



**GREAT YARMOUTH**  
BOROUGH COUNCIL

# Development Control Committee

**Date:** Wednesday, 15 November 2017

**Time:** 18:30

**Venue:** Council Chamber

**Address:** Town Hall, Hall Plain, Great Yarmouth, NR30 2QF

## AGENDA

### CONTENTS OF THE COMMITTEE AGENDA PLANNING APPLICATIONS & CONDUCT OF THE MEETING

#### Agenda Contents

This agenda contains the Officers' reports which are to be placed before the Committee. The reports contain copies of written representations received in connection with each application. Correspondence and submissions received in time for the preparations of the agenda are included. However, it should be noted that agendas are prepared at least 10 Working Days before the meeting. Representations received after this date will either:-

- (i) be copied and distributed prior to or at the meeting – if the representations raise new issues or matters of substance or,
- (ii) be reported orally and presented in summary form by the Principal Officer of the Committee – especially where representations are similar to, or repeat, previous submissions already contained in the agenda papers.

There are occasions when the number of representations are similar in nature and repeat the objections of others. In these cases it is not always possible for these to be included within the agenda papers. These are either summarised in the report (in terms of numbers received) and the main points highlighted or reported orally at the meeting. All documents are available as 'background papers' for public inspection.

## Conduct

Members of the Public should note that the conduct of the meeting and the procedures followed are controlled by the Chairman of the Committee or, if he/she so decides, the Vice Chairman. Any representations concerning Committee procedure or its conduct should be made in writing to either –

- (i) The Planning Group Manager, Town Hall, Great Yarmouth. NR30 2QF
- (ii) The Monitoring Officer, Town Hall, Great Yarmouth. NR30 2QF

## DEVELOPMENT CONTROL COMMITTEE

### PUBLIC CONSULTATION PROCEDURE

- (a) Thirty minutes only will be set aside at the beginning of each meeting to deal with applications where due notice has been given that the applicant, agent, supporters, objectors, and any interested party, Parish Council and other bodies (where appropriate) wish to speak.
- (b) Due notice of a request to speak shall be submitted in writing to the Planning Group Manager two days prior to the day of the Development Control Committee meeting.
- (c) In consultation with the Planning Group Manager, the Chairman will decide on which applications public speaking will be allowed.
- (d) Three minutes only (or five minutes on major applications at the discretion of the Chairman) will be allowed to (i) objectors together, (ii) an agent or applicant and (iii) supporters together, (iv) to a representative from the Parish Council and (v) Ward Councillors.
- (e) The order of presentation at Committee will be:-
  - (1) **Planning Officer presentation** with any technical questions from Members
  - (2) **Agents, applicant and supporters** with any technical questions from Members
  - (3) **Objectors and interested parties** with any technical questions from Members
  - (4) **Parish Council representatives, Ward Councillors and Others** with any technical questions from Members
  - (5) **Committee debate and decision**

## Protocol

A councillor on a planning or licensing decision making body should not participate in the decision and / or vote if they have not been present for the whole item.

This is an administrative law rule particularly applicable to planning and licensing - if you haven't heard all the evidence (for example because you have been out of the room for a short time) you shouldn't participate in the decision because your judgment of the merits is potentially skewed by not having heard all the evidence and representations.

It is a real and critical rule as failure to observe this may result in legal challenge and the decision being overturned."

## **1 APOLOGIES FOR ABSENCE**

To receive any apologies for absence.

## **2 DECLARATIONS OF INTEREST**

You have a Disclosable Pecuniary Interest in a matter to be discussed if it relates to something on your Register of Interests form. You must declare the interest and leave the room while the matter is dealt with.

You have a Personal Interest in a matter to be discussed if it affects

- your well being or financial position
- that of your family or close friends
- that of a club or society in which you have a management role
- that of another public body of which you are a member to a greater extent than others in your ward.

You must declare a personal interest but can speak and vote on the matter.

Whenever you declare an interest you must say why the interest arises, so that it can be included in the minutes.

## **3 MINUTES**

**5 - 11**

To confirm the minutes of the meeting held on the 18 October 2017.

## **4 PLANNING APPLICATIONS**

### **5 06/17/0438/O - LOWESTOFT ROAD (Land adj), HOPTON**

**12 - 38**

Residential development, 18 single storey dwellings, open space and associated works.

### **6 06/17/0306/F - GLEBE FARM CLOSE, FILBY**

**39 - 50**

Construction of 6 dwellings with associated access road, site works etc.

**7      06/17/0615/F - 1 HIGH FARM BARN, EDWARD ROAD,                      51 - 58**  
**WINTERTON**

Demolition of existing house and erection of replacement dwelling and garage block.

**8      DELEGATED PLANNING PERMISSIONS MADE BY THE                      59 - 70**  
**DEVELOPMENT CONTROL COMMITTEE AND OFFICERS 1-31**  
**OCTOBER 2017**

The Committee is asked to note the planning decisions made by the Development Control Committee and Officers during October 2017.

**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.

**10     EXCLUSION OF PUBLIC**

In the event of the Committee wishing to exclude the public from the meeting, the following resolution will be moved:-

"That under Section 100(A)(4) of the Local Government Act 1972, the public be excluded from the meeting for the following item of business on the grounds that it involved the likely disclosure of exempt information as defined in paragraph 1 of Part I of Schedule 12(A) of the said Act."

# Development Control Committee

## Minutes

Wednesday, 18 October 2017 at 18:30

### PRESENT:

Councillor Williamson (in the Chair); Councillors Annison, Andrews, Bird, Fairhead, Flaxman-Taylor, Hammond, Hanton, Lawn, Reynolds, Thirtle, Wainwright and Wright.

Mrs G Manthorpe (Senior Planning Officer), Mr G Bolan (Technical Planning Officer), Mrs C Whatling (Solicitor, nplaw) and Mrs C Webb (Member Services Officer).

### **1 APOLOGIES FOR ABSENCE**

There were no apologies for absence given at the meeting.

### **2 DECLARATIONS OF INTEREST**

Councillors Annison declared a Personal Interest in Item 5. Councillors Flaxman-Taylor, Thirtle, Wainwright and Williamson declared a Personal Interest in Item 6. Councillor Thirtle declared a Personal interest in Item 7. However, in accordance with the Council's Constitution, they were allowed to both speak and vote on the matter.

### **3 MINUTES**

The minutes of the meeting held on 13 September 2017 were confirmed.

### **4 PLANNING APPLICATIONS**

#### **5 06/17/0339/O LOWESTOFT ROAD (LAND EAST OF) HOPTON GREAT YARMOUTH**

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

The Senior Planning Officer reported that this was an outline application for the erection of up to 200 dwellings with associated works, open space and allotments. The site comprised approximately 9.3 hectares of agricultural land with only the means of access to be considered as part of this application. To the north of the site was an existing residential development; to the east was existing residential development and part vacant land. To the south of the site, separated by existing highway was agricultural land and to the west lies the A47. There was no planning history for the site.

The Senior Planning Officer reported that the Parish Council did not object to the application but had requested a number of conditions. One neighbour consultation response had been received citing that open space is fixed in the location on the indicative plan and not altered at reserved matters stage, the existing boundary hedge adjacent to no.52 Church Road was preserved and enhanced by additional planting, the potential to increase the land allocated to allotments and a condition limiting the number of access points from Lowestoft Road.

The site was assessed as part of the Strategic Housing Land Availability Assessment (SHLAA) and was found to be deliverable and developable. The application site had been to the Local Plan Working Party in June 2017 for the Primary Villages Housing Allocations Recommendations (as identified in the Core Strategy) for development within Hopton. The Local Plan Working Party agreed to recommend that the current application site and the site to the south, known as site 32 on LPWP documents be recommended for allocation.

The Senior Planning Officer reported that the Highways Authority had not objected to the original application but had not yet responded to the amended layout which included a potential additional access to Longfellows Lane. The Senior Planning Officer reported that the development would lead to an unacceptable risk of flooding downstream. However adrainage strategy had

been agreed with Anglian Water and a condition had been requested to ensure the required mitigation measures.

The Senior Planning Officer reported that the application would be subject to a 10% affordable housing contribution on site should permission be granted. A s106 agreement would also be required to cover the requirement for public open space and childrens play equipment. The Senior Planning Officer reported that the application was strongly supported from a Strategic Planning perspective. Paragraph 215 of the National Planning Policy Framework (NPPF) stated that due weight should be given to relevant policies in existing plans according to their degree of consistency with the NPPF.

The Senior Planning Officer reported that the proposed development lies outside of the village development limits, however, the Interim Housing Land Supply Policy (IHLSP) had been drafted and adopted in order that developments, specifically those for housing outside of the village development limits could be assessed with a view to meeting housing targets prior to the adoption of the site specific allocations.

The Senior Planning Officer reported that the application was recommended for approval with requested conditions by consulted parties and appropriate conditions to ensure an adequate form of development. This specifically excluded the conditions that did not meet the requirements of paragraph 206 of the National Planning Policy Framework. It was recommended that permission was not issued until a s106 agreement had been agreed and signed by all relevant parties.

Mr Green, Applicant's Agent, reported the salient part of the application and asked the Committee to support the application which was worthy of the residents of Hopton. Councillor Annison asked for clarification regarding the retention of the mature trees/hedging which was, in fact, located on land owned by neighbouring residents to the proposed site and not the Council. Mr Green agreed to investigate this matter.

Mr Broom, neighbour, reported that he resided adjacent to the proposed site and commended the applicant's agent on the level of local consultation they had undertaken in respect of the application. Mr Broom reported that he had no objection to the application but hoped that the application would not change when submitted at the Reserved Matters stage.

Mr Garrett, Parish Council representative, reported that the Parish Council were unhappy that the Traffic Assessment was undertaken in December and not during the busy summer holiday period.

Councillor Annison reported that he was disappointed that the Traffic assessment was not carried out during the summer holiday period and requested that if the application was approved that a condition be imposed that another traffic assessment be carried out during peak visitor times. The Senior Planning Officer reported that an Interim Travel Plan was requested by Highways and would be conditioned and that Highways had no objection to

the application.  
RESOLVED:

That application number 06/17/0339/O be approved with requested conditions by consulted parties and appropriate conditions to ensure an adequate form of development. This specifically excluded the conditions that did not meet the requirements of paragraph 206 of the National Planning Policy Framework.

It was recommended that permission was not issued until a s106 agreement had been agreed and signed by all relevant parties. The s106 agreement shall include those provisions requested by consulted parties barring those excluded within the agenda report and those of the Local Planning authority to include natura 2000 contribution, affordable housing, public open space or payment in lieu and children's recreation or payment in lieu of. The s106 agreement to include provision for a management agreement to exclude any liability for open space, children's play space or drainage which shall be managed by nominated body which can include a management company.

## **6      06/17/0390/F THE KINGS ARMS PUBLIC HOUSE MAIN ROAD FLEGGBURGH**

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

The Senior Planning Officer reported that the application site was part of the outdoor space attached to a public house. The land was currently grassed and was used for purposes incidental to the use of the public house including the provision of a fenced in storage area which was proposed to be removed should the proposed development be approved. The site was located adjacent to the Grade II Listed Church and, as such, the setting of the Listed Building must be considered as part of the application.

The application was for the erection of three detached accommodation lodges to allow for overnight accommodation to be provided at the site. The planning statement stated that the existing building was not able to facilitate such development, and as such, the detached option was being applied for. The location of the proposed lodges had been altered in accordance with a consultation response from the Conservation Officer.

The Senior Planning Officer reported there had been six neighbour objections to the application, as detailed in paragraph 2.1 of the agenda report. The Parish Council had also objected to the application and to the revised drawings detailing that the location of the lodges had been amended to set them 1.5m away from the boundary of the adjoining neighbouring property, Georgian House. The Parish Council objected to the revision as it was too close to the neighbouring property which had recently been under-pinned to a depth of 9 metres. Concern had been raised that the use of soakaways might



undermine neighbouring properties.

The Senior Planning Officer reported that the Building Control Officer had confirmed that he was happy with the revised drawings and proposed materials to be used.

The Senior Planning Officer reported that in considering whether to grant planning permission for a development which affected a listed building or its setting, the local planning authority must have regard to Sections 16 and 66 of the Planning Listed Buildings and Conservation Areas Act 1990.

The Senior Planning Officer reported that the application was recommended for approval with conditions to ensure an adequate form of development.

Ward Councillor Thirtle reported that he was concerned that the water run off from the proposed development could affect the neighbouring property which had recently undergone extensive under-pinning and asked for confirmation that water run off would go into a soakaway.

A Member reported that he fully supported this application as it was an important business and an integral part of the village of Fleggburgh.

Mr Dixon, applicant, reported the salient areas of his application and requested that the Committee grant the application to enable him to further invest into his business which would benefit the local economy.

RESOLVED:

That application 06/17/0390/F be approved, with all conditions referenced, requested by consulted parties and any additional ones to ensure an adequate form of development.

**7      06/17/0443/O NEW HOUSE (LAND ADJACENT TO) ROLLESBY ROAD  
FLEGGBURGH**

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

The Senior Planning Officer reported that this was an outline application with appearance and landscaping reserved. Layout, scale and access were part of the current application. The application had been amended from five to four proposed new dwellings at land to the east of Rollesby Road, Fleggburgh. The land forms part of the curtilage of the property known as New House which was accessed off Tretts Lane. There was no planning history for the application site.

The Senior Planning Officer reported that the Parish Council supported the application and felt it was appropriate to have four entrances/exits rather than all using one access. However, they expressed concern regarding restricted light levels due to overhanging trees. The Parish Council felt that the footpath, which formed part of the scheme, would encourage sustainable walking and a less reliance on the use of cars in the village.

The Senior Planning Officer reported that there had been one letter in support of the application and eight letters objecting to the application. The Highways Authority had not objected subject to conditions which restricted obstructions across accesses, visibility splays were provided, and that access and parking were completed prior to use and subject to highways improvements.

The Senior Planning Officer reported that the proposed development was considered to be acceptable in this location, although it was positioned outside the village development limit, it was adjacent to the south west boundary, and was included in the Interim Land Supply Policy (IHLSP).

The Senior Planning Officer reported that the proposal did not have an adverse or any notable effect on the setting of a nearby listed building, The Shrubby.

The Senior Planning Officer reported that the water supply was an issue raised during public consultation, however, this was a matter between the applicant and Anglian Water. However, the application site was not within a flood zone or an area of critical drainage, so Anglian Water were unlikely to make comment. Accordingly, the drainage could be dealt with by way of a condition.

The Senior Planning Officer reported that the application was recommended for approval with conditions to ensure an acceptable development.

Mr Hart, applicant's agent, reported the salient areas of the application and the benefits which would result, for example, the extended footpath which would reduce the speeding of cars through the village. He requested that the Committee approve the application.

Mr Peak, objector, reported that he addressed the Committee on behalf of eight objectors, who were unhappy regarding the loss of trees on the application site which would affect the visual amenity of the village.

