



**GREAT YARMOUTH**  
BOROUGH COUNCIL

# Development Control Committee

**Date:** Wednesday, 05 April 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**

**6 - 11**

To confirm the minutes of the last meeting held on 8 March 2017.

## **4 PLANNING APPLICATIONS**

## **5 APPLICATION NUMBER 06/16/0583/0 YARMOUTH ROAD (LAND AT), HEMSBY**

**12 - 46**

The development of 93 Residential Dwellings with associated public open space and new vehicular access at Yarmouth Road, Hemsby.

## **6 APPLICATION NUMBER 06/17/0047/F 12/13 SOUTH MARKET ROAD, GREAT YARMOUTH**

**47 - 57**

Change of use of property to a 7 bedroom HMO.

**7      APPLICATION NUMBER 06/17/0026/0 104 CALIFORNIA ROAD,      58 - 92**  
**SCRATBY**

Revised scheme for 4 semi-detached dwellings and 1 detached dwelling.

**8      APPLICATION NO. 06/17/0105/F QUEENS HEAD PUBLIC      93 - 99**  
**HOUSE, HIGH ROAD, BURGH CASTLE**

Move overflow car park at rear of Public House, erection of a terrace of 4 houses with parking on site of current overflow car park.

**9      DELEGATED PLANNING DECISIONS MADE BY DEVELOPMENT      100 -**  
**CONTROL COMMITTEE AND OFFICERS 1 - 31 MARCH 2017.      111**

The Committee is asked to note the delegated planning decisions made by Development Control Committee and Officers for the period 1 - 31 March 2017.

**10      OMBUDSMAN AND APPEAL DECISIONS**

The Committee are asked to note the following appeal decisions:

(a) 06/15/0710/F - retrospective application for hotel to house in multiple occupation at Southern Hotel, 46 Queens Road, Great Yarmouth - appeal dismissed.

The original application was an officer delegated refusal.

(b) 06/16/0227/F - Removal of condition number 5 regarding planning permission 06/15/0043/F to allow annexe to be used as a separate dwelling - The Manor Barn, Browston Lane, Browston Green - appeal dismissed.

The original application was an officer delegated refusal.

(c) 06/16/0317/F - Sub-division of garden to form plot for detached bungalow at 95 Yarmouth Road, Ormesby St.Margaret, Great Yarmouth - appeal dismissed.

The original application was an officer delegated refusal.



**11     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.

**12     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, 08 March 2017 at 18:30

### PRESENT:

Councillor Annison (in the Chair); Councillors Andrews, Fairhead, Grant, A Grey, Hammond, Thirtle, Wainwright, Williamson & Wright.

Councillor Bensly attended as a substitute for Councillor Hanton & Councillor Plant attended as a substitute for Councillor Flaxman-Taylor.

Mr D Minns (Planning Group Manager), Mrs G Manthorpe (Senior Planning Officer), Mrs E Helsdon (Technical Officer), Mr J Flack (Solicitor, nplaw) & Mrs C Webb (Member Services Officer).

### **1 APOLOGIES FOR ABSENCE**

Apologies for absence were received from Councillors Flaxman-Taylor & Hanton.

### **2 DECLARATIONS OF INTEREST**

Councillor Thirtle declared a Personal Interest in Item 5.

Councillors Grant, A Grey & Bensly declared a Personal Interest in Item 6.

However, in line with the Council's Constitution they were allowed to both speak and vote on the matter.

### **3 MINUTES**

The amended minutes, as tabled at the meeting, were confirmed as a true record.

### **4 APPLICATION 06/16/0695/O - CHOICE FURNISHINGS, 73 SOUTHTOWN ROAD, GREAT YARMOUTH**

The Committee received and considered the comprehensive report from the Planning Group Manager.

The Senior Planning Officer reported that the application site was on the corner of Southtown Road and Gordon Road which was currently in use as a retail store and showroom and previous had been the Anson Arms Public House. The Site had existing vehicular accesses from Southtown Road and Gordon Road.

The Senior Planning Officer reported that the proposal was an outline application for the demolition of the existing buildings on the site and the erection of 14 houses. The application included an indicative layout and elevations but the only detailed part of the proposal that was part of the outline application was the means of access; the appearance, landscaping, layout and scale were all matters to be considered at the detailed stage if permission was granted in principle.

The Senior Planning Officer reported that Highways had requested that part of the Southtown Road frontage of the site was dedicated as public highway and if the development was to proceed, this require the stopping-up of this section of highway. The Highways Officer had no objections to the development subject to standard conditions, one of which was that no work should commence until the stopping-up order had been granted.

The Senior Planning Officer reported that four letters of objection had been received from local residents citing increased traffic, over-development and over-looking of adjacent properties. The Senior Planning Officer reported that since the report had been published, further letters of objection had been received highlighting increased traffic movements along Gordon Road.

The Senior Planning Officer reported that the site was within the Affordable Housing Sub-Market Area 3 where the threshold for providing affordable housing was 15 dwellings or more. This proposal was below the threshold so would not have to provide affordable housing or financial contributions but as it

was for more than ten dwellings and no open space/play space was provided on site, approval would be subject to a Section 106 Agreement to provide contributions to open space and children's play provision.

The Senior Planning Officer reported that the application was recommended for approval as the proposal complied with Policies CS1, CS2 and CS3 of the Great Yarmouth Local Plan: Core Strategy and saved Policy HOU7 of the Great Yarmouth Local Plan.

Mr Nourse, applicant's agent, reported the salient areas of the application to the Committee and requested that they approve the application.

Mrs Spruce, objector, reported that the development would result in her property being overlooked by 3 1/2 storey buildings which would result in loss of light and privacy. Her outlook would be a blank wall and she requested that if the application was approved that the facing walls be painted white to reflect light into her property.

RESOLVED:

That application number 06/16/0695/O be approved as the proposal complied with Policies CS1, CS2, and CS3 of the Great Yarmouth Local Plan: Core Strategy and saved Policy HOU7 of the Great Yarmouth Local Plan.

## **5 APPLICATION 06-16-0790-F - CHURCH VIEW (LAND SOUTH OF) FLEGGBURGH, GREAT YARMOUTH**

The Committee received and considered the comprehensive report from the Planning Group Manager.

The Senior Planning Officer reported that the site was located towards the centre of Fleggburgh, between Rollesby Road & Tower Road, but not strictly within the settlement limits. However, the Interim Housing Land Supply Policy (IHLSP) had been drafted and adopted in order that developments, specifically those for housing outside of the village development limits could be assessed with a view to meeting housing targets prior to the adoption of the site specific allocations. The site is high grade agricultural land (Grade 1).

The Senior Planning Officer reported that the Parish Council had not objected to the proposal, two letters of objection and one letter in support of the application had been received.

The Senior Planning Officer reported that Rights of Way over a private road was a civil matter and the access was outlined in such a way as to indicate that the access was owned by the applicant. Following direct discussions between the applicant and the PROW Officer, the application had been amended to provide an improved road surface standard and footway. This would help to alleviate concerns of residents of Church View regarding the access condition following development.

The Senior Planning Officer reported that the Highway Authority did not object providing a Section 106 agreement was sealed to secure visibility requirements across third party land.

The Senior Planning Officer reported that Plot 2 had been re-positioned with the single storey garage to the northern boundary of the site and the proposed dwelling further to the southern plot boundary. Plot 2 also had a window at the gable end shown as obscured glazing which could be conditioned to alleviate overlooking to Springfield, the property most affected by overlooking.

The Senior Planning Officer reported that objectors had raised the issue of surface water which would be dealt with by soakaway which could be conditioned if the application was approved.

The Senior Planning Officer reported that the application was recommended for approval with the requested conditions by consulted parties and appropriate conditions to ensure an adequate form of development.

A Member asked whether the access road would be wide enough to allow for nine wheelie bins to be presented at the end of the roadway for collection. The Senior Planning Officer reported that it had been indicated that the road surface would be suitable to allow the bin lorry to collect the wheelie bins from the frontage of each property.

Councillor Thirtle, Ward Councillor, reported that he supported the application as the Parish were pleased that a footpath and a suitable access splay and road to the site would be provided which would benefit residents of the village.

RESOLVED;

That application number 06/16/0790/F be approved as the application with requested conditions by consulted parties and appropriate conditions to ensure an adequate form of development.

## **6 APPLICATION 06/16/786/CU - BREYDON WATER HOLIDAY PARK, BUTT LANE, BURGH CASTLE**

The Committee received and considered the comprehensive report from the Planning Group Manager.

The Senior Planning Officer reported that the application covered two sites located on the east and west of Butt Lane, Burgh Castle. Both sites are under the same name and, as per the submitted details, the same ownership. The application was for a change of use, as opposed to a variation of condition, which, if approved, would require conditions requiring the submission of details of the retention of the existing offerings on site and confirmation of layout including design and type of accommodation offered.

The Senior Planning Officer reported that the applicant proposed to use the application site for 12 months of the year as holiday accommodation for caravan use. The Senior Planning Officer reported that the Parish Council and Environmental health had objected to the 12 month occupancy. The Senior Planning Officer reported that granting permission for the site to be occupied for 12 months of the year as holiday use would not grant a residential permission on the site and suitable conditions were detailed in section 6.5 of the report which could be conditioned if the Committee was minded to grant the application.

The Senior Planning Officer reported that a further condition could be placed upon the application site restricting the number of nights which could be spent at the holiday park during any one year. This condition would not prohibit the occupation by numerous persons or families throughout the 12 month period, thus, not having an adverse effect on the tourism offering.

The Senior Planning Officer reported that one objection had been received from neighbours stating that part of the land was not within the applicant's ownership and that a better use of the land would be as a single residential dwelling. However, the Land Registry identified the land at Mill Lane under the same title number as the holiday park, there were no separate titles seen and certificate A had been completed, therefore, the applicant had stated that they owned the land.

A Member reported that holiday use operation across the Borough was confusing and lacked consistency.

The Leader of the Council reported that it was important for the Borough to be able to provide a good holiday offer. The Leader of the Council reported that he was happy with the conditions contained in Section 6.5 of the report but would like to propose an additional condition as follows; no person shall exceed 21 days in residency and then take-up residency again within a 14 day period to ensure that the park remained in holiday use.

The Solicitor, nplaw, confirmed that this additional condition could reinforce the conditions contained in Section 6.5 of the report as it was reasonable and requisite for holiday use. However, the Planning Inspector might not uphold this additional condition at appeal.

A Member reported that the site mainly contained static caravans which were utilised all year round by the owner's family and friends and if Councillor Plant's condition was agreed this would be grossly unfair.

Councillor Myers, Ward Councillor, reported that he was speaking on behalf of Belton and Fritton Parish Councils who both strongly opposed the application as it would lead to a decrease of tourism trade in their parishes. The retention of a month long closure for residency in the park was the best way to retain holiday use. Councillor Myers urged the Committee to reject the application.

A Member reported that it was a difficult application as the nearby Kingfisher Park had already set a precedence with 52 week occupancy. However, he could not support Councillor Plant's proposal as the caravans were static, not touring, and he could not penalise the owners with the 21 day occupancy condition.

The Leader of the Council proposed the following amendment:

To approve application number 06/16/0786/CU with appropriate conditions to ensure an adequate form of development, the retention of existing associated infrastructure and amenities on site and restrictions on the use as holiday use only by example condition in section 6.5 and additional condition regarding restricting residency to 28 consecutive days with a 7 day gap between residencies.

Following a vote, the amendment fell.

RESOLVED:

That application number 06/16/0786/CU be approved with appropriate conditions to ensure an adequate form of development, the retention of existing associated infrastructure and amenities on site and restrictions on the use as holiday use by example condition contained in section 6.5 of the report.

## **7 LIST OF DELEGATED DECISIONS MADE BY THE DEVELOPMENT CONTROL COMMITTEE AND OFFICERS 1-28 FEBRUARY 2017**

The Committee received and noted the list of delegated decisions made by the Committee and Officers for the period 1 - 28 February 2017.

## **8 OMBUDSMAN AND APPEAL DECISIONS**

The Committee received and noted the Ombudsman and Appeal decisions as reported by the Planning Group Manager.

## **9 ANY OTHER BUSINESS**

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

## **10 EXCLUSION OF PUBLIC**

The meeting ended at: 20:30

**Reference:** 06/16/0583/O

**Parish:** Hemsby

**Officer:** Mrs G Manthorpe

**Expiry Date:** 10/05/17

**Applicant:** Mr R Scott

**Proposal:** Proposed development of 93 residential dwellings, associated public open space and new vehicular access from Yarmouth Road.

**Site:** Yarmouth Road (Land at)

## REPORT

### 1. Background / History :-

- 1.1 The application is an outline application with all matters reserved apart from access for 93 residential dwellings. The site comprises 3.37 hectares of grade 2 agricultural land at the western side of Yarmouth Road Hemsby. The site is boarded by existing residential properties to the north and east with agricultural land to the south and west.
- 1.2 There is no planning site history for the application sites.

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

- 2.1 Parish Council – The Parish Council made the following observations and suggested conditions:
  - Site boundaries to retain all the trees and hedgerow, to be maintained at 6ft high by 3'3" deep (except where visibility splay for the site road).
  - The splay of the roadway doesn't appear to wide enough (look at the Norfolk Homes splay on Martham Road Hemsby).
  - Newport Road, Kingsway and Yarmouth Road junction we consider will become seriously congested at peak times with the extra traffic with this and the Martham Road development and perhaps extra traffic from and Pontins development. We would like the junction to be remodelled to incorporate a



roundabout to handle the peak flows, this will also have the benefit of reducing excessive speeds over the junction.

- Holding surface water tanks within roadways.
- Permeable driveways.
- 20mph traffic calming on Yarmouth Road.
- Safety fencing around the lagoon and safety signage.

2.2 Neighbours – There have been 13 objections from local residents, some objectors have commented twice owing to re-consultation, a summary is below and examples are attached to this report:

- Increase in surface water flooding with two recent events.
- Loss of dog walking area.
- Traffic problems by additional traffic.
- GP, school and existing infrastructure will not cope with additional people.
- An entrance opposite Church Farm residential Home will increase risk.
- The village is overcrowded.
- Drainage upgrades are required prior to any additional development.
- Too much cumulative development.
- Why can't Pontins be developed instead.
- Loss of view.
- The entrance to Church Farm residential home is already dangerous and this will make it worse.
- The lagoon will stagnate causing odour and attract insects
- Noise caused by building works.

2.3 Highways – Thank you for the stage 1 safety audit and amended drawings, which subject to detailed design should planning permission be granted, I can confirm are acceptable in principle to serve / mitigate the impact of the proposed development.

As a result, I would have no further comments and subject to the conditions proposed in my email dated 1 February to the Borough Council (amended to reflect the latest drawing revisions ie 1287-HWY-41 rev B & 1287-HWY-43 rev B), I would not wish to raise an objection to the granting of planning permission.

2.4 IDB –If the development sends water into the IDB district then a SWD contribution will be required.

It is good that this is being limited to the 1 yr GRR as this should limit the contribution, which is calculated based on the l/s/hectare of your final design – calculation found here:

[http://www.wlma.org.uk/uploads/WMA\\_Table\\_of\\_Charges\\_and\\_Fees.pdf](http://www.wlma.org.uk/uploads/WMA_Table_of_Charges_and_Fees.pdf)

There is already a discharge to the IDB drain from the site then we can consider taking that area out, but major changes to the impermeable area that the development will create and more direct and positive piped connections, mean that something comparable needs to be present for this to be considered.

Additional comments stated:

The applicant states that flows will be discharged from the sites SUD pond to the drain which runs along Yarmouth Road, however no detail is given regarding this drain and its capacity to receive these additional flow volumes. We believe the applicant should detail more fully where the water from the development will flow to and the suitability of the network to which it will discharge.

2.5 Norfolk County Council Mineral and Waste – Following the receipt of a Materials Management Plan for the application there are revised comments. The revised comments should be read in conjunction with the original response dated the 24<sup>th</sup> October 2016. Norfolk County Council, based on the available evidence, concludes that viable deposits may underlie this site and that the Materials Management Plan outlines these. The Mineral Planning Authority would object to the future grant of any planning permission on the site unless a suitable condition is included. The suggested wording for the condition is below:

With the exception of any site clearance works, archaeological works, tree protection works and ground investigations, no development in relation to each phase identified in condition xx of this permission shall take place unless a Minerals Management Plan for the permission area has been submitted to and approved in writing by the Local Planning Authority in consultation with the Minerals Planning Authority. The Minerals Management Plan will identify for each phase of development the type and quantum of material to be reused on site, and the type and quantum of material to be reused on site, and the type and quantum of material to be taken off site and to where. The development shall then be carried out in accordance with the Minerals Management Plan unless otherwise agreed in writing by the Local Planning Authority.

Reason for the condition:-

To ensure the safeguarding of minerals in accordance with policy CS16 of the Norfolk Minerals and Waste Core Strategy and Development Management Policies DPD 2011.

In conclusion Norfolk County Council does not object to the application 06/16/0583/O, if the above planning condition is included in any future grant of planning permission.

