



GREAT YARMOUTH
BOROUGH COUNCIL

Development Control Committee

Date: Wednesday, 16 September 2020

Time: 16:00

Venue: Remotely

Address: [Venue Address]

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

5 - 12

To confirm the minutes of the meeting held on the 19 August 2020.

4 APPLICATION 06-20-0217-F - GREAT YARMOUTH MARKET PLACE, GREAT YARMOUTH

13 - 37

Report attached.

5 APPLICATION 06-20-0156-O - LAND OFF FOSTER CLOSE, ORMESBY ST MARGARET

38 - 50

Report attached.

6 APPLICATION 06-19-0694-F - SEALIFE CENTRE, MARINE PARADE, GREAT YARMOUTH

51 - 63

Report attached.

7 DELEGATED DECISIONS MADE BETWEEN 1 - 31 AUGUST 2020 64 - 76

Report attached.

8 OMBUDSMAN AND APPEAL DECISIONS

Members are asked to note the following appeal decisions.

(1) Ref 06/19/0113/F, Construction of one single storey detached dwelling and creation of access to High Road.

Land to the south of Koolunga House, High Road, Gorleston-on-Sea, Great Yarmouth NR31 0PB – appeal dismissed delegated decision

(2) Ref 06/19/0319/F – The development proposed is new chalet bungalow with car spaces and new vehicular access to existing property

Land adjacent to 34 Beccles Road, Bradwell, Great Yarmouth NR31 8DQ appeal dismissed delegated decision

(3) 06/18/0271/F – Change of use from hotel to ten residential flats involving extensions and internal alterations at 5 North Drive, Great Yarmouth – appeal dismissed.

The original application was a Committee refusal.

(4) Ref 06/19/0427/CU -20 Havelock Road, Great Yarmouth NR30 3HQ

The development proposed is change of use from residential to HMO Dismissed Delegated decision

9 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.

Development Control Committee

Minutes

Wednesday, 19 August 2020 at 16:00

PRESENT:

Councillor Annison (in the Chair); Councillors Bird, Fairhead, Flaxman-Taylor, Freeman, Lawn, Hammond, Mogford, Myers, Wainwright, Williamson, A Wright & B Wright.

Mr D Minns (Planning Manager), Mr C Green (Planning Officer), Ms C Whatling (Monitoring Officer), Mr A Yardley (Digital Improvement Manager) & Mrs C Webb (Executive Services Officer).

1 APOLOGIES FOR ABSENCE

There were no apologies for absence.

2 DECLARATIONS OF INTEREST

Councillor A Wright declared a personal interest in item number 5 and Councillor Mogford declared a personal interest in item number 4 as he was a ward councillor for Martham.

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

3 MINUTES

The minutes of the meeting held on 15 July 2020 were confirmed by assent.

4 APPLICATION 06-20-0130-F - LOW ROAD (LAND SOUTH OF) MARTHAM

The Committee received and considered the report from the Planning Officer.

The Planning Officer reported that the application was a full planning application for residential development but needed to be considered in conjunction with the outline permission and current reserved matters application for the site immediately to the east through which it was accessed. The site was set to the north of Repps Road which was the main route into Martham from the west and the A149 and is behind property fronting the north side of Repps Road which is shown as not being within the village limits. The land is categorised as Grade 1 agricultural land and is not within the village development limits.

The Planning Officer reported that the proposal was for 32 dwellings, a mixture of 1, 2 & 3 bedroom bungalows situated on 1.35 hectares of land. Eleven of the 32 dwellings were smaller 1 and 2 bedroom giving a density of 25 dwellings per hectare. The applications had been submitted with a planning statement, design and access statement, arboricultural impact assessment, ecology appraisal, transport study, contamination report; and flood risk assessment.

The Planning Officer reported that the site offered eight dwellings as affordable, therefore a s106 agreement was needed to secure affordable housing, contributions towards mitigation impacts on wildlife sites and library and fire hydrant requirements was required before permission was granted.

The Planning Officer reported that the Parish Council had objected to the application as it was outside the development limits, the local roads, schools, doctors could not cope with the development pressures and the land was Grade 1 agricultural land.

The Planning Manager reported that a number of residents had objected to the application and their objections were summarised on page 17 of the agenda.

The Planning Manager reported that the application was recommended for approval.

Councillor Williamson asked whether the proposed properties would have air source or ground source heat pumps to heat the properties.

Councillor Bird asked how many neighbours had objected to the proposal. The Planning Officer clarified that 8 neighbour objections had been received.

Councillor Freeman asked whether the roads would be adopted by NCC and whether there would be a management plan put in place to maintain the green spaces.

The Planning Manager reported that there was an existing legal agreement in place which formed part of the outline application for the adjacent site whereby a management agreement would be put into place for the maintenance of roads and open spaces.

Councillor Fairhead asked for clarification regarding paragraphs 5.8. & 5.9 of the report regarding Anglian Water and the Internal Drainage Board. The Planning Officer reported that Anglian Water had stated that they had sufficient capacity in the existing sewers to deal with the proposed flows.

Councillor Mogford informed the Committee that air source heat pumps were very noisy when in operation. Councillor Hammond reported that air source heat pumps were now classed as permitted development and had evolved and were much quieter.

Mr Nolan, applicant's agent, reported the salient areas of the application to the Committee and asked them to approve the application. He reported that the roads would be adopted by NCC, but not the private driveways, of which there were 2 to 3 serving 6-8 properties each.

Mr Hooper, Parish Council representative, reported that the village infrastructure was at breaking point as the village was due to grow by 30% as a result of recent planning permissions and urged the Committee to refuse the application.

Councillor Mogford, Ward Councillor, reported that he agreed with the Parish Council representative and asked the Committee to refuse the application as the application site was not in the village envelope and was outside the village development limits. The local roads were often log-jammed and the infrastructure, such as water supply, electricity supply and Doctor's surgery was over-loaded.

Councillor Wainwright reported that he would support the application as the Government was urging Councils to build, build build wherever and whenever, and soon the Council would have no say in any planning matters.

Councillor Bird asked for clarification as to paragraphs 6.2 & 6.15 of the report which referred to the 5 year housing land supply. The Planning Officer reported that the anticipated change to the 5 year housing land supply by the Government would mean that the Council would meet this target in December

2020.

Councillor Fairhead reported that she could not support this application due to reservations regarding water and drainage issues.

Councillor Hammond asked for clarification regarding the village boundaries (as outlined in red and blue on the photograph on page 25 of the agenda), and whether this land formed part of the original Local Plan development sites identified by the Council.

Councillor Myers asked for clarification regarding Policy GSP1, paragraph 6.14, use and development of land associated with agriculture or forestry; or specific policies in the Local Plan indicate otherwise. The Planning Officer reported that the "tilted balance" came into play whilst considering this policy against the application.

Councillor Williamson reported that he was happy to support the application and proposed the application for approval. Councillor Wainwright seconded the proposal.

RESOLVED:-

That application number 06/20/0130/F be approved subject to a s106 agreement for items listed in 9.19 of the agenda report and subject to the satisfactory agreement of the local lead flood authority in regard to further infiltration testing and proposals being formulated at the time of report writing for committee closing.

With highway conditions for further details of roads and footways be agreed prior to commencement (adoption standards), and these works to be completed prior to occupation, with the exception of final surface finish (ie complete to binder course). A construction site management plan should be agreed before works, and a traffic management plan, within that plan.

Land contamination conditions were required following the findings of the phase 1 appraisal and air quality and construction site operating hours conditions were recommended. Further details to be submitted for on-site green infrastructure.

5 APPLICATION 06-19-0714-F - FORMER GREENFIELDS NURSERY, CHERRY LANE, BROWSTON

The Committee received and considered the report from the Planning Officer.

The Planning Officer reported that this application was for a large dwelling on a site which was part agricultural field and part former garden centre and therefore, previously developed. There was a prior notification application

approved for a barn conversion on part of the site which was in a relatively remote location.

The Planning Officer reported that the site was 7.3 hectares of Grade 2 agricultural land which was formerly a commercial nursery and arable fields. The site is outside the development limits and the Waveney Valley Landscape character area designation.

The proposal was for a larger farmhouse type of development with timbering applied to the upper floor, the form to the front was of side wings with gables and a central porch projection fronting north overlooking the vineyard and field. To the rear, there was a large offshoot containing at ground level a swimming pool, facing south back to the road. The dwelling is shown as having five bedrooms, all having en-suite and the master bedroom having a substantial dressing room. In addition, there is a downstairs study.

The proposed dwelling is set to the north of the area of existing greenhouses with one retained for bee-keeping. The field to the south west corner was shown as host to an orchard and to the north of the dwelling, a vineyard. A solar array was shown in the north field with forestry to the northern boundary with the A143. The use of the existing arable field was not defined.

The Planning Officer reported that the proposal was described as a low carbon dwelling and there was a list of energy efficiency measures detailed in the planning statement. A planning statement/design and access statement, arboricultural impact assessment and an ecology appraisal accompanied both proposals.

The Planning Officer reported that the Parish Council had objected to the proposal as it was outside the development limits and would set a precedence, if approved. However, as the land around was farmed, this could be justified if agriculturally restricted.

The Planning Officer reported that a neighbour had objected that the land was Grade 1 agricultural land and not Grade 2, the proposal was outside development boundaries and was not for an agricultural user.

The Planning Officer reported that the applicant had asked the Committee to consider that the economic benefit of retaining wealth in the district associated with a larger house and the failure to have a five year housing supply should outweigh spatial planning and local character and amenity. The delivery of a single home has been shown to carry limited weight in appeal decisions in context of the tilted balance that existed when housing supply was deemed insufficient.

The Planning Officer reported that Environmental Health had now responded saying that permission should be withheld as no contaminated land work had been submitted and no details of sewerage treatment plant provided. He also reported details of a letter of submission received from Mr Minnis.

The Planning Officer reported that the application was recommended for refusal.

Councillor A Wright asked for clarification of the planning history on the site. The Planning Officer reported that a dwelling was refused in 2002.

Councillor Hammond reported that the land had been grazed by horses. The Planning Officer explained the difference between grazing land and land granted equestrian use. Councillor Hammond also pointed out that by scale, the proposed dwelling equated to a small house on a very large plot and that the hamlet of Browston did not have any physical development limits. The proposed dwelling was eco-friendly with solar panels, an air source heat pump to heat the house and swimming pool and had a vineyard and designated bee-keeping area. The Planning Officer reported that the submission lacked zero carbon solution workings to demonstrate that the dwelling was carbon neutral.

Councillor Myers asked for clarification regarding permitted development rights if the proposal was sited on land which had previously been used as grazing for horses. The Planning Officer reported that this would not have any effect on permitted development rights on the site.

Mr Hardy, applicant's agent, reiterated the salient areas of the application and asked the Committee to approve the application.

Mr Hammond asked Mr Hardy why the application site was suited to bee-keeping. Mr Hardy informed the Committee that the geographical impact of this site had an impact on the quality of the male bees in the area, which resulted in a much higher honey yield, from the average 14kg to approximately 45 times that amount at this site.

Mr Minnis, objector, addressed the Committee and urged them to refuse the application.

Mr Botwright, Parish Council representative, painted a picture of the gradual disjointed development in Browston. The proposed dwelling would result in an unwelcome protuberance between Cherry Lane and A143, in the open countryside. He asked Councillors to refuse the application or, if they were minded to approve, to include an agricultural occupancy condition to the planning permission.

Councillor Myers, Ward Councillor, reported that he felt that the size of the property was inappropriate to the bee-keeping business and therefore, he could not support the application.

The Planning Manager explained the planning history of the site and the difficulty that the Committee would encounter to include an agricultural occupancy condition.

Councillor Hammond proposed that the application should be approved as the dwelling was supported by an orchard, a vineyard and a bee-keeping business

on a very large plot. This was seconded by Councillor Mogford.

Councillor Bird asked for clarification regarding whether the site was brownfield land and for the number of traffic movements when the site was operated by a nursery. The Planning Officer reported that he would need to check the County Highway's response.

Councillor Williamson explained that Browston was a small hamlet and was part of Belton with Browston Parish Council and all the local services were based in Belton meaning the villagers had to cross the A143 or access them via New Road, Belton and therefore questioned the viability of the proposed site.

Councillor Wainwright reported that there was a need for such a property, however, he would like to see starter homes being built on the proposed site to allow young people to live in the village they were born.

Following a motion for approval from Councillor Hammond which was seconded by Councillor Mogford, a vote was taken, however, this motion fell.

Councillor A Wright reported that the Committee should heed the Planning Officer's advice and refuse the application.

Following a motion for refusal, as per the recommendation from the Planning Officer, from Councillor Williamson, which was seconded by Councillor Freeman, a second vote was taken;

RESOLVED:-

That application number 06/19/0714/F be refused as it was contrary to spatial planning principles and delivering too little to justify exception notwithstanding housing supply issues. It is refused on grounds of excessive scale and failure to reflect the form of the surrounding development in setting substantially to the rear and into open countryside.

6 PLANNING APPLICATIONS CLEARED BETWEEN 01 JULY AND 31 JULY 2020 UNDER DELEGATED POWERS

The Committee received and confirmed by assent the planning applications cleared between 1 and 31 July 2020 under delegated powers.

7 ANY OTHER BUSINESS

The Chairman reported that there was no other business being of sufficient

urgency to warrant consideration.

The meeting ended at: 18:00

Reference: 06/20/0217/F

Parish: Great Yarmouth

Officer: Mr D Minns

Expiry Date: 28-08-20

Applicant: Great Yarmouth Borough Council

Proposal: Demolition of the existing covered market and construction of new six day covered market

Site: Great Yarmouth Market Place GREAT YARMOUTH

REPORT

1. Background / History:-

- 1.1 The application proposes the demolition of the existing market structure which was provided in 1992 and replace it with a modern propose built structure aimed at creating a more pleasing retail environment for both customers and retailers. The rectangular building will have a single pitch roof and incorporate areas of glazing to maximise natural light. The proposed building will house 30 permanent stalls along with pop up and seating areas.
- 1.2 The external structure as submitted comprises a timber frame clad in light weight copper coloured perforated metal panels with a zinc and glazed roof. Internally the stalls are clad in timber. The building is designed as a repeated timber framed structure which is repeated every 5 metres. This will allow the building to be extended in the future if required.
- 1.3 The site area is 0.47 ha. The existing gross internal floor space of the market is 1265sqm and the proposed is 1640sm an increase of 375 sqm.
- 1.4 The site is located towards the southern end of the Market Place, with retail properties forming the eastern and western site boundaries separated by the existing pedestrian areas with the building housing Lloyds Bank to the south. The area to the north of the site comprises hardstanding for the twice weekly open area

market and beyond the surface car park. The land to the south of the existing market is predominantly hard landscaping with a wide area of public seating interspersed with trees

- 1.5 The building is single storey with a graded height maximum from 6.5 to 8.5 m and approximately 21m. wide and 85m long including the overhanging roof. By comparison, the existing building the graded ridge height of the existing is 4.7 to 5m in height with the existing side feature entrances rising to 6.2 m.
- 1.6 The site is within designated Conservation Area No.2 which includes the Market Place, Rows and North Quay. There are 8 Grade 2 Listed Buildings between Regent Road and the Conge with three of those listings adjacent to the site of the market structure.
- 1.7 The surrounding buildings vary in form and nature with the buildings to west forming part of the historic context of the Market Place with the newer bulky additions including Markets Gates to the east. Further north and in important part of the historic context overlooking the Market Place and car parking are further Grade 2 buildings, the Fisherman's Hospital which is Grade 1 and beyond that the longer views of the St Nicolas Church which is also Grade 1.
- 1.8 Since submission the design has been application has been subject to adjustment and further clarification following the consultation response from Historic England. The adjustments are set out below. Further visualisations have also been submitted to illustrate the revisions and to able a more informed decision on the impact of the proposals may have on the wider Market Place and views of beyond.
- 1.9 The amendments include adjustment to the internal layout to better reflects the buildings that surround the market and provide clear east-west permeability across the building. The roof eaves the ridge line have been developed further with the roof stepping up towards the Minster. Each of these 'steps' relate to an east-west crossing within the building. This is further reflected in the roof where each crossing point is glazed, this also occurs along the central aisle with high level glazing along the ridge. The large overhangs to the north and south have been removed and more focus has been placed on the structural columns. The external material has been amended to timber following comments and the structural columns are articulated more clearly. The 'V' columns when viewed externally indicate entrance points and crossings around the building.
- 1.10 The application is support by a number of reports including.
 - Heritage Impact Assessment
 - Regeneration Statement
 - Planning Statement
 - Design and Access Statement
 - Ventilation and Extraction Strategy

- Sustainability Statement
- Drainage Statement
- Site context report (further information)

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

- 2.1 Local traders – 2 day market traders – The current 2 day traders market are very concerned with the plans going ahead, as we have not had any meetings or correspondence from Great Yarmouth Borough Council regarding the location of where the 2 day market is to be relocated in the plan. We feel that planning should not commence until all concerns have been heard and hopefully resolved. Nine Copy letters received
- 2.2 Six day market traders – Due to Covid 19 most of the traders have only just returned to trading and are finding it a very different market to what it was before the shutdown. They are concerned about loss of trading whilst this renovation period went ahead, and now with the Covid 19 situation this has made things even harder.
- 2.3 “ Plans went live on Wednesday 8 July with a cut off date of 16 July 2020 not giving us traders very much time to discuss the with each other the any problems with the new plans and to be able to resolve any issues. The letters also raised concern about the manner in which the information on the future running of the market drawing comparison with the recent retail development in Regent Road. The letter also raised concern that because of the lock down period the general public maybe unaware that the plans for the new market have been pushed ahead. Sample copy letter attached 19 letters were received.
- 2.4 One trader has raised “concern over the glass roof which has been added this is no good for my produce as I will need a subcanopy round with no shutter I will not be able to do this .Also my other concern is that is on a customer point of view looking at the main entrance which faces TSB, looking at six pop up stalls selling god knows what and a toilet block doesn’t look great to compare with what we have now doesn’t look good. I would like to discuss this with you and other issues.”
- 2.5 Further representation – Against the proposal questioning the value of the market replacement proposal and that it is unnecessary; markets about the uniqueness, individuality and character. The proposal is a one size fits all solution which destroys the community feel and creates a sterile environment.

