there are no policies which support the application. The objection supports the proposed conversion of the barn, does not have any objection to the demolition of the smaller agri-shed and replacement dwelling (plot 1), but has a strong objection to the proposed plots 2 and 3. This is in part due to the increase in the potential for development of land outside of the existing village development boundary, and additionally because of the potential for loss of amenity caused in particular by plot 2.

4. Policy

CS02 Achieving sustainable growth

Growth within the borough must be delivered in a sustainable manner in accordance with Policy CS1 by balancing the delivery of new homes with new jobs and service provision, creating resilient, self-contained communities and reducing the need to travel. To help achieve sustainable growth the Council will:

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

Approximately 35% of new development will take place in the borough's Main Towns at Gorleston-on-Sea and Great Yarmouth

Approximately 30% of new development will take place in the borough's Key Service Centres at Bradwell and Caister-on-Sea

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

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

In the countryside, development will be limited to conversions/replacement dwellings/buildings and schemes that help to meet rural needs

b) To ensure compliance with Policy CS11, the proportions of development set out in criterion a) may need to be further refined following additional work on the impact of visitor pressures on Natura 2000 sites

c) Ensure that new commercial development for employment, retail and tourism uses is distributed in accordance with Policies CS6, CS7, CS8 and CS16

d) Promote the development of two key strategic mixed-use development sites: the Great Yarmouth Waterfront area (Policy CS17) and the Beacon Park extension, south Bradwell

(Policy CS18)

e) Encourage the reuse of previously developed land and existing buildings

To ensure that the Council delivers its housing target, the distribution of development may need to be flexibly applied, within the overall context of seeking to ensure that the majority of new housing is developed in the Main Towns and Key Service Centres where appropriate and consistent with other policies in this plan. Any changes to the distribution will be clearly evidenced and monitored through the Annual Monitoring Report.

CS03 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

CS09 Encouraging well-designed, distinctive places

High quality, distinctive places are an essential part in attracting and retaining residents, businesses, visitors and developers. As such, the Council will ensure that all new developments within the borough:

- a) Respond to, and draw inspiration from the surrounding area's distinctive natural, built and historic characteristics, such as scale, form, massing and materials, to ensure that the full potential of the development site is realised; making efficient use of land and reinforcing the local identity
- b) Consider incorporating key features, such as landmark buildings, green infrastructure and public art, which relate to the historical, ecological or geological interest of a site and further enhance local character
- c) Promote positive relationships between existing and proposed buildings, streets and well lit spaces, thus creating safe, attractive, functional places with active frontages that limit the opportunities for crime
- d) Provide safe access and convenient routes for pedestrians, cyclists, public transport users and disabled people, maintaining high levels of permeability and legibility
- e) Provide vehicular access and parking suitable for the use and location of the development, reflecting the Council's adopted parking standards
- f) Seek to protect the amenity of existing and future residents, or people working in, or nearby, a proposed development, from factors such as noise, light and air pollution and ensure that new development does not unduly impact upon public safety
- g) Conserve and enhance biodiversity, landscape features and townscape quality
- h) Minimise greenhouse gas emissions and the risk of flooding, through the use of renewable and low carbon energy and efficient site layouts and building designs, in accordance with Policy CS12
- i) Fulfil the day-to-day social, technological and economic needs of residents, visitors and businesses by ensuring the provision of capacity for high speed digital connectivity, suitable private and communal open space, cycle storage and appropriate waste and recycling facilities

Applicants are encouraged to engage with the Council's Development Control section early on in the design process through pre-application discussions to help speed up the planning process and ensure that the selected design is the most appropriate for the site.

CS11 Enhancing the natural environment

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. This will be achieved by:

- a) Conserving and enhancing designated nature conservation sites, including Sites of

Special Scientific Interest (SSSIs), Special Protected Areas (SPAs), Marine SPAs, Special Areas of Conservation (SAC), RAMSAR sites, National Nature Reserves, Local Nature Reserves Norfolk County Wildlife Sites and Norfolk County Geodiversity Sites

b) Working in partnership with relevant nature conservation organisations to ensure that protected species, such as Little Terns, are adequately protected from any adverse effects of new development. This includes the preparation of the Natura 2000 Sites Monitoring and Mitigation Strategy and ensuring assessment of development proposals in the vicinity of the colonies

c) Relevant development will be required to deliver the mitigation measures identified in the Natura 2000 Sites Monitoring and Mitigation Strategy. This document is being prepared and will secure the measures identified in the Habitat Regulations Assessment which are necessary to prevent adverse effects on European wildlife sites vulnerable to impacts from visitors

d) Ensuring that the Norfolk Coast Area of Outstanding Natural Beauty (AONB), the Broads and their settings are protected and enhanced

e) Safeguarding and where possible enhancing the borough's wider landscape character, in accordance with the findings of the borough's and the Broads Authority's Landscape Character Assessment

f) Improving the borough's ecological network and protecting habitats from fragmentation by working with our partners to:

create coastal habitats, including those along developed stretches enhance and protect the quality of the habitats, including buffering from adverse impacts

g) Ensuring that all new development takes measures to avoid or reduce adverse impacts on existing biodiversity and geodiversity assets. Where adverse impacts are unavoidable, suitable measures will be required to mitigate any adverse impacts. Where mitigation is not possible, the Council will require that full compensatory provision be made

h) Ensuring that all new development appropriately contributes to the creation of biodiversity and/or geodiversity features through the use of landscaping, building and construction features, sustainable drainage systems and geological exposures

i) Further developing public understanding of biodiversity and geodiversity and where appropriate, enabling greater public access to any notable biodiversity and/or geodiversity assets

j) Protecting and where possible enhancing the quality of the borough's resources, including inland and coastal water resources and high quality agricultural land, in accordance with Policy CS12

k) Working with developers and landowners to ensure land management practices protect and enhance landscapes and to restore landscapes where valued features and habitats have been degraded or lost

l) Identifying and where appropriate reassessing the locations of strategic gaps to help retain the separate identity and character of settlements in close proximity to each other

m) Identifying and where appropriate reassessing the locations of local green spaces to help protect open spaces that are demonstrably special to a local community and hold a particular local significance

HOU07 Housing (Location of Future Housing Sites)

POLICY HOU7

NEW RESIDENTIAL DEVELOPMENT MAY BE PERMITTED WITHIN THE SETTLEMENT BOUNDARIES IDENTIFIED ON THE PROPOSALS MAP IN THE PARISHES OF BRADWELL, CAISTER, HEMSBY, ORMESBY ST MARGARET, AND MARTHAM AS WELL AS IN THE URBAN AREAS OF GREAT YARMOUTH AND GORLESTON. NEW SMALLER SCALE RESIDENTIAL DEVELOPMENTS* MAY ALSO BE PERMITTED WITHIN THE SETTLEMENT BOUNDARIES IDENTIFIED ON THE PROPOSALS MAP IN THE VILLAGES OF BELTON, FILBY, FLEGGBURGH, HOPTON-ON-SEA, AND WINTERTON. IN ALL CASES THE FOLLOWING CRITERIA SHOULD BE MET:

(A) THE PROPOSAL WOULD NOT BE SIGNIFICANTLY DETRIMENTAL TO THE FORM, CHARACTER AND SETTING OF THE SETTLEMENT;

