

Reference: 06/18/0335/O

Parish: Burgh Castle

Officer: Mr G Clarke

Expiry Date: 05-04-2019

Applicant: Mrs Sawyer

Proposal: Terrace of four dwellings with car ports and parking

Site: land off Mill Road
Burgh Castle

REPORT

1 Background / History :-

- 1.1 The application site is an area of land on the western side of Mill Road, there is a terrace of four houses to the south west and land used as paddocks to the west and north. The site is outside but adjoining the Village Development Limit which runs along the boundary of the dwelling at the end of the terrace (Oaktree Cottage).
- 1.2 The site is overgrown and has one large tree and a number of small trees on it which will have to be removed if the development takes place, there is a line of five oak trees along the boundary with Oaktree Cottage that are subject to a Tree Preservation Order.
- 1.3 There has been a history of refusals for dwellings on the site with the last application being refused and an appeal dismissed in 1988 (06/87/0254/O), the application was refuse as the site was outside the development area in the South West Area Local Plan which was then in force.
- 1.4 The current proposal is for a terrace of four houses with four car ports sited between the houses and Oaktree Cottage and six parking spaces elsewhere on the site. The development will be served by a single vehicular access point towards the north eastern boundary of the site.

2 Consultations :-

- 2.1 Highways – No objection subject to standard highway conditions.
- 2.2 Parish Council – It was agreed to object to the application due to the splay at the entrance to the site being too small, major concerns on safety due Mill Road being very busy road. Over development of a small site. Also, there is no

footpath or street lighting and the current sewer service is inadequate. An exert from a previous planning enquiry was also highlighted which stated “NCC consider the site unacceptable for residential development and that further residential development in Burgh Castle should not be supported due to Highway amenity issues (few footpaths, and highway safety at Mill Road/Butt Lane junction).

2.3 Building Control – No adverse comments.

2.4 Trees Officer – No objection.

2.5 Neighbours – Five objections have been received, copies of which are attached. The main reasons for objection are too many houses, potential parking problems, road safety due to lack of pavements/street lighting and speed of traffic. Several comments suggest that one or two dwellings may be acceptable but a terrace of four dwellings is too much.

3 Policy :-

GREAT YARMOUTH LOCAL PLAN: CORE STRATEGY

3.1 POLICY CS1 – Focusing on a sustainable future

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

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

- a) Sustainable growth, ensuring that new development is of a scale and in a location that complements the character and supports the function of individual settlements
- b) Mixed adaptable neighbourhoods, which provide choices and effectively meet the needs and aspirations of the local community
- c) Environmentally friendly neighbourhoods that are located and designed to help address and where possible mitigate the effects of climate change and minimise the risk of flooding
- d) A thriving local economy, flourishing local centres, sustainable tourism and an active port

- e) Safe, accessible places that promote healthy lifestyles and provide easy access for everyone to jobs, shops and community facilities by walking, cycling and public transport
- f) Distinctive places that embrace innovative, high quality urban design that reflects positive local characteristics and protects the borough's biodiversity, unique landscapes, built character and historic environment

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

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

3.2 POLICY CS2 – Achieving sustainable growth

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

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

- c) Ensure that new commercial development for employment, retail and tourism uses is distributed in accordance with Policies CS6, CS7, CS8 and CS16
- d) Promote the development of two key strategic mixed-use development sites: the Great Yarmouth Waterfront area (Policy CS17) and the Beacon Park extension, south Bradwell (Policy CS18)
- e) Encourage the reuse of previously developed land and existing buildings

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

3.3 Policy CS11 – Enhancing the natural environment

The Council will work with other partner authorities and agencies to improve the borough's natural environment and avoid any harmful impacts of development on its biodiversity, geodiversity, landscape assets, priority habitats and species. This will be achieved by:

- a) Conserving and enhancing designated nature conservation sites, including Sites of Special Scientific Interest (SSSIs), Special Protected Areas (SPAs), Marine SPAs, Special Areas of Conservation (SAC), RAMSAR sites, National Nature Reserves, Local Nature Reserves Norfolk County Wildlife Sites and Norfolk County Geodiversity Sites
- b) Working in partnership with relevant nature conservation organisations to ensure that protected species, such as Little Terns, are adequately protected from any adverse effects of new development. This includes the preparation of the Natura 2000 Sites Monitoring and Mitigation Strategy and ensuring assessment of development proposals in the vicinity of the colonies
- c) Relevant development will be required to deliver the mitigation measures identified in the Natura 2000 Sites Monitoring and Mitigation Strategy. This document is being prepared and will secure the measures identified in the Habitat Regulations Assessment which are necessary to prevent adverse effects on European wildlife sites vulnerable to impacts from visitors
- d) Ensuring that the Norfolk Coast Area of Outstanding Natural Beauty (AONB), the Broads and their settings are protected and enhanced
- e) Safeguarding and where possible enhancing the borough's wider landscape character, in accordance with the findings of the borough's and the Broads Authority's Landscape Character Assessment