2.6 Representation received in support from Local County Councillor Castle see registering support for the town 6 day market. It represents a major boost for the regeneration of the town and links well to schemes for the Conge, Hall Quay/Stonecutters Way and North Quay. I am glad that the views of Market traders have been taken into account in producing the what is an ambitious and attractive plan for the future.

External Consultees

2.7 **Local Highway Authority (Norfolk County Council)** – Whilst raising no objection I would recommended that the following conditions and informative note be appended to any grant of planning permission your Authority is minded to make

SHC 14 No part of the proposed structure (to include fascia board/rainwater guttering) shall overhang or encroach upon highway land and no gate/door/ground floor window shall open outwards over highway land. Including shall overhang.
Reason: In the interest of highway safety.

SHC 30 The highway boundary shall be marked out on the site prior to commencement of construction/occupation of any part of the development fronting the highway. Reason: To prevent structures being erected within the boundary

2.8 Local Lead Flood Authority this application falls below our current threshold to for providing detailed comment. You should satisfy yourself that the applicant has demonstrated compliance with The National Planning Policy Framework (NPPF) paragraphs 155-165 by ensuring that the proposals would not increase the flood risk elsewhere and will incorporate sustainable drainage systems.

2.9 The applicant should also demonstrate how the proposal accords with National Standards and relevant guidance. If the proposal does not accord with these the applicant should state their reasoning and the implications for not doing so

2.10 **Anglian Water** – a) Foul and used water from the development is to the catchment of the Caister-Pump Lane Recycling Centre which will have available capacity to accommodate these flows. Used Water Network.
b) surface water – the preferred method of would be a sustainable drainage system with connection to the sewer as the last option. Whilst the surface water strategy is acceptable in principle there are three options, we require confirmation of the one to take forward. And it is recommended that the applications consult with LLFA and the Anglian Water.

The following condition is required: -

Condition - No drainage works shall commence until a surface water management strategy has been submitted to and approved in writing by the local planning authority No hard standing areas to be constructed until the works have been carried out in accordance with the surface water strategy so approved unless otherwise in agreed in writing by the local planning authority

The reason for the condition : To prevent Environmental and amenity problems arising from the flooding.

- 2.11 Essex and Suffolk Water – No objections
- 2.12 **Norfolk Fire and Rescue Service** – No objections provided it meets the necessary requirements of the current Building Regulations 2010 approved docs
At this stage particular attention will needed for the fire resistance and flammability of the structure, the means of escape and a suitable fire risk assessment and fire strategy ok
- 2.13 **Norfolk Police Counter terrorism Security Adviser** just two comments to make
1) I cannot see there is any in the new structure but of there is, this should be laminated glazing to avoid flying glass in the event of an explosion
2) One of the most likely forms of terror attack in the UK is a vehicle as a Weapon attack (VAW). You should therefore consider if Hostile Vehicle Mitigation (IWA-14-1 standard) or Counter-VAW barriers should be installed in your pedestrian areas to reduce the ability of a vehicle to drive at crowds of people.
- 2.14 **Norfolk County Council** (Minerals) - While the site is underlain by a Mineral safeguarding Area (Sand and Gravel), it is considered that as a result of the site area and location it would be exempt from the requirements of Policy CS16 - safeguarding of the adopted Norfolk Minerals and Waste Core Strategy. A full list of exemptions is constrained in Appendix C of the Adopted Core Strategy ok change colour
- 2.15 **Resilience Officer** - the Market Place is at very low risk of flooding and, given the nature of the structure, I have no issues with the application ok
- 2.16 **Norfolk County Historic Environment Officer** – The proposed development site lies within the historic core of Great Yarmouth, within the medieval town walls. The area has been a market place since at least c.1200, but probably since at least the 11th century. In 1993 the excavation of four deep pits was observed, showing complex stratigraphy down to a depth of at least 1.85m below modern ground level. Sherds of medieval pottery were recovered from the lowest layer (This information was not included in the 'Heritage Statement' which accompanied the application). 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 adversely affected by the proposed development

- 2.17 If planning permission is granted, we therefore ask that this be subject to a programme of archaeological mitigatory work in accordance with *National Planning Policy Framework* para. 199. We suggest that the following conditions are imposed:-A) *No development shall take place until an archaeological written scheme of investigation has been submitted to and approved by the local planning authority in writing. The scheme shall include an assessment of significance and research questions; and 1) The programme and methodology of site investigation and recording, 2) The programme for post investigation assessment, 3) Provision to be made for analysis of the site investigation and recording, 4) Provision to be made for publication and dissemination of the analysis and records of the site investigation, 5) Provision to be made for archive deposition of the analysis and records of the site investigation, 6) Nomination of a competent person or persons/organization to undertake the works set out within the written scheme of investigation and 7) any further project designs as addenda to the approved WSI covering subsequent phases of mitigation as required; and*
- B) *No development shall take place other than in accordance with the written scheme of investigation approved under condition (A) and any addenda to that WSI covering subsequent phases of mitigation; 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*
- 2.18 **Conservation/Design Officer (GYBC)** –The current proposal has been a subject to consultation prior to the submitted planning application. The Conservation section has been actively involved in the development of the proposal.
- 2.19 The Market Place in Great Yarmouth has existed at least since 13th Century and has been integral in the economic and social dynamics of the town. The principal phases of construction include the 16th and 17th centuries when the town further enhanced its trading capabilities, as well as during the 19th and 20th centuries when many of the shops still existing, were constructed. The role of the market place is essential to the character of the Town as it displays the development of Great Yarmouth through changes in society, technology, trade, social mobility and taste. It has a strong relationship to the life of town, mimicking the fluctuations in wealth and depression and acting as a central hub of trade for the local residents and visitors.
- 2.20 Proposed demolition of the existing Covered Market. The covered Market as we see it now, has been added in 1992. In plan it includes a cross-like structure which

together with the permanent market stalls form a block of a haphazard nature. Currently there is a diversity of materials and signage, roller shutters of a variety of shapes, colours and sizes, unsightly fenced storage areas. These aspects of the existing market do little to complement the historic environment, the setting and significance of the Conservation area and the designated heritage assets in the immediate surrounds.

- 2.21 The design, visual impact and spatial arrangement of the existing Covered Market are considered to be detrimental to the character and appearance of the Conservation area and Conservation Section raises no objections against its demolition.
- 2.22 Proposed construction of new six day covered market Conservation section raises no major objections to the proposed.
- 2.23 The history and location of the site as well as its close proximity to a scheduled monument requires an Archaeological watching brief supporting the application and development process. Reason: To ensure that any archaeological remains are identified, recorded and preserved.
- 2.24 A few notes and advice regarding the design would include:
- 2.25 South elevation stands out with an open and welcoming character. While the v-columns to the left (west) are free standing supports, the ones to the right (east) appear to be projecting from the existing unit. Similar but slightly modified detail appears to the north elevation where the columns stand further from the units.
- 2.26 For the benefits of consistency and integrity it would be advisable to unify the approach. The v-columns stand out as a significant tectonic feature of the design; therefore, they might need to be detached from the units/cladding.-Consideration of internal integrated led lighting units is advised at this stage of the proposal. Although the proposal allows natural light through the roof, it would be beneficial to foresee this as part of further enhancement of the design and the setting .- To be consistent with the material palette it would be advisable to use timber rather than metal cladding for the exterior.
- 2.27 Historic England (extended summary) -The large expanse of the Market Place has formed the heart of the historic town for many centuries and is within the Market Place, Rows and North Quay Conservation Area. Historic England supports the demolition and redevelopment of the market but has serious concerns about the scale and design of the new market. This would significantly change the character of the Market Place and the appreciation of this important space. The building does not respond to the character and local distinctiveness of the area and would harm its significance.

- 2.28 Historic England Advice – The expansive Market Place at the heart of the town is one of the largest in the country. It dates back to before the Royal Charter at the start of the thirteenth century and reflects the history and prosperity of the town. The broad roughly rectangular open space curves gently from south to north. It is framed by buildings of various dates.
- 2.29 The buildings to the west are generally more historic and some are listed grade 2. A number of historic Rows feed into this side of Market Row of the Market Place. The East side saw more development in the twentieth century. To the north, across the busy road, the Market Place connects to the Church Plain and is terminated by the imposing Church of St Nicolas. The Market Place naturally forms a focal point for the town, the heart of the retail area and connects the historic quayside to the later seaside resort.
- 2.30 The Market Place forms a key part of the High Street Heritage Action Zone which is being grant aided by Historic England. We are clearly keen to ensure that any development here complements and reinforces the aims of the Heritage Action Zone to regenerate and restore the local historic character of the area. It is disappointing that there has not been the pre application engagement we requested at the start of the year.
- 2.31 The existing market is based on a design from 1992 of a canopy with covered walkways and rear service areas below which sit ad hoc stalls. The whole is now in poor condition. There is clearly scope for enhancement of the market and the wider market place and Historic England has no objection to the removal of the existing market structure.
- 2.32 Historic England supports much of the thinking behind the design concept. The repositioning of the market further to the north, the strengthening of the connections to the east and west and the linearity to the north and south would help to relate the market to the wider townscape. The concept of a more unified design approach to the market structure and a rationalised approach to servicing offers the potential to enhance the quality of the space and provide more coherence and architectural quality to the market itself. Combined with high quality improvements to the public realm through renewed surfaces and planting this would make the Market Place a better space for people and encourage the use of this important public space.
- 2.33 Despite the positive aspects of the design the proposed structure would be a radical intervention in the market place. The building is a sizable structure notably taller than the existing market and greater in mass. While the Market Place is a generous space, the form of the building is a single monolithic structure with an expansive sloping metal roof more akin to a warehouse building than a traditional market. The design of the roof is stepped to rise in three sections from south to

north but this offers little variety or relief (although the practical reasoning behind it is noted) We have concerns about the how the building occupies the space and would and would impinge upon views across the Market Place and the impact this would have on the appreciation of the Market Place as an enclosed space framed by the surroundings buildings.

- 2.34 The permeability of the structure is questioned with HE not being convinced by the computer-generated plans including the view of the Minster.
- 2.35 The scale and uniformity of the covered market is at odds with the traditional of small scale and varied market stalls. It also contrasts with the footprint of many the traditional building plots which frame the market place.
- 2.36 It is considered that the proposed market building does not enhance but rather harms the significance of the Conservation Area.
- 2.37 The outcome of further discussions and revisions to the drawings have taken place between Historic England, GYBC Conservation Officer and applicants agents resulting in revisions and clarification of the design .which we be reported to Committee

2.3 **Environmental Health** – any comments to be reported

3 .0 Core Strategy – Adopted 21st December 2015

- 3.1 Policy CS1: - Focussing on a sustainable future by delivering development in in a sustainable manner will contribute towards a thriving economy and thriving local centres by supporting proposals that help improve the economic, social and environmental conditions where possible.
- 3.2 Policy CS6: supporting the local economy
- 3.3 Policy CS7 – Strengthening our centres; aim t improve the vitality and viability of our town and district centres
- 3.4 Policy CS8 – promoting tourism, leisure and Culture
- 3.5 Policy CS9 – Encouraging well-designed, distinctive places highquality, distinctive places are an essential part in attracting and retaining residents, businesses, visitors and developers. As such, the Council will ensure that all new developments within the borough reflect the local character; respect key features; create functional places; provides appropriate parking and access; conserves bio-diversity.

3.6 Policy CS10 – safeguarding local heritage assets by working to promote the conservation, enhancement and enjoyment of the historic environment by conserving and enhancing the significance of the borough's heritage assets and their settings such as Conservation Areas, Listed Buildings schedule Ancient monument and archangelical sites amongst other ambitions.

3.7 Policy CS12 – Utilising Natural Resources

3.8 Emerging Local Plan Policy

- Policy GY1 – Great Yarmouth Town Centre Area
- Policy R1 – Location of Retail Development
- Policy R6 – Kiosks and Stalls
- Policy E5 – Historic Environment and Heritage

3.9 National Policy:- National Planning Policy Framework (NPPF)

Achieving sustainable development

Para 7. The purpose of the planning system is to contribute to the achievement of sustainable development:-

Para 8 Achieving sustainable development means that the planning system has three overarching objectives,

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

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

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

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

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

Ensuring the vitality of town centres

Para 85. Planning policies and decisions should support the role that town centres play at the heart of local communities, by taking a positive approach to their growth, management and adaptation.

Achieving well-designed places

Para 124. The creation of high quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.

are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);

Para 127, that Planning policies and decisions should ensure that developments:

- a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
- b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
- c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);
- d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;

Para 130, that “Permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions, taking into account any local design standards or style guides in plans or supplementary planning documents”.

16. Conserving and enhancing the historic environment

Para 189. In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. (in part)

Para 190. Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available

evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal.

Para 192. In determining applications, local planning authorities should take account of:

- (a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- (b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- (c) the desirability of new development making a positive contribution to local character and distinctiveness.

Considering potential impacts

193. When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

194. Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification.

Para 196 Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

Para 200 Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably.

Local finance considerations: -

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

the Community Infrastructure Levy. The application has been assessed and there are no financial implications that would impact the determination of the application.

Assessment

5.0 The supporting Planning Statement, the existing covered market is at the latter end of its design lifetime (it was opened in 1992 with a 25 year lifetime), the roof canopy is in a poor condition and the current layout is the product of incremental revisions over time which have rendered the services out of date. The proposal seeks to construct a new six-day market building with the objectives of improving the functionality and appearance of the structure. The structure itself is slightly narrower than that of the existing, the structure is proposed to be re-positioned slightly further northwards to allow a greater landscaped space to the south (though this will form part of a separate application) but also this enables development to be phased. Overall the new market structure will accommodate 30 stalls.

5.1 The supporting Planning Statement also explains that the phased construction of the new market place structure will minimise disruption to existing market traders (which was a concern identified in pre-application consultation). From the submitted planning application form, the new structure will provide an additional 375 square metres of market stall space. The proposal also includes the potential for internal seating facilities for dining which are not offered under the current format.