(B) ALL PUBLIC UTILITIES ARE AVAILABLE INCLUDING FOUL OR SURFACE WATER DISPOSAL AND THERE ARE NO EXISTING CAPACITY CONSTRAINTS WHICH COULD PRECLUDE DEVELOPMENT OR IN THE CASE OF SURFACE WATER DRAINAGE, DISPOSAL CAN BE ACCEPTABLY ACHIEVED TO A WATERCOURSE OR BY MEANS OF SOAKAWAYS;

(C) SUITABLE ACCESS ARRANGEMENTS CAN BE MADE;

(D) AN ADEQUATE RANGE OF PUBLIC TRANSPORT, COMMUNITY, EDUCATION, OPEN SPACE/PLAY SPACE AND SOCIAL FACILITIES ARE AVAILABLE IN THE SETTLEMENT, OR WHERE SUCH FACILITIES ARE LACKING OR INADEQUATE, BUT ARE NECESSARILY REQUIRED TO BE PROVIDED OR IMPROVED AS A DIRECT CONSEQUENCE OF THE DEVELOPMENT, PROVISION OR IMPROVEMENT WILL BE AT A LEVEL DIRECTLY RELATED TO THE PROPOSAL AT THE DEVELOPER'S EXPENSE; AND,

(E) THE PROPOSAL WOULD NOT BE SIGNIFICANTLY DETRIMENTAL TO THE RESIDENTIAL AMENITIES OF ADJOINING OCCUPIERS OR USERS OF LAND.

(Objective: To ensure an adequate supply of appropriately located housing land whilst safeguarding the character and form of settlements.)

* ie. developments generally comprising not more than 10 dwellings.

HOU10 Housing (Dwellings in the Countyside)

POLICY HOU10

PERMISSION FOR NEW DWELLINGS IN THE COUNTRYSIDE WILL ONLY BE GIVEN IF REQUIRED IN CONNECTION WITH AGRICULTURE, FORESTRY, ORGANISED RECREATION, OR THE EXPANSION OF EXISTING INSTITUTIONS.

THE COUNCIL WILL NEED TO BE SATISFIED IN RELATION TO EACH OF THE

FOLLOWING CRITERIA:

- (i) THE DWELLING MUST BE REQUIRED FOR THE PURPOSE STATED
- (ii) IT WILL NEED TO BE DEMONSTRATED THAT IT IS ESSENTIAL IN THE INTERESTS OF GOOD AGRICULTURE OR MANAGEMENT THAT AN EMPLOYEE SHOULD LIVE ON THE HOLDING OR SITE RATHER THAN IN A TOWN OR VILLAGE NEARBY
- (iii) THERE IS NO APPROPRIATE ALTERNATIVE ACCOMMODATION EXISTING OR WITH PLANNING PERMISSION AVAILABLE EITHER ON THE HOLDING OR SITE OR IN THE NEAR VICINITY
- (iv) THE NEED FOR THE DWELLING HAS RECEIVED THE UNEQUIVOCAL SUPPORT OF A SUITABLY QUALIFIED INDEPENDENT APPRAISOR
- (v) THE HOLDING OR OPERATION IS REASONABLY LIKELY TO MATERIALISE AND IS CAPABLE OF BEING SUSTAINED FOR A REASONABLE PERIOD OF TIME. (IN APPROPRIATE CASES EVIDENCE MAY BE REQUIRED THAT THE UNDERTAKING HAS A SOUND FINANCIAL BASIS)
- (vi) THE DWELLING SHOULD NORMALLY BE NO LARGER THAN 120 SQUARE METRES IN SIZE AND SITED IN CLOSE PROXIMITY TO EXISTING GROUPS OF BUILDINGS ON THE HOLDING OR SITE
- (vii) A CONDITION WILL BE IMPOSED ON ALL DWELLINGS PERMITTED ON THE BASIS OF A JUSTIFIED NEED TO ENSURE THAT THE OCCUPATION OF THE DWELLINGS SHALL BE LIMITED TO PERSONS SOLELY OR MAINLY WORKING OR LAST EMPLOYED IN AGRICULTURE, FORESTRY, ORGANISED RECREATION OR AN EXISTING INSTITUTION IN THE LOCALITY INCLUDING ANY DEPENDANTS OF SUCH A PERSON RESIDING WITH THEM, OR A WIDOW OR WIDOWER OR SUCH A PERSON
- (viii) WHERE THERE ARE EXISTING DWELLINGS ON THE HOLDING OR SITE THAT ARE NOT SUBJECT TO AN OCCUPANCY CONDITION AND THE INDEPENDENT APPRAISOR HAS INDICATED THAT A FURTHER DWELLING IS ESSENTIAL, AN OCCUPANCY CONDITION WILL BE IMPOSED ON THE EXISTING DWELLING ON THE HOLDING OR SITE
- (ix) APPLICANTS SEEKING THE REMOVAL OF ANY OCCUPANCY CONDITION WILL BE REQUIRED TO PROVIDE EVIDENCE THAT THE DWELLING HAS BEEN ACTIVELY AND WIDELY ADVERTISED FOR A PERIOD OF NOT LESS THAN TWELVE MONTHS AT A PRICE WHICH REFLECTS THE OCCUPANCY CONDITIONS*

IN ASSESSING THE MERITS OF AGRICULTURAL OR FORESTRY RELATED APPLICATIONS, THE FOLLOWING ADDITIONAL SAFEGUARD MAY BE APPLIED:

(x) WHERE THE NEED FOR A DWELLING RELATES TO A NEWLY ESTABLISHED OR PROPOSED AGRICULTURAL ENTERPRISE, PERMISSION IS LIKELY TO BE GRANTED INITIALLY ONLY FOR TEMPORARY ACCOMMODATION FOR TWO OR THREE YEARS IN ORDER TO ENABLE THE APPLICANT TO FULLY ESTABLISH THE SUSTAINABILITY OF AND HIS COMMITMENT TO THE AGRICULTURAL ENTERPRISE

(xi) WHERE THE AGRICULTURAL NEED FOR A NEW DWELLING ARISES FROM AN INTENSIVE TYPE OF AGRICULTURE ON A SMALL ACREAGE OF LAND, OR WHERE FARM LAND AND A FARM DWELLING (WHICH FORMERLY SERVED THE LAND) HAVE RECENTLY BEEN SOLD OFF SEPARATELY FROM EACH OTHER, A SECTION 106 AGREEMENT WILL BE SOUGHT TO TIE THE NEW DWELLING AND THE LAND ON WHICH THE AGRICULTURAL NEED ARISES TO EACH OTHER.

NOTE: - THIS WOULD NORMALLY BE AT LEAST 30% BELOW THE OPEN MARKET VALUE OF THE PROPERTY.

