

Reference: 06/17/0771/O

Parish: Filby

Officer: Mr G Clarke

Expiry Date: 09-03-2018

Applicant: Mr J De Jean

Proposal: Construction of three, three bedroom detached houses

Site: Land adjoining 4 York Villa Close
Filby

REPORT

1 Background / History :-

- 1.1 York Villa Close is a private road off Thrigby Road that currently serves five detached dwellings, the existing development was first approved in 1993 with an outline application for four detached dwellings and garages (06/93/0866/O) with details being approved in 1996 (06/96/0194/D). At that time the Highway Authority only allowed four dwellings to be served by a private drive, in 1997 the number of houses off a private drive was amended to five and a subsequent application for another dwelling (now 4 York Villa Close) was allowed on appeal in 1999 (06/98/0648/F). The current Highway guidelines allow for up to eight dwellings to be served by a private drive.
- 1.2 The application that is now before the Committee is to extend the private drive across the frontage of no. 4 and construct three detached dwellings on land to the south of that property. The application has been submitted in outline form with access and layout to be considered at this stage leaving appearance, landscaping and scale to be considered at the detailed stage if the application is approved.
- 1.3 The site is currently open grass land with trees and hedging to the eastern and western boundaries, there are public footpaths to the east and south of the site but these are not affected by the proposed development. There is a Tree Preservation Order on some of the trees to the front of 4 York Villa Close (T21, T22 & T23) and a tree in the north east corner of the application site T30.
- 1.4 The current Village Development Limit for this part of Filby runs along the southern boundary of 4 York Villa Close so the site is outside but adjoining the development boundary.

2 Consultations :-

- 2.1 Highways - York Villa Close is a private (non-adopted) road which currently serves five properties. The proposed development proposes three additional properties which is still an acceptable number to be served from a private drive. My only slight reservation is the visibility at the access with Thrigby Road, which is reliant on visibility crossing third party land, however, given that it is also in the interests of the neighbouring plots to maintain visibility from their own access, I consider that there is a realistic expectation that visibility will not be restricted more than it is at present and certainly to the north the redevelopment of the pub included a condition which would protect the visibility from what is the critical direction.

Accordingly, in highway terms only I have no objection to the proposal but I would recommend the following condition be appended to any grant of permission your Authority is minded to make:

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

- 2.2 Parish Council – Objects to this proposal on the following grounds:

- Bearing in mind that a previous application to develop the site with 52 dwellings was rejected on highway grounds then because of the extra traffic likely to be generated by this proposal the extra slowing, stopping and turning movements here by this proposal on a busy class 3 road opposite to Filby Primary School and the Claypits car park which is used by the school would be detrimental to the safety and free flow of other road users, especially during term times.
- The five residents on York Villa Close have a Deed of Covenant regarding Rights of Way into the site which would be compromised and would act as breach of legal rights to the other 4 dwellings here.
- The proposal would involve the removal of some nearby mature trees which are protected by a Tree Preservation Order.
- The access point has sub-standard visibility on exiting the site which would result in detriment to other road users on Thrigby Road.
- The proposal for 3 extra dwellings here would not enhance the countryside character of Filby.
- The site of this proposal is outside the Village Development Area within this parish and as the parish of Filby has already, in the last 18 months accommodated more than the 5% Core Strategy Target allowed, then it is unacceptable to permit more residential development within this parish.

- 2.3 Trees Officer - The trees to the west of the proposed development are of low value, the trees to the east of the proposed development are of high value and longevity.

The protected trees within the grounds of 4 York Villa Close T21, T22, T23 and T30 must be protected through the development phase, with an Arboricultural assessment undertaken and NJUGS regs complied with.

As far as I can tell, there will be no trees directly affected by the development (no landscaping requirements) however access to the site will be close to the root plates of the above preserved trees which require protecting.

2.4 Public Rights of Way Officer – Base on the information currently available, this proposal would be unlikely to result in an objection on Public Rights of Way grounds as although Filby Footpath 2 is in the vicinity, it does not appear to be affected by the proposal.

2.5 Strategic Planning - The proposal seeks to erect three dwellings to the rear of an existing property. The site is located adjacent the saved Development Village Development Limit for the settlement of Filby.

Policy CS2 of the Core Strategy indicates that the settlement is identified as a Secondary Village in the settlement hierarchy with approximately 5% of new development in the Borough to take place in the Borough's Secondary and Tertiary Villages. Policy CS3 sets the Borough's housing provision for the plan period to at least 7,140 new homes, supporting those areas with the most capacity to accommodate new homes in accordance with policy CS2.

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 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.

Provided that a suitable access can be achieved the Strategic Planning team raises no objection to the proposal, but no doubt you may well have other site specific matters to weigh in reaching a decision.

2.6 Neighbours/local residents – 12 objections have been received, copies of which are attached (the letters from 1, 3 & 5 York Villa Close give the same reasons for objecting so have not been copied in their entirety). The main reasons for objection are that the proposal would be contrary to covenants in the deeds of the existing dwellings on York Villa Close, increased traffic, impact on residential amenity and outside the Village Development Limit.

3 Policy :-

3.1 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.

3.2 Policy CS3 – Addressing the Borough's housing need

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

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

- Focusing new development in accessible areas and those with the most capacity to accommodate new homes, in accordance with Policy CS2
 - Allocating two strategic Key Sites; at the Great Yarmouth Waterfront Area (Policy CS17) for approximately 1,000 additional new homes (a minimum of 350 of which will be delivered within the plan period) and at the Beacon Park Extension, South Bradwell (Policy CS18) for approximately 1,000 additional new homes (all of which will be delivered within the plan period)
 - Allocating sufficient sites through the Development Policies and Site Allocations Local Plan Document and/or Neighbourhood Development Plans, where relevant
 - Ensuring the efficient use of land/sites including higher densities in appropriate locations
 - Using a 'plan, monitor and manage' approach, which uses a split housing target to ensure that the plan is deliverable over the plan period (as shown in the Housing Trajectory: Appendix 3), to ensure the continuous maintenance of a five-year rolling supply of deliverable housing sites
- b) Encourage the effective use of the existing housing stock in line with the Council's Empty Homes Strategy
- c) Encourage the development of self-build housing schemes and support the reuse and conversion of redundant buildings into housing where appropriate and in accordance with other policies in the Local Plan
- d) Ensure that new housing addresses local housing need by incorporating a range of different tenures, sizes and types of homes to create mixed and balanced communities. The precise requirements for tenure, size and type of housing units will be negotiated on a site-by-site basis, having regard to the Strategic Housing Market Assessment, Policy CS4 and the viability of individual sites
- e) Support the provision of housing for vulnerable people and specialist housing provision, including nursing homes, residential and extra care facilities in appropriate locations and where there is an identified need
- f) Encourage all dwellings, including small dwellings, to be designed with accessibility in mind, providing flexible accommodation that is accessible to all and capable of adaptation to accommodate lifestyle changes, including the needs of the older generation and people with disabilities
- g) Promote design-led housing developments with layouts and densities that appropriately reflect the characteristics of the site and surrounding areas and make efficient use of land, in accordance with Policy CS9 and Policy CS12

3.3 Interim Housing Land Supply Policy

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

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 proposal is an outline planning application for the erection of three detached houses, as an outline application the only matters that are to be considered at this stage are the access and layout of the development. The submitted drawing shows an extension of the existing private drive across the frontage of 4 York Villa Close (which belongs to the applicant) the drive would then run along the western boundary of the site with a turning area at the southern end. The houses will have parking and turning areas at the front with gardens at the rear. The proposed houses are to the south of the applicant's house in an area where there is a tree belt along the rear boundaries of the dwellings on Thrigby Road to the east. The location of the houses and the screening along the boundary will prevent any overlooking or loss of privacy to the occupiers of nearby dwellings.
- 4.2 There are some trees that are protected by a Tree Preservation Order in the front garden of no. 4 to the north of the existing drive, the extension to form the new access will be off the existing drive and will not result in the loss of any trees. The Trees Officer has visited the site and he has said that the proposal

will not directly affect the trees but measures should be put in place to protect them during the construction phase.