Design and Historic Context

5.2 The consultation response from Historic England reminds the Council as the Local Planning Authority of its responsibilities when considering applications that have some impact upon the setting of Listed Buildings and Conservation Areas.

5.3 The Council is subject to the at section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990, which says that *"In considering whether to grant planning permission..... for development which affects a listed building or its setting, the local planning authority.....shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses"*.

5.4 This means members must accord considerable significance and weight to any harm to a listed building or its setting.

5.5 As the proposal is also in a Conservation Area this brings a in the similar duty at S72 of the Act to pay special attention to the desirability of preserving or enhancing the character or appearance of that area – and where you have a listed building in a Conservation Area, harm to its setting is automatically harm to the Conservation Area.

5.6 Historic England have no objection to the demolition of the existing market and acknowledge that the existing market is in poor condition and that there is clearly scope for enhancement of the market and wider market place. They consider however

that the proposed market building does not enhance but detracts from the significance of the conservation area in some detail.

5.7 As stated above The Market Place forms a key part of the High Street Heritage Action Zone which is being grant aided by Historic England who are keen to ensure that any development here complements and reinforces the aims of the Heritage Action Zone to regenerate and restore the local historic character of the area

5.8 High Street Heritage Action Zone fund was launched May 2019 and is a multi-million pound fund launched by Historic England to allow Historic England to work with partners to find new ways to champion and revive our historic high streets through the High Streets Heritage Action Zones scheme.

5.9 Notwithstanding this, the Council has a duty to consider the applications on their merits irrespective of any financial grant considerations

5.10 Historic England state that they are supportive of much of the thinking behind the design concept. Including the repositioning of the market further north, the strengthening of the connections to the east and west along with the linearity to the north and south which would help to relate the market to the wider townscape. The unified approach to the market structure and improved service provision to the market which offer the potential to enhance the quality of space and provide more coherence and quality to the market. They also acknowledge the wider improvements to the public realm which are referred to but does not form part of this current application.

5.11 On the negative side Historic England remain concerned about the overall scale of the structure being notably taller with a greater mass than the existing market structure. The treatment and design of the roof is of particular concern and overall are concerned that the proposal does not sustain or enhance the significance of the conservation area. Concern is also raised that the long range views of the Market from the Market Place was not clearly demonstrated.

5.12 Historic England recommended that the proposal be reviewed along with the supporting information submitted with the application.

5.13 The architect has reviewed the design and information in conjunction with the Council's Conservation Officer and Historic England. The revisions and additional information referred to in Para 1.9 have been sent to Historic England for further consideration and are further expanded upon below

PERMEABILITY

5.14 Proposed amended layout plan showing the revised internal building layout. The stalls have been rearranged so that clear east-west accesses are available across the building. Each of these accesses align with the Rows on the west side of the market. The most significant of the Rows is Market Row, and an 'existing' and 'proposed' visualisation is shown later in this document. Additional visualisations demonstrate the permeability across the building and consequently across the wider marketplace with views taken from Market Row, Row 46 and Row 44 - from each of these there is a direct visual connection to the opposite side of the market place.

Design

5.15 Various elements have been amended. The internal layout better reflects the buildings that surround the market and provide clear east-west permeability across the building.

5.16 The roof eaves the ridge line has been developed further with the roof stepping up towards the Minster. Each of these 'steps' relate to an east-west crossing within the building.

5.17 This is further reflected in the roof where each crossing point is glazed, this also occurs along the central aisle with high level glazing along the ridge. the large overhangs to the north and south have been removed and more focus has been placed on the structural columns.

5.18 The external material has been amended to timber following comments and the structural columns are articulated more clearly. The 'V' columns when viewed externally indicate entrance points and crossings around the building.

Visualisations

5.19 Further visualisations of views through the building demonstrate the enhanced permeability and relationship with Market Row, as a result of the realignment and the proposed massing and permeability of the market structure as seen from Row 46 and from Row 44

5.20 Also clearly demonstrated is the larger public space proposed to the south due to the main structure moving north and the minimal visual impact of the proposed market. is much larger and more open.

5.21 Views are also shown from inside the building showing the framed view of the Minster to the north of the market

5.22 The further views of Historic England will be reported to the Committee on the revisions and updated information.

Setting of Listed Buildings and Conservation Area

5.23 In consideration of the impact of the of the nearby individual Listed Buildings have raised no specific concerns. However, there is the potential due to the size, massing and permanent nature of the building, to cause some low level harm to the setting of the buildings and the Conservation Area.

5.24 There are elements of the existing structure that are broadly the same as the existing structure but overall there is an increase in massing of the new structure by comparison. This has been addressed by moving the building away and particularly the ridge away from the west to the less sensitive east side of the Market Place. This allows for more space between the market building and the listed buildings on the west side of the market place. The building also maintains the existing and historic connects both -north-south and east-west.

5.25 The building will take up a large area of this part of the Market Place, but this has to be considered in the context of the existing structure and land use. The building has a lightweight, open and transparent feel.

5.26 The visualisations also show the views of the Minister also be maintained. Due to the nature and of the proposal and the separation distances between the Minister along with the existing vegetation and structures it is considered that the that the effect upon the on the setting and significance of the Minister is neutral as suggested by the applicants Heritage Statement.

5.27 Taking into account the amendments proposed to the structure and the additional information my conclusion is that there is some low level modest harm to the Conservation Area and setting of the Listed Buildings. The impact of the proposed development on the significance of the designated heritage assets, is my view, less than substantial harm to its significance.

5.28 In weighing the harm as required by Paragraph 196 of the NPPF, I consider that the harm to the setting of the listed buildings and conservation area is outweighed by the considerable public benefits of the proposal in terms of improving the attraction of the market place and economic benefits and contribution to the regeneration and character of the area that will result.

Ventilation and Extraction Strategy

- 5.29 The document identifies and provides a strategy to ensure that the concept for the proposed new six day market is acceptable in terms of noise, visual appearance and issues relating to food smells that might be generated by the proposed uses.
- 5.30 The proposed building is naturally ventilated as during the day as stalls are open to the elements. Stalls are designed to support a wide variety of uses, including food-based businesses. As such, this strategy sets out how the food stalls will not adversely affect the enjoyment of the space regarding noise and smells.
- 5.31 The stalls are designed into groups of units that relate to proposed trader uses. Services are retained within each unit and the need for rear servicing yards that are difficult to keep clean are removed. because the use of each stall may vary over its lifetime, each stall has connections to ducting above the ceiling line.
- 5.32 Where the stall will be a food based one, it will connect to this system and comply with the building performance strategy in relation to extraction, air quality and odour control. All the extract and ventilation will be contained at high level above the ceiling line and will not penetrate the roof.

- 5.33 Power feeds shall be run on purpose made trunking to serve equipment and lighting provisions and earthing shall be designed and installed to suit each stall accordingly. Lighting shall be design not to provide light pollution spills outside of the stall unit. This section covers the design performance and installation strategy of the ventilation plant and equipment to provide dedicated extraction above cooklines within the stalls.
- 5.34 The strategy as proposed is considered is considered to comply with the aims of the environmental objectives of the NPPF which states “Planning policies and decisions should contribute to and enhance the natural and local environment by...preventing new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by unacceptable levels of soil, air, water or noise pollution or land instability. Development should, wherever possible, help to improve local environmental conditions such as air quality”.
- 5.35 Visually, the strategy represents a coherent approach that the in my view does not interrupt the roof line of the building. Subject to appropriate controlling conditions the strategy is considered to comply with the aims of the.NPPF.

Drainage

- 5.36 The application form states that the drainage with utilise the existing drainage system whilst referring to the drainage strategy.
- 5.37 Three drainage options have been developed
- Foul and surface water to the public combined sewer
- a) This option discharges all of the foul water to the public sewer and the roof surface water to soakaways.
 - b) This option discharges all of the foul water to the public sewer and surface water to soakaways. This would reduce and the reuse of the surface in a grey water system.
- 5.38 A permeable paving feature is proposed is proposed to be used with pipes and crate system.
- 5.39 The responding drainage bodies have no objection to the proposal subject to submission and agreement of the final details. Anglian Water have suggested an appropriate condition to cover this should the application be approved.

Highways

- 5.40 Norfolk County Council has the highway authority raise no objection to the proposal subject to the conditions set out in the report at 2.3 above.

Archaeologically

- 5.41 No there is no objection from Historic Environment Officer but as set out in the report there is potential that heritage assets with archaeological interest (buried archaeological remains) will be present at the site and that their significance will be adversely affected by the proposed development. Therefore, any approval should include the conditions set out in Paragraph 2.13 above

Representations

- 5.42 The representations of the market traders is critical of the publicity given to the planning application stating that publicity for the application was limited. For clarification the plans, site notice and press advert were all erected/ published with the plans on the 26 June being available not 8th July as stated in the letters of representation.
- 5.43 For the most part the representations are concerned with the process, timing of the submission of the application and the overall need for the proposal and the cost associated with proposal which in the main in this town centre location is not a planning matter. Concern has been raised about the use of glazing in the roof where potentially food is sold but in the main this is an operational matter.

Local Planning Policy – the Development Plan

- 5.44 The proposal is situated within the adopted Town Centre Boundary of Great Yarmouth, as defined by Core Policy CS7. Core Policy CS7 has a strategic emphasis to focus new development and investment within the defined centres of the retail hierarchy. With Great Yarmouth Town Centre designated as the 'Main Town Centre' for the borough, the principle of the development is supported in this location.
- 5.45 Policy CS7(d) sets out a number of qualitative measures that the Council will undertake in order to improve the vitality and viability of the designated centres, including enhancing the appearance, safety and environmental quality of the centres; encouraging a diversity of uses within each centre; supporting small and independent business, including retaining and enhancing important local markets; and, enhancing the early evening economy. It is considered that this proposal will broadly meet the aims of this policy.
- 5.46 In terms of Policy CS1, the proposal will support the local economy, it has the potential to improve accessibility, and will encourage a more distinctive and attractive environment to shop and eat. The design of the proposal is more sympathetic and compatible to its historic surrounds within the Market Place

Conservation Area located amongst several listed buildings, and this is supportive of the aims of Policy CS10 in safeguarding local heritage assets.

5.47 The proposal meets the requirement of Policy CS9 'Encouraging well designed, distinctive places' by:

- Responding to the historical and communal context of the market place but also its relationship to significant historical buildings such as the Grade II* Listed Minster and Grade I Listed Fishermen's Hospital
- The potential for the new structure to itself become a key feature of the Town Centre, enhancing local character
- The siting, form, layout and design of the proposal is focussed on accessible, safe and convenient routes to navigate the town centre
- Protecting the amenity of existing, new and users and adjacent businesses by considering impacts from fumes, odours, and lighting etc.

5.48 In order to address Policy CS12 'Utilising natural resources' the proposal has considered efficiency through its use of materials, building services and potential for local renewable energy generation. The Supporting documents to the application explain that the building will be principally constructed by locally sourced materials with a low embodied carbon footprint.

Emerging local planning policies

5.49 The Local Plan Part 2 has recently been submitted to the Secretary of State for examination (under Regulation 22). At this stage, the policies can hold significant weight in the determination of a planning application where there are no unresolved objections. Of those listed below, emerging Policy E5 can be afforded significant weight. The remaining policies have limited weight owing to objections to at least part of the policies. Emerging policies of particular relevance include:

- Policy GY1 – Great Yarmouth Town Centre Area
 - Supports proposals to enhance or expand the Market Place
 - Supports measures or enhancements which improve the appearance, safety and environmental quality of the area and public realm
- Policy R1 – Location of Retail Development
 - Sets out Council's sequential approach to main town centre use development
- Policy R6 – Kiosks and Stalls
 - Sets out the Council's detailed policies to manage the location of stalls in relation to public footways and highways; design of stalls in context of the surrounding environment, particular attention to conservation areas, listed buildings and key views; consider adequate provision for refuse storage (out of sight) and litter bins.
- Policy E5 – Historic Environment and Heritage
 - Sets out Council's detailed policies to manage proposals and their relationship to the historic environment – specifically proposals with conservation areas should take into account the special and distinctive character of the area.

- Requires proposals to be supported by Heritage Impact Assessment where proposal has potential to impact on Heritage Assets or their settings.

5.50 The proposal has provided sufficient information and incorporated design/mitigation measures to be considered broadly compliant with the emerging policies.

National Planning Policy

5.51 In terms of the National Planning Policy, the proposal is compliant with chapter 7 in ensuring the vitality of the town centre. Being located within the town centre, this replacement facility will strengthen the area.

Other material considerations:

Great Yarmouth Town Centre Masterplan (May 2017)

5.52 The Great Yarmouth Town Centre Masterplan was endorsed by the Council in July 2017 with the aim of setting out six key strategic objectives to aid the regeneration of the town centre by 2025. 'Improving the Markets and Market Place' was identified as one of the main strategic objectives, with the aim of improving trade and custom in both the six-day and two-day markets and 'supported by new stalls and service facilities and by the newly-paved Market Place which has created a beautiful setting for an expanded programme of outdoor events and improved building frontages'. The proposal largely addresses these objectives in more detail, taking account of the latest policies and responding to changes in market forces.

National Design Guide (2019)

5.53 The proposal positively addresses most aspects of the National Design Guide. The proposed development performs particularly well in respect of the following characteristics:

- Context – enhancing its surroundings
- Identity – attractive and distinctive
- Movement – accessible and easy to move around
- Public spaces – safe, social and inclusive

Conclusion

- 6.0** The proposal is broadly compliant with the existing and emerging local plan and national planning policies. The development provides an opportunity to visually and practically enhance the heart of the town centre, improving access and flexibility of use, with the new design of the market place forming a central and vibrant part of the economic and visual enhancement of the town centre compatible with its historic surrounds.

7.0 Recommendation: - That the application be Approved subject to the revised plans, conditions set out in the report and consideration of the further consultation response from Historic England.

Background Papers: 06/20/0217/F







Reference: 06/20/0156/O

Parish: Ormesby St Marg

Officer: Chris Green

Expiry Date: 30/7/20

Applicant: Mr D Troy

Proposal: Residential development of 33 dwellings comprising 17 detached, 10 semi-detached and 6 affordable houses with access road and area of public open space

Site: Land off Foster Close Ormesby St Margaret.

REPORT

1. Background

- 1.1** This land is beyond the development limits for the village but considered relatively well located to goods and services and delivering a significant number of new homes including affordable homes off an access that has sufficient capacity. Currently the Council does not have a five-year housing supply, that however is based on statistics and methodologies nearly five years old and therefore nearly out of date, where in addition other permissions on land in the emergent plan will provide further supply.
- 1.2** Notwithstanding the emergent situation this carries lesser weight at present and in other regards the planning balance is considered to justify a recommendation for approval in outline subject to the completion of section 106 legal agreements.

2. Site and Context

- 2.1** The site is situated to the South of 74 Station Road, Beechcroft, Ormesby St Margaret and the access is through land that was part of its curtilage and which benefits from planning permission for a seven-unit scheme (see history below). Ormesby is categorised as a larger village where 30% of development is expected to be placed. This is taken off a stub called Foster Close, currently offering access to two dwellings.
- 2.2** This particular site is of 1.89 hectares and has no back history and is farmland of mainly grade 1 (the best agricultural land) and outside the village "residential boundary", which fringes the site to the north west and south sides.

- 2.3 The land is open scrubby grassland to the centre though google earth shows it cropped until relatively recently. There is a hedgerow to the east side of relatively low extent, with trees to the north, south and much of the west boundaries.
- 2.4 Part of the conservation area touches the site boundary in the south west corner.