HOU11 Housing (Conversion of existing buildings)

POLICY HOU11

OUTSIDE THE URBAN AREAS OF GREAT YARMOUTH, GORLESTON AND BRADWELL AND THE VILLAGE DEVELOPMENT LIMITS SHOWN ON THE PROPOSALS MAP FOR OTHER SETTLEMENTS, PROPOSALS FOR THE CHANGE OF USE OF EXISTING BUILDINGS TO RESIDENTIAL USE WILL BE PERMITTED WHERE:

(A)THE APPLICANT CAN DEMONSTRATE THAT EVERY REASONABLE ATTEMPT HAS BEEN MADE TO SECURE SUITABLE COMMERCIAL RE-USE; OR

(B)RESIDENTIAL CONVERSION IS A SUBORDINATE PART OF A SCHEME FOR COMMERCIAL RE-USE; AND,

(C)THE BUILDING IS SUITABLE FOR CONVERSION ENABLING RESIDENTIAL USE TO BE ACHIEVED WITHOUT EXTENSIVE ALTERATION, REBUILDING AND/OR EXTENSION;

(D)THE FORM, BULK AND GENERAL DESIGN OF THE BUILDING IS IN KEEPING WITH ITS SURROUNDINGS;

(E)SUITABLE ACCESS CAN BE PROVIDED WHICH DOES NOT SIGNIFICANTLY HARM THE APPEARANCE OF THE BUILDING, OR ITS SETTING, OR THE SURROUNDING COUNTRYSIDE;

(F)THE PROPOSAL COMPLIES WITH OTHER RELEVANT POLICIES OF THE PLAN.

(Objective: To allow development in the countryside only where there is a proven long-term need.)

ILSP Interim Housing Land Supply Policy

This policy only applies when the Councils Five Year Housing Land Supply utilised sites identified in the Strategic Housing Land Availability Assessment (SHLAA).

New Housing development may be deemed acceptable outside, but adjacent to existing urban areas of Village Development Limits providing the following criteria, where relevant to development, have been satisfactorily addressed points A to N.

In addition to NPPF, Saved Policies of the Great Yarmouth Borough Wide Local Plan (2001), and Adopted Policies of the Great Yarmouth Local Plan - Core Strategy (2015) the councils Interim Housing Land Supply Policy (2014) has some weight in the consideration of this application.

5. Appraisal

5.1 The site lies outside of the development limits of Rollesby, but as it is classed as a secondary village and the site is adjacent to the development limit boundary, the Interim housing Housing Land Supply policy and Policy CS2 of the Great Yarmouth Core Strategy would in certain circumstances allow this type of development. The key considerations therefore are whether the site is in a sustainable location, the development would not adversely harm the character and appearance of the area, access is safe, and that neighbouring residents would not be adversely affected.

6. Assessment

6.1 The site is considered to be located within a relatively sustainable location as it is adjacent to the existing village development boundary and consists of previously developed land (farm buildings). Whilst Rollesby is a secondary settlement with some but not all services (with a school, employment sites, church, restaurants and farm shops, but no convenience store or pub), due to its allocation it is considered that this type of development would not result in an unacceptable level of car dependency for future residents. In addition to NPPF, Saved Policies of the Great Yarmouth Borough Wide Local Plan (2001), and Adopted Policies of the Great Yarmouth Local Plan - Core Strategy (2015) the councils Interim Housing Land Supply Policy (2014) has some weight in the

consideration of this application. This policy allows (subject to compliance with criteria) development adjacent to existing development limits. The proposal meets the relevant criteria of this policy.

6.2 The site is not within a flood risk area, and there are no concerns regarding ecological or habitat harm caused by the demolition of the barns or construction of dwellings on site. In terms of the access this is considered to meet the requirements of NCC Highways and would not pose an undue highway safety concern as there is adequate space for a visibility splay. Further more, it is important to note that as there are existing agricultural buildings on site which would in themselves generate vehicle movements.

6.3 Additionally, as agricultural buildings it would be likely that through the permitted development rights afforded for barn conversions, up to 3 dwellings could be created using the existing buildings, without the LPA being able to resist that type of development. Conditions will be attached to ensure the access is sufficient and that the highways works are to an adequate standard. The Parish Council have requested a traffic management plan to ensure vehicles do use the full length of Back Lane, and access the site from the west end of Back Lane. This is the logical route as it is the closest to the A149.

6.4 In terms of the proposed scheme's impact upon the landscape the loss of two large agri-sheds would be positive, and whilst the creation of three new build bungalows would change the character of the area from farming to domestic, this would not adversely harm the landscape. The site is well screened, and subject to a landscape condition this could be further reinforced. The site is adjacent to other post war bungalows and would from the road, be seen as an infill between the neighbouring dwellings, and Kemps Farm House.

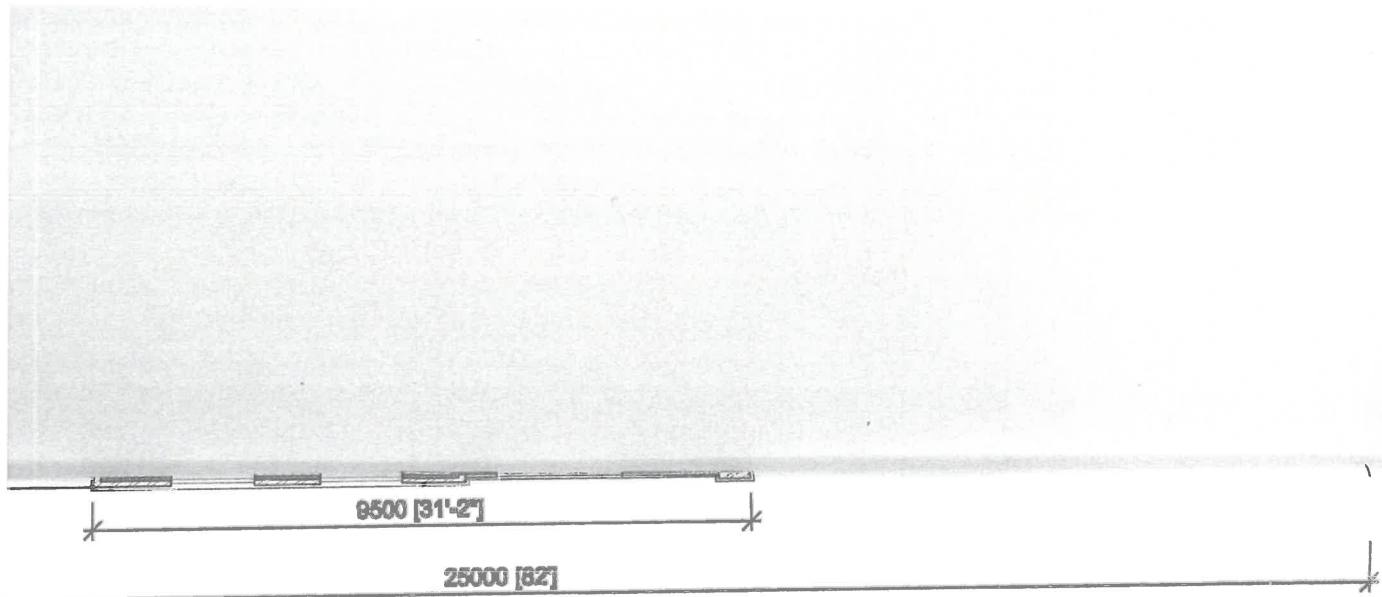
6.5 The loss of amenity (rather than the issue of change of character) is not considered sufficiently harmful subject to adequate boundary treatments being implemented to warrant refusal. The proposed dwelling at plot 2 would be separated by approximately 50m from the existing dwelling, The Hollies. The proposed dwelling is a bungalow, and it would be possible to incorporate a boundary treatment that provides privacy between the two properties. Therefore it is considered that the scheme would not result in loss of privacy, outlook or light at the Hollies, Back Lane.

