



GREAT YARMOUTH
BOROUGH COUNCIL

Development Control Committee

Date: Wednesday, 12 September 2018

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 - 13

To confirm the minutes of the meeting held on 8 August 2018.

4 MATTERS ARISING

To consider any matters arising from the above minutes.

5 PLANNING APPLICATIONS

6 APPLICATION 06-18-0408-F LAND CORNER OF GREEN LANE & ORMESBY LANE FILBY

14 - 22

Erection of 3 dwellings, garaging, access & associated works.

7 APPLICATION 06-18-0345-CU SOUTHERN HOTEL 46 QUEENS ROAD GREAT YARMOUTH

23 - 49

Change of use from hotel to house in multiple occupation with managed accommodation.

8 APPLICATION 06-18-0209-O, STONE COTTAGE, MAIN ROAD, ORMESBY ST MICHAEL 50 - 71

Outline planning for a pair of semi-detached cottages & parking.

9 OMBUDSMEN AND APPEAL DECISIONS

The Committee is asked to note the following appeal decision:-

(i) Application number 06-17-0585-F - Demolition of existing residential dwelling and replacement with two new residential dwellings at 70 Marine Parade, Gorleston - Appeal allowed with conditions.

Original application refused by the Development Control Committee.

10 DELEGATED AND COMMITTEE DECISION LIST 1-31 AUGUST 2018 72 - 82

The Committee is asked to consider and note the delegated and Committee decision list for 1 - 31 August 2018.

11 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.

12 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, 08 August 2018 at 18:30

PRESENT:

Councillor Hanton (in the Chair); Councillors Annison, Bird, Fairhead, Flaxman-Taylor, Galer, A Grey, Wainwright, A Wright & B Wright.

Councillor G Carpenter attended as a substitute for Councillor Drewitt.

Councillor Plant attended as a substitute for Councillor Reynolds.

Councillor B Walker attended as a substitute for Councillor Williamson.

Mr D Minns (Planning Manager), Mrs G Manthorpe (Senior Planning Officer), Mr J Ibbotson (Planning Officer), Ms C Whatling (Monitoring Officer), Miss J Smith (Technical Officer), Mr G Bolan (Technical Officer) & Mrs C Webb (Member Services Officer).

Mr A Willard (NCC Highways).

1 APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors Drewitt, Reynolds & Williamson.

2 DECLARATIONS OF INTEREST

Councillors A Grey, Fairhead & B Wright declared a personal interest in item number 5, Councillors Annison, G Carpenter, Hanton & Plant declared a personal interest in item number 7 and Councillors Annison & Flaxman-Taylor declared a personal interest in item number 8. However, in accordance with the Council's constitution they were allowed to both speak and vote on the matters.

3 MINUTES

The minutes of the meeting held on 19 July 2018 were confirmed.

4 PLANNING APPLICATIONS

5 APPLICATION NUMBER 06-17-0247-F ST MARY'S ROMAN CATHOLIC SCHOOL, LAND REAR OF, EAST ANGLIAN WAY, GORLESTON

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

The Senior Planning Officer reported that this application had been presented to Committee on two occasions, the 13th September 2017 and 8th February 2018 and a site visit was undertaken on the 27th September 2017. During the site visit, the applicant requested that the decision on the application be deferred to enable other access options to be assessed and discussed with the Highway Authority. This request was confirmed in writing via e-mail.

The Senior Planning Officer reported that the applicant had then submitted a revised application which increased the number of dwellings from 71 to 96, removed the car park and pick up/drop off point and car park which would have been gifted to the school and reconfigured the site to provide open space. A strip of land would be formed adjoining the existing recreation ground would act as a land swap to compensate for a revised access. The revised access sought to provide a permanent access from Church Lane.

The Senior Planning Officer reported that the revised application was consulted on and a petition was received with 1592 signatures and an additional 133 objections compared to 27 objections received in response to the first two applications. Upon reversal of the application to the 71 dwellings

with a temporary access off of Church Lane, a further four objections from three people were received. The consultation letters which were sent out stated that previous consultation responses would be considered as part of the application. The 133 objections mainly centred on the loss of public open space which would be utilised for the roadway and highway safety concerns.

The Senior Planning Officer reported that the application site had been surveyed for protected species including bats, reptiles, plants, barn owls and breeding birds and no protected species had been found. However, the provision of bat boxes and bird nesting boxes on site could be conditioned if the application was approved.

The Senior Planning Officer reported that the mitigation payment was being discussed with the applicant and be addressed against the criteria set out within paragraph 56 of the revised NPPF (2018). As of April 1st 2017, the Council had a 4.13 year supply of housing land and this was a significant material consideration in the determination of this application.

The Senior Planning Officer reported that Sport England had requested mitigation for the temporary loss of part of the recreation ground and a financial contribution to be secured from the applicant to bring back into use the artificial cricket wicket when the temporary access road was no longer required. Should permission be granted, it was requested that this was granted with the delegated authority to negotiate the payment requested by Sport England.

The Senior Planning Officer reported that as the application site was bounded by Gorleston Recreation Ground which was maintained by the Council, a children's play area at East Anglian Way and open space at Meadow Park, it was not deemed necessary for there to be any open space provided on-site. The submitted plans show that open space was being offered by the applicant. However, private open space could be provided with payment in lieu of provision of £480 per dwelling paid. If the developer wished to provide public open space, the resolution should include that the Local Authority would take no ownership or liability for the open space and the s106 agreement would secure the provision of a management company to manage the open space in perpetuity.

The Senior Planning Officer referred to the recent court case regarding European Protected Sites which was upheld and which could have some bearing on this application. Further advice was being sought from Natural England and legal advice from nplaw and it was requested that if the application was approved, that delegated authority be given to officers to secure the required Natura 2000 payment, or if this failed, the matter would be brought back to Committee.

The Senior Planning officer reported that an objection had been received from a resident of no. 56 Spencer Avenue regarding overlooking. The applicant had agreed to amend Plot 50 to be a bungalow thus mitigating any overlooking concerns due to the significant differences in land levels across the site.

The Senior Planning Officer reported that the application was recommended for approval subject to conditions to ensure a satisfactory form of development.

Mr Gilder, applicant's agent, reiterated the salient areas of the application and asked that the Committee determine the application after 13 months of deliberation.

A Member asked Mr Gilder whether access from the application site onto Beccles Road had not been pursued due to cost implications. Mr Gilder reported that access onto Beccles Road had been declined by Norfolk County Highways.

Members were greatly concerned regarding highway safety and access to/from the site which was still the main sticking area in determining the application.

Mr Baker, objector, reported the objections from the local residents who were concerned regarding the proposed inadequate access, highway/parking issues and access by the Emergency Services when required and asked that the Committee refuse the application as it was unsafe and not viable.

Mr Willard, Norfolk County Highways, answered several questions regarding the highway access to the site and reported that the proposed access was considered adequate to serve the number of dwellings proposed. If the application was approved, Highways could consider the addition of yellow lines at the access to the school drop off/pick up point to discourage parking in this sensitive area. Enforcement would then be a matter for the Parking Enforcement Officers and not Highways.

Members were concerned that Highways had undertaken a desk top exercise and not undertaken a full traffic assessment on site. Mr Willard reported that he had visited the site on numerous occasions.

A Member reported that when the site had first been developed it was always envisaged that the access would be onto Beccles Road and asked what could the Council do to change Highways stance. Mr Willard reported that the Highways Development team had considered a priority junction or a signalled access from the proposed site onto Beccles Road in 2014 but these had not been viable.

Ward Councillor Fairhead thanked Mr Gilder for all of his hard work to try and secure a safe access to the site but reported that she still held grave concerns re highways safety and could not support the application.

Councillor Wainwright proposed that the application should be refused as the Committee still had serious concerns regarding the access. Councillor B Walker seconded the motion for refusal and following a vote, it was;

RESOLVED:

That application number 06/17/0247/F be refused as the application was contrary to policy HOU7, 3.4 (C) Suitable access arrangements can be made.

6 APPLICATION NUMBER 06-18-0173-F MITCHELL DRIVE AND JONES (GC) WAY (LAND OFF) PLOT 3

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

The Senior Planning Officer reported that the application was a full application for the erection of a single storey building for a mixed use A3 & A5 as a restaurant and hot food takeaway with drive thru and advertisements to be displayed on site. The site area comprised 0.29 hectares of undeveloped land which was currently vacant land. The site was located within Flood Zone 3a and in planning policy terms was an out of Town Centre location. The Senior Planning Officer reminded the Committee that nearby to the application site, permission had been granted for a 68 bed hotel with pub/restaurant and two "drive thru" restaurants.

The Senior Planning Officer reported that representations opposing the application had been received from agents on behalf of two interested parties. Williams Gallagher on behalf of Market Gates Shopping Centre and Indigo on behalf of Pasteur Retail Park. One of the concerns highlighted was that new employment opportunities at the new development could be off-set by the closure of the KFC outlet in Regent Road, Great Yarmouth and/or the KFC Marine Parade outlet which could adversely impact upon the Town Centre as it was contrary to Local Plan policy and the potential closures should be a material consideration.

The Senior Planning Officer reported that as part of the additional information submitted, the applicant had stated that they were willing to enter into a legal agreement to keep open two of the existing KFC businesses, these being Regent Road, Great Yarmouth & High Street, Gorleston for a five year period. KFC would also need to be party to the agreement and had indicated their willingness to do so. By entering into a legal agreement to keep the two units open, it would help to mitigate any adverse impact on the town centres.

The Senior Planning Officer reported that following the submission of the additional information and the removal of the objection by Strategic Planning, the policy reasons for refusal were sufficiently answered. When weighing the material considerations, the National Planning Policy Framework approach to make best use of land with specific reference to previously developed land and the compliance with the Core Strategy, the application, on its merits, was in accordance with the current and local planning policy, and was therefore recommended for approval subject to conditions as requested by consulted parties and the signing of a legal agreement.

A Member highlighted the clearance of dykes along William Adams Way and asked if the Internal Drainage Board had been consulted on the application.

Mr Beamish, applicant's agent reiterated the salient areas of the planning application and urged the Committee to approve the application which would create 60 much needed jobs in the Borough.

A Member reported that he welcomed this application in the Borough. Another Member raised concerns that the traffic queuing to use the "drive thru" could lead to traffic tailbacks onto the main road arterial network similar to what occurred at Pasteur Road due to the position of the "McDonalds drive thru".

RESOLVED:

That application number 06/18/0173/F be approved subject to conditions as requested by consulted parties and the signing of a legal agreement. The legal agreement shall, in accordance with the additional information submitted in support of the application on the 18th June 2018, be drafted to ensure that the KFC located at Gorleston High Street and the KFC located at Regent Road, Great Yarmouth, shall remain open for a period of five years with the time taken from the date that the new unit was opened.

7 06-18-0046-F & 06-18-0047-LB 43 MARKET ROW GREAT YARMOUTH

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

The Planning Officer reported that the application site was positioned within the town centre area of Great Yarmouth as designated by policy CS7 of the adopted Core Strategy and was located on the corner of Stonecutters Way to the south, Howard Street North to the west & Market Row to the north. The site was partially formed of two Listed Buildings and was located within a conservation area and the area was currently designated a secondary retail frontage under the Local Plan.

The Planning Officer reported that the report referred to the full planning application and the associated listed building application. The proposal was to change the use of the ground floor from a retail use (Use Class A1) to a mixed use of retail and cafe (A1 and A3). The upper floors were proposed as 7 no. residential units with proposed external changes to facilitate the change of use.

The Planning Officer reported that four objections, a petition with 52 signatures registering an objection against the cafe and a member of the public had raised concerns in relation to the application. The Rows Association had objected to the application for loss of retail and a proliferation of similar cafe/restaurants businesses in the area. The residential units had also been objected to due to littering and anti-social behaviour already experienced on

The Rows from other flats.

The Planning Officer reported that in regard to a development which would affect a listed building or its setting, the local planning authority must have regard to Sections 16 and 66 of the planning (Listed Buildings & Conservation Areas) Act 1990 which required the Council to have special regard to the desirability of features of special architectural or historic interest, preserving listed buildings and their settings in the exercise of planning functions. Overall, the many alterations to the listed building had not eroded its importance and had added to the interest of the site.

The Planning officer reported that Environmental Health had recommended a number of conditions including an operation and opening condition which was absent from the application.

The Planning Officer reported that the proposal was considered to be acceptable and broadly complied with policy aims by providing a suitable use of a prominently located unit in the Town Centre area. Although a number of objections had been received, the proposal was considered to overcome those concerns and planning could not refuse an application on the grounds of competition.

The Planning Manager reported that the proposed opening times of the cafe/restaurant were 9 am to 11 pm but if earlier opening times were required, for example 7:30 am, this would require additional sound insulation to be installed between the flats to negate any possible noise nuisance but this would be a matter for the Licensing Committee to resolve.

A Member asked for confirmation that secure bin storage would be provided by the applicant to ensure the development and surrounding area was kept free of littering. Another Member reported that he would have preferred the whole of the ground floor to be retained as retail.

RESOLVED:

That application numbers 06/18/0046/F and 06/18/0047/LB be approved subject to all conditions ensuring a suitable development, including those recommended by the Highways Department and Environmental Health, a condition providing further and exact detail on the works being undertaken to the listed building and detail of shutters for the bin store.

8 APPLICATION NUMBER 06-18-0341-F GORLESTON GOLF CLUB WARREN LANE GORLESTON

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

The Planning Officer reported that no.31 Warren Road, which was the main property affected by the car park extension. The car park as constructed and

approved by the retrospective planning application 06/16/0478/F, was approximately 2.8 m longer than the dimension shown in the application. This area was not demarcated for parking and a condition restricted this, however, the area had been used intermittently since the planning permission was granted by visitors and staff and this had resulted in complaints to the Planning Authority. The tarmacked area had planning permission, however, Condition 1 of the permission limited part of its use and restricted parking on the area to the rear of no. 31 Warren Road.

The Planning Officer reported that the breach of condition had been sporadic and site visits made over the past year by Planning Officers had found either no parking in the disputed area or that the area had been in use, for example, when a wake was being held at the club.

The boundary treatment at no. 31 Warren Road was only 1.00 m which was nearly 1.00 m lower than could be erected under permitted development rights which would legitimately reduce outlook and block views of the car park from this neighbouring property's garden. There was a potential opportunity by a condition to screen the car parking site by a hedge along the southern boundary of the car park. Once established, this would restrict parking on the grassed area to the south of the car park and would restrict views into the car park from the south from the adjacent properties on Warren Road.

The Planning Officer reported that one letter of objection had been received from the neighbouring resident at no. 31 Warren Road.

The Planning Officer reported that the application was recommended for approval of removal of Condition 1 of planning permission 06/17/0229/F.

Mr Everard, a Committee member of Gorleston Golf Club, reported that the car park had been built to the dimensions advised by a Council Officer. The Golf Club were asking for the removal of Condition 1 to ensure that visitors had access to safe parking at busy times, when in the past, this would have resulted in visitors parking on grassed areas.

A Member asked whether the height of the proposed screening could be conditioned so that the neighbouring resident was not faced with a massive hedge which would obscure the visual amenity which he currently enjoyed. Mr Everard reported that the Golf Club would adhere to any height restriction of the screening if the Committee approved the application.

Ward Councillor Flaxman-Taylor reported that she was disappointed that the Golf Club had submitted this application as she felt they had not done enough to enforce the parking restrictions in this area of the car park area which had been designated as a turning area only. If the Committee was to lift this condition but, at the same time, impose another condition, this would be nonsensical and therefore she did not support the application.

The Leader of the Council reported that the club were not protecting their neighbours visual aspect and enjoyment of his property and therefore, he did

not support the application.

Councillor Wainwright proposed that the application be approved and this was seconded by Councillor A Wright. However, following a vote the motion was lost.

Councillor Plant proposed that the application be refused on the grounds that it would result in the loss of visual aspect and enjoyment of the property of the neighbouring resident and this was seconded by Councillor Flaxman-Taylor.

RESOLVED:

That application number 06/17/0229/F be refused as the application would result in the loss of visual aspect and enjoyment of the property of the neighbouring resident.

9 DELEGATED PLANNING DECISIONS MADE BY DEVELOPMENT CONTROL COMMITTEE AND OFFICERS JULY 2018.

The Committee noted the planning decisions made by Officers & the Development Control Committee for the period 1 to 31 July 2018.

10 OMBUDSMAN AND APPEAL DECISIONS

The Planning Manager reported that there were no Ombudsman or Appeal decisions to report.

11 ANY OTHER BUSINESS

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

The meeting ended at: 21:35

Reference: 06/18/0408/F

Parish: Filby

Officer: Mr G Clarke

Expiry Date: 10-09-2018

Applicant: Mr A Green

Proposal: Erection of three dwellings, garaging, access and associated works

Site: Land corner of Green Lane and Ormesby Lane
Filby

REPORT

1 Background / History :-

- 1.1 The site involved in the application is an area of grassland, that is currently used as paddock, the land is to the north of a former paddock that is being developed with three dwellings that were originally approved in 2017 (06/17/0152/O). The main frontage of the site is to Ormesby Lane and is currently enclosed by a hedge and post and rail fence along the roadside boundary. Earlier this year planning permission was granted for the erection of a pair of semi-detached houses on part of the garden of no. 1 Ormesby Lane which is to the north of the Green Lane junction (06/18/0069/F).
- 1.2 The proposal is for the erection of three, two storey dwellings and garaging with vehicular access off Ormesby Lane.
- 1.3 The site is outside the Village Development Limit as shown on the Local Plan Policies Map.

2 Consultations :-

- 2.1 Highways – No objections subject to conditions regarding access, visibility splays and provision of a footpath across the site frontage.
- 2.2 Parish Council – To be reported.
- 2.3 Strategic Planning - The proposal is for the erection of three dwellings with garaging, access and associated works. The site is located outside the saved village development limits for Filby, which is classified as a secondary village in the core strategy. However the site is well related to the services in Filby, only

being around 200m at the site's furthest extent away from the main road, A1064, in Filby. The proposal would also make a small contribution to the Borough's housing growth in secondary and tertiary villages, as well as the overall housing land supply. In strategic planning terms, I have no objection to the principle of development in this location.

2.4 Neighbours/site notice – no comments received.

2.5 Local Planning Authority Requirements – In order to mitigate the impact of the development on internationally important sites, should the application be approved a contribution at £110 per dwelling is required in line with the Great Yarmouth adopted Natura 2000 Sites policy. The money shall be allocated towards non-infrastructure monitoring and/or mitigation.