A Member reported that the benefit of a footpath and highway improvements in that part of the village would reduce speeding vehicles which would greatly benefit local residents.

Ward Councillor Thirtle reported that he was not happy with the proposed loss of trees and hedging but could see the benefit of the addition of a footpath and the highway improvements.

RESOLVED:

That application 06/17/0443/O be approved, for the revised plan for 4 dwellings only with reserved matters to be submitted as part of a detailed application. the application should be subject to both Highway and Environmental Health conditions, slab levels and any conditions required to ensure an acceptable development.

**8 DELEGATED PLANNING PERMISSIONS MADE BY THE DEVELOPMENT CONTROL COMMITTEE AND OFFICERS 1-30 SEPTEMBER 2017**

The Committee noted the planning decisions made by the Development Control Committee and Officers for the period 1 - 30 September 2017.

**9 OMBUDSMAN AND APPEAL DECISIONS**

The Committee received and considered the appeal decisions detailed by the Planning Manager.

RESOLVED:

That the Committee note the appeal decisions.

**10 ANY OTHER BUSINESS**

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

**11 EXCLUSION OF PUBLIC**

The meeting ended at: 20:30

**Reference:** 06/17/0438/O

**Parish:** Hopton

**Officer:** Mrs Gemma Manthorpe

**Expiry Date:** 30<sup>th</sup> November 2017

**Applicant:** Trustees Edna May Rackham Trust

**Proposal:** Residential development 18 no. single storey dwellings, open space and associated works.

**Site:** Lowestoft Road (Land adj) Hopton.

## 1. REPORT

- 1.1 The application is an outline application for the erection of 18 single storey dwellings, open space and associated works. The site comprises approximately 0.97 hectares of land that was formally in agricultural use but is currently unused. To the north and east of the site is open space. To the south of the site is a recently constructed residential development and to the west is the A47 formally A12.
- 1.2 The full planning history for the site is available within the application file; there are no applications on the site that are directly relevant to the application. The land directly to the south has had recent planning approval for a residential development.

## 2. Consultations :-

- 2.1 **Parish Council-** The Parish Council do not object to the application and have requested a number of conditions. The response is below (numbering by Parish Council):

Please find below the comments/questions from Hopton-on-Sea Parish Council in relation to the above application. We look forward to hearing from you with the date of the Development Control Hearing in due course.

1. Acoustic Barrier – It is noted from the assessment that this is less than ideal. Is a 3 metre high barrier acceptable particularly at the Northern end of the site?
2. Lowestoft Road – This is currently gated and the closure of the highway needs to be revoked. It is currently in a poor state of repair. Once public right of way is reinstated this should be lit and maintained. Removal of the gate negates the reason for closing the road in the first place which was continual fly tipping and Travellers camping at the dead end. What measures, for example concrete bollards beyond the development and entrance to Valley

Farm, will be installed to mitigate this? Are there to be parking restrictions on the newly reinstated highway?

3. Footpath / Cycle way to Gorleston – This needs to be retained. There is no footpath indicated to the site side of Lowestoft Road but then neither is there one alongside the Cripps development to the South. It is requested that the extant footpath on the opposite side of the road is widened to become the footpath / cycle way to Gorleston.
4. Adoption of roads – Currently on the plan as private but are they to be adopted after 10 or 15 years and by whom?
5. Traffic Assessment – HPC notes that the traffic assessment appears to be a desktop survey as many inaccuracies included such as locality of the Post Office and Garage which moved several years prior to the survey. It is accepted that there will be limited impact due to additional traffic for 18 residences.
6. Remove Permitted Development Rights – to ensure the integrity of the development and to avoid potential breaches of parking standards. If any new owners wish to make alterations to the property or land an application would need to go before GYBC Planning for consideration.
7. TPO's – All trees identified with TPO's must not be removed or damaged, but protected throughout, and subsequent to, the development.
8. Landscaping – The application mentions new-landscaping to mimic existing ecology and native species. A wildlife survey must be undertaken to establish the requirements and responsibility for the maintenance once completed be declared.
9. Surface drainage – This has been a perennial problem in the area and the addition of more non-porous surfaces shall increase the issues. NCC has already raised concerns due to a lack of information on how this shall be handled.
10. Foul waste – It is suggested that the sewerage system shall be connected to the existing main which means that the infrastructure shall be shared with the HO05 development further South along Lowestoft Road. There needs to be collaboration between the respective developers, GYBC and Anglian Water to efficiently provide adequate provision for both developments.

With regard to planning gain, HPC would welcome the opportunity to discuss the S106 terms with GYBC and the Developer (yet to be named). HPC would particularly raise/discuss the following matters:

11. Education Provision Contribution - HPC notes the requirement for a contribution to primary education in the village and also for secondary education, recognising that such provision will be provided outside Hopton.

12. Environment/Green Infrastructure Contribution – HPC would welcome the provision of a compost bin and [fitted] water butt for all properties, together with a grit bin and sufficient waste bins throughout the development, with agreement in place to empty the litter bins.
13. Utility Provision – Broadband from the start. The exchange at Blundeston is old and at capacity now. Investment needs to be directed to this service otherwise the remainder of the village that does already have acceptable communications will lose them.
14. Employment Provision (new section) – Apprenticeships. This can be considered as part of the S106 Agreement. The developer could take on one or two local apprentices providing training in future housebuilding skills.
15. Further Information – HPC would appreciate restrictive covenants for no caravans, fences or boats in front gardens and no business to be run from domestic premises. No animals should be kept other than domestic pets.

No development to proceed without all conditions being met.

- 2.2 **Neighbours** – One neighbour objection has been received to the application which is summarised as follows:

I object to the application because it will allow extension of the village envelope, there will then be desire to develop the other side of the road. Soon Hopton will be joined up with Gorleston. This application should be viewed in conjunction with the other site where planning has been granted and noted the extra traffic generated will overload the access to the A47.

- 2.3 **Norfolk County Council as Highway Authority** – Following the submission of revised details and layout the Highways Authority do not object to the application and request that conditions are placed upon any grant of planning permission.

- 2.4 **Police Architectural Liaison Officer** – No comments to make on the application but to recommend that the applicant embraces the principles of Crime Prevention through Environmental Design (CPTED) and security measures recommended in Secured by Design (SBD), Homes 2016 guidance.

- 2.5 **Highways England** – No objection to the application.

- 2.6 **Norfolk County Council Education** –

When the other developments (in full consultation response) are taken into account there is still spare capacity at High school level, but Early Education and Hopton CE VA Primary school will have no spare capacity. Norfolk

County Council will therefore seek Education contributions as set out in full consultation response.

The above contributions will be used to fund the following projects:

- Early Education - to develop childcare places within Hopton Primary School (new Nursery class)
- Hopton CE VA Primary School – contribute to internal remodelling to provide additional class places to increase capacity of school (Project A)

- 2.7 **Norfolk County Council Fire** - Norfolk Fire Services have indicated that the proposed development will require 1 hydrant per 50 dwellings (on a minimum 90-mm main) for the residential development at a cost of £815 per hydrant. The number of hydrants will be rounded to the nearest 50th dwelling where necessary.

Please note that the onus will be on the developer to install the hydrants during construction to the satisfaction of Norfolk Fire Service and at no cost. Given that the works involved will be on-site, it is felt that the hydrants could be delivered through a planning condition.

- 2.8 **Norfolk County Council Library** - A development of 18 dwellings would place increased pressure on the existing library service particularly in relation to library stock, such as books and information technology. This stock is required to increase the capacity of Gorleston library. It has been calculated that a development of this scale would require a total contribution of £1,350 (i.e. £75 per dwelling). This contribution will be spent on IT infrastructure and equipment at Gorleston library.

- 2.9 **Norfolk County Lead Local Flood Authority** – Full consultation response not available at time of writing following submission of additional information.

- 2.10 **Anglian Water** - The foul drainage from this development is in the catchment of Lowestoft Water Recycling Centre that will have available capacity for these flows.

The proposed method of surface water management does not relate to Anglian Water operated assets. As such we are unable to provide comments on the suitability of the surface water management.

- 2.11 **Historic Environment Service** - The proposed development site lies within an extensive complex of multi-period cropmarks providing evidence for activity from the prehistoric period onwards. Cropmarks within the proposed development site boundary include a complete ring ditch likely to relate to a Bronze Age round barrow, a partial second ring ditch, and ditches relating to several phases of enclosures and field boundaries. Archaeological excavations at the development site immediately to the south of the current application site recorded highly-significant archaeological remains including Early Neolithic pits containing pottery and lithic artefacts, a large ring ditch of Neolithic to Bronze Age date, a Bronze Age barrow and Roman farmstead.



Archaeological features at the current application site form a continuation of this same multi-phase complex. Consequently heritage assets with archaeological interest (buried archaeological remains) will be present at the site and their significance will be adversely affected by the proposed development.

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. 141. 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 and 6) Nomination of a competent person or persons/organization to undertake the works set out within the written scheme of investigation. and,

B) No development shall take place other than in accordance with the written scheme of investigation approved under condition (A) and,

C) The development shall not be occupied until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the archaeological written scheme of investigation approved under condition (A) and the provision to be made for analysis, publication and dissemination of results and archive deposition has been secured.

2.12 **Natural England** – No comments to make.

2.13 **Great Yarmouth Borough Council Tree and Landscape Officer** – No comments have been received at the time of writing these shall be verbally reported.

2.14 **Great Yarmouth Borough Council Affordable Housing** – The application would be subject to a 10% affordable housing contribution on site. Should planning permission be granted.

2.16 **Great Yarmouth Borough Council Local Authority s106** - The policy requirement for public open space is 40 square metres to be provided per dwelling. Open space shall comply with the core strategy and be usable as public open space, there is ecological mitigate marked on the submitted plan which, although an outline application, includes layout to be decided at this stage. There is an area shown on the submitted plans as 'wildlife mitigation' has a size 3 adopted turning head entering the area from the east and is of



such a shape that it holds little value as public open space although would be valuable as ecological mitigation and could be secured by condition. As such the application is assessed as no public open space provided and a payment in lieu, equalling £12 per square metre is required.

There is no provision for children's play on site and given the proximity of the existing children's recreational facilities none would be requested in this location. A payment in lieu of the provision is required at £920 per dwelling is required to comply with policy.

The Local Authority will not take liability nor ownership of open space to be retained for the use of the public as shown on the plan as wildlife mitigation. The applicant and successors in title will be required to ensure management of open space and, where applicable, drainage provision, through the creation of a management company or nominated body with the full understanding that the Local Authority will not accept liability at this time or any in the future.

- 2.17 **Norfolk County Council Green Infrastructure** - As outlined in the Norfolk County Council Planning Obligations Standards (April 2016), the scope of the County Council's green infrastructure responsibilities include:

- Public Rights of Way
- Norfolk Trails
- Ecological Networks

Green infrastructure should be included within the proposed site in line with local policy. Connections into the local Green Infrastructure (GI) network, including Public Rights of Way and ecological features, should be considered alongside the potential impacts of development. We would advise the Local Planning Authority that a maintenance/mitigation contribution or commuted sum for new and existing GI features may be required in addition to the County response, in order to comply with local policy. Thus allowing the local GI network to facilitate the development without receiving negative impact and equally, allow the development to integrate and enhance the existing network.

- 2.18 **Strategic Planning** - The proposal seeks a new residential development of 18 single storey dwellings with the provision of open space and associated works.

The site is located within Hopton, designated as a Primary Village in the Local Plan Core Strategy settlement hierarchy. Policies CS2 & CS3 are relevant, establishing the general location and quantum of new residential development in appropriate settlements.

The proposal is located to the north of Hopton, beyond an area of recently developed housing. The site is irregular in shape, narrow, and situated on a relatively exposed escarpment immediately adjacent to the A47 trunk road. It is noted that the Environmental Noise Impact Assessment accompanying the planning application concludes that noise levels emanating from the A12 would be above the recommended threshold stipulated by the Council's

Environmental Health Officer and that the location and layout of the site limits the extent to which this could be further mitigated. This is considered contrary to Core Strategy Policy CS9 which seeks to protect the amenity of existing and future residents.

It is relevant that the Borough Council is drafting the Local Plan Part 2: Detailed Policies and Site Allocations and is currently considering the location of draft housing allocations. In June 2017 Council officers presented draft allocations to the Local Plan Working Party for sites situated in the 'Primary Villages' including Hopton. At this meeting the site was not recommended for draft allocation, and subsequently it was further considered that further residential development north of Teulon Close, Rackham Close, Noel Close, Flowerday Close and Potters Drive should not be pursued during this plan period.

The Strategic Planning team consider the proposal contrary to Policy CS9 and is not seeking to support further development, at this locale, in its emerging Local Plan Part 2: Detailed Policies and Site Allocation, and therefore objects to the planning application.

- 2.19 **Environmental Health** – Following the submission of additional information Environmental Health continue to object to the application.

Unfortunately the revised proposed acoustic scheme is not sufficient to reasonably protect the residential amenities, nor the health of potential occupiers. Environmental Services cannot therefore support the grant of planning consent. Furthermore, we note that the quotation from BS 8233:2014 is not relevant, as this is not a desirable site for development, and so there is no rationale for accepting low standards.

In addition to the objection the Officer has recommended conditions should planning permission be granted.

### **3. National Planning Policy Framework**

- 3.1 The presumption in favour of sustainable development is set out under paragraph 4.
- 3.2 Paragraph 49: Housing applications should be considered in the context of the presumption in favour of sustainable development. Relevant policies for the supply of housing should not be considered up-to-date if the local planning authority cannot demonstrate a five-year supply of deliverable housing sites.
- 3.3 Paragraph 50 states that to deliver a wide choice of high quality homes, widen opportunities for home ownership and create sustainable, inclusive and mixed communities, local planning authorities should:
- Plan for a mix of housing based on current and future demographic trends, market trends and the needs of different groups in the community (such as,

but not limited to, families with children, older people, people with disabilities, service families and people wishing to build their own homes);

- identify the size, type, tenure and range of housing that is required in particular locations, reflecting local demand; and
- where they have identified that affordable housing is needed, set policies for meeting this need on site, unless off-site provision or a financial contribution of broadly equivalent value can be robustly justified (for example to improve or make more effective use of the existing housing stock) and the agreed approach contributes to the objective of creating mixed and balanced communities.

3.4 Paragraph 42: The supply of new homes can sometimes be best achieved through planning for larger scale development, such as new settlements or extension to existing villages and towns that follow the principles of Garden Cities. Working with the support of their communities, local planning authorities should consider whether such opportunities provide the best way of achieving sustainable development.