- 4.3 The site is outside the Village Development Limit but directly adjoins it along the northern boundary, the Interim Housing Land Supply Policy (IHLSP) gives guidance on the development of such sites until the emerging Development Policies and Site Allocations Local Plan Documents are adopted and where the Borough Council cannot demonstrate a five year housing supply. As of April 1st 2017 the Borough has a 4.13 year supply of housing land and as such is a significant material consideration in the determination of this application. If a local planning authority cannot show that they are meeting this requirement, their policies with regards to residential development will be considered to be "out of date". As an authority we would then be significantly less able to resist all but the most inappropriate housing development in the area without the risk that the decision would be overturned at appeal under the presumption in favour of sustainable development.
- 4.4 Policy CS2 of the Core Strategy states that approximately 5% of new development will take place in the Secondary and Tertiary Villages named in the settlement hierarchy such as Filby. The Parish Council and some of the local residents' objections refer to the number of dwellings that have already been built in Filby and that the 5% figure has been exceeded. The Policy states approximately 5% and does not automatically mean that all housing developments will be refused once this figure has been reached, each application still has to be judged on its merits and considered against the relevant policies. In this case the scale of the development is similar to the surrounding area and it will only be visible from the public footpaths to the south and east so it will not have an adverse effect on the character of the area.
- 4.5 The Highways Officer has considered the application and although he has a slight reservation about visibility at the access he has no objection to the proposal with regard to additional traffic movements or possible highway danger. He has also confirmed that he has no objection to eight dwellings being served by the private drive.
- 4.6 The Planning Statement submitted with the application states that the dwellings will be for the applicant and his son and daughter, this may or may not be the case but the application has to be considered on its merits as to whether the site is suitable for three houses irrespective of who the future occupiers may be.
- 4.7 The main objections from the occupiers of three of the four other houses on York Villa Close are loss of amenity from an increase in vehicular movements and possible breach of covenants regarding the use of the private access. There will be an increase in traffic from three extra houses but the road will still remain a private cul-de-sac and will only be used by the occupants of the dwellings, service vehicles and visitors so is unlikely to cause additional traffic movements that would lead to a significant disturbance to the occupiers of the existing dwellings. If there is a breach of a covenant this is a legal matter

between the existing residents and the applicant and is not a reason to refuse the planning application.

- 4.8 A letter from a solicitor representing the occupiers of 3 York Villa Close has been submitted which states that the right of way cannot be extended to serve adjoining land and that York Villa Close cannot be used as the access for the development. The agent for the application has sent an email to say that the covenants do not restrict more houses being accessed from the private road so there is a legal dispute regarding the access but this is not a planning matter and will need to be resolved between the parties concerned. If planning permission is granted it is possible that the residents of York Villa Close could prevent the development from taking place if they can prove that there is a legal reason to do so.
- 4.9 The application site is located close to the main village amenities and will not cause significant harm to the form and character of the village, the dwellings will not cause any overlooking or loss of light to existing dwellings. The increase in vehicular movements will have some effect on the occupiers of the existing dwellings on York Villa Close but it is not considered that this by itself is sufficient reason to justify refusal of the application and the recommendation is to approve.

5 RECOMMENDATION :-

Approve, the proposal complies with Policies CS2 and CS3 of the Great Yarmouth Local Plan: Core Strategy and the Interim Housing Land Supply Policy.

BARKER GOTELEE

• SOLICITORS •

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Tel: 01473 611211 | Fax: 01473 610560 | Email: bg@barkergotelee.co.uk | www.barkergotelee.co.uk

Mr J C Dejean
4 York Villa Close
Thrigby Road
Filby
GREAT YARMOUTH
Norfolk
NR29 3JN

OUR REF : LSC/JAN/0085714-003/LMS
YOUR REF :
DATE : 20 February 2018

Dear Sir

Right of Way over York Villa Close

We act on behalf of Mr & Mrs Howard, the owners of 3 York Villa Close.

We understand you are aware of their concerns regarding the proposed development of three further dwellings on land adjoining your property.

We have reviewed the title to your property and understand that York Villa Close is not adopted by the Local Authority.

The right of way required over this private access way for the benefit of your property at No.4 York Villa Close stems from rights granted when the properties at York Villa Close were sold off by the original developer, Havant Homes Limited.

The rights of way that were granted at that time only extend to benefit the existing properties at 1 to 5 York Villa Close. As such, the right of way to your existing property cannot be extended so as to serve adjoining land, including the land on which you are proposing to build the three dwellings.

We would recommend you seek urgent legal advice to confirm the position because in the absence of a new legal right of way over York Villa Close being granted for the benefit of your proposed development, then York Villa Close cannot lawfully be used as the access to the new development.

Please also note that this correspondence will need to be disclosed on any future disposition of that land.

Yours faithfully



Barker Gotelee

Email: luke.cain@barkergotelee.co.uk
Direct Dial: 01473 350551

Barker Gotelee LLP is a limited liability partnership, registered in England and Wales with registered number OC 413748.
Its registered office and principal place of business is 41 Barrack Square, Martlesham Heath, Ipswich, Suffolk IP5 3RF

AUTHORISED AND REGULATED BY THE SOLICITORS REGULATION AUTHORITY - No. 636936

From: Ross Jones <ross.jones@jgasurveyors.com>
Sent: 14 February 2018 08:55
To: Graham A. Clarke
Cc: clayton dejean
Subject: RE: Erection of 3 houses at land adjoining 4 York Villa Close, Filby

Dear Mr Clarke,

Thank you for your email, the content of which is noted.

Given that the application requires deciding by the Development Control Committee with their next meeting date being in March, we agree to extend the time limit for the decision until 9 March.

In regard to your query concerning the separate matter of alleged restrictions in connection with the private access road, we investigated this issue last week. The findings of our investigation are detailed below:

Thank you for forwarding the Title Register and Transfer document dated 23.03.2001 containing the covenants mentioned in some of the objections to the application.

The objection submitted by Mr & Mrs Williams who live at 5 York Villa Close, for example, references the Transfer and covenants therein on page 2 under the heading 'Serious breach of binding deed of covenant that forms part of the title absolute in respect of the shared private access and driveway in York Villa Close'. They specifically mention clauses 3 (nuisance) and 4 (obstructions) included in the fourth schedule.

We would comments as follows:

- 1. These are not restrictive covenants. They are general covenants regarding nuisance and obstructions.*
- 2. These general covenants do not restrict anymore houses being accessible from the private road. Note: planning policy which is a separate matter, did historically restrict the number of houses accessible from a private road to 5, but this has subsequently been increased to 8. This issue was raised by Mrs Howard at 3 York Villa Close but her comments are no longer applicable.*
- 3. There is likely to be a degree of nuisance during the building works but this nuisance is applicable to building work taking place anywhere and will be relatively short term.*
- 4. The capability of the existing underground drains would be reviewed prior to connecting additional drains to the existing. This is a level of detail to be addressed in due course, if permission is granted.*
- 5. Nothing needs to block the access road i.e. by parking cars along it or placing skips/materials on it, as plenty of space is available on your land.*

Accordingly, in our opinion the comments made are unfounded and should not have a material effect on the determination of the application by the Planning Authority.

In addition, in the event that the transfer did include restrictive covenants (but I iterate that it doesn't) issues of planning and issues of restrictive covenants are separate matters and are dealt with in completely different ways.

Planning permission for all or any of the things restrictive covenants can prevent can be applied for, and the existence of the covenants will form no part in the planning decision.

I trust these comments appease your concerns regarding access and the alleged restrictions contained in the Transfer document.