3 Policy :-

3.1 National Planning Policy Framework

Paragraph 11: Plans and decisions should apply a presumption in favour of sustainable development.

For **decision-taking** this means:

- c) approving development proposals that accord with an up-to-date development plan without delay; or
- d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:
 - i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or
 - ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

3.2 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

3.3 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.

3.4 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

3.5 POLICY CS14 – Securing appropriate contributions from new developments

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:

- a) Ensure that the Council's Infrastructure Plan is appropriately updated as part of the plan making process
- b) Prepare a Supplementary Planning Document on Planning Obligations to set out the appropriate range and level of contributions, and matters for which they will be sought
- 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

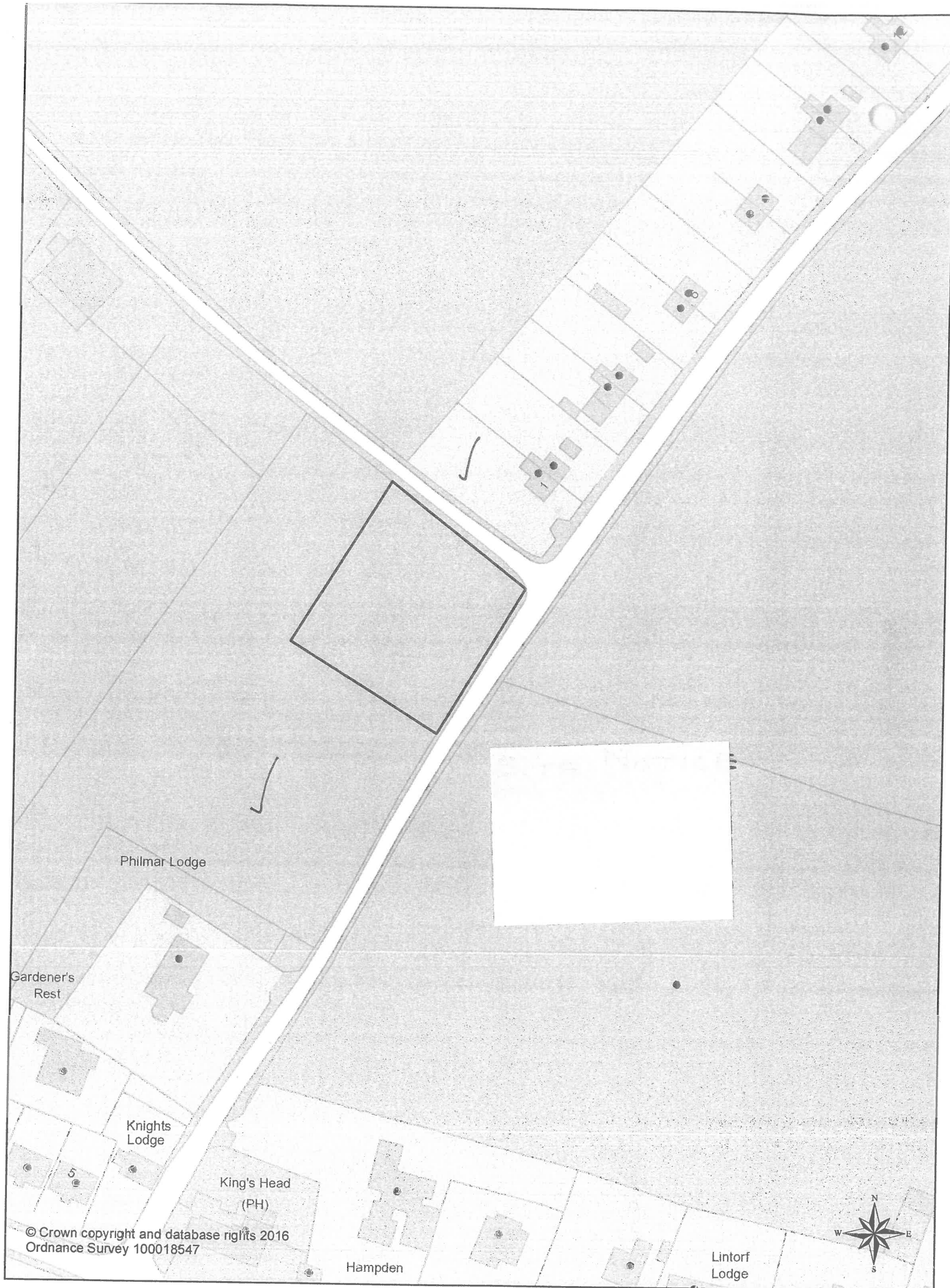
been secured and approved. Payments should be made in a timely and fair manner to minimise the impact on existing services and infrastructure

4 Assessment :-

- 4.1 The application site is between 53 and 59 metres wide and 43 metres deep, the proposal is to divide the site into three plots with each plot having its own access from Ormesby Lane. The dwellings will be similar in design to the recently approved development on the land to the south. The layout drawing shows a new footpath across the site frontage which will join the new path that was required for the adjoining development; this will result in there being a complete footpath across the frontage of both sites.
- 4.5 The land to the south is currently being developed and planning permission has been granted for a pair of semi-detached houses on land to the north of Green Lane so the proposal will not have any adverse effect on adjoining/nearby dwellings. There is a line of semi-detached houses further to the north along Ormesby Lane, so the application site will be an infilling of the gap between the existing houses and the development site to the south. Providing the site is suitably landscaped it is not considered that it would have a significant adverse effect on the character of the village.
- 4.4 Filby is identified as a Secondary Village in Policy CS2 of the Core Strategy where approximately 5% of new development will take place, there have been several new developments within the village that have been constructed recently or are under the course of construction but this does not automatically preclude further development and each site has to be considered on its merits taking into account the location, possible adverse effects on neighbouring dwellings and the landscape.
- 4.5 The site is outside the Village Development Limit but as of April 1st 2017 the Borough has a 4.13 year supply of housing land and this is a significant material consideration in the determination of this application. If a local planning authority cannot show that they are meeting this requirement, their policies with regards to residential development will be considered to be out of date. Therefore paragraph 11 of the NPPF is engaged which states that there is a presumption in favour of sustainable development unless 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.
- 4.7 Taking the above into account it is considered that it would be difficult to justify refusal of the application and the recommendation is to approve.

5 RECOMMENDATION :-

- 5.1 Approve – the proposal conforms with Paragraph 11 of the NPPF and the aims of Policies CS1, CS2 and CS3 of the Great Yarmouth Local Plan: Core Strategy.
- 5.2 Approval should be subject to the conditions required by the highway authority regarding the provision of a footpath, visibility splay, vehicular access and parking.
- 5.3 The planning permission should not be issued until the appropriate Natura 2000 payment has been secured.



Reference: 06/18/0345/CU

Parish: Great Yarmouth

Officer: Mr J Beck

Expiry Date: 17-09-2018

Applicant: Miss Hunt

Proposal: Change of use from hotel to house in multiple occupation with managed accommodation

Site: Southern Hotel
46 Queens Road
Great Yarmouth

REPORT

1. Background / History :-

1.1 The application site is situated on the eastern side of Queens Road, Great Yarmouth. It is largely situated amongst residential uses, but with a more mixed use on Nelson Road South further to the east. The converted Royal Navy Hospital is positioned to the south. The property itself was used as a Hotel until 2015, it has an attractive frontage and is part of a row of three storey buildings (with basements). The site is currently within an area the Local Plan designates as residential. The site is within a Conservation Area (number 1 Camperdown) and in flood zone 2.

1.2 The application is to change the use of a hotel to a 12 bed House in Multiple Occupation (HMO) in use class Sui generis with managers accommodation. The application is retrospective and has been used as a HMO since 2015. An HMO use has been refused twice previously at this address, please see the history below.

1.3 The site is currently subject to an enforcement notice.

1.4 Planning History:

06/15/0710/F - Retrospective application hotel to house in multiple occupation. Refused. 08-02-2015. Appeal Dismissed. 14-03-2017

06/17/0412/CU – Change of use from hotel to house in multiple occupation with managed accommodation. Refused. 13-10-2017. Appeal Dismissed. 26-03-2018

2. Consultations :-

All Consultations are available to view on the website.

2.1 Highways – No objection.

2.2 Public Consultation – No public objections were received.

3. Policy and Assessment:-

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

3.2 Paragraph 213 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.

3.3 Paragraph 11 states that where no relevant local policies exist or they are out of date then permission should be granted unless the adverse impacts demonstrably outweigh the benefits when assessed against the whole of the NPPF.

3.4 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.

3.5 POLICY HOU23

The conversion or change of use of properties to bedsits and other types of multi-occupied units of residential accommodation will be permitted where:

- (a) The site is outside an area shown as 'prime holiday accommodation' on the proposals map;
 - (b) The character and amenities of the locality would not be significantly adversely affected;
 - (c) The site is not in an area predominantly comprising properties in single family occupancy;
 - (d) Clustering of properties in multiple occupation would not occur; *
 - (e) There is no property used as a single unit of family accommodation directly adjoining the proposed development;
 - (f) The proposed development and associated facilities could be provided without significant detriment to the occupiers of adjoining or neighbouring buildings;
 - (g) There is adequate on-street car parking and the onstreet car parking requirements of the proposal would not result in more than 70% of the available 'overnight' on-street residential parking provision being exceeded unless adequate alternative provision is made; and,
 - (h) The building is 3 or more storeys high or more than 95sq m floor area.
- (*note: clustering constitutes 3 properties in multiple occupation forming a continuous group, or 50% of the length of any continuous frontage or sharing common boundaries.)

3.6 Adopted Core Strategy:

3.7 CS1 - Focusing on a sustainable future

- A) Sustainable growth, ensuring that new development is of a scale and location that complements the character and supports the function of individual settlements
- B) Mixed adaptable neighbourhoods, that provide choices and effectively meet the needs and aspirations of the local community

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

3.10 National Planning Policy Framework:

Paragraph 127 - Planning policies and decisions should ensure that developments:

- a) Will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
- b) Are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
- c) Are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);
- d) Establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;
- e) Optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and
- f) Create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users⁴⁶; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

3.11 Strategic Planning Comments

No comments on Local Policy, but noted that the previous planning inspectorate decision related to the layout only.

3.12 Emerging Local Plan Part 2

Paragraph 48 of the NPPF states:

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

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

A draft Local Plan Part 2 is currently out at consultation so may be given some weight.

Policy H7-dp relates to HMO's.

4. Appraisal:

4.1 46 Queen Street is the former Southern Hotel. It is an attractive building that has been recently redecorated on the external façade. The signs relating to the Hotel are still present. The property is three storey with a basement, it has an attractive bay front and is part of a row of three similar properties. The area is predominantly residential in character with flats and single dwellings present and the former Royal Navy Hospital opposite. To the east on Nelson Road South is a more mixed area with tourism uses more prevalent.

4.2 The application is for retrospective permission to change the use of the building to an HMO. The basement is shown as communal facilities and storage areas, the ground floor as a mix of manager's accommodation and communal facilities whilst the first and second floor are predominantly HMO rooms but with some communal facilities. The top floor is designated as storage.

5.0 Assessment

5.1 An application to create an HMO in this location was refused in 2016 and again in 2017. Both were appealed by the applicant and both dismissed. The first application was refused for the following reasons; The impact on character and appearance of the area, effect on living conditions of the neighbours, inadequacy of the living accommodation for the occupiers and flood risk. The planning inspector did

not concur with the council that the flood risk, impact to character of the area and loss of visitor accommodation to an unacceptable degree, but agreed that the layout was poor in terms of communal facilities and small room sizes of two rooms. The appeal was subsequently dismissed.

5.2 The second application removed the two smallest rooms and placed these into storage use. The application was refused due to insufficient communal facilities. Insufficient communal facilities create a poor environment for the occupants meaning the occupants spend more day-to-day activities within the confines of their room. The communal facilities provided were poorly located creating a significant distance of travel for those residing on the second floor thus discouraging use. In addition the communal facilities were positioned amongst the manager's accommodation creating an awkward arrangement whereby the manager's accommodation and communal facilities were indiscernible. The planning inspector again agreed with the council that the communal facilities were inadequate and the appeal was dismissed following an informal planning hearing.

5.3 This application is the third application since the use started in 2015. The planning inspectorate's decision for the previous application is an important consideration in the determination of this application whereby the principle of use of the building as an HMO was deemed acceptable but the inspector dismissed the appeal as the layout of communal facilities had not sufficiently improved upon the previous application. The inspectorate states in paragraph 13 of his decision that using the two rooms deemed too small for accommodation in the previous permission as communal facilities would negate the need to use the basement and reduce travel distances. The latest layout to address the previous concerns of the planning inspectorate.

5.4 The submitted layout has created a small kitchen on each of the first and second floor and provided a sizeable communal room on the ground floor. The kitchen and communal facilities on the ground floor and basement have been retained from previous applications. The new layout creates clearly defined areas of communal use outside of the managers accommodation whilst the kitchens on the first and second floor reduces the distance of travel in carrying out day to day activities such as making meals and hot drinks. This encourages less cooking, storage and other unhealthy activities within the rooms. The layout should be conditioned against the submitted plans to ensure that the kitchen is installed within a suitable time scale and to ensure the communal facilities remain available for such use.

5.5 Following the refusal of two planning permission it is felt that a position has now been reached where the concerns over living conditions have been suitably resolved.

5.6 The principle of use is considered acceptable taking into account the inspectors decision and both planning appeals have stated that the proposal would not significantly and adversely affect the character of the area. The hotel is outside the primary and secondary holiday areas so would not significantly reduce the town's tourism offer. A cluster of uses (defined under policy HOU23 as 3 properties in multiple occupancy in a continuous group) of flats and the proposed HMO contrary to criterion D of planning policy HOU23 has been created. However the inspector has argued that the need for HMO accommodation outweighs this issue. Accordingly whilst the proposal is still contrary to criterion D the proposal is not deemed to be significantly detrimental to overrule the benefits.

5.7 The site is within a flood zone on the environment agency flood map and a Flood Risk Assessment has been provided. The first planning appeal stated that the ground floor was sufficiently raised and no sleeping accommodation was put in the basement thus the HMO would not create an unacceptable flood risk. This has remained the same and accordingly the Flood Risk is deemed acceptable although a Flood Response Plan should be submitted to provide guidance to the occupants in case of a flood.

5.8 In considering whether to grant planning permission for development which affects a Conservation Area, the local planning authority must have regard to Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 which requires the Council to have special regard to the desirability of preserving or enhancing the character or appearance of that area. In this instance with no external alterations it is not considered to significantly and adversely affect the character of the area.

5.9 No neighbour objections have been received. However a Noise Risk Assessment detailing mitigation measures could be considered as a condition. This was noted by the planning inspectorate under paragraph 22 of the second appeal decision. Both would need to be subject to a suitable time scale as the application is already retrospective.

6. RECOMMENDATION :- Recommended for approval, subject to all conditions ensuring a suitable development. Subject to Conditions ensuring creation and

retention of communal facilities, the provision of a flood response plan and noise assessment.

The permission should be in accordance with the layout shown on the submitted plans ensuring that the number of accommodation rooms is not increased, that the management accommodation is retained and that the communal facilities are retained.

Jason Beck
Great Yarmouth Borough Council
Town Hall
Hall Plain
Great Yarmouth
Norfolk
NR30 2QF

NCC contact number: 0344 800 8020
Text Relay - 18001 0344 800 8020

Your Ref: 06/18/0345/CU
Date: 25 July 2018

My Ref: 9/6/18/0345
Tel No.: 01603 638070
Email: stuart.french@norfolk.gov.uk

Dear Jason

**Great Yarmouth: Change of use from hotel to house in multiple occupation with
managed accommodation
46 Queens Road GREAT YARMOUTH Norfolk NR30 3JR**

Thank you for your recent consultation with respect to the above to which the Highway
Authority raise no objection.

Yours sincerely

Stuart French

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

Jill K. Smith

From: Jason Beck
Sent: 27 July 2018 15:52
To: Jill K. Smith
Subject: FW: 06/18/0345/CU - 46 Queens Road, Great Yarmouth

Please find a consultation response

JASON BECK

Planning Officer (Development Control)

Great Yarmouth Borough Council

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E-mail: jb@great-yarmouth.gov.uk

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Correspondence Address: Town Hall, Hall Plain, Great Yarmouth, Norfolk NR30 2QF

From: Kim Balls
Sent: 27 July 2018 15:41
To: Jason Beck
Subject: 06/18/0345/CU - 46 Queens Road, Great Yarmouth

Hi Jason,

I note that a previous application was dismissed at appeal, due solely to the configuration of the internal layout of the proposal and that the Inspector's Report did not raise any objections to the application of local planning policy. Given that the current proposal remains unchanged, bar revisions to the internal layout to address the Planning Inspector's previous misgivings, I do not offer any further comments on the proposal.

Kind regards,

Kim Balls

Senior Strategic Planner (Policy)
Great Yarmouth Borough Council

Tel: 01493 846475

Mobile: 07747631391

E-mail: kb@great-yarmouth.gov.uk

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Correspondence Address: Strategic Planning, Housing and Regeneration Development, Town Hall, Hall Plain, Great Yarmouth,
Norfolk NR30 2QF

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

Appeal Decisions

Hearing held on 7 February 2017

Site visit made on 7 February 2017

by Mr Keri Williams BA MA MRTPI

an Inspector appointed by the Secretary of State for Communities and Local Government

Decision date: 14 March 2017

Appeal A: APP/U2615/W/16/3151847

Southern Hotel, 46 Queens Road, Great Yarmouth, NR30 3JR

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
- The appeal is made by Miss V Hunt against the decision of Great Yarmouth Borough Council.
- The application, ref:06/15/0710/F, was refused by notice dated 8 February 2016.
- The development proposed is a change of use from a hotel to a house in multiple occupation with managed accommodation.

Summary of Decision: The appeal is dismissed.

Appeal B: APP/U2615/C/16/3151866

The land at Southern Hotel, 46 Queens Road, Great Yarmouth, NR30 3JR

- The appeals are made under section 174 of the Town and Country Planning Act 1990 as amended by the Planning and Compensation Act 1991.
- The appeal is made by Miss V Hunt against an enforcement notice issued by Great Yarmouth Borough Council.
- The Council's reference is U2615.
- The notice was issued on 11 May 2016.
- The breach of planning control as alleged is the material change of use of the land from C1 Hotel to the Sui Generis use of a house in multiple occupation.
- The requirement of the notice is to cease the use of the property as a house in multiple occupation.
- The period for compliance with the requirements is 6 calendar months.
- The appeal is proceeding on the grounds set out in section 174(2) (a) (b) and (g) of the Town and Country Planning Act 1990 as amended. The application for planning permission deemed to have been made under section 177(5) of the Act as amended also falls to be considered.