3.5 Paragraph 17. Within the overarching roles that the planning system ought to play, a set of core land-use planning principles should underpin both plan-making and decision-taking. These 12 principles are that planning should:

- always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings;

(extract only)

3.6 Paragraph 47. To boost significantly the supply of housing, local planning authorities should:

- use their evidence base to ensure that their Local Plan meets the full, objectively assessed needs for market and affordable housing in the housing market area, as far as is consistent with the policies set out in this Framework, including identifying key sites which are critical to the delivery of the housing strategy over the plan period;
- identify and update annually a supply of specific deliverable sites sufficient to provide five years worth of housing against their housing requirements with an additional buffer of 5% (moved forward from later in the plan period) to ensure choice and competition in the market for land. Where there has been a record of persistent under delivery of housing, local planning authorities should increase the buffer to 20% (moved forward from later in the plan period) to provide a realistic prospect of achieving the planned supply and to ensure choice and competition in the market for land;
- identify a supply of specific, developable<sup>12</sup> sites or broad locations for growth, for years 6-10 and, where possible, for years 11-15;

(extract)

- 3.6 Paragraph 56. The Government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.
- 3.7 Paragraph 109. The planning system should contribute to and enhance the natural and local environment by (extract):
- preventing both new and existing development from contributing to or being put at unacceptable risk from, or being adversely affected by unacceptable levels of soil, air, water or noise pollution or land instability;
- 3.8 Paragraph 66. Applicants will be expected to work closely with those directly affected by their proposals to evolve designs that take account of the views of the community. Proposals that can demonstrate this in developing the design Of the new development should be looked on more favourably.
- 3.9 Paragraph 75. Planning policies should protect and enhance public rights of way and access. Local authorities should seek opportunities to provide better facilities for users, for example by adding links to existing rights of way networks including National Trails.
- 3.10 Paragraph 150. Local Plans are the key to delivering sustainable development that reflects the vision and aspirations of local communities. Planning decisions must be taken in accordance with the development plan unless material considerations indicate otherwise.
- 3.11 Paragraph 206. Planning conditions should only be imposed where they are necessary, relevant to planning and to the development to be permitted, enforceable, precise and reasonable in all other respects.

#### **4. Saved Great Yarmouth Borough-Wide Local Plan Policies (2001)**

- 4.1 Local Policy - Saved Great Yarmouth Borough-Wide Local Plan Policies (2001):
- 4.2 Paragraph 215 of the NPPF states that due weight should be given to relevant policies in existing plans according to their degree of consistency with the NPPF. The closer the Local Plan is to the policies in the NPPF the greater the weight that is given to the Local Plan policy. The Great Yarmouth Borough Wide Local Plan was adopted in 2001 and the most relevant policies were 'saved' in 2007. An assessment of policies was made during the adoption of the Core Strategy December 2015 and these policies remain saved following the assessment and adoption.
- 4.3 The Saved Policies listed have all been assessed as being in general conformity with the NPPF, and add further information to the policies in the

NPPF, while not contradicting it. These policies hold the greatest weight in the determining of planning applications.

- 4.4 HOU10: Permission for new dwellings in the countryside will only be given in connection with agriculture, forestry, organised recreation, or the expansion of settlements.
- 4.5 HOU16: A high standard of layout and design will be required for all housing proposals.

## **5. Core Strategy:**

- 5.1 **Policy CS1:** This policy promotes sustainable communities and development which would complement the character of an area.
- 5.2 **Policy CS2:** This policy identifies the broad areas for growth by setting out the proposed settlement hierarchy for the borough. CS2 seeks to ensure that new residential development is distributed according to the following settlement hierarchy, with a greater proportion of development in the larger and more sustainable settlements:

Approximately 30% of new development will take place in the Primary Villages of Belton, Hemsby, Hopton on Sea, Ormesby St Margaret, Martham and Winterton-on-Sea

- 5.3 **Policy CS3:** To ensure that new residential development in the borough meets the housing needs of local people, the Council and its partners will seek to:

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

- 5.4 **Policy CS4:** The need to provide additional affordable housing is one of the greatest challenges facing the borough. To ensure that an appropriate amount and mix of affordable housing is delivered throughout the borough, the Council and its partners will seek to: (partial)

b) Ensure that affordable housing is either:

- Provided on-site using this contribution to deliver homes of a type, size and tenure agreed by the developer and the local authority based on local evidence and where appropriate, delivered in partnership with a Registered Provider; or
- Provided via an off-site financial contribution, in exceptional circumstances

c) Ensure that new affordable housing, when provided as part of a market housing site, is well integrated into the development in terms of its design and layout.

5.5 **Policy CS9:** This policy seeks to encourage well designed and distinctive places, particularly conserving and enhancing biodiversity, landscape quality and the impact on and opportunities for green infrastructure. (extract)

f) Seek to protect the amenity of existing and future residents, or people working in, or nearby, a proposed development, from factors such as noise, light and air pollution and ensure that new development does not unduly impact upon public safety

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

c) Assess all development proposals and encourage early engagement with service/utility providers to establish whether any infrastructure or infrastructure improvements are needed to mitigate the impacts of the proposed development

d) Ensure that the relevant improvements to local infrastructure are made by the developer. Where this is not practical financial contributions will be sought

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

f) Make certain that new developments for which a planning obligation is necessary does not take place until a planning obligation agreement has been secured and approved. Payments should be made in a timely and fair manner to minimise the impact on existing services and infrastructure

## 6. **Interim Housing Land Supply Policy**

6.1 The Interim Housing Land Supply Policy falls outside of the statutory procedures for Local Plan adoption it will not form part of Great Yarmouth Borough Council's Development Plan. The Interim Housing Land Supply Policy will however be used as a material consideration in the determination of planning applications and appropriate weight shall be applied.

6.2 The Interim Housing Land Supply Policy seeks to facilitate residential development outside but adjacent to development limits by setting out criterion to assess the suitability of exception sites. The criterion is based upon policies with the NPPF and the adopted Core Strategy.

6.3 It should be noted that the Interim Policy will only be used as a material consideration when the Council's Five Year Housing Land Supply utilises sites identified in the Strategic Housing Land Availability Assessment (SHLAA).

6.4 New Housing development may be deemed acceptable outside, but adjacent to existing Urban Areas of Village Development Limits providing the following



criteria, where relevant to development, have been satisfactorily addressed: inter alia points a to n.

## **7. Appraisal**

- 7.1 The site was assessed as part of the Strategic Housing Land Availability Assessment (SHLAA) and was found to be deliverable and developable in part. Planning permission was granted for part of the site that was considered appropriate for development and has subsequently been removed from the SHLAA.

## **8. Assessment**

- 8.1 The application is an outline application for 18 no. single storey houses adjacent to a development of a similar form and nature which has recently been constructed in Teulon Close. The current application is for the layout, scale and access. Appearance and landscaping are reserved matters to be assessed at a later date should the application be approved. The layout has been subject to revision following consultation responses from Environmental Health and Highways. Highways have no objection to the application and note that the highways requirements can be secured by way of condition should the application be approved.
- 8.2 Hopton is designated as a Primary Village within Great Yarmouth Borough Councils Core Strategy and as such is proposed, at policy CS2, to take its share of 30% of the new dwellings that are needed within the Borough of Great Yarmouth. It is noted that the 30% share is not to be allocated equally across all of the primary villages with some villages able to take more development than others.
- 8.3 The Local Plan Working Party have recently assessed potential site allocations within the Primary Villages and have made recommendations to be taken forward as site specific allocations. Site specific allocations will make up the second part of the Local Plan along with the Development Management Policies. The emerging second part of the Local Plan is relevant to the application as noted by the objection received from Strategic Planning at 2.18 of this report and appropriate weight should be applied to this emerging policy.
- 8.4 The applicant, as additional information following the consultation response from Strategic Planning, has partially quoted a paragraph from the report presented to the Local Plan Working Party in June 2017 in an effort to demonstrate that the application site was not assessed correctly and that it is appropriate for development. The paragraph within the report reads, in full, as follows:

*5.2 The 1,398 dwellings required to be allocated equate to an average of 242 dwellings for each of the six Primary Villages. Completions to date vary greatly, with very few in Belton, and significant numbers in Martham. Martham*

*also has large numbers of dwellings already permitted (including resolutions to grant permission), while Hopton has very few. The current population of Winterton is less than 40% of the average size of the others. Hence an equal distribution of new allocations is not appropriate.*

Since the report presented to the Local Plan Working Party was written there has been a resolution to approve 200 dwellings in Hopton on a site to the south of the village which is 9.2 ha in area.

- 8.5 The agent for the application has also stated that the report to the Local Plan Working Party stated that there were 'no other sites' available in Hopton bar the two recommended. While these words are within the Local Plan Working Party report they have been taken out of context. The maps that annex the Local Plan Working Party report include the site that is subject to the application and other sites; the context is that other sites were not recommended as allocations as opposed to no others being looked at. The Local Plan Working Party, when looking to recommend sites for allocation, did not recommend that both of the two sites that were put forward by officers were taken forward and instead removed a site designated as 'likely' and replaced it with a site to the south of the 200 recently approved. Given the accurate representation of the information presented to the Local Plan Working Party it can be demonstrated that the site subject the application had been shown, assessed, and deemed inappropriate for development and is not therefore being taken forward as an allocation for housing.
- 8.6 The agent's response to the Strategic Planning comments states that the Local Plan Working Party agreed with the officer recommendations which, as stated above, is incorrect. It is agreed that the Local Plan Working Party correctly assessed Hopton as being suitable for development and put forward two large sites which offer gains to the local area, one of which now has a resolution to approve for 200 residential dwellings.
- 8.7 The application site has also been assessed through the SHLAA 2014 report and the part of the site that was appropriate for development has been developed. The previously approved development to the south of the application site ends at the appropriate point and did not seek to cause inappropriate incursion past the existing built form of Hopton. The current application seeks to access the site from the Lowestoft Road, Highways have requested conditions including off site highway improvements.
- 8.8 The land that is subject to the current application is different to the previously approved residential development it abuts to the south for four main reasons, the height of the land, the unacceptable move towards Gorleston, urbanisation into the countryside which is out of character with the area and the inability to adequately mitigate the noise which would provide substandard living accommodation for future residents.
- 8.9 The Parish Council have noted the acoustic mitigation proposed being a 3m high fence to the western boundary of the site. This mitigation has been accepted at the development to the south however the land levels rise as the



site projects to the north. This difference in land levels with the northern section of the application site being 2 meters higher than the start of the A47 (referred to by applicant as A12) verge and 4 meters higher than the road now known as the A47. The applicant has altered the extent of the fence following the comments from the Parish Council from the northern most section running across the site but it is still continuous along the western boundary of the site and will have a detrimental appearance to the character of the area.

- 8.10 There is an objection from Environmental Health regarding the proposed noise attenuation which stated that the applicant had not adequately dealt with the road traffic noise which would affect the gardens and outside areas for the properties. To seek to minimise the adverse impact, the applicant reorganised the configuration of the properties and supplied a supplementary note to be included as part of the noise assessment. The note states that:

*'it is not physically possible to achieve the Councils level of LAeq 16 hour 55bd (from BS8233:2014) in all gardens with the space available on this narrow site – an unfeasibly large portion of the land would have to be given over to landscaping.*

For clarification BS8233:2014 is not a document produced by Great Yarmouth Borough Council it is the British Standard standard.

- 8.11 The report then goes on to quote BS233 stating that:

*'it is recognised that guideline values are not achievable in all circumstances where development might be desirable. In higher noise areas such as city centres or urban areas adjoining the strategic transport network a compromise between elevated noise levels and other factors such as convenience of living in these locations or making efficient use of land resources to ensure development needs can be met might be warranted.'*

Hopton is not a city and the site is on the edge of a residential development which is to a density appropriate to the area and not therefore an urban area. The site is not a large strategic site and there are more suitable sites which will not have an adverse effect on the future living conditions of occupants within the area as identified. The site, given its narrowness does not have the space to adequately mitigate the noise levels and is subject to a continued objection from Environmental Health and therefore the application does not accord with the exemption quoted above.

- 8.12 Policy CS9, as stated by the objection from Strategic Planning, seeks to ensure that future occupants are not subjected to substandard living conditions and therefore the application is contrary to this policy.
- 8.13 A development should be well integrated to the existing character and form of the area. The current application creates an urban intrusion into the countryside which has the effect of bringing two settlements, Hopton and Gorleston, together. When the sites for future allocation and applications are assessed the retention of settlements identity is an important factor and a

material consideration. It is noted at 4.11.22 of the Core strategy that the strategic gap between Hopton and Gorleston should be retained to prevent coalescence between settlements. The application does not therefore comply with the Core Strategy.

- 8.14 There are a number of trees on the site and at the time of writing comments had not been received on the quality of the trees to be removed. The site contains one tree protected by Tree Preservation order, referenced as T3 within the documents, which requires works to be carried out to facilitate the access. These works will have to be approved by the Tree and Landscape Officer should the application be approved as will the other works proposed. The application proposes to remove 22 trees, 10 oak trees, 10 sycamores, 1 apple and 1 plum tree. The report identifies whether these are grouped together or single trees and, according to the report submitted in support of the application, are all less than 20 years old. Should the Tree and Landscape Officers comments be received prior to the application being heard they shall be verbally reported. The loss of the trees in this location would be detrimental to the character of the area and removes an established natural boundary to an existing settlement.
- 8.15 The ecology report submitted by the applicant details additional information that is recommended to be provided prior to the commencement of the development. Should the application be approved it is recommended that the ecological report recommendations are conditioned.
- 8.16 The applicant relies on the Interim Housing Land Supply Policy in support of the application. This policy has been assessed as part of the application process and limited weight is applied to the document that is not a supplementary planning document and does not form part of the Local Plan. The Interim Housing Land Supply Policy does not, when the correct weight is applied, override the National Planning Policy Framework, relevant material considerations and the adopted Core Strategy.
- 8.17 The Lead Local Flood Authority objected to the application however additional information has been provided by the applicants to seek to remove the objection. The consultation response has not been received from the Lead Local Flood Authority and as such a decision shall not be recommended to be issued until a response has been received and, should the application be approved, there is no objection or should the application be refused if there is no objection this shall not form a reason for refusal but should further objection be received this shall be included.

## **9. Recommendation**

- 9.1 The site, given its height above the existing landscape, would cause an urban intrusion which would have a significant adverse impact on the character of the area and cause an unacceptable coalescence between two settlements which is contrary to the Core Strategy. The living conditions cannot be adequately mitigated so as not to have an adverse effect on the future occupant's quality of life which is contrary to policy CS9 of the Core strategy.

The National Planning Policy Framework states that development should be approved if it is in accordance with the Local Plan unless material considerations indicate otherwise. The current application does not accord with the Core Strategy and material considerations outweigh any benefits of providing 18 new dwellings and therefore the recommendation is in line with the National Planning Policy Framework.

- 9.2 It is recommended that application is refused once the consultation response from the Lead Local Flood Authority is received.