2.6 Environmental Health – No objection to the application and conditions requested for further investigation to be carried out if contaminants not previously identified on the site are found and a condition restricting the hours of work.

2.7 Strategic Planning – No objection in principle to the proposed development in locational policy terms. The proposal seeks delivery of 20% on site affordable housing as required by Core Strategy Policy CS4. (No other comments have been made on site specific issues as the proposal is seeking outline planning consent only).

Hemsby is one of 6 Primary Villages identified by the Core Strategy Policy CS2 to receive a proportionally significant amount of housing growth over the period 2013 to 2030. Between the 6 Primary Villages (Hemsby, Belton, Hopton-on-Sea, Ormesby St Margaret, Martham and Winterton-on-Sea) it is expected that approximately 30% of the overall housing growth in the Borough will be delivered, i.e. an average of 357 each. (It is emphasised that the figure of 357 is not a target for the individual settlements: there is no requirement or intention that the growth should be equally divided between those settlement without due regard to opportunities and constraints.)

The site lies outside of, but adjacent to, the settlement limit defined by the 2001 Local Plan, however:-

- The settlement limits should be only given modest weight, given their age and that they predate the subsequent large increase in housing supply required by the since adopted Core Strategy
- The material 'Interim Housing Land Supply Policy' permits housing development in such locations. (Note that this policy is currently under review, however any revision is likely to be more, rather than less, permissive.)
- The Borough has to date, persistently under-delivered housing against the Core Strategy requirement, and now needs to deliver, year after year, double the amount of housing that has been completed in the last few years.
- National policy is too boost significantly the supply of new housing (NPPF47)

Under such circumstances, I consider a refusal on locational policy grounds would not be justified.

2.8 Lead Local Flood Authority – Following further liaison between the applicant and the LLFA there are no objections to the application as it is an outline application. There has been a condition requested which would be placed upon any grant of permission which is attached with the comments to this report.

2.9 Environment Agency – No response received.

2.10 Building Control – No objection.

2.11 UK Power Networks – UK Power Networks has no objection to the proposal, but would like your authority to record the following points:-

- An Electricity substation exists adjacent to the north-west corner of the development site. We would kindly request that no residential properties are constructed within ten metres of the boundary of our installation or on the route of the associated underground cables.
- It may be possible to supply the development from the existing substation, but this will depend on the sites load requirements.
- 11,000 volt overhead lines exist both within and on the boundaries of the site. The developer should be made aware that it may be necessary to divert or underground the lines due to safety clearance issues.

2.12 Library Contribution - A development of 93 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 £6,975 (i.e. £75 per dwelling). This contribution will be spent on the mobile library service (CEN 140) for library stock and equipment.

2.13 Norfolk County Council Education -

The County Council expects the following number of children to arise from any single new dwelling:

- Early Education (2-4) – 0.096 children;
- Primary School Age (5-11) – 0.261 children;
- High School Age (11 – 16) – 0.173 children; and
- Sixth Form School Age (16-18) – 0.017 children.

These figures are used as demographic multipliers to calculate the education contribution arising from a development.

The County Council does not seek education contributions on 1-bed units and only seeks 50% contributions in relation to multiple bedroom flats. Therefore, two multi-bed flats would attract the same contributions as one family house equivalent.

It is understood that the proposed development comprises 93 multi-bed houses which will generate:

1. Early Education (2-4) – 93 dwellings x 0.096 children = 9 children;

2. Primary School (4-11) – 93 dwellings x 0.261 children = 24 children;
3. High School (11-16) – 93 dwellings x 0.173 children = 16 children;
- College/6<sup>th</sup> Form (16-18) - 93 dwellings x 0.017 children = 2 children.

The Department for Education (DfE) provide a range of “basic need multipliers” (2008) which take into account the different school age ranges (see below).

**Table 1 Cost per Place**

<b>Sector</b>	<b>Basic Need Multiplier Cost Per Place (2008)</b>
Nursery (3-5)	5,822
Primary Sector (5-11)	11,644
High School Sector (11-16)	17,546
Sixth Form (16-18)	19,029

Based on the above demographic and DfE cost multipliers, the following standard education charges arise per dwelling, if there is insufficient capacity at local schools:

**Table 2 Cost per Dwelling**

<b>(Age Range)</b>	<b>Cost per dwelling (£)</b>		
	<b>House (Multi-bed)</b>	<b>Flat (Multi – bed)</b>	<b>1-Bed Unit</b>
<b>Nursery</b>	559	280	0
<b>Primary</b>	3,039	1,520	0
<b>High</b>	3,035	1,518	0
<b>Sixth Form</b>	323	162	0
<b>Total</b>	<b>6,956</b>	<b>3,480</b>	<b>0</b>

Other developments

In addition to the current situation at local schools, other developments need to be taken into account.

**Table 4 The current situation at local schools is as follows:**

<b>School</b>	<b>Capacity</b>	<b>Numbers on Roll (September 2016)</b>	<b>Spare Capacity</b>
Early Education Sector (2-4)	237	219	<b>+ 18</b>
Hemsby Primary (4-11)	207	165	<b>+42</b>
Flegg High (11- 16)	950	825	<b>+125</b>

The table below shows the number of houses (or family house equivalents) needed to generate a single child place based on the demographic multiplier above:

**Table 3 Number of Dwellings Needed to Generate 1 Child Place**

<b>Sector</b>	<b>Nursery</b>	<b>Primary</b>	<b>High</b>	<b>Sixth Form</b>
No. children	12	4	7	36

#### Claim

Although there is some spare capacity at Early Education, Primary and High School levels there are a number of other developments within the area (see table 3 not included in this report, see full comments on file). Taking into account the pending planning application at Hemsby in table 3 (not included in this report, see full comments on file), a total of 293 dwellings (including the Yarmouth Road, Hemsby site) would generate an additional 28 Early Education age children and an additional 76 Primary age children. In addition, from September 2017, additional places will be needed at Early Education level, due to the introduction of 30 Hours Free Entitlement for eligible families. These places will need planning for now so nursery provision is being sought in this instance. There would therefore be insufficient places at Early Education and Primary levels and Norfolk County Council Children's Services will be seeking education contributions for Early Education and Primary School provision as set out in table 2 above.

In terms of High School provision, there is some spare capacity at Flegg High School but taking into account the other permitted and pending developments within the area (see table 3 not included in this report, see full comments on file) a total of 735 dwellings (including the Yarmouth Road, Hemsby site) would generate an additional 127 High school age children and there would

be insufficient places at Flegg High School for children from this proposed development should it be approved. There is some spare capacity at Flegg High School, so this proposed development would be gifted 13 spare places (125 spare places at Flegg High School - 112 high school age children generated from other developments). Contributions will be sought as set out in table 2 but the developer will be exempt from payment on the first 75 of the proposed dwellings.

The total education contribution sought would amount to £389,244.

The contributions will be used to fund the following projects:

**Identified projects**

- Early Education sector - nursery place accommodation for new Early Years provision.
- Hemsby Primary School – improvements to increase permanent capacity of school.
- Flegg High School – improvements to increase permanent capacity of school.

- 2.14 Historic Environment Service – Cropmarks relating to field boundaries or enclosures of unknown, but potentially late prehistoric, date have been recorded within the boundary of the proposed development site. Although the recorded cropmarks at the site are fragmentary, it is likely that they are a continuation of an extensive field system and Bronze Age barrow cemetery recorded to the south and east. Consequently there is potential that heritage assets with archaeological interest (buried archaeological remains) will be present at the site and that their significance will be affected by the proposed development. However in this case, as the present outline application only seeks to secure principle of development and access, it is likely that any adverse impact on heritage assets at the site can be addressed through an appropriate site layout and/or a programme of archaeological mitigatory work.

If outline planning permission is granted we request that this is subject to a set of conditions that will ensure that the historic environment implications of the proposed development can be appropriately managed in accordance with paragraph 141 of National Planning Policy Framework. We recommend that the following three conditions are applied;

A) Prior to the submission of a reserved matters application pursuant to this outline planning permission the results of a programme of informative archaeological investigations (geophysical survey and/or trial trenching) shall be submitted to and approved by the local planning authority in writing. The results



of these investigations shall be used to inform the Layout of the development submitted as part of any reserved matters application and any requirements for further archaeological mitigation if necessary. The geophysical survey and/or trial trenching will form the first phase(s) of a programme of archaeological mitigation work that shall be carried out in accordance with a written scheme of investigation which will need to be submitted to and approved by the local planning authority in writing prior to the submission of any reserved matters application. The scheme shall include: 1) The programme and methodology of site investigation, recording and/or preservation in situ through the layout of the site 2) The programme for post investigation assessment, 3) Provision to be made for analysis of the site investigation, recording and/or preservation in situ in the layout of the site 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.

- 2.15 Natural England – Developments that are within 8km driving distance and 1km walking distance of designated sites, are known to have the potential to result in increased recreational disturbance to birds, mainly as a result of regular dog walking.

Such impacts can be offset to a degree by the provision of green infrastructure for dog walking within a development. We note that this development has the potential for dog walking on-site, and the design and access statement also refers to permissive walking routes and links to the route of a former railway adjacent to the site. Such infrastructure could provide suitable and attractive dog walking Green Infrastructure to off-set visits to designated sites nearby.



The development is also in close proximity to a number of designated sites, and in particular, the popular Winterton Dunes SAC, which is less than 2km away, and therefore likely to attract regular visitors by car.

With regards to suitable mitigation measures, we consider that a two-pronged approach to addressing in-combination impacts from recreation disturbance is required to include:

a) The provision of high quality, semi-natural on-site green infrastructure (GI) which serves to absorb day-to-day activities such as routine dog walking and thereby reduce any increase in visits made to the N2K sites. You should therefore ensure that provision is made for sufficient on-site GI (e.g. to include circular walks of at least 2.6Km and dogs-off-lead areas etc.) in order to fulfil this function.

b) Proportionate developer contributions to off-site measures in accordance with Policy CS14 of the emerging Core Strategy. We welcome that the HRA proposes mitigation measures in the form of developer contributions to be agreed with Great Yarmouth Borough Council in line with the emerging Great Yarmouth Borough Sites Monitoring and Mitigation Strategy.

We advise that the above mitigation measures should be secured via suitably worded planning conditions to ensure that the development will not impact upon the features of special interest for which the aforementioned European sites are notified.

- 12.16 Anglian Water – There are assets owned by Anglian Water or those subject to an adoption agreement within or close to the development boundary that may affect the layout of the site. Anglian Water would ask that the following text be included within your Notice should permission be granted.

“Anglian Water has assets close to or crossing this site or there are assets subject to an adoption agreement. Therefore the site layout should take this into account and accommodate those assets within either prospectively adoptable highways or public open space. If this is not practicable then the sewers will need to be diverted at the developers cost under Section 185 of the Water Industry Act 1991. or, in the case of apparatus under an adoption agreement, liaise with the owners of the apparatus. It should be noted that the diversion works should normally be completed before development can commence.”

Wastewater Treatment

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.

#### Foul Sewerage Network

The sewerage system at present has available capacity for these flows. If the developer wishes to connect to our sewerage network they should serve notice under Section 106 of the Water Industry Act 1991. We will then advise them of the most suitable point of connection.

#### Surface Water Disposal

From the details submitted to support the planning application the proposed method of surface water management does not relate to Anglian Water operated assets. As such, we are unable to provide comments on the suitability of the surface water management. The Local Planning Authority should seek the advice of the Lead Local Flood Authority or the Internal Drainage Board. The Environment Agency should be consulted if the drainage system directly or indirectly involves the discharge of water into a watercourse.

Should the proposed method of surface water management change to include interaction with Anglian Water operated assets, we would wish to be re-consulted to ensure that an effective surface water drainage strategy is prepared and implemented.

- 2.17 Essex and Suffolk Water – We would advise that from our records our existing apparatus does not appear to be affected by the proposed development. We have no objection to the development subject to compliance with our requirements.
- 2.18 Norfolk Fire and Rescue Service – I do not propose to raise any objections providing the proposal meets the necessary requirements of the current Building Regulations 2000.
- 2.19 Norfolk Country Council Fire - With reference to the proposed development, taking into account the location and infrastructure already in place, our minimum requirement based on 93 dwellings would be 2 fire hydrants on no less than a 90mm main at a cost of £452.30 each (Essex and Suffolk Water prices), the total cost is £904.60.

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.

### **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.
- 3.5 HOU9 A developer contribution will be sought as a planning obligation under the Town and Country Planning Act 1990 to finance the early provision of facilities required as a direct consequence of new development.

### **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 112. Local planning authorities should take into account the economic and other benefits of the best and most versatile agricultural land. Where significant development of agricultural land is demonstrated to be necessary, local planning authorities should seek to use areas of poorer quality land in preference to that of a higher quality.

## **5 Core strategy – Adopted 21st December 2015**

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

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

5.3 Policy 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 northern rural with a threshold of 5 delivering 20% affordable housing.

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

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

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

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

5.7 Policy CS12: The use and protection of natural resources is essential to the overall quality of life of the borough and to support wider social and economic sustainability objectives. This will be achieved by: (a – i )

h) Consulting with the Mineral Planning Authority on relevant planning applications in those parts of the borough that have been identified as consultation areas through the Norfolk Minerals and Waste Plans to safeguard mineral resources and ensure that existing mineral operations are not prejudiced

## **6 Interim Housing Land Supply Policy (July 2014)**

6.1 The Interim Housing Land Supply Policy seeks to facilitate residential development outside but adjacent to development limits by setting out criterion to assess the suitability of exception sites. This policy only applies when the Council's Five Year Housing land Supply utilises sites identified in the Strategic Housing Land Availability Assessment. As such the Interim Policy 2014 can be used as a material consideration in the determination of planning application.

- 6.2 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: inter alia points a to n.

## **7. Strategic Housing Land Availability Assessment**

- 7.1 SHLAA – Strategic Housing Land Availability Assessment (2014): The Strategic Housing Land Availability Assessment (SHLAA) forms part of the evidence base and identifies land for housing that is suitable, available and deliverable / developable.

## **8 Appraisal**

- 8.1 The site is located to the south-west of Hemsby off Yarmouth Road. The site is arable farmland and has a gentle rise from the north towards the south. A public footpath runs from the access on Yarmouth Road along the western boundary of the site. The western boundary consists of thick hedge and trees for the first 108 metres (approx.) into the site and then becomes a mature hedgerow on a field bank. The southern boundary is field bank and hedgerow with a few trees. The eastern boundary is hedgerow, as is the northeast boundary along Yarmouth Road. The site is surrounded by arable farmland to the south and west. A large residential garden (very overgrown) and dwelling lie to the northwest. Across Yarmouth Road to the northeast and east is residential development and a residential care home. An electricity sub-station lies adjacent to the northwest corner of the site. There is a pole mounted transformer fed by this also in this corner and a power line runs from this along the western boundary of the site. The agricultural land is Grade 2.
- 8.2 The site is adjacent to the village development limits of Hemsby and is considered to have a good access to a range of facilities such as local shops, bus services and medical facilities. In terms of highways and access, Norfolk County Council commented that the site, in its current form would be unacceptable for estate scale development and would require substantial highway improvement works and provision of footways to make development achievable. In terms of environmental suitability, the site is in close proximity to a County Wildlife Site (ref 1435), however Norfolk Wildlife Trust commented that the overall risk to the CWS is minimal. Anglian Water have indicated that there is no capacity in existing surface water sewers therefore alternative drainage measures such as SuDS may need to be explored where appropriate.
- 8.3 The site has the potential to form a large greenfield extension to the south of Hemsby but requires substantial highway improvements and footway works to

make development possible. Given the size and expected quantum of houses on site, the necessary improvements are likely to be financed through the development.

- 8.4 The site is potentially suitable, available and achievable as a greenfield village extension and could potentially yield 100 units whilst maximising an appropriate range of dwelling types for this area.
- 8.5 The site is potentially suitable, available and achievable as a village extension and could potentially yield up to 40 units at 30dph whilst maximising an appropriate range of dwelling types for this area.

## **9 Assessment :-**

- 9.1 The application for residential development is an outline application with appearance, landscaping, layout and scale to be decided by a reserved matters application should this outline application be approved. The application includes the access off Yarmouth Road which would be decided as part of the current application. There are indicative plans submitted as part of the application to give an indication on the potential layout for the site although these are not part of the application and are indicative only. Included within the plans are details of off-site highway improvement works which would be conditioned.
- 9.2 Comments received from neighbours and the Parish highlight concerns over traffic increase and highway safety. The application has, through consultation with the Highways Department submitted plans and a stage one safety audit to form a new mini roundabout at the junction of Ormesby Road, Waters Lane and Yarmouth Road. Following the submission of the stage one safety audit and the roundabout drawings Highways have no objection to the application. Highways have requested conditions to be placed upon any grant of approval which include a detailed scheme of the off-site works are submitted to and agreed by the Local Planning Authority in consultation with the Highways Authority. A roundabout was requested by the Parish Council although not in this location. The location of the roundabout has come about following the discussions between the applicant and the Highways Authority.
- 9.3 Further off site highway improvements have been shown on submitted plans providing a new footpath for the length of the site. Highways note that this is not shown in its entirety however this can be conditioned for full details to be provided. The offsite highways works comprising the footpath shall improve the pedestrian link through to the village and, coupled with the roundabout, prove to be an infrastructure gain.