Summary of Decision: The appeal does not succeed. The enforcement notice is varied to extend the period for compliance and is upheld.

Background

1. The Southern Hotel is a 3 storey, terraced building with a basement and attic. It is on the north side of Queens Road and within the Camperdown Conservation Area. Drawing 1049/1 was submitted with application 06/15/0710/F. It is a survey drawing, dated November 2015, and shows the layout on each floor. Drawing 1049/2 provides a proposed layout for each floor. A House in Multiple Occupation (HMO) licence is in place and is dated 25 May 2016. Appendix 2 of the licence lists 14 rooms, of which 13 are single occupancy and 1 is a double occupancy room. In addition to these rooms, part

of the building is used for manager's accommodation and for rooms occupied by the appellant's family members.

Ground (b) of Appeal B

2. To succeed on this ground it is for the appellant to show, on the balance of probabilities, that the alleged material change of use from a hotel to an HMO has not occurred as a matter of fact. It is consistent with Planning Practice Guidance that the appellant's case should be accepted if there is no evidence to contradict or otherwise make her version of events less than probable, provided that her evidence is sufficiently precise and unambiguous.
3. The granting of an HMO licence is not conclusive of a material change of use. The appellant contends that considerable change can occur without a use falling outside use as a hotel for planning purposes. Reference is made to Circular 03/2005, Changes of Use of Buildings and Land – The Town and Country Planning (Use Classes) Order 1987 (UCO). The Circular referred to hotels as including *"not only hotels, but also motels, bed and breakfast premises, boarding and guest houses. These are premises which provide a room as temporary accommodation on a commercial, fee-paying basis, where meals can be provided but where residential care is not provided. In addition, short-term (i.e. purchased at a nightly rate with no deposit against damage being required) self-contained accommodation, sometimes called Apart-Hotels, will also fall into this class."*
4. It is also argued that some of those occupying the building would not comply with the definition of an HMO in section 254 of the Housing Act 2004. The test of residence in that section requires that the building is occupied by more than one household as their only or main residence. It is said that in this case at least some of the occupants have their main residence elsewhere. A list of those currently occupying the property is provided. 3 of the 11 residents on the list are said to return to a home elsewhere at weekends.
5. Hotels are in UCO Class C1, which covers use as a hotel or as a boarding or guest house where no significant element of care is provided. Class C4 covers HMO properties and refers to unrelated individuals who share basic amenities. The term "basic amenities" includes toilet facilities, personal washing facilities and cooking facilities. Class C4 is limited to those with no more than 6 residents so that it does not apply in this case.
6. Despite the withdrawal of Circular 03/2005 in 2014, its reference to a range of different types of premises falling within the hotel category remains pertinent. Amongst other things the Circular alludes to the provision of temporary accommodation and to the inclusion of nightly charged, self-contained accommodation, sometimes called Apart-Hotels. The provision of some services to clients is also characteristic of hotels. The submitted list of occupants is current rather than from May 2016, when the notice was issued. Some of those on the list are long-standing residents. The available evidence does not establish that, when the notice was issued, the premises were providing temporary accommodation. Nor has it been shown that the rooms were self-contained in the manner of an Apart-Hotel. At the time of my visit the bedrooms were behind lockable doors. While some had a kettle and a few had facilities such as a microwave or fridge, they did not have kitchen facilities and were not self-contained in respect of cooking facilities. The appellant's submitted evidence did not refer to any services provided to the

- clients. Brief reference was made at the Hearing to the provision of clean sheets but it is not evident that such a service was in place when the notice was served.
7. The test of residence to which the appellant refers is derived from housing legislation and is not a requirement of planning legislation or regulation. Although this property falls outside UCO Class C4, the matters of unrelated individuals and sharing of facilities remain relevant when considering larger HMO properties. In this case it is not suggested that the residents are related and, as I set out above, there is reliance on shared cooking facilities.
 8. The distinction between a hotel or guest house use and an HMO use can be a fine one. As a matter of fact and degree I consider that in this case, there was a change of use from a hotel to a sui-generis use as an HMO. I have also considered whether this was sufficient to amount to a material change of use. There is little information on precisely how the hotel operated prior to its acquisition by the appellant in February 2015. The move to an HMO use is likely to have resulted in a significant change to the character of the use within the premises. There would be a more intensive use of the HMO rooms as they became the main place of residence for the occupiers. There would also be a shift towards the shared use of cooking facilities.
 9. The appearance of the building has not materially changed. However, there would be some changes to external effects when compared with a hotel in a seaside resort such as Great Yarmouth, where hotel use is likely to be markedly seasonal. There would, for example, be more comings and goings on a year round basis. The pattern of vehicle movements related to the premises would also change. Vehicle movements related to deliveries and servicing of the hotel would cease but those related to residents would no longer be seasonal. Mr Buck is the landlord of neighbouring flats. His evidence at the Hearing was of his tenants being unable to find parking spaces nearby as they were taken by residents at the former hotel.
 10. The Council provides no evidence of complaints arising from use of the premises as an HMO. Nevertheless, the appellant's evidence is not sufficiently precise and unambiguous to show, on the balance of probabilities, that the appeal should succeed on ground (b). I conclude that there was a change in the character of the use sufficient to amount to a material change of use as alleged in the notice.

Appeal A – The Planning Appeal. Ground (a) of Appeal B and the Deemed Planning Application

Main issues

11. The manager's accommodation was in place when the enforcement notice was served. I approach the development in both appeals as the material change of use of the premises from a hotel to an HMO with manager's accommodation. The main issues are:
 - i) The effect on the character and appearance of the area;
 - ii) The effect on the living conditions for the occupiers of nearby properties with regard to noise and disturbance;

- iii) The adequacy of living conditions for the occupiers of the HMO accommodation;
- iv) The risk of flooding.

Relevant Planning Policies

12. Policy HOU7 of the Great Yarmouth Borough Wide Local Plan, 2001 (LP) provides criteria for residential development which must be met. They include avoiding significant detriment to the form character and setting of the settlement. Development should also not be significantly detrimental to the residential amenities of neighbours. Policy HOU23 provides criteria for changes of use to multi-occupied units of residential accommodation. It also includes criteria concerning the effect on character and appearance and on neighbours. In addition, criterion (D) requires that clustering of properties in multiple occupation would not occur. Clustering is defined as 3 properties in multiple occupation forming a continuous group or 50% of the length of any continuous frontage or sharing common boundaries. It seems to me that the term "properties in multiple occupation" encompasses HMO properties. Policy CS6 of the Council's Core Strategy (CS) is aimed at supporting the local economy. Policy CS8 contains criteria to promote tourism, leisure and culture.
13. The policies of the National Planning Policy Framework, 2016 (The Framework) are a material consideration. The Framework contains relevant policies on the issue of flood risk. LP policy criteria concerning harm to residential amenity are consistent with the Framework's approach of seeking a good standard of amenity for existing and future occupiers of land and buildings. Framework paragraph 58 refers to the need for development to respond to local character.

The Effect on the Character and Appearance of the Area

14. The immediately surrounding area is predominantly residential in character. There are flats on either side of the appeal property and terraced houses nearby. The former Royal Naval Hospital and its grounds are on the other side of Queens Road. It is now in residential use. The change of use to an HMO does not entail any changes to the external appearance of the building. There would be some change in the pattern and intensity of comings and goings related to the building. Unlike the hotel use, movements are likely to be less seasonal. It is likely that if all 14 HMO rooms are in use there would be somewhat more comings and goings than when the hotel was in operation. There is no evidence to quantify the likely extent of that increase. The Council is concerned about the potential for HMO residents to congregate immediately outside the property. Reference was made at the Hearing to this occurring on some other streets in Great Yarmouth where there are a number of HMO properties and to this leading to harm to local amenity. However, no substantive documentary evidence of this is submitted, nor is there evidence of complaints since this HMO use began or of other HMO properties in close proximity to this site. The presence of an on-site manager would assist in addressing such matters should they arise.
15. The Council refers to other decisions dismissing appeals concerning changes of use to an HMO in Great Yarmouth. Decision APP/U2615/C/15/3129107 concerned a property on North Denes Road. In that case there were up to 17 rooms and there is no reference on-site manager's accommodation. Amongst

other things the Inspector was concerned about the disruption to a mixed character of hotels, guest houses and residential properties in that area. Decision APP/U2615/C/15/3011913 concerned a property on Wellesley Road. Unlike in this case, the prevailing character was one of mixed holiday accommodation, predominantly guest houses. The Inspector found that the HMO use would materially detract from the holiday accommodation character of the area and harm the local tourism industry. No reference is made to on-site manager's accommodation.

16. While I take these appeal decisions into account, as I set out above their circumstances are materially different to those in this appeal. I conclude that in this case the change of use would not result in material harm to the character and appearance of the area. It would not conflict with LP policies in that respect. The Conservation Area's character and its appearance would be maintained. The adjoining buildings contain flats and the requirement of policy HOU23 with regard to clustering would not be met.

The effect on the living conditions of the occupiers of nearby properties

17. With 14 rooms in HMO use it is likely that there would be some noise transmission between rooms and through the party walls with neighbouring properties. On the other hand, this would be likely to some extent with a hotel use and a degree of disturbance such as this is not unusual where neighbouring residential uses are in close proximity. There is also scope to reduce noise to some extent through noise mitigation measures, which could be required by condition. For the reasons set out above, I consider it unlikely that there would be significant harm from noise and disturbance in the surrounding area arising from HMO residents congregating outside the property. I conclude that the change of use would be acceptable with regard to its effect on the occupiers of neighbouring properties. It would not conflict with LP policies in that respect.

Living Conditions

18. For the most part the HMO rooms are of an adequate size and configuration. However, one room is very small, with a floor area of only 9m². Another is poorly configured, with varying floor levels. Communal facilities in the basement are said not to be favoured by residents. A further kitchen intended for communal use has been put in place but it has not been shown that it provides adequate facilities for up an HMO of this size. The appellant refers to the scope to reconfigure some of the accommodation to overcome these problems. However, no further drawings or specific alternative proposals are submitted within the scope of these appeals. There are no room size standards specified in the LP. Nevertheless, it is a material consideration to have regard to whether adequate living conditions for the HMO residents would be provided. I conclude that there would not be such provision. There would not be compliance with the Framework's approach of ensuring a good standard of amenity for the occupiers of buildings.

Flood Risk

19. The approach set out in Framework paragraph 100 is to avoid inappropriate development in areas at risk from flooding by directing it away from areas of highest risk. Where development is necessary it should be made safe without

increasing flood risk elsewhere. Hotels and buildings used as dwelling houses are classified as "more vulnerable" uses.

20. The appellant has submitted a Flood Risk Assessment (FRA). It finds that the site is in present day Flood Zone 1 and future climate change Flood Zone 2 with regard to the tidal River Yare. It is in present day Flood Zone 1 and future climate change Flood Zone 3a with regard to the open coast. There is an actual and residual high risk of flooding from the River Yare only during a future climate change 1 in 1000 year flood event. There is an actual and residual high risk of flooding from the open coast only during a future climate change in the 1 in 200 year and 1 in 1000 year flood events. The FRA also finds that there would be safe refuge across the ground and upper floors in all modelled flood events, other than a climate change 1 in 1000 year coastal flooding event.
21. The ground floor of the property is significantly elevated above street level. The FRA evidence is that there is a low residual risk of flooding other than in the most extreme flood events. Use of the basement for sleeping accommodation is not proposed. I conclude that, subject to a condition preventing use of the basement for that purpose, the change of use to an HMO would be acceptable with regard to flood risk.

Other Matters

22. The development would not conflict with policy CS6. A loss of tourist accommodation would not be consistent with one criteria of policy CS8. However, the site is not in a designated "prime holiday accommodation" area and this was not a reason for the Council's enforcement action. The Council's Environmental Health Officer supports the use of the property as an HMO, referring to the need for low cost rented accommodation in the Borough and the scope for control through the licensing system. While there may be some effect on the availability of parking spaces in the vicinity of the property, it would not be sufficient to weigh heavily against the HMO use.

Conclusion on Appeal A, Ground (a) of Appeal B and the Deemed Planning Application

23. I have concluded in favour of the appellant with regard to the effect on character and appearance, the living conditions of neighbours and flood risk. There would be conflict with policy HOU23 in respect of clustering but the need for HMO accommodation also weighs in the appellant's favour. However, the matters weighing in the appellant's favour are outweighed by my conclusion with regard to living conditions for the residents of the HMO. Appeal A and ground (a) of Appeal B should therefore not succeed and planning permission should not be granted.

Ground (g) of Appeal B

24. The appellant suggests that extending the period for compliance to at least 9 months would ensure sufficient time for residents of the HMO to find alternative accommodation. While no substantive evidence is submitted with regard to likely difficulties in securing such accommodation, it is likely that a longer period would assist that process. It would also give the appellant sufficient time to consider, prepare and submit alternative proposals should she choose to do so. I also take into account the effect on an extended period

in respect of the main issues as set out above with regard to any harm caused by a continuation of the use. I conclude that the 6 months compliance period is unreasonably short and should be extended to 9 months, as set out in the Formal Decision.

Overall Conclusion

25. Having regard to the above and to all other matters raised, Appeal A should not succeed. Appeal B should not succeed other than in respect of extending the period for compliance.

Formal Decisions

Appeal A: APP/U2615/W/16/3151847

26. I dismiss the appeal.

Appeal B: APP/U2615/C/16/3151866

27. I direct that the enforcement notice be varied at paragraph 7 by the replacement of the words "6 Calendar Months" with "9 Calendar Months". I dismiss the appeal and uphold the enforcement notice as varied.

K Williams

INSPECTOR

APPEARANCES

FOR THE APPELLANT:

Mr P Kratz BA(Hons), LMRTPI Solicitor, Birketts LLP.

FOR THE LOCAL PLANNING AUTHORITY:

Ms G Manthorpe	Senior Planning Officer, Great Yarmouth Borough Council.
Mr M Whitton	Planning Enforcement Officer, Great Yarmouth Borough Council.
Ms J Williams	Community Protection Manager, Great Yarmouth Borough Council.
Mr Algar (Site visit only)	Community Protection Officer, Great Yarmouth Borough Council.

OTHER INTERESTED PERSONS:

Mr D Buck Landlord of neighbouring property.

DOCUMENTS SUBMITTED AT THE HEARING:

1. Copies of drawings 1049/1 and 1049/2.
2. List of current occupiers of the Southern Hotel.
3. Map of Conservation Area No.1: Camperdown.
4. List of HMOs currently licensed by Great Yarmouth Borough Council, last updated 21 October 2015.
5. Copies of policies CS6 and CS8, Core Strategy, 2015.
6. Extract from property register showing ownership at 12 March 2015.
7. Copy of appellant's Statement of Case in APP/U2615/W/16/3151847.
8. House in Multiple Occupation Licence, 25 May 2016.



Appeal Decision

Site visit made on 21 March 2018

by Graham Chamberlain BA (Hons) MSc MRTPI

an Inspector appointed by the Secretary of State

Decision date: 26th March 2018

Appeal Ref: APP/U2615/W/17/3190619

Southern Hotel, 46 Queens Road, Great Yarmouth, Norfolk NR30 3JR

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
 - The appeal is made by Miss Victoria Hunt against the decision of Great Yarmouth Borough Council.
 - The application Ref 06/17/0412/CU, dated 3 July 2017, was refused by notice dated 13 October 2017.
 - The development proposed is change of use from hotel to house in multiple occupation with managed accommodation.
-

Decision

1. The appeal is dismissed.

Preliminary Matters and Background

2. I observed during my site visit that the proposal is retrospective and that the appeal scheme drawings do not accurately reflect the layout of the building or the use of all of the rooms. For example one of the rooms indicated as a store is occupied as a bedroom. Thus, I have based my assessment on drawing 1049/1 only in so far as it is a diagram explaining how the different areas of the building are intended to be used.
3. The Southern Hotel is a 3 storey building with a basement and attic currently in use as a House in Multiple Occupation (HMO). A previous planning application (reference 06/15/0710/F) for the change of use of the building from a hotel to a HMO was refused by the Council and an enforcement notice subsequently served. Both were unsuccessfully appealed in 2017.
4. Appeal decision (Ref APP/U2615/W/16/3151847) is reasonably recent and there have been no relevant intervening changes in planning policy. Moreover, the appeal site, its environs and the substance of the appeal scheme before me are broadly the same. Thus, the previous appeal decision is a material consideration of significant weight in my deliberations as like applications should be considered in a like manner.

Main Issues

5. The main issues in this appeal are: 1) Whether the proposed development currently provides adequate living conditions for occupants; and 2) Whether the HMO is in a suitable location, with particular reference to local policies concerned with the siting of multi occupied units of residential accommodation.

Reasons

Whether the proposed development provides adequate living conditions

6. The Council's concerns with the adequacy of Bedroom 17 on the first floor and 7 on the second floor¹ flow from the previous appeal decision referred to above. The previous Inspector had assessed the living conditions of the occupants of the HMO and was concerned with the size and configuration of these bedrooms. I share the concerns as the limited space available to residents of the relevant bedrooms would engender a sense of being cramped and confined. Nevertheless, a planning condition could be imposed to ensure the ensuite bathrooms are removed and that the bedrooms are used as stores. Such a condition would be enforceable as inspections could be undertaken in parallel with the annual monitoring required by the HMO licence. As such, this is not a matter weighing against the grant of planning permission.
7. The manager's accommodation is a large ensuite bedroom on the second floor. The manager would share the communal facilities with the residents of the HMO and I understand such an arrangement is a common occurrence in HMOs when there is a live-in manager. Moreover, the manager, who is the appellant, also has access to the residential accommodation occupied by her family. It is also a point of note that the previous Inspector made no criticism of the manager's accommodation. As such, for the reasons given, I find the manager's accommodation to be adequate.
8. It is essential that adequate communal facilities are provided in an HMO so that the residents have acceptable living conditions. In this instance communal facilities in the form of a kitchen, dining room and sitting room are provided in the basement, which is accessed from a flight of stairs that is connected to the main entrance hall by a corridor. The bedrooms of the appellant's family² are accessed off this corridor. The appellant's family have no dedicated living space but it is likely that they are the primary users of the ground floor kitchen, the adjoining covered yard and perhaps the basement. The extent of personal possessions in these areas would suggest this is the case.
9. The family bedrooms, connecting corridor, kitchen and covered yard, along with a room containing fitness equipment, have the character of a private space separate from the rest of the HMO. This 'private space' commences at the fire door that separates the main entrance hall/reception area from the corridor. Consequently, the area beyond the fire door does not have the character of communal space. It appears to be primarily the living accommodation of the appellant's family.
10. There is nothing before me to suggest there is anything inherently wrong with the appellant's family occupying this part of the building. However, it is unreasonable to expect the occupants of the HMO to pass through what is ostensibly private space in order to access the communal areas as they would be imposing upon the private space of the appellant's family. This would discourage the use of the communal area, diminish the privacy of the appellant's family and would occur in spite of an induction process that explains that the communal area is available to residents of the HMO. The distance

¹ The room numbers annotated on drawings 1048/1 do not correspond with the room numbers I observed during my site visit and there is a room labelled '7' on the first and second floors. Nevertheless, when referring to a room I have taken the number from drawing 1049/1.