**Jill K. Smith**

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**From:** Caroline Sime on behalf of enquiries  
**Sent:** 16 August 2017 08:15  
**To:** plan  
**Cc:** [REDACTED]  
**Subject:** FW: Planning Application

Good morning Planning department

Please see the below email received in our general enquiries. The customer has been copied into this email so that they have a record of the email being forwarded to you.

Kind regards

**Caroline**  
Customer Service Advisor  
Great Yarmouth Borough Council  
Telephone: 01493 856100  
E-mail: [enquiries@great-yarmouth.gov.uk](mailto:enquiries@great-yarmouth.gov.uk)  
Website: [www.great-yarmouth.gov.uk](http://www.great-yarmouth.gov.uk)  
Correspondence Address: Town Hall, Hall Plain, Great Yarmouth, Norfolk NR30 2QF

**Great Yarmouth Borough Council - Customer Focused, Performance Driven**

It takes 24 trees to produce 1 ton of office paper! Think... is it really necessary to print this email?

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**From:** [REDACTED] [mailto:[REDACTED]]  
**Sent:** 15 August 2017 20:21  
**To:** enquiries  
**Subject:** Planning Application

Dear Sir

I would like to comment on planning application 06/17/0438/O.

I object to the planning application at the Old Lowestoft Road, Hopton on Sea, because it will allow extension of the village envelope, then there will be a desire to develop on the other side of the road. Soon Hopton will be joined up with Gorleston if development carries on that way.

I know the government want more affordable housing but the sort of houses they want to build there will be out of the reach of the people who need housing most. It seems that developers are only out to make as much money as they can out of people, and they have little regard for the low paid workers that keep this country going.

This application should be viewed in conjunction with the other site where planning has been granted and noted that the extra traffic generated will overload the access to the A47.

Yours  
Angela Wheeler  
3 Rackham Close,  
Hopton on Sea  
NR31 9RN

# MEMORANDUM

## From Environmental Services

To: Planning Services

Attention: Mrs Gemma Manthorpe

cc: -

Date: 8<sup>th</sup> of September 2017

Our ref: R070509

Your ref: 06/17/0438/O

Please ask for: David Addy

Extension No: 846678

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**Proposal: Residential development 18 no. single storey dwellings, open space and associated works.**

**Location: Lowestoft Road (Land adj.), Hopton, GREAT YARMOUTH, NR31 9RN.**

Great Yarmouth Borough Council Environmental Services cannot support the grant of planning permission for the above referenced proposal, until the noise issues below are resolved. However, we do give the following advice, conditions, and informatives for inclusion on any planning consent that may be granted.

### **Acoustics and noise**

The Planning application does not adequately address the road traffic noise affects to gardens and outside areas from the adjacent and high traffic flow A47 (formerly A12). Exceeding this Services recommended limit of 55 dB  $L_{Aeq,T}$  which is 'moderate annoyance, daytime and evening' under the 'The WHO Guidelines for Community Noise 1999', but also the 'serious annoyance, daytime and evening', within the same guidelines, plus the upper guideline value of 55 dB  $L_{Aeq,T}$  from BS 8233:2014. Such levels could cause severe annoyance to residents intending to use their gardens, and so contribute to stress, mental health issues, and heart disease. It would also deter people from adopting healthier outdoor life styles with exercise and exposure to sufficient sunlight to produce vitamin D, which also helps to maintain a good mood in people.

In my pre-application advice to the noise consultant I discussed how the noise consultants and developers for a major housing development had achieved Environmental Services recommended limit for gardens and outside areas at a noisier site between the A47, and A1074. In this development it was achieved through reaching agreement on acoustic bunds, acoustic barriers, using non-habitable buildings as acoustic shielding, dwelling height and orientation as shielding, and set-off distance from the road.

Great Yarmouth Borough is not a high noise environment metropolitan borough where there are not quiet areas, and a shortage of land for development, where sub-optimal acoustic schemes and developments may be considered.



**Air quality issues**

The proposed development is adjacent to the A47, but no consideration has been made of the adverse road traffic related air quality impacts on future residents. Depending on the report, we may ask that the developer also undertakes post-approval verification monitoring at the site, and/or make s.106 contributions to the Council to do this, should Planning Consent be granted. We would certainly request s.105 contributions should the development be granted without an air quality assessment. Please note that the Council does not, and has not undertaken air quality monitoring at this location, as there were no 'relevant receptors' that required it before. Residences are clearly relevant receptors, and so the air quality must be considered and addressed, to ensure that legal air quality limit values are met; if they are not an Air Quality Management Area must be declared where there are relevant receptors, which could entail significant costs to the applicants and the Council.

**Potential land contamination**

For planning applications where the proposed land use is sensitive to contamination, such as a housing development, an assessment on potential land contamination should be included. This has not been done. Ideally, at least a Phase I 'desktop' report should be submitted to the LPA prior to determination. Otherwise the recommended condition requires this prior to commencement.

**Conditions:****Acoustic protection of proposed development**

No buildings or outside areas hereby permitted in shall be used until an acoustic report with an acoustic design and protection scheme for dwellings and gardens, has been approved in writing and implemented to the satisfaction of the Local Planning Authority.

Reason for the condition

In the interests of the amenities of the locality.

**Land Contamination:**

Prior to the commencement of the development and to the satisfaction of the Environmental Services Group Manager, a Phase 1 contamination report shall be carried out to assess whether the land is likely to be contaminated. The report shall also include details of known previous uses and possible contamination arising from those uses.

If contamination is suspected to exist, a Phase 2 site investigation is to be carried out to the satisfaction of the Environmental Services Group Manager. If the Phase 2 site investigation determines that the ground contains contaminants at unacceptable levels then the applicant is to submit a written strategy detailing how the site is to be remediated to a standard suitable for its proposed end-use to the Environmental Services Group Manager.

No dwellings/buildings hereby permitted shall be occupied until the remediation works agreed within the scheme have been carried out to the satisfaction of the Local Planning Authority.

Reason for the condition

To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

**(Note: the applicant is strongly advised to contact Environmental Health at an early stage.)**

### **Contaminated land during construction**

In the event that contamination that was not previously identified is found at any time when carrying out the approved development, it must be reported in writing immediately to the Local Planning Authority. All development shall cease and shall not recommence until:

- 1) a report shall be submitted and agreed in writing by the Local Planning Authority which includes results of an investigation and risk assessment together with proposed remediation scheme to deal with the risk identified and
- 2) the agreed remediation scheme has been carried out and a validation report demonstrating its effectiveness has been approved in writing by the Local Planning Authority.

### **Reason for the condition**

To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

### **Informatives:**

#### **Advisory Note**

The applicant is strongly recommended to advise neighbouring businesses and residential occupiers of the proposals, including any periods of potentially significant disturbance e.g. demolition or piling, together with contact details in the event of problems.

#### **Disclaimer re contamination**

NOTE: The responsibility for the safe development and secure occupancy of the site rests with the developer. The local planning authority has determined the application on the basis of the information available to it, but this does not mean that the land is free from contamination, or that the land could not be declared Contaminated Land in future.

#### **Hours of Work:**

Due to the close proximity of other residential dwellings and businesses, the hours of any construction or refurbishment works should be restricted to:

- 0800 hours to 1800 hours Monday to Friday
- 0830 hours to 1330 hours Saturdays
- No work on Sundays or Bank Holidays.

**Local Air Quality:**

The site will potentially generate a significant amount of dust during the construction process; therefore, the following measures should be employed:

- An adequate supply of water shall be available for suppressing dust;
- Mechanical cutting equipment with integral dust suppression should be used;
- There shall be no burning of any materials on site, which should instead be removed by an EA licenced waste carrier, and the waste transfer notes retained as evidence.

**David Addy** CEnvH, MCIEH, MSc, BSc (Hons), LCGI  
Chartered Environmental Health Practitioner  
Environmental Health Officer





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

AW Reference: 00023102  
Local Planning Authority: Great Yarmouth District (B)  
Site: Lowestoft Road (Land adj), Hopton-on-Sea  
Proposal: Residential development 18 no. single storey dwellings, open space and associated works  
Planning Application: 06/17/0438/O

**Prepared by:** Pre-Development Team

**Date:** 24 August 2017

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

## **ASSETS**

### **Section 1 – Assets Affected**

- 1.1 Our records show that there are no assets owned by Anglian Water or those subject to an adoption agreement within the development site boundary.

## **WASTEWATER SERVICES**

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

- 2.1 The foul drainage from this development is in the catchment of Lowestoft Water Recycling Centre that will have available capacity for these flows.

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

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

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

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

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

### **Section 5 – Trade Effluent**

- 5.1 Not applicable

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

Your Ref: 06/17/0438/O  
Date: 7 November 2017

My Ref: 9/6/17/0438  
Tel No.: 01603 638070  
Email: stuart.french@norfolk.gov.uk

Dear Gemma

**Hopton on Sea: Residential development 18 no. single storey dwellings, open space and associated works**  
**Lowestoft Road (Land adj) Hopton GREAT YARMOUTH NR31 9RN**

Thank you for your email and attachments dated 6 November 2017 with respect to the above.

Having reviewed the plans, the applicant has addressed most of my comments and has amended the proposals accordingly. Whilst the applicant has not specifically addressed the issue relating to the retention, or not, of the existing cycle lane, this is a point of detail and can be addressed as part of any off-site highway works. In any case other Traffic Regulation Orders will need to be revoked/amended and therefore this can be covered by virtue of that condition if needs be.

Therefore in light of the above, in highway terms only I have no objection to the proposals subject to the following conditions and informative note being appended to any grant of permission your Authority is minded to make.

**SHC 08** Prior to the first occupation of the development hereby permitted the vehicular access shall be provided and thereafter retained at the position shown on the approved plan (drawing number 1426-A-PL07 Rev. B) in accordance with the highway specification (Dwg. No. TRAD 4) attached. Arrangement shall be made for surface water drainage to be intercepted and disposed of separately so that it does not discharge from or onto the highway carriageway.

Reason: To ensure satisfactory access into the site and avoid carriage of extraneous material or surface water from or onto the highway.

*Continued/...*

- SHC 11 Notwithstanding the submitted details unless otherwise agreed in writing by the Local Planning Authority the proposed private drive shall be maintained in perpetuity at a minimum width of 4.5 metres for a minimum length of 10 metres as measured from the near edge of the highway carriageway and shall be constructed perpendicular to the highway carriageway for the said distance
- Reason: In the interest of highway safety and traffic movement.
- SHC 14 Notwithstanding the provision of Class A of Schedule 2, Part 2 of the Town and Country Planning (General Permitted Development) Order 2015, (or any Order revoking, amending or re-enacting that Order) no gates, bollard, chain or other means of obstruction shall be erected across the approved access unless details have first been submitted to and approved in writing by the Local Planning Authority.
- Reason: In the interests of highway safety.
- SHC 19 Prior to the first occupation of the development hereby permitted a visibility splay shall be provided in full accordance with the details indicated on the approved plan (Dwg No 1426-A-PL07 Rev. B). The splay shall thereafter be maintained at all times free from any obstruction exceeding 0.6 metres above the level of the adjacent highway carriageway.
- Reason: In the interests of highway safety.
- SHC 23 Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 1995, or any amendments thereto, garage accommodation on the site shall be provided with minimum internal dimensions measuring 3 metres x 7 metres.
- Reason: To minimise the potential for on-street parking and thereby safeguard the interest of safety and convenience of road users.
- SHC 24 Prior to the first occupation of the development hereby permitted the proposed accesses, on-site car parking and turning areas shall be laid out, demarcated, levelled, surfaced and drained in accordance with the approved plan and retained thereafter available for that specific use.
- Reason: To ensure the permanent availability of the parking / manoeuvring area, in the interests of highway safety.
- SHC 39A Notwithstanding the details indicated on the submitted drawings no works shall commence on site unless otherwise agreed in writing until a detailed scheme for the off-site highway improvement works as indicated on drawing number 1426-A-PL07 Rev. B (footway widening, removal of prohibition of driving deterrents and vehicle accesses) have been submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority.

*Continued/...*



Reason: To ensure that the highway improvement works are designed to an appropriate standard in the interest of highway safety and to protect the environment of the local highway corridor.

- SHC 39B Prior to the first occupation of the development hereby permitted the off-site highway improvement works referred to in Part A of this condition shall be completed to the written satisfaction of the Local Planning Authority in consultation with the Highway Authority.

Reason: To ensure that the highway network is adequate to cater for the development proposed.

- SHC 40 No works shall commence on the site until the Traffic Regulation Order for revocation of The Norfolk County Council (Hopton, Lowestoft Road) (Prohibition of Motor Vehicles and Cycle Lane) Orders 2008 has been promoted by the Highway Authority.

Reason: In the interests of highway safety.

- Inf.1 It is an OFFENCE to carry out any works within the Public Highway, which includes a Public Right of Way, without the permission of the Highway Authority. This development involves work to the public highway that can only be undertaken within the scope of a Legal Agreement between the Applicant and the County Council. Please note that it is the Applicant's responsibility to ensure that, in addition to planning permission, any necessary Agreements under the Highways Act 1980 are also obtained and typically this can take between 3 and 4 months. Advice on this matter can be obtained from the County Council's Highways Development Management Group based at County Hall in Norwich. Please contact Stuart French on 0344 800 8020.

Public Utility apparatus may be affected by this proposal. Contact the appropriate utility service to reach agreement on any necessary alterations, which have to be carried out at the expense of the developer.

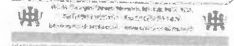
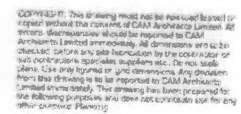
If required, street furniture will need to be repositioned at the Applicant's own expense.

Yours sincerely

*Stuart French*

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

Encl



Client: Trustees: Edna May Rackham Trust

Project Details:

New Residential Development

Project Address:

Site Adjacent to Lowinshott Rd  
HEPTON-ON-SEA

Drawings Title:

Site Location Plan			
Job No. 1426	Drawing Number 1426-A-PL01		
Date 01-05-17	Scale 1:1250 NAD	Revision	
Drawn EA	Checked TA	CSC Date	

**Reference:** 06/17/0306/F

**Parish:** Filby

**Officer:** Mr G Clarke

**Expiry Date:** 17-11-17

**Applicant:** Mr B Newson

**Proposal:** Construction of 6 dwellings with associated access road, site works, etc.

**Site:** Glebe Farm Close  
Filby

## REPORT

### 1 Background / History :-

- 1.1 The application site is on the north side of Main Road, there are houses to either side and open farm land to the rear, the site has recently been cleared but was formerly occupied by a house towards the rear (Glebe Farmhouse) and a small group of barns in the south west corner near to Main Road.
- 1.2 Planning permission was granted in March 2016 for the demolition of the farmhouse and the erection of four dwellings with car parking at the rear of the site (06/15/0631/F). In October 2016 permission was given for the demolition of the barns and the erection of a single dwelling (06/16/0300/F).
- 1.3 The current application is to erect two pairs of semi-detached houses at the front of the site facing Main Road and two detached houses at the rear.

