

**Reference:** 06/15/0579/F

**Parish:** Great Yarmouth

**Officer:** Mr J Beck

**Expiry Date:** 05-11-2015

**Applicant:** GYB Services

**Proposal:** Change of use from public parking to private (GYBS) parking. 2 No. 8m Column with LED floodlights

**Site:** 101 Churchill Road, Great Yarmouth, Norfolk, NR30 4JJ

## **REPORT**

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

1.1 The application site is located to the west side of North Denes Road from which it is accessed. The site is visible from both North Denes Road and Beaconsfield Road and has an open character, sited adjacent to an area of public open space.

#### **1.2 Planning History:**

9881 – Garages – 18-07-57

06/82/1018/SU – Erection of 50' Radio Aerial. Approved with conditions (Deemed Approval). 15-07-1983.

06/89/0564/SU – Office accommodation. Approved with conditions (Deemed Approval). 14-07-1989

06/93/0788/SU - Residential development at Borough and County depot Churchill Rd. and adj. car park and open space. Withdrawn. 22-11-1993

06/98/0808/SU - Removal of radio antenna (height 21m) and replacement with new antenna to a height of 27m. Approved with conditions (Deemed approval) 13-11-1998

06/05/0026/F – Alterations to depot entrance to form a distinct entrance and exit. Approved with conditions 02-03-2005

06/12/0682/SU – Demo 4 buildings. Construction of steel clad garage building and siting of new modular building and meeting room. Approved with conditions (Deemed approval 02-01-2013

06/13/0371/SU – Installation of a new 8 metre high floodlight on South boundary to illuminate yard area. Approved with condition (Deemed Approval) 12-08-2013.

## **2. Consultations :-**

2.1 6 letters of objections have been received in relation to the application, which are attached to this report. The main points are given below:

- Car park would not retain enough parking spaces for residents – currently full during evening and weekends.
- Few nearby properties have private parking and there are double yellow lines outside many nearby properties so a car park is required.
- Nearest on-street parking would be the east part of Beaconsfield Road, outside the school and playing field which could create safety issues for children.
- Car park entrance/exit isn't wide enough for vehicles to pass.
- Lack of turning/manoeuvring area – when the car park is full, anyone entering the car park would have to reverse out onto North Denes Road.
- Part demolition of the old stone wall alongside the old railway track.
- Removal of healthy trees and bushes.
- To make the access and egress safer, the wooden fence at the entrance needs to be replaced with different fencing which allows improved vision.
- More room should be made for parking as there is already dangerous parking on nearby roads.
- Surfacing of the car park

2.2 Norfolk County Council Highways – Proposal will displace some parking. Some will be offset by employees of GYB Services Ltd. On-street parking is likely, however there is likely to be some space capacity and where necessary parking restrictions are already in place to control street parking.

Recommend the following condition and informative note be appended to any grant of planning permission the Local Authority is minded to make.

SHC34 – No external lighting shall be installed other than in accordance with the lighting plan as illustrated and described on the submitted plans and is to be retained such that it will not cause glare beyond the site boundaries.

INF.3 - This development involves a sign that may affect the public highway. The applicant should note that Norfolk County Council, as Highway Authority, reserves the right under the general provisions of Common Law and Section 152 of the Highways Act 1980 to seek the removal of any sign causing an obstruction or nuisance or which obscures or hinders the ready interpretation of a road traffic sign. Advice on this matter can be obtained from the County Council's Highway development management Group based County Hall in Norwich.

### **3. Core Strategy**

#### **3.1 Policy CS9**

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

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

#### **3.2 Policy CS16**

c) Ensuring that new development does not have an adverse impact on the safety and efficiency of the local road network for all users

### **4. National Planning Policy Framework**

Paragraph 58 – Planning policies and decision should aim to ensure that developments:

- Respond to local character and history, and reflect the identity of local surroundings and materials, while not preventing or discouraging appropriate innovation.

## **5. Assessment:**

5.1 The application site currently comprises of a car park within the ownership of GYB Services which is used by employees of GYB Services and the public for parking vehicles.

5.2 Six letters of objection have been received with the main objections to the application relating to loss of parking for local residents, the impacts upon highway and pedestrian safety, loss of trees /bushes and part demolition of an existing wall.