² Parents, brother and daughter.

between the basement accommodation and the upper floor rooms is a further aggravating factor that would discourage the residents of the HMO from using the communal facilities in the basement.

11. Thus, residents are likely to spend a disproportionate amount of time in their bedrooms and this was evidenced by the presence of fridges and microwaves in some of the rooms. This suggests that residents regularly prepare and take meals in their bedrooms. There was little overt evidence in the basement of it being in active and regular use by the residents of the HMO. Thus, the location of the communal areas in the basement results in harmfully inadequate living conditions.
12. The appeal property is large and consequently there is scope to reconfigure the internal arrangement so that reliance is not placed on the basement to function as the communal living accommodation. This was a point put to me at the hearing and it was also something suggested to the previous Inspector. However, and like the previous appeal, further drawings have not been provided demonstrating how such a reconfiguration would work.
13. At the hearing it was suggested that a condition could be imposed that requires the provision of a kitchen on the first floor in Room 17. Additionally, there is also scope for a kitchen to be provided in Room 7 on the second floor and for rooms off the main ground floor entrance space, such as the store, to be converted to communal areas. Such changes would negate the need for residents to have access to the basement and thus the private areas occupied by the appellant and her family. However, these would be notable changes that would go beyond the scope of what could reasonably be imposed through a planning condition. The Council has no standards to guide a qualitative assessment of the living conditions of residents of HMOs but a fresh submission would enable the configuration of the HMO as a whole, alongside the accommodation needs of the appellant and her family, to be considered holistically.
14. There was some debate at the hearing as to whether the previous Inspector was actually concerned with the communal facilities being located in the basement. In my view he was as he provided a strong inference in Paragraph 18 that a reconfiguration of the communal facilities in the building would be necessary to make the proposal acceptable. Such changes have not occurred or been presented as part of the proposal. As such, my findings are consistent with those of the previous Inspector.
15. Although not shown on any of the drawings it appears that a door has been removed from the corridor leading to the basement and this has opened up the approach. However, if the removal of a single door was the only concern the previous Inspector had with the location of the communal space then it is likely that a planning condition could have been imposed to ensure it was removed. It seems to me that the previous Inspector considered a broader reconfiguration of the building is necessary. In any event, I have already explained that the character of the use of building changes when entering the corridor from the main hall and therefore the removal of the door has had little effect on this.
16. Thus, the communal areas are not adequately sited and consequently the living conditions of the occupants of the HMO are inadequate. As such, the proposal is in conflict with Paragraphs 9 and 17 of the National Planning Policy

Framework, which seek to improve living conditions and provide a good standard of amenity for all existing and future residents of land and buildings.

Whether the HMO is in a suitable location

17. Saved Policy HOU23 of the Great Yarmouth Borough Wide Local Plan 2001 only permits multi-occupied units of residential accommodation if clustering of properties in multiple-occupation would not occur. To my mind an HMO is a multi-occupied unit of residential accommodation. There are flats either side of the appeal site and therefore the Council are of the view the appeal scheme has resulted in clustering. The appellant's suggestion that flats are not multi-occupied units of residential accommodation because they are, by definition, individual self-contained units of accommodation has some traction. However, the previous Inspector found that clustering has occurred and thus a conflict with Policy HOU23 has arisen. It would be unreasonably inconsistent for me to depart from this conclusion.
18. The Council are concerned that clustering can result in an undesirable intensification in the use of land. However, there is no evidence that the use of the appeal building as an HMO has resulted in an intensification that can be regarded as being harmful to the amenity of the area. There have been no formal noise complaints or evidence of antisocial behaviour in the two years the HMO has been operating. This is testament to the appellant's careful management of the premises, which is aided by her living on site. Moreover, there is adequate parking nearby and the change of use has not required any harmful external changes to the building. In addition, the change of use has to be considered in the context of the previous use as a hotel and thus the historic and well-established nature of regular comings and goings from the building. As such, the change of use has not undermined the aims of Policy HOU23.
19. Furthermore, a point of further weight justifying a departure from Policy HOU23 is that this matter was already considered by the previous Inspector. He concluded that the need for further HMO accommodation outweighs the policy conflict. The evidence of need presented to the Inspector is not before me and may have been limited but this was a conclusion reached only a year ago and I have seen nothing to suggest there is a local over provision of HMOs or that the need for low cost rental accommodation is limited.
20. Collectively, the points raised in the preceding paragraphs are material considerations that indicate that a departure from the development plan in this instance and on this issue can be justified. As such, I find that the HMO is in a suitable location.

Other Matters

21. An HMO licence was granted by the Council in 2016. However, the licensing regime is a parallel legislative process which I understand is focussed on an assessment of quantitative requirements against national standards. However, the planning system deals with amenity and this can include qualitative judgments on living conditions. For the reasons already given I have found the quality of the accommodation to be inadequate and the granting of an HMO licence does not alter this. Moreover, the previous appeal was dismissed notwithstanding the granted HMO licence.

22. Subject to suitably worded planning conditions the matters of flood risk and noise mitigation could be adequately addressed. Moreover, the proposal would preserve the character or appearance of the Camperdown Conservation Area within which it is located. However, the absence of harm in these respects is a neutral matter rather than a benefit.
23. The HMO provides additional low cost rental homes but it does so in a way that currently provides inadequate living conditions. The benefits from providing additional homes are outweighed by the impacts arising from inadequate living conditions. This is particularly so as the living conditions can be markedly improved through a comprehensive reconfiguration of the accommodation.

Conclusion

24. The HMO is in a suitable location but this does not mitigate for the inadequate living conditions of residents. Accordingly, for the reasons given above, I conclude the appeal should be dismissed.

Graham Chamberlain
INSPECTOR

APPEARANCES

FOR THE APPELLANT

Miss Victoria Hunt (Site visit only)
Philip Kratz BA (Hons) Solicitor LMRTPI

Appellant
Solicitor, Birketts LLP

FOR THE LOCAL PLANNING AUTHORITY

Gemma Manthroe LLB (Hons) MA
Jason Beck MA

Senior Planning Officer, Great
Yarmouth Borough Council
Planning Officer, Great Yarmouth
Borough Council

DOCUMENTS SUBMITTED AT THE HEARING

1. Drawing 1049/2 and 1049/1 submitted as part of application 06/15/0710/F.
2. Additional list of suggested planning conditions.

Great Yarmouth
Borough Council

28 JUN 2018

Planning
Department

06/18/0345/CU

Andrew Middleton

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Project

Change of use to residential.
Southern Hotel, Queens Road, Gt Yarmouth
Site Location Plan.

Client

Victoria Hunt

Page 49 of 53

Scale

1:1250

Date

November 2015

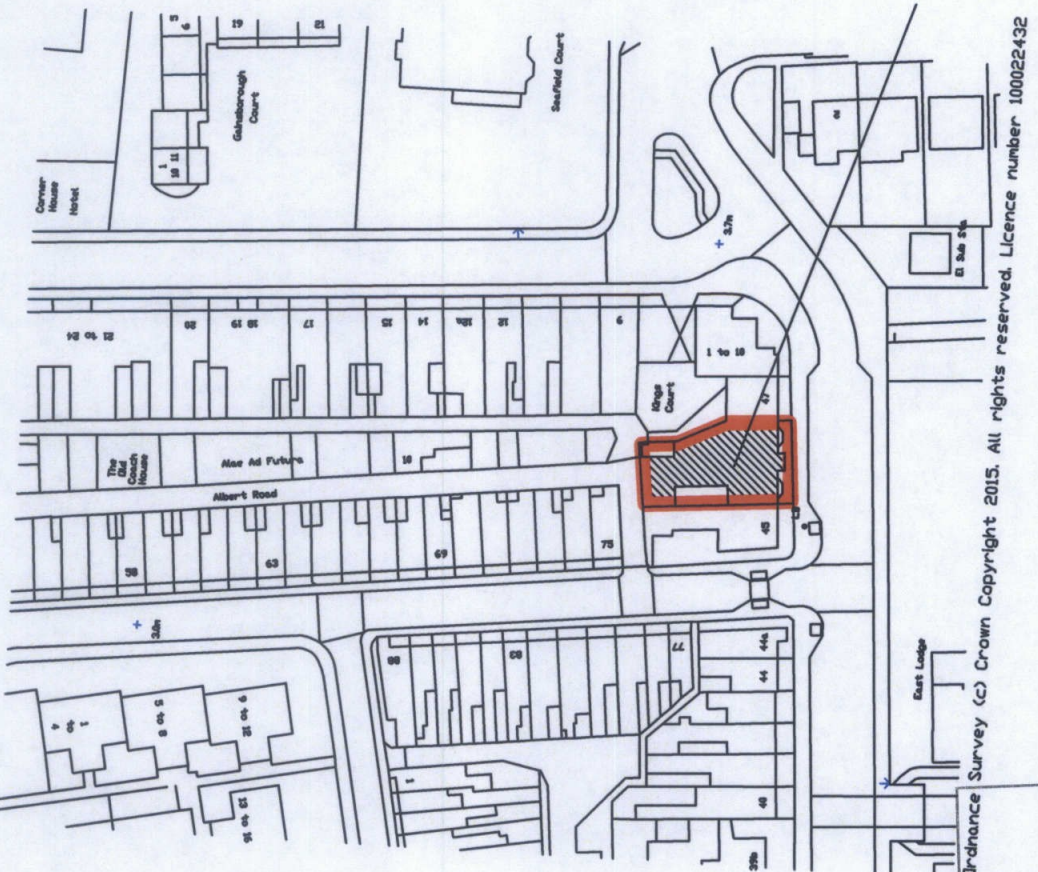
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All dimensions given are in millimetres and may be varied slightly to suit site conditions. Any major discrepancies to be reported to the Designer.

Dwg no.