### 2 Consultations :-

- 2.1 Highways – no objection subject to standard highway conditions regarding access, visibility splays, parking and widening of the footpath across the site frontage.
- 2.2 Parish Council – Objects to the proposal on the following grounds:-
  - a) Six dwellings on a site which already has consent for four dwellings constitutes over-development in the extreme and infilling of this nature is entirely inappropriate, consideration should be given for the erection of one dwelling only to replace the two barns.
  - b) The number of extra vehicles likely to be generated by the introduction of more dwellings is considerably more than would be expected on a site of

this size. This would result in manoeuvring and parking problems within the site and will undoubtedly result in more parking on the main road.

- c) Traffic generated by further dwellings together with the existing house to the east on this site would be unacceptable in that the narrow access and parking arrangements within the site will be unable to cater for the manoeuvring of the extra traffic associated with more dwellings here than already approved.
- d) The proposed development here is in front of the building of Southview to the west, would in turn restrict light into the said dwelling Southview.

- 2.3 Strategic Planning - The proposal seeks planning consent for the construction of 6 new dwellings with associated access road and site works. The site is situated in Filby which is identified in the adopted Local Plan Core Strategy as a settlement for growth.

The settlement of Filby is characterised by its sinuous ribbon development form which follows along the A1049 Main Road and is punctuated by small development breaks with views over the countryside. The proposal site is located outside of the present development boundary, however the site does not form one of the 'development breaks' and the site itself is populated by vacant farming sheds and warehousing. Viewed along the Main Road, there is no discernible gap in the street scene, therefore new development would not be considered to significantly alter the character of the local area.

In addition, the development boundaries were designated as part of the 2001 Borough-Wide Local Plan and cannot accommodate the scale and location of growth planned by the 2015 Core Strategy and therefore should be treated as out-of-date and used with considerable caution.

In the broader context of:

- It's location within an area identified for housing growth in the adopted Local Plan Core Strategy;
- Development which would not adversely affect the existing street scene and character of the area; and,
- The urgent need to boost the supply of housing, as identified in the NPPF and recent Housing White Paper,

I consider the proposal to be broadly policy compliant and should be supported in principle.

- 2.4 Norfolk Fire & Rescue Service – no objections providing the proposal meets the necessary requirements of the current Building Regulations 2000 – Approved Document B (volume 1 – 2006 edition, amended 2007) as administered by the Building Control Authority.
- 2.5 Building Control – no adverse comments.
- 2.6 Environmental Health – does not object but recommends a condition is imposed if permission is granted requiring that a contaminated land survey is carried out prior to commencement of work.



- 2.7 Neighbours – Objections were received from three nearby residents to the application as originally submitted, the main reasons for objection were over-development, the size of the houses, parking, loss of light and outlook. Since those comments were received the application has been revised in an attempt to overcome the neighbours' concerns and two objections have been received to the amended proposal from the occupiers of Glebe House and 2 the Old Smithy. The reasons for objection are over-development, the amount of traffic that will pass Glebe House and the lack of visitor parking.

### **3 Policy :-**

#### **Great Yarmouth Local Plan: Core Strategy**

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

For the Borough of Great Yarmouth to be truly sustainable it has to be environmentally friendly, socially inclusive and economically vibrant not just for those who currently live, work and visit the borough, but for future generations to come. When considering development proposals, the Council will take a positive approach, working positively with applicants and other partners to jointly find solutions so that proposals that improve the economic, social and environmental conditions of the borough can be approved wherever possible.

To ensure the creation of sustainable communities, the Council will look favourably towards new development and investment that successfully contributes towards the delivery of:

- a) Sustainable growth, ensuring that new development is of a scale and in a location that complements the character and supports the function of individual settlements
- b) Mixed adaptable neighbourhoods, which provide choices and effectively meet the needs and aspirations of the local community
- c) Environmentally friendly neighbourhoods that are located and designed to help address and where possible mitigate the effects of climate change and minimise the risk of flooding
- d) A thriving local economy, flourishing local centres, sustainable tourism and an active port
- e) Safe, accessible places that promote healthy lifestyles and provide easy access for everyone to jobs, shops and community facilities by walking, cycling and public transport
- f) Distinctive places that embrace innovative, high quality urban design that reflects positive local characteristics and protects the borough's biodiversity, unique landscapes, built character and historic environment

Planning applications that accord with this policy and other policies within the Local Plan (and with policies in adopted Neighbourhood Plans, where relevant) will be approved without delay, unless other material considerations indicate otherwise. Where there are no policies relevant to the application or relevant policies are out of date at the time of making the decision then the Council will grant permission unless material considerations indicate otherwise, taking into account whether:

- Any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the National Planning Policy Framework taken as a whole
- Specific policies in that Framework indicate that development should be restricted

### **3.2 Policy CS2 – Achieving sustainable growth**

Growth within the borough must be delivered in a sustainable manner in accordance with Policy CS1 by balancing the delivery of new homes with new jobs and service provision, creating resilient, self-contained communities and reducing the need to travel. To help achieve sustainable growth the Council will:

- a) Ensure that new residential development is distributed according to the following settlement hierarchy, with a greater proportion of development in the larger and more sustainable settlements:
  - Approximately 35% of new development will take place in the borough's Main Towns at Gorleston-on-Sea and Great Yarmouth
  - Approximately 30% of new development will take place in the borough's Key Service Centres at Bradwell and Caister-on-Sea
  - Approximately 30% of new development will take place in the Primary Villages of Belton, Hemsby, Hopton on Sea, Ormesby St Margaret, Martham and Winterton-on-Sea
  - Approximately 5% of new development will take place in the Secondary and Tertiary Villages named in the settlement hierarchy
  - In the countryside, development will be limited to conversions/replacement dwellings/buildings and schemes that help to meet rural needs
- b) To ensure compliance with Policy CS11, the proportions of development set out in criterion a) may need to be further refined following additional work on the impact of visitor pressures on Natura 2000 sites
- c) Ensure that new commercial development for employment, retail and tourism uses is distributed in accordance with Policies CS6, CS7, CS8 and CS16

- d) Promote the development of two key strategic mixed-use development sites: the Great Yarmouth Waterfront area (Policy CS17) and the Beacon Park extension, south Bradwell (Policy CS18)
- e) Encourage the reuse of previously developed land and existing buildings

To ensure that the Council delivers its housing target, the distribution of development may need to be flexibly applied, within the overall context of seeking to ensure that the majority of new housing is developed in the Main Towns and Key Service Centres where appropriate and consistent with other policies in this plan. Any changes to the distribution will be clearly evidenced and monitored through the Annual Monitoring Report.

### **3.3 Policy CS3 – Addressing the Borough’s housing need**

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

- a) Make provision for at least 7,140 new homes over the plan period. This will be achieved by:
  - Focusing new development in accessible areas and those with the most capacity to accommodate new homes, in accordance with Policy CS2
  - Allocating two strategic Key Sites; at the Great Yarmouth Waterfront Area (Policy CS17) for approximately 1,000 additional new homes (a minimum of 350 of which will be delivered within the plan period) and at the Beacon Park Extension, South Bradwell (Policy CS18) for approximately 1,000 additional new homes (all of which will be delivered within the plan period)
  - Allocating sufficient sites through the Development Policies and Site Allocations Local Plan Document and/or Neighbourhood Development Plans, where relevant
  - Ensuring the efficient use of land/sites including higher densities in appropriate locations
  - Using a ‘plan, monitor and manage’ approach, which uses a split housing target to ensure that the plan is deliverable over the plan period (as shown in the Housing Trajectory: Appendix 3), to ensure the continuous maintenance of a five-year rolling supply of deliverable housing sites
- b) Encourage the effective use of the existing housing stock in line with the Council’s Empty Homes Strategy
- c) Encourage the development of self-build housing schemes and support the reuse and conversion of redundant buildings into housing where appropriate and in accordance with other policies in the Local Plan

- d) Ensure that new housing addresses local housing need by incorporating a range of different tenures, sizes and types of homes to create mixed and balanced communities. The precise requirements for tenure, size and type of housing units will be negotiated on a site-by-site basis, having regard to the Strategic Housing Market Assessment, Policy CS4 and the viability of individual sites
- e) Support the provision of housing for vulnerable people and specialist housing provision, including nursing homes, residential and extra care facilities in appropriate locations and where there is an identified need
- f) Encourage all dwellings, including small dwellings, to be designed with accessibility in mind, providing flexible accommodation that is accessible to all and capable of adaptation to accommodate lifestyle changes, including the needs of the older generation and people with disabilities
- g) Promote design-led housing developments with layouts and densities that appropriately reflect the characteristics of the site and surrounding areas and make efficient use of land, in accordance with Policy CS9 and Policy CS12

### **3.4 Interim Housing Land Supply Policy**

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

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

- a) The scale of the development is appropriate to the size, character and role of the settlement as indicated in the settlement hierarchy and the level of housing proposed in any one settlement is generally in accordance with the level of housing proposed in emerging Policy CS2.
- b) The proposed mix of housing sizes, types and tenures reflect local housing requirements in accordance with the latest Strategic Housing Market Assessment, this may include self-build schemes and lower density housing.
- c) At least 10% or 20% affordable housing depending on the affordable housing sub-market area is proposed unless exceptional circumstances can be demonstrated i.e. the proposal would result in the significant regeneration of a brownfield site.
- d) The townscape and historic character of the area including designated heritage assets are conserved and enhanced. The final design should appropriately respond to and draw inspiration from distinctive local natural and built characteristics such as scale, form, massing and materials.

- e) The proposed density and layout is appropriate and reflects the character and appearance of the surrounding area. Where 'higher' densities are proposed these will only be permitted if potential impacts have been mitigated by a well thought-out design.
- f) A sequential approach has been taken to steer development to areas with the lowest probability of flooding, where this is not consistent with sustainability objectives (as set out in the Exception test) a Flood Risk Assessment should be provided incorporating appropriate mitigation measures, including emergency and evacuation plans.
- g) Measures have been taken to avoid reductions in water quality and ensure that adequate foul water capacity is available to serve the development.
- h) Measures have been taken to avoid or reduce adverse impacts on existing biodiversity and geodiversity assets. Where adverse impacts are unavoidable, suitable measures will be required to mitigate any adverse impacts. Where mitigation is not possible, the Council will require that full compensatory provision be made.
- i) The landscape character of the surrounding area is conserved and enhanced, especially where the proposed development is in close proximity to an important landscape area, such as the Broads or the Norfolk Coast Area of Outstanding Natural Beauty. It is advisable that schemes in close proximity to the Broads also seek pre-application design advice from the Broads Authority.
- j) The proposed development creates a safe and accessible environment that offers convenient access to key facilities and public transport.
- k) The strategic and local road network can accommodate the proposed development without obstructing existing pedestrian and vehicular movements or negatively impacting upon public safety.
- l) The development, having regard to other committed developments, would not be constrained by the need for significant off-site infrastructure which is not planned or funded.
- m) The proposed development fulfils the day-to-day needs of residents and visitors including the provision of suitable private and communal open space, provision of sufficient car parking, planning for cycle storage and ensuring appropriate waste and recycling facilities are provided.
- n) The proposal is demonstrated to be deliverable and viable, having regard to necessary contributions towards infrastructure, service provision and affordable housing, and the intention to develop is demonstrated by the applicant. To maximise housing delivery the Council will seek to ensure that the development commences within 2 years of planning permission being granted.

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

- 4.1 The previous approvals for the site gave consent for the erection of a total of five dwellings, this consisted of two pairs of three bedroom, semi-detached houses at the rear of the site with an open car parking shelter towards the western boundary and one, four bedroom house at the front replacing the barns that were in the south west corner.
- 4.2 The current application reverses the layout with two pairs of three bedroom, semi-detached houses along the frontage with Main Road and two, six-bedroom houses at the rear. When the application was first submitted the drawings showed the semi-detached houses as being three stories in height with the top floor contained within the roof space, the amended proposal is for conventional two storey houses along the road frontage of a similar height to the existing dwellings to the west of the site. This reduction in height and the amendments to the design will result in a development that is more in keeping with the street scene than the original proposal.
- 4.3 The houses at the rear are three storey dwellings with the top floor contained within the roof space, the majority of the bedroom windows to the first and second floors will be on the north elevations facing open fields so there will be minimal overlooking of the existing dwellings.
- 4.4 The new development together with Glebe House to the west will be served by a single point of access with the existing driveway to Glebe House being closed following completion of the new access. The layout shows that there will be two parking spaces for each of the three bedroom semi-detached houses and a minimum of four spaces for the six bedroom detached houses. The parking standards require two spaces for a two or three bedroom unit and three spaces for a four or more bedroom unit so the proposal complies with the parking standards. The two detached houses also have areas of block paving to the front of the dwellings so there will be the potential for more parking than the marked four spaces for these units. The objection from Glebe House refers to the number of bedrooms being served by the new drive and the amount of traffic passing that house, there will be an increase of eight bedrooms over the previous approvals for the site but the number of bedrooms does not necessarily equate to the number of cars per dwelling.
- 4.5 The proposal meets the parking standards and the Highways Officer has no objection subject to conditions so it would be difficult to justify refusal of the application on parking or highway safety grounds.
- 4.6 The site is outside but adjacent to the Village Development Limit which includes the dwellings to either side of the site, the Interim Housing Land Supply Policy (IHLSP) allows development of land adjoining the Development Limit subject to meeting the criteria of the Policy. This site has previously been considered to comply with the IHLSP and has a valid consent for the erection of five dwellings so there is no policy objection to the principle of development. The proposal is for an increase of one dwelling but given the size of the site it would be difficult

to argue that this will result in an over-development and taking into account the previous approvals it is considered that the development as currently proposed is acceptable.

## **5 RECOMMENDATION :-**

- 5.1 Approve – the proposal complies with Policies CS1, CS2 and CS3 of the Great Yarmouth Local Plan: Core Strategy and the Interim Housing Land Supply Policy.



Application Reference 06/17/03061

Attachments

Invalid Consultee Comment? ☐Copy to existing Consultee? ☐

Name Chris

Address 2 the old smithy

Main Road

Great Yarmouth

Norfolk

Post Code

Telephone

Email Address christi8@hotmail.com

For or Against OBJ Object

Speak at Committee

ACKNOWLEDGED BY EMAIL

There is no difference of the revised plan comparing to the original one, so my previous comments still apply. They should have considered to erect, ie 4 property - 2 in the front and 2 at rear; or keep the granted planning permission (5 property in total) to avoid the largely over-development for this small site and keep the original feature of the site and the Filby village as a whole.

Date Entered 04-11-2017

Internet Reference OWPC1304

Application Reference 03/170306/F

Attachments

Invalid Consultee Comment? ☐Copy to existing Consultee? ☐

Name Adam Granger and Becky Field

Address Glebe House

Main road

Filby

Post Code NR293HS

Telephone

Email Address Becz\_1990@msn.com

For or Against OBJ Object

Speak at Committee

After reviewing the updated plans we are still objecting these plans for the same reasons as we have previously stated.