Kind regards,
Ross

Ross Jones BSc (Hons), MRICS, C.Build E, MCABE, MFPWS
Director

Ack 31/1/18

S

Application Reference 06/17/0771/O

Attachments

Invalid Consultee Comment? ☐Copy to existing Consultee? ☐

Name Ms E J Howard

Address 3 York Villa Close, Filby

Post Code NR29 3JN

Telephone

Email Address alajomail-protect@yahoo.co.uk

For or Against OBJ Object

Speak at Committee

The existing shared private driveway to York Villa Close is restricted to five properties. This was decided under previous planning law and guidance. This should not be changed retrospectively by 'revised restrictions' for new developments - resulting in 'back land development' outside of the village development limit. Highway and pedestrian safety would most definitely be jeopardised. It is a restricted view access especially at busy school times when vehicles park on the road and is immediately opposite a busy car park entrance. Noise and disturbance would increase considerably with additional residential, visitor and service vehicles.

Date Entered 30-01-2018

Internet Reference OWPC1430

Ack 18/1/18

S

1 YORK VILLA CLOSE
FILBY
GT YARMOUTH NORFOLK
NR29 3JN


Mr Dean Minns
Group Manager (Planning)
Planning Services Development Control
Gt Yarmouth Borough Council
Town Hall
Hall Plain
Gt Yarmouth Norfolk NR30 2QF

16th January 2018

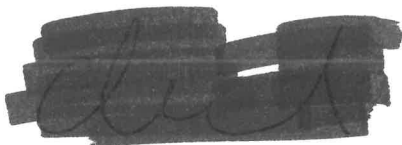
Dear Sir

COMMENTS RE: PLANNING APPLICATION - 06/17/0771/O - 4 York Villa Close

We refer to the above application and to your letter dated 20 December (received on Saturday 23 December 2017 after the GYBC office closure until Tuesday 2 January 2018).

Please find our objections and comments attached herewith. We must draw your particular attention to the serious breach of a legally binding Deed of Covenant that forms part of Title Absolute in respect of the shared Private Access and shared Private Driveway detailed in the first section of our objections and comments

Yours faithfully



Graham J. Edwards



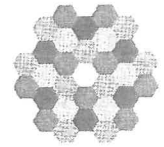
Ann C. Edwards

Enc

Great Yarmouth
Borough Council

16 JAN 2018

Planning
Department



Official copy of register of title

Title number NK231910

Edition date 07.01.2010

- This official copy shows the entries on the register of title on 10 JAN 2018 at 14:13:34.
- This date must be quoted as the "search from date" in any official search application based on this copy.
- The date at the beginning of an entry is the date on which the entry was made in the register.
- Issued on 10 Jan 2018.
- Under s.67 of the Land Registration Act 2002, this copy is admissible in evidence to the same extent as the original.
- This title is dealt with by HM Land Registry, Kingston Upon Hull Office.

A: Property Register

This register describes the land and estate comprised in the title.

NORFOLK : GREAT YARMOUTH

- 1 (05.01.1994) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being 1 York Villa Close, Filby.
- 2 (12.05.1999) The land has the benefit of the rights granted by but is subject to the rights reserved by the Transfer dated 29 March 1999 referred to in the Charges Register.
- 3 (12.05.1999) The Transfer dated 29 March 1999 referred to in the Charges Register contains a provision as to boundary structures.

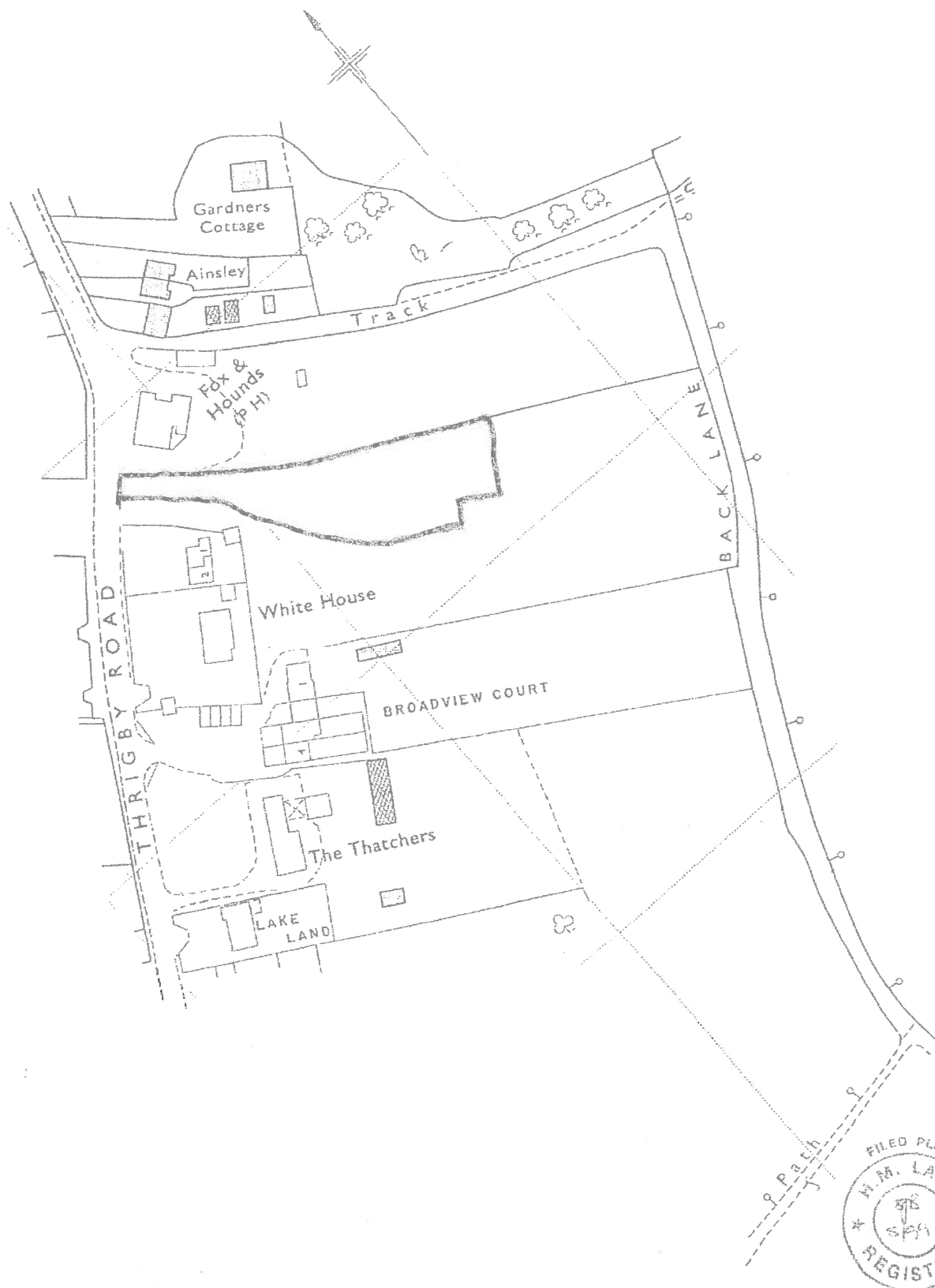
B: Proprietorship Register

This register specifies the class of title and identifies the owner. It contains any entries that affect the right of disposal.

Title absolute

- 1 (18.08.2004) PROPRIETOR: GRAHAM JOHN EDWARDS and ANN CELIA EDWARDS of 1 York Villa Close, Filby, Great Yarmouth, Norfolk NR29 3JN.
- 2 (12.05.1999) RESTRICTION:-Except under an order of the Registrar no transfer by the proprietor of the land is to be registered unless a certificate is furnished by the solicitor for the transferee that the transferee has entered into the covenant referred to in paragraph 8 of the Fourth Schedule to the Transfer dated 29 March 1999 referred to in the Charges Register.
- 3 (18.08.2004) The price stated to have been paid on 7 November 2003 was £350,000.
- 4 (18.08.2004) The Transfer to the proprietor contains a covenant to observe and perform the covenants referred to in the Charges Register and of indemnity in respect thereof.