- f) Improving the borough's ecological network and protecting habitats from fragmentation by working with our partners to:
- create coastal habitats, including those along developed stretches
 - enhance and protect the quality of the habitats, including buffering from adverse impacts
- g) Ensuring that all new development takes measures to avoid or reduce adverse impacts on existing biodiversity and geodiversity assets. Where adverse impacts are unavoidable, suitable measures will be required to mitigate any adverse impacts. Where mitigation is not possible, the Council will require that full compensatory provision be made
- h) Ensuring that all new development appropriately contributes to the creation of biodiversity and/or geodiversity features through the use of landscaping, building and construction features, sustainable drainage systems and geological exposures
- i) Further developing public understanding of biodiversity and geodiversity and where appropriate, enabling greater public access to any notable biodiversity and/or geodiversity assets
- j) Protecting and where possible enhancing the quality of the borough's resources, including inland and coastal water resources and high quality agricultural land, in accordance with Policy CS12
- k) Working with developers and landowners to ensure land management practices protect and enhance landscapes and to restore landscapes where valued features and habitats have been degraded or lost
- l) Identifying and where appropriate reassessing the locations of strategic gaps to help retain the separate identity and character of settlements in close proximity to each other
- m) Identifying and where appropriate reassessing the locations of local green spaces to help protect open spaces that are demonstrably special to a local community and hold a particular local significance.

3.4 Interim Housing Land Supply Policy

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

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

- a) The scale of the development is appropriate to the size, character and role of the settlement as indicated in the settlement hierarchy and the level of housing

proposed in any one settlement is generally in accordance with the level of housing proposed in emerging Policy CS2.

- b) The proposed mix of housing sizes, types and tenures reflect local housing requirements in accordance with the latest Strategic Housing Market Assessment, this may include self-build schemes and lower density housing.
- c) At least 10% or 20% affordable housing depending on the affordable housing sub-market area is proposed unless exceptional circumstances can be demonstrated i.e. the proposal would result in the significant regeneration of a brownfield site.
- d) The townscape and historic character of the area including designated heritage assets are conserved and enhanced. The final design should appropriately respond to and draw inspiration from distinctive local natural and built characteristics such as scale, form, massing and materials.
- e) The proposed density and layout is appropriate and reflects the character and appearance of the surrounding area. Where 'higher' densities are proposed these will only be permitted if potential impacts have been mitigated by a well thought-out design.
- f) A sequential approach has been taken to steer development to areas with the lowest probability of flooding, where this is not consistent with sustainability objectives (as set out in the Exception test) a Flood Risk Assessment should be provided incorporating appropriate mitigation measures, including emergency and evacuation plans.
- g) Measures have been taken to avoid reductions in water quality and ensure that adequate foul water capacity is available to serve the development.
- h) Measures have been taken to avoid or reduce adverse impacts on existing biodiversity and geodiversity assets. Where adverse impacts are unavoidable, suitable measures will be required to mitigate any adverse impacts. Where mitigation is not possible, the Council will require that full compensatory provision be made.
- i) The landscape character of the surrounding area is conserved and enhanced, especially where the proposed development is in close proximity to an important landscape area, such as the Broads or the Norfolk Coast Area of Outstanding Natural Beauty. It is advisable that schemes in close proximity to the Broads also seek pre-application design advice from the Broads Authority.
- j) The proposed development creates a safe and accessible environment that offers convenient access to key facilities and public transport.
- k) The strategic and local road network can accommodate the proposed development without obstructing existing pedestrian and vehicular movements or negatively impacting upon public safety.

- l) The development, having regard to other committed developments, would not be constrained by the need for significant off-site infrastructure which is not planned or funded.
- m) The proposed development fulfils the day-to-day needs of residents and visitors including the provision of suitable private and communal open space, provision of sufficient car parking, planning for cycle storage and ensuring appropriate waste and recycling facilities are provided.
- n) The proposal is demonstrated to be deliverable and viable, having regard to necessary contributions towards infrastructure, service provision and affordable housing, and the intention to develop is demonstrated by the applicant. To maximise housing delivery the Council will seek to ensure that the development commences within 2 years of planning permission being granted.