We still feel that this sight is being over developed with the proposed 6 dwellings (4 which are 3 bed and 2 which are 6 bed) and ourselves (4 bed) coming off that drive meaning a total of 28 bedrooms coming off one driveway. This is assuming each bedroom occupies only one person.

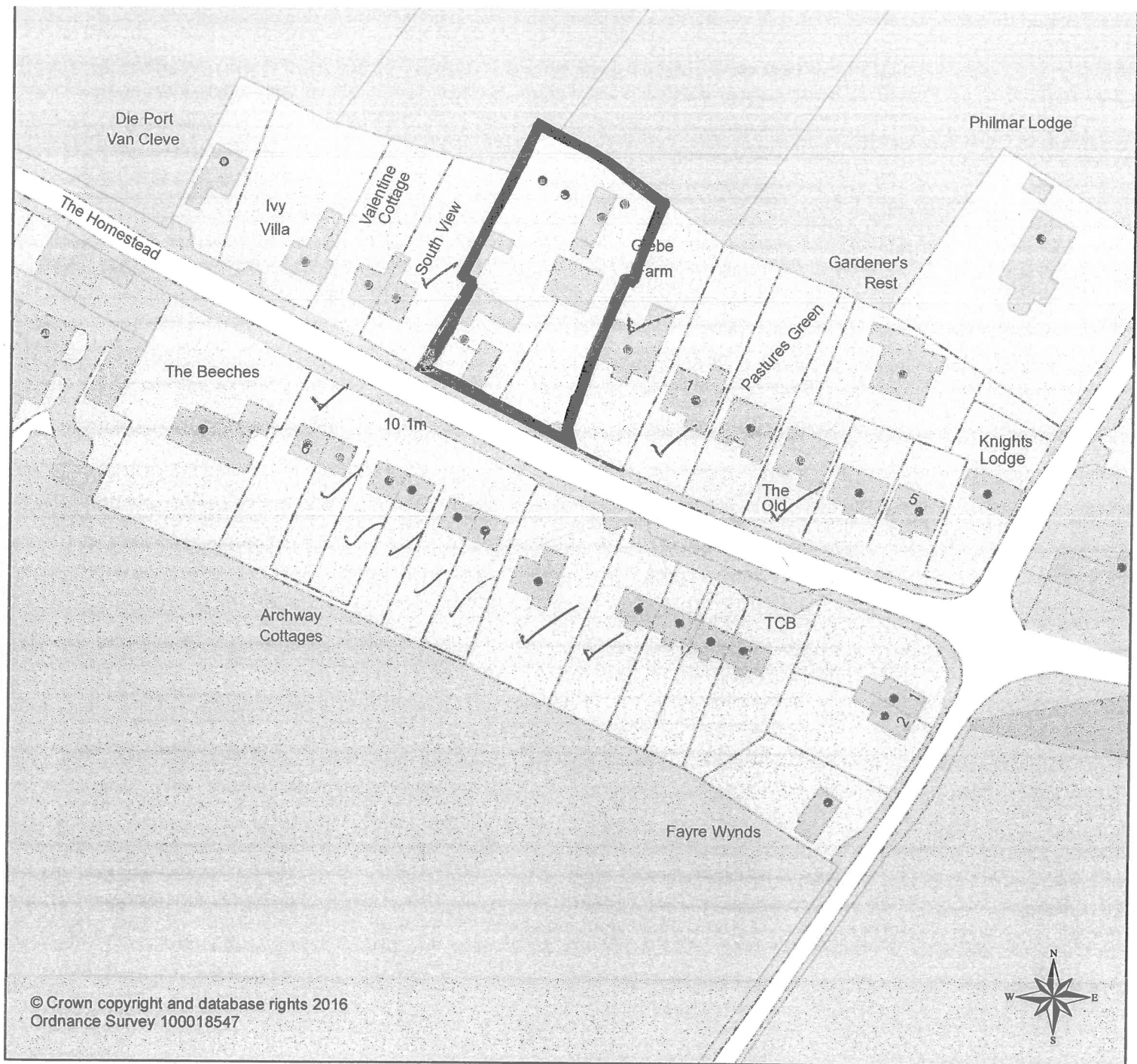
We feel that the amount of traffic coming past our house is going to be quite significant and also the continued concern of visitors parking. If these cars are parking on the main road with the drive being moved back we will still be coming out of the driveway blind.

We understand this site will be developed however we feel it needs to be in keeping with the Surrounding properties and village.

Date Entered 01-11-2017

Internet Reference OWPC1297





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Ordnance Survey 100018547



**Great Yarmouth Borough Council**

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

*06/17/0306/F*  
*[Handwritten signature]*

Mapping Browser Export

*Globe Farm*

1:1,250

**Reference:** 06/17/0615/F

**Parish:** Winterton

**Officer:** Mrs Gemma Manthorpe

**Expiry Date:** 4<sup>th</sup> December 2017

**Applicant:** Mr and Mrs T Church

**Proposal:** Demolition of exiting house and erection of replacement dwelling and garage block.

**Site:** 1 High Farm Barn Edward Road Winterton

## **1. REPORT**

1.1 The application is a full application for the demolition of an existing residential dwelling sited on 3470 square metres of land and construction of a new residential dwelling and garage.

1.2 The full planning history for the site is available within the application file. There has recently been approved an application for a front, side and rear extensions with detached garage reference 06/16/0793/F.

## **2. Consultations :-**

2.1 **Parish Council-** The Parish Council do not object to the application.

2.2 **Neighbours** – One neighbour comment has been received requesting that the window located at the eastern elevation at first floor level is obscure glazed.

2.3 **Norfolk County Council as Highway Authority** – No objection to the application.

2.4 **Environmental Health** – No objection to the application and conditions recommended.

## **3. National Planning Policy Framework**

3.1 The presumption in favour of sustainable development is set out under paragraph 4.

3.2 Paragraph 17. Within the overarching roles that the planning system ought to play, a set of core land-use planning principles should underpin both plan-making and decision-taking. These 12 principles are that planning should:

- always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings;

(extract only)

- 3.3 Paragraph 206. Planning conditions should only be imposed where they are necessary, relevant to planning and to the development to be permitted, enforceable, precise and reasonable in all other respects.

#### **4. Saved Great Yarmouth Borough-Wide Local Plan Policies (2001)**

- 4.1 Local Policy - Saved Great Yarmouth Borough-Wide Local Plan Policies 2001):

- 4.2 Paragraph 215 of the NPPF states that due weight should be given to relevant policies in existing plans according to their degree of consistency with the NPPF. The closer the Local Plan is to the policies in the NPPF the greater the weight that is given to the Local Plan policy. The Great Yarmouth Borough Wide Local Plan was adopted in 2001 and the most relevant policies were 'saved' in 2007. An assessment of policies was made during the adoption of the Core Strategy December 2015 and these policies remain saved following the assessment and adoption.

- 4.3 The Saved Policies listed have all been assessed as being in general conformity with the NPPF, and add further information to the policies in the NPPF, while not contradicting it. These policies hold the greatest weight in the determining of planning applications.

- 4.4 HOU20:

Replacement dwellings in the countryside (outside the urban areas of great Yarmouth, Gorleston and Bradwell and the village development limits shown on the proposals map) will be permitted provided that:

(a) The existing dwelling is habitable;

(b) The proposed replacement is of similar or improved design and character to the existing dwelling and sympathetic to its surroundings;

(c) Excluding provision of a garage or outbuildings, the amount of additional floorspace created is not greater than 10% of the existing dwelling;

(d) The replacement dwelling is located on, or immediately adjacent to, the site of the existing dwelling and within its curtilage;

(e) There is no increase in the number of dwellings; and, where appropriate

(f) The building is not included in the statutory list of buildings of special architectural or historic interest.

## **5. Core Strategy:**

- 5.1 **Policy CS1:** This policy promotes sustainable communities and development which would complement the character of an area.
- 5.5 **Policy CS9:** This policy seeks to encourage well designed and distinctive places, particularly conserving and enhancing biodiversity, landscape quality and the impact on and opportunities for green infrastructure. (extract)

## **6. Assessment**

- 6.1 The application is for the erection of a replacement dwelling in the countryside and detached garage, saved policy HOU20 c) of the Borough Wide Local Plan restricts replacement dwellings to an increase in floor area of no more than 10% of the dwelling that is being replaced. The increase in floor area of the proposed replacement dwelling is contrary to saved policy HOU20 of the Borough Wide Local Plan as the floor area is being increased by more than 10%.
- 6.2 The application is in line with the other parts of HOU20. From a visual inspection the existing dwelling appears to be habitable, the proposed dwelling is of an improved design, there is no increase in the no. of dwellings on the site, the replacement dwelling as proposed is located on the site of the existing dwelling and the existing dwelling is not in the statutory list of buildings of special architectural historic interest.
- 6.3 There has been a previous application approved in 2016 for the existing dwelling to be extended in a similar way to the current application and the erection of a detached garage. The previous application was approved under saved policy HOU18 of the Borough Wide Local Plan which has no size restrictions on the amount that a residential dwelling can be extended. Should the extensions be carried out in accordance with the existing planning permission the floor area will be comparable to that proposed for the replacement dwelling. The garage is shown to the same dimensions as previously approved and in the same location although it has been rotated to have the principle elevation facing the road at the north of the plot.
- 6.4 There has been one neighbour comment received requesting that the first floor window at the western elevation of the garage be obscure glaze, this can be conditioned should the application be approved. Given the size of the garage a condition ensuring that it is not used as sleeping accommodation is recommended.
- 6.5 The application site is of sufficient size to accommodate the proposed dwelling without constituting over development. There are no objections from Highways to the application or the intensification in use by having a bigger



dwelling on site. Highways have not requested any conditions be added to a grant of approval.

## **7. Recommendation**

- 7.1 Although the application is contrary to policy HOU20 c), on balance, taking into consideration the fall-back position that the dwelling could be extended in a similar fashion to a comparable size by virtue of an existing planning permission there is no material reason to refuse the application.
- 7.2 Approve the application with a condition requiring the window in the first floor level of the eastern elevation of the garage to be obscure glaze, condition requested by Environmental Health, a condition requiring that the garage be used in a manner which is incidental to the enjoyment of the dwelling only and any other conditions required to ensure a satisfactory form of development.



**Jill K. Smith**

---

**From:** ~~Ann Young~~  
**Sent:** 30 October 2017 14:58  
**To:** plan  
**Subject:** Application 06/17/0615/F  
**Importance:** High

FAO Mr Dean Minns

Dear Mr Minns

**Re: Application 06/17/0615/F – 1 High Barn Farm, Hemsby Road, Winterton-on-Sea, NR29 4DA.**

Thank you for your letter dated 9<sup>th</sup> October relating to the above address, we have now had time to look at the plans and comment as follows.

There is only one main issue we can see, which is the side window of the room above the garage, which is close to the boundary of us and no. 1. It appears to look directly over our garden and property and we feel this would take away all of our privacy. Therefore, can we suggest that a frosted window is put in this side which would overlook us.

Many thanks,

**Ann & Phil Young**  
2 High Barn Farm  
Hemsby Road  
Winterton-on-Sea  
NR29 4DA  
~~Ann Young~~  
~~Manager~~

*Ann Young*

**Manager**

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## MEMORANDUM

### From Environmental Health

To: Development Control Manager  
cc: **Attention: Mrs G Manthorpe**  
Building Control

Date: 27<sup>th</sup> October 2017

Our ref: PRU/ 51089

Your ref: 06/17/0615/F

Please ask for: Aidan Bailey-Lewis

Extension No: 616

---

**APPLICATION TO DEMOLISH EXISTING DWELLING AND TO BUILD A NEW DWELLING COMPLETE WITH GARAGE BLOCK AT 1 HIGH BARN FARM EDWARD ROAD WINTERTON NR29 4DA**

The above application has been considered and the following comments made:

**Land Contamination:**

The proposed dwelling will sit over the footprint of the existing dwelling and is therefore unlikely to be affected by contaminants in the soil.

In the event that contamination that was not previously identified is found at any time when carrying out the approved development, it must be reported in writing immediately to the Local Planning Authority. All development shall cease and shall not recommence until:

- a) A report shall be submitted and agreed in writing by the Local Planning Authority which includes results of an investigation and risk assessment together with proposed remediation scheme to deal with the risk identified; and
- b) The agreed remediation scheme has been carried out and a validation report demonstrating its effectiveness has been approved in writing by the Local Planning Authority.

NOTE: The responsibility for the safe development and secure occupancy of the site rests with the developer. The local planning authority has determined the application

on the basis of the information available to it, but this does not mean that the land is free from contamination.

**Hours of Work:**

As a measure to help prevent a nuisance being caused the hours of operation should be restricted to:-

- 0730 hours to 1800 hours Monday to Friday
- 0800 hours to 1330 hours Saturdays
- No work on Sundays or Bank Holidays.

**Local Air Quality:**

The site will potentially generate a significant amount of dust during the construction process; therefore, the following measures should be employed:-

- An adequate supply of water shall be available for suppressing dust;
- Mechanical cutting equipment with integral dust suppression should be used;
- There shall be no burning of any materials on site.

**Advisory Note**

The applicant is strongly recommended to advise neighbouring businesses and other residential occupiers of the proposals, together with contact details in the event of problems.