5.3 A number of objections have been received following public consultation which relate to the loss of car parking spaces for local residents. It is accepted that few nearby residential properties benefit from off-road parking and there are existing parking restrictions along large sections of surrounding road. However, Norfolk County Council Highways department have raised no objection, stating that the surrounding roads are likely to have some spare capacity for on-street parking and the loss of space to the existing car park will be somewhat off-set by employees of GYB Services Ltd.

5.4 It is also noted that the reduction in space within the car park would result in it being more difficult for vehicles to turn and manoeuvre to exit the car park in a forward gear. However, the submitted plan shows an area within the car park which is indicated as being 'Inaccessible for parking' and may provide a turning/manoeuvring area for vehicles. This could be ensured by an appropriate planning condition.

5.5 The existing wall adjacent to the car park does not provide a significant contribution to the character or appearance of the area and it is considered that the part-demolition to form an opening to the existing GYB Services car park would not detract from the local character or identity.

5.6 It is proposed that the new 2.4m high palisade fence would be erected around the boundary of the car park intended for use by GYB Services. There are existing

examples of this type of fencing within the nearby vicinity and the proposed fencing would be significantly set back from the public highway to prevent it creating a significant detrimental impact upon the character and appearance of the area.

5.7 Comments have also been received relating to the existing fence and access adjacent North Denes Road. However, no details have been submitted with the application to suggest any alterations to the existing fencing or access adjacent North Denes Road are proposed.

5.8 Although the proposal would likely result in the loss of some existing trees or bushes, the application site is not located within a Conservation Area and there are no protected trees within the site and therefore permission would not be required for this aspect of the proposal.

## **6 RECOMMENDATION :-**

6.1 Approved – The proposal accords with policy CS9 and CS16 of the Core Strategy.

6.2 The following highways condition is recommended:

No external lighting shall be installed other than in accordance with the lighting plan as illustrated and described on the submitted plans and is to be retained such that it will not cause glare beyond the site boundaries.

06/15/0579/K

Planning Department,  
Great Yarmouth Borough Council,

Great Yarmouth Borough Council  
Customer Services  
29 JAN 2016

Mrs. P. Steward,  
101 North Denes Road,  
Great Yarmouth,  
NR30 4LN.

26<sup>th</sup> January 2016.

Dear Sir/ Madam,

**Re: Proposed planning application to extend car park at North Denes /  
Beaconsfield Rd for GY Borough Services**

My family and I have used this car park for 44 years and I have no objection to the proposed use of the top end of the car park by Norse if the following are considered:

- The proposed entrance needs reviewing
- The number of spaces made available to residents is increased. The proposed number (22) is insufficient given the current level of usage.
- The width needs to be considered, as with the extended building of a wall. This leaves very little space for residents to turn around. Several vans and 4x4 vehicles leaves us with restricted views at the narrow end.
- The area needs re-surfacing
- Why not leave things as they are? Great Yarmouth Borough Services' staff are currently using the proposed car park extension area. Residents are aware of this as they have witnessed rubbish being thrown from cars after their lunch breaks.

Yours sincerely,



P. Steward (Mrs)



APPLICATION

06/15/0579 F.

MR & MRS I. J. DAVEY  
106, NORTH DENES ROAD  
ST. YARMOUTH.

RE: CAR. PARK.



MR 30 4 L M.

10.11.15

01493

Dear Sir,

With reference to proposed changing of the car park on North Denes Rd, that having parked there for years the proposed amount of car parking spaces will be inadequate as more cars are parked at night & weekend. I am sure if the photos were taken at such times it would have shown how many do park there, like workers who come in later and are away all day.

I need to park near my house as my husband is very disabled so need to have my car parked near at hand.

This brings me to another point, which is, the entrance to the car park at the present time it isn't wide enough for two vehicles to pass so after someone has to wait to go into the car park waiting on the busy road. Also if all spaces are taken up whoever comes in & can't park will then have to reverse all the way out onto the road, which I would add is like a race track. I feel that if you need to save money

2

Why cant the car park be left as it is  
unless there is another motion to make  
it smaller

How room should be available for  
residents, we already have dangerous parking  
on some road round here.