4 Local finance considerations : -

- 4.1 Under Section 70(2) of the Town and Country Planning Act 1990 the council is required, when determining planning applications, to have regard to any local finance considerations so far as they are material to the application. Local finance considerations are defined as a government grant, such as new homes bonus or the Community Infrastructure Levy. It is noted that the Borough of Great Yarmouth does not have the Community Infrastructure Levy. Whether or not a local finance consideration is material to a particular decision will depend on whether it could help to make the development acceptable in planning terms. It would not be appropriate to make a decision on the potential for the development to raise money for a local authority. In this case local finance considerations are not considered to make the development more acceptable.

5 Assessment :-

- 5.1 The application has been on hold awaiting the submission of a Shadow Habitats Regulations Assessment (SHRA) to determine whether the application will be likely to have significant effects on one or more Natura 2000 sites. Permission may only be granted if it is determined that the application will not adversely affect the integrity of any Natura 2000 site. A SHRA has now been submitted and it is the assessment of the Local Planning Authority, as Competent Authority, that any adverse effects of the development on Natura 2000 sites can be adequately mitigated for by a contribution to the Habitats Monitoring and Mitigation Strategy and the applicant has paid a contribution of £110 per dwelling towards the Council's Monitoring and Mitigation Programme. This assessment is made having taken into account both the direct and cumulative effects that the site may have in terms of recreational pressures on any Natura 2000 sites.
- 5.2 An important factor when determining applications is whether a Local Authority has the ability to demonstrate a 5-year housing land supply. 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. There is currently a housing land supply of 2.6 years (2018/19).

- 5.3 The site is outside but adjoins the Village Development Limit and as such the site may be considered as being suitable for development subject to the scale of the proposal being appropriate for the area and there not being any significant adverse effects on the character of the area or the amenities of the occupiers of nearby dwellings.
- 5.4 The application has been submitted in outline form with the access, layout and scale to be considered at this stage leaving the appearance of the development to be considered at the detailed stage if the principle of development is accepted.
- 5.5 The nearest dwellings to the site are the terrace of four houses to the south west and a detached house on the opposite side of the road (Fenside), the proposed houses will be set back on from the road frontage by approximately 16 metres and the nearest part of the end house will be approximately 9 metres from the boundary with Oaktree Cottage. There are no windows in the end elevation of the proposed house so there will not be any direct overlooking of Oaktree Cottage and the house is far enough away so as to not have any effect on light or outlook to that property.
- 5.6 The main concerns regarding the proposed development are over-development, potential parking problems and highway safety due to lack of pavements and street lighting and the speed of traffic along Mill Road.
- 5.7 The application site has a road frontage of 46 metres and a depth of 31 metres, the frontage of the adjoining terrace is approximately 38 metres including the large side garden to Oaktree Cottage. These older houses have much longer gardens but the proposed development site has a wider frontage and the dwellings will have adequate amenity space by modern standards and will not look out of place, being built next to an existing terrace of houses.
- 5.8 There is parking within the site for 10 cars which allows for two spaces per dwelling and two visitor spaces, there is also room within the site for delivery vehicles to park rather than having to stop on the road. The vehicular access has been sited towards the north eastern end of the site to allow visibility splays to be provided that will conform with the highway standard.
- 5.9 It has been suggested that the site may be suitable for one or two dwellings rather than the four proposed but any problems due to a lack of pavement or street lighting on this stretch of the road would be the same however many dwellings were built. The Highways Officer has no objections to the development on the grounds of highway safety subject to visibility and parking being provided in accordance with requested conditions, so it would be difficult to justify a refusal on highway grounds.
- 5.10 There is a line of 5 oak trees along the southern boundary of the site with Oaktree Cottage which will be retained, within the site there is one large sycamore tree which is close to the line of oak trees and a number of small trees. The sycamore and the other trees within the site will have to be removed to allow the development to take place, the trees are not of any great amenity value and their

removal will not cause any significant harm to the character of the area. The Trees Officer has looked at the tree survey submitted with the application and is satisfied that the development will not harm the TPO trees.

- 5.11 Taking the above into account and the lack of a five-year land supply it is considered that it would be difficult to justify refusal of the application and the recommendation is to approve.

6 RECOMMENDATION :-

- 6.1 Approve – the proposal complies with Policies CS1, CS2 & CS11 of the Great Yarmouth Local Plan: Core Strategy and the Interim Housing Supply Policy.