- 9.4 Objections have been received regarding the ability of the infrastructure to cope with the additional homes proposed. Norfolk County Council has requested financial obligations to be secured under s106 agreement to improve the infrastructure provision of library, education and green infrastructure. The GI response received from County requires additional negotiation with the application for the provision of GI or a contribution in lieu of provision which shall be conducted should a resolution to approve be made.
- 9.5 The concerns regarding the ability of local schools to accommodate the development has been raised by a number of objectors. The County Council has outlined that given the cumulative development within the area (area is not Hemsby specific but catchment area) they are seeking a contribution to be put towards Early Education for nursery place accommodation, Hemsby Primary School and Flegg High School to increase the permanent capacity of the schools. The contributions which are calculated by Norfolk County Council can be secured by 106 agreement and to be put towards the provisions required. The increase in capacity that can be provided by contribution will mitigate the impact on the development on this provision and should thus alleviate concerns of local residents.
- 9.6 Objections have been received from neighbours regarding the developments impact on flooding by surface water. The Lead Local Flood Authority (LLFA) have been consulted on the application and had concerns regarding the suitability of the proposed layout and the attenuation basins location. Following further discussions between the applicant the LLFA the objection to the development has been withdrawn and a condition, attached with comments at the end of this report, has been requested to ensure that there is 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 to ensure that the surface water drainage system operates for the lifetime of the development. In the absence of an objection from the LLFA there is no reason to recommend the refusal on the basis of drainage. There has been an objection to the attenuation basin (pond) as it will attract insects and could be a safety hazard. Fencing can be provided by way of 106 agreement or planning condition to guard against persons entering the basin.
- 9.7 Communications have been undertaken between the County Council as Mineral Authority and resulted in the submission of a Materials Management Plan. There is no objection to the development as proposed although a condition to ensure compliance with local policy, the condition is at paragraph 2.5 of this report.
- 9.8 The applicant has submitted a visual impact assessment in support of the application which finds at pg 22 10.22 that where the development would be visible in the local setting it will be seen in combination with the existing built form



and will not be an incongruous new element to the overall visual amenities of the location.

- 9.9 Natural England have outlined on site mitigation measures which, at detailed design stage, can be developed in conjunction with Norfolk County Council. The mitigation measures in the way of off-site developer contributions in accordance with policy CS14 of the adopted Core Strategy are welcomed. The offsite developer contributions can be secured by s106 agreement.
- 9.10 The application, although outline without layout being applied for, includes the provision of open space and gives an indicative layout. The layout provides for a density of 27.6 dwellings per hectare which is acceptable in planning terms. The open space that is to be provided on site shall, as well as other aspects, be subject to a management agreement to ensure that the Local Authority does not become liable for upkeep. The management agreement shall also include any drainage, including the attenuation basin, that is on open land, boundary treatments and any other aspect that requires management to ensure that liability does not transfer to the Local Planning Authority.
- 9.11 The site is currently in use as agricultural land and designated as grade 2 which is the second highest designation. The NPPF looks to preserve the best and most versatile agricultural land however this must also be balanced with the need to provide housing. On balance the loss of agricultural land in this location for the provision of housing is the preferred option as the site is located within a sustainable location being adjacent to the village development limits and will not have a significantly detrimental impact on the character and form of the village.
- 9.12 The applicant has confirmed within the supporting documents that the site will provide policy compliant affordable housing. The provision of affordable housing shall be secured by s106 agreement with types and tenures being subject to negotiation.
- 9.13 There is an electricity substation on site, UK power networks do not object to the application but have noted points to be taken into consideration. The siting of future dwellings within ten metres of the substation shall be considered at the reserved matters stage and, as per the comments, the points are available for the applicant to see prior to the submission of reserved matters.
- 9.14 Objections put forward that Pontins should be developed prior to the development of this site. Applications are to be decided on merit and sites come forward in the order that they are submitted and therefore the application should be looked at alone and not in relation to other sites. Objections regarding the loss of perspective purchasers and therefore sales of properties are not material considerations in planning terms.

9.14 The proposed development lies outside of the village development limits however the Interim Housing Land Supply Policy (IHLSP) has been drafted and adopted in order that developments, specifically those for housing outside of the village development limits can be assessed with a view to meeting housing targets prior to the adoption of the site specific allocations. The IHLSP is a material consideration and as such shall be afforded appropriate weight as a means of assessing development for housing outside of village development limits. The IHLSP is only to be utilised when the Council's five year housing land supply policy includes 'deliverable' sites identified through the Strategic Housing Land Availability Assessment. The site has been assessed as part of the Strategic Housing Land Availability Assessment as site HE06 and therefore the IHLSP is applicable.

9.15 The Core Strategy identifies that 30% of new housing development should be located within key service areas or primary villages. The application, being located within the village of Hemsby, a primary village has access to village amenities including schools and shops. The development is, in accordance with the Strategic Housing Land Availability Assessment, a sustainable location.

## 10 RECOMMENDATION :-

10.1 It is accepted that the application is outside of the village development limits and contrary to the adopted Borough Wide Local Plan 2001 however the site has been identified as developable and deliverable and there is no objection in planning terms to the development going ahead prior to the formal adoption of the site specific allocations subject to conditions to ensure an adequate form of development and submission of reserved matters. The Interim Housing Land Supply Policy seeks to assist in meeting the Local Authorities housing targets and notes that sites that come forward should commence development within two years, it is therefore recommended that the time for the submission of reserved matters is two years from the date that the permission is issued as opposed to the standard three years. With the inclusion of this condition and the submission of reserved matters the application is in line with the Interim Housing Land Supply Policy (2014).

10.2 The recommendation is to approve the application subject to conditions as recommended by consulted parties and those to ensure a satisfactory form of development and obligations as set out by Norfolk County Council and mitigation measures in line with the aims of the Natura 2000 Sites Monitoring and Mitigation Strategy. 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/space and management agreement.

**Jim . Smith**

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**From:** Shirley Weymouth <shirleyweymouth@outlook.com>  
**Sent:** 19 October 2016 11:07  
**To:** plan  
**Subject:** 06/16/0583/0

06/16/0583/0 proposed dev of 93 residential dwellings, associated public open space and new vehicular and pedestrian access from Yarmouth Road for Scott Dev – observations/conditions:

- a. Site boundaries to retain all the trees and hedgerow, to be maintained at 6ft high by 3'3" deep (except where the visibility splay for the site road)
- b. The splay of the roadway doesn't not appear to wide enough (look at the Norfolk Homes splay on Martham Road, Hemsby
- c. Newport Road, Kingsway and Yarmouth Road junction we consider will become seriously congested at peak times with the extra traffic with this and the Martham Road development and perhaps extra traffic from any Pontins development. We would like the junction to be remodelled to incorporate a roundabout to handle the peak flows, this will also have the benefit of reducing excessive speeds over the junction
- d. Holding surface water tanks within the roadways
- e. Permeable driveways
- f. 20mph traffic calming on Yarmouth Road
- g. Safety fencing around the lagoon and safety signage

via e-mail  
Miss G Manthorpe  
**Great Yarmouth Borough Council**  
Town Hall,  
Hall Plain,  
Great Yarmouth,  
Norfolk NR30 2QF

NCC contact number: 0344 800 8020  
Textphone: 0344 800 8011

Your Ref: 06/16/0583/O  
Date: 5<sup>th</sup> December 2016

My Ref: FWP/16/6/3729  
Tel No.: 0344 800 8020  
Email: [llfa@norfolk.gov.uk](mailto:llfa@norfolk.gov.uk)

Dear Mr Beck,

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

**Proposed development of 93 residential dwellings, Yarmouth Road, Hemsby, GREAT YARMOUTH**

Thank you for your further consultation on the above site, received on 17<sup>th</sup> November 2016. We have reviewed the application as submitted and wish to make the following comments.

The applicant has provided a flood risk assessment and a drainage strategy and we acknowledge that the overall approach taken is appropriate given the site constraints in relation to infiltration.

We previously made comment in our response dated the 28<sup>th</sup> October 2016 (Our Reference FWP/16/6/3596) regarding the suitability of the proposed layout at the northern end of the site and the proximity of the attenuation pond to the existing surface water flooding risk. The applicant has now confirmed that, as this application is at outline stage, there is potential to rearrange the layout should the attenuation pond be required to be either shifted or enlarged to cope with the existing surface water flooding and the requirements to take into account a climate change allowance factor of 40%.

As our previous concerns have now been addressed 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:

*Continued.../*

**Condition:**

Prior to commencement of development, in accordance with the submitted ASD Consultants FRA Dated September Reference 1287/NMT/FRA/09-16 , 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. Surface water runoff rates will be attenuated to 5.0 l/s as stated within section 5.13 of the FRA / Drainage Strategy.
- 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 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 basin 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. This will include surface water which may enter the site from elsewhere.
- V. Finished ground floor levels of properties are a minimum of 300mm above expected flood levels of all sources of flooding.
- VI. 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 Manual (CIRIA C753, 2015), including appropriate treatment stages for water quality prior to discharge.
- VII. A maintenance and management plan detailing the activities required and details of who will adopt and maintain the all the surface water drainage features for the lifetime of the development.

*Continued.../*

**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.

Further detailed comments can be found in the attached Annex.

If you, the Local Planning Authority review and wish to determine this application against our advice you should notify us, the Lead Local Flood Authority, by email at [llfa@norfolk.gov.uk](mailto:llfa@norfolk.gov.uk) so that appropriate conditions can be placed on the development.

Alternatively, if further information is submitted, we request we are re-consulted and we will aim to provide bespoke comments within 21 days of the formal consultation date.

Yours Sincerely,

Matt

Matt Aitchison  
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.*

*Continued.../*





**Jill K. Smith**

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**From:** Harrison, Dale <dale.harrison@ukpowernetworks.co.uk>  
**Sent:** 28 February 2017 15:12  
**To:** plan  
**Subject:** Hemsby - Proposed Development off Yarmouth Road - Ref: 06/16/0583/O  
**Attachments:** 20170228131116042.pdf

FAO Miss G Manthorpe

Dear Madam

Thank you for your letter (copy attached) dated 21st February 2017 regarding the above.

UK power Networks has no objection to the proposal, but would like your authority to record the following points:-

1. An electricity substation exists adjacent to the north-west corner of the development site. We would kindly request that no residential properties are constructed within ten metres of the boundary of our installation or on the route of the associated underground cables.
2. It may be possible to supply the development from the existing substation, but this will depend on the site's load requirements.
3. 11,000volt overhead lines exist both within and on the boundaries of the site. The developer should be made aware that it may be necessary to divert or underground the lines due to safety clearance issues.

Thank you for inviting us to comment on the proposal. If you require further information then please do not hesitate to contact me.

Please also note that you may wish to consult with our planning team electronically in future and you can do so by emailing [distplanninghub4@ukpowernetworks.co.uk](mailto:distplanninghub4@ukpowernetworks.co.uk)

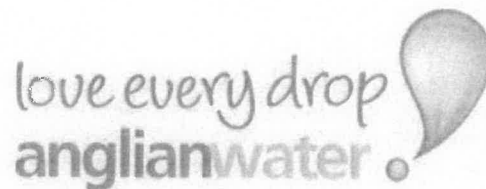
Yours faithfully  
Dale Harrison

Dale Harrison  
Distribution Planning Engineer  
UK Power Networks  
Tel: 07875 114301  
Email: [Dale.Harrison@UKPowerNetworks.co.uk](mailto:Dale.Harrison@UKPowerNetworks.co.uk)

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## **Planning Applications – Suggested Informative Statements and Conditions Report**

AW Reference: 00017973  
Local Planning Authority: Great Yarmouth District (B)  
Site: Yarmouth Road, Hemsby  
Proposal: Creation of 93 x C3 Dwellings  
Planning Application: 06/16/0583/O

**Prepared by: Mark Rhodes**

**Date: 11 November 2016**

If you would like to discuss any of the points in this document please  
contact me on 0345 0265 458 or email  
[planningliaison@anglianwater.co.uk](mailto:planningliaison@anglianwater.co.uk)

## **ASSETS**

### **Section 1 – Assets Affected**

- 1.1 There are assets owned by Anglian Water or those subject to an adoption agreement within or close to the development boundary that may affect the layout of the site. Anglian Water would ask that the following text be included within your Notice should permission be granted.

*"Anglian Water has assets close to or crossing this site or there are assets subject to an adoption agreement. Therefore the site layout should take this into account and accommodate those assets within either prospectively adoptable highways or public open space. If this is not practicable then the sewers will need to be diverted at the developers cost under Section 185 of the Water Industry Act 1991. or, in the case of apparatus under an adoption agreement, liaise with the owners of the apparatus. It should be noted that the diversion works should normally be completed before development can commence."*

## **WASTEWATER SERVICES**

### **Section 2 – Wastewater Treatment**

- 2.1 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.

### **Section 3 – Foul Sewerage Network**

- 3.1 The sewerage system at present has available capacity for these flows. If the developer wishes to connect to our sewerage network they should serve notice under Section 106 of the Water Industry Act 1991. We will then advise them of the most suitable point of connection.

### **Section 4 – Surface Water Disposal**

- 4.1 From the details submitted to support the planning application the proposed method of surface water management does not relate to Anglian Water operated assets. As such, we are unable to provide comments on the suitability of the surface water management. The Local Planning Authority should seek the advice of the Lead Local Flood Authority or the Internal Drainage Board. The Environment Agency should be consulted if the drainage system directly or indirectly involves the discharge of water into a watercourse.

Should the proposed method of surface water management change to include interaction with Anglian Water operated assets, we would wish to be re-consulted to ensure that an effective surface water drainage strategy is prepared and implemented.

### **Section 5 – Trade Effluent**

- 5.1 Not applicable
-

SHORT, MEDIUM OR  
LONG TERM CARE



TELEPHONE: 01493 730181  
FAX: 01493 731599

Yarmouth Road, Hemsby, Great Yarmouth, NR29 4NJ

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

11<sup>th</sup> March 2017



Dear Sir/ Madam

Planning Application: 06/16/0583/O Yarmouth Road, Hemsby, NR29 4WS

As before I would like to raise an objection to the application above on the following grounds.

1. The area in front of the home has been flooded on several occasions as the drainage is not adequate in this area. The emergency planning team and lifeboat crew had to attend on one occasion as we had severe flooding and damage to property. Surely removing the drainage dyke can only make this worse?
2. Our GP surgery cannot cope with the amount of patients that are registered now, this development could add a potential 400+ patients.
3. Most importantly to us the entrance to the development would be almost opposite our entrance. This would increase the risk to our residents and visitors because of the increase in traffic and hazards. Our entrance onto Yarmouth Road is already hazardous with no clear view of traffic coming from the right+; more traffic would only make this worse.
4. The Pontins site has been vacant and derelict for years, why can't this be used for housing if it is needed?
5. Lastly, but equally as important, most of our residents are local, one played on the oak tree that is over a hundred years old in our grounds. The beautiful view from our

R.Sons (Homes) Limited Director: - Anil Patel Registration Number 3819684  
Registered Address 155 Barton Road, Barton Seagrave, Kettering, Northants NN15 6RT.

home of farmland and big skies will be lost forever to a generation that fought a war for this country. Will these houses be built as homes? Or as second 'holiday homes' or rental properties?

Yours sincerely

A handwritten signature in dark ink, appearing to be 'Mrs Anne Morley', written over a dark, textured background.

Mrs Anne Morley  
Registered Manager

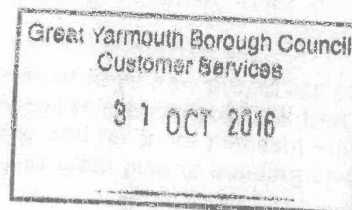




Orchard House  
Yarmouth Road  
Hemsby  
Great Yarmouth  
NR29 4NJ



Group Manager (Planning)  
Planning Services Development Control  
Town Hall  
Hall Plain  
Great Yarmouth  
NR30 2QF



28<sup>th</sup> October 2016

Dear Sirs

**Planning Application**

**Application:**

06/16/0583/0

**Proposal:**

Proposed development of 93 Residential dwellings, associated public open space and new vehicular and pedestrian access from Yarmouth Road

**Location:**

Yarmouth Road (Land at) Hemsby GREAT YARMOUTH NR29 4WS

With reference to the above I am writing to object to the planning application being applied for.

An application has been refused on the nearby holiday camp site and I feel this new site has been picked without taking some major concerns into consideration and as a poor second choice by the parish council. Flooding has caused considerable damage in Yarmouth Road/Newport Road on numerous occasions and in recent years and even though a lagoon has been proposed I am very concerned this will actually add to the problems.

I, like many people in the area, bought my property appreciating the views of open fields that fits in with the premise of living in a village.

Yarmouth Road would be the obvious route to travel into the village and it is already a busy and sometimes dangerous road. This would cause even more traffic with a development of this proportion being built. I understand entrance to the site would be by a "priority controlled T junction" and I would appreciate if you could explain to me exactly what this means and exactly where the access will be by means of a plan.