H.M. LAND REGISTRY		TITLE NUMBER	
		NK23 19 10	
ORDNANCE SURVEY PLAN REFERENCE	TG 4613	SECTION B	Scale 1/1250 Enlarged from 1/2500
COUNTY NORFOLK	DISTRICT GREAT YARMOUTH		© Crown copyright 1983



ACK 18/1/18

S

3 YORK VILLA CLOSE
FILBY
GT YARMOUTH NORFOLK
NR29 3JN

Mr Dean Minns
Group Manager (Planning)
Planning Services Development Control
Gt Yarmouth Borough Council
Town Hall
Hall Plain
Gt Yarmouth Norfolk NR30 2QF

16th January 2018

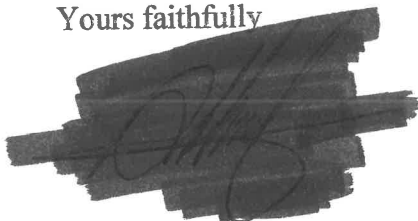
Dear Sir

COMMENTS RE: PLANNING APPLICATION - 06/17/0771/O - 4 York Villa Close

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Please find my objections and comments attached herewith. I must draw your particular attention to the serious breach of a legally binding Deed of Covenant that forms part of Title Absolute in respect of the shared Private Access and shared Private Driveway detailed in the first section of my objections and comments

Yours faithfully



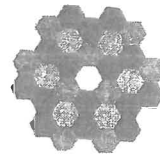
Alan L Howard

Enc

Great Yarmouth
Borough Council

16 JAN 2018

Planning
Department



Official copy
of register of
title

Title number NK282176

Edition date 31.01.2013

- This official copy shows the entries in the register of title on 1 February 2013 at 09:45:00.
- This date must be quoted as the "search from date" in any official search application based on this copy.
- The date at the beginning of an entry is the date on which the entry was made in the register.
- Issued on 1 February 2013.
- Under s.67 of the Land Registration Act 2002, this copy is admissible in evidence to the same extent as the original.
- For information about the register of title see Land Registry website www.landregistry.gov.uk or Land Registry Public Guide 1 - A guide to the information we keep and how you can obtain it.
- This title is dealt with by Land Registry Kingston upon Hull Office.

A: Property register

This register describes the land and estate comprised in the title.

NORFOLK : GREAT YARMOUTH

- 1 (05.01.1994) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being 3 York Villa Close, Filby (NR29 3JN).
- 2 (18.05.1999) The land has the benefit of the rights granted by but is subject to the rights reserved by the Transfer dated 26 April 1999 referred to in the Charges Register.
- 3 (18.05.1999) The Transfer dated 26 April 1999 referred to in the Charges Register contains a provision as to boundary structures.

B: Proprietorship register

This register specifies the class of title and identifies the owner. It contains any entries that affect the right of disposal.

Title absolute

- 1 (07.09.2012) PROPRIETOR: ALAN LESLIE HOWARD and MOLLIE REBECCA LOIS HOWARD of 3 York Villa Close, Filby, Great Yarmouth, Norfolk NR29 3JN.
- 2 (18.05.1999) RESTRICTION:-Except under an order of the Registrar no transfer by the proprietor of the land is to be registered unless a certificate is furnished by the solicitor for the transferee that the transferee has entered into the covenant referred to in paragraph 9 of the Fourth Schedule to the Transfer dated 26 April 1999 referred to in the Charges Register.

B: Proprietorship register continued

- 3 (07.09.2012) The price stated to have been paid on 29 August 2012 was £490,000.
- 4 (07.09.2012) The Transfer to the proprietor contains a covenant to observe and perform the covenants referred to in the Charges Register and of indemnity in respect thereof.
- 5 (31.01.2013) RESTRICTION: No disposition by a sole proprietor of the registered estate (except a trust corporation) under which capital money arises is to be registered unless authorised by an order of the court.

C: Charges register

This register contains any charges and other matters that affect the land.

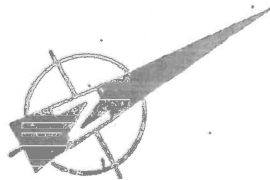
- 1 (01.05.1997) An Agreement with Eastern Group Plc dated 22 April 1997, under the hand of R.A. Bobbin, on behalf of Havant Homes Limited, relates to an authorisation to lay underground electric cables and of indemnity in respect thereof.

NOTE: Copy filed under NK153300.

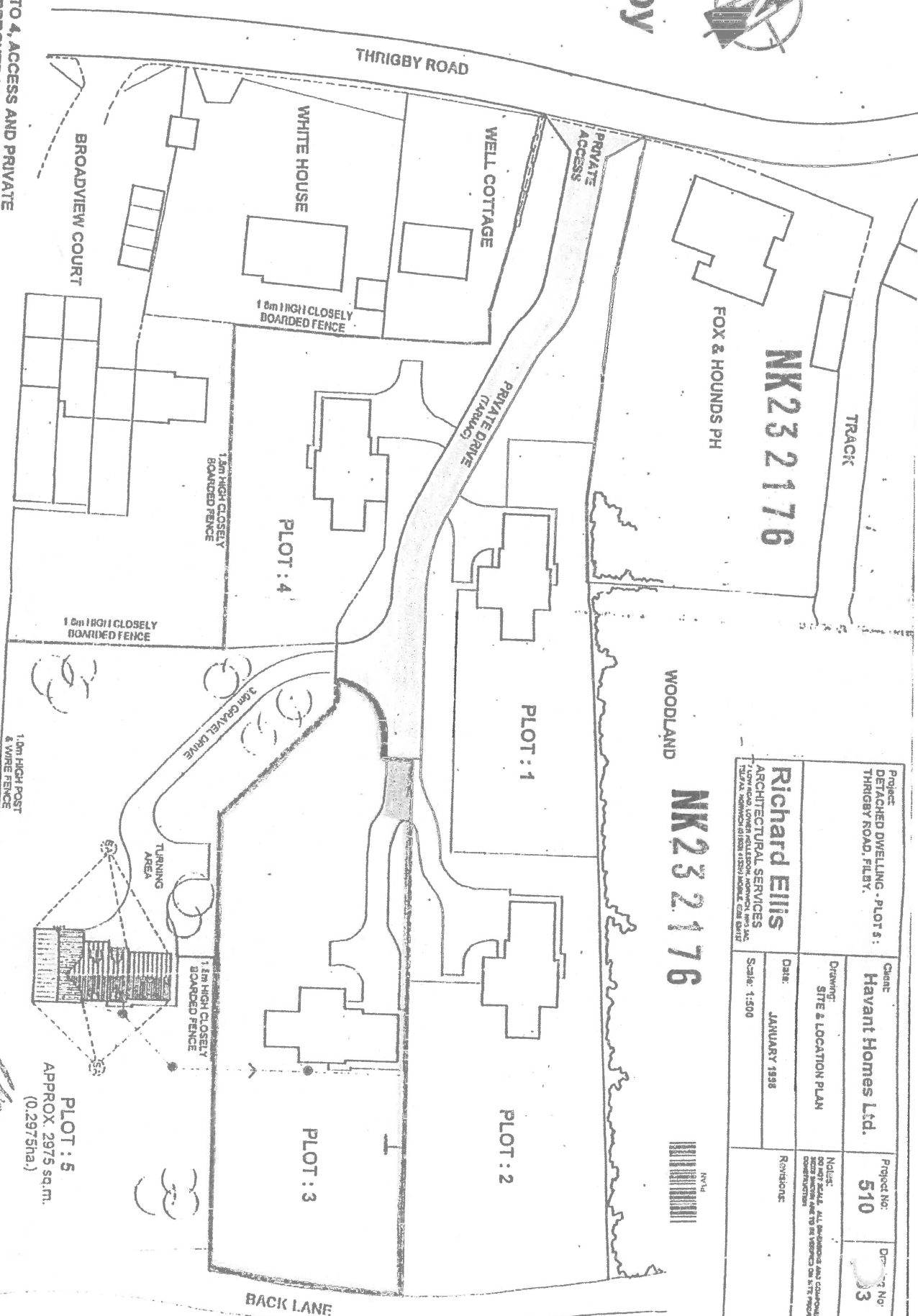
- 2 (18.05.1999) A Transfer of the land in this title dated 26 April 1999 made between (1) Havant Homes Limited and (2) Graham David George and Deborah Susan George contains restrictive covenants.