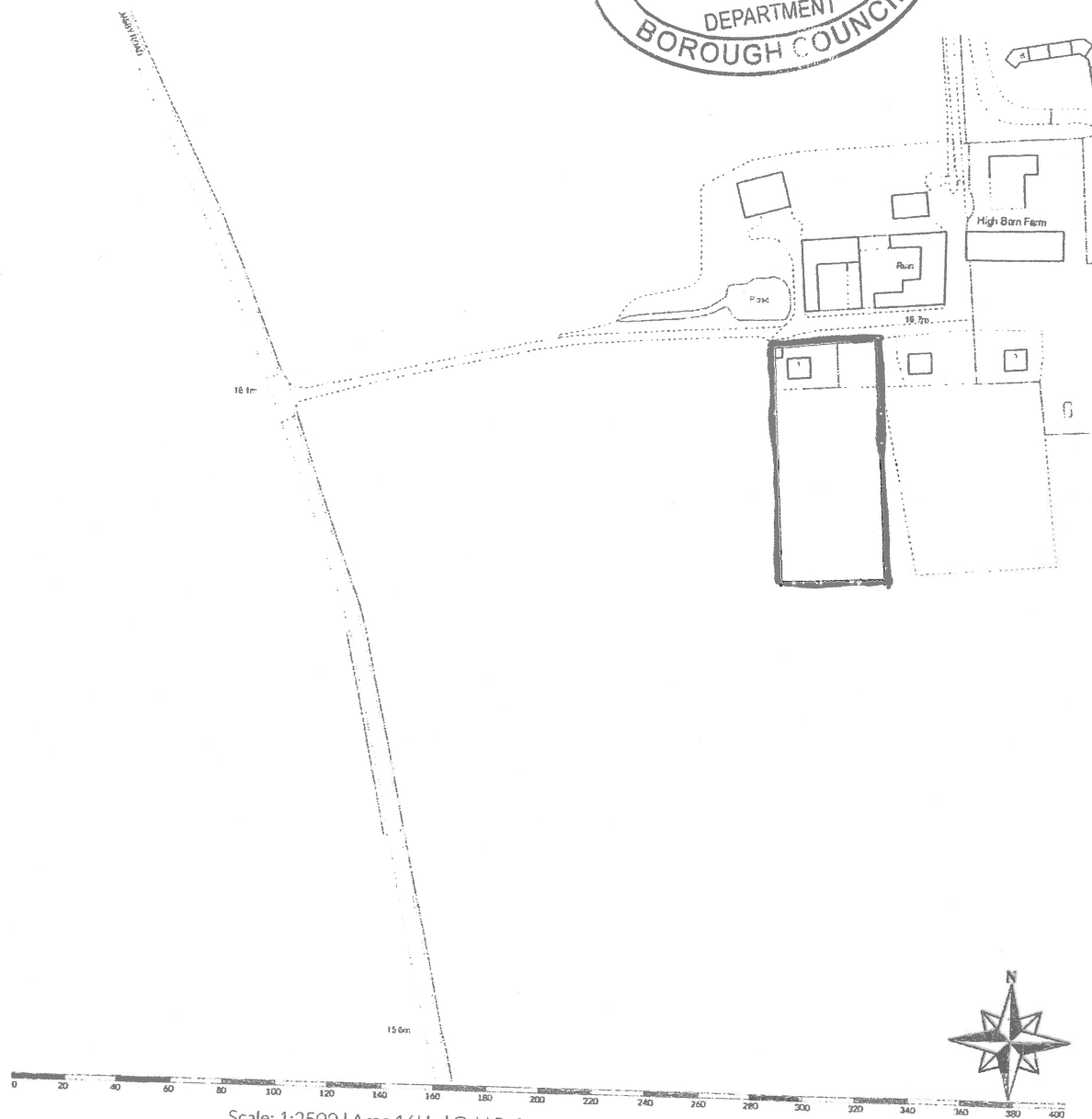


**Aidan Bailey-Lewis MSc**  
**Environmental Health Officer**

15/12/2016

1, HIGH BARN FARM, GREAT YARMOUTH, NR29 4DA

06/17/0615/F



Scale: 1:2500 | Area 16Ha | Grid Reference: 649584.318354 | Paper Size: A4

**PLANNING APPLICATIONS CLEARED BETWEEN 01-OCT-17 AND 31-OCT-17 FOLLOWING  
DETERMINATION BY THE GROUP MANAGER (PLANNING) UNDER DELEGATED POWERS**

REFERENCE	<b>06/17/0537/F</b>
PARISH	Belton & Browston 10
PROPOSAL	Proposed two storey rear extension with associated alterations
SITE	32 Heather Road Belton GREAT YARMOUTH NR31 9PR
APPLICANT	Mr & Mrs Humphreys
DECISION	<b>APPROVE</b>

REFERENCE	<b>06/17/0551/F</b>
PARISH	Belton & Browston 10
PROPOSAL	Proposed extension, raising of roof to form accommodation with balcony. Replace garage with workshop on upper floor
SITE	Fairways River Way Belton GREAT YARMOUTH
APPLICANT	Mr R Eastick
DECISION	<b>APPROVE</b>

REFERENCE	<b>06/17/0562/F</b>
PARISH	Belton & Browston 10
PROPOSAL	New detached bungalow
SITE	Acorn Meadows Cherry Lane Browston GREAT YARMOUTH
APPLICANT	Mr A Neal
DECISION	<b>REFUSED</b>

REFERENCE	<b>06/17/0574/F</b>
PARISH	Belton & Browston 10
PROPOSAL	Proposed ground and first floor side extension with Juliet balcony at rear
SITE	Meadow Lea St Johns Road Belton GREAT YARMOUTH
APPLICANT	Mr & Mrs Hogarth
DECISION	<b>APPROVE</b>

REFERENCE	<b>06/17/0579/PDE</b>
PARISH	Belton & Browston 10
PROPOSAL	Notification of larger home extension - Single storey rear extension
SITE	59 Heather Road Belton GREAT YARMOUTH NR31 9PR
APPLICANT	Mr K Murphy
DECISION	<b>PERMITTED DEV.</b>

PLANNING APPLICATIONS CLEARED BETWEEN 01-OCT-17 AND 31-OCT-17 FOLLOWING  
DETERMINATION BY THE GROUP MANAGER (PLANNING) UNDER DELEGATED POWERS

REFERENCE	<b>06/17/0474/F</b>
PARISH	Bradwell N 1
PROPOSAL	Conversion of garage to hairdressing salon
SITE	48 Lark Way Bradwell GREAT YARMOUTH NR31 8SB
APPLICANT	Mr D French
DECISION	<b>APPROVE</b>
-----	
REFERENCE	<b>06/17/0608/D</b>
PARISH	Bradwell N 1
PROPOSAL	Two detached bungalows and garages
SITE	11 Fell Way (land adj) Bradwell GREAT YARMOUTH NR31 9UF
APPLICANT	Mr J Holmes, Holmes and Harris Ltd
DECISION	<b>APP. DETAILS</b>
-----	
REFERENCE	<b>06/17/0556/F</b>
PARISH	Bradwell S 2
PROPOSAL	Remove existing roof, raise eaves to form 2 bedrooms. Rear dormer and porch extension to front
SITE	11A Homefield Avenue Bradwell GREAT YARMOUTH NR31 8NA
APPLICANT	Mr G Lonergan
DECISION	<b>APPROVE</b>
-----	
REFERENCE	<b>06/17/0563/SU</b>
PARISH	Bradwell S 2
PROPOSAL	Single storey rear extn to kit & lounge areas. Single storey front extn to provide shower room. Ramped access to rear dr
SITE	24 Ecclestone Close Bradwell GREAT YARMOUTH NR31 8RG
APPLICANT	Great Yarmouth Borough Council
DECISION	<b>APPROVE</b>
-----	
REFERENCE	<b>06/17/0583/F</b>
PARISH	Bradwell S 2
PROPOSAL	Single storey rear extension
SITE	31-33 Church Lane Bradwell GREAT YARMOUTH NR31 8QW
APPLICANT	Mr Woods
DECISION	<b>APPROVE</b>
-----	
REFERENCE	<b>06/17/0575/F</b>
PARISH	Burgh Castle 10
PROPOSAL	Replacement of 1 metre fence with 2 metre fence at front of property
SITE	Shrublands Mill Road Burgh Castle GREAT YARMOUTH
APPLICANT	Mr D Cole
DECISION	<b>APPROVE</b>
-----	

PLANNING APPLICATIONS CLEARED BETWEEN 01-OCT-17 AND 31-OCT-17 FOLLOWING  
DETERMINATION BY THE GROUP MANAGER (PLANNING) UNDER DELEGATED POWERS

REFERENCE	<b>06/17/0578/F</b>
PARISH	Burgh Castle 10
PROPOSAL	Replacement of porch with bathroom and breakfast room extension
SITE	Hove-To Back Lane Burgh Castle GREAT YARMOUTH
APPLICANT	Mrs C Alp
DECISION	<b>APPROVE</b>
-----	
REFERENCE	<b>06/17/0550/PDE</b>
PARISH	Caister On Sea 3
PROPOSAL	Proposed conservatory
SITE	13 Gaywood Close Caister GREAT YARMOUTH NR30 5RD
APPLICANT	Mr R Hubbard
DECISION	<b>PERMITTED DEV.</b>
-----	
REFERENCE	<b>06/17/0558/F</b>
PARISH	Caister On Sea 3
PROPOSAL	Proposed 2 storey side extension
SITE	5 Hanly Court Caister GREAT YARMOUTH NR30 5XB
APPLICANT	Mr & Mrs Holland
DECISION	<b>REFUSED</b>
-----	
REFERENCE	<b>06/17/0570/PDE</b>
PARISH	Caister On Sea 3
PROPOSAL	Notification of larger home extension - Proposed single storey rear extension
SITE	19 Gaywood Close Caister GREAT YARMOUTH NR30 5RD
APPLICANT	Mr & Mrs Blackwall
DECISION	<b>REFUSED</b>
-----	
REFERENCE	<b>06/17/0484/F</b>
PARISH	Caister On Sea 4
PROPOSAL	Proposed extension and alterations
SITE	7 Jordan Road Caister GREAT YARMOUTH NR30 5LN
APPLICANT	Mr M Lee
DECISION	<b>REFUSED</b>
-----	
REFERENCE	<b>06/17/0532/F</b>
PARISH	Caister On Sea 4
PROPOSAL	Proposed alterations and extension
SITE	1 Mill Dene Yarmouth Road Caister GREAT YARMOUTH NR30 5BS
APPLICANT	Mr P Eames
DECISION	<b>APPROVE</b>
-----	



**PLANNING APPLICATIONS CLEARED BETWEEN 01-OCT-17 AND 31-OCT-17 FOLLOWING  
DETERMINATION BY THE GROUP MANAGER (PLANNING) UNDER DELEGATED POWERS**

REFERENCE	<b>06/17/0560/F</b>
PARISH	Caister On Sea 4
PROPOSAL	Proposed 2 storey side extension and single storey rear extension
SITE	12 Edinburgh Close Caister GREAT YARMOUTH NR30 5LU
APPLICANT	Mr G Wilson
DECISION	<b>APPROVE</b>
-----	
REFERENCE	<b>06/17/0572/F</b>
PARISH	Filby 6
PROPOSAL	Single storey rear extension
SITE	10 Poplar Drive Filby GREAT YARMOUTH NR29 3HU
APPLICANT	Mr & Mrs S & S Frisby
DECISION	<b>APPROVE</b>
-----	
REFERENCE	<b>06/17/0594/F</b>
PARISH	Fritton/St Olaves 10
PROPOSAL	Proposed orangery
SITE	The Oaks New Road Fritton GREAT YARMOUTH NR31 9HR
APPLICANT	Mr D Connor
DECISION	<b>APPROVE</b>
-----	
REFERENCE	<b>06/17/0514/F</b>
PARISH	Great Yarmouth 5
PROPOSAL	Retrospective application for six external CCTV cameras
SITE	Koolunga House High Road Gorleston GREAT YARMOUTH NR31 0PB
APPLICANT	Mr R Smith
DECISION	<b>APPROVE</b>
-----	
REFERENCE	<b>06/17/0515/LB</b>
PARISH	Great Yarmouth 5
PROPOSAL	Retrospective application for six external and two internal CCTV cameras
SITE	Koolunga House High Road Gorleston GREAT YARMOUTH NR31 0PB
APPLICANT	Mr R Smith
DECISION	<b>LIST.BLD.APP</b>
-----	
REFERENCE	<b>06/17/0593/F</b>
PARISH	Great Yarmouth 5
PROPOSAL	Retro app to revise layout of compound,install wheel washer, use area to store/sell bags of aggregate,VoC 1 C/6/2012/6005
SITE	Recycling Centre Harfreys Road Harfreys Road Industrial Estate GREAT YARMOUTH NR31 0LN
APPLICANT	Mr P Green, EE Green & Son Ltd
DECISION	<b>NO OBJECTION</b>
-----	

**PLANNING APPLICATIONS CLEARED BETWEEN 01-OCT-17 AND 31-OCT-17 FOLLOWING  
DETERMINATION BY THE GROUP MANAGER (PLANNING) UNDER DELEGATED POWERS**

REFERENCE	<b>06/17/0564/PDE</b>
PARISH	Great Yarmouth 7
PROPOSAL	Notification of a larger home extension - proposed conservatory
SITE	30 Lawyer Corys Gorleston GREAT YARMOUTH NR31 6TR
APPLICANT	Mr S Marshall
DECISION	<b>PERMITTED DEV.</b>

REFERENCE	<b>06/17/0235/CU</b>
PARISH	Great Yarmouth 9
PROPOSAL	C.O.U of office and premises from Class B1 to Class D1 Education for temporary period expiring September 2019
SITE	Yarmouth Business Park Thamesfield Way GREAT YARMOUTH NR31 0DN
APPLICANT	Education Funding Agency
DECISION	<b>APPROVE</b>

REFERENCE	<b>06/17/0413/D</b>
PARISH	Great Yarmouth 9
PROPOSAL	App.of reserved matters and discharge of pre-commencement conditions-residential scheme for 24 dwellings
SITE	Horatio House Southtown Road GREAT YARMOUTH NR31 0JR
APPLICANT	JW Munnings
DECISION	<b>APP. DETAILS</b>

REFERENCE	<b>06/17/0421/F</b>
PARISH	Great Yarmouth 9
PROPOSAL	Install additional porta cabin (above exist) with stairs to form 2 storey structure;extend existing hardstand (pt retro)
SITE	Waste Recycling and Transfer Station Harfreys Road Harfreys Industrial Estate GREAT YARMOUTH
APPLICANT	Mr K Lee, Folkes Plant and Aggregates Ltd
DECISION	<b>APPROVED BY NCC</b>

REFERENCE	<b>06/17/0517/F</b>
PARISH	Great Yarmouth 9
PROPOSAL	Proposed lean-to canopy
SITE	Cobholm & Lichfield Childcare Centre Pasteur Road Cobholm GREAT YARMOUTH
APPLICANT	Cobholm & Lichfield Childcare Centre
DECISION	<b>APPROVE</b>

REFERENCE	<b>06/17/0533/F</b>
PARISH	Great Yarmouth 9
PROPOSAL	Demolition of existing bungalow and construction of 9 self contained residential units
SITE	118 Lichfield Road Southtown GREAT YARMOUTH NR31 0AB
APPLICANT	Mr P Snuggs, Timeless Property Ltd
DECISION	<b>REFUSED</b>

**PLANNING APPLICATIONS CLEARED BETWEEN 01-OCT-17 AND 31-OCT-17 FOLLOWING  
DETERMINATION BY THE GROUP MANAGER (PLANNING) UNDER DELEGATED POWERS**

REFERENCE	<b>06/17/0549/SU</b>
PARISH	Great Yarmouth 11
PROPOSAL	Rear extension to provide lobby, bedroom and shower room. Construction of new front wall and entrance gates
SITE	49 Queens Crescent Gorleston GREAT YARMOUTH NR31 7NN
APPLICANT	Great Yarmouth Borough Council
DECISION	<b>APPROVE</b>

REFERENCE	<b>06/17/0555/CU</b>
PARISH	Great Yarmouth 11
PROPOSAL	Change of use from care home to private residential dwelling
SITE	67 Newnham Green Gorleston GREAT YARMOUTH NR31 7JS
APPLICANT	Mr C Hallam
DECISION	<b>APPROVE</b>