Access to the site brings me back once again as to why the old Pontins site was not a more acceptable place to build on as it already has many factors in place e.g. an established entrance onto Beach Road thereby not causing any major road changes and new junctions and also many of the required services already in place such as drainage and electricity.

The report regarding this application was in the Great Yarmouth Mercury on Friday the 21<sup>st</sup> October, and in this report it states "the Parish council gave their blessing to the scheme". It does concern me that the Parish council have not listened to the people that live in the area (particularly those in close proximity to the proposed site). The Parish Council objected to the former Pontins site getting residential planning permission in the hope the site will one day again be used for the purpose of the holiday industry, but to date this has not happened and with the current climate etc it would seem unlikely that this will ever happen and as time moves forward the site is becoming more and more neglected and quite an eye sore.

I do understand that northern villages must have new properties built but the proposed site has many factors that make the site unsuitable and would ask that the council leave this land to what it was intended for, farming and far more pleasant views for the local residents that live in the area and go back to the original plan of building on the old Pontins site.

I await hearing from you.

Yours faithfully



Mrs A Walch

**Elaine Helsdon**

---

**From:** enquiries  
**Sent:** 20 March 2017 15:26  
**To:** Sheila Swinard  
**Cc:** plan  
**Subject:** RE: Reference 06/16/0583/O

Thank you for your below enquiry.

Your e-mail has been forwarded to the Planning department for them to deal with accordingly.

Should you require any further information on this matter, their e-mail address is [plan@great-yarmouth.gov.uk](mailto:plan@great-yarmouth.gov.uk) or alternatively they can be contacted by phoning 01493 846430.

Kind regards  
Customer Services

Telephone: 01493 856100  
Email: [enquiries@great-yarmouth.gov.uk](mailto:enquiries@great-yarmouth.gov.uk)

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

---

**From:** Sheila Swinard [mailto:[Sheila.Swinard@great-yarmouth.gov.uk](mailto:Sheila.Swinard@great-yarmouth.gov.uk)]  
**Sent:** 20 March 2017 14:30  
**To:** enquiries  
**Cc:** [enquiries@great-yarmouth.gov.uk](mailto:enquiries@great-yarmouth.gov.uk)  
**Subject:** Reference 06/16/0583/O

To: Great Yarmouth Borough Council

We are writing regarding the above planning application and we understand a decision will be made in May 2017.

We live on Yarmouth Road and will be directly affected by this new development. We are frustrated to hear about this as we recently bought our house in September 2016 for our retirement and this did not show up on our searches. Now we may have to live with a building site in view for what could be a long time.

Whilst we understand the need for new houses - although Hemsby seems to be well served it seems to us in relation to its current amenities and facilities - we question that if this is the right place.

The eyesore which is the Pontins old holiday resort needs to be knocked down and developed for housing or at least be taken away before it goes to further decay.

We are not looking forward to the building work across the road from us but the dust and noise is of a lesser concern than the road traffic problem.

The road is already busy and cars entering the Yarmouth Road from the direction of Yarmouth pass by the bus lay-by at quite a speed and usually on the wrong side of the road, and we are already finding it a dangerous exit from our house. From the other direction traffic is equally fast. The road is just not equipped for more traffic.

If this does go ahead then the road will need some kind of traffic calming system, either a small roundabout or stop and go system for traffic entering or leaving the new housing estate.

Frankly I do not see how the developer why the builder wishes to put new housing there when there is already so much for sale.



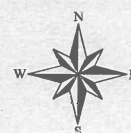
We await with interest.

regards

Patrick and Sheila Etchells  
Cranleigh House  
Yarmouth Road  
Hemsby  
Norfolk NR29 4NJ



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Ordnance Survey 100018547



**Reference:** 06/17/0047/F

**Parish:** Great Yarmouth

**Officer:** Mr Jack Ibbotson

**Expiry Date:** 23-03-17

**Applicant:** Mr D Rogers

**Proposal:** Change of use of property to a 7 Bedroom HMO

**Site:** 12/13 South Market Road, Great Yarmouth.

## **REPORT**

### **1. Background/History:-**

- 1.1 This application relates to the change of use of a dwelling (which has been subdivided into two units at some point, although no planning history shows this) to a HMO with seven bedrooms. The site has in the past been used as a HMO although through the Council's Environmental Health powers, the unlicensed use was stopped in 2015 for the HMO (no. 12), and the subdivided flatlet (No.13). The property has since been sold at auction and the current owner seeks to regularise the previously unauthorised use and make improvements and renovations to the building to bring the building into line with council policy. A potential source of tenants would be through the local charity Anchorage Trust.
- 1.2 The property is a three storey dwelling house, which is currently lying derelict, part of the buildings ground floor had been subdivided to form a small ground floor flat (19.0m2 approximately). Facing directly onto the road this property is opposite the rear of the Market Gates Shopping centre. To the rear of the property is a yard area with outbuildings and access onto a communal pathway. The ground floor currently has an entrance to the front and rear, sleeping accommodation at first floor and rooms in the roof making up a third floor. The flatlet has an access at the front of the property. There is no off street parking currently provided, although there is on street parking and nearby public and private car parking available. The property is located within close proximity to the towns bus station, shopping areas and services.
- 1.3 The property had been in use as a house in multiple occupancy according to council records around the time the Article 4 Area had been implemented in 2012. However Environmental Health enforcement action was taken against the previous owner in 2015 to cease the use as a HMO as no licence was in

place, and the building was in a poor state of repair sufficient to warrant this action. From my site visit it was clear that the previous owner had not ensured that the building provided an acceptable quality of accommodation either for the HMO or the subdivided flat.

- 1.4 To each side of the property there are adjoined single residential dwellings, both of which are of a much smaller scale than the current site. To the rear of the property and in the vicinity there are a number of flat conversions, along with existing HMO's as well as houses in single family occupancy and also commercial uses.
- 1.5 Planning permission is sought by the new owner for the use of the building as a 7 bedroom HMO with alterations both internally and minor external changes. The proposal would result in bringing the whole building back into a single unit, and replace a front door on the front elevation with a window. To the rear the yard area would be rationalised and also see cycle parking provided.
- 1.6 Internal alterations are comprehensive and have been the conclusion of detailed negotiation between the applicant and the council's Planning, Environmental Health, and Building Control teams. This has resulted in a scheme which provides:-
  - 1 bedroom at ground floor level (11.5m<sup>2</sup>)
  - 4 bedrooms at first floor level (19.0m<sup>2</sup>, 9.5m<sup>2</sup>, 9.8m<sup>2</sup>, 10.1m<sup>2</sup>)
  - 2 bedrooms at second floor level (12.5m<sup>2</sup>, 14.0m<sup>2</sup>)
  - 3 shower/WC rooms
  - Communal kitchen/dining area (18.5m<sup>2</sup>)
  - Separate communal sitting area (14.5m<sup>2</sup>)

## **2. Consultations :-**

### **2.1 Neighbours –**

Following a consultation process in line with the General Development Procedure Order which included a site notice and letters to neighbouring properties no letters of representation were received.

### **2.2 Norfolk County Council as Highway Authority –**

NCC raised no objection to the scheme.

### **2.3 GYBC Planning Policy**

Concern that situation of proposal may form 'clustering' of properties in multiple occupation as defined under remaining Policy HOU23 (D) of the 2001 Borough-wide Local Plan. Otherwise, generally in accordance with the Local Plan.

#### **2.4 GYBC Environmental Health –**

Following amendments to the scheme updated comments were received which support the application subject to bedroom 1 (what had formerly been the separate bedsit flat) having a egress window which meets building regulations, two internal doors to the ground floor kitchen area are to be fully certified FD30S fire door sets complete with factory fitted FRG30 rated viewing panels, and the dividing wall in room 5 is removed as to open up as one larger space.

#### **2.5 GYBC Building Control –**

Following the amendments being submitted Building Control have confirmed that the works are acceptable and would comply with current building regulations subject to all doors to habitable rooms being fitted with fire doors, and that bedroom 1 is provided with an escape window.

### **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. 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 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
- 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.

## **5. Assessment**

- 5.1** The application for the change of use of the building formally to a House in Multiple Occupancy with 7 bedrooms 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 council has a strong record on restricting the proliferation of HMO's, and in this instance, the central location and requirement for significant investment into the building do not overcome the issue of impact upon neighbouring amenity. 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 certain criteria as set out in saved policy HOU23 but would also comply with other aspects of this policy. On balance the proposal is not considered acceptable as the harm to amenity to neighbours is felt to be significant enough to warrant refusal.
- 5.4** Working through the eight criteria set out in policy HOU23 the site complies with the following points (Parts A, B, C, D and H).
- 5.5** The dwellinghouse is outside a prime holiday area (part A). The general appearance of the building would be improved through the renovations and replacement of the second front door with a window, and bringing the property back into use after a prolonged period of vacancy would be positive. The character of the area is that typical of a town centre with a mix of uses both residential and commercial, and the proposed HMO use would not be out of character, nor would it dominate as there is a good mix of uses in this locality, Therefore this development would not adversely affect the character or amenities of the area (part B).
- 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 residential dwellings in single occupancy, and there are a mix of flats and HMO's to the rear and further along South and Middle Market Road (part D). Additionally the building would comply with the size criteria being both over three floors, and exceeding the minimum space standard of 95 SqM (part H).
- 5.7** The criteria where the scheme is not wholly compliant are Part E, and G. Part E, sets out that no neighbouring adjoining property should be in occupation by a single family, in this case, both properties neighbouring the site are single residential dwellings, and therefore this application is not compliant.
- 5.8** Whilst the applicant asserts that the current occupancy of the two neighbouring dwellings is of single individuals, and not families as the policy sets out, it is not to say that this could change to single families in the future. Therefore whilst the wording of the policy doesn't specifically represent the current occupancy, it would appear to be contrary, or have to the potential to

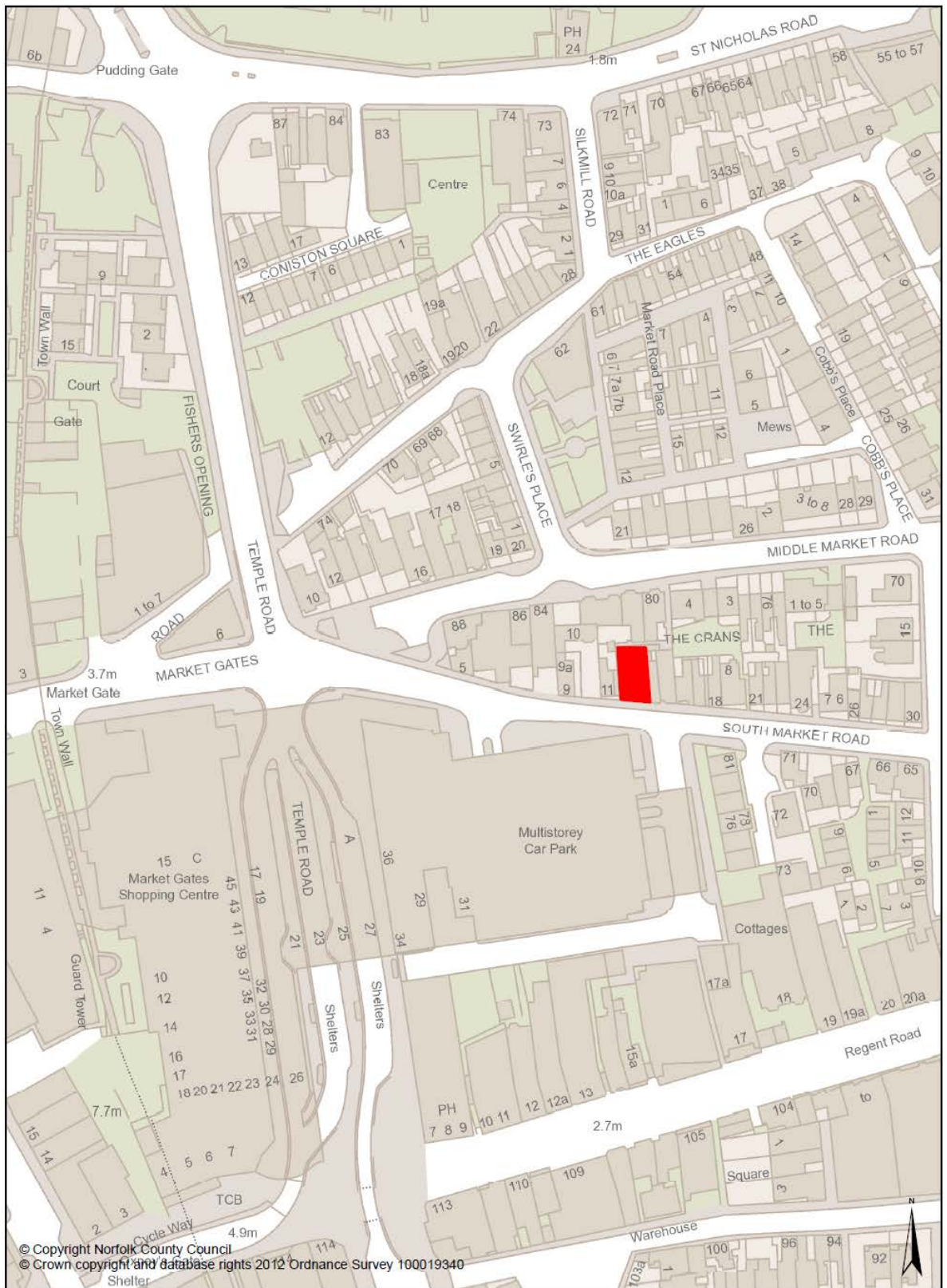
be contrary should the occupation of the neighbouring properties change, which in itself would not need planning consent, or any other consent.

- 5.9** This criterion is particularly relevant, when considered alongside other criteria within the policy, specifically criteria F, which relates more to the actual impact of the development rather than arbitrary use class definitions. 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.
- 5.10** Considering the significant scale of the development, with a negotiation only able to bring the number of rooms to 7, where occupation could be higher through double rooms, the intensity of development would be significantly greater than a single family living in the property. Whilst no objection was raised by current neighbours the issue of added noise and disturbance is a serious concern and reason why this scheme is contrary to policy. Occupants using their rooms as living accommodation during the evening rather than the communal area would mean that noise transfer would occur between the party wall at a much higher level than should a single family live in the property, this impact on amenity has not been addressed by the applicant, and so would warrant a valid reason for refusal.
- 5.11** Due to the town centre location and very close proximity to public transport links, along with the provision of secure cycle parking at the property, the requirement of off street parking as per saved policy HOU23 Part G is in this instance not sufficient to warrant refusal. Norfolk County Council highways have not raised an objection to the proposal.
- 5.13** The scheme would provide a good level of accommodation for 5 bedrooms which are adequate, as are the wash/communal facilities considering the occupants would have access to 3 separate shower/wc rooms, and would have a share in the 23.0m<sup>2</sup> communal kitchen/diner and sitting room at ground floor level. Additionally the rear curtilage would have sufficient space for a contained bin store and cycle parking.
- 5.14** However whilst there is no specific space standards for HMO bedroom sizes two of the rooms are not adequate with one room (room 3) under 10.0m<sup>2</sup> at 9.5m<sup>2</sup>, and room 5 (marginally larger) being partitioned so as not to be practical. Therefore the scheme would not provide future tenants sufficient quality amenity and is an additional reason for refusal.

## **6. Recommendation**

- 6.1** Refuse – the proposal is considered to be contrary to Policy HOU23 of the Great Yarmouth Borough-Wide Local Plan as the scheme would result in

harm to the amenities of neighbouring residents, and would not afford future occupants adequate accommodation.



**Reference:** 06/17/0026/O

**Parish:** Ormesby and Scratby

**Officer:** Mr J Beck

**Expiry Date:** 20-03-2017

**Applicant:** Mr and Mrs Oakey

**Proposal:** Revised Scheme: 4 semi-detached dwellings and 1 detached dwelling.  
Original Scheme: Demolition of existing amusement arcade and construction of 6 no. semi-detached 3 bedroom dwellings

**Site:** 104 California Road, Scratby

## REPORT

### 1. Background / History :-

**1.1** The application site is on California Road close to the junction with Rottenstone Lane. There are a number of holiday uses around the site, both to the North and North West as well as to the South East. There is also a number of residential properties present, with residential neighbours both to the East and directly South as well as a significant number of residential properties on California Crescent. Alongside both holiday and residential uses there are also agricultural uses within the vicinity.

**1.2** The land is defined as Primary Holiday Accommodation under the Borough Wide Local Plan.

**1.3** The application is an outline application with all matters reserved for the construction of 6 semi-detached properties. A revised drawing submitted reduced the numbers to 4 semi-detached properties and a detached property reducing the overall number to 5 units.