1049/3

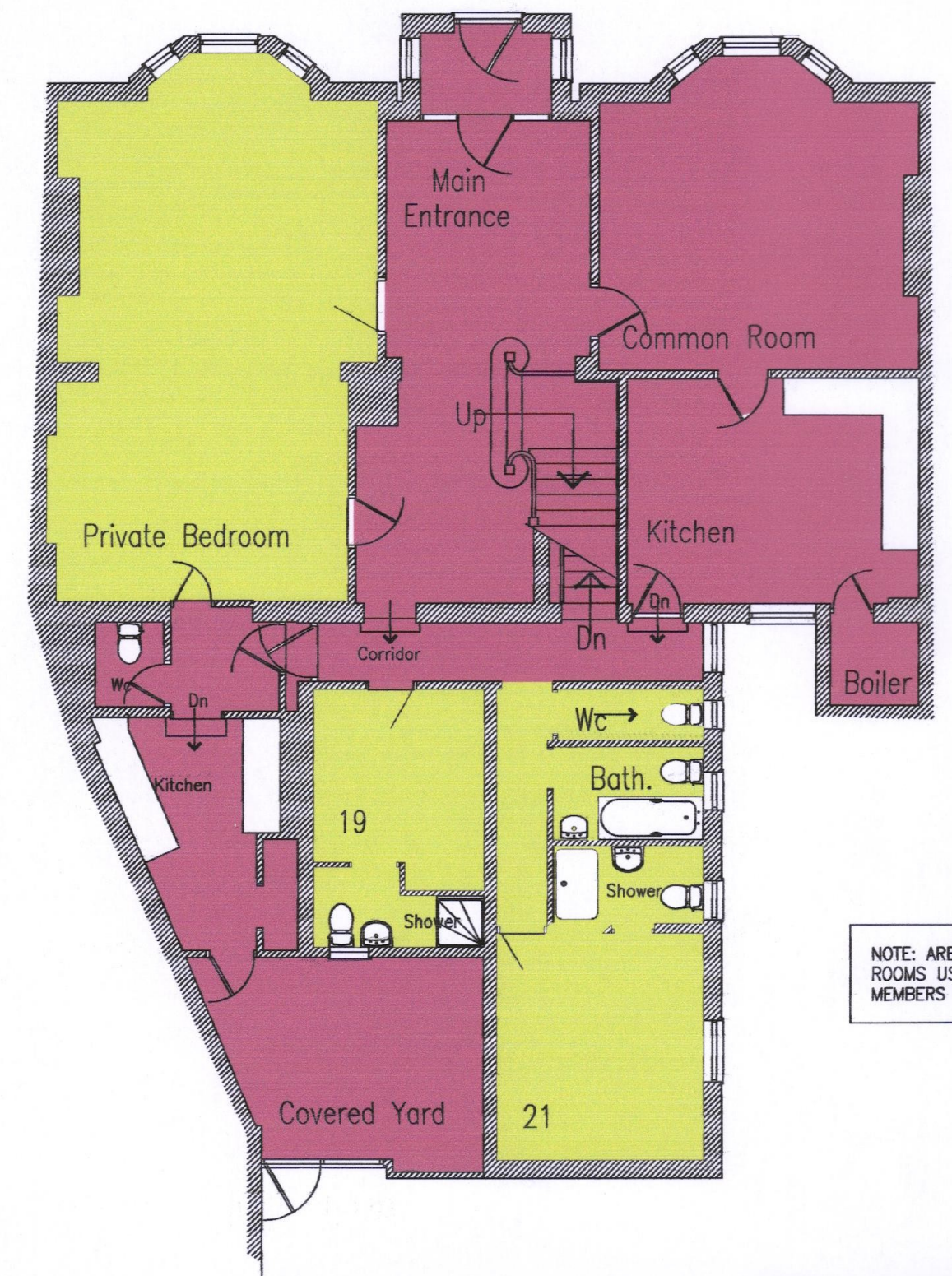
Revision

Building in application

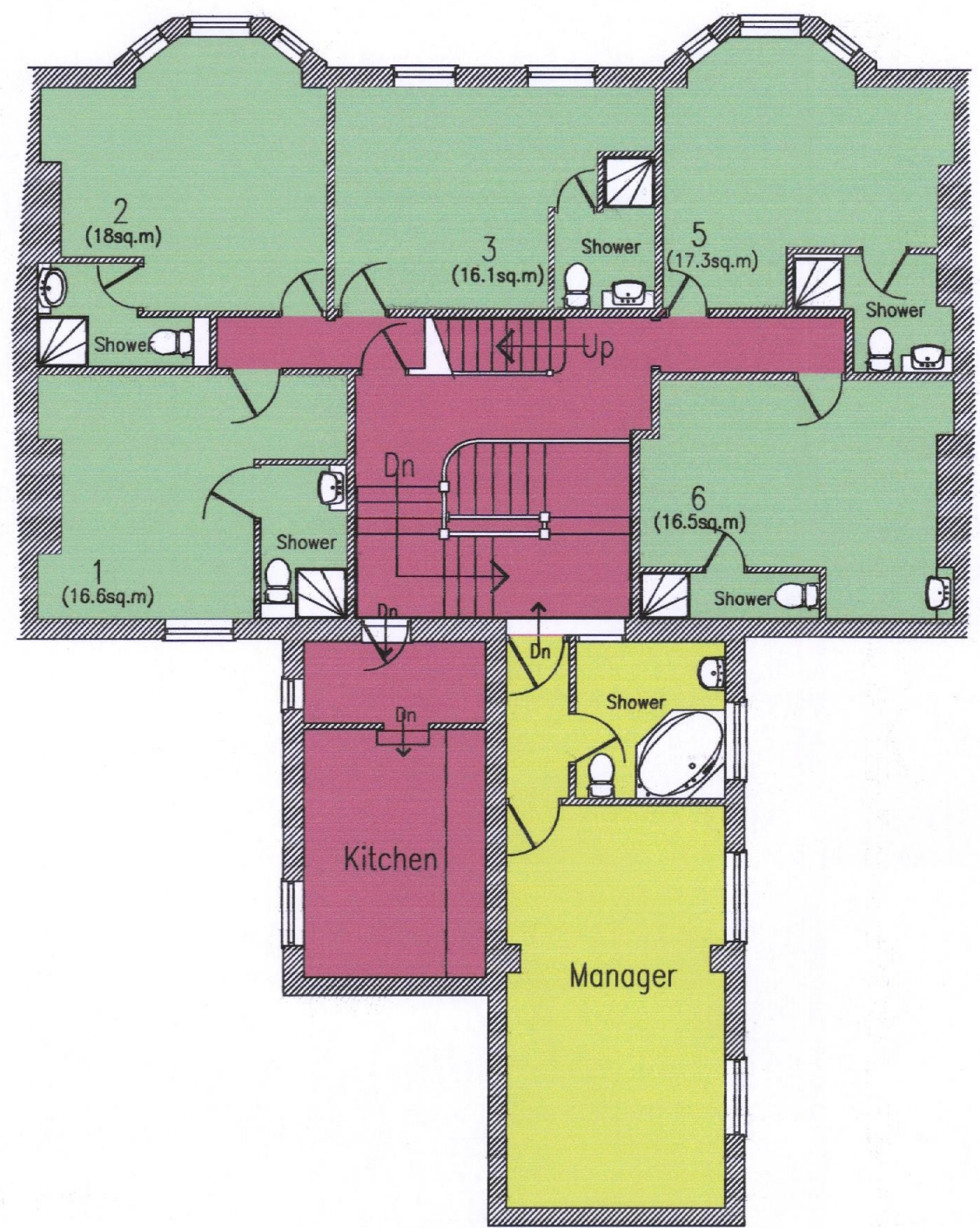


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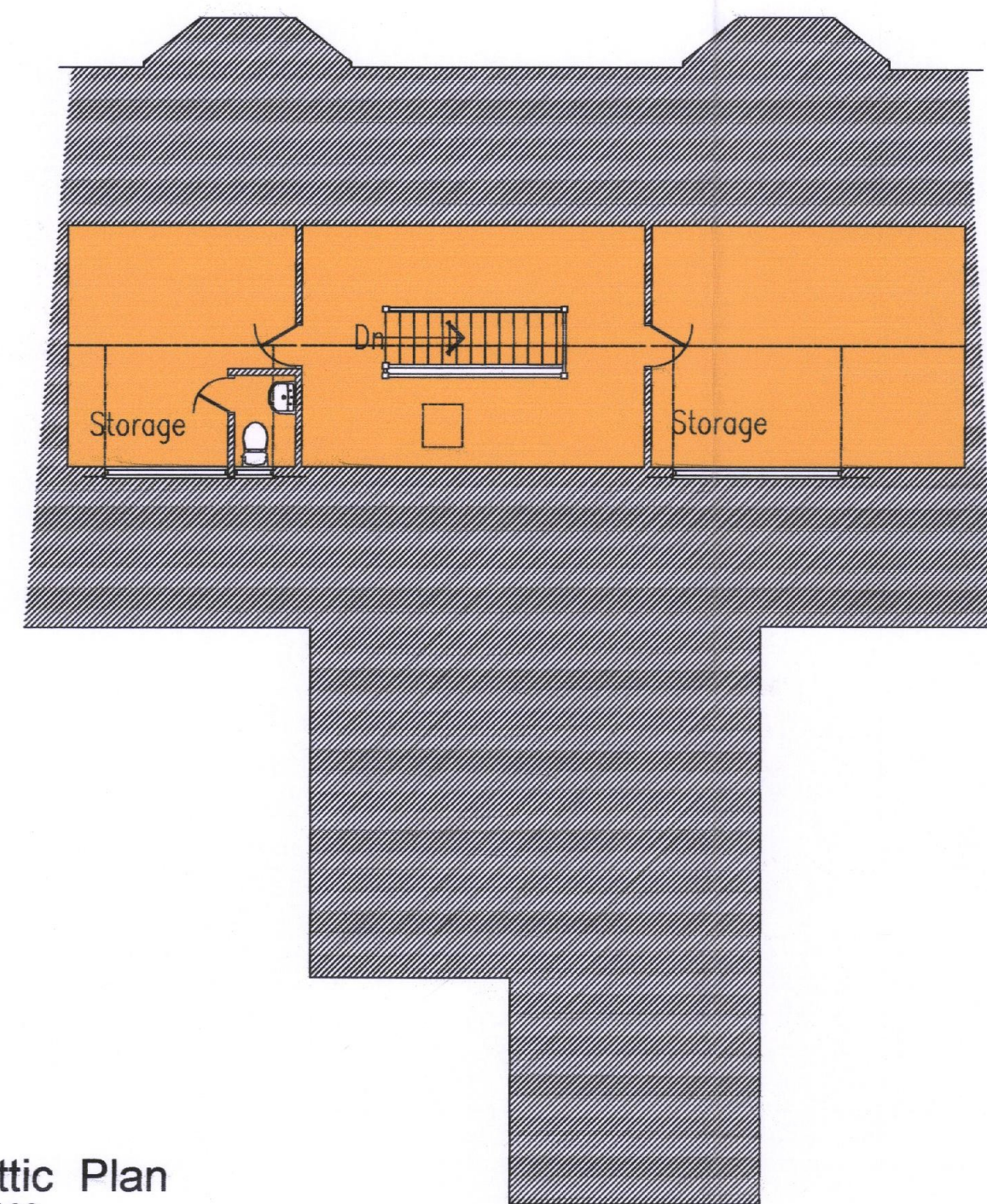
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- HMO rooms to let
- Kitchen and communal space/
circulation
- Storage



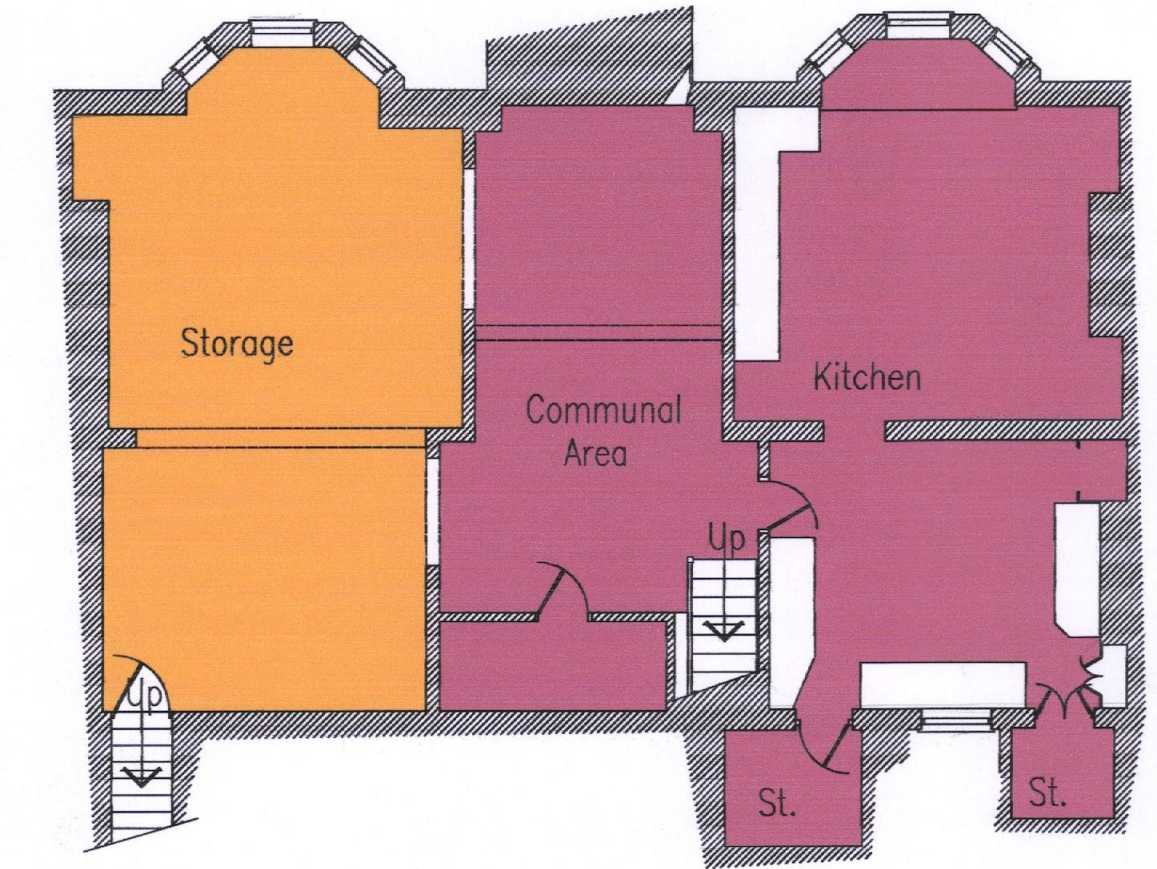
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1:100



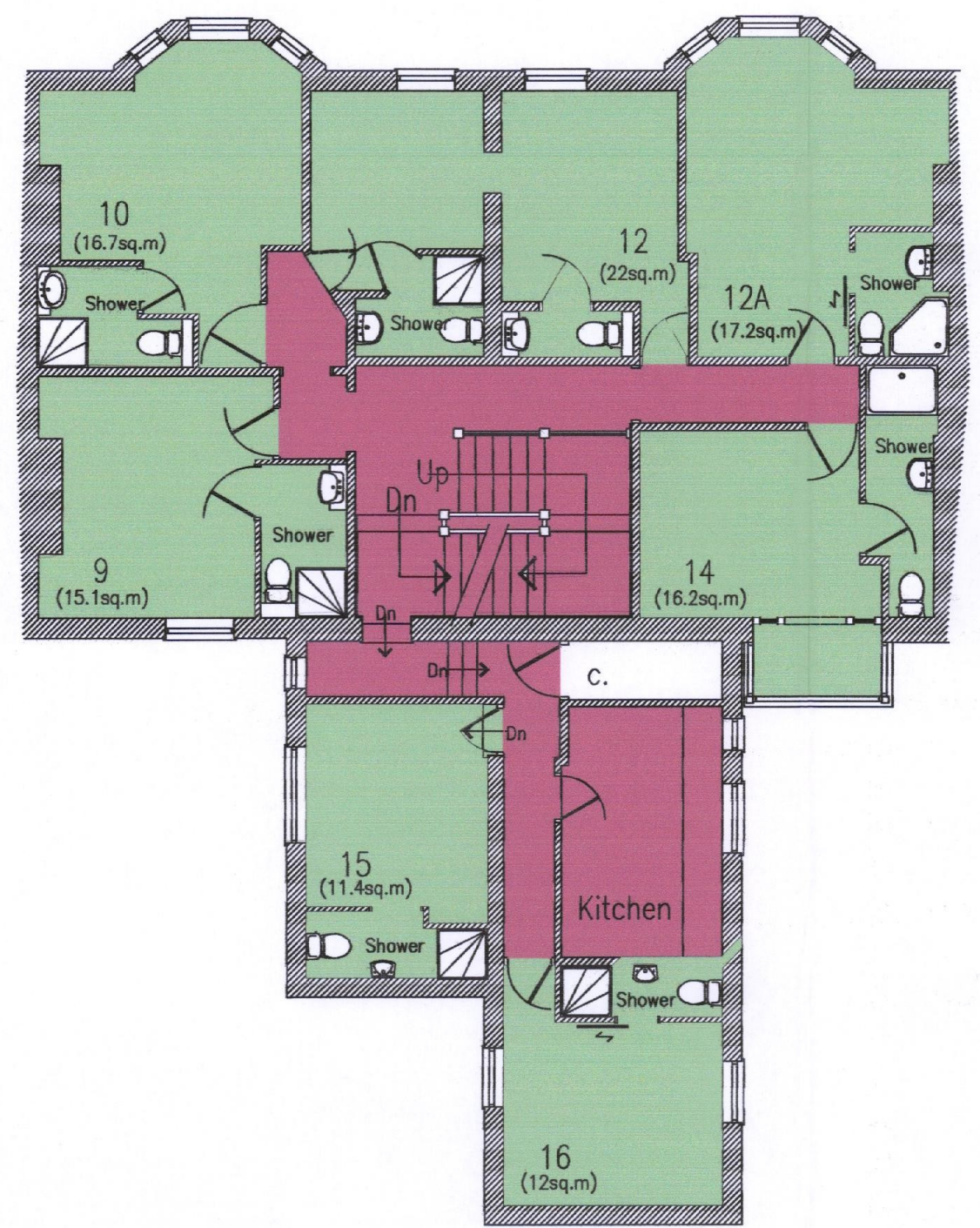
Second Floor Plan
1:100



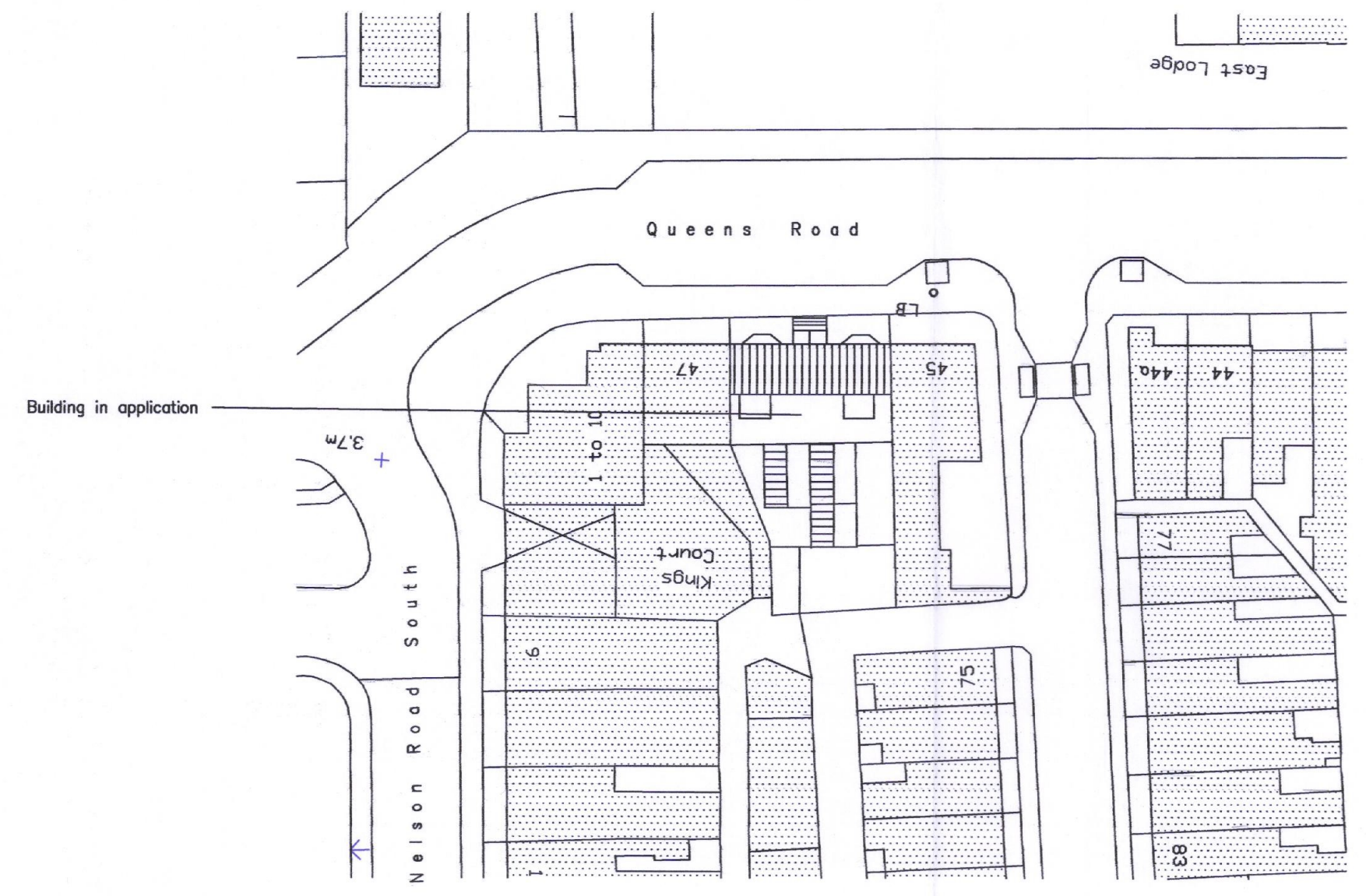
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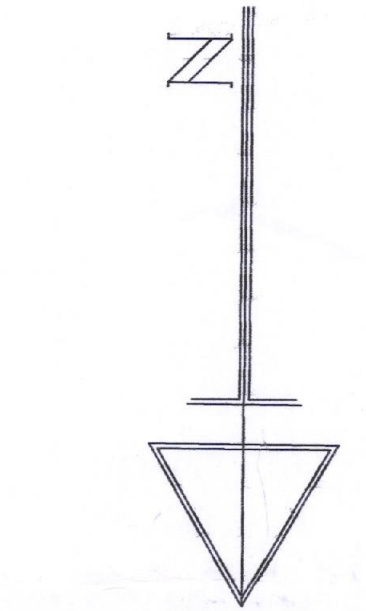
Basement Plan
1:100



First Floor Plan
1:100



Block Plan
1:500



FIRE DETECTION	
HD	Automatic Fire Detection-Heat
S	Automatic Fire Detection-Smoke
K	Key in Glass Fronted Box

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Project
Change of use to residential.
Souther Hotel, Queens Road, Gt Yarmouth.
Proposed plans.

Client
Victoria Hunt

Scale 1:100 Date November 2015

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Dwg no. 1049/2

Revision Rev.A(April'18)/Amendments to layout
Rev.B(June18)/Kitchen added to upper floors

Reference: 06/18/0209/O

Parish: Ormesby St Michael

Officer: Mr J Beck

Expiry Date: 20-07-2018

Applicant: Mr Coulclough

Proposal: Outline planning for a pair of semi-detached cottages and parking

Site: Stone Cottage
Main Road
Ormesby St Michael

REPORT

1. Background / History :-

1.1 The application site is positioned on Main Road, Ormesby St Michael within the curtilage of Stone Cottage. The site is positioned between Main Road to the north and to the south within an 'island'. To north is the church and a listed building with significant grounds with residential properties to the west, south and east. To the west is the main body of the village of Ormesby St Michael whilst to the east is the village of Ormesby St Margaret. The existing property is an attractive stone built semi-detached cottage with a large curtilage to its side (eastwards). The site contains several established and protected trees along the east boundary and a large boarded garage.

1.2 The application is for outline permission for a pair of semi-detached properties. The application includes the access, layout, appearance and scale meaning only the landscaping is a reserved matter to be determined at a detailed stage.

1.3 The site is outside the village development limit for Ormesby St Michael. The Adopted Core Strategy states Ormesby St Michael is a Secondary Village.

1.4 Planning History:

06/10/0098/F - Ground and first floor extensions and detached garage. Approved with conditions. 16-04-2010

06/16/0333/O – Pair of semi-detached cottages and parking. Refused. 13-09-2016

06/16/0799/O – Pair of semi-detached cottages and parking. Withdrawn. 20-03-2017

2. Consultations :-

All Consultations are available to view on the website.

2.1 Parish Council – No comment.

2.2 Tree and Landscape Officer – The trees have permission to be removed due to their structural condition. The works have not been carried out yet.

2.3 Highways – No objection subject to conditions. A large part of the site requires a stopping up order. Whilst the site does not belong to Highways there are Highway rights that exist over the property. An application to the Department of Transport to stop up the highway has been made and is progressing. Highways noted that the parking areas are not detailed, but is content for this to be a condition.

2.4 Building Control – No objection

2.5 Conservation – Recommended two options for changes.

2.6 Public Consultation – No public objections were received.

3. Policy and Assessment:-

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

3.2 Paragraph 213 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.

3.3 Paragraph 11 states that where no relevant local policies exist or they are out of date then permission should be granted unless the adverse impacts demonstrably outweigh the benefits when assessed against the whole of the NPPF.

3.4 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.

3.5 POLICY HOU10

Permission for new dwellings in the countryside will only be given if required in connection with agriculture, forestry, organised recreation, or the expansion of existing institutions.