6.6 Whilst the site is not accessed by a paved foot way, Back Lane does have a classified footway which is the grass verge, and there is a link to the network of public rights of way on the opposite side of Back Lane linking to the footway on Main Road which links to other village services such as the school. Back Lane itself is a safe route for cycling, and there are some employment sites within walking and cycling distance. Therefore the site would be considered to be a sustainable location.

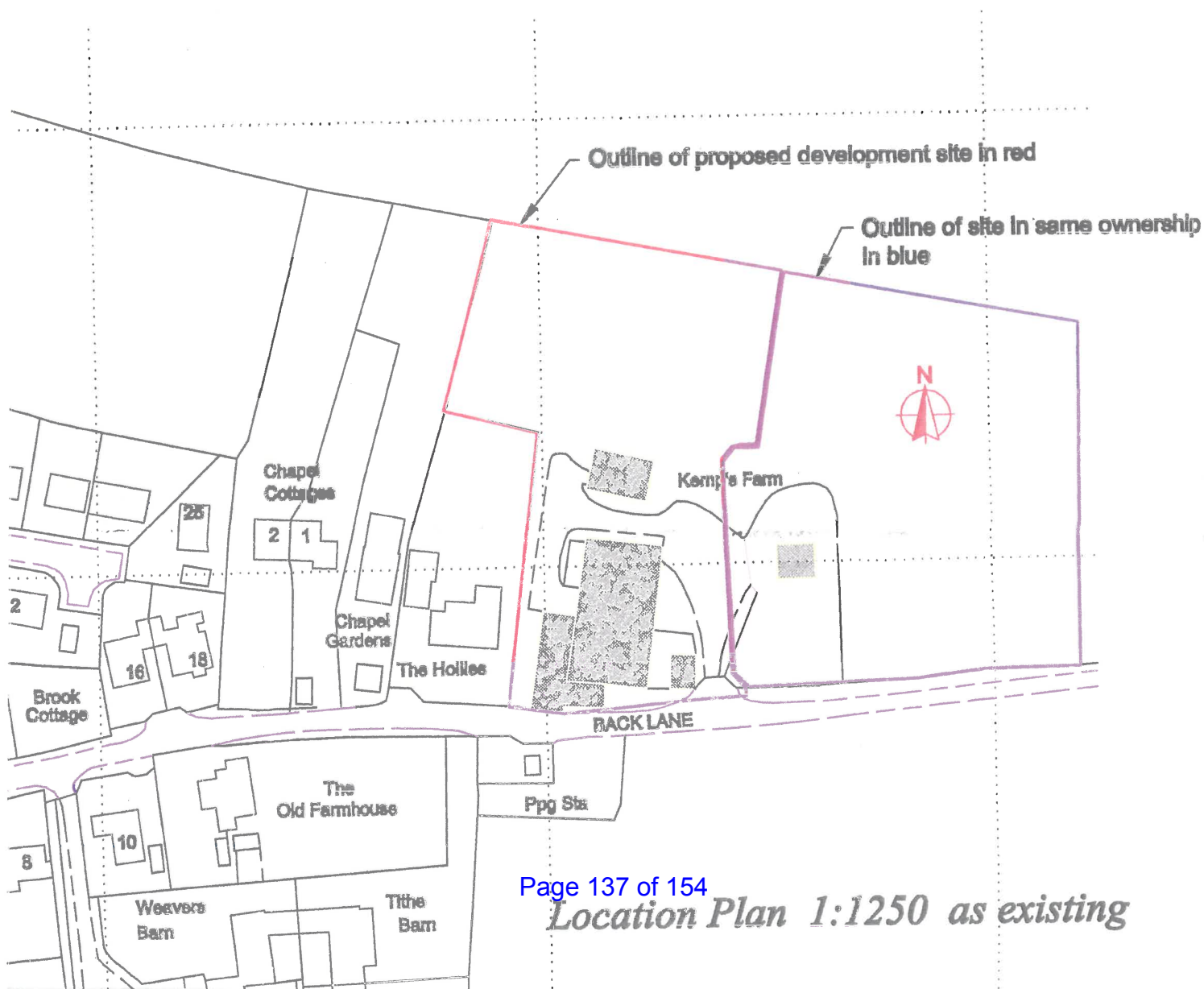
7. Recommendation APPROVE

7.1 Approval subject to conditions - Whilst the site is located outside of the current development boundary, weight is given to the interim housing land supply policy, and also the relative sustainability of the location which has access to a range of services from the nearby footpath and village. On balance and considering both Policy CS1 of the Great

Yarmouth Local Plan Core Strategy, and giving some weight to the Council's Interim Housing Land Supply Policy (2014) the site is a sustainable location suitable for residential development.



1: 100



**PLANNING APPLICATIONS CLEARED BETWEEN 01-AUG-17 AND 31-AUG-17 FOLLOWING
DETERMINATION BY THE GROUP MANAGER (PLANNING) UNDER DELEGATED POWERS**

REFERENCE	06/17/0430/F
PARISH	Belton & Browston 10
PROPOSAL	New chalet bungalow and garage
SITE	Woodside (Land adj) Sandy Lane Belton GREAT YARMOUTH
APPLICANT	Mr & Mrs P Church
DECISION	APPROVE
<hr/>	
REFERENCE	06/17/0368/F
PARISH	Bradwell N 1
PROPOSAL	Single storey side and rear extension and front porch
SITE	3 Garden Court Bradwell GREAT YARMOUTH NR31 8HH
APPLICANT	Mr M Rogers
DECISION	APPROVE
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REFERENCE	06/17/0423/F
PARISH	Bradwell N 1
PROPOSAL	Proposed single storey side extension and garage conversion
SITE	39 Mill Lane Bradwell GREAT YARMOUTH NR31 8HH
APPLICANT	P B Miller J L Miller
DECISION	APPROVE
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REFERENCE	06/17/0424/F
PARISH	Bradwell N 1
PROPOSAL	Proposed first floor extension over existing ground floor rear extension
SITE	6 Gainsborough Avenue Bradwell GREAT YARMOUTH NR31 9RB
APPLICANT	Mr A Simmons
DECISION	APPROVE
<hr/>	
REFERENCE	06/17/0431/CD
PARISH	Bradwell N 1
PROPOSAL	Proposed 4 no.chalet bungalows with garage and car space - Discharge of condition 3 re: PP: 06/16/0347/F
SITE	26 Beccles Road (Former Shamrock Motors Site) Bradwell GREAT YARMOUTH NR31 8DF
APPLICANT	Shamrock Motor Co Ltd
DECISION	APPROVE (CONDITIONS)
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PLANNING APPLICATIONS CLEARED BETWEEN 01-AUG-17 AND 31-AUG-17 FOLLOWING DETERMINATION BY THE GROUP MANAGER (PLANNING) UNDER DELEGATED POWERS

REFERENCE	06/17/0435/F
PARISH	Bradwell N 1
PROPOSAL	Garage conversion to form ground and first floor self contained annexe and extended boundary wall
SITE	40 Busseys Loke Bradwell GREAT YARMOUTH NR31 8HG
APPLICANT	Mr I Ecclestone
DECISION	REFUSED

REFERENCE	06/17/0501/CD
PARISH	Bradwell N 1
PROPOSAL	New single storey rear extension and garage - Discharge of condition 3 re:PP 06/17/0194/F
SITE	53 Mill Lane Bradwell GREAT YARMOUTH NR31 8HH
APPLICANT	Mr C Robertson
DECISION	APPROVE (CONDITIONS)

REFERENCE	06/17/0511/F
PARISH	Bradwell N 1
PROPOSAL	Proposed single storey rear extension
SITE	7 Dove Close Bradwell GREAT YARMOUTH NR31 8QY
APPLICANT	Mr & Mrs Wright
DECISION	PERMITTED DEV.