REFERENCE	<b>06/17/0153/CD</b>
PARISH	Great Yarmouth 14
PROPOSAL	Discharge of conditions 3, 5, 9, 10 and 11 Re: Planning Permission 06/16/0249/F - New residential dwelling
SITE	152 King Street (Land to rear of) GREAT YARMOUTH Norfolk NR30 2PA
APPLICANT	Mr S Jordan
DECISION	<b>APPROVE (CONDITIONS)</b>

REFERENCE	<b>06/17/0268/F</b>
PARISH	Great Yarmouth 14
PROPOSAL	Prop replacement of windows to the rear white pvc units and to the front elevation secondary glazing installed
SITE	60-65 Deneside GREAT YARMOUTH Norfolk NR30 2HL
APPLICANT	Orbit Living Mr S Daniels
DECISION	<b>APPROVE</b>

REFERENCE	<b>06/17/0412/CU</b>
PARISH	Great Yarmouth 14
PROPOSAL	Change of use from hotel to house in multiple occupation with managed accommodation
SITE	Southern Hotel 46 Queens Road GREAT YARMOUTH NR30 3JR
APPLICANT	Miss V Hunt
DECISION	<b>REFUSED</b>

REFERENCE	<b>06/17/0461/CU</b>
PARISH	Great Yarmouth 14
PROPOSAL	Change of use from guest house to 4 room HMO
SITE	4 Nelson Road South (Holme Lee) GREAT YARMOUTH NR30 3JA
APPLICANT	Mr W Mills
DECISION	<b>APPROVE</b>

PLANNING APPLICATIONS CLEARED BETWEEN 01-OCT-17 AND 31-OCT-17 FOLLOWING  
DETERMINATION BY THE GROUP MANAGER (PLANNING) UNDER DELEGATED POWERS

REFERENCE	<b>06/17/0520/F</b>
PARISH	Great Yarmouth 14
PROPOSAL	Alts & COU of extg 2 storey bldg,extg use offices/Therapy rms to become offices on grd with selfcontained flat 1st fl
SITE	6 Queen Street GREAT YARMOUTH Norfolk NR30 2QP
APPLICANT	Mr E Setchell
DECISION	<b>APPROVE</b>
-----	
REFERENCE	<b>06/17/0557/CU</b>
PARISH	Great Yarmouth 14
PROPOSAL	Proposed siting of table and chairs to the north and south side of The Candy Cabin
SITE	Anchor Gardens The Candy Cabin Marine Parade GREAT YARMOUTH NR30 2ER
APPLICANT	Joanne Gray H J Candy Cabin
DECISION	<b>APPROVE</b>
-----	
REFERENCE	<b>06/17/0561/F</b>
PARISH	Great Yarmouth 14
PROPOSAL	Subdivide existing warehouse into 4 individual commercial and storage uses
SITE	81 Exmouth Road GREAT YARMOUTH Norfolk NR30 3DP
APPLICANT	Mr R Thompson
DECISION	<b>APPROVE</b>
-----	
REFERENCE	<b>06/17/0566/F</b>
PARISH	Great Yarmouth 14
PROPOSAL	Change of use from shop to 2 bed dwelling with rear extension
SITE	23 Southgates Road GREAT YARMOUTH Norfolk NR30 3LJ
APPLICANT	Mr J Palmer
DECISION	<b>APPROVE</b>
-----	
REFERENCE	<b>06/17/0567/CU</b>
PARISH	Great Yarmouth 14
PROPOSAL	Change of use from guest house to private dwelling
SITE	2 Trafalgar Road Helm House GREAT YARMOUTH NR30 2LD
APPLICANT	Mr P Allen
DECISION	<b>APPROVE</b>
-----	
REFERENCE	<b>06/17/0612/CD</b>
PARISH	Great Yarmouth 14
PROPOSAL	Demolition of garage block and construction of two semi- detached dwellings. DoC re: PP 06/16/0600/F
SITE	Clarence Road (Garages at) GREAT YARMOUTH Norfolk NR30 3HN
APPLICANT	Mr M Bloomfield
DECISION	<b>APPROVE (CONDITIONS)</b>
-----	

PLANNING APPLICATIONS CLEARED BETWEEN 01-OCT-17 AND 31-OCT-17 FOLLOWING  
DETERMINATION BY THE GROUP MANAGER (PLANNING) UNDER DELEGATED POWERS

REFERENCE	<b>06/17/0191/F</b>
PARISH	Great Yarmouth 15
PROPOSAL	Change of use from shop to residential including a first floor extension
SITE	10A Silkmill Road GREAT YARMOUTH Norfolk NR30 2EA
APPLICANT	Mr & Mrs MacLennan
DECISION	<b>APPROVE</b>
-----	
REFERENCE	<b>06/17/0455/F</b>
PARISH	Great Yarmouth 15
PROPOSAL	Conversion and change of use of former car sales building to create a terrace of 6 houses
SITE	Estcourt Road (Hurrells Motor Garage) GREAT YARMOUTH NR30 4JQ
APPLICANT	Oakville Homes
DECISION	<b>APPROVE</b>
-----	
REFERENCE	<b>06/17/0485/F</b>
PARISH	Great Yarmouth 15
PROPOSAL	Change of use from Guest House to a 14 bedroom HMO with owner/manager flat contained in the basement
SITE	110-111 Wellesley Road Rhonadean GREAT YARMOUTH NR30 2AR
APPLICANT	Mrs & Mrs Wheeler
DECISION	<b>REFUSED</b>
-----	
REFERENCE	<b>06/17/0509/CU</b>
PARISH	Great Yarmouth 15
PROPOSAL	Conversion of St Pauls Lodge into three separate hostels
SITE	38 Salisbury Road St Pauls Lodge GREAT YARMOUTH NR30 4LH
APPLICANT	Mr J Beattie
DECISION	<b>APPROVE</b>
-----	
REFERENCE	<b>06/17/0512/F</b>
PARISH	Great Yarmouth 15
PROPOSAL	Removal of condition 1 of pp 06/13/0224/CU: Application for use of single dwelling as house in multiple occupation
SITE	90 Churchill Road GREAT YARMOUTH Norfolk NR30 4NQ
APPLICANT	Mr G Telegan
DECISION	<b>APPROVE</b>
-----	
REFERENCE	<b>06/17/0539/F</b>
PARISH	Great Yarmouth 15
PROPOSAL	Sub-divide existing 2 storey flat to create additional unit (2 units already approved under 06/04/0524/F
SITE	46 Regent Road GREAT YARMOUTH Norfolk NR30 2AJ
APPLICANT	Mr Turna
DECISION	<b>APPROVE</b>
-----	

PLANNING APPLICATIONS CLEARED BETWEEN 01-OCT-17 AND 31-OCT-17 FOLLOWING  
DETERMINATION BY THE GROUP MANAGER (PLANNING) UNDER DELEGATED POWERS

REFERENCE	<b>06/17/0545/F</b>
PARISH	Great Yarmouth 15
PROPOSAL	Front extension to existing garage
SITE	19 The Pastures Hemsby GREAT YARMOUTH NR29 4HF
APPLICANT	Mr I Mercer
DECISION	<b>APPROVE</b>
-----	
REFERENCE	<b>06/17/0547/F</b>
PARISH	Great Yarmouth 15
PROPOSAL	Variation of condition 2 of planning permission 06/17/0273/F to alter layout of flat 1 and 2
SITE	12/13 South Market Road GREAT YARMOUTH Norfolk NR30 2BQ
APPLICANT	Mrs S Gomes
DECISION	<b>APPROVE</b>
-----	
REFERENCE	<b>06/17/0548/PDC</b>
PARISH	Great Yarmouth 19
PROPOSAL	Details of Prior Approval - use for the sale of cold food with some internal seating
SITE	6 Lowestoft Road Gorleston GREAT YARMOUTH NR31 6LY
APPLICANT	Mr J Smith
DECISION	<b>PERMITTED DEV.</b>
-----	
REFERENCE	<b>06/17/0597/F</b>
PARISH	Great Yarmouth 21
PROPOSAL	Single storey rear extension
SITE	14 Royal Avenue GREAT YARMOUTH Norfolk NR30 4EB
APPLICANT	Mr and Mrs Gates
DECISION	<b>APPROVE</b>
-----	
REFERENCE	<b>06/17/0357/F</b>
PARISH	Hemsby 8
PROPOSAL	Sub division of garden to form detached bungalow including new garage.Relocation of front door to existing property
SITE	The Old Vicarage The Street Hemsby GREAT YARMOUTH NR29 4EU
APPLICANT	Mr & Mrs Maitland
DECISION	<b>REFUSED</b>
-----	
REFERENCE	<b>06/17/0525/F</b>
PARISH	Hemsby 8
PROPOSAL	Installation of new plant and AC equipment
SITE	5-7 Kingsway Hemsby GREAT YARMOUTH NR29 4JT
APPLICANT	Spar Foodmarkets Ltd
DECISION	<b>APPROVE</b>
-----	



PLANNING APPLICATIONS CLEARED BETWEEN 01-OCT-17 AND 31-OCT-17 FOLLOWING  
DETERMINATION BY THE GROUP MANAGER (PLANNING) UNDER DELEGATED POWERS

REFERENCE	<b>06/17/0576/A</b>
PARISH	Hemsby 8
PROPOSAL	1 X Int ill projector. 1 x Int ill logo. 3 x Non-ill wall mounted aluminium panels. 2 x Non- ill acrylic letters
SITE	5-7 Kingsway Hemsby GREAT YARMOUTH NR29 4JT
APPLICANT	Co-op Food
DECISION	<b>ADV. CONSENT</b>
-----	
REFERENCE	<b>06/17/0535/F</b>
PARISH	Hopton On Sea 2
PROPOSAL	Two storey side, single storey rear extensions, porch extension (re-submission)
SITE	Whitehouse Farm Cottage Hall Road Hopton GREAT YARMOUTH NR31 9AX
APPLICANT	Mr C Leech
DECISION	<b>APPROVE</b>
-----	
REFERENCE	<b>06/17/0538/F</b>
PARISH	Hopton On Sea 2
PROPOSAL	Proposed demo of existing tied bungalow & change of use to allow the development of 8 no. caravan bases
SITE	Hopton Holiday Village Warren Road Hopton GREAT YARMOUTH NR31 9BW
APPLICANT	Bourne Leisure Limited
DECISION	<b>APPROVE</b>
-----	
REFERENCE	<b>06/17/0601/F</b>
PARISH	Hopton On Sea 2
PROPOSAL	Proposed side extensions under existing roof canopies
SITE	1 Warren Road Bubbles Amusements Hopton GREAT YARMOUTH NR31 9BN
APPLICANT	Wray Austrin
DECISION	<b>APPROVE</b>
-----	
REFERENCE	<b>06/17/0473/F</b>
PARISH	Martham 13
PROPOSAL	Removal of condition 3 of PP 6/82/32/O in respect of agricultural restriction
SITE	60 Hall Road Sevenoaks Martham GREAT YARMOUTH NR29 4PD
APPLICANT	Mr J Wood
DECISION	<b>APPROVE</b>
-----	
REFERENCE	<b>06/17/0565/F</b>
PARISH	Ormesby St.Marg 16
PROPOSAL	Proposed garage conversion, rear extension, courtyard infill and re-roofing
SITE	24 Private Road Ormesby St Margaret GREAT YARMOUTH NR29 3LH
APPLICANT	Mr J Emery
DECISION	<b>APPROVE</b>
-----	

**PLANNING APPLICATIONS CLEARED BETWEEN 01-OCT-17 AND 31-OCT-17 FOLLOWING  
DETERMINATION BY THE GROUP MANAGER (PLANNING) UNDER DELEGATED POWERS**

REFERENCE	<b>06/17/0513/CU</b>
PARISH	Repps 13
PROPOSAL	Change of use from offices/light industry to non residential education & training centre use class D1
SITE	Unit A2 Eurocentre North River Road GREAT YARMOUTH NR30 1TE
APPLICANT	Catch 22 Charity Ltd
DECISION	<b>APPROVE</b>
-----	
REFERENCE	<b>06/17/0581/PDE</b>
PARISH	Repps 13
PROPOSAL	Proposed flat roof rear extension
SITE	Fairlawn Low Road Repps GREAT YARMOUTH
APPLICANT	Mr V Ewing
DECISION	<b>PERMITTED DEV.</b>
-----	
REFERENCE	<b>06/17/0319/O</b>
PARISH	Rollesby 13
PROPOSAL	Outline application for the erection of two no. 4 bedroom dwellings
SITE	The Croft Martham Road Rollesby GREAT YARMOUTH NR29 5DR
APPLICANT	Boardwalk Properties Ltd
DECISION	<b>APPROVE</b>
-----	
REFERENCE	<b>06/17/0453/PAD</b>
PARISH	Rollesby 13
PROPOSAL	Prior approval of conversion of agricultural building to 3 dwellings
SITE	Lodge Farm Barns Repps Road Rollesby GREAT YARMOUTH NR29 5HL
APPLICANT	Norfolk County Council
DECISION	<b>REFUSED</b>
-----	
REFERENCE	<b>06/17/0507/CU</b>
PARISH	Rollesby 13
PROPOSAL	Change of use to mixed use coach operation and agricultural
SITE	Jubilee Farm Fleggburgh Road Rollesby GREAT YARMOUTH NR29 5HH
APPLICANT	Mr and Mrs Moore
DECISION	<b>APPROVE</b>
-----	
REFERENCE	<b>06/17/0521/F</b>
PARISH	Rollesby 13
PROPOSAL	Single storey rear/side extension to form garden room
SITE	7 Bittern Road Rollesby GREAT YARMOUTH NR29 5DY
APPLICANT	Mr J Cooper
DECISION	<b>APPROVE</b>
-----	

PLANNING APPLICATIONS CLEARED BETWEEN 01-OCT-17 AND 31-OCT-17 FOLLOWING  
DETERMINATION BY THE GROUP MANAGER (PLANNING) UNDER DELEGATED POWERS

REFERENCE	06/16/0234/CD
PARISH	Winterton 8
PROPOSAL	D.O.C 5, 8, 9 & 10 of 06/15/07 85/F (4 bungalows & garages) re:contamination,fire hydrant, levels & hydrocarbon membranes
SITE	East Coast Drums Low Road Winterton GREAT YARMOUTH NR29 4BJ
APPLICANT	Brian Newson Developments Ltd
DECISION	APPROVE (CONDITIONS)
-----	-----

REFERENCE	06/17/0433/F
PARISH	Winterton 8
PROPOSAL	Variation of condition no.2 of planning permission 06/15/0273/F - Alterations to the design of plot 3
SITE	Bulmer Lane (Site off - Plot 3) Winterton GREAT YARMOUTH NR29 4AF
APPLICANT	Mr & Mrs Tweed
DECISION	APPROVE
-----	-----

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