3. Proposal

- 3.1 This is an outline application with access being the one matter identified as being for consideration here. The drawings submitted are to be considered as indicative therefore. That said because of the Affordable homes legal agreement for onsite provision requiring conclusion before issue of approval in outline, the numbers of properties proposed is considered established as part of this application.
- 3.2 At this stage the indicative proposal is to construct a mix of three- and four-bedroom houses as follows:
- Type A: 17 number four-bedroom detached
 - Type B: 6 number three-bedroom detached (set diagonally, in the site corners)
 - Type C: 4 number three-bedroom linked detached (in the central island)
 - Type D: (Affordable) 4 number, three-bedroom terraced, near the entrance point to the site in the northwest corner.
 - Type D: (Affordable) 2 number three bedroom semi detached

These are shown arrayed around a looped access.

- 3.3 Accompanying the proposal are the following documents:

- Planning statement /Design and Access Statement
- Flood Risk Assessment and Drainage Strategy
- Habitat Regulations Assessment
- Indicative plans and elevations
- Preliminary Ecological Assessment, received 27.7.20
- It has been confirmed by the County that a Transport Statement is not needed now that details of junction geometry have been provided.

4. Relevant Planning History

- 4.1 To the immediate north there is a considerable history of policy compliant development of the land south of Station Road. To the immediate north of this

site seven dwellings were permitted by application reference 06/17/0028/O. This land is shown as within the development limits, being gardens to 74 Station Road. This application (17/0028) was submitted by the same applicant as for the current application. This scheme is on land that features the pond referred to by some commentators. Additional information from the applicant confirms the pond is to be retained, without disturbance within one of the curtilages of the approved scheme.

- 4.2 The site will be surrounded on three sides by residential development
- 4.3 Four dwellings and a barn conversion were permitted in 2017 on land to the west on Dairy Farm 06/17/0238/F. This land is within the village conservation area but not shown as within the residential envelope.
- 4.4 This land had been put forward as an allocation in the emergent (part 2) of the local plan but rejected in favour of two other sites to the west side of the village. This land is Grade 1 agricultural land whereas the other two sites allocated in the emergent plan OT1 and OT2 are shown as being either Grade 2 (OT1) or ungraded.

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

5.1 The parish council for Ormesby St Margaret has objected:

- Overdevelopment
- Loss of habitat
- Loss of agricultural land
- Serious concerns regarding access, highways issues and road safety
- Vehicles needed to deliver aggregates and materials to the proposal would not be able to access Foster Close as the roads are very narrow. Station Road is a metre narrower than the surrounding streets and the Parish Council considers the development could not be built with the current surrounding roads.

5.2 Neighbours and residents of the village have objected, on the following summarised points:

- The new development will add 31% additional properties to the estate via the Station Road junction. This is excessive at school run and morning commute.
- There will be cumulative impact from other major new developments locally.
- The pandemic prevents the proper operation of democracy and there has been no attempt by the developer to seek the community's views before application.
- The proposal is premature as no neighbourhood plan is yet in place.
- There has been failure to properly consult all neighbours.
- This will impact adversely on existing services.

**5.3 Consultations – External
Norfolk County Council**

- 5.4 Highways** – No objection subject to conditions that before commencement detailed plans of the roads, footways, foul and surface water drainage have been submitted and approved by the Local Planning Authority and before occupation said works completed to accord to the approved scheme; that before occupation the road(s) and footway(s) shall be constructed to binder course level and that details of parking for construction workers shall be agreed and implemented.
- 5.5 Rights of Way Officer** – no comment
- 5.6 Historic Environment Service** – No objection subject to the three archaeology conditions being applied. There are ploughed out bronze age barrows in the vicinity and medieval field patterns.
- 5.7 Local Lead Flood Authority:** The Local Lead Flood Authority provided feedback on further technical information supplied by the agent with regard to sustainable drainage design on 8.6.20 noting continued objection due to the soakage rate being over the 24-hr period allowed (by implication attenuation therefore needed). Further information has been provided and sent for comment with replies expected from the LLFA after the closing date for report writing, the findings will be reported to members at the meeting.
- 5.8 Norfolk County Council Minerals Planning** team require a condition to establish resources that might be lost for extraction by development of this land and to allow mitigation of the impact and on-site use where appropriate.
- 5.9 Norfolk Fire and Rescue.** No objection and standard comments regarding provision for fire-fighting to accord with the Building Regulations.
- 5.10 Norfolk Police:** No objection, but disappointment that the D and A statement does not offer some insight into designing out crime at outline stage.
- 5.11 Norfolk Environment Team.** A Preliminary Environmental Assessment PEA is required. (this was received 27/7/20 and a consultation forwarded)
- 5.12 Norfolk CC Infrastructure:** A contribution of approximately £70k is requested for primary school education, and £2475 for contribution to library service through the section 106 agreement.
- 5.13 Broads Drainage Board** – The inland drainage Board do not object but note that any surface water discharge to watercourses might require further consultation and agreement with the IDB if infiltration is not achievable.
- 5.14 Natural England** – No objection subject to RAMS mitigation payments

Consultation - Internal GYBC

- 5.15 Head of Housing:** As the property is in the Rural North sub market area, the site is required to provide a 20% affordable housing contribution, totalling 7 units, the application identifies 6. The GYBC tenure split, as detailed in our

viability study, is 90% Affordable Rent Tenure and 10% Affordable Home Ownership. The site for 7 is in the same ownership 20% of 40 units is 8 affordable homes so any section 106 agreement should make this provision or justify otherwise.

- 5.16** The properties identified for affordable housing are all 3 bed, discussion is welcome on the size of the affordable properties to better meet the housing need in the area. The current housing need information for this location shows requirements for; 8% 1 bed, 29% 2 bed, 25% 3 bed, 30% 4 bed, 6% 5 bed, 1% 6 bed, 1% 7 bed

5.17 Environmental Health – (contaminated land, noise, air quality)

No objections: A full suite of conditions requiring contaminated land matters to be investigated and mitigated is needed as no information has been provided. Construction work period should be restricted to protect adjacent residents and air quality maintained during construction works.

6. Assessment of Planning Considerations: Policy Considerations:

National policy

- 6.1** Paragraph 47 of the National Planning Policy Framework states: Planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise.
- 6.2** At present the Council is unable to demonstrate a 5-year supply of deliverable housing sites. Paragraph 11(d) of the NPPF, the lack of five-year supply should weigh heavily in favour of the application unless any adverse impacts of doing so would significantly and demonstrably outweigh benefits when assessed against the policies in the Framework taken as a whole.

Local Policy Adopted Core Strategy

- 6.3** Great Yarmouth Borough adopted Local Plan Policy CS1 - "Focusing on a sustainable future" seeks to create sustainable communities where growth is of a scale and in a location that complements the character and supports the function of individual settlements. This is a (small scale) major development on unallocated land.
- 6.4** The number of objections and the lack of community involvement that is implicit where a site has not been allocated as part of the planning process challenges the community's aspirations.
- 6.5** There is little long-term economic benefit associated with the proposal. Affordable housing, self-build and adaptable homes would be delivered along with public open space, by section 106 agreement

- 6.6** This site is 750m from the North Road convenience store, with the larger allocation OT1 being better placed to access this. The other allocated site OT2 is 400m from the convenience store. The proposal site is a little nearer the Spar shop associated with the filling station at approximately 550m, which appears to offer similar retail floor area albeit shared with the filling station function.
- 6.7** Policy CS3 - Addressing the borough's housing need dates to adoption in 2015. The housing requirement derives from the Core Strategy which the Council considers to be out-of-date as it will be five years old in December 2020 and the emerging Local Plan reflects this at policy UCS3. This emergent policy reduces predicted need from 7,140 to 5,303, the supporting text lays out what has been achieved to date and where delivery is likely to be provided and on that basis, there is considered to be a buffered five year supply available. A number of larger sites are at an advanced stage of planning will delivery supply in accordance with the revised yearly delivery rates.
- 6.8** The need will be reassessed in accordance with NPPF paragraph 73 which requires the five-year supply to be assessed on the basis of the local housing need calculated using the national standard methodology set out in the NPPF. Under this the housing requirement for the five-year supply is 2,142 as opposed to 3,367. The April 2019 Five Year Supply indicates a supply of 2,302 homes over the five-year period. Therefore, against the local housing need figure the Council will have a five-year supply. This however will be the situation predicted to exist in December of this year rather than now.
- 6.9** Policy CS4 - Delivering affordable housing requires 20% of housing on this site be provided as affordable, for 33 dwellings this requires 6.6 dwellings to be provided rather than the six as submitted. This normally requires on site delivery and rounding up. Given that the earlier permission for 7 by the same applicant has not been built out it is reasonable to also consider that for forty dwellings in aggregate the affordable contribution should be eight dwellings. Emergent policy H2 formalises this principle by requiring the consideration of cumulative site numbers on affordable housing requirements. The shortfall is not a refusal reason however as subject to the whole proposal being acceptable this matter can be negotiated as part of the section 106 agreement before the decision is issued.
- 6.10** Policy CS9 - "Encouraging well-designed, distinctive places": As this is a back-land greenfield site with limited opportunity for linkages being on isolated farmland where other property in the vicinity has continuous plots with no points of access other than through the former garden site accessed off Foster Close, there are little by way of contextual constraints to inform design and create "local identity". The layout shown in indicative form has some formality of layout around the central area. This might deliver a degree of distinctiveness within the scheme. This matter would if the scheme in other regards was acceptable be further addressed at reserved matters stage as would other matters such as the lighting and conservation and enhancement of biodiversity, and landscape features

- 6.11 The site is adjacent a conservation area to the south east of the site. Policy CS10 of the Core Strategy seeks the conservation of the Borough's heritage assets and their settings. With the proposal in such close proximity to the conservation area its visual impact should be carefully considered in relation to design, scale and massing and potential impacts mitigated.
- 6.12 Policies CS6 and CS12 - Utilising natural resources along with encouraging sustainable drainage and micro generation of renewables also require the minimising of the loss of the best and most versatile agricultural land by ensuring that development on such land is only permitted if it can be demonstrated that there is an overriding sustainability benefit from the development and there are no realistic opportunities for accommodating the development elsewhere. The site is defined as being grade 1 agricultural land.
- 6.13 Saved policy REC8 "Provision of recreational, amenity and play space" requires all schemes with over 20 children's bed-spaces to provide recreational and amenity space or play space, in proportion to the scheme, while this does not define the contribution the emergent policy H4 below does.

The Emergent Local Plan

Emerging policies of relevance include:

- 6.14 Policy GSP1 - Development Limits - the site is outside of the proposed development limits and therefore contrary to the emerging policy - however, see above comment about weight given that objections have already been made to this policy.
- 6.15 Policy A2 - Housing design principles, has limited import as this outline proposal features indicative plans.
- 6.16 Policy H2: Delivering affordable housing on phased or cumulative developments, as there is an adjacent permitted but undeveloped site in the same ownership adjacent (and within settlement limits) aggregation is required in calculating affordable home delivery. This policy has not been contested at examination and carries considerable weight.
- 6.17 Policy H3 - sets a minimum housing density of 30 dwellings per hectare - the proposal is 18 dwellings per hectare taking into account open space. However, the density will be higher if Policy H4 is taken into account.
- 6.18 Policy H4 - Open Space provision - this policy would require 3400sqm of open space on the site. This would result in a higher density of development on the portion not allocated as open space.
- 6.19 Policy E4 - Trees and Landscape - requires retention of trees and hedgerows.
- 6.20 Policy E7 - Water conservation - requires new dwellings to meet a higher water efficiency standard, than prescribed in Building Regulations

- 6.21** Given that if this outline application was to be approved then the required subsequent reserved matters application would at the very earliest be determined in November many of these policy concerns in the emergent plan are considered to carry greater weight.

7. Local Finance Considerations:

- 7.1** Under Section 70(2) of the Town and Country Planning Act 1990 the council is required when determining planning applications to have regard to any local finance considerations, so far as material to the application. Local finance considerations are defined as a government grant such as new homes bonus or the Community Infrastructure Levy. It is noted that the Borough of Great Yarmouth does not have the Community Infrastructure Levy. Whether or not a local finance consideration is material to a particular decision will depend on whether it could help to make the development acceptable in planning terms. It would not be appropriate to make a decision on the potential for the development to raise money for a local authority.
- 7.2** It is assessed that the provision of affordable housing, contributions towards impacted local infrastructure of £70,323 for primary education, £843 for fire hydrant installation and £2475 for library provision is required by way of agreement under section 106 of the planning act and furthermore that the final layout makes consideration of green infrastructure such as walking routes. These provisions will render the impacts of the development upon the services locally will be sufficiently mitigated for the purposes of planning. financial gain does not play a part in the recommendation for the determination of this application.

8. Shadow Habitats Regulation Assessment

- 8.1** The applicant has submitted a bespoke Shadow Habitat Regulations Assessment (HRA). It is confirmed that the shadow HRA submitted by the applicant has been assessed as being suitable for the Borough Council as competent authority to use as the HRA record for the determination of the planning application, in accordance with the Conservation of Habitats and Species Regulations 2017.
- 8.2** The report rules out direct effects in isolation; but accepts that in-combination likely significant effects cannot be ruled out from increased recreational disturbance on the Broads SPA and recreational access (and potential for disturbance) is extremely limited. An Appropriate Assessment (AA) has been carried out. The AA considers that there is the potential to increase recreational pressures on the Broads SPA, but this is in-combination with other projects and can be adequately mitigated by a contribution to the Borough Council's Habitats Monitoring & Mitigation Strategy (£110 per six non-dwelling bed-spaces) to ensure that there will be no adverse effects on the integrity of the internationally protected habitat sites.

- 8.3 The Borough Council as competent authority agrees with the conclusions of this assessment. To meet the mitigation requirements, it is recommended that the appropriate contribution is secured by either S.111 or S.106 agreement.

9. Concluding Assessment

- 9.1 Some weight is given to the emergent policy because of the relative age of the housing supply calculations and the emergent reduction in need, however the housing need adjustments are being opposed in consultation and therefore will require the Inspector's scrutiny before accorded full weight.
- 9.2 The proposal site is at the edge of the settlement and density is therefore appropriately low for the site, and the dwellings offered are larger homes with no two- or one-bedroom types so land use cannot be characterised as "efficient" as required by the policy. This is an outline application however and so while the number of dwellings is cited in the application as an upper figure proposed as allowed, the numbers will be established along with design and layout including publicly accessible open space at "reserved matters".
- 9.3 No self builds are proposed on this site and there is no detail to indicate that any specialist housing provision, is to be provided. These matters could be addressed during section 106 negotiations and while adaptable home details are not provided in this outline application this might readily be achievable later in the reserved matter process.
- 9.4 The Landscape Character Assessment identifies the site as being within the Ormesby and Filby Settled Farmland character area. The character assessment identifies Ormesby St Margaret as a nucleated settlement. It identifies the boundary hedgerows as important features which indicate enclosure and indicate the landscape pattern, these features are important to the settlement and the character of Ormesby St Margaret should remain, this can be secured at reserved matters stage.
- 9.5 The site has development on three sides and therefore is contained within the landscape, especially given the boundary hedge. It is considered there is no conflict with Policy CS11. Importantly the containment of the site within other enclosing development does help to prevent settlement coalescence as being a harmful outcome.
- 9.6 The design of development on this east boundary will need to reflect the edge of settlement context when reserved matters stage follows, in line with the recommendations of G3.22 of the Landscape Character Assessment.
- 9.7 An ecology Preliminary Environmental Assessment (PEA) has been produced and submitted. While Norfolk Ecology has not yet responded to the submitted assessment, it is not considered that this needs to be done at outline application and these matters can be addressed at "reserved matters" stage. This is because the area is substantially a recently cropped field and while surrounded by trees and hedgerows these features could and should be

kept undeveloped and protected from development, as is suggested by the submitted PEA.