NOTE: Original filed.

End of register



Filby



NK232176

FOX & HOUNDS PH

TRACK

WOODLAND

NK232176



Project: DETACHED DWELLING - PLOTS 1-5 THRIGBY ROAD, FILBY.		Client: Havant Homes Ltd.	Project No.: 510	Drawing No.: 3
Drawing: SITE & LOCATION PLAN		Date: JANUARY 1998	Notes: DO NOT SCALE. ALL DIMENSIONS AND COORDINATE SHOWN ON THIS DRAWING ARE TO BE USED TO CONSTRUCT THE DEVELOPMENT.	
Scale: 1:500		Revisions:		

Richard Ellis ARCHITECTURAL SERVICES 1, LEWIS ROAD, LOWER WELLSBOURNE, NORWICH, NR9 3AA. TEL: 01603 415501 FAX: 01603 415502. CEN 504112
--

Richard Ellis

ARCHITECTURAL SERVICES

15 NEW ROAD, LOWER WILTON, HAVANT, HAMPSHIRE, RG26 7JG

TEL: 01256 310000 (10.00 - 17.00) FAX: 01256 310001

* PLOTS 1 TO 4, ACCESS AND PRIVATE
DRIVE APPROVED UNDER GREAT
YARMOUTH BOROUGH COUNCIL
PLANNING REF: 06/96/0194/D - 3 JUN 1996.

SITE & LOCATION PLAN 1:500

Richard Ellis
5.1.98

Ack 18/1/18

S

5 YORK VILLA CLOSE
FILBY
GT YARMOUTH NORFOLK
NR29 3JN

Mr Dean Minns
Group Manager (Planning)
Planning Services Development Control
Gt Yarmouth Borough Council
Town Hall
Hall Plain
Gt Yarmouth Norfolk NR30 2QF

16th January 2018

Dear Sir

COMMENTS RE: PLANNING APPLICATION - 06/17/0771/O -- 4 York Villa Close

We refer to the above application and to your letter dated 20 December (received on Saturday 23 December 2017 after the GYBC office closure until Tuesday 2 January 2018).

Please find our objections and comments attached herewith. We must draw your particular attention to the serious breach of a legally binding Deed of Covenant that forms part of Title Absolute in respect of the shared Private Access and shared Private Driveway detailed in the first section of our objections and comments

Yours faithfully

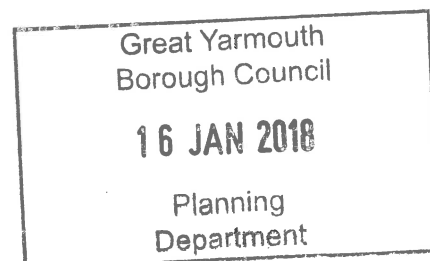


Graham F. Williams



Hazel M. Williams

Enc



**SERIOUS BREACH OF LEGALLY BINDING DEED OF COVENANT THAT FORMS PART OF TITLE
ABSOLUTE IN RESPECT OF THE SHARED PRIVATE ACCESS AND DRIVEWAY IN YORK VILLA CLOSE**

The York Villa Close access road serves five properties and has a shared private access and shared private driveway – legally binding rights exist purely for the five properties in situ and the use, maintenance and repair provision over that private driveway is by virtue of a legally binding right jointly shared by the five properties.

The restrictive covenants detailed in the Deed of Covenant on the properties in the development are clearly stated in The Fourth Schedule:

Section Three - “Not to do or permit or suffer to be done upon the Premises or any part thereof any act or thing which shall be or grow to be or cause a nuisance damage annoyance or disturbance to the owners or occupiers of any adjoining property.....nor to do anything to overload the services on the Estate”.

Section Four – “Not to park any vehicles or place any object on any part of the Private Driveway so as to obstruct the access to other parts of the Estate.....”.

It is clear in the proposed site preparation that a significant volume of heavy plant and vehicles will be involved. In addition during the construction phase there will also be a significant volume of heavy delivery vehicles and light vehicles providing building materials and labour. This clearly constitutes considerable nuisance, damage, annoyance and disturbance to the owners or occupiers of any adjoining property and is a very serious breach of the covenant which is totally unacceptable and there is no legal right for the Applicant to be able to do this.

Also, we anticipate the applicant will seek to connect to existing underground services beneath the private roadway. The use of this private roadway, which is the only means of access, will result in severe hindrance, obstruction and road surface damage by vehicles engaged throughout the construction process which again clearly breaches the covenants and there is no legal right for the Applicant to be able to do this.

LOSS OF AMENITY

The application is very misleading and inaccurate to state that “there will be no adverse impact on the amenities that the occupiers of nearby dwellings could reasonable expect to enjoy” (Section 5 – Conclusion Para 4). The number of household vehicles using the small private road will increase from 10-16, a considerable increase of 60%. In addition there will be a similar increase in visitor traffic, utility and delivery vehicles as well as pedestrians (with no footpaths).

This represents a considerable increase in traffic, traffic noise/disturbance and also a greatly increased risk of an accident at the York Villa Close/Thrigby Road access junction – especially during the very busy periods of drop off and pick-up at Filby village school.

As a private and exclusive development of five similarly sized detached houses, without question, there would be a significant adverse impact on the amenity that the current occupants of York Villa Close enjoy (and originally bought into).

VILLAGE DEVELOPMENT LIMIT

The proposed site is clearly outside of the current village development limits and in view of the considerable easing of this restriction that would be required to accommodate this proposal it is important that both the future integrity of the site and the complete honesty of the application be achieved.

Therefore a Section 106 Agreement should be put in place, effective for an appropriate period of (say) 15-20 years and thus restrict the occupancy of the properties to the applicant, his son and his daughter as called for in the application.

Such an agreement would reasonably prevent the application being submitted on one basis and then after approval changing the three houses to open market properties.

LACK OF CLARITY IN THE APPLICATION

There appears to be an element of duplicity in the application:

- Section 3, page 3-3, paragraph 1 states:

"whilst also increasing the opportunity by different groups (ie a younger generation) within the community".

- Section 3, page 3-1 paragraph 2 states:

"The applicant wishes to seek a planning permission for 3 no. houses for himself and his son and daughter".

- Section 3, page 3-1, paragraph 3 states:

"hopefully enabling the applicant's son and daughter to move back to the village".

This is a clear attempt to mislead and/or even to deceive both the planners and existing residents as to the true nature of the application and puts in question its integrity and true purpose. This is a most unsatisfactory situation for all concerned parties.

The applicant has not lived on a full time basis at the property for some years and is more often than not away for long periods of time either working abroad or at his other home(s). The property has also been rented out for a period and remains unoccupied most of the time. There has been no evidence of 'family members' living there.

We are obviously not aware of any family dependency issues and the suggestion of a plot for his son and daughter to reside in is disingenuous and irrelevant.

LOCAL AFFORDABLE MARKET HOUSING

This statement is very misleading:

- Section 3, page 3-1, paragraph 2 states there is :

"a lack of market housing affordable to them".

In fact there are currently in excess of 130 market properties available within a three mile radius of Filby within a £100k to £300k price range.

