



GREAT YARMOUTH
BOROUGH COUNCIL

Development Management Committee

Minutes

Monday, 18 December 2023 at 18:30

Councillor A Wright (in the Chair); Councillors Annison, Bird, Boyd, Freeman, Galer, Green, Martin, Mogford, Murray-Smith and Pilkington.

Councillor Newcombe attended as substitute for Councillor Williamson.

Mr A Chrusciak (Interim Head of Planning), Mr R Parkinson (Development Manager), Mr R Tate (Planning Officer), Mr M Joyce (Planning Officer) Ms C Whatling (Monitoring Officer), Mr D Zimmerling (IT Support) & Mrs S Wintle (Democratic Services Manager).

01 APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillor Williamson and Capewell.

02 DECLARATIONS OF INTEREST

There were no declarations of interest declared at the meeting.

03 MINUTES

The minutes of the meeting held on the 29 November 2023 were confirmed.

04 APPLICATION 06 23 0815CU - MILDRED STONE HOUSE, LAWN AVENUE, GREAT YARMOUTH, NR30 1QS

The Committee received and considered the Planning Officer's report which presented a proposed change of use of part of a care home from dementia care facility (Use Class C2) to 20 residential bedrooms (sui generis use) to temporarily house families or individuals deemed as being homeless, for a period of 3 years from first occupation.

Members received a presentation from the Planning Officer which looked in detail at the proposal for the site, including details of comments that had been received with regard to the site.

Councillor Freeman asked with regard to bin storage and asked if Officers could identify where these would be located. The Planning Officer confirmed the location of the bin storage.

Councillor Murray-Smith asked with regard to the external appearance and whether this would be remedied before it is brought back into use. The Planning Officer advised that this would not be considered as a condition for the site but that bringing the building back into use would mean that the surrounding land would be better maintained.

Councillor Bird asked with regard to the management of the site and whether a management plan would be included. The Planning Officer advised that a management plan is to be secured under proposed Condition 8. An early draft of this provided to officers included "House Rules" to be followed by those living there.

Councillor Martin asked with regard to the sizing of the family rooms which would accommodate no more than 5 people. The Planning Officer advised that this would be best addressed within the management plan for the site which would ensure the appropriate level of occupancy for the room sizes.

Councillor Martin asked with regard to the use of the facility and the residents who would be using the facility. The Interim Head of Planning advised that it was hoped that a management plan would encompass a number of finer details which would sit outside of the remit of planning but Members were being asked today to decide if the application was suitable for the site.

Councillor Mogford commented on the concerns that had been raised with regard to noise and asked whether these could be alleviated by having suitable external doors to prevent the noise. The Interim Head of Planning advised that the proposed use at this site, given its proximity to, and the nature of surrounding uses, would not, in his opinion, warrant having a restrictive condition being placed upon any planning permission issued.

Councillor Pilkington queried the room sizes. The Officers hereby confirmed the room sizes exceeded the minimum sizes outlined in the Housing Act.

Claire Wilkins, Housing Delivery Manager hereby addressed the Committee to answer any questions from the Committee.

Councillor Murray-Smith asked with regard to the intended use of the building and whether any visiting would be included within the management plan. Claire Wilkins confirmed that residents would not be allowed visitors during the day or at night time.

Councillor Martin asked with regard to the length of stay possible at the property, and whether a management plan would cover this. It was confirmed that the planning application was for a 4 year temporary application (allowing a year to establish legal particulars and preparation and the 3 years' occupancy or use) and that the proposed use could not extend beyond this period without a further grant of planning permission.

Councillor Murray-Smith asked with regard to the temporary application and how this would be affected by those staying within the property if only valid for three years. The Interim Head of Planning advised that the application sought to provide Members with the confidence that the application secured what was expected. Councillor Murray-Smith asked whether the application included details on what temporary use included, it was advised that this was a sui-generis application but would be covered by a management plan which would work alongside the application if approved.

Councillor Boyd commented that he felt this was needed in the town.

Councillor Martin agreed with Councillor Boyd that the facility was needed but raised some concern with regard to the facility being used by families.

Councillor Pilkington raised some concern with regard to the kitchen facility if all rooms were to be filled. The Planning Officer advised that the facility had two kitchens on each floor.

Councillor Annison moved to approve the report subject to the conditions as detailed within the Planning Officers report.

Following a vote it was RESOLVED :

That application 06/23/0815/CU be approved, subject to the proposed conditions listed within the published agenda report, and delegated authority being provided to the Head of Planning to make any required amendments to the published conditions and / or informative notes.

05 APPLICATION 06-21-0254-F - THE TEE SHIRT SHACK J5, THE JETTY, MARINE PARADE, GREAT YARMOUTH, NR30 3AH

The Committee received and considered the Planning Officer's report which proposed a replacement of an existing unit with a storage container to be used as a retail unit. Members were advised that this was a retrospective application.

Members received a presentation from the Planning Officer which looked in detail at the proposal for the site, together with the proposed elevations and site plans. Comments from relevant authorities were also summarised.

Councillor Pilkington moved to approve the application and following a vote it was

RESOLVED :

That application 06/21/0245/F be approved, subject to the proposed conditions listed within the published agenda report, and delegated authority being provided to the Head of Planning to make any required amendments to the published conditions and / or informative notes.

06 ANY OTHER BUSINESS

The Interim Head of Planning advised that Members would be receiving a list every Monday to show the live applications that have been allocated and this now allows for 14 days for Members to be alerted to the applications to allow time for Members to call-in if they wish for these applications to be considered by the Committee.

Councillor Mogford asked if a list of all applications that have been approved could also be provided to Members. The Head of Planning advised that work was ongoing on this matter and it was being looked into the possibility of this being added to a suite of new reports. It was also identified that the team were currently using an out of date IT system which was causing some delays.

The meeting ended at: 20:30