- 9.8** The housing team have been critical that the mix is all three bedroom development, and while the numbers are fixed by the need to agree a section 106 for affordable housing contribution at outline planning stage, this could be addressed by variations to the indicative plans at reserved matters and in any case the provision of substantial open space and a more mixed offer of property size will be necessarily negotiated as part of the reserved matters stage. This too will be able to address the need to reduce scale towards the country edge of the site to create a softened urban edge.
- 9.9** Further to this as the land to the north with the approval for seven units is as yet unbuilt and in the same ownership, for the purposes of determining affordable housing contribution this falls within emergent policy H2 – “Affordable housing on phased or cumulative developments” as this policy has not been commented on at consultation it carries very considerable weight in advance of formal adoption of the emergent plan, this matter however is subject to negotiation as part of the section 106 agreement. This however needs to reflect the combined development of 40 homes rather than 33 on this specific site and deliver 8 affordable units. If this is not secured a section 106 will not be signed and the application would have to remain undetermined, any appeal made against non-determination would then reference policy H2, but this is not a matter that would inform the recommendation in this report other than to direct how the section 106 should be framed in making recommendation at this time.
- 9.10** Access and highways: The drawing reference 20/230/04 shows vision splays of 2.4 x 67m westerly and 2.4 x 60m easterly at the Symonds Avenue to Station Road junction and 2.4 x 65m in both directions at the Symonds Avenue to Foster Close junction, this is sufficient for the County Council to make no objection with regard to the suitability of the access, the one matter identified as being for consideration at outline stage, in this regard. The County had raised an issue of continuous footway access to the village along Station Road, however this is now available as recent pavement works have been conducted and in addition there is a further off-road route.

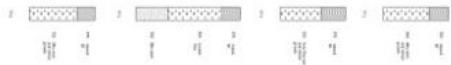
10. Conclusion

- 10.1** The site offers a relatively substantial contribution to housing supply and is relatively well located in relation to the pattern of the settlement, albeit accessed in a slightly convoluted manner, through other land with existing permission for development in this applicant's ownership.
- 10.2** The land is grade 1 Agricultural land and the predicted housing land supply and objectively assessed need might provide weight against the proposal in the future but the current objectively assessed need carries substantial weight and suggests the proposal should be approved.

- 10.3** On balance therefore a conditional approval is recommended subject to a section 106 agreement for affordable housing to be negotiated to include the as yet unbuilt units to the north in arriving at liability figures and with conditions as discussed below:
- 10.4** Contaminated land conditions are needed, but as this is agricultural land the lack of investigation at this stage is not considered to create an impediment that would prejudice implementation. Hours of work should form a condition but given current government coronavirus recovery policy should be as liberal as possible within the overall aim of ensuring neighbour amenity. The air quality matters are more properly matters for Health and Safety at work but should be noted on any decision.
- 10.5** Mineral investigation condition as recommended by the County: It is possible that suitable materials might be extracted for use on site.
- 10.6** The approval recommendation is conditional on the completion of a section 106 agreement to cover the Suffolk County Council's infrastructure needs and for the provision of 20% affordable housing on this proposal site and the other site through which access is gained, as yet unbuilt and in the same ownership.

11. RECOMMENDATION: -

- 11.1** Approve – subject to 106 for affordable housing (in combination with the site to the north) and for Recreational mitigation based on the 33 dwellings and approximately £70k for primary school education, and £2475 for contribution to library service.
- 11.2** A timing condition in accordance with outline applications
- 11.3** Application for details of reserved matters
- 11.4** Conditions for the timing of the surfacing the access, wildlife mitigation, lighting design, security fencing for protection of trees and details of permanent hard and soft landscape within the reserved matters in 11.3.
- 11.5** Conditions are required to address potential land contamination and site development noise and dust.
- 11.6** A condition to secure further reserved matters details for electric vehicle charging facilities is recommended.
- 11.7** Archaeology conditions are required.



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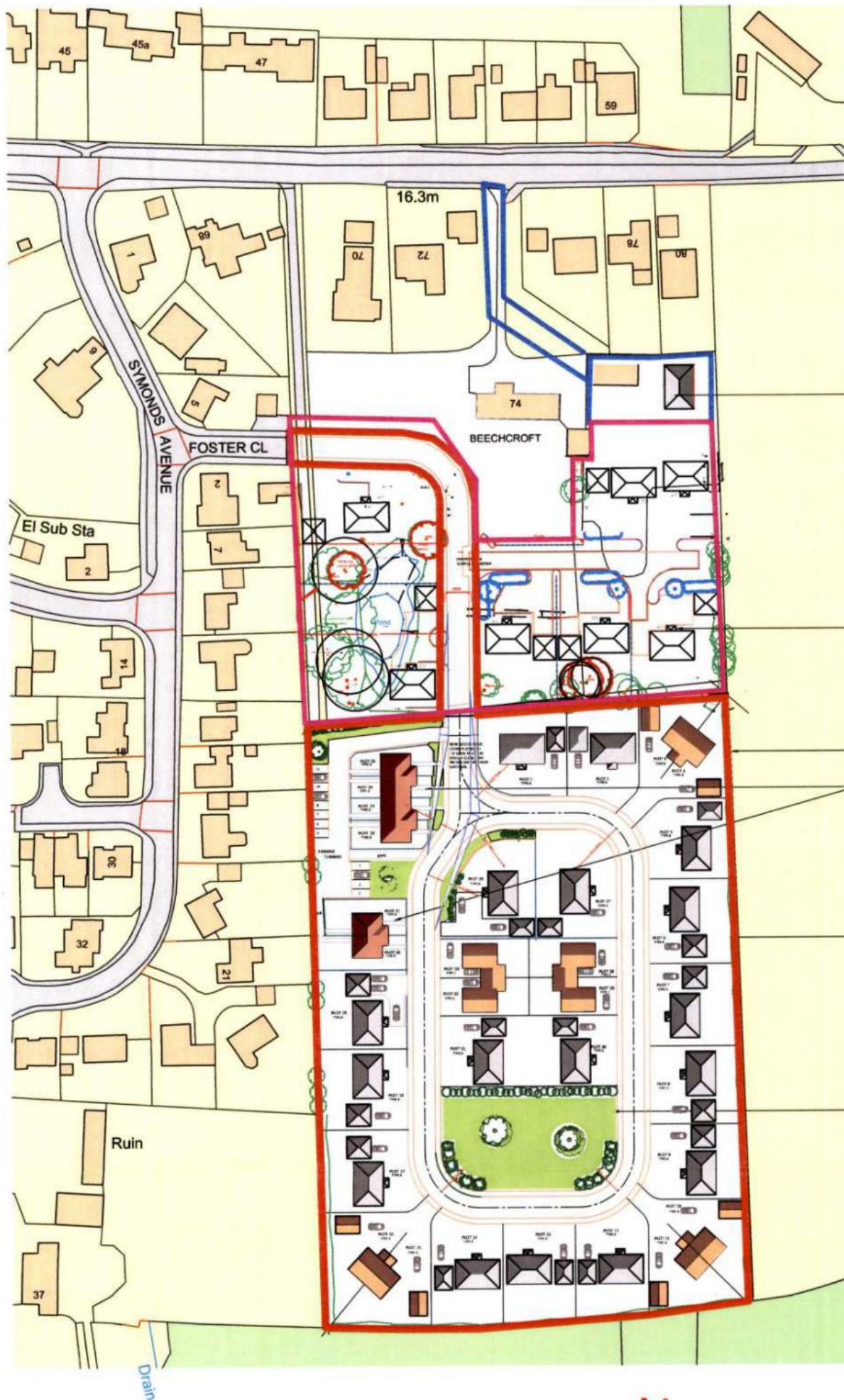
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App. No. 06/2015010
REVISED PLAN
Received 10/07/20



Reference: 06/19/0694/F

Parish: Great Yarmouth

Officer: Mr R Tate

Expiry Date:

Applicant: Mr C Jones C/O Westminster Project Services

Proposal: Erection of 3 no. kiosks for retail use to front elevation

Site: Sealife Centre, Marine Parade, Great Yarmouth

REPORT

1. Background / History :-

- 1.1 The application site is on the south side of Marine Parade which forms the main tourism destination for the town of Great Yarmouth. The site is used as a Sealife Centre which is a visitor attraction for the display of oceanic creatures. The Sealife Centre was approved in 1989.
- 1.2 The surrounding uses are predominantly visitor based with South Beach Gardens to the north and The Winter Gardens to the south. Other commercial units are also present within the vicinity including a cafe.
- 1.3 The application is for the erection of three kiosks (with an area of 8.2m² per unit) along the frontage of the Sealife Centre for use as an A1 (retail) to use as three separate units. The northern most kiosk has an external door whilst the other two units have an open front. The units would project out by approximately 1.7 m from the existing front elevation of the Sealife Centre and measure approximately 17.5m long in total with individual openings 4.1m long. The application form states that the proposed will be finished in painted timber linings.

1.4 Planning History:

9788 – Replacement kiosk. 24-04-1969

06/88/1678/O – Sealife Centre with shop, restaurant and outdoor eating area and seafront gardens. Approved with conditions. 24-10-1989

06/89/0900/D – Sealife Centre with shop, restaurant and outdoor eating area and seafront gardens. Approved with conditions. 22-05-1990

06/90/0441/A - Box signs to face building. Advert consent. 06-06-1990

06/95/0258/F - Erection of canopy to main entrance of centre. Approved with conditions. 05-05-1995

06/99/0330/A - Hoarding/signs to advertise attraction. Advert Consent. 24-05-1999

06/08/0822/F - Construction of a Penguin enclosure to the existing Sealife Centre. Approved with conditions. 16-12-2008

06/10/0430/A - Adverts to front canopy/atrium and window entrance signs. Advert consent. 17-09-2010

06/15/0067/CC - Demolition of two wooden gates and replacement with two new gates. Conservation Area Consent. 30-03-2015

06/16/0028/F – Erection of three kiosks, mixed use A1/A5 retail and sale of non-alcoholic hot and cold beverages and food. - WITHDRAWN

2. Consultations :-

2.1 – Public Consultation – 1 letter of objection has been received as part of the public consultation process. Concerns raised include: more outlets sell the same thing along the Seafront; there are 31 outlets selling Ice Cream between Euston Road to the Pleasure Beach (not including Regent Road); harder to pay rents and to make a profit; Council should protect existing outlets and not let new outlets open up and filter the dwindling profits; and, there should be more ideas other than food.

2.2 Highways – No objection.

2.3 Building Control – No adverse comments.

3. Policy and Assessment:-

3.1 Saved policies from the Borough Wide Local Plan:

POLICY SHP14

Subject to the size of the proposal, the conversion or redevelopment of properties to provide class a1 or class a3 uses will be permitted in the prime commercial holiday areas shown on the proposals map.

(Objective: To ensure the continued commercial vitality of designated tourist shopping areas.)

POLICY SHP16

Any proposals to establish new retail food outlets in the form of kiosks or stalls will be treated on their merits. However, any proposal likely to obstruct the footway will be strongly resisted. The Borough Council will not permit proposals to establish new refreshment or food outlet kiosks/ concessions on the seafront to the east of marine parade, Great Yarmouth, or on the esplanade at Gorleston. Alterations and extensions to seafront refreshment or food outlet concessions/kiosks east of marine parade, Great Yarmouth will be permitted provided the applicant can demonstrate that:-

- (a) there is no loss of designated open space;
- (b) the promenade/footways will not be obstructed;
- (c) the reconstructed kiosk will be designed to incorporate materials appropriate to its location and setting and is compliant with the design guide; and
- (d) the resultant building/structure is not in an area which could be liable to coastal erosion or sea inundation over the anticipated lifetime of the development.

Conditions will be imposed on any planning approval to ensure that criteria (a) to (c) of the policy are complied with. Conditions may also be imposed restricting the amount of external seating and tables associated with the kiosk.

(Objective: To ensure that the character of the seafront is maintained, to ensure the free flow of pedestrians and to maintain and improve the character and appearance of the seafront east of Marine Parade.)

Note: Applicants will be expected to provide evidence that the requirements of the Chief Building Control Officer and the Environmental Health Officer can be met.

POLICY TR5

The council will preserve and enhance the existing character of holiday areas by ensuring that they are not spoilt by over-development. Proposals for uses such as fun-fairs, discotheques or other uses likely to generate significant levels of noise or disturbance or operate during unsocial hours will be permitted only in the prime commercial holiday areas (as defined on the proposals map) and where the applicant can demonstrate that there would be no significant detriment to the occupiers of adjoining properties and users of land.

(Objective: To preserve and enhance the character of existing holiday areas.)

POLICY TR7

Proposals for new visitor facilities and attractions may be permitted in the prime commercial holiday areas of Caister-on-Sea, California, Gorleston-on-Sea, Great Yarmouth, Hemsby, Hopton-on-Sea, Newport and Scratby and will be assessed having particular regard to their scale, design and relationship to other uses and to landscape, environmental, residential amenity and traffic considerations.

(Objective: To meet increasing visitor expectations and changing tourist trends whilst safeguarding the natural environment.)

POLICY TR21

In the Great Yarmouth seafront area, with the assistance of its statutory development control powers, the council will:

- (A) Maintain and enhance the status of Great Yarmouth's golden mile (the seafront between Euston Road and the Pleasure Beach) as the main focus of the borough's traditional tourist industry, and provide the balance and range of facilities and attractions within this area that meets the needs and expectations of all sections of the potential market;
- (B) Protect the predominant character of the different areas of the seafront by:
 - i retention of the uncommercialised open character of the area to the north of the Britannia Pier;
 - ii retention of the open character of areas to the east of Marine Parade between Britannia Pier and the Pleasure Beach, including the areas of public open space; and,

- iii steering proposals of a highly commercial nature to areas predominantly in such uses;
- (C) Subject to aesthetic, conservation and other land-use considerations, extend the seafront illuminations scheme;
- (D) Subject to proven need, permit additional gaming facilities, including a casino;
- (E) Subject to the likely effect on adjoining or neighbouring land-uses, favourably consider proposals for entertainment development within areas designated as prime holiday attraction or prime commercial holiday areas on the proposals map;
- (F) Maintain and enhance the existing character of the area to the east of marine parade;
- (G) Subject to scale and design, favourably consider any proposal to extend the marina leisure centre northwards;
- (H) Subject to a design which retains the pier deck and pavilion, favourably consider redevelopment of the wellington pier complex.

3.2 Core Strategy:

CS8 – Promoting Tourism, Leisure and Culture

As one of the top coastal tourist destinations in the UK, the successfulness of tourism in the Borough of Great Yarmouth benefits not only the local economy but also the wider sub-regional economy as well. To ensure the tourism sector remains strong, the Council and its partners will:

- a) Encourage and support the upgrading, expansion and enhancement of existing visitor accommodation and attractions to meet changes in consumer demands and encourage year-round tourism
- b) Safeguard key tourist, leisure and cultural attractions and facilities, such as the Britannia and Wellington Piers, Pleasure Beach, Hippodrome, the Sea Life Centre, the Marina Centre, Great Yarmouth Racecourse, St Georges Theatre and Gorleston Pavilion Theatre
- e) Support the development of new, high quality tourist, leisure and cultural facilities, attractions and accommodation that are designed to a high standard, easily accessed and have good connectivity with existing attractions

Policy CS9 - Encouraging well-designed, distinctive places

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

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

3.3 Emerging Policy

The Great Yarmouth Local Plan Part 2 for examination on 31st July. As such the plan is now at a very advanced stage and therefore some policies of the plan can be given considerable weight in the determination of planning applications. Paragraph 48 of the NPPF states:

Local planning authorities may give weight to relevant policies in emerging plans according to:

- (a) the stage of preparation of the emerging plan (the more advanced its preparation, the greater the weight that may be given);
- (b) the extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given); and
- (c) the degree of consistency of the relevant policies in the emerging plan to this Framework (the closer the policies in the emerging plan to the policies in the Framework, the greater the weight that may be given)

Policy R6: Kiosks and stalls (no unresolved objections)

The principle of developing new retail and food outlets in the form of kiosks or stalls will be permitted within the designated Holiday Accommodation Areas, Town Centre or the Great Yarmouth Seafront Area. Applicants will need to demonstrate that: a. the siting of the proposal, including the curtilage of the kiosk or stall and associated street furniture, does not obstruct either local footways, promenades and esplanades; b. the design of the kiosk or stall is sympathetic to the surrounding environment, paying particular attention to local street scenes and where applicable, conservation areas, listed buildings and key views; c. the cumulative impact of the proposal, including any clustering of such uses or particular types of uses on the local area, are not significantly adverse; and d. adequate provision is made for: • operational refuse storage out of sight; and • litter bin(s) for customers. Where

necessary, conditions may be imposed on proposals to restrict the amount and extent of any external seating, tables, signage, etc.