REFERENCE	06/17/0243/F
PARISH	Bradwell S 2
PROPOSAL	Construction of a detached bungalow with attached garage
SITE	Tudor Lodge (R/O) Marguerite Close Bradwell GREAT YARMOUTH NR31 8RL
APPLICANT	Mr A Edwards
DECISION	REFUSED

REFERENCE	06/17/0261/F
PARISH	Bradwell S 2
PROPOSAL	Proposed new 2.13 metre high closed board fence
SITE	38 Sun Lane Bradwell GREAT YARMOUTH NR31 8PY
APPLICANT	Mr W and Mrs K Toovey
DECISION	APPROVE

REFERENCE	06/17/0344/F
PARISH	Bradwell S 2
PROPOSAL	Demolition of small utility room and new rear extension to form a day room
SITE	125 Beccles Road Bradwell GREAT YARMOUTH NR31 8AB
APPLICANT	Mr R Whiting
DECISION	APPROVE

PLANNING APPLICATIONS CLEARED BETWEEN 01-AUG-17 AND 31-AUG-17 FOLLOWING DETERMINATION BY THE GROUP MANAGER (PLANNING) UNDER DELEGATED POWERS

REFERENCE	06/17/0378/F
PARISH	Bradwell S 2
PROPOSAL	Single storey rear extension
SITE	55 Homefield Avenue Bradwell GREAT YARMOUTH NR31 8NW
APPLICANT	Mr S Hollis
DECISION	APPROVE
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REFERENCE	06/17/0425/F
PARISH	Bradwell S 2
PROPOSAL	Proposed first floor extension over new utility room - previous approval 06/17/0139/F
SITE	3 Hobland Cottages Hobland Road Bradwell GREAT YARMOUTH NR31 9AR
APPLICANT	Mr J Norris
DECISION	APPROVE
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REFERENCE	06/17/0432/SU
PARISH	Bradwell S 2
PROPOSAL	Use of existing communal asphalt hardstanding area into communal car park with nine parking spaces
SITE	16 and 28 Parkland Drive (Land adj) Bradwell GREAT YARMOUTH NR31 8DS
APPLICANT	Great Yarmouth Community Housing
DECISION	APPROVE
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REFERENCE	06/17/0446/CU
PARISH	Bradwell S 2
PROPOSAL	Change of use to garden land to be included in residential curtilage
SITE	57 Parkland Drive (Land adj) Bradwell GREAT YARMOUTH NR31 8DS
APPLICANT	Mr T Carlyon
DECISION	APPROVE
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REFERENCE	06/17/0314/F
PARISH	Burgh Castle 10
PROPOSAL	To erect a multi-span polytunnel
SITE	Burgh Castle Nursery Mill Road Burgh Castle GREAT YARMOUTH
APPLICANT	Mr N French and Miss J Shephard
DECISION	APPROVE
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REFERENCE	06/17/0386/F
PARISH	Burgh Castle 10
PROPOSAL	Front and side extensions
SITE	Galen Lodge Back Lane Burgh Castle GREAT YARMOUTH
APPLICANT	Mr & Mrs Gabri
DECISION	APPROVE
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PLANNING APPLICATIONS CLEARED BETWEEN 01-AUG-17 AND 31-AUG-17 FOLLOWING DETERMINATION BY THE GROUP MANAGER (PLANNING) UNDER DELEGATED POWERS

REFERENCE **06/17/0397/F**
 PARISH Burgh Castle 10
 PROPOSAL Self contained annexe and garage extension

SITE Roman Oaks Butt Lane
 Burgh Castle GREAT YARMOUTH
 APPLICANT Mr & Mrs M Coombes
 DECISION **APPROVE**

REFERENCE **06/17/0345/F**
 PARISH Caister On Sea 3
 PROPOSAL Proposed side extension

SITE 21 St Nicholas Drive Caister
 GREAT YARMOUTH NR30 5QT
 APPLICANT Mr A Owers
 DECISION **APPROVE**

REFERENCE **06/17/0359/F**
 PARISH Caister On Sea 4
 PROPOSAL Ground floor alterations to form annexe

SITE Caister House Rectory Close Caister
 GREAT YARMOUTH NR30 5EG
 APPLICANT Mrs P Mccabeart
 DECISION **REFUSED**

REFERENCE **06/17/0391/CU**
 PARISH Caister On Sea 4
 PROPOSAL Change of use from barn to tattoo studio

SITE White Gate Farm Yarmouth Road Caister
 GREAT YARMOUTH NR30 5TE
 APPLICANT Mr K Lindoff
 DECISION **APPROVE**

REFERENCE **06/17/0324/F**
 PARISH Fleggburgh 6
 PROPOSAL Proposed double glazed oak framed porch to replace existing

SITE Near Church Main Road Fleggburgh
 GREAT YARMOUTH
 APPLICANT Mr A Bennett
 DECISION **APPROVE**

REFERENCE **06/17/0393/F**
 PARISH Fleggburgh 6
 PROPOSAL Rear two storey extension over existing single storey, new rear conservatory and re-roof existing garage

SITE Fleggburgh House Main Road Fleggburgh
 GREAT YARMOUTH NR29 3AF
 APPLICANT Mr L Stamps
 DECISION **APPROVE**

PLANNING APPLICATIONS CLEARED BETWEEN 01-AUG-17 AND 31-AUG-17 FOLLOWING DETERMINATION BY THE GROUP MANAGER (PLANNING) UNDER DELEGATED POWERS

REFERENCE **06/17/0169/F**
 PARISH Fritton/St Olaves 10
 PROPOSAL Variation of condition 2 re: planning permission
 06/13/0594/F - revised layout of 51 lodges
 SITE Fritton Lake Church Lane Fritton
 GREAT YARMOUTH NR31 9HA
 APPLICANT Lord Somerleyton
 DECISION **APPROVE**

REFERENCE **06/17/0352/F**
 PARISH Great Yarmouth 5
 PROPOSAL Proposed detached chalet bungalow off Lynn Grove
 SITE 326 Beccles Road (Rear of) Gorleston
 GREAT YARMOUTH NR31 8AN
 APPLICANT Mr J Howell
 DECISION **APPROVE**

REFERENCE **06/17/0374/F**
 PARISH Great Yarmouth 5
 PROPOSAL Construction of detached garage. Revised scheme
 SITE 104 Caister Road GREAT YARMOUTH
 Norfolk NR30 4DP
 APPLICANT Mr & Mrs Hunn
 DECISION **REFUSED**