#### **1.4** Planning History:

06/74/0276/O – Rebuilding of existing amusement arcade and shop. Refused. 02-10-1974



06/74/0781/F – Demolish existing building containing amusement arcade and shop and erect new building. Withdrawn. 13-11-1974

06/74/1021/O – Demolition of existing amusement arcade/shop erect building with amusement arcade/shop/stores/toilet/office. Approved with Conditions. 13-01-1975

06/75/0474/D – Demolition existing building comprising amusement arcade/shop and erect new building with amusement arcade/shop/kiosks/toilets. Approved with conditions. 09-07-1975

06/75/0475/A – Illuminated fascia lettering on amusement arcade and shop. Advert Consent. 24-07-1975

06/76/0201/F – Change of use from shop to amusement arcade. Approved with conditions. 19-05-1976

06/76/1035/F – Mobile timber constructed kiosk for sale of beach requisites and confectionary during summer months. Refused. 22-12-1976

06/77/0070/F – Mobile kiosk for sale of beach requisites/confectionary during summer season/winter storage at rear of amusement. Approved with conditions. 14-03-1977

06/77/0576/F – Extension of amusement arcade resitting external sales kiosk and construction of car parking area. Refused 12-07-1977. Appeal Dismissed.

06/81/0489/F – Demolition of existing bungalow and erection of extension to existing amusement arcade. Refused. 08-06-1981

06/81/0832/F – Extension of existing amusement arcade and demolition of existing bungalow. Approved with conditions. 11-09-1981

06/81/0943/A – Internally illuminated fascia sign. Advert consent. 27-10-1981

06/90/0155/CU – Addition of take away food counter to existing amusement arcade. Refused. 12-05-1990

06/91/0065/CU – Change of use part of existing amusement arcade to take-away food counter. Refused. 26-02-1991. Appeal allowed subject to conditions 16-09-1991

06/98/0634/A – Illuminated sign to front and end of arcade being alteration to existing signage. Advert Consent. 19-10-1998

06/99/0362/F – Food sales unit, extend amusement arcade and two static caravans. Refused. 13-07-1999

06/04/0882/O – Demolition of amusement arcade and erection of eight houses. Refused. 15-12-2004

06/05/0308/O – Redevelopment from amusement arcade to eight houses. Refused. 08-06-2005

## **2. Consultations :-**

**2.1 Parish Council – Objection.** The Parish Council have objected to the number of properties on the site and how this would affect vehicular movements. They believe the site should contain fewer properties and utilise bungalows instead. They raised concerns over the impact the development will have to pedestrians and that the proposal is out of character and un-neighbourly.

**2.2 Highways –** Initially recommended refusal, but following amendments removed objections subject to conditions. Highways originally recommended refusal as the development involved works to a public highway, that the development lacked appropriate parking and access and that the development would encourage pedestrians onto the highway. After amendments to the plan whereby the parking area was changed and a footpath added to the front they have withdrawn their objections subject to conditions that the access and parking is completed prior to occupation and is not obstructed, that surface water is adequately addressed and details are submitted for the pedestrian footpath.

**2.3 Building Control –** No adverse comments.

**2.4 Environmental Health –** No objection subject to conditions regarding contaminated land and hours of work.

**2.5 Public Consultation –** All objections including submitted photographs can be viewed online. There have been 8 public objectors and 14 separate objections. The main reasons of objections are summarised below:



The road cannot accommodate the construction vehicles, the proposal is overdevelopment of the site and cannot accommodate the amount of units, loss of holiday uses, the size of units are inappropriate, impact upon pedestrians, parking, overlooking the neighbouring properties, the height of the properties, the road is unsuitable, visibility of vehicles. Impact on character of the area.

**2.6 Strategic Planning – No comment.**

**2.7 Housing Strategy – No comment.**

**2.8 GYBC Services – No comment.**

### **3. Policy and Assessment:-**

#### **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 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 appraiser
- (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 appraiser 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.

### **3.5 POLICY HOU17**

In assessing proposals for development the borough council will have regard to the density of the surrounding area. Sub-division of plots will be resisted where it would be likely to lead to development out of character and scale with the surroundings.

(objective: to safeguard the character of existing settlements.)

### **3.6 POLICY TR4**

Proposals to change the use of tourist facilities, attractions or accommodation to purposes which are not tourist-related will not be permitted where the site or premises are within primary holiday accommodation and primary holiday attraction areas, as shown on the proposals map. In secondary holiday accommodation areas, as shown on the proposals map, policy TR12 will apply.

### **3.7 Adopted Core Strategy:**

#### **3.8 CS1 - Focusing on a sustainable future**

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

### **3.9 CS3 - Addressing the borough's housing need**

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

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

### **3.10 CS8 – Promoting Tourism, Leisure and Culture**

D) Maximise the potential of existing coastal holiday centres by ensuring that there are adequate facilities for residents and visitors, and enhancing the public realm, where appropriate.

### **3.11 CS9 – Encouraging well designed distinctive places**

A) Respond to and draw inspiration from the surrounding areas distinctive natural and built 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

### **3.12 National Policy:- National Planning Policy Framework (NPPF)**

**3.13** Paragraph 57. It is important to plan positively for the achievement of high quality and inclusive design for all development, including individual buildings, public and private spaces and wider area development schemes.

**3.14** Paragraph 17 (Parts of). Always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings;

Take account of the different roles and character of different areas, promoting the vitality of our main urban areas, protecting the Green Belts around them, recognising the intrinsic character and beauty of the countryside and supporting thriving rural communities within it;

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;

## **4. Appraisal:**

**4.1** The application site is situated on California Road adjacent to the junction with Rottenstone Lane. The site is approximately 0.1 hectares in area and has a length of approximately 50 metres. The property itself is a long, single storey building with its frontage facing California Road. The structure is brick built with a large metal roof. The property contains a large parking area across the front with a child carting area. The rear is fences off, but contains a caravan.

**4.2** The area is defined by a mix of residential, tourism and agricultural uses. To the North and North East are large areas of holiday accommodation in chalet and

caravan style holiday parks. There are residential uses immediately adjacent to the south and to the east with a large residential area in the form of California Crescent to the North East of the site. To the South East are agricultural fields. The character of the area is partially defined by the low height of buildings and open expanses. However immediately adjacent are a pair of detached houses and there is a larger structure also positioned behind.

**4.3** Under the Borough Wide Local Plan it is defined as Primary Holiday Accommodation.

## **5. Assessment**

**5.1** The location is within an area defined as Primary Holiday Accommodation under the Borough Wide Local Plan which is governed by policy TR4. The site is not currently used for accommodation purposes, but policy TR4 does also include the loss of facilities and attractions. Accordingly the proposal is contrary to this policy and the aims of policy CS8 which looks to strengthen the tourism offer. However the applicant has stated that the business is no longer viable within the Design and Access Statement. The applicant has also provided the last five years of accounts which have shown a consistent loss to demonstrate that they consider the use financially unviable. The National Planning Policy Framework contains a golden thread that favour sustainable development.

**5.2** A residential application at this address was refused in 2004 and 2005. This application differs from planning application 06/05/0308/O in that the applicant has submitted further detail regarding the viability of site. Evidence has been submitted showing a loss on the previous 5 years indicating that the site may not be viable. In addition the application contains less units (originally for six units with the latest plan showing 5) as opposed to the 8 units proposed in the 2005 application. Although the appearance and siting are to be agreed via a detailed application there is also a fundamental change to the form of the properties from terrace to detached and semi-detached properties.

**5.3** The proposal site is outside the Village Development Limit so is governed by policy HOU10. This policy allows for dwellings in the countryside subject to the dwelling being used for a specific use such as agriculture. The proposal does not comply with policy HOU10. However the proposed site is not considered countryside in its nature. It is surrounded on three sides by development with three residential properties adjacent. In addition there is a significant level of housing north east on California Crescent and further eastwards along California Road.

Accordingly a residential use could be acceptable subject to meeting other requirements as the proposal site is not considered isolated from Scratby and is considered a sustainable location. In addition it is a brownfield site as opposed to greenfield whereby redevelopment can be encouraged.

**5.4** The location is considered broadly sustainable particularly if a new pedestrian pathway is included in the proposal. The site is in close proximity to a bus stop which provides sustainable transport and there are other facilities positioned to the east. It is recognised that the pedestrian pathway does not continue the entire length of the road, but overall the development is considered sustainable and highways have not objected on the basis of highway safety.

**5.5** The proposal is for outline only with all matters reserved. This means that the type of access could still be altered at a reserved matters stage. However the outline application needed to satisfy highway concerns to show that it could be built without obstructing the highway. Originally Highways recommended refusal as the application site included land designated highways to the front, it did not provide sufficient parking and manoeuvring and negatively impacted upon pedestrians. The impact the development will have upon the highway was also a strong concern in the public consultation. Accordingly the applicant submitted an amended plan showing a pathway to the front and the loss of a dwelling with an altered parking area. Highways have subsequently withdrawn their recommendation for refusal and the applicant has sufficiently shown that the highway can accommodate the dwellings.

**5.6** The Layout, scale, appearance and landscaping are also matters to be reserved meaning the application is for the principal of development only. The plans submitted are indicative and could be changed at a detailed application stage. The plans as currently shown contain 4 semi-detached houses and a single detached house on the end. A concern raised during the public consultation was that the properties were not in character with its surroundings and would result in an overdevelopment and loss of privacy.

**5.7** The character of the area is largely flat and open, but with houses immediately eastwards and a larger residential property situated directly behind. The public consultation revealed a preference for bungalows if development is to go forward. It is recognised that bungalows would be more in character with its surroundings, but given the proximity of houses it is considered that limiting the development to bungalows would not be feasible. However the current submitted designs could still be altered in terms of their massing and at a detailed stage more modest properties



could be considered with the height lowered and massing reduced to allow for a more open design that's in keep with the character of the area.

**5.8** The impact of the proposal to the amenities of the neighbouring properties in terms of overlooking and overshadowing can be addressed at a detailed stage. The properties should be designed to not significantly and adversely affect the amenities of the neighbouring properties. The position of the windows can be agreed at a detailed stage. A residential property is likely to create less noise than an amusement and less people movements whilst both are in operation. Conversely the amusements will likely be closed during large portions of the year and at certain times of the night. Overall residential properties in terms of disturbance and noise are not considered to significantly and adversely affect the neighbouring properties.

**5.9** It is considered that the submitted layout shows that 5 properties can fit onto the site and have suitable levels of parking and curtilage.

**6. RECOMMENDATION :- Recommended for approval**, subject to all conditions ensuring a suitable development. These include, but are not limited to highway and environmental health conditions. A condition limited the number of units. The reserved matters (access, landscaping, layout, scale and appearance) will need to be agreed at a reserved matters stage.

## Internet Consultees

Application Reference 06/17/0026/O

Attachments

Invalid Consultee Comment? ☐Copy to existing Consultee? ☐

Name Nigel Drewery

Address 102 California Rd

California

Great Yarmouth

Norfolk

Post Code NR293QW

Telephone

Email Address

For or Against ☒ ObjectSpeak at Committee ☐

Having viewed the amended plans I still wish to object strongly to the proposed development. All proposed houses still overlook my property, views into my kitchen and lounge. Surely I am entitled not to be viewed upon in my own garden as I stated in my last letter of objection. I still believe a development favourable to all and in keeping to this prime holiday area can be achieved by lowering the roof heights eg bungalows would meet with better response. This would be in keeping with surrounding properties. Several comments have been made of the safety issues on this narrow road, even an objection from Norfolk County Council who recommended a re design and smaller units. Please view my previous letter for further reasons. Having just viewed GYBC website another amended plan has been

Date Entered 09-03-2017

Internet Reference OWPC1050

# Internet Consultees

Application Reference 06/17/0026/O

Attachments

Invalid Consultee Comment? ☐

Copy to existing Consultee? ☐

Name Nigel Drewery

Address 102 California Rd

California

Great Yarmouth

Norfolk

Post Code NR293QW

Telephone

Email Address

For or Against OBJ Object

Speak at Committee

prime holiday area can be achieved by lowering the roof heights eg bungalows would meet with better response. This would be in keeping with surrounding properties. Several comments have been made of the safety issues on this narrow road, even an objection from Norfolk County Council who recommended a re design and smaller units. Please view my previous letter for further reasons. Having just viewed GYBC website another amended plan has been submitted on March 8th. I must object to this also still high roofed houses all overlooking my property. No parking plan has been added to this very vague plan. How many more plans can be submitted before an objection or acceptance is forthcoming.

Date Entered 09-03-2017

Internet Reference OWPC1050



102 California Road,  
California,  
Great Yarmouth,  
NR29 3QW

9<sup>th</sup> February 2017

Dear Sirs,

Reference 06/17/0026/0  
Amusement Development California

I would like to voice my objection to the proposed plans for demolition of amusement arcade on California Road and the building of six 3 bed houses with 12 parking spaces. My property is directly behind the present amusement arcade. We will be overlooked by all the properties, my kitchen and garden especially.

Re: Paragraph 1

I feel the proposal does have an adverse effect on the immediate area and does not impact favourably on the surrounding properties, especially with effect on lack of privacy. I believe it may affect the value of my property in the future.

Re: Paragraph 2

From reading this it seems that some decisions have already been made. I believe the development is not in keeping with the local area, especially California Road which is largely comprised of low level bungalows and holiday homes.

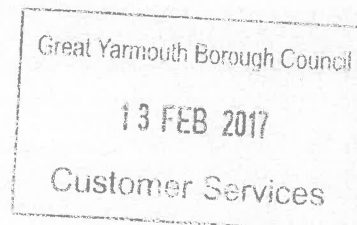
Re: Paragraph 3

My main issue is parking concerns. Presently parking on California Road is a major problem in the summer season. Chalet owners and beach users park on the main road obscuring the junction into Rottenstone Lane. Having the addition of 12 more cars needing access to properties on a junction which already has an inadequate line of vision for motorists will be hazardous. Presently lorries, caravan transporters, and public transport have difficulty negotiating and anticipating this corner.

I do appreciate the arcade is no longer viable and Brian and his family need a home. However, I feel a low level limited development i.e. bungalows would be much more in keeping with the surrounding area and a better option for all.

Yours faithfully,

MR. N. DREWERY





#### 4. DESIGN

The proposal incorporates the demolition of the existing amusement arcade structure. It would be replaced by 6 No. semi-detached 3 bedroom houses.

Properties within the immediate vicinity of the site vary between small bungalows, static caravans and 2 storey detached houses. The properties directly opposite the proposed site are completely screened off by a large hedge. Consequently, there are no obvious representations of local character.

1

The proposal has been designed to the highest standard to ensure the development is a beneficial addition to this particular aesthetically diverse area. The proposal does not cause any adverse impact on it's immediate area and in fact, we strongly believe, impacts favourably on the surrounding properties.

#### 5. SCALE

The scale and massing of this proposal has been considered at length. A number of earlier schemes were submitted to the Great Yarmouth Planning Department for consideration. These varied in unit numbers and density to as much as 8 No. 2 bedroom 'terraced' houses.

2

The scale and density has now been considerably reduced and appears much more in keeping with the local area. Lengthy consultations were carried out with the local Planning officers, and through this dialogue, an agreeable conclusion was reached. With that in mind, it is considered that the scale of this proposal will not be out of keeping with the existing area and in accordance with Policy HOU17.

#### 6. SITE LAYOUT

The proposed scheme makes efficient use of the available site area. It has been laid out so that it makes the best use of the land while minimising impact upon properties located to the South and East of it's boundaries.

The East elevation has only one small opening on the First Floor. This window would be obscured as it is located in the proposed family bathroom. The property to the South of the site is more than 20 metres away from the proposed site boundary.

All 6 houses have been positioned at a 10 degree angle to maximise privacy as well as use of rear gardens.

#### 7. APPEARANCE

The architectural context around the site is varied in terms of materials, style and scale. The proposed scheme incorporates a combination of red brick and render finishes. This is in keeping with local character.

#### 8. ACCESS

3

Each property will have direct drive access on and off to 2 No. off street parking spaces. The parking arrangements will be identical to the existing parking configuration onto the arcade parking. There is excellent visibility in all directions ensuring the safety of drivers as well as local pedestrians.

#### 9. ACCESS TO SERVICES AND FACILITIES

The site has good access to local services and facilities all within walking distance.

Services and facilities within 1 mile:

- The California Tavern PH - 0.1 mile (2 minutes walking distance)
- Trisha's Fish & Chips - 0.1 mile (2 minutes walking distance)
- The Orchid House (Chinese takeaway) - 0.2 mile (4 minutes walking distance)
- The Pink Palace (Amusement Arcade) - 0.2 mile (4 minutes walking distance)
- California Cliffs Resort - 0.2 mile (4 minutes walking distance)
- Tastebuds Tea Rooms - 0.6 mile (11 minutes walking distance)
- Green Farm bakery and supermarket - 0.6 mile (11 minutes walking distance)
- Whites Lounge Bar and Cafe - 0.6 mile (11 minutes walking distance)

A bus stop is located directly adjacent to the proposed development. The 1A bus service creates a direct link from the site to Marham, Hemsby, Caister-on-Sea, Great Yarmouth, Gorleston and Lowestoft.

These facilities, together with the convenient bus links to other central local villages and towns, should be considered a sustainable location for 6 No. new houses in line with the National Planning Policy Framework as well as with CS16 (Improving Accessibility and Transport).