Policy GY6: Great Yarmouth Seafront Area

Within the 'Great Yarmouth Seafront Area' as defined on the Policies Map, the Council principally aims to:

- a. Encourage year-round, sustainable tourism;
- b. Encourage investment in major new tourism, leisure and entertainment facilities;
- c. Resist the loss of key tourism uses to non-tourism uses;
- d. Conserve the seafront's heritage assets and bring them back into viable, active use where possible;
- e. Promote high quality design;
- f. Maintain And Improve The Public Realm And The Area's Open Spaces; and
- g. Manage access and traffic.

The following uses will be generally encouraged within the Great Yarmouth Seafront Area, subject to the consideration of compatibility with the existing surrounding uses and potential impact on the character and setting of the Seafront Conservation Area.

- h. Hotels.
- i. Self catering accommodation.
- j. Bed & Breakfast establishments where the owner is resident on the premises.
- k. Food and drink uses.
- l. Holiday entertainment.
- m. Dance halls and nightclubs.
- n. Amusement arcades.
- o. Sport and leisure facilities.
- p. Other ancillary facilities and uses to support the above. Self-contained residential apartments, offices and similar business uses will only be permitted on upper floors of buildings. Residential accommodation which is not self-contained, houses of multiple of occupation, hostels and similar uses, will not be permitted within the Seafront Area.

4. Assessment

- 4.1. The application site is situated on Marine Parade amidst the main visitor attractions. To the east is the coastline with key tourist attractions both to the north and the south. The Sealife centre itself is within an area marked as Prime Holiday Commercial whilst its surroundings are open amenity space. In front of

the Sealife Centre is a broad highway expanse for pedestrians. On the opposite side of Marine Parade is a collection of hotels. The site is within a flood zone and the Great Yarmouth seafront conservation area.

- 4.2 The proposal is for 3 kiosk units to the frontage of the Sealife centre under use class A1 (Since September 1st use class E). The façade will be incorporated within the existing Sealife centre frontage. The kiosks are located under the existing canopy of the Sealife Centre.
- 4.3 Marine Parade is predominantly characterised by tourism uses, South Beach Gardens are to the North whilst to the South is Winter Gardens and the Wellington Pier. There are also commercial kiosks within the area. There are a number of A1 and A3 uses within the vicinity both opposite the application site and to the rear. The Sealife Centre itself contains retail and cafeteria area. A1/E uses are considered suitable to a commercial holiday area and are supported under policy SHP14 of the Borough Wide Local Plan.
- 4.4 The design and appearance of the kiosks are considered sympathetic to the wider conservation area. Marine Parade is defined by its tourism appeal which often provides colourful designs. The overall appearance of the scheme is considered to be of a good quality and is not considered to have an adverse impact on the conservation area. The design appears to match the existing structure reducing the overall visual impact of the kiosks. In accordance with Policy CS9 the design responds to the nearby landmarks
- 4.5 Policy SHP15 of the Borough Wide Local Plan aims to ensure there is not an overconcentration of hot food takeaways. The intention is to over a proliferation which significantly impacts upon the vitality and viability of the wider seafront. It is recognised that there are a number of hot food takeaways on Marine Parade. The policy does not extend to A1 retail uses. This application does not incorporate A5 usage.
- 4.6 Policy SHP16 is unequivocal in stating that *‘THE BOROUGH COUNCIL WILL NOT PERMIT PROPOSALS TO ESTABLISH NEW REFRESHMENT OR FOOD OUTLET KIOSKS/ CONCESSIONS ON THE SEAFRONT TO THE EAST OF MARINE PARADE, GREAT YARMOUTH, going on to state ALTERATIONS AND EXTENSIONS TO SEAFRONT REFRESHMENT OR FOOD OUTLET CONCESSIONS/KIOSKS EAST OF MARINE PARADE, GREAT YARMOUTH WILL BE PERMITTED PROVIDED THE APPLICANT*

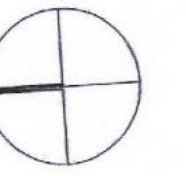
CAN DEMONSTRATE ... that a kiosk does not obstruct the highways and does not result in a loss of open space.

- 4.7 The kiosks are new additions to the building and not linked to the existing retail or cafeteria areas in the existing Sealife Centre. However, the agent has confirmed that the kiosks are for the use by the Sealife Centre only. Emerging Policy R6 accepts that the principle of Retail Kiosks along Marine Parade is acceptable in principle. The design of the kiosk is in keeping with the surrounding area and does not obstruct the footway. It is noted that there are multiple kiosks along Marine Parade, but it is not considered that this proposal would lead to unacceptable levels of clustering.
- 4.8 The kiosks are within the covered area of the Sealife Centre, and therefore the proposal is not considered to significantly disrupt the functioning of the highway nor will it result in a significant loss of open space. Highways have not objected to the development.
- 4.9 The application site is located within Flood Zone 3 and proposes additional retail floor space. A Flood Risk Assessment was not received as part of the application although when considering the minimal increase in floor area it is not considered that the risk is unacceptable, especially when considering two of the kiosks have an open frontage. The floor levels are proposed to be the same as the existing Sealife Centre and will therefore not have an adverse impact on flooding elsewhere.
- 4.9 The objection which was received as part of the public consultation period references a proliferation of ice-cream kiosks and food sales along Great Yarmouth Sea Front. Whilst there has been limited information in support of the application, the Kiosk is for A1 (now E) usage and does not specifically reference ice-cream sales. The application does not include A5 use (now sui-generis), so does not provide hot food and drink takeaways.

5.0 RECOMMENDATION :- Approve subject to condition that the finish of the shutters is to be agreed prior to the commencement of the development.

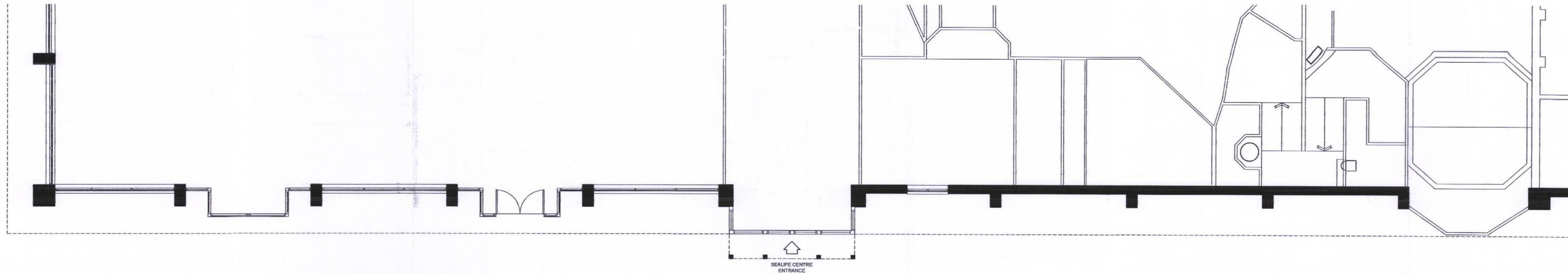
PROJECT ARCHITECT TO BE NOTIFIED OF DISCREPANCIES IN FIGURED DIMENSIONS. CONTRACTOR TO VERIFY ALL DIMENSIONS ON SITE. THIS DRAWING IS COPYRIGHT.

Orientation



Schedule of Areas

Great Yarmouth
Borough Council
18 DEC 2019
Planning
Department



MARINE PARADE

MARINE PARADE

01 PLAN AS EXISTING
1:100

SCALE 1:100 0m 1m 2m 4m 6m 8m 10m
SCALE 1:1 0m 10mm 20mm 40mm 60mm 80mm 100mm



02 FRONT ELEVATION AS EXISTING
1:100

SCALE 1:100 0m 1m 2m 4m 6m 8m 10m
SCALE 1:1 0m 10mm 20mm 40mm 60mm 80mm 100mm

P00	Preliminary issue	27.11.19
Rev	Description	Date

inc
Design
ASSOCIATES LTD

1 Dudley Court North, Waterfront East
Level Street, Brierley Hill
West Midlands, DY5 1XP
T: 01384 571330 F: 01384 575644
E: incdesign@incdesign.net

Client

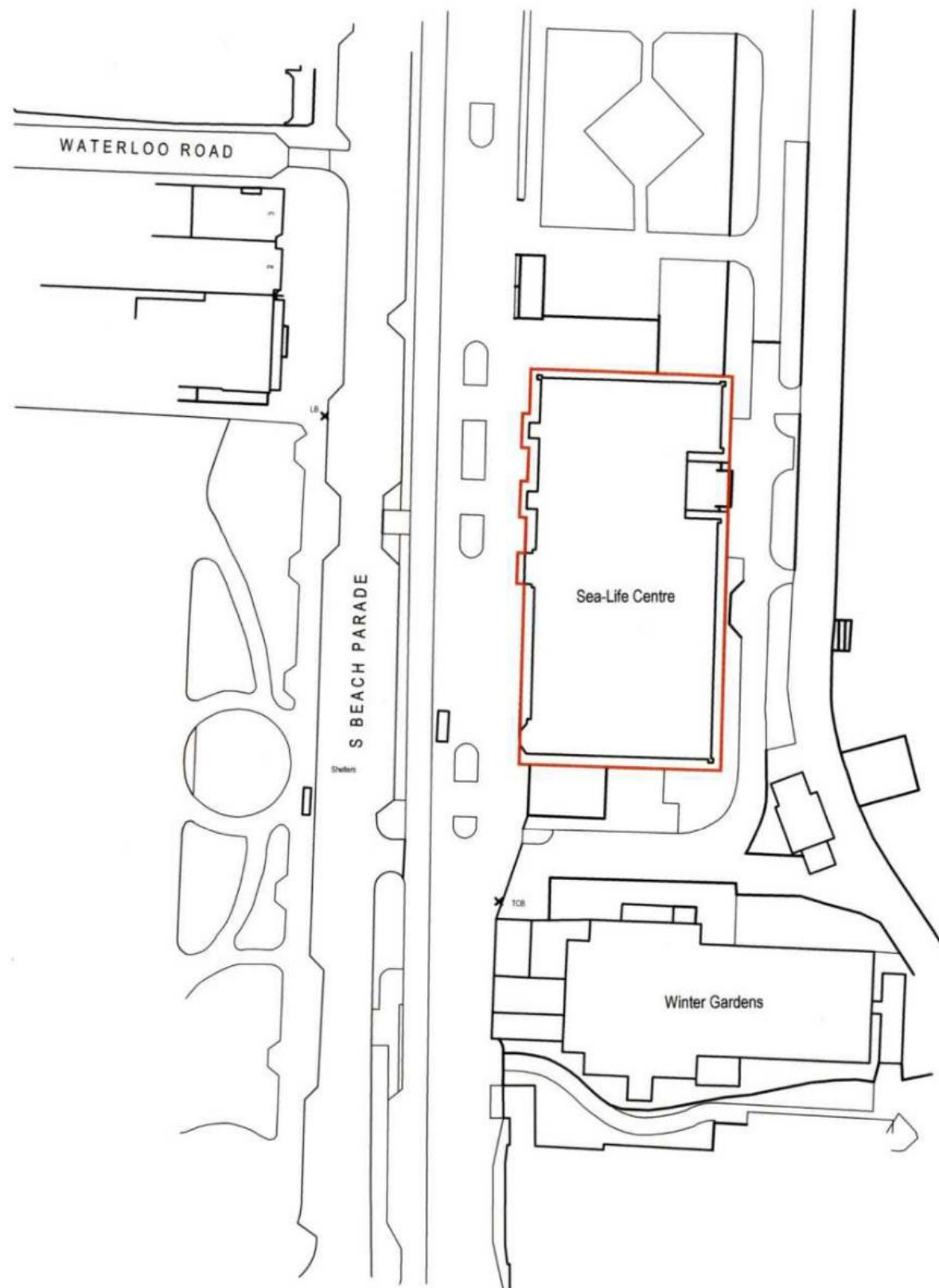


Project
SEA LIFE CENTRE, MARINE PARADE
GREAT YARMOUTH, NORFOLK, NR30 3AH

Drawing Title
PLAN & FRONT ELEVATION AS EXISTING

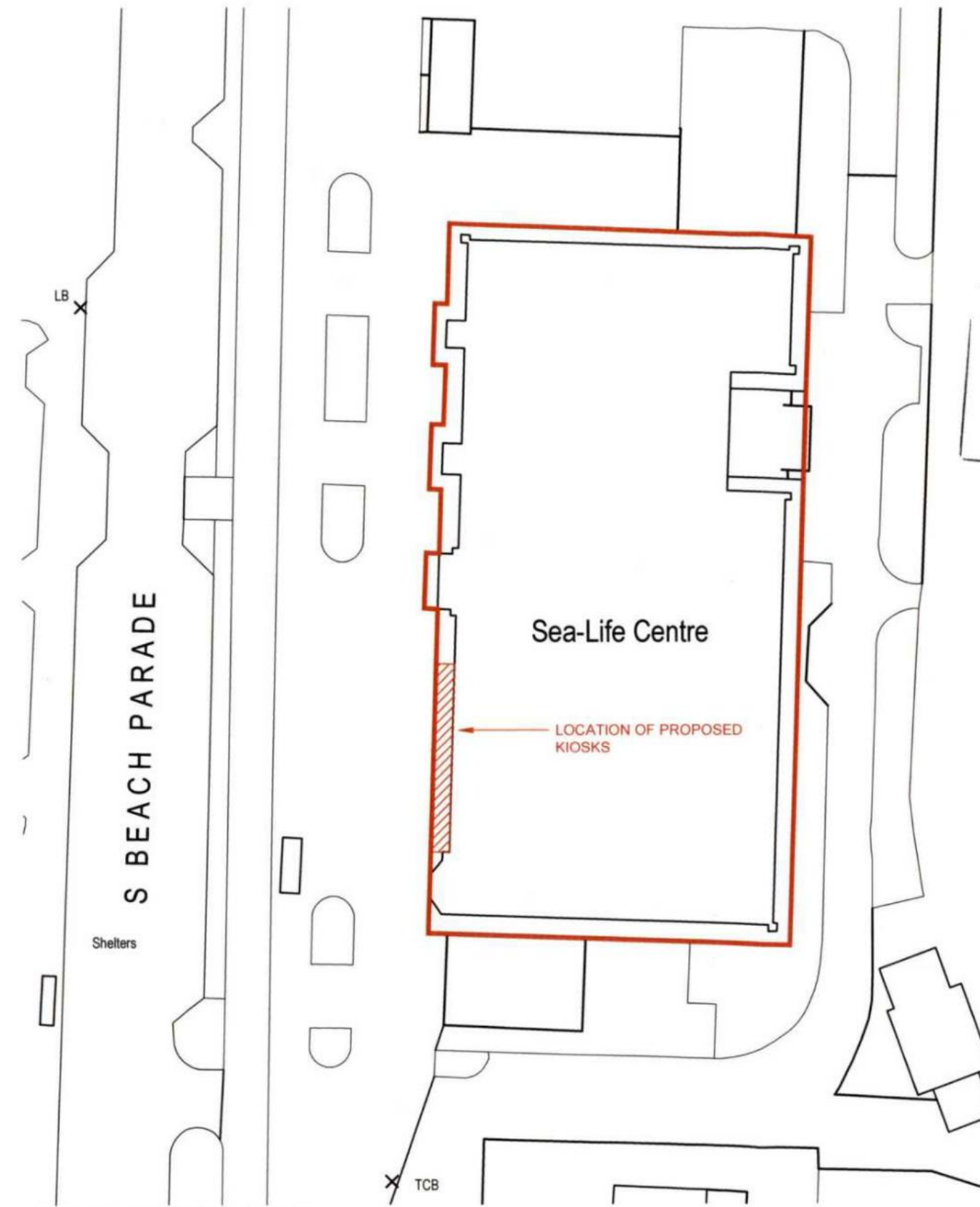
Project No.	Drawing No.	Revision
2814	INC-MA[20]0001	P00
Scale	Date	Drawn by
1:100@A1	27.11.19	CJ