TREE PRESERVATION ORDERS (TPOs)

Section 1, page 1-1, paragraph 3 it states correctly 'there are no known TPOs on the site'. However, it is important to note that there are three trees in the existing front garden of No. 4 York Villa Close with TPOs – see TPO No.4/1995):

T21	=	Oak Tree
T22	=	Silver Birch Tree
T23	=	Oak Tree

It is essential that any new roadway through the existing plot of No. 4 is outside of the Root Protection Zone of the said trees, particularly for T21 and T22. It is important to ensure that the Root Protection Zone is not compromised by the new tarmac drive thus enabling the three trees to retain their current level of protection and their future is not jeopardised.

MAINTENANCE COSTS

The Application states "the existing maintenance contributions of the upkeep of the shared part of the existing road will be reassessed accordingly".

This is both presumptuous and offensive as this is a very complex issue and can only be resolved to the satisfaction of all parties of the other four properties in York Villa Close. Of particular concern would be the effect of any changes to the current Deeds/Covenants affecting the future sale/transfer of any of the existing properties. There must be a unanimous formal and legally binding agreement to avoid any future complications that might jeopardise a future sale/transfer.

Any and all costs for all parties would have to be met by the Applicant.

4. The right to use and enjoy any adjoining or adjacent land without restriction arising from the interference with light or air to the Premises

THE FOURTH SCHEDULE

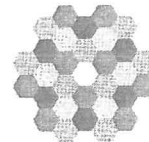
1. **USE** No building shall be used other than as a private dwellinghouse and usual ancillary purposes without the written consent of the Transferor

2. **OUTBUILDINGS** No hut shed caravan or similar erection or building (whether temporary or permanent) shall be placed or allowed to remain on any part of the Premises within 5 years from the date hereof

3. **NUISANCES** Not to do or permit or suffer to be done upon the Premises or any part thereof any act or thing which shall or may be or grow to be or cause a nuisance damage annoyance or disturbance to the Transferor or the owners or occupiers of any adjoining or neighbouring property and in particular not to release any deleterious matters into the drains nor to do anything to increase the fire risk in excess of that for properties of this nature nor to do anything to overload the services on the Transferor's Estate

4. **OBSTRUCTIONS** Not to park any vehicles or place any object on any part of the land tinted yellow and the Private Driveway so as to obstruct the access to other parts of the Transferor's Estate with or without vehicles by the Transferor the owner and occupiers of other parts of the Transferor's Estate and all persons properly authorised by any of them

5. **PLANTING** To permit the Transferor to plant any tree or shrub on the Premises as may be required by the Local Authority in accordance with the Conditions in the Planning Consent and thereafter the Transferee will at all times care for such tree or shrub and replace any tree or shrub which may die within a period of five years from the planting thereof



Official copy of register of title

Title number NK253740

Edition date 23.05.2012

- This official copy shows the entries on the register of title on 10 JAN 2018 at 14:15:44.
- This date must be quoted as the "search from date" in any official search application based on this copy.
- The date at the beginning of an entry is the date on which the entry was made in the register.
- Issued on 10 Jan 2018.
- Under s.67 of the Land Registration Act 2002, this copy is admissible in evidence to the same extent as the original.
- This title is dealt with by HM Land Registry, Kingston Upon Hull Office.

A: Property Register

This register describes the land and estate comprised in the title.

NORFOLK : GREAT YARMOUTH

- 1 (05.01.1994) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being 5 York Villa Close, Thrigby Road, Filby, Great Yarmouth (NR29 3JN).
- 2 (18.09.2000) The land has the benefit of the rights granted by but is subject to the rights reserved by the Transfer dated 31 August 2000 referred to in the Charges Register.
- 3 (18.09.2000) The Transfer dated 31 August 2000 referred to in the Charges Register contains a provision as to boundary structures.

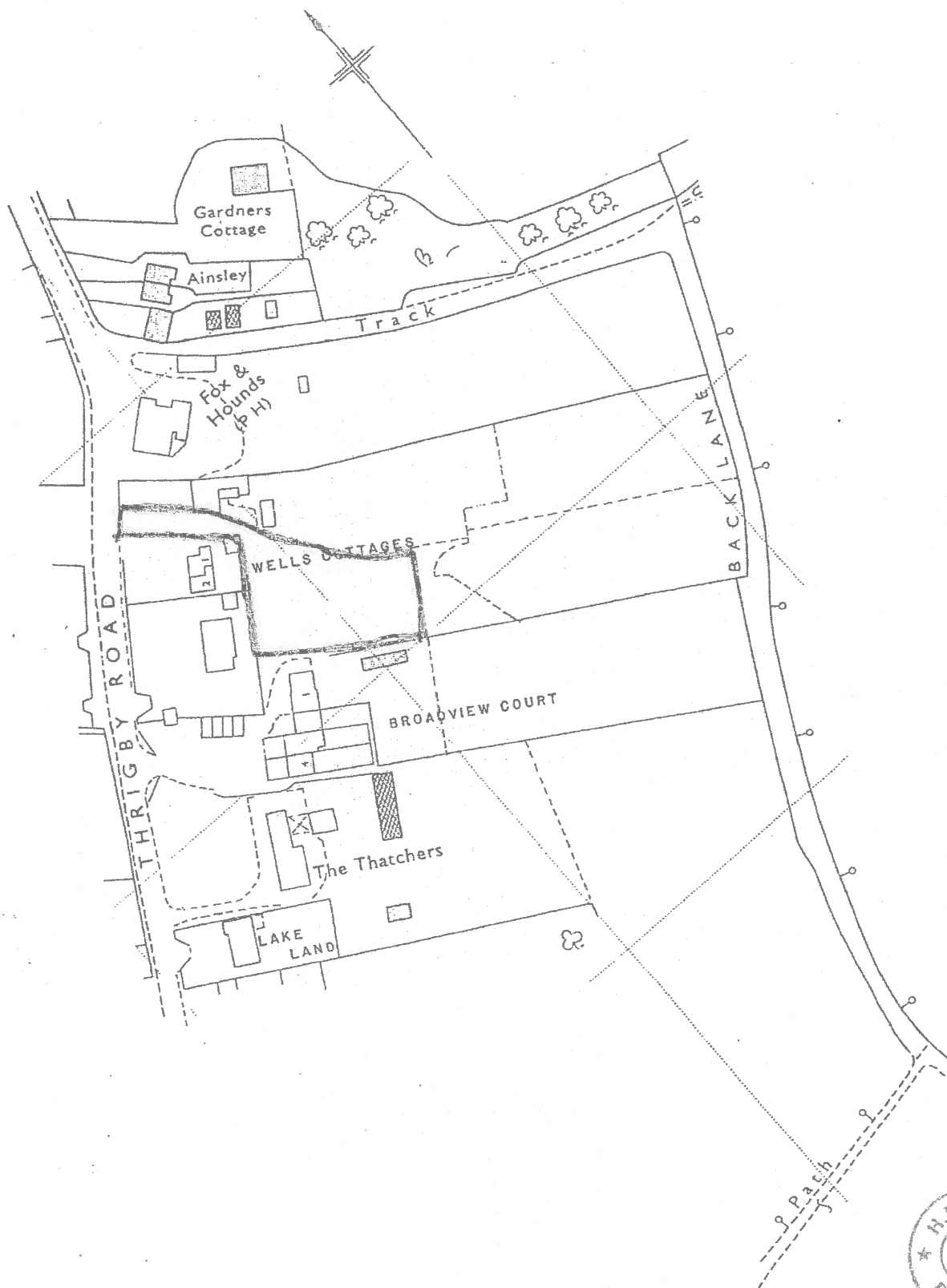
B: Proprietorship Register

This register specifies the class of title and identifies the owner. It contains any entries that affect the right of disposal.