# Internet Consultees

Application Reference 06/17/0026/O

Attachments

Invalid Consultee Comment? ☐

Copy to existing Consultee? ☐

Name K J Bracey

Address 106 California Road

California

Post Code NR293QW

Telephone

Email Address

For or Against OBJ Object

Speak at Committee

I do not doubt that the proposed development will aesthetically enhance the site but the volume of additional traffic the proposed development brings is my main objection. The extra volume of traffic serving nearby holiday camps, along with additional coaches & buses during the busy summer months already causes problems. cars park wherever there are no parking restrictions, the yellow lines around California Road/ Rottenstone Lane/ Beach Road junctions (which the development fronts) only serves to push the parked cars further down the roads. This makes getting around parked cars difficult during the busy summer season.

Date Entered 06-02-2017

Internet Reference 0WPC1023

# Internet Consultees

Application Reference 06/17/0026/O

Attachments

Invalid Consultee Comment? ☐

Copy to existing Consultee? ☐

Name K J Bracey

Address 106 California Road

California

Post Code NR293QW

Telephone

Email Address

For or Against OBJ Object

Speak at Committee

wherever there are no parking restrictions, the yellow lines around California Road/ Rottenstone Lane/ Beach Road junctions (which the development fronts) only serves to push the parked cars further down the roads. This makes getting around parked cars difficult during the busy summer season.

My other objection is the height of the houses. a bungalow existed on the site of the arcade many years ago, therefore a development of 3 detached bungalows would reduce the proposed parking allocation, reduce the roof height and provide an aesthetical enhancement to the site.

Date Entered 06-02-2017

Internet Reference OWPC1023



# Internet Consultees

Application Reference **06/17/0026/Q**

Attachments

Invalid Consultee Comment? ☐

Copy to existing Consultee? ☐

Name Karen Bracey

Address Co owner 106 California Road

California

Nr Gt Yarmouth

Norfolk

Post Code NR293QW

Telephone

Email Address

For or Against ☐ OBJ ☐ Object

Speak at Committee ☐

Having viewed the revised plans it seems that the site owners appear to be not aware of or have no regard for the concerns raised by the neighbours or the parish council. The change to the original plans appears to be exchanging a semi detached house for a detached one, thus reducing the vehicles using the development by only 2. There has been no change to the height of the houses, which along with the number of vehicles using the proposed development were main points of contention with the original plans. The site is therefore still being overdeveloped.

As I pointed out in my original objection a bungalow existed on the site many years ago. The majority of housing in the immediate vicinity is that of either bungalows, chalets or caravans, therefore a development of 3 detached

Date Entered 08-03-2017

Internet Reference OWPC1046

# Internet Consultees

Application Reference 06/17/0026/0

Attachments

Invalid Consultee Comment? ☐

Copy to existing Consultee? ☐

Name Karen Bracey

Address Co owner 106 California Road

California

Nr Gt Yarmouth

Norfolk

Post Code NR293QW

Telephone

Email Address

For or Against OBJ Object

Speak at Committee

bungalows will both reduce the roof height and reduce the number of vehicles using the development.

The location of the proposed development, whatever the size, will involve the manoeuvre of vehicles straight onto what is during the summer season, a busy narrow road for both pedestrians and vehicles. Therefore I am objecting to the revised plans.

Date Entered 08-03-2017

Internet Reference OWPC1046

Internet Consultees

Application Reference 06/17/0026/O

Attachments

Invalid Consultee Comment? ☐

Copy to existing Consultee? ☐

Name Karen Bracey

Address Co owner 106 California Road  
California  
Nr Gt Yarmouth  
Norfolk

Post Code NR293QW

Telephone

Email Address

For or Against OBJ Object

Speak at Committee

is during the summer season, a busy narrow road for both pedestrians and vehicles. Therefore I am objecting to the revised plans.

Kind regards

Karen Bracey.

Date Entered 08-03-2017

Internet Reference OWPC1046



## Internet Consultees

Application Reference 06/17/0026/C

Attachments

Invalid Consultee Comment? ☐Copy to existing Consultee? ☐

Name Nigel

Address Drewery

California

Great Yarmouth

Norfolk

Post Code NR293QW

Telephone

Email Address

For or Against OBJ Object

Speak at Committee

I would like to voice my objection to the above proposal. My property is directly behind the present amusement arcade. We will be overlooked by all properties my kitchen and garden especially. I feel the proposal does have an adverse effect on the immediate area and doesn't impact favourably on the surrounding properties, especially with effect on lack of privacy. I believe it may affect the value of my property in the future.

From reading some of the submitted letters there have been meetings with planning and it reads as if some decisions have already been made. I believe the development is not in keeping with the local area and surroundings. California largely comprises of low level development mostly bungalows and holiday homes.

Date Entered 09-02-2017

Internet Reference OWPC1027

## Internet Consultees

Application Reference 06/17/0026/O

Attachments

Invalid Consultee Comment? ☐Copy to existing Consultee? ☐

Name Nigel

Address Drewery

California

Great Yarmouth

Norfolk

Post Code NR293QW

Telephone

Email Address

For or Against OBJ Object

Speak at Committee

Parking is also a concern on California Road especially during the holiday season. Chalet owners and beach users park on the main road obscuring the junction into Rottenstone Lane. Having the addition of 12 more cars needing access to properties on a junction which already has an inadequate line of vision for motorists will be hazardous. Presently lorries, large caravan transporters and public transport have difficulty negotiating and anticipating this corner.

I do appreciate the arcade is no longer viable and Brian and his family need a home. However, I feel the site is being overdeveloped and feel a low level development ie bungalows would be much more in keeping with the surrounding

Date Entered 09-02-2017

Internet Reference OWPC1027

# Internet Consultees

Application Reference 06/17/0026/O

Attachments

Invalid Consultee Comment? ☐

Copy to existing Consultee? ☐

Name Nigel  
Address Drewery  
California  
Great Yarmouth  
Norfolk

Post Code NR293QW

Telephone [REDACTED]

Email Address [REDACTED]

For or Against OBJ Object

Speak at Committee ☐

park on the main road obscuring the junction into Rottenstone Lane. Having the addition of 12 more cars needing access to properties on a junction which already has an inadequate line of vision for motorists will be hazardous. Presently lorries, large caravan transporters and public transport have difficulty negotiating and anticipating this corner.  
I do appreciate the arcade is no longer viable and Brian and his family need a home. However, I feel the site is being overdeveloped and feel a low level development ie bungalows would be much more in keeping with the surrounding area and a better option for all.

Date Entered 09-02-2017

Internet Reference OWPC1027



# Internet Consultees

Application Reference 06/17/0026/O

Attachments

Invalid Consultee Comment? ☐

Copy to existing Consultee? ☐

Name Mr and Mrs J A Daykin

Address 56 California Crescent

California

Great Yarmouth

Norfolk

Post Code NR29 3QP

Telephone

Email Address

For or Against

GC

General Comments

Speak at Committee

The proposed development overlooks our residential dwelling to the north east and is the bungalow situated on the corner of California Crescent and California Road.

Whilst we consider the proposed development a good way to improve the aesthetic appearance of the immediate neighbourhood, we are concerned about the overall ridge height of the proposed development as compared to the existing roof height of the arcade. Our afternoon and evening sun comes from that direction into our kitchen and front conservatory.

Date Entered 05-02-2017

Internet Reference OWPC1019



### Internet Consultees

Application Reference 06/17/0026/O

Attachments

Invalid Consultee Comment? ☐

Copy to existing Consultee? ☐

Name Mr and Mrs J A Daykin

Address 56 California Crescent

California

Great Yarmouth

Norfolk

Post Code NR29 3QP

Telephone

Email Address

For or Against GC General Comments

Speak at Committee

neighbourhood, we are concerned about the overall ridge height of the proposed development as compared to the existing roof height of the arcade. Our afternoon and evening sun comes from that direction into our kitchen and front conservatory.

We would have to raise a formal objection if there were to be a significant change in that respect.

Please would you provide details for further consideration.

Date Entered 05-02-2017

Internet Reference OWPC1019

# Internet Consultees

Application Reference 06/17/0026/0

Attachments

Invalid Consultee Comment? ☐

Copy to existing Consultee? ☐

Name Mr and Mrs J A Daykin

Address The Pebbles

56 California Crescent

California

Great Yarmouth

Post Code NR29 3QP

Telephone

Email Address

For or Against OBJ Object

Speak at Committee

1. I must ask why GYBC, in its consultation with neighbours, did not include ourselves, which is one of the closest properties to the application in question.

2. Having fully considered all other responses, and recognising that we may be outside the consultation period, we would still wish to record our objection on the following grounds:

- The proposed height of two-storey dwellings would be excessive and would affect our afternoon sun into our property. Bungalows would be far more in keeping with the area.

Date Entered 01-03-2017

Internet Reference OWPC1037

# Internet Consultees

Application Reference 06/17/0026/O

Attachments

Invalid Consultee Comment? ☐

Copy to existing Consultee? ☐

Name Mr and Mrs J A Daykin

Address The Pebbles

56 California Crescent

California

Great Yarmouth

Post Code NR29 3QP

Telephone

Email Address

For or Against OBJ Object

Speak at Committee

- The comments raised by others concerning the junction with California Road and Rottenstone Lane and the track are well founded; I am surprised that there are not more accidents at that junction. This would leave any new residents close to that junction (i.e. a corner property), at serious risk, especially as vehicles frequently speed up and down California Road with no thought of vehicles emerging from California Crescent when heading towards the Tavern and the Beechcomber Park or from Rottenstone Lane when returning towards the main road. That junction is an accident waiting to happen. There is also a high risk of an accident for the remainder of the proposed new properties due to the reduced road width along their frontage.

Date Entered 01-03-2017

Internet Reference OWPC1037



# Internet Consultees

Application Reference 06/17/0026/O

Attachments

Invalid Consultee Comment? ☐

Copy to existing Consultee? ☐

Name Mr and Mrs J A Daykin

Address The Pebbles

56 California Crescent

California

Great Yarmouth

Post Code NR29 3QP

Telephone

Email Address

For or Against OBJ Object

Speak at Committee

- The dust and noise that would be created during both demolition and rebuilding would be considerable. As one of the closest inhabitants to the site, we would be seeking compensation for the inconvenience and the extra clearing involved. We moved to California for its clean sea air and quietness of the neighbourhood. As a former asthmatic, the air quality is important to me. This development would disrupt us both counts and may impact upon the resale value of our property in the short term, let alone our health..

We hope that the applicants will find a suitable way to redevelop the land, but feel that the present proposal, indeed the newly submitted one for 4 x semi and 1 x detached are still not in keeping with the area.

Date Entered 01-03-2017

Internet Reference OWPC1037

Tel: [REDACTED]

Great Yarmouth Borough Council

13 FEB 2017

Customer Services

10th. February 2017.



47 Yarmouth Road  
Ormesby St Margaret,  
Great Yarmouth,  
Norfolk.  
NR29 3QE

Dear Sirs,

Development of Amusement Arcade - California  
Reference 0/6/17/0026/0

I wish to make the following comments.  
The proposed development with six properties with two parking spaces each appears to be over development of this relatively small area and also it is very close to a busy road junction. As a regular user of the farm lane which adjoins this site it concerns me and would assume the highways department, that up to a dozen extra vehicles will <sup>be</sup> leaving and entering near Rottenstone Lane junction which is already a blind spot due to poor visibility and also is used by buses and coaches not to mention the enormous increase with the summer traffic.

It also concerns me that lengthy consultations have already taken place about this application which appears to make any objections superfluous.

Yours faithfully

Planning Dept.  
Town Hall  
G.T. YARMOUTH

"Metfield"  
California Farm,  
California  
Gt. Yarmouth,  
Norfolk  
NR29 3QW

16<sup>th</sup> February 2017

Reference : 06/17/0026/0

Dear Sirs,

Amusement Development, California

I live in a bungalow very close to the proposed development. I would like to strongly object to the above development for the following reasons. It is vastly an overdevelopment of the plot. I just cannot see how 6 houses with 12 parking spaces, all with gardens could possibly fit on the land. It is certainly not in keeping with anything around the California area. The highway is only a single lane road which opens up slightly past the Amusement frontage, towards the beach. This is a quite a dangerous junction especially in the holiday season. I fear pedestrians, wheelchairs and pushchairs will now have to walk on this single carriage road causing traffic problems and dangers as there is no footpath down this road. Cars would be pulling in and out of the off road parking bays and is a serious safety issue. Public transport is very poor and almost everybody is reliant on a car, this will only push the parking situation down California Road as it is in the holiday season. The California Tavern car park is for customers only. There is no street lighting and pedestrians walking in the road may result in a serious accident or injury.

In keeping with the area, maybe 2 or 3 smaller bungalow type buildings would be a better option to tidy up this eyesore.

Mr. & Mrs. Oakley state in their submission that they would like a permanent home for their family. Surely 6 houses with 12 parking spaces is overdeveloping this site.

Yours faithfully,

MR. K. MOULD

Contact No. [REDACTED]



06/17/0026/0

# CALIFORNIA AMUSEMENT ARCADE DEVELOPMENT

11 March 2017

Mr K Mould  
98 California Road  
California  
Great Yarmouth  
Norfolk  
NR29 3QW



Dear Sirs

I would once again like to raise my objection to this development. From what I can see on the revised plan, it seems that they have made a slight change to one of the houses and removed a parking space.

How they think that this will resolve any of the reasons I previously objected too, I don't understand. Essentially it changes nothing, so I wish my previous objections to stand.

Yours sincerely,

K. Mould

123 HIGH STREET, TOWN, COUNTY, POSTCODE 01234 567 890



Jill K. Smith

---

From: Kay Carson [REDACTED]  
Sent: 15 March 2017 15:33  
To: plan  
Subject: Amusement Development California  
Attachments: DSCF0881.JPG; DSCF0882.JPG; DSCF0883.JPG; DSCF0884.JPG; DSCF0885.JPG; DSCF0886.JPG; DSCF0888.JPG

Mrs Kay Carson  
California Farm House  
California Road  
California  
Nr Great Yarmouth  
Norfolk.

RE: Planning application 06/17/0026/0

Dear Sir's

I am sending you photographs of the problems at the end of the access entrance to our property where the road narrows leading to the beach and an entrance to the touring caravan camp. Building works now will cause chaos.

Today I had to wait for the lorries to be moved before I could exit and again on my return, The lorry delivery to the Tavern pub also had to wait for the truck to be moved out of the way before he could pass, then back out again for me to gain entrance, at which time I hit a bollard and damaged the car my fault for trying to avoid something sticking out of the van in the lane, but it wouldn't have happened had the lane not have been blocked, they were working in the road not the lane. They only parked the trucks there to get them off of the road.  
These road works should be finished soon but are just an indication of the problems to come.

There is nowhere for workmen to Park vehicles, clearly any planning development will cause problems. but it should be kept to a minimum.

There isn't enough space on this site to accommodate 6 semi detached houses with gardens and parking space's, it is without a doubt an over development, this is clearly a holiday area and any development needs to be in keeping with the surrounding's, two bungalows on the site would look in keeping and not be an eyesore, this is a holiday resort not a residential area, the children enjoy the amusements, if the area is turned into residential we will lose the holiday trade.

My mother is 95 and lives alone in Caister I need to be able to leave my house at short notice without having to worry that I will be stuck at the end of the lane to wait for workmen to move. Any work's traffic should not be allowed to park in and block the lane.

Please give my concerns some consideration.

Yours faithfully

Jill K. Smith

From: Kay Carson <[REDACTED]>  
Sent: 21 February 2017 11:40  
To: plan  
Subject: Amusement Development California

California Farm House  
California Road  
California  
Great Yarmouth  
Norfolk  
NR293QW

February 20<sup>th</sup> 2017

Reference 06/17/0026/0

Amusement Development California

Dear Sir's

I strongly object to this grossly overdeveloped proposal as the access to my property via the lane adjacent to the proposal would be compromised.

It would render the exit vision from our access lane highly dangerous and practicably impossible to join oncoming traffic onto California Road, this is already a difficult junction especially in the summertime when there are parked cars using the roadside as there is no other parking and visitors regally use our access lane blocking the way to our property.

Pedestrian traffic would be a lottery as it is only a single track road, this single track road is the only access to the beach for residents & holiday makers.

Young families with children are already in danger accessing the beach with traffic going to and leaving the California Tavern and touring Holiday park. Buses, delivery vans and touring caravans all converging at this junction.

Six houses with twelve parking spaces at the bottleneck to this road, with the volume of traffic, no street lighting, plus already impaired vision, would be adding to an already existing dangerous problem.

Any amount of extra vehicles would be a nightmare.

Yours Faithfully

A J Carson

A circular ink stamp from the Great Yarmouth Planning Department, Borough Council. The text "GREAT YARMOUTH" is curved along the top inner edge, "PLANNING" is in the center, "23 JAN 2017" is in the middle, "DEPARTMENT" is below the date, and "BOROUGH COUNCIL" is curved along the bottom inner edge.