PLANNING

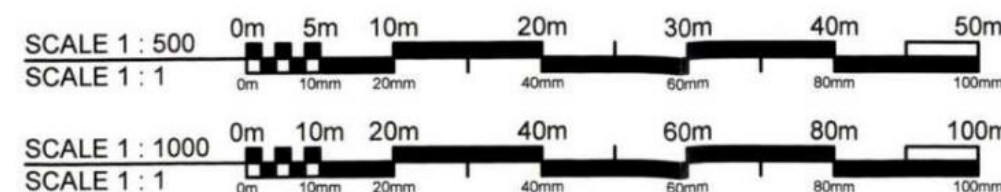


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01 SITE LOCATION PLAN
1:1000



02 SITE BLOCK PLAN
1:500



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GREAT YARMOUTH

Orientation



Schedule of Areas

06/19 / 06 94 / F

Great Yarmouth
Borough Council

18 DEC 2019

Planning
Department

P00 Preliminary issue	09.12.19
Rev Description	Date

inc
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Project
SEA LIFE CENTRE, MARINE PARADE
GREAT YARMOUTH, NORFOLK, NR30 3AH

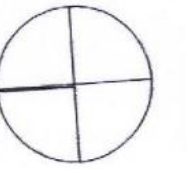
Drawing Title
SITE LOCATION & BLOCK PLANS

Project No 2814	Drawing No INC-SA200001	Revision P00
Scale 1:1000@A3	Date 09.12.19	Drawn by CJ

PLANNING

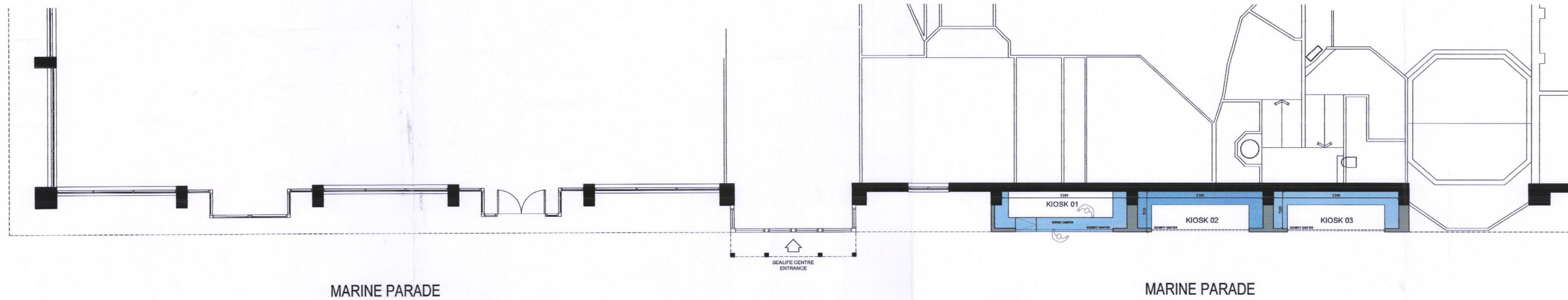
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Orientation



Schedule of Areas

Great Yarmouth
Borough Council
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Department



01 PLAN AS PROPOSED
1:100

SCALE 1 : 100
SCALE 1 : 1
0m 1m 2m 4m 6m 8m 10m
0m 10mm 20mm 40mm 60mm 80mm 100mm



02 FRONT ELEVATION AS PROPOSED
1:100

SCALE 1 : 100
SCALE 1 : 1
0m 1m 2m 4m 6m 8m 10m
0m 10mm 20mm 40mm 60mm 80mm 100mm

P00	Preliminary issue	27.11.19
Rev	Description	Date

inc
Design
ASSOCIATES LTD
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Client



Project
SEA LIFE CENTRE, MARINE PARADE
GREAT YARMOUTH, NORFOLK, NR30 3AH

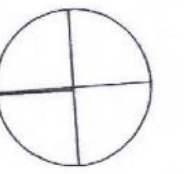
Drawing Title
PLAN & FRONT ELEVATION AS PROPOSED

Project No. 2814	Drawing No. INC-MA[20]0002	Revision P00
Scale 1:100@A1	Date 27.11.19	Drawn by CJ

PLANNING

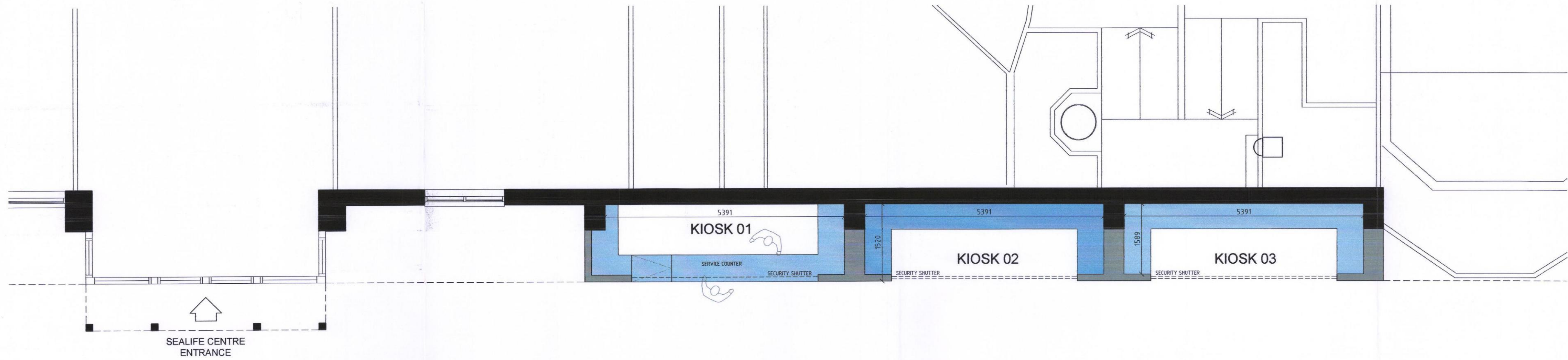
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Orientation



Schedule of Areas

Great Yarmouth
Borough Council
18 DEC 2019
Planning
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MARINE PARADE

01 KIOSK PLAN AS PROPOSED
1:50

SCALE 1:50
SCALE 1:1
0m 1m 2m 3m 4m 5m
0m 10mm 20mm 40mm 60mm 80mm 100mm



02 KIOSK ELEVATION AS PROPOSED
1:50

SCALE 1:50
SCALE 1:1
0m 1m 2m 3m 4m 5m
0m 10mm 20mm 40mm 60mm 80mm 100mm

P00 Preliminary issue 27.11.19
Rev Description Date

inc
Design
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Project
SEA LIFE CENTRE, MARINE PARADE
GREAT YARMOUTH, NORFOLK, NR30 3AH

Drawing Title
KIOSK PLAN & FRONT ELEVATION AS PROPOSED

Project No. 2814	Drawing No. INC-MA[20]0003	Revision P00
Scale 1:50@A1	Date 27.11.19	Drawn by CJ

PLANNING

**PLANNING APPLICATIONS CLEARED BETWEEN 01-AUG-20 AND 31-AUG-20 FOLLOWING
DETERMINATION BY THE GROUP MANAGER (PLANNING) UNDER DELEGATED POWERS**

REFERENCE	06/20/0035/EU
PARISH	Belton & Browston 10
PROPOSAL	Lawful development certificate for existing use; use of pool as a leisure facility
SITE	Jacks Pool The Pastures Cherry Lane Browston
APPLICANT	GREAT YARMOUTH
DECISION	Mr P Plumley EST/LAW USE REF

REFERENCE	06/20/0258/F
PARISH	Belton & Browston 10
PROPOSAL	Proposed first floor extension
SITE	2 Sandy Lane Belton
APPLICANT	GREAT YARMOUTH Norfolk
DECISION	Mr A Roche APPROVE

REFERENCE	06/20/0276/F
PARISH	Belton & Browston 10
PROPOSAL	Full planning permission for the demolition of a stable and tractor store building and the erection of 1 no.
SITE	Land West of Browston Lane
APPLICANT	Browston Great Yarmouth
DECISION	Mr P Needham REFUSED

REFERENCE	06/20/0299/NMA
PARISH	Belton & Browston 10
PROPOSAL	Non material amendment of planning permission
SITE	06/19/0145/F - materials
APPLICANT	47 Heather Gardens Belton
DECISION	GREAT YARMOUTH Norfolk
	Mrs V Mileham
	Accept Amend Notice

REFERENCE	06/20/0178/F
PARISH	Bradwell N 1
PROPOSAL	Proposed front extension and addition to roof to create third floor. New roof to rear over previously approved extn
SITE	32 Blake Drive Bradwell
APPLICANT	Mr & Mrs Holmes
DECISION	APPROVE

PLANNING APPLICATIONS CLEARED BETWEEN 01-AUG-20 AND 31-AUG-20 FOLLOWING DETERMINATION BY THE GROUP MANAGER (PLANNING) UNDER DELEGATED POWERS

REFERENCE	06/20/0244/F
PARISH	Bradwell N 1
PROPOSAL	New external roof access stair
SITE	Wm Morrisons Supermarkets PLC Burgh Road Bradwell GREAT YARMOUTH
APPLICANT	Wm Morrisons Supermarkets PLC
DECISION	APPROVE
<hr/>	
REFERENCE	06/20/0294/F
PARISH	Bradwell N 1
PROPOSAL	Proposed Front Extension
SITE	34 Laburnum Close Bradwell
APPLICANT	Mrs Hack
DECISION	APPROVE
<hr/>	
REFERENCE	06/20/0123/F
PARISH	Bradwell S 2
PROPOSAL	Demo of garage & construct a detached building to house an on-line storage and distribution business
SITE	4 Ives Way Hopton GREAT YARMOUTH
APPLICANT	Phetalz Limited - Ms W Owodyi
DECISION	APPROVE
<hr/>	
REFERENCE	06/20/0186/F
PARISH	Burgh Castle 10
PROPOSAL	Wooden shed for equestrian retail shop (24ft x 12ft) - Retrospective
SITE	The Bungalow Porters Loke Burgh Castle Great Yarmouth
APPLICANT	Mrs T Docwra-Smith
DECISION	REFUSED
<hr/>	
REFERENCE	06/20/0251/O
PARISH	Burgh Castle 10
PROPOSAL	Residential Development of 2no. single storey dwellings with detached garages and shared access
SITE	Breydon View Market Road Burgh Castle GREAT YARMOUTH
APPLICANT	Mr R Loades
DECISION	REFUSED
<hr/>	
REFERENCE	06/20/0230/F
PARISH	Caister On Sea 3
PROPOSAL	Vary condition 3 of PP 06/91/1137/F - To extend occupation period to 4th Jan in each year
SITE	The Tower Caravan Park Covent Garden Road Caister GREAT YARMOUTH
APPLICANT	Mr S Taylor
DECISION	APPROVE
<hr/>	

PLANNING APPLICATIONS CLEARED BETWEEN 01-AUG-20 AND 31-AUG-20 FOLLOWING DETERMINATION BY THE GROUP MANAGER (PLANNING) UNDER DELEGATED POWERS

REFERENCE	06/20/0236/F
PARISH	Caister On Sea 3
PROPOSAL	Vary Condition 3 of PP 06/17/0294/F - Change obscure glazed glass to clear for balcony panels
SITE	34 Norwich Road Caister GREAT YARMOUTH
APPLICANT	Mr M Love
DECISION	APPROVE
<hr/>	
REFERENCE	06/20/0277/F
PARISH	Caister On Sea 3
PROPOSAL	Demolition of existing potato store and removal of static caravan; erection of two- bedroomed bungalow
SITE	21 Ormesby Road Caister GREAT YARMOUTH
APPLICANT	Mr J Davis and Ms C Miller
DECISION	APPROVE
<hr/>	
REFERENCE	06/20/0288/F
PARISH	Caister On Sea 3
PROPOSAL	Single storey flat roof side extension
SITE	39 Reynolds Avenue Caister GREAT YARMOUTH
APPLICANT	Mr J Woodrow & Miss E Shreeve
DECISION	APPROVE
<hr/>	
REFERENCE	06/20/0292/F
PARISH	Caister On Sea 3
PROPOSAL	Rear extension and alterations
SITE	7 Longfellow Road Caister GREAT YARMOUTH
APPLICANT	Mr W Boden
DECISION	APPROVE
<hr/>	
REFERENCE	06/20/0293/F
PARISH	Caister On Sea 3
PROPOSAL	Rear extension and alterations
SITE	16 Drift Road Caister GREAT YARMOUTH
APPLICANT	Mrs B Rafferty
DECISION	APPROVE
<hr/>	
REFERENCE	06/20/0199/F
PARISH	Caister On Sea 4
PROPOSAL	Renewal of pp 06/17/0500/F for installation of four CCTV cameras on a mast 3m in height
SITE	4a Allendale Road The Office Caister GREAT YARMOUTH
APPLICANT	Mr N Fenn
DECISION	APPROVE
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PLANNING APPLICATIONS CLEARED BETWEEN 01-AUG-20 AND 31-AUG-20 FOLLOWING DETERMINATION BY THE GROUP MANAGER (PLANNING) UNDER DELEGATED POWERS

REFERENCE	06/20/0211/F
PARISH	Caister On Sea 4
PROPOSAL	Proposed front 2 storey bedroom extension
SITE	9 Garfield Terrace Caister
APPLICANT	GREAT YARMOUTH
DECISION	Mr and Mrs Harrison APPROVE
<hr/>	
REFERENCE	06/20/0218/F
PARISH	Caister On Sea 4
PROPOSAL	Approval of reserved matters - PP 06/19/0463/O - appearance, landscaping, layout & scale of a single dwelling
SITE	Black Barn Front Road
APPLICANT	West Caister GREAT YARMOUTH
DECISION	Mr H Rodbourne APP. DETAILS
<hr/>	
REFERENCE	06/20/0240/F
PARISH	Caister On Sea 4
PROPOSAL	New addition to create partial first floor space over existing cart shed & extn to provide studio accomodation
SITE	Tiloroam Barn West Road
APPLICANT	West Caister GREAT YARMOUTH
DECISION	Mr T Warnes APPROVE
<hr/>	
REFERENCE	06/20/0189/F
PARISH	Fleggburgh 6
PROPOSAL	Replacement dwellings
SITE	Abroath & Tiree Church Lane
APPLICANT	Clippesby Fleggburgh
DECISION	Mr John Lindsay APPROVE
<hr/>	
REFERENCE	06/20/0255/F
PARISH	Fleggburgh 6
PROPOSAL	Flat roof extension to rear to form dining area, Dormer to main house roof to form bathroom and office
SITE	12 Royden Way Fleggburgh
APPLICANT	GREAT YARMOUTH Norfolk
DECISION	Mr D Gooch APPROVE
<hr/>	
REFERENCE	06/20/0259/CU
PARISH	Fleggburgh 6
PROPOSAL	Change of use of land to residential curtilage
SITE	White Gates Main Road
APPLICANT	Fleggburgh GREAT YARMOUTH
DECISION	Mr D Parkinson APPROVE
<hr/>	

PLANNING APPLICATIONS CLEARED BETWEEN 01-AUG-20 AND 31-AUG-20 FOLLOWING DETERMINATION BY THE GROUP MANAGER (PLANNING) UNDER DELEGATED POWERS