The council will need to be satisfied in relation to each of the following criteria:

- (i) the dwelling must be required for the purpose stated
- (ii) It will need to be demonstrated that it is essential in the interests of good agriculture or management that an employee should live on the holding or site rather than in a town or village nearby
- (iii) there is no appropriate alternative accommodation existing or with planning permission available either on the holding or site or in the near vicinity
- (iv) the need for the dwelling has received the unequivocal support of a suitably qualified independent appraiser
- (v) The holding or operation is reasonably likely to materialise and is capable of being sustained for a reasonable period of time. (in appropriate cases evidence may be required that the undertaking has a sound financial basis)
- (vi) the dwelling should normally be no larger than 120 square metres in size and sited in close proximity to existing groups of buildings on the holding or site
- (vii) a condition will be imposed on all dwellings permitted on the basis of a justified need to ensure that the occupation of the dwellings shall be limited to persons solely or mainly working or last employed in agriculture, forestry,

organised recreation or an existing institution in the locality including any dependants of such a person residing with them, or a widow or widower or such a person

- (viii) where there are existing dwellings on the holding or site that are not subject to an occupancy condition and the independent appraiser has indicated that a further dwelling is essential, an occupancy condition will be imposed on the existing dwelling on the holding or site
- (ix) applicants seeking the removal of any occupancy condition will be required to provide evidence that the dwelling has been actively and widely advertised for a period of not less than twelve months at a price which reflects the occupancy conditions*

In assessing the merits of agricultural or forestry related applications, the following additional safeguard may be applied:-

- (x) Where the need for a dwelling relates to a newly established or proposed agricultural enterprise, permission is likely to be granted initially only for temporary accommodation for two or three years in order to enable the applicant to fully establish the sustainability of and his commitment to the agricultural enterprise
- (xi) where the agricultural need for a new dwelling arises from an intensive type of agriculture on a small acreage of land, or where farm land and a farm dwelling (which formerly served the land) have recently been sold off separately from each other, a section 106 agreement will be sought to tie the new dwelling and the land on which the agricultural need arises to each other.

Note: - this would normally be at least 30% below the open market value of the property.

3.6 POLICY HOU17

In assessing proposals for development the borough council will have regard to the density of the surrounding area. Sub-division of plots will be resisted where it would be likely to lead to development out of character and scale with the surroundings.

3.6 Adopted Core Strategy:

3.7 CS1 - Focusing on a sustainable future

- A) Sustainable growth, ensuring that new development is of a scale and location that complements the character and supports the function of individual settlements
- B) Mixed adaptable neighbourhoods, that provide choices and effectively meet the needs and aspirations of the local community
- 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 where it responds to positive local characteristics and protects the borough's biodiversity, unique landscapes, built character and historic environment

3.8 CS2 – Achieving Sustainable Growth

- 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 5% of new development will take place in the Secondary and Tertiary Villages named in the settlement hierarchy

3.9 CS9 – Encouraging well designed distinctive places

- A) Respond to and draw inspiration from the surrounding areas distinctive natural and built characteristics such as scale, form, massing and materials to ensure that the full potential of the development site is realised, making efficient use of land and reinforcing the local identity
- D) Provide safe access and convenient routes for pedestrians, cyclists, public transport users and disabled people, maintaining high levels of permeability and legibility
- E) Provide vehicular access and parking suitable for the use and location of the development, reflecting the Council's adopted parking standards
- G) Conserve and enhance biodiversity, landscape features and townscape quality

3.10 National Planning Policy Framework:

Paragraph 78 - To promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities.

Planning policies should identify opportunities for villages to grow and thrive, especially where this will support local services. Where there are groups of smaller settlements, development in one village may support services in a village nearby.

3.11 Strategic Planning Comments

Consider the proposal broadly policy compliant and support the application.

4. Appraisal:

4.1 The application site is situated on Main Road, Ormesby St Michael. The site is positioned between the Main Road and an attached service road running to the south. The area is residential in character and within a clear cluster of residential properties that exist within the service road and in a linear pattern along the Main Road. To the north is the village church as well as a large listed property with large grounds. The site is within the curtilage of Stone Cottage.

4.2 The application is for outline permission for a pair of detached dwellings with all matters except the landscaping to be agreed as part of this application.

4.3 Ormesby St Michael is a Secondary Village and policy CS2 states that 5% of expected housing for the Borough of Great Yarmouth should be located in secondary and tertiary villages.

5.0 Assessment

5.1 The location of the development is considered acceptable in principal and contributes to the supply of housing as set out in policy CS2 of the adopted Core Strategy. It is recognised that policy HOU10 which governs new dwellings in the countryside is restrictive about the type of housing allowed usually limiting new housing to agricultural or business needs meaning the proposal is a departure. However the site is not deemed to be isolated within the countryside and relates well to a clear and existing cluster of residential properties.

5.2 In addition policy CS2 of the adopted Core Strategy recommends that 5% of the overall housing numbers required for the Borough is located in Secondary and Tertiary Villages. This dwelling will go towards meeting this target. A bus stop is in close proximity near the church providing sustainable transport.

5.3 An application for new dwellings at this site was refused in 2016. The reasons for refusal were it was contrary to policy HOU10 and not adjacent to the village development limit so the Interim Housing Land Supply Policy contained limited weight. Strategic Planning raised concerns regarding the 2016 application. However they have supported the current application recognising that policy has evolved. Whilst the proposal is still contrary to policy HOU10 and the Interim Housing Land Supply policy still contains limited weight there is a greater emphasis on the dwellings surroundings and ensuring that a new dwelling is within an existing settlement cluster. In addition greater weight has been placed upon policy CS2 which seeks housing in secondary villages. Accordingly, whilst recognising that the proposal does not meet all of the current local policies, the principle has been considered acceptable and there is a tilted balance in favour of development in non-isolated locations.

5.3 As of April 1st 2017 the Borough has a 4.13 year supply of housing land and as such is a significant material consideration in the determination of this application. If a local planning authority cannot show that they are meeting this requirement, their policies with regards to residential development will be considered to be "out of date". As an authority we would then be significantly less able to resist all but the most inappropriate housing development in the area without the risk that the decision would be overturned at appeal under the presumption in favour of sustainable development.

5.4 Norfolk County Council Highway Department have been consulted and they have not objected to the proposal subject to conditions. The site contains a large area with highway rights existing over it. The Highway Department state that the ownership dispute has been resolved in the applicants favour, but the highway rights require formal removal through a stopping up order. This process is currently underway with the Department of Transport. They note that the parking area has not been clearly marked, but has stated a condition showing the parking areas should be included. Sufficient space has been provided for parking provision.

5.5 The Conservation Officer provided comments regarding the design of the property to ensure it was sympathetic to the character of the wider area. The conservation officer put forward two potential options. The first was to detach the

properties which the Conservation Officer stated was a preferable option whilst the second option was to lower the roof height. The applicant went with the second option. With the amendment it is considered that the proposal will be sympathetic to the character of the area.

5.6 The site contains a row of large Sycamores along the eastern boundary which were formerly protected. However the Protection was removed due to the structural issues within the trees. The Sycamores are still present, but are no longer protected. The applicant is proposing the removal of 5 trees whilst retaining 1 of the Sycamores. As a replacement they are proposing the planting of 1 Oak and 1 Beech. The landscaping is a reserved matter so would be agreed at a later stage, however the Landscaping Officer has not objected to the existing trees removal.

5.7 No neighbour objections have been received. As the proposed properties are positioned to the side of the existing dwelling and the position of the road separates the dwellings from the neighbours it is not considered to significantly and adversely affect the neighbouring properties. The proposed property is sufficiently distanced from Stone Cottage and with no side facing windows it is not considered to significantly and adversely impact this neighbour.

6. RECOMMENDATION :- Recommended for approval, subject to all conditions ensuring a suitable development including all the reserved matters. Subject to Highway conditions, details of boundary treatments and materials. Restriction on construction times and full landscaping conditions.

Jack Ibbotson
Great Yarmouth Borough Council
Town Hall
Hall Plain
Great Yarmouth
Norfolk
NR30 2QF

NCC contact number: 0344 800 8020
Text Relay - 18001 0344 800 8020

Your Ref: 06/18/0209/O
Date: 15 May 2018

My Ref: 9/6/18/0209
Tel No.: 01603 638070
Email: stuart.french@norfolk.gov.uk

Dear Jack

Ormesby St Michael: Outline planning for a pair of semi-detached cottages and parking
Stone Cottage Main Road Ormesby St Michael GREAT YARMOUTH NR29 3LN

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

As you will be aware from the planning history, with a previous application the LHA identified the land as being in the ownership of Norfolk County Council and having highway rights over it. The applicant has corresponded with NCC regarding the ownership of the land and I understand this now be resolved in favour of the applicant, but the issues of highway rights remains.

I am aware that the applicant has made an application to the DfT for the stopping up of highway rights under Section 247 of the Town and Country Planning Act, for which the LHA have been consulted and this is currently progressing concurrent with this application.

In terms of the proposals submitted I would comment that the application states that there will be there will be 3 parking spaces per dwelling (the minimum requirement being 2), but it is not clear how these will be accommodated. The proposed garages are not of a size that they can be included on the parking assessment and the drive fronting the garages does not appear long enough (from scaling) for two vehicles to park in tandem, I appreciate there is land available fronting the properties off the driveway and this may well be where it is proposed for vehicles to be parked, but it is not indicated as such on the plans. Given that this is an outline condition, I propose to deal with this matter by condition as it is not acceptable for parking to be displaced onto the highway in this location.

Accordingly, subject to the following conditions and informative note being appended to any grant of permission your Authority is minded to make, I have no objection to this application

Continued/...

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 1099/1 Rev A) in accordance with the highway specification (Dwg. No. TRAD 5) 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.

SHC 12 The gradient of the vehicular access shall not exceed 1:12 for the first 5 metres into the site as measured from the near channel edge of the adjacent carriageway.

Reason: In the interests of the safety of persons using the access and users of the highway.

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 21 Prior to the first occupation of the development hereby permitted a 2.4 metre wide parallel visibility splay as measured back from the near edge of the adjacent highway carriageway shall be provided across the whole of the site's roadside frontage (U62428 Main Road service road fronting southern boundary). The parallel visibility splay shall thereafter be maintained at all times free from any obstruction exceeding 0.225 metres above the level of the adjacent highway carriageway.

Reason: In the interests of highway safety.

SHC 25V Prior to the first occupation of the development hereby permitted sufficient space shall be provided within the site to enable two standard size family cars (minimum) to park. This area shall be levelled, surfaced and drained in accordance with a detailed scheme submitted to and approved in writing by the Local Planning Authority, and retained thereafter available for that specific use.

Reason: In the interests of satisfactory development and highway safety.

Continued/...

SHC 38 No works shall commence on site until such time as a Stopping Up Order to remove all highway rights subsisting in the highway land coloured red on the attached plan has been granted and all Highway rights over the red land have been successfully removed.

Inf. 2 This development involves works within the public highway that can only be carried out by Norfolk County Council as Highway Authority unless otherwise agreed in writing.

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. Please note that it is the Applicant's responsibility to ensure that, in addition to planning permission, any necessary consents or approvals under the Highways Act 1980 and the New Roads and Street Works Act 1991 are also obtained from the County Council. Advice on this matter can be obtained from the County Council's Highway Development Management Group. Please contact Stuart French on 01603 638070)

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

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.

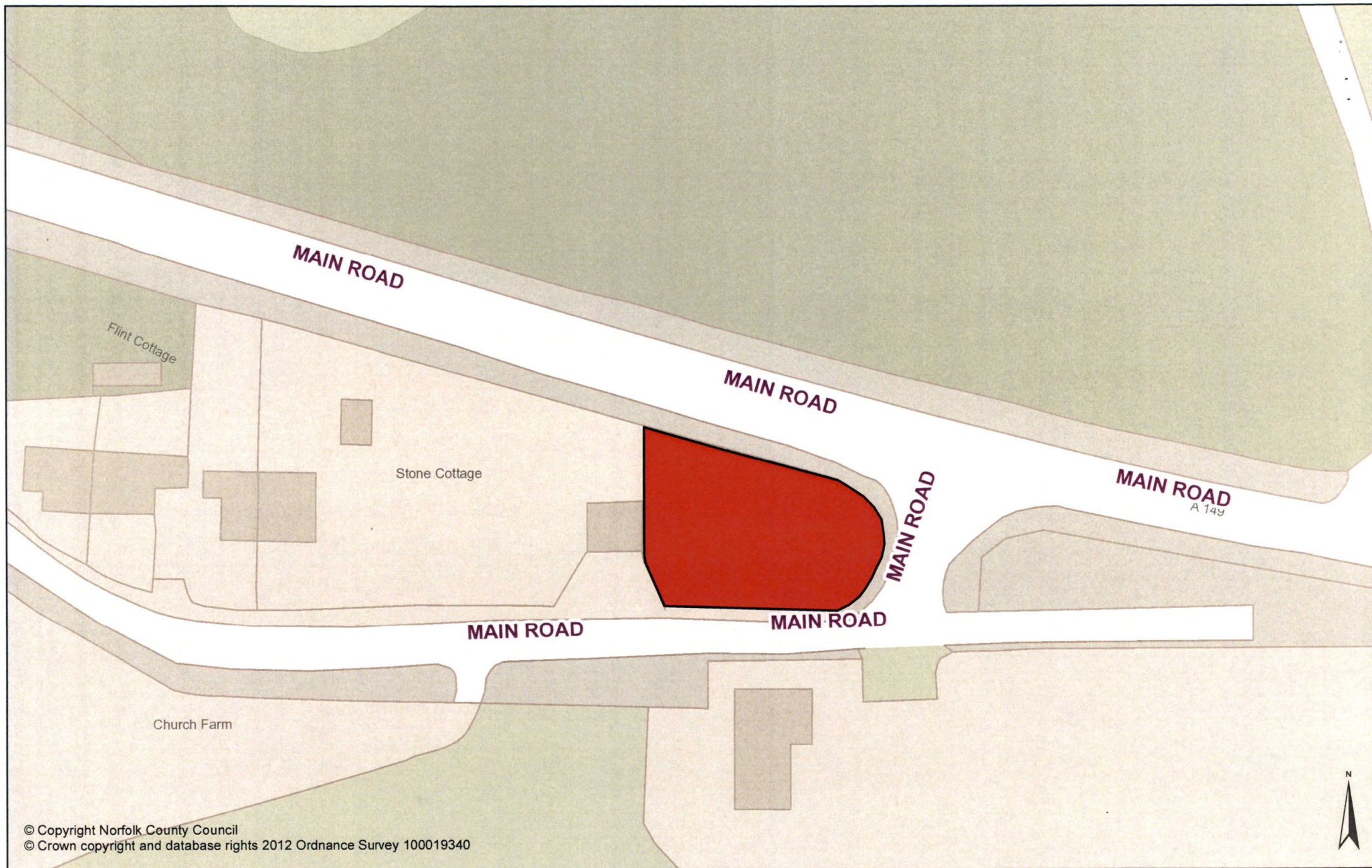
Inf. 5 The imposition of the above condition does not in any way infer that Norfolk County Council, as Local Highway Authority, will support a formal application for a Stopping Up Order to remove highway rights. In addition, statutory undertakers have a right to object to the granting of a Stopping Order, which may prevent this development from progressing in its current format.

Yours sincerely

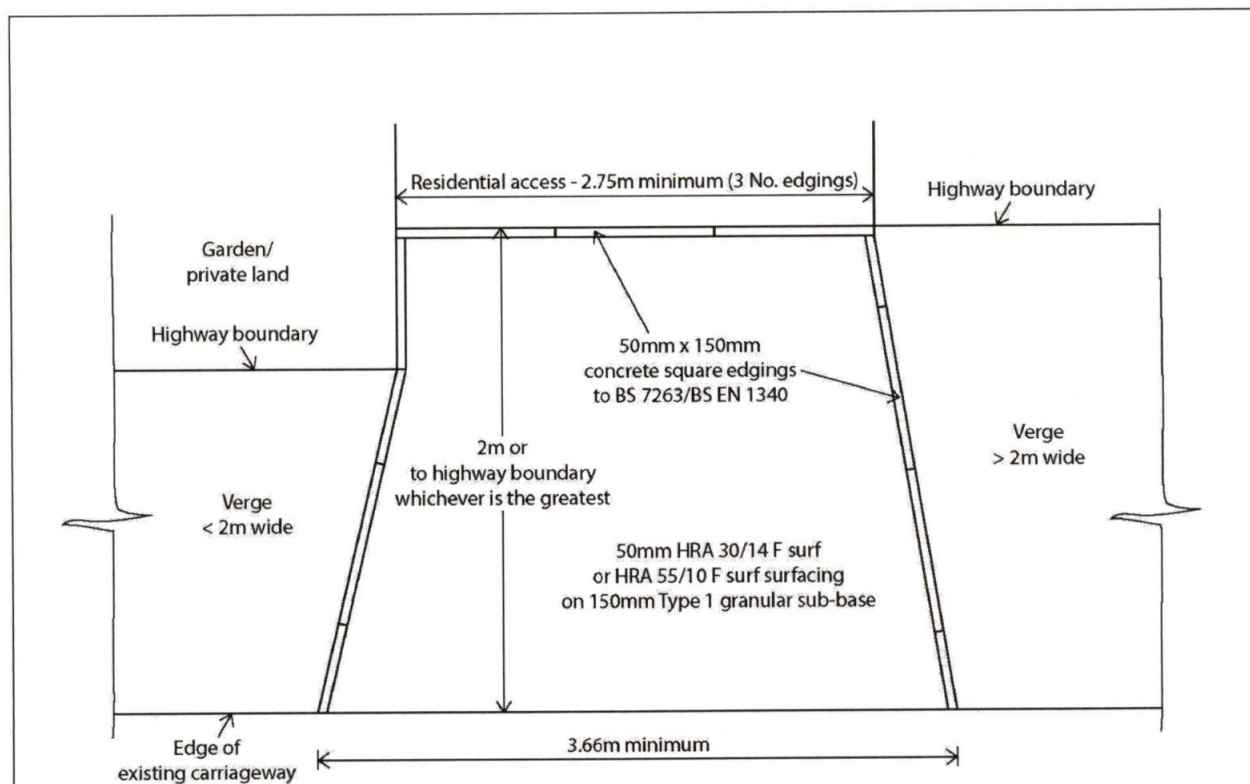
Stuart French

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

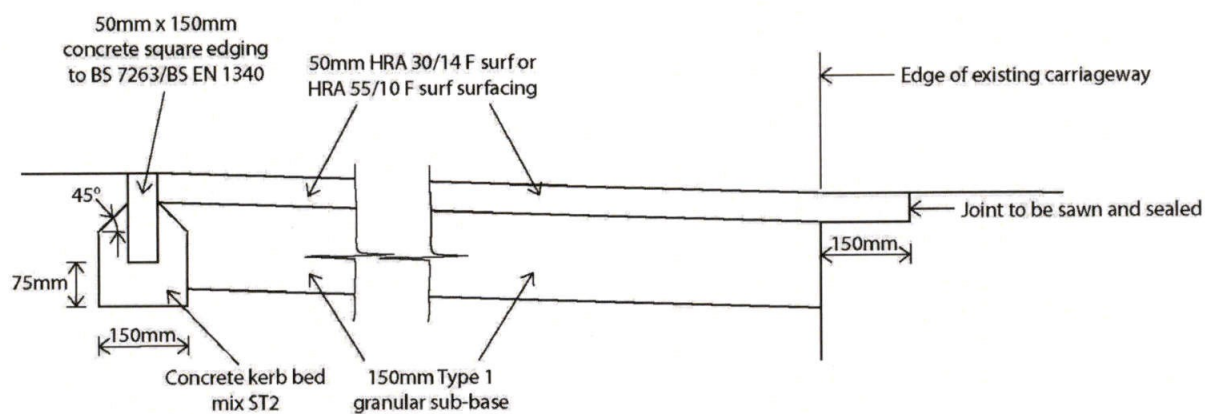
Encl



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Plan



Edging Detail

Joint with Carriageway Detail



Verge Crossing (Unkerbed) - Typical Residential Access Details

November 2011

Dwg. No. TRAD 5

NTS

Notes:

Hot rolled asphalt (HRA) surface course references refer to specifications given in PD 6691:2010/BS 594987:2010.