TERRA FIRMA  
ARCHITECTURE

**RIBACHARTEREDPRACTICE**

PROJECT TITLE	CALIFORNIA AMUSEMENTS SCHATLEY NORFOLK NRF'S ROW	
DRAWING TITLE	SITE PLAN	
CLIENT	MR. & MRS. OAKLEY	
DATE	NOVEMBER 20TH 1976	
SCALE	1"=100'	
ISSUE DATE		
DRAWING NO.	34-001	

651700

651600

651500

314600

314800

314700

**Reference:** 06/17/0105/F

**Parish:** Burgh Castle

**Officer:** Mr G Clarke

**Expiry Date:** 24-04-2017

**Applicant:** Mr D James

**Proposal:** Move overflow car park to rear of public house, erection of a terrace of four houses with parking on site of current overflow car park

**Site:** Queens Head Public House  
High Road  
Burgh Castle

## REPORT

### 1 Background / History :-

- 1.1 The Queens Head is on the north side of High Road next to the junction with Back Lane, the pub itself is located towards the western edge of the site with the car park to the east. There is a grassed area of land belonging to the pub to the north and open fields to the east and north of the site. There are some detached houses on the south side of High Road opposite the pub and car park.
- 1.2 In 2016 a prior notification of proposed demolition of the pub was submitted (ref: 06/16/0751/M), a letter confirming that no further details of the method of demolition were required was issued on 17<sup>th</sup> January 2017.
- 1.3 Planning permission was granted in 2011 for the change of use from agricultural land and formation of overspill car park (06/11/0169/F), this is the area where the proposed houses are to be built.

### 2 Consultations :-

- 2.1 Highways - No objection subject to standard conditions regarding the provision of a visibility splay and parking and turning areas.
- 2.2 Parish Council - No objections.
- 2.3 Strategic Planning - The proposal seeks to redevelop the existing overflow car park servicing the pub to provide four new dwellings and replace the overflow car park to the rear of the pub. The site is immediately adjacent the Village

Development Limits of Burgh Castle. The adopted Core Strategy Policy CS2 identifies Burgh Castle as a Secondary Village that will contribute (along with the other Secondary and Tertiary Villages) to approximately 5% of the Borough's housing growth over the plan period. The site is not isolated and is well located next to the existing built up part of the settlement, and is within close proximity to the pub, village hall and church facilities. Weight should also be given to the Interim Housing Land Supply Policy.

- The broader context in which the application should be judged includes - its potential contribution to overall housing delivery set out in the Core Strategy and the Council's five year housing land supply; and
- national planning policy 'to boost significantly the supply of housing'; and
- Housing White Paper's (Feb 2017) central aim to increase the supply of housing.

In Strategic Planning terms, I therefore recommend approval of the application unless there are specific reasons for not doing so.

2.4 Neighbours - No comments received.

### **3 Policy:-**

#### **3.1 POLICY CS1 – Focusing on a sustainable future**

3.2 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.

3.3 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
- 3.4 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
- 3.5 **POLICY CS2 – Achieving sustainable growth**
- 3.6 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

- 3.7 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.

### **3.8 Interim Housing Land Supply Policy**

- 3.9 This policy only applies when the Council's Five Year Housing land Supply utilises sites identified in the Strategic Housing Land Availability Assessment.

- 3.10 New housing development may be deemed acceptable outside, but adjacent to existing Urban Areas or Village Development Limits providing the following criteria, where relevant to the development, have been satisfactorily addressed:

- a. The scale of the development is appropriate to the size, character and role of the settlement as indicated in the settlement hierarchy and the level of housing proposed in any one settlement is generally in accordance with the level of housing proposed in emerging Policy CS2.
- b. The proposed mix of housing sizes, types and tenures reflect local housing requirements in accordance with the latest Strategic Housing Market Assessment, this may include self-build schemes and lower density housing.
- c. At least 10% or 20% affordable housing depending on the affordable housing sub-market area is proposed unless exceptional circumstances can be demonstrated i.e. the proposal would result in the significant regeneration of a brownfield site.
- d. The townscape and historic character of the area including designated heritage assets are conserved and enhanced. The final design should appropriately respond to and draw inspiration from distinctive local natural and built characteristics such as scale, form, massing and materials.
- e. The proposed density and layout is appropriate and reflects the character and appearance of the surrounding area. Where 'higher' densities are proposed these will only be permitted if potential impacts have been mitigated by a well thought-out design.
- f. A sequential approach has been taken to steer development to areas with the lowest probability of flooding, where this is not consistent with sustainability objectives (as set out in the Exception test) a Flood Risk Assessment should be provided incorporating appropriate mitigation measures, including emergency and evacuation plans.
- g. Measures have been taken to avoid reductions in water quality and ensure that adequate foul water capacity is available to serve the development.

- h. Measures have been taken 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.
- i. The landscape character of the surrounding area is conserved and enhanced, especially where the proposed development is in close proximity to an important landscape area, such as the Broads or the Norfolk Coast Area of Outstanding Natural Beauty. It is advisable that schemes in close proximity to the Broads also seek pre-application design advice from the Broads Authority.
- j. The proposed development creates a safe and accessible environment that offers convenient access to key facilities and public transport.
- k. The strategic and local road network can accommodate the proposed development without obstructing existing pedestrian and vehicular movements or negatively impacting upon public safety.
- l. The development, having regard to other committed developments, would not be constrained by the need for significant off-site infrastructure which is not planned or funded.
- m. The proposed development fulfils the day-to-day needs of residents and visitors including the provision of suitable private and communal open space, provision of sufficient car parking, planning for cycle storage and ensuring appropriate waste and recycling facilities are provided.
- n. The proposal is demonstrated to be deliverable and viable, having regard to necessary contributions towards infrastructure, service provision and affordable housing, and the intention to develop is demonstrated by the applicant. To maximise housing delivery the Council will seek to ensure that the development commences within 2 years of planning permission being granted.

#### **4 Assessment :-**

- 4.1 The existing overflow car park is bordered by a low earth bank with hedge planting on top which separates it from the road at the front and the field to the east, the car park has a hard-core surface and the access is from the existing car park.
- 4.2 The proposal is to build a terrace of four, two storey houses to the rear of the site with a parking and turning area at the front, the parking area will be accessed from the existing site entrance off High Road. The houses will have a living room and kitchen on the ground floor with two bedrooms and a bathroom on the first floor. There will be two parking spaces per dwelling and each house will have a garden at the rear.

- 4.3 The site for the new houses is outside but adjoining the Village Development Limit as shown on the Local Plan Policies Map so it is a departure from the Local Plan but, as the site adjoins the Development Limit, it can be considered under the Interim Housing Land Supply Policy.
- 4.4 The development boundary line on the south side of High Road runs along the eastern boundary of the property known as The Old Smithy, this boundary is in line with the eastern boundary of the car park so the proposed development will be a rounding off of the edge of the village which will bring the northern side of High Road in line with the south side.
- 4.5 The proposal will provide four lower cost houses of a scale and size that is appropriate to this edge of the village location, the houses will be set back on the site so there will be no adverse effect on nearby dwellings from overlooking or loss of light or outlook.
- 4.6 The site adjoins the built up part of the village, it is on a bus route and is well located with regard to local facilities.
- 4.7 Taking the above into account it is considered that, although the site for the proposed houses is outside the Village Development Limit, the proposal complies with the aims of the Interim Housing Land Supply Policy and is acceptable in this location.
- 4.8 The application also includes the relocation of the overflow car park on land at the rear of the site to make up for the spaces lost at the side. This area is currently part of the pub garden and is also near to a pumping station on Back Lane, it is screened from the dwellings on the west side of the road by a hedge and fence so the new car park should not have any adverse effect on nearby dwellings or the visual appearance of the area.

## **5 RECOMMENDATION :-**

- 5.1 Approve – the proposal complies with the aims of the Interim Housing Land Supply Policy and Policies CS1 and CS2 of the Great Yarmouth Local Plan: Core Strategy.

27/01/2017

QUEENS HEAD, HIGH ROAD, GREAT YARMOUTH, NR31 9QQ

06/17/0105/F



**PLANNING APPLICATIONS CLEARED BETWEEN 01-MAR-17 AND 28-MAR-17 FOLLOWING DETERMINATION BY THE GROUP MANAGER (PLANNING) UNDER DELEGATED POWERS**

REFERENCE	<b>06/17/0043/F</b>
PARISH	Belton & Browston 10
PROPOSAL	Erection of two-storey front extn, raising & widening of existing roof pitch providing 2 additional loft rooms
SITE	The Retreat Beccles Road Belton GREAT YARMOUTH
APPLICANT	Mr S Westgate
DECISION	<b>APPROVE</b>
<hr/>	
REFERENCE	<b>06/17/0097/F</b>
PARISH	Belton & Browston 10
PROPOSAL	Proposed new front entrance wall
SITE	Tudor Lodge Browston Lane Browston GREAT YARMOUTH
APPLICANT	Mr A Darling
DECISION	<b>APPROVE</b>
<hr/>	
REFERENCE	<b>06/17/0123/SU</b>
PARISH	Belton & Browston 10
PROPOSAL	Prior notification replacement 6m high bldg-based telemetry aerial with new ground-based 6 m high tele.aerial & anc.works
SITE	Belton Stepshort Sewage Pumping Station Stepshort Belton GREAT YARMOUTH
APPLICANT	Miss A Richardson
DECISION	<b>NO OBJECTION</b>
<hr/>	
REFERENCE	<b>06/17/0087/F</b>
PARISH	Bradwell N 1
PROPOSAL	Two storey rear extension
SITE	41 Cotman Drive Bradwell GREAT YARMOUTH NR31 9RE
APPLICANT	Mr D Sprunt
DECISION	<b>APPROVE</b>
<hr/>	
REFERENCE	<b>06/17/0119/F</b>
PARISH	Bradwell S 2
PROPOSAL	Proposed concrete sectional garage
SITE	118 Green Lane Bradwell GREAT YARMOUTH NR31 8QE
APPLICANT	Mr M Dack & Mrs S Dack
DECISION	<b>APPROVE</b>
<hr/>	

**PLANNING APPLICATIONS CLEARED BETWEEN 01-MAR-17 AND 28-MAR-17 FOLLOWING DETERMINATION BY THE GROUP MANAGER (PLANNING) UNDER DELEGATED POWERS**

REFERENCE	<b>06/17/0005/F</b>
PARISH	Burgh Castle 10
PROPOSAL	Proposed energy store, opening up an existing bricked up doorway & adjacent tool store shortened - revised app
SITE	The Grange High Road Burgh Castle GREAT YARMOUTH NR31 9QL
APPLICANT	Mr C Dowsett
DECISION	<b>APPROVE</b>
<hr/>	
REFERENCE	<b>06/17/0006/LB</b>
PARISH	Burgh Castle 10
PROPOSAL	Proposed energy store, opening up existing bricked up doorway and an adjacent tool store shortened - revised app
SITE	The Grange High Road Burgh Castle GREAT YARMOUTH NR31 9QL
APPLICANT	Mr C Dowsett
DECISION	<b>LIST.BLD.APP</b>
<hr/>	
REFERENCE	<b>06/17/0051/F</b>
PARISH	Burgh Castle 10
PROPOSAL	Insertion of windows to front and rear sides of roof on 2nd floor
SITE	Oak View Mill Road Burgh Castle GREAT YARMOUTH
APPLICANT	Mr N D Nathwani
DECISION	<b>APPROVE</b>
<hr/>	
REFERENCE	<b>06/17/0070/F</b>
PARISH	Burgh Castle 10
PROPOSAL	Change of use of land to provide 5 additional static caravan pitches and 2 camping pods
SITE	Burgh Hall Holiday Park Lords Lane Burgh Castle GREAT YARMOUTH
APPLICANT	Mr D Westgate
DECISION	<b>APPROVE</b>
<hr/>	
REFERENCE	<b>06/17/0061/F</b>
PARISH	Caister On Sea 3
PROPOSAL	Proposed first floor extension over existing single storey extension
SITE	1 Byron Way Caister GREAT YARMOUTH NR30 5RW
APPLICANT	Mr T Cordingley
DECISION	<b>APPROVE</b>
<hr/>	
REFERENCE	<b>06/17/0065/F</b>
PARISH	Caister On Sea 3
PROPOSAL	Proposed side single storey extension and attached shed.
SITE	43 Roman Way Caister GREAT YARMOUTH NR30 5JX
APPLICANT	Mr and Mrs Lawson
DECISION	<b>APPROVE</b>
<hr/>	



**PLANNING APPLICATIONS CLEARED BETWEEN 01-MAR-17 AND 28-MAR-17 FOLLOWING DETERMINATION BY THE GROUP MANAGER (PLANNING) UNDER DELEGATED POWERS**

REFERENCE	<b>06/17/0027/F</b>
PARISH	Caister On Sea 4
PROPOSAL	Proposed ground floor and first floor extensions, at side and rear
SITE	2 Queensway Caister GREAT YARMOUTH NR30 5AF
APPLICANT	Mrs G Coull
DECISION	<b>REFUSED</b>

REFERENCE	<b>06/17/0082/CU</b>
PARISH	Fleggburgh 6
PROPOSAL	Change of use maximum 4 rooms bed and breakfast
SITE	South House Main Road Clippesby GREAT YARMOUTH NR29 3BQ
APPLICANT	Mr R Alexander
DECISION	<b>APPROVE</b>

REFERENCE	<b>06/17/0003/CU</b>
PARISH	Great Yarmouth 5
PROPOSAL	Change of use to garden and erection of new boundary wall
SITE	52 Almond Road Gorleston GREAT YARMOUTH NR31 8EN
APPLICANT	Mr J Durrant
DECISION	<b>APPROVE</b>

REFERENCE	<b>06/17/0064/F</b>
PARISH	Great Yarmouth 5
PROPOSAL	Dropped kerb and vehicular access
SITE	59 Church Lane Gorleston GREAT YARMOUTH NR31 7BL
APPLICANT	Mrs S Harvey
DECISION	<b>APPROVE</b>

REFERENCE	<b>06/17/0073/SU</b>
PARISH	Great Yarmouth 5
PROPOSAL	Single storey side extension to provide bedroom and shower room. New ramped access to front entrance
SITE	4 Suffolk Road Gorleston GREAT YARMOUTH NR31 0QB
APPLICANT	Great Yarmouth Borough Council
DECISION	<b>APPROVE</b>

REFERENCE	<b>06/17/0095/PDE</b>
PARISH	Great Yarmouth 5
PROPOSAL	Notification of larger home extension - single storey flat roof rear extension
SITE	42 Selwyn Road Gorleston GREAT YARMOUTH
APPLICANT	Mr M Nichols
DECISION	<b>PERMITTED DEV.</b>

**PLANNING APPLICATIONS CLEARED BETWEEN 01-MAR-17 AND 28-MAR-17 FOLLOWING DETERMINATION BY THE GROUP MANAGER (PLANNING) UNDER DELEGATED POWERS**

REFERENCE	<b>06/17/0125/F</b>
PARISH	Great Yarmouth 7
PROPOSAL	Ext garage (flat roof to pitch + 3 Velux) rear to be used as utility room. replace wood boundary with brick
SITE	19 The Fairway Gorleston GREAT YARMOUTH NR31 6JS (Parish of Hopton)
APPLICANT	Mr S Connor
DECISION	<b>APPROVE</b>

REFERENCE	<b>06/17/0072/F</b>
PARISH	Great Yarmouth 9
PROPOSAL	Proposed first floor extension over existing premises
SITE	1 Steam Mill Lane Cobholm GREAT YARMOUTH NR31 0HP
APPLICANT	Marcom Electronic Components (UK) Ltd
DECISION	<b>APPROVE</b>

REFERENCE	<b>06/17/0050/F</b>
PARISH	Great Yarmouth 11
PROPOSAL	Roof extension and conversion of loft space to form bedroom, en-suite and storage room
SITE	10 Kent Avenue Gorleston GREAT YARMOUTH NR31 7LX
APPLICANT	Mr & Mrs R Ehlert
DECISION	<b>APPROVE</b>

REFERENCE	<b>06/17/0056/F</b>
PARISH	Great Yarmouth 11
PROPOSAL	Demolition of existing garage & single flat roof extension Erection of new rear single storey hipped roof extension
SITE	29 Stanley Avenue Gorleston GREAT YARMOUTH NR31 7QU
APPLICANT	Mr K Wymer
DECISION	<b>APPROVE</b>

REFERENCE	<b>06/17/0092/CD</b>
PARISH	Great Yarmouth 11
PROPOSAL	Demolish existing buildings & erect 6 res dwells (Class C3) & assoc highways & landscaping DoC 6,7&8: PP06/16/0387/SU
SITE	Hertford Way Depot Gorleston GREAT YARMOUTH NR31 7LH
APPLICANT	Wellington Construction Ltd
DECISION	<b>APPROVE (CONDITIONS)</b>

REFERENCE	<b>06/17/0099/CD</b>
PARISH	Great Yarmouth 11
PROPOSAL	Construction of two storey house with parking on existing garden area - DoC 3 re: PP 06/16/0764/F
SITE	2-4 Girtton Road (Land adj) Gorleston GREAT YARMOUTH NR31 7JW
APPLICANT	Mr P Gee
DECISION	<b>APPROVE (CONDITIONS)</b>