REFERENCE	06/20/0262/F
PARISH	Fleggburgh 6
PROPOSAL	Removal of existing boundary brick wall and fencing and replacement with new fence
SITE	One Ash Town Road Fleggburgh GREAT YARMOUTH Norfolk
APPLICANT	Mrs D Lund
DECISION	APPROVE
<hr/>	
REFERENCE	06/20/0227/F
PARISH	Great Yarmouth 5
PROPOSAL	dropping the kurb at front of my property
SITE	47 Suffolk Road Gorleston GREAT YARMOUTH
APPLICANT	Mr J Leggett
DECISION	REFUSED
<hr/>	
REFERENCE	06/20/0247/A
PARISH	Great Yarmouth 5
PROPOSAL	Application for consent to display advertisements x 5 including x 2 illuminated signs
SITE	The Veterinary Hospital Magdalen Way Gorleston GREAT YARMOUTH
APPLICANT	Ms R Billing
DECISION	ADV. CONSENT
<hr/>	
REFERENCE	06/20/0338/DM
PARISH	Great Yarmouth 5
PROPOSAL	See Application Form
SITE	Former Southdown Road Gasworks Suffolk Road Gorleston-On-Sea GREAT YARMOUTH
APPLICANT	n/a
DECISION	APPROVE
<hr/>	
REFERENCE	06/20/0270/F
PARISH	Great Yarmouth 7
PROPOSAL	Proposed First Floor Balcony to rear.
SITE	7 Bernard Road Gorleston Great Yarmouth
APPLICANT	Miss S Cain
DECISION	REFUSED
<hr/>	
REFERENCE	06/20/0279/F
PARISH	Great Yarmouth 7
PROPOSAL	Conversion of existing flat roof to balcony and new pitched roof to replace flat roof over shower room
SITE	275 Lowestoft Road Gorleston Great Yarmouth
APPLICANT	Mr & Mrs Turner
DECISION	APPROVE
<hr/>	

PLANNING APPLICATIONS CLEARED BETWEEN 01-AUG-20 AND 31-AUG-20 FOLLOWING DETERMINATION BY THE GROUP MANAGER (PLANNING) UNDER DELEGATED POWERS

REFERENCE	06/20/0281/F
PARISH	Great Yarmouth 7
PROPOSAL	Pitch roof to replace existing flat roof to garage
SITE	1 Links Road Gorleston GREAT YARMOUTH
APPLICANT	Mr & Mrs L Goodchild
DECISION	APPROVE
<hr/>	
REFERENCE	06/20/0302/NMA
PARISH	Great Yarmouth 7
PROPOSAL	Non material amendment to pp 06/20/0070/F - alterations, re-positioning & change of materials
SITE	40 Warren Road Gorleston GREAT YARMOUTH Norfolk
APPLICANT	Mr & Mrs S & V Simmons
DECISION	Accept Amend Notice
<hr/>	
REFERENCE	06/18/0618/CU
PARISH	Great Yarmouth 9
PROPOSAL	Change of use from offices to a single residential dwelling
SITE	31 Southtown Road GREAT YARMOUTH Norfolk
APPLICANT	Mr Hall
DECISION	REFUSED
<hr/>	
REFERENCE	06/18/0619/LB
PARISH	Great Yarmouth 9
PROPOSAL	Change of use from offices to a single residential dwelling
SITE	31 Southtown Road GREAT YARMOUTH Norfolk
APPLICANT	Mr Hall
DECISION	LIST.BLD.REFUSE
<hr/>	
REFERENCE	06/20/0235/CU
PARISH	Great Yarmouth 9
PROPOSAL	Change of use from B1 light Industrial to Sui Generis for Taxi and coach operation and storage
SITE	2 Jones (GC) Way GREAT YARMOUTH Norfolk
APPLICANT	Mrs K Cummings
DECISION	APPROVE
<hr/>	
REFERENCE	06/20/0238/CU
PARISH	Great Yarmouth 9
PROPOSAL	Change of use from B1c Light Industrial to D2 Gymnastics Club
SITE	12 Brinell Way Harfreys Industrial Estate GREAT YARMOUTH Norfolk
APPLICANT	Mr A Moore
DECISION	APPROVE
<hr/>	

PLANNING APPLICATIONS CLEARED BETWEEN 01-AUG-20 AND 31-AUG-20 FOLLOWING DETERMINATION BY THE GROUP MANAGER (PLANNING) UNDER DELEGATED POWERS

REFERENCE	06/20/0252/A
PARISH	Great Yarmouth 9
PROPOSAL	Replacement of advertising hoardings with 2 x 48 sheet digital advertising displays
SITE	Pasteur Road and Southtown Road Land At Junction
APPLICANT	GREAT YARMOUTH
DECISION	Wyse Media UK Limited ADV. REFUSAL
<hr/>	
REFERENCE	06/18/0669/F
PARISH	Great Yarmouth 14
PROPOSAL	Conversion of rear and ground floor sections of building to form two two-bedroomed residential units
SITE	41 King Street GREAT YARMOUTH
APPLICANT	Norfolk NR30 2PN
DECISION	Mr P Jennings REFUSED
<hr/>	
REFERENCE	06/18/0670/LB
PARISH	Great Yarmouth 14
PROPOSAL	Conversion of rear and ground floor sections of building to form two two-bedroomed residential units
SITE	41 King Street GREAT YARMOUTH
APPLICANT	Norfolk
DECISION	Mr P Jennings LIST.BLD.REFUSE
<hr/>	
REFERENCE	06/20/0121/CU
PARISH	Great Yarmouth 14
PROPOSAL	Change of use to form 3 self contained flats - Revised submission
SITE	1 Selby Place GREAT YARMOUTH
APPLICANT	Norfolk
DECISION	Mr H Gray REFUSED
<hr/>	
REFERENCE	06/20/0151/EU
PARISH	Great Yarmouth 14
PROPOSAL	Application for a Lawful Development Certificate for existing use as C4 house in multiple occupation
SITE	74 Nelson Road Central Great Yarmouth
APPLICANT	Norfolk
DECISION	Mr A McClernon REFUSED
<hr/>	
REFERENCE	06/20/0152/EU
PARISH	Great Yarmouth 14
PROPOSAL	Application for a Lawful Development Certificate for existing use as C4 house in multiple occupation
SITE	3 Duncan Road Great Yarmouth
APPLICANT	Norfolk
DECISION	Mr A McClernon REFUSED
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**PLANNING APPLICATIONS CLEARED BETWEEN 01-AUG-20 AND 31-AUG-20 FOLLOWING
DETERMINATION BY THE GROUP MANAGER (PLANNING) UNDER DELEGATED POWERS**

REFERENCE	06/20/0166/LB
PARISH	Great Yarmouth 14
PROPOSAL	Demolition of existing railings at front of property
SITE	The Old Art School Nelson Road Central Great Yarmouth
APPLICANT	Flagship Housing Group
DECISION	LIST.BLD.APP
<hr/>	
REFERENCE	06/20/0174/CU
PARISH	Great Yarmouth 14
PROPOSAL	Conversion of 2 No. flats to 6 bedroom HMO.
SITE	49 Crown Road Great Yarmouth
APPLICANT	Mr Lee Stevens
DECISION	REFUSED
<hr/>	
REFERENCE	06/20/0254/F
PARISH	Great Yarmouth 14
PROPOSAL	Proposed extension and alterations
SITE	12 Trafalgar Road GREAT YARMOUTH Norfolk
APPLICANT	Mr P Hawkes
DECISION	APPROVE
<hr/>	
REFERENCE	06/20/0283/EU
PARISH	Great Yarmouth 14
PROPOSAL	Application for Lawful Development Certificate for existing use - change of use to single dwelling
SITE	3 St Georges Road GREAT YARMOUTH Norfolk
APPLICANT	Mrs J Skoyles
DECISION	EST/LAW USE CER.
<hr/>	
REFERENCE	06/19/0620/F
PARISH	Great Yarmouth 15
PROPOSAL	Proposed 3 No. flats above existing commercial unit
SITE	16 Market Row GREAT YARMOUTH
APPLICANT	CMC - Mr R Robert
DECISION	APPROVE
<hr/>	
REFERENCE	06/20/0089/F
PARISH	Great Yarmouth 15
PROPOSAL	Vary condition 2 of pp 06/18/0580/F and remove conditions 3, 6 and 7 of pp 06/18/0580/F
SITE	15 Hall Quay GREAT YARMOUTH Norfolk
APPLICANT	Mr J Pye
DECISION	APPROVE
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**PLANNING APPLICATIONS CLEARED BETWEEN 01-AUG-20 AND 31-AUG-20 FOLLOWING
DETERMINATION BY THE GROUP MANAGER (PLANNING) UNDER DELEGATED POWERS**

REFERENCE	06/20/0118/LB
PARISH	Great Yarmouth 15
PROPOSAL	Vary condition 2 of planning permission 06/18/0581/LB; remove conditions 3,6 and 7 of pp 06/18/0581/LB
SITE	15 Hall Quay GREAT YARMOUTH Norfolk
APPLICANT	Mr J Pye C/O Mr D Futter
DECISION	LIST.BLD.APP
<hr/>	
REFERENCE	06/20/0245/F
PARISH	Great Yarmouth 15
PROPOSAL	Alterations -reconfigure click & collect area; erection of McDonalds restaurant wth drive thru; parking & assoc works
SITE	Asda Car Park Acle New Road Runham Vauxhall GREAT YARMOUTH
APPLICANT	McDonalds Restaurants Limited
DECISION	APPROVE
<hr/>	
REFERENCE	06/20/0246/A
PARISH	Great Yarmouth 15
PROPOSAL	Installation of freestanding Totem sign
SITE	Asda Car Park Acle New Road Runham Vauxhall GREAT YARMOUTH
APPLICANT	McDonalds Restaurants Ltd
DECISION	ADV. CONSENT
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REFERENCE	06/20/0248/A
PARISH	Great Yarmouth 15
PROPOSAL	Various site signage including 4 free standing signs, one Play Land sign and 25 DOT signs
SITE	Asda Car Park Acle New Road Runham Vauxhall GREAT YARMOUTH
APPLICANT	McDonalds Restaurants Ltd
DECISION	ADV. CONSENT
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REFERENCE	06/20/0249/A
PARISH	Great Yarmouth 15
PROPOSAL	Installation of 6no. fascia signs, 3no. booth lettering and 1no. 15" digital booth screen
SITE	Asda Car Park Acle New Road Runham Vauxhall GREAT YARMOUTH
APPLICANT	McDonalds Restaurants Ltd
DECISION	ADV. CONSENT
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REFERENCE	06/20/0260/CU
PARISH	Great Yarmouth 15
PROPOSAL	Change of use from A3 Restaurant to A5 takeaway
SITE	Ellames Regent Road Bistro 43 Regent Road GREAT YARMOUTH Norfolk
APPLICANT	Mr J Carr
DECISION	APPROVE
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PLANNING APPLICATIONS CLEARED BETWEEN 01-AUG-20 AND 31-AUG-20 FOLLOWING DETERMINATION BY THE GROUP MANAGER (PLANNING) UNDER DELEGATED POWERS

REFERENCE	06/20/0290/F
PARISH	Great Yarmouth 15
PROPOSAL	Variation of condition 2 of planning permission 06/19/0205/F - alterations to design
SITE	47 Northgate Street (rear of) GREAT YARMOUTH
APPLICANT	Mr C Oxborough
DECISION	APPROVE
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REFERENCE	06/20/0205/F
PARISH	Great Yarmouth 21
PROPOSAL	Side extension to form dining room and study
SITE	8 Caysteward GREAT YARMOUTH
APPLICANT	Mr L Craig
DECISION	APPROVE
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REFERENCE	06/20/0243/F
PARISH	Great Yarmouth 21
PROPOSAL	Proposed annexe for ancillary use only for elderly parent
SITE	21 Sandringham Avenue GREAT YARMOUTH
APPLICANT	Mrs A Ward
DECISION	APPROVE
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REFERENCE	06/20/0287/MM
PARISH	Great Yarmouth 21
PROPOSAL	Prior approval for proposed telecommunications mast and apparatus
SITE	Beatty Road GREAT YARMOUTH (Communication Station)
APPLICANT	Mr C Ashworth
DECISION	NO OBJECTION
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REFERENCE	06/20/0296/F
PARISH	Great Yarmouth 21
PROPOSAL	Two-storey extension to side
SITE	61 Beatty Road GREAT YARMOUTH
APPLICANT	Mr P Worship
DECISION	APPROVE
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REFERENCE	06/20/0289/F
PARISH	Hemsby 8
PROPOSAL	Creation of new driveway access onto site
SITE	Midway Yarmouth Road Hemsby GREAT YARMOUTH
APPLICANT	Mrs K Hatchett
DECISION	APPROVE
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PLANNING APPLICATIONS CLEARED BETWEEN 01-AUG-20 AND 31-AUG-20 FOLLOWING DETERMINATION BY THE GROUP MANAGER (PLANNING) UNDER DELEGATED POWERS

REFERENCE	06/18/0243/F
PARISH	Martham 13
PROPOSAL	Vary conditions 2, 16 and 17 of PP:06/15/0486/F - Revised planning layout and revised materials schedule
SITE	10 White Street Martham GREAT YARMOUTH NR29 4PQ
APPLICANT	Persimmon Homes (Anglia) - Miss L Carter
DECISION	APPROVE
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REFERENCE	06/20/0285/CU
PARISH	Martham 13
PROPOSAL	Conversion of barn to dwelling .
SITE	Selwyn House 28 The Green MARTHAM
APPLICANT	Mr N Dyball
DECISION	APPROVE
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REFERENCE	06/19/0397/EU
PARISH	Mautby 6
PROPOSAL	Application for a certificate of lawfulness for existing use as mobile residential unit
SITE	Mill Cottage Mill Road Mautby GREAT YARMOUTH
APPLICANT	Mr P Gillett
DECISION	EST/LAW USE CER.
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REFERENCE	06/20/0286/F
PARISH	Ormesby St.Marg 16
PROPOSAL	Proposed single storey front extension
SITE	104 Spruce Avenue Ormesby St Margaret GREAT YARMOUTH
APPLICANT	Mr C Watson
DECISION	APPROVE
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REFERENCE	06/20/0295/F
PARISH	Ormesby St.Marg 16
PROPOSAL	Proposed front porch extension and extension to rear
SITE	20 Pippin Close Ormesby St Margaret GREAT YARMOUTH
APPLICANT	Mr V Tilley
DECISION	APPROVE
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REFERENCE	06/20/0298/NMA
PARISH	Ormesby St.Marg 16
PROPOSAL	Non-Material amendment to planning permission consent 06/19/0636/F - revised roof to extension
SITE	9 Decoy Road Ormesby GREAT YARMOUTH Norfolk
APPLICANT	Mr M Freeman
DECISION	Accept Amend Notice
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**PLANNING APPLICATIONS CLEARED BETWEEN 01-AUG-20 AND 31-AUG-20 FOLLOWING
DETERMINATION BY THE GROUP MANAGER (PLANNING) UNDER DELEGATED POWERS**

REFERENCE	06/20/0339/M
PARISH	Ormesby St.Marg 16
PROPOSAL	See Application Form
SITE	Willowmead Yarmouth Road Ormesby St Margaret GREAT YARMOUTH
APPLICANT	Mr H Harbord
DECISION	PERMITTED DEV.

REFERENCE	06/20/0239/F
PARISH	Repps 13
PROPOSAL	Single detached garage

SITE	Plot 6 Mede Court Repps GREAT YARMOUTH
APPLICANT	Mr B Pearce
DECISION	APPROVE

REFERENCE	06/18/0297/F
PARISH	Winterton 8
PROPOSAL	Demolition of existing buildings and erection of new single storey dwelling
SITE	23 Long Beach Estate Winterton GREAT YARMOUTH NR29 4JD
APPLICANT	Long Beach Estate Office
DECISION	APPROVE

REFERENCE	06/20/0229/F
PARISH	Winterton 8
PROPOSAL	Proposed single storey side extension
SITE	20 George Beck Road Winterton GREAT YARMOUTH
APPLICANT	Mr and Mrs Louis
DECISION	APPROVE

* * * * End of Report * * * *

**PLANNING APPLICATIONS CLEARED BETWEEN 01-AUG-20 AND 31-AUG-20 FOLLOWING
DETERMINATION BY THE DEVELOPMENT CONTROL COMMITTEE**

REFERENCE	06/19/0714/F
PARISH	Belton & Browston 10
PROPOSAL	Proposed low-carbon dwelling and detached garage together with associated works and landscaping
SITE	Greenfields Nursery Cherry Lane Browston GREAT YARMOUTH
APPLICANT	Mr Adam Darling
DECISION	REFUSED

* * * * End of Report * * * *