Within conservation areas: -

1. Concrete conservation type edgings shall be used in place of the standard BS 7263/BS EN 1340 edgings.
2. 10mm/14mm clear resin coated gravel chippings shall be rolled into the surface of the HRA surfacing at a rate of 5.2kg/sq.m to give 50% shoulder to shoulder coverage.

Application Ref	06/18/0209/O
Proposal	Outline planning for a pair of semi-detached cottages and parking
Location	Stone Cottage, Main Road, Ormesby St Michael

Case Officer	Mr J Beck	Policy Officer	Nick Fountain
Date Received	07/06/2018	Date Completed	07/06/2018

Strategic Planning Comments

The proposal is for a pair of semi-detached dwellings.

The site is located outside of the saved Borough-Wide Local Plan (2001) Village Development Limits for Ormesby St Michael, but adjacent a cluster of existing dwellings. Furthermore, the site is contained (restricting further expansion) via the small loop road from the main road serving the existing properties.

Existing Policies

The Core Strategy (Policy CS2) identifies Ormesby St Michael as a Secondary Village (albeit that the settlement is relatively small and fragmented in comparison to other Secondary Villages), which along with Tertiary Villages will accommodate approximately 5% of the Borough's total housing growth over the plan period. The scale of the growth proposed in this application is proportionate to the limited availability of local services and the growth set out in the Core Strategy.

Consideration will need to be given to the safe and efficient use of the vehicular access to the site and the potential cumulative effects on the highway network in accordance with Policy CS16 and national planning policy.

Emerging Policies

The site is identified as a draft allocation for one dwelling in the emerging Local Plan Part 2: Detailed Policies and Site Allocations (DPSA). However, only limited weight to this should be applied as the DPSA has been agreed by the Council's Policy and Resources Committee (on 20th March 2018), but has yet to be consulted on.

Conclusion

In strategic planning terms, I consider the proposal to be broadly policy compliant and support it in principle. No doubt you may well have other site specific matters to weigh in reaching a decision. Should you have any queries, please do not hesitate to contact me.

00/18/0209/0

ECM

APPLICATION NUMBER

18/200.

STONE COTTAGE MAIN RD CRIMES BY
ST MICHAEL

CONSERVATION VIEWS

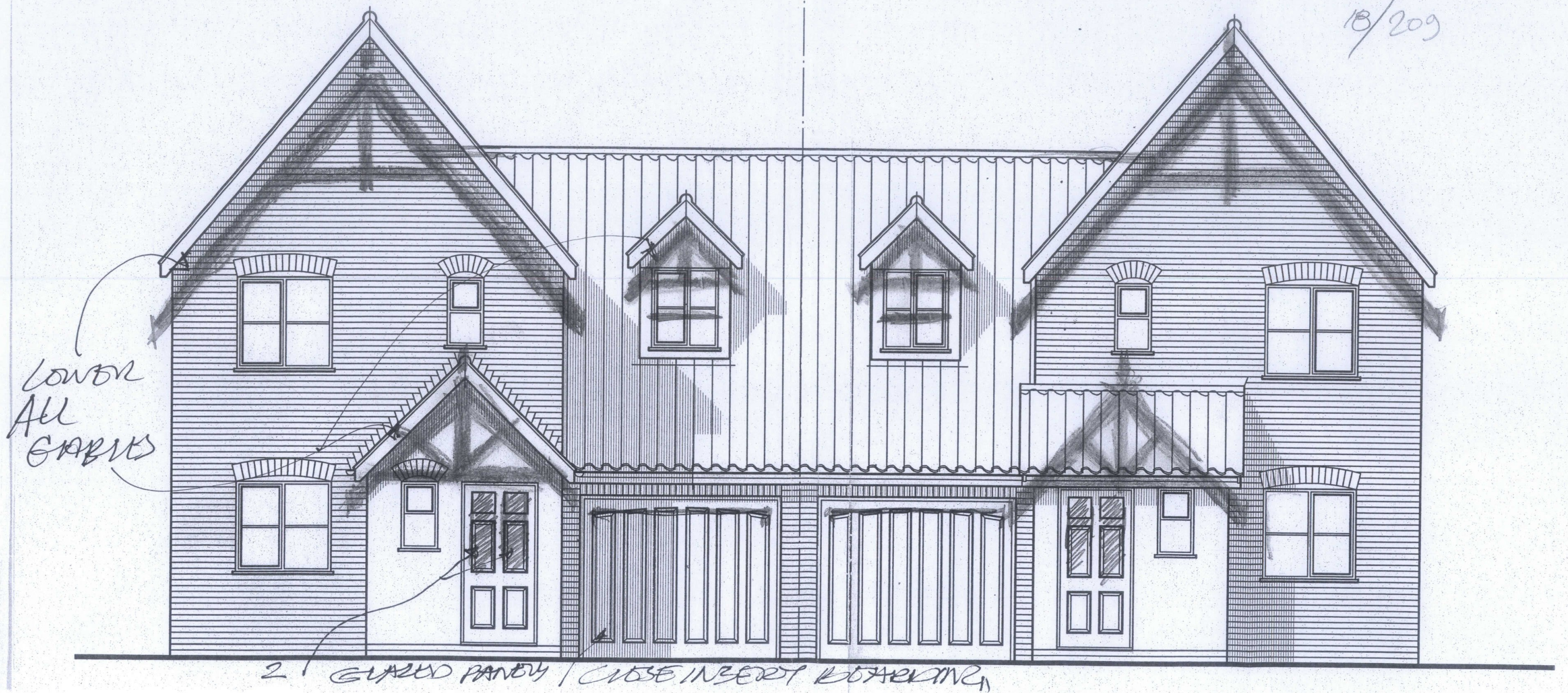
- IT WOULD BE PREFERRED TO HAVE 2ND 1½ STOREY COTTAGES AT RIGHT ANGLES TO ONE ANOTHER WITH AN INDEPENDANT SET OF GARAGES.
- IF PLANNING IS MINDFUL TO ACCEPT THE PROPOSAL AS SUBMITTED THEN ALL THE ROOFS NEED 'DROPPING' UP TO 500MM TO CHANGE THE SCALE FROM 'SUBURBAN' TO THE MORE APPROPRIATE 'RURAL'.

PLEASE SEE ATTACHED

IAN HARDY

26/4/18

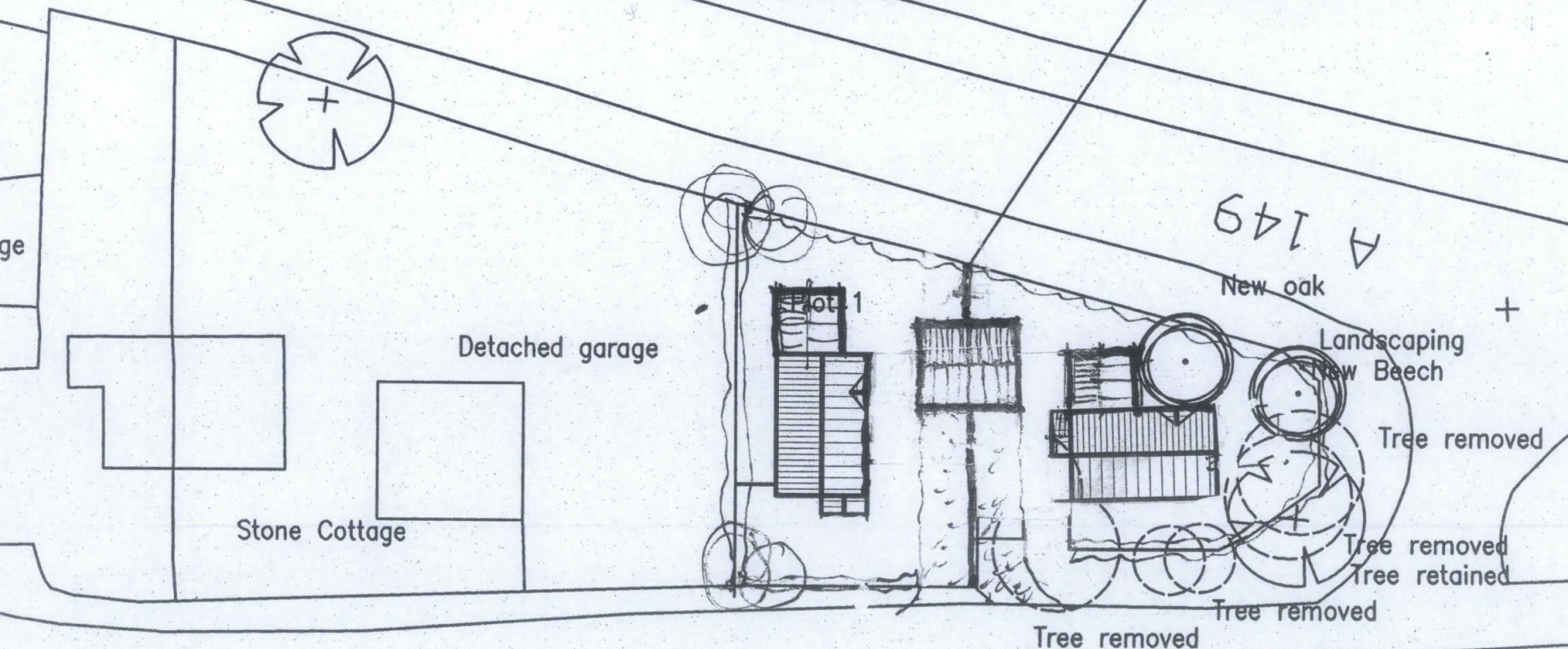
18/209



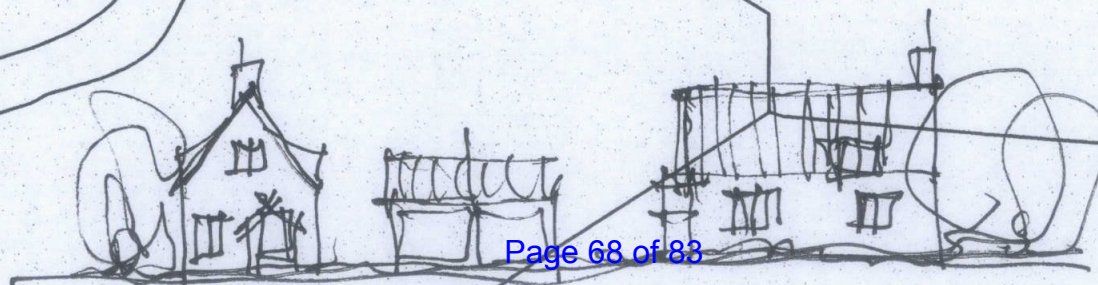
APPLICATION NUMBER	18/209.
STONE COTTAGE MAIN RD CRINESBY ST MICHAEL	
CONSERVATION VIEWS	
<ul style="list-style-type: none">• IT WOULD BE PREFERRED TO HAVE 2ND 1½ STOREY COTTAGES AT RIGHT ANGLES TO ONE ANOTHER WITH AN INDEPENDANT SET OF GARAGES.• IF PLANNING IS MINDFUL TO ACCEPT THE PROPOSAL AS SUBMITTED THEN ALL THE ROOFS NEED 'DROPPING' UP TO 500MM TO CHANGE THE SCALE FROM 'SUBURBAN' TO THE MORE APPROPRIATE 'RURAL'	
PLEASE SEE ATTACHED	
IAN HARDY	26/4/18

2ND SEPARATE 3BED COTTAGES.
1 1/2 STOREY

Proposed plots and
new houses



cg Farm



2 PLOTS MAIN RD ORMSBY

18/209

From

To: ~~Building Control Manager~~

My Ref: 06/18/0209/O

TO

From: Development Control Manager

Date:

8th June 2018

Case Officer: Mr J Beck

Parish: Ormesby St. Michael 16

Development at:-

Stone Cottage Main Road
Ormesby St Michael
GREAT YARMOUTH
NR29 3LN

For:-

Outline planning for a pair of
semi-detached cottages and
parking

Applicant:-

Mr J Coulclough
C/o 23 Regent Street
GREAT YARMOUTH
Norfolk

Agent:-

Mr A Middleton
23 Regent Street
GREAT YARMOUTH
Norfolk

The above mentioned application has been received and I would be grateful for your comments on the following matters:-

NO OBJECTIONS SEE BELOW.

Please let me have any comments you may wish to make by 22nd June 2018.

COMMENTS: *Engineers Foundation Report Required if tree Removal close to new footprint or if construction begins immediately after removal.*

Jill K. Smith

From: Jason Beck
Sent: 10 May 2018 12:08
To: Jill K. Smith
Subject: FW: Planning Ref 06/18/0209/O

Please find a consultation response

JASON BECK

Planning Officer (Development Control)

Great Yarmouth Borough Council

Tel: 01493 846388

E-mail: jb@great-yarmouth.gov.uk

Website: www.great-yarmouth.gov.uk

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Correspondence Address: Town Hall, Hall Plain, Great Yarmouth, Norfolk NR30 2QF

From: Watson, Graeme [<mailto:Graeme.Watson@ncsgrp.co.uk>]
Sent: 10 May 2018 11:16
To: Jason Beck
Cc: Leigh C. Cox
Subject: Planning Ref 06/18/0209/O

Jason,

This site was discussed back in 05/06/2017 and approval given (with replacement planting stipulations) to remove the 3 protected trees at the site due to their poor condition, structural issues and location.

As far as I am aware these works have not been undertaken as of yet.

Regards,

Graeme Watson

Assistant Grounds Manager and Arboricultural Officer



101 Churchill Road
Great Yarmouth
Norfolk
NR30 4JJ

www.gyboroughservices.co.uk

A Joint Venture with Great Yarmouth Borough Council

Email: Graeme.Watson@ncsgrp.co.uk

Direct Dial: (01493) 742182

Internal Dial: 817182



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PLANNING APPLICATIONS CLEARED BETWEEN 01-AUG-18 AND 31-AUG-18 FOLLOWING DETERMINATION BY THE GROUP MANAGER (PLANNING) UNDER DELEGATED POWERS

REFERENCE	06/18/0316/F
PARISH	Belton & Browston 10
PROPOSAL	Change of use from doctors surgery (D1) to two bedroom annexe to main house
SITE	St Johns Road Pharmacy Belton
APPLICANT	GREAT YARMOUTH Norfolk
DECISION	Mr D Broughton APPROVE
<hr/>	
REFERENCE	06/18/0355/F
PARISH	Belton & Browston 10
PROPOSAL	Single storey front and side extension
SITE	49 Heather Road Belton
APPLICANT	GREAT YARMOUTH
DECISION	Mr and Mrs Armstrong APPROVE
<hr/>	
REFERENCE	06/18/0290/F
PARISH	Bradwell N 1
PROPOSAL	Proposed extension to existing warehouse to form offices, changing and workshop facilities
SITE	Aeropak Manufacturing Limited Viking Road, Gapton Hall Ind.Est.
APPLICANT	GREAT YARMOUTH NR31 0NU
DECISION	Dermal Laboratories Ltd APPROVE
<hr/>	
REFERENCE	06/18/0323/F
PARISH	Bradwell N 1
PROPOSAL	Demolition of extg outbuilding & construction of 2 storey side extension including pitch roof to extg rear extension
SITE	58 Beccles Road Bradwell
APPLICANT	GREAT YARMOUTH Norfolk
DECISION	Mr & Mrs Castel APPROVE
<hr/>	
REFERENCE	06/18/0411/F
PARISH	Bradwell N 1
PROPOSAL	Single storey rear extension
SITE	22 Gainsborough Avenue Bradwell
APPLICANT	GREAT YARMOUTH
DECISION	Mr M and Mrs L Moss APPROVE
<hr/>	

PLANNING APPLICATIONS CLEARED BETWEEN 01-AUG-18 AND 31-AUG-18 FOLLOWING DETERMINATION BY THE GROUP MANAGER (PLANNING) UNDER DELEGATED POWERS

REFERENCE	06/18/0054/F
PARISH	Bradwell S 2
PROPOSAL	Two storey rear & side extn. Single storey rear extn. Single storey front extn. (Previously approved 6/14/605/F)
SITE	41 Homefield Avenue Bradwell GREAT YARMOUTH NR31 8NS
APPLICANT	Mr Horne
DECISION	APPROVE

REFERENCE	06/18/0263/F
PARISH	Bradwell S 2
PROPOSAL	Proposed 2 storey side extension
SITE	The Shires Barn Church Farm Belton New Road Bradwell GREAT YARMOUTH NR31 9DU
APPLICANT	Mr R Beevor
DECISION	APPROVE

REFERENCE	06/18/0344/CD
PARISH	Bradwell S 2
PROPOSAL	Discharge of Conditions 3, 4, 5 & 6 re: PP: 06/17/0504/F
SITE	Doles Lane The Bungalow Bradwell GREAT YARMOUTH
APPLICANT	Mr R Perry
DECISION	APPROVE (CONDITIONS)

REFERENCE	06/18/0375/F
PARISH	Bradwell S 2
PROPOSAL	Change of use to private garden with 1.8m fence
SITE	75 Parkland Drive Bradwell GREAT YARMOUTH
APPLICANT	Mr L Cole
DECISION	APPROVE

REFERENCE	06/18/0382/F
PARISH	Bradwell S 2
PROPOSAL	Single storey rear & side extension
SITE	4 Marguerite Close Bradwell GREAT YARMOUTH
APPLICANT	Mr A Kelk
DECISION	APPROVE

REFERENCE	06/18/0402/PDE
PARISH	Bradwell S 2
PROPOSAL	Notification of larger home extension - single storey extension to form a conservatory
SITE	47 Primrose Way Bradwell GREAT YARMOUTH
APPLICANT	Mr Blaxell
DECISION	PERMITTED DEV.