Title absolute

- 1 (23.05.2012) PROPRIETOR: GRAHAM FARRAR WILLIAMS and HAZEL MABEL WILLIAMS of 5 York Villa Close, Thrigby Road, Filby, Great Yarmouth, Norfolk NR29 3JN.
- 2 (23.05.2012) The price stated to have been paid on 17 May 2012 was £385,000.
- 3 (23.05.2012) RESTRICTION: No disposition by a sole proprietor of the registered estate (except a trust corporation) under which capital money arises is to be registered unless authorised by an order of the court.
- 4 (23.05.2012) RESTRICTION: No disposition of the registered estate (other than a charge) by the proprietor of the registered estate or by the proprietor of any registered charge is to be registered without a certificate signed by a conveyancer that the provisions of clause 8 of the third schedule to the transfer dated 31 August 2000 and made between (1) Havant Homes Limited and (2) C P A and P R Bean have been complied with.

H.M. LAND REGISTRY		TITLE NUMBER	
		NK 253740	
ORDNANCE SURVEY PLAN REFERENCE	TG 4613	SECTION B	Scale 1/1250 Enlarged from 1/2500
COUNTY NORFOLK	DISTRICT GREAT YARMOUTH		© Crown copyright 1983



Application Reference 06/17/0771/O

Attachments

Invalid Consultee Comment? ☐Copy to existing Consultee? ☐

Name Miss A Eaton

Address Wells Cottage and Holly Cottage

Thrigby Road

Filby

Post Code NR29 3HJ

Telephone

Email Address

For or Against

OBJ Object

Speak at Committee

I believe the applicant in the first instance should withdraw their planning request, as York Villa Close has restrictive covenants on the properties that need to be initially discussed with the other property owners. I could reiterate other objections, but at present conclude there is a fundamental legal issue requiring attention prior to any requests for planning permission.

Date Entered 21-01-2018

Internet Reference OWPC1419

Jill K. Smith

ACK'D 7/1/18

From: Lois [REDACTED]
Sent: 17 January 2018 15:05
To: plan
Subject: OBJECTION - re Planning Application 06/17/0771/O - FAO Dean Minns, Group Manager (Planning)
Attachments: 4YVC Application Comments.docx

I agree with and endorse all comments as attached herewith and hereby lodge my "**OBJECTION**" to the above planning application. Please consider the attached comments "together with" my comments below.

In particular, it is my belief that the applicant is not in a position to proceed with this application owing to the joint access, ownership and maintenance agreements of the shared private access and the shared private driveway between the five property householders. Another important issue would obviously be the serious breach of the legally binding Deed of Covenant and this will remain the case until unanimous agreements to any changes are in place. I disagree as to how any planning decision can consider this to be irrelevant.

Obviously, if the applicant chooses to opt for a separate access to the proposed site and subsequent connection to services utilising the adjoining field under his ownership, then that is a different matter entirely. However, such an application would still necessitate change of use from agricultural land and break the village development limit. In connection with this I strongly "**OBJECT**" to the misleading statement in the application about the proposed plot being on agricultural land which was 'historically difficult' to farm/cultivate. During my six years of residency in York Villa Close the proposed development plot has been maintained on a routine basis by a local farmer and the adjoining field, which runs along the village allotments and community orchard, has been cropped and harvested every year.

I have strong "**OBJECTION**" to the significant increase of traffic and dangers especially at the entrance on to Thrigby Road opposite a car park (used mostly by the school and parents) on to an already busy minor road (with no NCC Highways winter weather gritting schedule and is predominantly without footpaths). The view is very restrictive when exiting especially at school drop-off/collection times and has become more hazardous since the redevelopment of the Fox & Hounds Public House with cars parked on a front drive immediately to the right of the exit. Any increase in traffic would further jeopardise safety of motorists, pedestrians and school children.

I also understand that the area and its existing access has been the subject of previous planning applications which were "refused" and that this new application would be "Back Land Development". It was eventually 'approved' with a restriction of just five houses with a shared private access and shared private roadway under planning law and advice. I understand that a fairly recent Planning Guidance revision/relaxation of numbers of properties on a private shared drive maximises development to eight but **OBJECT** to this being applied retrospectively and with the existing restrictions and hazards of the shared private access on to the main road.

It has been heard that a wildlife refuge might be considered in the grounds of one or more of the plots and this would be "**OBJECTIONABLE**" on the basis of noise, disturbance, smell and possible damage to surrounding residences.

I am not surprised by the phraseology of the application as it sings to the tune of planners and is well-versed by agents and advisers. I might add that having a view that this development was in the pipeline I set up my own "fake general enquiry" with a Council Building Control Officer last year. Not surprisingly, I was given similar advice with regard to keeping any "new" property for direct family members. So, does the fact that "the developer's morals or motives" may be "irrelevant" in reaching a planning decision, mean that one (ie an applicant) can say anything to achieve a favourable result?

Any approval will most definitely be challenged.

Mrs Lois Howard
York Villa Close
Filby

ACK 18/1/18

S

Application Reference 06/17/0771/O

Attachments

Invalid Consultee Comment? ☐Copy to existing Consultee? ☐

Name Mr. K. Saul

Address Albion, Main Road,

Filby

Great Yarmouth

Post Code NR29 3HS

Telephone

Email Address

For or Against

OBJ

Object

Speak at Committee

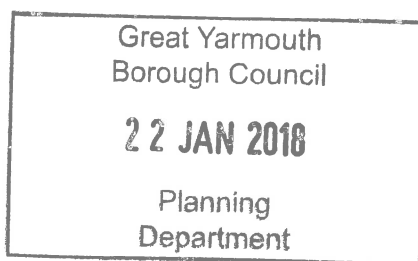
I should like to object to this proposal. Aside from any other considerations, it falls outside the development area and should therefore be rejected.

Date Entered 17-01-2018

Internet Reference OWPC1409

Planning Department
Great Yarmouth Borough Council
Town Hall
Hall Plain
Great Yarmouth
NR30 2QF

ACK 24/1/18



S
Albion
Main Road
Filby
Great Yarmouth
Norfolk
NR29 3HS


21 January 2018

Dear Sirs

Re: Planning Application 06/17/0771/O
Construction of 3 number 3 bedroom detached houses at land adjacent to
4, York Villa Close, Thrigby Road. Filby for Mr. J De Jean

Dear Sirs,

This application raises many concerns about traffic flow, access and suitability of site.

However it falls outside of the Local Development Planning Area so needs to be completely rejected.

Filby has had four new developments in the past two years with over 35 houses being built. This is more than our share. This type of housing is not needed. There are several large houses for sale in the village at the moment if anyone needs one.

Please reject this plan

Yours faithfully

A blacked-out signature, likely belonging to Mrs. Joan Saul.

Mrs. Joan Saul

Jill K. Smith

ACK'D 7/1/18

From: [REDACTED]
Sent: 17 January 2018 14:55
To: plan
Subject: Planning Application 06/17/077/O

Paul J. Bell
High Barn House
Thrigby Road
Filby
Great Yarmouth
Norfolk
NR29 3HJ

17th January 2018

Dear Sir

I would like to register my objections to Planning application 06/17/0771/O - construction of 3 detached houses, land adjacent to 4 York Villa Close (& Directly behind High Barn House).

1) 365 Day Shooting Rights at High Barn House.

These have been in place under my family name since 1964 & registered with Norfolk Constabulary for the past 31 years. Should these rights be in any way affected by the granting of this application, (& it is highly likely they would be) I have been advised to seek recompense from yourselves "in excess" of £25,000 per year, every year, for the rest of my life & the lives of my descendants, to replace these established rights elsewhere on the open market.

2) This application is not in the planning boundary line.

& if passed as such - How would High Barn House NOT be included in moving this boundary?

3) Lack of driveway splay onto Thrigby road by York Villa Close.

Finally, if you should pass this application, Please do not bother contacting me in the future regarding complaints from the new residents of noise or smoke.