~~\_\_\_\_\_~~

11/1/2015

[REDACTED]

Miss pauline reed

109 north denes road

Great yarmouth

Norfolk

Nr304ln

[REDACTED]



01 November 2015

12:14

Miss j smith

Im wrighting this letter to object to the planning permission of the car park on churchill road great Yarmouth  
norfolk nr304jj application 06\15\0579\ if you wish to take more than half of the public car park which will  
leave a lot of people with out spaces for there cars. of an evening we use most of the car park up as you  
aware there is double yellow lines out side so without this car park we would have to park round the corner  
which is no good if you car alarm is going off or you have shopping or a baby to carry. i cant see why it cant  
stay as it is the people from the depot are using the car park and it dosn't affect us as its during the day its of a  
night we need more spaces when people come home from work if you take it away there will be nowhere for  
us to park also we have 3 b&b along north denes road that use spaces and the pub has been turned into 4  
houses witch are also going to need parking you do have to rember that its not just north denes that use the  
car park its also churchill road as well.

Thankyou

[REDACTED]

pauline



MR + MRS D. CLARKE  
102 NORTH DENES RD  
GREAT YARMOUTH  
NORFOLK  
NR30 4LN

7/11/2015

RE-APPLICATION 06/15/0579/F

Dear Mr Minns,

We are appalled + object, to the recent planning permission application (as above), for the change of use, of the car park opposite our home. When we bought this home, 13 years ago, we were informed, that the car park was for the use of the terrace of houses opposite. There was even a sign stating 'Private car park'. !!!

As you are aware, there are double yellow lines outside our premises, so we do need to park our cars.

Approx. 16 houses, some of which are multiple occupancy, are opposite this car park, all of which have at least one car.

The proposed planning application would obviously not leave enough car parking spaces for all residents. Also, the new flats/houses, which was formerly the Earl of Beaconsfield public house have residents needing car parking. We have noticed quite a few more residents from Beaconsfield Rd, now use the proposed car park

I'm sure all our car insurances will increase dramatically, due to having to park on road, when spaces are not available, especially

\*

during the summer season.

Also, I'm sure the High School, will be complain' about the amount of extra cars parking, near the School (Beaconsfield Rd), which will increase safety hazards, for the children.

We are hoping you will take on these comments, into consideration, before making a decision on the proposed application.

Regards.

ANITA CLARKE - [REDACTED]

DAVID CLARKE - [REDACTED]

1/2



MR ALAN M. BERNIETT  
104 NORTH DENIER RD  
GT YARMOUTH  
NORFOLK  
NR30 4LN

DEAR SIR

REF PLANNING APPLICATION  
06/15/0579/F

MY OBJECTIONS TO THE ABOVE ARE

- (1) THE KNOCKING DOWN OF PART OF THE OLD STONE WALL THAT RAN ALONGSIDE THE OLD RAILWAY TRACK, TO GAIN ACCESS TO THE COUNCIL SITE (GT YARMOUTH HERITAGE)
- (2) CUTTING DOWN HEALTHY TREES & BUSHES.
- (3) NOT LEAVING ENOUGH PARKING SPACES SO WHEN IT IS FULL, ANYONE ENTERING THE CAR PARK WILL HAVE TO REVERSE OUT (BLINDLY) ONTO NORTH DENIER ROAD A VERY DANGEROUS MANOEUVRE, NOT RECOMMENDED BY ANY MOTORING SAFETY BODY. IT WILL BE A PERIOD ACCIDENT WAITING TO HAPPEN.
- (4) HOW CAN THE APPLICANT CONDUCT THEIR OWN SURVEY
- (5) THE NEAREST ON STREET PARKING WILL BE THE EAST PART OF BEACONSFIELD RD OUT

2/2 CONT.

- (5) CROPPING A PROBLEM WITHIN THE CHILDREN  
CROSS THE ROAD.