Elaine Helsdon

ACK 15/8/18

S

From: Terry Blyth <tebyjb@gmail.com>
Sent: 10 August 2018 15:20
To: plan
Subject: For Dean Minns please

RE 06/18/0335/O

Thank you for your courtesy note of August 8th.

Putting to one side whether or not this falls outside the Planning Zone; I only have one key objection.

The parking and safety issues tied to the narrow Mill Road. From memory 4 homes, nationally, equates to 6 cars, ignoring visitors and services. By definition this means parking on Mill Road. Looking at the revised site layout, visibility seems very very restricted exiting the site.

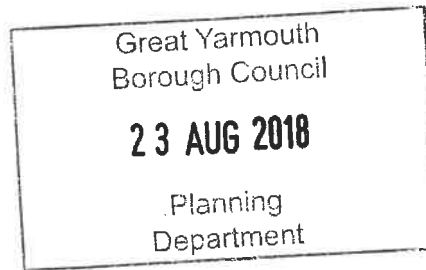
I strongly believe this is a serious safety issue.

I cannot decipher from the on-line plan; what are the oblong blocks in a row, at the bottom left of the plan adjacent to Mill Road please?

Thankyou
Terry E Blyth
5 Oaklands Drive
Burgh Castle
NR319GR

01493782120

SENT BY EMAIL



Valhalla, Mill Road,

Burgh Castle,

Great Yarmouth NR31 9QS

22 August 2018

Planning Services Development Control

Town Hall, Hall Plain,

Great Yarmouth, Norfolk NR30 2QF

PLANNING APPLICATION – 06/18/0335/0. LOCATION – Mill road (Land off) Burgh Castle.

PLEASE READ:-

Dear Mr. Dean Minns,

I feel that there has been a complete disregard of the contents of my last letter, along with those of other neighbours that have written to you with their views regarding the above planning application. Therefore, I have added the recent contents of my last letter for the applicant to read and to contemplate! Again, I shall repeat why I feel that this application is unsuitable.

Firstly, let me address the latest application. Personally, I think it is even more ridiculous than the first application to have 4 terraced houses CRAMMED on such a small plot & that home owner's cars now has to go past the front of its neighbour's windows to park at the back of the properties. Who would want to see their neighbours driving passing past the front of their windows to get access to the back of the garages at the back of the properties? This does not give any privacy whatsoever, but rather invasive. Has anyone considered the ramification of these houses? What do I mean by this? The four proposed properties will consist of 2 cars plus per household; that means that the site will become like a car park to provide for a maximum of 8 cars for the for the four dwellings.

Any visitors/van deliveries and additional home owner's cars will have to park on a busy main road, which reduces visibility to oncoming traffic. It is already difficult for any HGV Lorries/farm machinery/tractors and caravan transporters to pass side by side along this particular section of Mill road which increases the risks of potential accidents. This is an accident waiting to happen & I feel concerns for safety on this matter should be addressed and not ignored. Again, I shall emphasis the dangers & risks to pedestrians & cyclists i.e. – no pavements or street lighting. Surely it would be more appropriate and safer for the site

to have 2 houses or bungalows erected, or does greed become more important than any safety aspects?

Yours sincerely

Mr. Richard Jenner, Mrs Mandy Jenner, & Mr. Jamie Jenner.

PREVIOUS SUBMITTED LETTER

I am writing to strongly object to the proposed 4 starter homes adjacent to our land at Robin's Rest, Mill Road, and Burgh Castle.

Robin's Rest was purchased approximately 10 months ago for the welfare of our livestock, providing them with security & protection. The proposed planning site runs along one side of our adjoining boundary & also to the boundary at the back of it. This increases our concerns for our animals, although a 6ft fence may have been expressed prior to planning?

Having observed the building plans to these cramped starter homes; the layout of the garden spaces or rather lack of, are extremely small that do not fit proportionally to family requirements. We feel that the 4 proposed family 'starter' homes, that being of families with children is definitely not a safe environment or location along Mill Road.

We have lived at our current address for 34 yrs & have seen some drastic changes to the traffic that uses Mill Rd from adjoining villages, the A143 & Gapton Hall roundabout & estate. The road has become increasingly busy, via use of transportation of caravan mobile homes, HGV'S & P. D. Hooks Poultry lorries & also where cars ignore the speed regulations. Police & voluntary traffic surveyors are unable to control traffic speed, & cannot be on site to catch the offenders using the road as a speed track. My husband was struck by a car's wing mirror 2 yrs ago and the driver did not stop, although the car following from behind did.