**PLANNING APPLICATIONS CLEARED BETWEEN 01-MAR-17 AND 28-MAR-17 FOLLOWING DETERMINATION BY THE GROUP MANAGER (PLANNING) UNDER DELEGATED POWERS**

REFERENCE	<b>06/17/0161/CD</b>
PARISH	Great Yarmouth 11
PROPOSAL	Proposed detached chalet bungalow rear of Elmgrove Court - Discharge of condition 3 re: 06/14/0085/F
SITE	Elmgrove Court (Land rear of) Elmgrove Road Gorleston GREAT YARMOUTH NR31 7PS
APPLICANT	Mr P Price
DECISION	<b>APPROVE (CONDITIONS)</b>

REFERENCE	<b>06/16/0661/F</b>
PARISH	Great Yarmouth 14
PROPOSAL	Conversion and change of use to form 7 self contained flats
SITE	11/12 South Quay GREAT YARMOUTH Norfolk
APPLICANT	Grandstand Developments Ltd
DECISION	<b>APPROVE</b>

REFERENCE	<b>06/16/0662/LB</b>
PARISH	Great Yarmouth 14
PROPOSAL	Conversion and change of use to form 7 self contained flats
SITE	11/12 South Quay GREAT YARMOUTH Norfolk
APPLICANT	Grandstand Developments Ltd
DECISION	<b>LIST.BLD.APP</b>

REFERENCE	<b>06/16/0791/F</b>
PARISH	Great Yarmouth 14
PROPOSAL	Provision of new gas meter box and new gas boiler outlet
SITE	132 King Street (Flat) GREAT YARMOUTH Norfolk NR30 2PQ
APPLICANT	Mr P Howkins
DECISION	<b>REFUSED</b>

REFERENCE	<b>06/16/0792/LB</b>
PARISH	Great Yarmouth 14
PROPOSAL	Provision of new gas meter box and new gas boiler outlet
SITE	132 King Street (Flat) GREAT YARMOUTH Norfolk NR30 2PQ
APPLICANT	Mr P Howkins
DECISION	<b>LIST.BLD.REFUSE</b>

REFERENCE	<b>06/17/0008/F</b>
PARISH	Great Yarmouth 14
PROPOSAL	Change of use of the first floor from B8 storage shed to C3 dwelling house (flat)
SITE	84 Exmouth Road GREAT YARMOUTH
APPLICANT	Mr R Thompson
DECISION	<b>REFUSED</b>

**PLANNING APPLICATIONS CLEARED BETWEEN 01-MAR-17 AND 28-MAR-17 FOLLOWING DETERMINATION BY THE GROUP MANAGER (PLANNING) UNDER DELEGATED POWERS**

REFERENCE	<b>06/17/0010/F</b>
PARISH	Great Yarmouth 14
PROPOSAL	Creation of outside terrace to the east of the main building
SITE	H.J's Candy Cabin Anchor Gardens Marine Parade GREAT YARMOUTH NR30 2EJ
APPLICANT	Mr Gray
DECISION	<b>APPROVE</b>

REFERENCE	<b>06/17/0014/F</b>
PARISH	Great Yarmouth 14
PROPOSAL	Form ground floor flat and house over
SITE	1 Gordon Terrace Crown Road GREAT YARMOUTH NR30 2JJ
APPLICANT	Mr E Shearing
DECISION	<b>REFUSED</b>

REFERENCE	<b>06/17/0049/F</b>
PARISH	Great Yarmouth 14
PROPOSAL	Change of use from A1 (shops) to A3 (food and drink)
SITE	12 King Street GREAT YARMOUTH Norfolk NR30 2BA
APPLICANT	Bilsdale Properties Ltd Mr P Handley
DECISION	<b>APPROVE</b>

REFERENCE	<b>06/17/0108/SU</b>
PARISH	Great Yarmouth 14
PROPOSAL	Demolish former restaurant at 59-61 St Peters Road and creation of playground for St Georges Primary School
SITE	St Georges First School St Peters Road GREAT YARMOUTH NR30 3BQ
APPLICANT	Childrens Services
DECISION	<b>NO OBJECTION</b>

REFERENCE	<b>06/17/0116/CU</b>
PARISH	Great Yarmouth 14
PROPOSAL	Change of use from exisiting residential care home to private dwelling
SITE	44 Albion Road GREAT YARMOUTH Norfolk NR30 2JD
APPLICANT	Mrs D Bryant
DECISION	<b>APPROVE</b>

REFERENCE	<b>06/17/0117/CU</b>
PARISH	Great Yarmouth 14
PROPOSAL	Change of use from residential care home to private dwelling
SITE	43 Albion Road Genesis GREAT YARMOUTH NR30 2JD
APPLICANT	Mrs D Bryant
DECISION	<b>APPROVE</b>

**PLANNING APPLICATIONS CLEARED BETWEEN 01-MAR-17 AND 28-MAR-17 FOLLOWING DETERMINATION BY THE GROUP MANAGER (PLANNING) UNDER DELEGATED POWERS**

REFERENCE	<b>06/13/0240/CD</b>
PARISH	Great Yarmouth 15
PROPOSAL	5 storey 80 bed hotel & pt single, pt 2 storey pub/rest parking & access, discharge of cond 22 on pp 06/12/0134/F
SITE	Runham Rd / North River Rd (Land at) Runham Vauxhall Great Yarmouth
APPLICANT	Heritage Developments Ltd
DECISION	<b>APPROVE (CONDITIONS)</b>

REFERENCE	<b>06/14/0080/CD</b>
PARISH	Great Yarmouth 15
PROPOSAL	Discharge of conditions 7, 8, 9 & 19 of PP 06/12/0134/F (Hotel/Restaurant) in respect of Highways issues & materials
SITE	North River Road Great Yarmouth Norfolk NR30 1SH
APPLICANT	Mrs N Jarman
DECISION	<b>APPROVE (CONDITIONS)</b>

REFERENCE	<b>06/16/0700/F</b>
PARISH	Great Yarmouth 15
PROPOSAL	Change of use of ground floor to A3 and A5 restaurant. Creation of 3 self contained flats
SITE	23 Hall Quay GREAT YARMOUTH Norfolk NR30 1HP
APPLICANT	Mr A Miah
DECISION	<b>APPROVE</b>

REFERENCE	<b>06/16/0701/LB</b>
PARISH	Great Yarmouth 15
PROPOSAL	Proposed change of use of ground floor to Use classes A3 and A5. Creation of 3 self contained flats
SITE	23 Hall Quay GREAT YARMOUTH Norfolk
APPLICANT	Mr A Miah
DECISION	<b>LIST.BLD.APP</b>

REFERENCE	<b>06/16/0804/F</b>
PARISH	Great Yarmouth 15
PROPOSAL	Change of use of ground floor to Class use A1, A3, A4 and A5 and creation of 3 no. self contained flats to upper floor
SITE	44 Market Place GREAT YARMOUTH Norfolk NR30 1PA
APPLICANT	Mr & Mrs Saluja
DECISION	<b>APPROVE</b>

REFERENCE	<b>06/16/0814/F</b>
PARISH	Great Yarmouth 15
PROPOSAL	Replace windows to the West & South elevations 1st & 2nd floor levels. Improve & replace ground floor windows & doors
SITE	18 Church Plain GREAT YARMOUTH Norfolk NR30 2QF
APPLICANT	Mr R Bryant
DECISION	<b>APPROVE</b>

**PLANNING APPLICATIONS CLEARED BETWEEN 01-MAR-17 AND 28-MAR-17 FOLLOWING DETERMINATION BY THE GROUP MANAGER (PLANNING) UNDER DELEGATED POWERS**

REFERENCE	<b>06/17/0015/F</b>
PARISH	Great Yarmouth 15
PROPOSAL	Renewal of PP 06/15/0021/CU Change of use from A1 (Retail) to B8 (Storage & Distribution) for online pharmacy business
SITE	Row 60 Howard Street South GREAT YARMOUTH Norfolk
APPLICANT	Mrs W Owodeyi
DECISION	<b>APPROVE</b>

REFERENCE	<b>06/17/0055/LB</b>
PARISH	Great Yarmouth 15
PROPOSAL	Alterations to internal layout, including new doors & redesign of first floor WC's to accommodate disabled WC
SITE	24 Hall Quay The Star Hotel GREAT YARMOUTH
APPLICANT	Mr Bossick
DECISION	<b>LIST.BLD.APP</b>

REFERENCE	<b>06/17/0058/F</b>
PARISH	Great Yarmouth 15
PROPOSAL	First floor infill of existing balcony to create sun room
SITE	15 Marine Crescent GREAT YARMOUTH Norfolk NR30 4ET
APPLICANT	Mr & Mrs G Pieri
DECISION	<b>APPROVE</b>

REFERENCE	<b>06/17/0088/F</b>
PARISH	Great Yarmouth 15
PROPOSAL	2 storey rear extension
SITE	31 North River Road Runham Vauxhall GREAT YARMOUTH NR30 1SH
APPLICANT	Mr D Roberts
DECISION	<b>APPROVE</b>

REFERENCE	<b>06/17/0024/CD</b>
PARISH	Great Yarmouth 19
PROPOSAL	Proposed change of use, extension and alteration to form public house - D.O.C 3, 4 and 5 re: PP: 06/15/0481/F
SITE	176-177 High Street Gorleston GREAT YARMOUTH NR31 6RG
APPLICANT	J D Wetherspoon
DECISION	<b>APPROVE (CONDITIONS)</b>

REFERENCE	<b>06/17/0052/F</b>
PARISH	Great Yarmouth 19
PROPOSAL	Extended vehicular access
SITE	52 Pier Plain Gorleston GREAT YARMOUTH NR31 6PG
APPLICANT	Mr P & Mrs B Greening
DECISION	<b>APPROVE</b>



**PLANNING APPLICATIONS CLEARED BETWEEN 01-MAR-17 AND 28-MAR-17 FOLLOWING DETERMINATION BY THE GROUP MANAGER (PLANNING) UNDER DELEGATED POWERS**

REFERENCE **06/17/0078/F**  
 PARISH Great Yarmouth 19  
 PROPOSAL Construction of 2 no. self contained flats

SITE 1 East Anglian Way Health Care Centre  
 Gorleston GREAT YARMOUTH  
 APPLICANT A C Pembroke (Builder) Ltd  
 DECISION **REFUSED**

REFERENCE **06/17/0086/F**  
 PARISH Great Yarmouth 19  
 PROPOSAL Proposed corridor extension. Internal classroom alts, new insulated ceiling and air source heat pump  
 SITE East Norfolk Sixth Form College Church Lane  
 Gorleston GREAT YARMOUTH  
 APPLICANT Mr P Wishart  
 DECISION **APPROVE**

REFERENCE **06/16/0658/F**  
 PARISH Hopton On Sea 2  
 PROPOSAL Change of use from agricultural land to golf course - renewal 06/13/0465/F  
 SITE Gorleston Golf Club Ltd Off Warren Road Gorleston  
 GREAT YARMOUTH NR31 6JT  
 APPLICANT Gorleston Golf Club Ltd  
 DECISION **APPROVE**

REFERENCE **06/17/0093/M**  
 PARISH Martham 13  
 PROPOSAL Agricultural determination - construction of a winter storage reservoir for irrigation  
 SITE Gibbet Hill Farm (Field near) Hemsby Road Martham  
 GREAT YARMOUTH NR29 4QH  
 APPLICANT Dove Associates  
 DECISION **DETAILS NOT REQ'D**

REFERENCE **06/16/0622/CD**  
 PARISH Ormesby St.Marg 16  
 PROPOSAL D.O.C:3,4,5 & 6 of PP:06/16/00 65/F (Bungalow) Re:Materials, slab levels, boundary treatment & landscaping  
 SITE Meadowcroft House Yarmouth Road  
 Ormesby St Margaret GREAT YARMOUTH NR29 3QQ  
 APPLICANT R & B Norfolk Ltd  
 DECISION **APPROVE (CONDITIONS)**

REFERENCE **06/16/0808/F**  
 PARISH Ormesby St.Marg 16  
 PROPOSAL Renewal of planning permission 06/13/0609/F for erection of one detached two-storey dwelling  
 SITE Willowmead (adj) Yarmouth Road Ormesby St Margaret  
 GREAT YARMOUTH NR29 3QG  
 APPLICANT Mrs D A Harbord  
 DECISION **APPROVE**

**PLANNING APPLICATIONS CLEARED BETWEEN 01-MAR-17 AND 28-MAR-17 FOLLOWING DETERMINATION BY THE GROUP MANAGER (PLANNING) UNDER DELEGATED POWERS**

REFERENCE	<b>06/17/0028/O</b>
PARISH	Ormesby St.Marg 16
PROPOSAL	Residential development of seven detached dwellings accessed by extension of Foster Close
SITE	74 Station Road Beechcroft Ormesby St Margaret GREAT YARMOUTH NR29 3NH
APPLICANT	Mr D Troy
DECISION	<b>APPROVE</b>

REFERENCE	<b>06/17/0048/F</b>
PARISH	Ormesby St.Marg 16
PROPOSAL	Construct garden room in exist courtyard.Demolish & construct new courtyard wall to same height - revised application
SITE	14 Filby Lane Ormesby St Margaret GREAT YARMOUTH NR29 3JR
APPLICANT	Mrs C Thomson
DECISION	<b>APPROVE</b>

REFERENCE	<b>06/17/0067/O</b>
PARISH	Ormesby St.Marg 16
PROPOSAL	Construction of detached bungalow
SITE	15 California Avenue Stella Vista Scratby GREAT YARMOUTH NR29 3PE
APPLICANT	Mr M Knighton
DECISION	<b>APPROVE</b>

REFERENCE	<b>06/17/0068/PDE</b>
PARISH	Ormesby St.Marg 16
PROPOSAL	Demolition of existing conservatory and erection of single storey rear extension
SITE	18 Leathway Ormesby St Margaret GREAT YARMOUTH NR29 3QA
APPLICANT	Mr G Harrison
DECISION	<b>PERMITTED DEV.</b>

REFERENCE	<b>06/17/0069/F</b>
PARISH	Ormesby St.Marg 16
PROPOSAL	Construction of single storey rear extension
SITE	53A Beach Road Scratby GREAT YARMOUTH NR29 3AJ
APPLICANT	Mrs N McCarthy
DECISION	<b>APPROVE</b>

REFERENCE	<b>06/17/0076/F</b>
PARISH	Ormesby St.Marg 16
PROPOSAL	Formation of an annexe over garages with balcony
SITE	41 California Crescent Scratby GREAT YARMOUTH NR29 3QP
APPLICANT	Mr & Mrs Nichols
DECISION	<b>REFUSED</b>

**PLANNING APPLICATIONS CLEARED BETWEEN 01-MAR-17 AND 28-MAR-17 FOLLOWING DETERMINATION BY THE GROUP MANAGER (PLANNING) UNDER DELEGATED POWERS**

REFERENCE	<b>06/17/0075/F</b>
PARISH	Rollesby 13
PROPOSAL	Removal of 3 no decaying timber sheds and creation of single new outbuilding
SITE	Windmill Nursing Home Main Road Rollesby GREAT YARMOUTH NR29 5ER
APPLICANT	Mr Patel
DECISION	<b>APPROVE</b>

REFERENCE	<b>06/17/0081/CD</b>
PARISH	Somerton 8
PROPOSAL	Conversion of barn to a residential dwelling with addition of rear extension - D.O.C 3 Re: PP: 06/15/0694/F
SITE	5 Collis Lane (Barn adj) East Somerton GREAT YARMOUTH
APPLICANT	Mr R Cross
DECISION	<b>APPROVE (CONDITIONS)</b>

REFERENCE	<b>06/16/0815/F</b>
PARISH	Winterton 8
PROPOSAL	Demolish existing garage and erection of single storey-wrap around extension. Extend existing dropped kerb
SITE	30 Bulmer Lane Seraph Winterton GREAT YARMOUTH NR29 4AF
APPLICANT	Mr and Mrs M Watson
DECISION	<b>APPROVE</b>

\* \* \* \* End of Report \* \* \* \*

**PLANNING APPLICATIONS CLEARED BETWEEN 01-MAR-17 AND 28-MAR-17 FOLLOWING  
DETERMINATION BY THE DEVELOPMENT CONTROL COMMITTEE**

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REFERENCE	<b>06/16/0786/CU</b>
PARISH	Burgh Castle 10
PROPOSAL	Change of use of land to operate holiday park (Yare and Bure Villages) for year round holiday caravan use
SITE	Breydon Water Holiday Park Butt Lane Burgh Castle GREAT YARMOUTH NR31 9QB
APPLICANT	Park Resorts Ltd
DECISION	<b>APPROVE</b>

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REFERENCE	<b>06/16/0790/F</b>
PARISH	Fleggburgh 6
PROPOSAL	Construction of 5 detached residential dwelling houses
SITE	Church View (land south of) Fleggburgh GREAT YARMOUTH
APPLICANT	Mrs E Willgress
DECISION	<b>APPROVE</b>

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\* \* \* \* End of Report \* \* \* \*