IN THE SOCIETY OF TODAY THE MOTOR CAR  
IS AN ESSENTIAL PART OF LIVING, WITH  
A LOT OF HOUSEHOLDS HAVING TWO OR  
EVEN THREE VEHICLES & THEY HAVE TO  
PARK THEM SOMEWHERE. AT THE MOMENT,  
WE ARE VERY FORTUNATE TO HAVE AN  
OFFROAD PUBLIC PARKING AREA THAT IS  
CONVENIENT TO MOST OF THE RESIDENTS  
NEARBY, AS VERY FEW PROPERTIES HAVE  
PRIVATE PARKING.

I ASK THAT THIS APPLICATION  
IS REFUSED.

YOURS SINCERELY

[REDACTED]

NORTH DENES ROAD

INACCESSIBLE FOR PARKING 3.7m

Grounds vehicle parking

PUBLIC CAR PARK

Parks equipment Store 90 x 190 m

2N° 8m New first light columns

2N° 8m

2N° additional high level CCTV



New 2.4m Polystyrene Fence

New equipment

GYBS Ltd Car Park

Joinery Workshop

GYBS Ltd Car Park

CAR PARK ENTRANCE

Meeting Rm

Site Entry

Site Exit

BM 3.09m

Access

Eff. 25

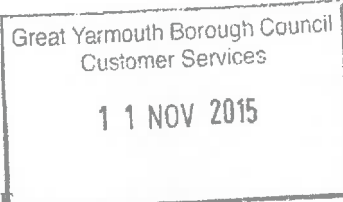
Vehicle Workshops

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Mr Dean Minns  
Planning Services  
Town hall  
Hall Plain  
Great Yarmouth  
Norfolk, NR30 2QT



Mr N A Howard  
110 North Denes Rd  
Great Yarmouth  
Norfolk  
NR30 4LN

5<sup>th</sup> November 2015

Regarding Planning Application Ref - 06/15/0579/F

Dear Sir

I would like to raise my objection and concern at the proposed change from public car park to private parking, to a section of the car park situated directly opposite my family home at the above address.

My main concerns are that the area being left after the proposed changes will not accommodate the local resident's vehicles, especially as the car park is unsurfaced and spaces are not marked out for organised parking. This morning I counted the private residents vehicles at 5am and the total was 22.

At present the parking works very well, with council workers using it during the day and local residents in the evenings and weekends. Although to make the access and egress safer, the wooden fence at the entrance needs to be removed and replaced with fencing which allows improved vision.

Yours Faithfully

A black rectangular redaction box covering the signature of N A Howard.

N A Howard





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

Community and Environmental  
Services  
County Hall  
Martineau Lane  
Norwich  
NR1 2SG

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

Your Ref: 06/15/0579/F  
Date: 12 November 2015

My Ref: 9/6/15/0579  
Tel No.: 01603 638070  
Email: stuart.french@norfolk.gov.uk

Dear Gemma

**Great Yarmouth: Change of use from public parking to private (GYBS) parking. 2 no 8m columns with LED floodlights  
101 Churchill Road GREAT YARMOUTH Norfolk NR30 4JJ**

Thank you for your recent consultation with respect to the above.

Undoubtedly the proposals are likely to displace some parking, however, irrespective of this, the right to park on the land is at the discretion of the land owner and therefore public parking is not guaranteed in perpetuity. Furthermore it may be that some of the existing parking is employees of GYB Services Ltd and therefore there will be some off-set.

Whilst on street parking is likely to under varying pressure in this area I am of the opinion that there is likely to be some spare capacity and where necessary parking restrictions are already in place to control on street parking.

Accordingly, on balance I consider it would be difficult for me to sustain an objection to the proposals.

I would however recommend that the following condition and informative note be appended to any grant of permission your Authority is minded to make.

SHC 34 No external lighting shall be installed other than in accordance with the lighting plan as illustrated and described on the submitted plans and is to be retained such that it will not cause glare beyond the site boundaries.

Reason: In the interests of highway safety.

*Continued/...*

Inf. 3      This development involves a sign that may affect the public highway. The Applicant should note that the Norfolk County Council, as Highway Authority, reserves the right under the general provisions of Common Law and Section 152 of the Highways Act 1980 to seek the removal of any sign causing an obstruction or nuisance, or which obscures or hinders the ready interpretation of a road traffic sign. Advice on this matter can be obtained from the County Council's Highways Development Management Group based at County Hall in Norwich.