He did so, because he had witnessed the accident and checked to see if my husband was ok? Unfortunately, neither got the vehicle's registration plate, but it was reported to the Police. Again, my 2 sons have also been knocked off their bicycles whilst cycling to school on two different occasions. This highlights the hazards of this road. Besides adding to the dangers, there are no safe footpaths put in place or street lighting.

If these proposed starter homes are aimed & directed to young people & families, then a suitable site is required for them to have use of amenities & recreational needs in the coming future. The development sites at Meadows End, & surrounding areas of Bradwell delivers this. Here thousands of homes are now being built & in the coming years for expanding communities. (Approx. 1 mile away).

We noted that the appicate of the 4 starter homes have used the planning application that of Sunnydale for the build of a luxury house adjacent to our land/field to give relevance and justification to this planning application. However, I must point out that there was an old cottage already standing on the site which has now been demolished to allow for the new lavish build at Sunnyside.

To conclude with, we understand that the site may be possibly developed, but do not wish to see it over developed on such a small area of ground. We raise the thought of 1or 2 homes/retirement to be could be considered in the future?

Yours sincerely,

Mr Richard Jenner – proprietor of Robins Rest

Mrs Mandy Jenner – proprietor of Robins Rest

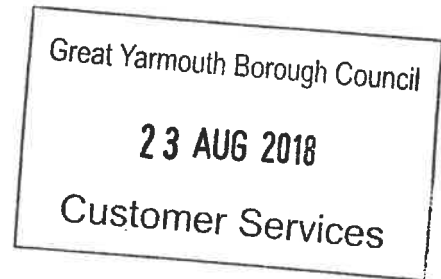
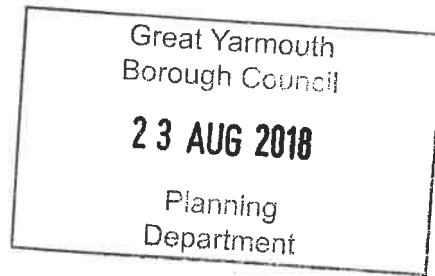
Jamie Jenner - proprietor of Robins Rest

ACK 24/8/18

S

Oak Cottage
Mill Road
Burgh Castle
Great Yarmouth
Norfolk
NR31 9QS

20th August 2018



Dear Sirs

Re: Planning Application 06/18/0335/O

We are writing again to strongly object to the amended planning application on Mill Road as we detailed in our first letter. This amended plan still has all the associated problems as the first plan, overdevelopment of the site, poor visibility exiting the site and still potential for extra noise and blocking the light and overlooking our garden.

This is not a suitable road for starter homes and we hope the planners have the vision to see this as well.

Yours sincerely
Gary and Kirstie Newman

Application Reference 06/18/0335/0

Attachments

Invalid Consultee Comment? ☐Copy to existing Consultee? ☐

Name Mr and Mrs Saunders

Address Orchard house

Beccles Road

St Olaves

Norfolk

Post Code NR31 9HD

Telephone 01493 488622

Email Address cassheetmetal@btconnect.com

For or Against OBJ Object

Speak at Committee

Please note our last letter of objection. I cannot believe that all the letters previous about developing this site have been totally ignored, and everyone is having to repeat themselves. Clearly the site would be suitable for development of 1 or 2 new homes, With plenty of garden and parking for not only the owners, but visitors as well. You only have to look at the new Bluebird meadow parking issues and listen to residents about the arguments and fights over parking. Hopefully these issues will be thought about before granting planning permission.

Regards

Mr and Mrs Saunders (Sunnydale)

Date Entered 26-08-2018

Internet Reference OWPC1873

Jill K. Smith

From: Jasmine Shephard <jazzypop39@aol.co.uk>
Sent: 30 August 2018 11:58
To: plan
Subject: Planning reference: 06/18/0335/O

Dear Sir/Madam,

Having reviewed the revised plans for the above application, we still consider this to be too much for the size of the plot. The road is not safe for the young families who these properties are aimed at. There are no footpaths to the bus stops or street lighting. We still are of the same opinion as my previous email.

Kind regards,

Neil French and Jasmine Shephard

06/18/0335/0

RP.

Plot No.
(REVISED PLAN)
Plotted

Tree BS:5837 Canopy Spread

Tree BS:5837 Category A-RPA

Tree BS:5837 Category B-RPA

Tree BS:5837 Category C-RPA





Great Yarmouth Borough Council

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

Mapping Browser Export

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