REFERENCE **06/17/0444/F**
 PARISH Great Yarmouth 5
 PROPOSAL Create a dropped kerb for new vehicular access
 SITE 88 Middleton Road Gorleston
 GREAT YARMOUTH NR31 7PQ
 APPLICANT Miss K Hunn
 DECISION **APPROVE**

REFERENCE **06/17/0347/F**
 PARISH Great Yarmouth 7
 PROPOSAL Proposed garden room at rear
 SITE 6 Arnott Avenue Gorleston
 GREAT YARMOUTH NR31 6HS
 APPLICANT Mr P Brooks
 DECISION **APPROVE**

REFERENCE **06/17/0403/F**
 PARISH Great Yarmouth 7
 PROPOSAL Proposed rear extension
 SITE 94 Upper Cliff Road Gorleston
 GREAT YARMOUTH NR31 6AL
 APPLICANT Mr E Anderson
 DECISION **APPROVE**

PLANNING APPLICATIONS CLEARED BETWEEN 01-AUG-17 AND 31-AUG-17 FOLLOWING DETERMINATION BY THE GROUP MANAGER (PLANNING) UNDER DELEGATED POWERS

REFERENCE	06/17/0409/F
PARISH	Great Yarmouth 7
PROPOSAL	Retrospective application for 1.8m close boarded fence
SITE	14 Old Fountain Gorleston GREAT YARMOUTH NR31 6TG
APPLICANT	Mrs D Vann
DECISION	APPROVE

REFERENCE	06/17/0411/O
PARISH	Great Yarmouth 7
PROPOSAL	Demolition of existing residential property & develop plot to provide 2 no. residential detached houses
SITE	The Links 50 Marine Parade Gorleston GREAT YARMOUTH
APPLICANT	Mr P Christophi
DECISION	APPROVE

REFERENCE	06/17/0365/F
PARISH	Great Yarmouth 9
PROPOSAL	New cladding to replace existing
SITE	Thurlow Nunn Great Yarmouth GREAT YARMOUTH Norfolk NR31 0HB
APPLICANT	Thurlow Nunn Great Yarmouth
DECISION	APPROVE

REFERENCE	06/17/0382/F
PARISH	Great Yarmouth 9
PROPOSAL	Construct a single storey extension to form a level access shower room
SITE	40 Isaacs Road Cobholm GREAT YARMOUTH NR31 0BT
APPLICANT	Mrs P Walker
DECISION	APPROVE

REFERENCE	06/17/0385/F
PARISH	Great Yarmouth 9
PROPOSAL	New shop fronts to Units C2 & E2, minor amends to existing footpath, minor alterations to the rear of the units
SITE	Units C2 and E2 Gapton Hall Retail Park GREAT YARMOUTH NR31 0NL
APPLICANT	Mezen Investment Holdings Ltd
DECISION	APPROVE

REFERENCE	06/17/0405/A
PARISH	Great Yarmouth 9
PROPOSAL	Three advertising hoardings, comprising 1 x 96 sheet, 1 x 64 sheet and 1 x 48 sheet
SITE	Pasteur Road and Southtown Road (Land to junction to left) Pasteur Road GREAT YARMOUTH
APPLICANT	Mr S Burgess
DECISION	ADV. CONSENT

PLANNING APPLICATIONS CLEARED BETWEEN 01-AUG-17 AND 31-AUG-17 FOLLOWING DETERMINATION BY THE GROUP MANAGER (PLANNING) UNDER DELEGATED POWERS

REFERENCE	06/17/0415/F
PARISH	Great Yarmouth 9
PROPOSAL	Single storey rear extension to provide ground floor shower room
SITE	89 Century Road Cobholm GREAT YARMOUTH NR31 0BS
APPLICANT	Mrs J Hoare
DECISION	APPROVE

REFERENCE	06/17/0420/SU
PARISH	Great Yarmouth 9
PROPOSAL	Prior notification of proposed 6 metre high telemetry aerial
SITE	Albany Road Pumping Station Albany Road GREAT YARMOUTH
APPLICANT	Anglian Water Services Ltd
DECISION	APPROVED BY NCC

REFERENCE	06/17/0421/F
PARISH	Great Yarmouth 9
PROPOSAL	Install additional porta cabin (above exist) with stairs to form 2 storey structure; extend existing hardstand (pt retro)
SITE	Waste Recycling and Transfer Station Harfreys Road Harfreys Industrial Estate GREAT YARMOUTH
APPLICANT	Mr K Lee, Folkes Plant and Aggregates Ltd
DECISION	NO OBJECTION

REFERENCE	06/17/0472/A
PARISH	Great Yarmouth 9
PROPOSAL	Two fascia signs
SITE	Halfords Purley Court Gapton Hall Retail Park Gapton Hall Road GREAT YARMOUTH
APPLICANT	Halfords
DECISION	ADV. CONSENT

REFERENCE	06/17/0366/F
PARISH	Great Yarmouth 11
PROPOSAL	Proposed front garden wall with access walls and gates. Alterations to previously approved detached garage
SITE	203 Lowestoft Road Gorleston GREAT YARMOUTH NR31 6SX
APPLICANT	Mr & Mrs Yuseff
DECISION	APPROVE

REFERENCE	06/16/0593/F
PARISH	Great Yarmouth 14
PROPOSAL	Change of use from former doctors surgery to 15 no. 1 bedroom flats and extension
SITE	35-36 South Quay (South Quay Surgery) GREAT YARMOUTH NR30 2RG
APPLICANT	Mr E & R Foreman
DECISION	APPROVE

PLANNING APPLICATIONS CLEARED BETWEEN 01-AUG-17 AND 31-AUG-17 FOLLOWING DETERMINATION BY THE GROUP MANAGER (PLANNING) UNDER DELEGATED POWERS

REFERENCE	06/17/0174/F
PARISH	Great Yarmouth 14
PROPOSAL	Demolition of existing houses and construction of 5 self contained flats & construction of a detached house
SITE	18 Lancaster Road GREAT YARMOUTH Norfolk NR30 2NN
APPLICANT	Mr K Pantazis
DECISION	REFUSED

REFERENCE	06/17/0257/F
PARISH	Great Yarmouth 14
PROPOSAL	Convert one house into 2 flats
SITE	1 Gordon Terrace Crown Road GREAT YARMOUTH NR30 2JJ
APPLICANT	Mr E Shearing
DECISION	REFUSED

REFERENCE	06/17/0328/F
PARISH	Great Yarmouth 14
PROPOSAL	Change of use from guest house to serviced apartments for holiday accommodation
SITE	Bromley Hotel 63 Apsley Road GREAT YARMOUTH NR30 2HG
APPLICANT	Mr D Tran DaTra Property Investment Ltd
DECISION	APPROVE

REFERENCE	06/17/0349/CU
PARISH	Great Yarmouth 14
PROPOSAL	Change of use from existing workshop to 1 bed flat
SITE	29 Hall Plain (Rear of) Row 71 GREAT YARMOUTH NR30 2QD
APPLICANT	Mr D Evans
DECISION	REFUSED

REFERENCE	06/17/0465/M
PARISH	Great Yarmouth 14
PROPOSAL	Prior notification of proposed demolition warehouse adjoining Ocean Yard
SITE	Ocean House (Warehouse adj) Suffling Road GREAT YARMOUTH NR30 3QP
APPLICANT	Great Yarmouth Borough Council
DECISION	PERMITTED DEV.