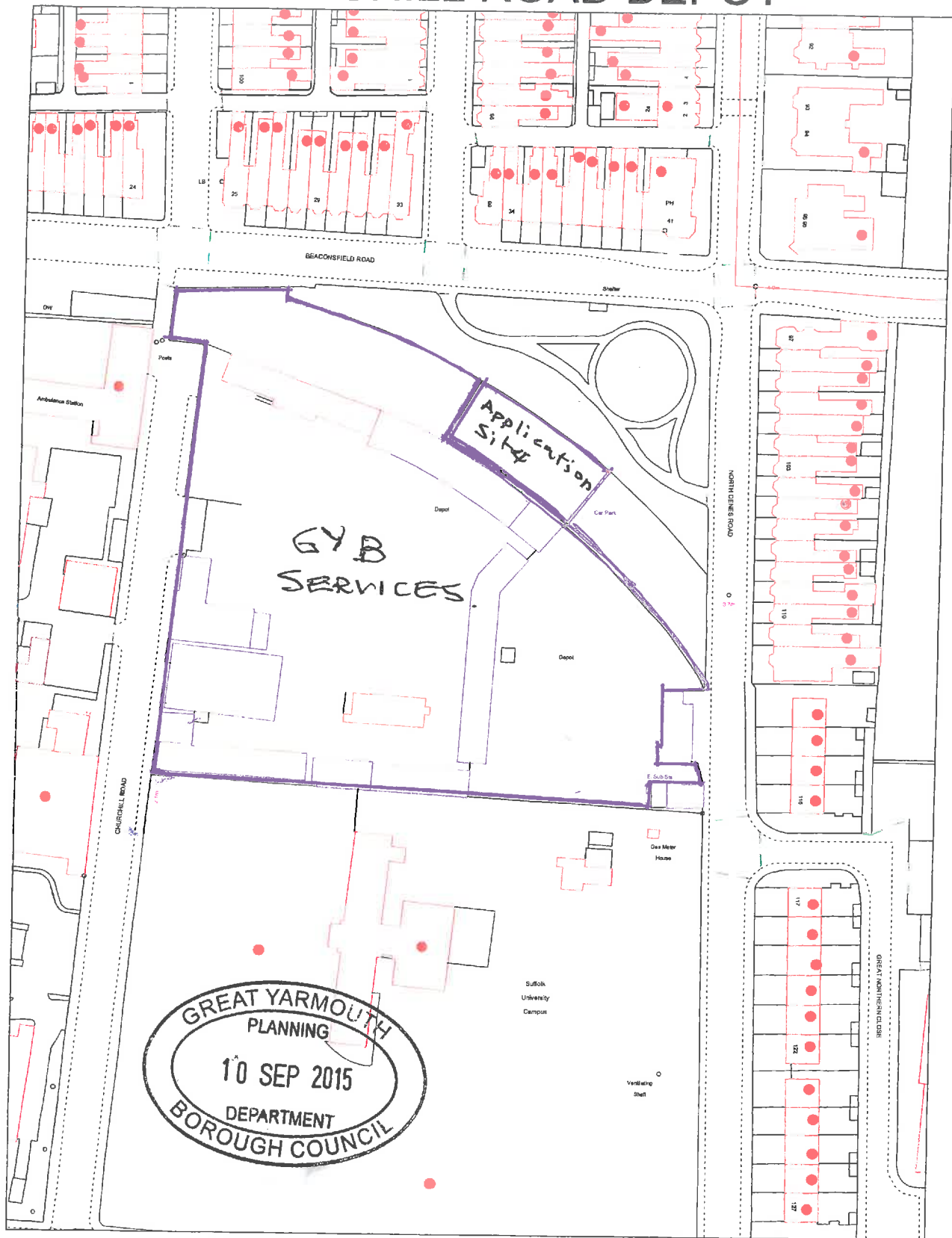
Yours sincerely

*Stuart French*

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

06/15 / 0579 / F

# CHURCHILL ROAD DEPOT



Scale 1:1250



Sterling Court  
Norton Road  
Stevenage  
Herts SG1 2JY  
UK

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