PLANNING APPLICATIONS CLEARED BETWEEN 01-AUG-18 AND 31-AUG-18 FOLLOWING DETERMINATION BY THE GROUP MANAGER (PLANNING) UNDER DELEGATED POWERS

REFERENCE	06/18/0386/F
PARISH	Caister On Sea 3
PROPOSAL	Proposed single storey rear extension
SITE	2 Forth Close Caister
APPLICANT	GREAT YARMOUTH
DECISION	Mr F Thacker APPROVE
<hr/>	
REFERENCE	06/18/0356/F
PARISH	Caister On Sea 4
PROPOSAL	Proposed extension and alterations and proposed garden room
SITE	64 Tan Lane Caister
APPLICANT	GREAT YARMOUTH
DECISION	Mrs M Chambers APPROVE
<hr/>	
REFERENCE	06/18/0364/F
PARISH	Caister On Sea 4
PROPOSAL	Proposed 2 storey extension to rear
SITE	1 Marina Flats Beach Road
APPLICANT	Caister GREAT YARMOUTH
DECISION	Mr R Hanmore APPROVE
<hr/>	
REFERENCE	06/18/0371/F
PARISH	Caister On Sea 4
PROPOSAL	Proposed construction of single storey front extension and porch
SITE	22 Villarome Caister
APPLICANT	GREAT YARMOUTH
DECISION	Ms R Swann APPROVE
<hr/>	
REFERENCE	06/18/0378/F
PARISH	Caister On Sea 4
PROPOSAL	Proposed 2 storey rear extension with single storey bathroom extension
SITE	92 Beach Road Caister
APPLICANT	GREAT YARMOUTH
DECISION	Mrs Hogarth APPROVE
<hr/>	
REFERENCE	06/18/0381/CD
PARISH	Caister On Sea 4
PROPOSAL	Discharge of conditions 3, 8, 9, 11 and 14 of Planning Permission 06/18/0148/F
SITE	56 High Street Caister
APPLICANT	GREAT YARMOUTH
DECISION	Wright Properties (EA) Ltd APPROVE (CONDITIONS)
<hr/>	

PLANNING APPLICATIONS CLEARED BETWEEN 01-AUG-18 AND 31-AUG-18 FOLLOWING DETERMINATION BY THE GROUP MANAGER (PLANNING) UNDER DELEGATED POWERS

REFERENCE	06/18/0401/PDE
PARISH	Caister On Sea 4
PROPOSAL	Notification of larger home extension - Proposed single storey rear extension
SITE	2 Queensway Caister
APPLICANT	GREAT YARMOUTH
DECISION	Mr and Mrs Hogarth-Coull PERMITTED DEV.
<hr/>	
REFERENCE	06/18/0310/F
PARISH	Fleggburgh 6
PROPOSAL	Single storey front extension
SITE	Willow Banks Mill Lane Fleggburgh
APPLICANT	GREAT YARMOUTH
DECISION	Mr B Utting APPROVE
<hr/>	
REFERENCE	06/18/0346/F
PARISH	Fritton/St Olaves 10
PROPOSAL	Retrospective application for a car port
SITE	Beccles Road Buckworths Garage Ltd
APPLICANT	St Olaves GREAT YARMOUTH
DECISION	Mr L Buckworth APPROVE
<hr/>	
REFERENCE	06/18/0302/PDE
PARISH	Great Yarmouth 5
PROPOSAL	Notification of larger home extension - larger kitchen
SITE	11 Alpha Road Gorleston
APPLICANT	GREAT YARMOUTH
DECISION	Mr R Ebbage PERMITTED DEV.
<hr/>	
REFERENCE	06/18/0331/F
PARISH	Great Yarmouth 5
PROPOSAL	Single storey rear extension
SITE	38 Burgh Road Gorleston
APPLICANT	GREAT YARMOUTH
DECISION	Mrs L King APPROVE
<hr/>	
REFERENCE	06/18/0350/F
PARISH	Great Yarmouth 7
PROPOSAL	Construction of detached garage with timber fencing
SITE	281 Lowestoft Road Gorleston
APPLICANT	GREAT YARMOUTH
DECISION	Mr and Mrs Tweed APPROVE
<hr/>	

PLANNING APPLICATIONS CLEARED BETWEEN 01-AUG-18 AND 31-AUG-18 FOLLOWING DETERMINATION BY THE GROUP MANAGER (PLANNING) UNDER DELEGATED POWERS

REFERENCE	06/18/0383/PDE
PARISH	Great Yarmouth 7
PROPOSAL	Notification of larger home extension - Single storey rear extension
SITE	3 Quay Angel Gorleston
APPLICANT	GREAT YARMOUTH
DECISION	Ms M Ferris PERMITTED DEV.

REFERENCE	06/18/0391/F
PARISH	Great Yarmouth 7
PROPOSAL	Single storey rear extension
SITE	26 Kennel Loke Hopton
APPLICANT	GREAT YARMOUTH
DECISION	Ms J O'Donovan APPROVE

REFERENCE	06/18/0174/A
PARISH	Great Yarmouth 9
PROPOSAL	Illuminated and non- illuminated elevational signage and freestanding signage
SITE	Mitchell Drive and Jones (GC) Way (Land off) Plot 3
APPLICANT	GREAT YARMOUTH NR31 0GA/0GB
DECISION	Mr B Vyas ADV. CONSENT

REFERENCE	06/18/0360/F
PARISH	Great Yarmouth 9
PROPOSAL	External alterations and associated works
SITE	Unit B Gapton Hall Retail Park
APPLICANT	GREAT YARMOUTH
DECISION	Mezen Investment Holdings Ltd APPROVE

REFERENCE	06/18/0348/F
PARISH	Great Yarmouth 11
PROPOSAL	Proposed side/front and rear two storey extensions. Construction of detached garage with driveway access
SITE	254 Lowestoft Road Gorleston
APPLICANT	GREAT YARMOUTH
DECISION	Mr & Mrs Gooch APPROVE

REFERENCE	06/17/0767/F
PARISH	Great Yarmouth 14
PROPOSAL	Change of use from hotel to residential to provide 3 no. bedsits and 3 no. flats
SITE	13 Albert Square Corner House Hotel
APPLICANT	GREAT YARMOUTH NR30 3JH
DECISION	Ms Anderson APPROVE

PLANNING APPLICATIONS CLEARED BETWEEN 01-AUG-18 AND 31-AUG-18 FOLLOWING DETERMINATION BY THE GROUP MANAGER (PLANNING) UNDER DELEGATED POWERS

REFERENCE	06/18/0320/CU
PARISH	Great Yarmouth 14
PROPOSAL	Retrospective application for change of use to increase number of HMO rooms to eight person HMO
SITE	14 Crown Road GREAT YARMOUTH Norfolk
APPLICANT	GY Lets
DECISION	REFUSED
<hr/>	
REFERENCE	06/18/0373/EU
PARISH	Great Yarmouth 14
PROPOSAL	Application for a Certificate of Lawfulness for existing use as HMO
SITE	130 Nelson Road Central Colonel H GREAT YARMOUTH NR30 2JY
APPLICANT	Mrs R Trigg Colonel H Ltd
DECISION	EST/LAW USE REF
<hr/>	
REFERENCE	06/18/0238/F
PARISH	Great Yarmouth 15
PROPOSAL	C.O.U of 2 storey rear wing from 1st flr office & grd flr laundry rm to 2 bed cottage. Demo.sgle storey laundry etc.
SITE	26 & 26A Northgate Street (R/O) The Laundry GREAT YARMOUTH NR30 1BA
APPLICANT	Mrs P Wilson
DECISION	APPROVE
<hr/>	
REFERENCE	06/18/0339/F
PARISH	Great Yarmouth 15
PROPOSAL	The removal of signage and ATM at ground floor level
SITE	14 Hall Quay GREAT YARMOUTH Norfolk
APPLICANT	Royal Bank of Scotland
DECISION	APPROVE
<hr/>	
REFERENCE	06/18/0365/A
PARISH	Great Yarmouth 15
PROPOSAL	Proposed new fascia signage
SITE	27 Market Place GREAT YARMOUTH Norfolk
APPLICANT	The Works Stores
DECISION	ADV. CONSENT
<hr/>	
REFERENCE	06/18/0369/F
PARISH	Great Yarmouth 15
PROPOSAL	Renew PP: 06/16/0297/CU, continued use of mixed use, incorporating the catering business to run from GH
SITE	52 Wellesley Road Beaumont House GREAT YARMOUTH
APPLICANT	Mrs C Mulders
DECISION	APPROVE
<hr/>	

PLANNING APPLICATIONS CLEARED BETWEEN 01-AUG-18 AND 31-AUG-18 FOLLOWING DETERMINATION BY THE GROUP MANAGER (PLANNING) UNDER DELEGATED POWERS

REFERENCE	06/18/0372/A
PARISH	Great Yarmouth 15
PROPOSAL	2 no. illuminated fascia sign and 2 no. non-illuminated fascia signs
SITE	Asda Filling Station Vauxhall Station
APPLICANT	GREAT YARMOUTH
DECISION	Asda Supermarkets Ltd ADV. CONSENT

REFERENCE	06/18/0394/CU
PARISH	Great Yarmouth 15
PROPOSAL	Proposed retrospective application for change of use to increase HMO rooms to seven
SITE	59 South Market Road GREAT YARMOUTH Norfolk NR30 2BT
APPLICANT	GY Lets
DECISION	REFUSED

REFERENCE	06/18/0288/PDC
PARISH	Great Yarmouth 19
PROPOSAL	Prior approval from offices to 5 no residential flats
SITE	54 Englands Lane Gorleston GREAT YARMOUTH NR31 6BE
APPLICANT	Mr E Fernandez
DECISION	PERMITTED DEV.

REFERENCE	06/18/0368/A
PARISH	Great Yarmouth 19
PROPOSAL	Proposed signage
SITE	The Tramway Public House 1 Lowestoft Road Gorleston GREAT YARMOUTH
APPLICANT	EI Group - Mr A Ashton
DECISION	ADV. CONSENT

REFERENCE	06/18/0301/F
PARISH	Hemsby 8
PROPOSAL	Erection of 4 no single storey detached bungalows with garages and construction of a private drive
SITE	5-7 Beach Road Hemsby GREAT YARMOUTH NR29 4HJ
APPLICANT	Bittern Homes
DECISION	APPROVE

REFERENCE	06/18/0388/F
PARISH	Hemsby 8
PROPOSAL	Demolition of existing single storey dwelling and construction of 1 no proposed bungalow
SITE	386 The Glebe Siesta Hemsby GREAT YARMOUTH
APPLICANT	Mr B Mayes
DECISION	APPROVE

PLANNING APPLICATIONS CLEARED BETWEEN 01-AUG-18 AND 31-AUG-18 FOLLOWING DETERMINATION BY THE GROUP MANAGER (PLANNING) UNDER DELEGATED POWERS

REFERENCE	06/18/0440/CD
PARISH	Hemsby 8
PROPOSAL	Discharge of conditions 4 & 5 of PP: 06/16/0616/F - Erect 3 detached dwellings with associated parking & gardens
SITE	St Thomas's Road (Land off) Hemsby
APPLICANT	GREAT YARMOUTH
DECISION	Mr A Pembroke APPROVE (CONDITIONS)
<hr/>	
REFERENCE	06/18/0377/F
PARISH	Hopton On Sea 2
PROPOSAL	Erect 6.3m ham radio antenna and 5.3m mast and antenna
SITE	7 Hopton Gardens Hopton
APPLICANT	GREAT YARMOUTH
DECISION	Mr P Honeywell APPROVE
<hr/>	
REFERENCE	06/18/0385/CD
PARISH	Hopton On Sea 2
PROPOSAL	Discharge of conditions 3 and 4 re: Planning Permission 06/18/0044/F
SITE	Farmhouse Home Farm Lowestoft Road Hopton
APPLICANT	GREAT YARMOUTH
DECISION	SCC Corporate Property APPROVE (CONDITIONS)
<hr/>	
REFERENCE	06/18/0415/F
PARISH	Hopton On Sea 2
PROPOSAL	Proposed conversion of garage and installation of window
SITE	8 Misburgh Way Hopton
APPLICANT	GREAT YARMOUTH
DECISION	Mr M Banyard APPROVE
<hr/>	
REFERENCE	06/18/0067/CD
PARISH	Martham 13
PROPOSAL	Discharge condition No's 3, 4, 5, 6, 16, 17 and 18 of PP: 06/16/0456/F - (Dwelling, garage and cart shed)
SITE	Bramble Barn Hall Road Martham
APPLICANT	GREAT YARMOUTH NR29 4PD
DECISION	Mr D Carey APPROVE (CONDITIONS)
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REFERENCE	06/18/0278/F
PARISH	Martham 13
PROPOSAL	Upgrade the foul sewerage facilities to a sewerage treatment plant & relocate in the eastern corner of depot
SITE	Water Management Alliance Martham Depot Cess Road
APPLICANT	Martham GREAT YARMOUTH
DECISION	Broads (2006) Internal Drainage Board APPROVE
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PLANNING APPLICATIONS CLEARED BETWEEN 01-AUG-18 AND 31-AUG-18 FOLLOWING DETERMINATION BY THE GROUP MANAGER (PLANNING) UNDER DELEGATED POWERS

REFERENCE	06/18/0352/F
PARISH	Martham 13
PROPOSAL	Single storey extension
SITE	41 Gatehouse Martham
APPLICANT	GREAT YARMOUTH
DECISION	Mr C Welton APPROVE
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REFERENCE	06/18/0342/F
PARISH	Ormesby St.Marg 16
PROPOSAL	Retrospective boundary fence to rear
SITE	52 Bracecamp Close Ormesby St Margaret
APPLICANT	GREAT YARMOUTH
DECISION	Mr M Clifffen APPROVE
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REFERENCE	06/18/0374/F
PARISH	Ormesby St.Marg 16
PROPOSAL	Proposed front extension and material changes to existing residential dwelling
SITE	57 The Promenade Scratby
APPLICANT	GREAT YARMOUTH
DECISION	Mr D McIlroy APPROVE
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REFERENCE	06/18/0449/PDE
PARISH	Ormesby St.Marg 16
PROPOSAL	Proposed single storey rear extension
SITE	30 Appleton Drive Ormesby St Margaret
APPLICANT	GREAT YARMOUTH
DECISION	Mr & Mrs Hunt PERMITTED DEV.
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REFERENCE	06/18/0205/F
PARISH	Rollesby 13
PROPOSAL	To replace existing external wooden south aisle door with a new oak glazed door with glazed lights
SITE	The Parish Church of St George Fleggburgh Road Rollesby
APPLICANT	GREAT YARMOUTH NR29 5HH
DECISION	Rollesby Parochial Church Council APPROVE
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REFERENCE	06/18/0206/LB
PARISH	Rollesby 13
PROPOSAL	To replace existing external wooden south aisle door with a new oak glazed door with glazed lights
SITE	The Parish Church of St George Fleggburgh Road Rollesby
APPLICANT	GREAT YARMOUTH NR29 5HH
DECISION	Rollesby Parochial Church Council LIST.BLD.APP
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PLANNING APPLICATIONS CLEARED BETWEEN 01-AUG-18 AND 31-AUG-18 FOLLOWING DETERMINATION BY THE GROUP MANAGER (PLANNING) UNDER DELEGATED POWERS

REFERENCE	06/18/0392/F
PARISH	Rollesby 13
PROPOSAL	Proposed stable unit to replace temporary unit which will be removed
SITE	Busy Bee Farm Wick Lane Rollesby GREAT YARMOUTH
APPLICANT	Mr and Mrs Leeson
DECISION	APPROVE

REFERENCE	06/18/0417/F
PARISH	Rollesby 13
PROPOSAL	Replacement porch to front elevation
SITE	Alvaston Back Lane Rollesby GREAT YARMOUTH
APPLICANT	Mrs Coates
DECISION	APPROVE

REFERENCE	06/18/0324/F
PARISH	Somerton 8
PROPOSAL	Replacement building for former greenhouse to provide additional estate office accommodation
SITE	Burnley Hall Estate Burnley Hall Dark Lane East Somerton GREAT YARMOUTH
APPLICANT	Sir T Agnew
DECISION	APPROVE

REFERENCE	06/18/0325/LB
PARISH	Somerton 8
PROPOSAL	Replacement building for former greenhouse to provide additional estate office accommodation
SITE	Burnley Hall Estate Burnley Hall Dark Lane East Somerton GREAT YARMOUTH
APPLICANT	Sir T Agnew
DECISION	LIST.BLD.APP

* * * * End of Report * * * *

**PLANNING APPLICATIONS CLEARED BETWEEN 01-AUG-18 AND 31-AUG-18 FOLLOWING
DETERMINATION BY THE DEVELOPMENT CONTROL COMMITTEE**

REFERENCE **06/16/0518/O**
PARISH Filby 6
PROPOSAL Proposed residential development - 7 plots

SITE Main Road (Off) Filby
 GREAT YARMOUTH NR29 3HN
APPLICANT Mr K Gray and family
DECISION **APPROVE**

REFERENCE **06/18/0341/F**
PARISH Hopton On Sea 2
PROPOSAL Removal of condition 1 re: Planning Permission
 06/17/0229/F - To allow parking
SITE Gorleston Golf Club Warren Road Gorleston
 GREAT YARMOUTH
APPLICANT Gorleston Golf Club
DECISION **REFUSED**

* * * * End of Report * * * *