Many thanks for your attention in this matter.

Regards.. Paul J. Bell.

ACK 15/1/18

S

Application Reference 06/17/07710

Attachments

Invalid Consultee Comment? ☐Copy to existing Consultee? ☐

Name Mrs T Proctor

Address Mountain Ash

Thrigby Road

Filby

Great Yarmouth

Post Code NR29 3HJ

Telephone

Email Address

For or Against

OBJ

Object

Speak at Committee

As a co-owner of the land at High Barn House which is adjacent to the proposed development site I would just like to point out firstly that the proposed dwellings are not within the building line & would make the structure of the village exceed its development limits.

Also, correct me if I'm wrong but isn't this called "Back Land Development"? Which on that basis, hasn't planned development applications been denied more than once in the past?

This application could open the floodgates for other land owners to develop within this area should this proposal go ahead.

The applicant claims the dwellings are for himself, his son & his daughter. Firstly, why does the applicant want a house for himself when he already has one to live in? Secondly, his son & daughter are not dependants.

I feel this is a miss leading & untruthful disclosure by the applicant as more than likely once completed the development site/dwellings would be put up for sale on the open market.

As a daily dog walker of the footpaths I have noticed that the dwelling that the applicant is supposed to be living in is unoccupied for long periods of time.

Does this applicant genuinely need these extra dwellings for himself & his family or is this just a capital gains venture for his retirement?

The proposed site also has public footpaths going alongside & across the land the applicant owns. As we are a broadland village we need to retain as much as possible the natural greenbelt & not diminish the natural habitat of the wildlife.

On the basis of the points raised within this letter, I am strongly against & oppose this application. But I am sure there are further key issues in question which are more related to other residents.

Date Entered 14-01-2018

Internet Reference OWPC1392

ACK 15/1/18

S

Application Reference 05/17/0771/0

Attachments

Invalid Consultee Comment? ☐Copy to existing Consultee? ☐

Name Mrs Pat Bell

Address The Bungalow

Thrigby Road,

Filby

Great Yarmouth

Post Code NR29 3HJ

Telephone

Email Address

For or Against

OBJ

Object

Speak at Committee

Fifteen years ago I fought against 43 dwellings on this site. The entrance lies on a bend in the road & is so close to the school.

The much used car park opposite & the extra cars parking on the narrow country lane which is Thrigby Road has to be seen to be believed.

I witness this everyday taking my granddaughter to school.

The busses, lorries, delivery vehicles & heavy farm machinery have difficulty passing the parked vehicles.

We have no footpath.

Further vehicles exiting on this bend is not acceptable. The proposed development is not in the building guide lines & the school.

The much used car park opposite & the extra cars parking on the narrow country lane which is Thrigby Road has to be seen to be believed.

I witness this everyday taking my granddaughter to school.

The busses, lorries, delivery vehicles & heavy farm machinery have difficulty passing the parked vehicles.

We have no footpath.

Further vehicles exiting on this bend is not acceptable. The proposed development is not in the building guide lines & is BACK LAND DEVELOPMENT.

Date Entered 14-01-2018

Internet Reference OWPC1391

ACK 9/1/18

Application Reference 06/17/0771/0

Attachments

Invalid Consultee Comment? ☐Copy to existing Consultee? ☐

Name carole colthurst

Address 2 broadview court

thrigby road

filby

Post Code NR29 3HJ

Telephone 01632 59979

Email Address [REDACTED]

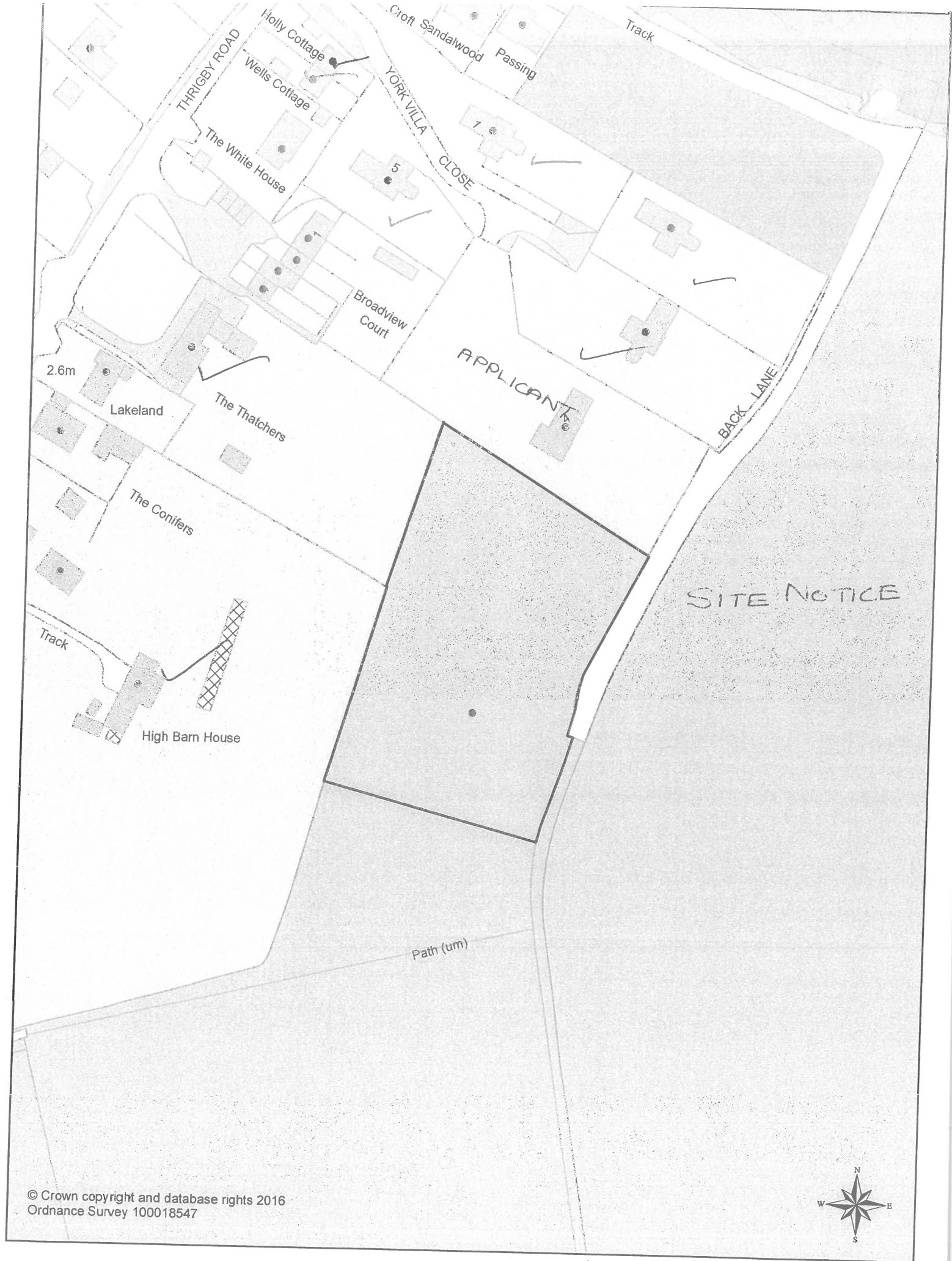
For or Against OBJ Object

Speak at Committee ☐

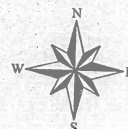
This would put a driveway for 3 properties directly across the rear of our garden, with according to the plans up to 6 vehicles passing through. not to mention the construction traffic. I would also have concerns for water drainage as the clay soil in this area retains water.

Date Entered 08-01-2018

Internet Reference OWPC1374



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Ordnance Survey 100018547



Great Yarmouth Borough Council

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

06/17/0771/0.

4 York Villa Close.

Mapping Browser Export

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