REFERENCE	06/17/0510/SU
PARISH	Great Yarmouth 14
PROPOSAL	Retrospective application for the retention of hazardous waste transfer station. Redev. of ships waste receipt yd etc
SITE	South Denes Road Berths 1 to 4 GREAT YARMOUTH NR30 4NU
APPLICANT	Mr M Mitchell
DECISION	NO OBJECTION

PLANNING APPLICATIONS CLEARED BETWEEN 01-AUG-17 AND 31-AUG-17 FOLLOWING DETERMINATION BY THE GROUP MANAGER (PLANNING) UNDER DELEGATED POWERS

REFERENCE **06/17/0356/CU**
 PARISH Great Yarmouth 15
 PROPOSAL Change of use to include Class A5 - Hot food takeaway

SITE 23 Regent Road GREAT YARMOUTH
 Norfolk NR30 2AF

APPLICANT Mr K Pantazis
 DECISION **APPROVE**

REFERENCE **06/17/0373/CD**
 PARISH Great Yarmouth 15
 PROPOSAL Discharge of condition 7 re: planning permission
 06/16/0544/F

SITE 7-9 Regent Road GREAT YARMOUTH
 Norfolk NR30 2AF

APPLICANT J D Wetherspoon PLC
 DECISION **APPROVE (CONDITIONS)**

REFERENCE **06/17/0392/O**
 PARISH Great Yarmouth 15
 PROPOSAL Clearance of site and erection of three 3 storey houses with
 access to School Road

SITE 20 School Road Runham Vauxhall
 GREAT YARMOUTH NR30 1LB

APPLICANT Atchin Tan
 DECISION **APPROVE**

REFERENCE **06/17/0394/A**
 PARISH Great Yarmouth 15
 PROPOSAL Illuminated advertisement consent for installation of
 46" TV displaying various Santander advertisements

SITE 29-30 Market Place GREAT YARMOUTH
 Norfolk NR30 1LY

APPLICANT Mr M Perez
 DECISION **ADV. CONSENT**

REFERENCE **06/17/0401/CU**
 PARISH Great Yarmouth 15
 PROPOSAL Change of use from retail to unique dog grooming salon

SITE 2 Fullers Hill GREAT YARMOUTH
 Norfolk NR30 1PR

APPLICANT Mr B Baldwin
 DECISION **APPROVE**

REFERENCE **06/17/0417/F**
 PARISH Great Yarmouth 15
 PROPOSAL Erection of two storey rear extension

SITE 95 Lawn Avenue GREAT YARMOUTH
 Norfolk NR30 1QP

APPLICANT Mr & Mrs Loveland
 DECISION **APPROVE**

PLANNING APPLICATIONS CLEARED BETWEEN 01-AUG-17 AND 31-AUG-17 FOLLOWING DETERMINATION BY THE GROUP MANAGER (PLANNING) UNDER DELEGATED POWERS

REFERENCE	06/17/0283/F
PARISH	Great Yarmouth 19
PROPOSAL	New timber half glazed entrance lobby, new door at rear. Remove various internal walls to create one room
SITE	The Feathers Inn Public House 128 High Street Gorleston GREAT YARMOUTH NR31 6RE
APPLICANT	Enterprise Inns
DECISION	APPROVE

REFERENCE	06/17/0284/LB
PARISH	Great Yarmouth 19
PROPOSAL	New timber half glazed entrance lobby, new door at rear. Remove various internal walls to create one room
SITE	The Feathers Inn Public House 128 High Street Gorleston GREAT YARMOUTH NR31 6RE
APPLICANT	Enterprise Inns
DECISION	LIST.BLD.APP

REFERENCE	06/17/0312/F
PARISH	Great Yarmouth 19
PROPOSAL	Enlarge exist grge to 1 storey extens w/decking roof. Exist lean-to roof changed to 1 storey mono-pitched roof
SITE	19 Pavilion Road Gorleston GREAT YARMOUTH NR31 6BY
APPLICANT	Mrs K S Mesut
DECISION	APPROVE

REFERENCE	06/17/0355/F
PARISH	Great Yarmouth 19
PROPOSAL	Variation of conditions 2, 5 & 7 of PP: 06/13/0637/F - pair of semi-detached houses - to improve vehicular access
SITE	21 Colomb Road Gorleston GREAT YARMOUTH NR31 8BT
APPLICANT	Mr K Fischer
DECISION	APPROVE

REFERENCE	06/17/0360/F
PARISH	Great Yarmouth 19
PROPOSAL	Proposed single storey rear extension
SITE	70 Colomb Road Gorleston GREAT YARMOUTH NR31 8BU
APPLICANT	Mr & Mrs Howell
DECISION	APPROVE

REFERENCE	06/17/0400/EU
PARISH	Great Yarmouth 21
PROPOSAL	Application for a certificate of lawfulness for existing use as HMO
SITE	33 Hawkins Avenue GREAT YARMOUTH Norfolk NR30 4AQ
APPLICANT	Mr T Banham
DECISION	EST/LAW USE CER.

PLANNING APPLICATIONS CLEARED BETWEEN 01-AUG-17 AND 31-AUG-17 FOLLOWING DETERMINATION BY THE GROUP MANAGER (PLANNING) UNDER DELEGATED POWERS

REFERENCE **06/17/0362/F**
 PARISH Hemsby 8
 PROPOSAL Proposed enclosed entrance porch/conservatory

SITE 7 Bridge Meadow Hemsby
 GREAT YARMOUTH NR29 4NE
 APPLICANT Mr T Briggs-Comstock
 DECISION **APPROVE**

REFERENCE **06/17/0416/F**
 PARISH Hemsby 8
 PROPOSAL Removal of condition 1 of PP 06/02/0718/F to allow occupation all year round
 SITE Summer Holme 38 Four Acres Estate Hemsby
 GREAT YARMOUTH NR29 4JB
 APPLICANT Mr R Smith
 DECISION **APPROVE**

REFERENCE **06/17/0462/F**
 PARISH Hemsby 8
 PROPOSAL Expansion of the lounge and storage areas at Club Belle
 SITE Club Belle Belle Aire Holiday Estate
 Beach Road Hemsby GREAT YARMOUTH NR29 4HZ
 APPLICANT Mr A Duckworth
 DECISION **APPROVE**

REFERENCE **06/17/0463/O**
 PARISH Hemsby 8
 PROPOSAL Location on site for 6 new units
 SITE Club Belle Belle Aire Holiday Estate Belle Aire Holiday
 Beach Road Hemsby GREAT YARMOUTH NR29 4HZ
 APPLICANT Mr A Duckworth
 DECISION **APPROVE**

REFERENCE **06/17/0353/F**
 PARISH Hopton On Sea 2
 PROPOSAL Proposed rear extension
 SITE 15 The Fairway Gorleston
 GREAT YARMOUTH NR31 6SS (Parish of Hopton)
 APPLICANT Mr L Harrington
 DECISION **APPROVE**

REFERENCE **06/17/0402/SU**
 PARISH Hopton On Sea 2
 PROPOSAL Vary conditions 2 & 5 of PP: Y/6/2012/6005 (06/12/0524/SU)
 -To enable extg 3 wind turbine head unit inc.rubber system
 SITE Masons Farm Lowestoft Road
 GREAT YARMOUTH NR31 9AN
 APPLICANT NCC Norfolk Energy Futures
 DECISION **APPROVED BY NCC**

PLANNING APPLICATIONS CLEARED BETWEEN 01-AUG-17 AND 31-AUG-17 FOLLOWING DETERMINATION BY THE GROUP MANAGER (PLANNING) UNDER DELEGATED POWERS

REFERENCE	06/17/0343/F
PARISH	Martham 13
PROPOSAL	Demolish timber bungalow and erect new detached dwelling with cart shed timber garage
SITE	41 Low Road Gatehouse Martham GREAT YARMOUTH NR29 4RE
APPLICANT	Mr C Welton
DECISION	REFUSED

REFERENCE	06/17/0379/F
PARISH	Martham 13
PROPOSAL	Single storey side extension and alterations to existing garage
SITE	55 Cess Road Martham GREAT YARMOUTH
APPLICANT	Mr & Mrs N Williams
DECISION	APPROVE

REFERENCE	06/17/0396/F
PARISH	Martham 13
PROPOSAL	CoU from B8 storage to res, extend to east & small extend to north, raise roof height to accommodate 1st floor
SITE	Martham Telephone Exchange Repps Road Martham GREAT YARMOUTH NR29 4RA
APPLICANT	Mr F Muskett Cosy Cat Developments Ltd
DECISION	REFUSED

REFERENCE	06/17/0398/F
PARISH	Martham 13
PROPOSAL	Proposed two storey rear extension and demolition of existing conservatory
SITE	4 Cherry Tree Avenue Martham GREAT YARMOUTH
APPLICANT	Mr S Bower & Ms L Manthorpe
DECISION	APPROVE

REFERENCE	06/17/0408/CD
PARISH	Martham 13
PROPOSAL	DoC 5 of PP 06/16/0415/CU - CoU from B1 to A1, A2, A3 and A5
SITE	9 The Green Martham GREAT YARMOUTH NR34 9PL
APPLICANT	Mr I Kaykusuz
DECISION	APPROVE (CONDITIONS)

REFERENCE	06/16/0128/F
PARISH	Ormesby St.Marg 16
PROPOSAL	Change of use from public house to dwelling house. Construction of 3 no.dwellings . Construction of garaging
SITE	First and Last Public House Yarmouth Road Ormesby St Margaret GREAT YARMOUTH
APPLICANT	Elizabeth Holdings Ltd
DECISION	APPROVE

PLANNING APPLICATIONS CLEARED BETWEEN 01-AUG-17 AND 31-AUG-17 FOLLOWING DETERMINATION BY THE GROUP MANAGER (PLANNING) UNDER DELEGATED POWERS

REFERENCE	06/17/0329/EU
PARISH	Ormesby St.Marg 16
PROPOSAL	Application for Certificate of Lawfulness for existing use. Erection of side conservatory
SITE	5 Yarmouth Road Ormesby St Margaret GREAT YARMOUTH NR29 3QB
APPLICANT	Ms E Ratty
DECISION	EST/LAW USE CER.

REFERENCE	06/17/0419/F
PARISH	Ormesby St.Marg 16
PROPOSAL	Revised submission following an approval for a rear extension
SITE	8 North Road Ormesby St Margaret GREAT YARMOUTH NR29 3SA
APPLICANT	Mr Carter
DECISION	APPROVE

REFERENCE	06/17/0363/F
PARISH	Repps 13
PROPOSAL	Erection of two storey outbuilding
SITE	Linfords Staithe Road Repps GREAT YARMOUTH
APPLICANT	Mr & Mrs Bull
DECISION	APPROVE

REFERENCE	06/17/0404/F
PARISH	Repps 13
PROPOSAL	Widening of existing south- eastern site access
SITE	Filling Station High Road Repps with Bastwick GREAT YARMOUTH NR29 5JH
APPLICANT	Mr T Senthurnathan
DECISION	APPROVE

REFERENCE	06/17/0418/F
PARISH	Repps 13
PROPOSAL	Erection of a self-contained annexe
SITE	2 Evans Lombe Close Repps GREAT YARMOUTH NR29 5JR
APPLICANT	Mr G Gallant
DECISION	APPROVE

REFERENCE	06/17/0203/F
PARISH	Rollesby 13
PROPOSAL	Renew PP: 06/13/0500/F - Perma nent change of use from agricu ltural land to grazing with post & rail fencing & menage
SITE	Busy Bee Farm (Land adj) Wick Lane Rollesby GREAT YARMOUTH NR29 5HF
APPLICANT	Mr & Mrs Leeson
DECISION	APPROVE

PLANNING APPLICATIONS CLEARED BETWEEN 01-AUG-17 AND 31-AUG-17 FOLLOWING DETERMINATION BY THE GROUP MANAGER (PLANNING) UNDER DELEGATED POWERS

REFERENCE	06/17/0376/F
PARISH	Winterton 8
PROPOSAL	Proposed rear extension, raising existing walls and re-roofing to form new rooms in roof
SITE	21 Winmer Avenue Winterton GREAT YARMOUTH
APPLICANT	Mr A Potts
DECISION	APPROVE

* * * * End of Report * * * *

PLANNING APPLICATIONS CLEARED BETWEEN 01-AUG-17 AND 31-AUG-17 FOLLOWING DETERMINATION BY THE DEVELOPMENT CONTROL COMMITTEE

REFERENCE **06/17/0340/F**
 PARISH Belton & Browston 10
 PROPOSAL Removal of condition 5 of 06/15/0043/F & condition 3 of 06/14/0099/F to allow annexe as separate dwelling
 SITE The Manor Barn Browston Lane
 Browston GREAT YARMOUTH
 APPLICANT Mr R Smith
 DECISION **APPROVE**

REFERENCE **06/17/0346/F**
 PARISH Belton & Browston 10
 PROPOSAL Two storey extension to the South East elevation. Internal alterations. Part of existing garage to form habitable space
 SITE Rose Havre Stepshort
 Belton GREAT YARMOUTH
 APPLICANT Mr & Mrs Williamson
 DECISION **APPROVE**

REFERENCE **06/17/0354/F**
 PARISH Great Yarmouth 19
 PROPOSAL Variation of condition 2 of Planning Permission 06/14/0780/F (Allowed on Appeal) to vary design
 SITE 33 Nelson Road (rear of) Gorleston
 GREAT YARMOUTH NR31 6AY
 APPLICANT Mr W Harrison
 DECISION **REFUSED**

REFERENCE **06/15/0486/F**
 PARISH Martham 13
 PROPOSAL 100 new dwellings, public open space, assoc infrastructure & demolition of 10 White Street (existing) to form access
 SITE 10 White Street Martham
 GREAT YARMOUTH NR29 4PQ
 APPLICANT Mr G Heal Persimmon Homes Ltd (Anglia)
 DECISION **APPROVE (CONDITIONS)**

* * * * End of Report * * * *

