



GREAT YARMOUTH
BOROUGH COUNCIL

Development Control Committee

Date: Wednesday, 13 December 2017

Time: 18:30

Venue: Council Chamber

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

AGENDA

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

Agenda Contents

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

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

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

Conduct

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

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

DEVELOPMENT CONTROL COMMITTEE

PUBLIC CONSULTATION PROCEDURE

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

Protocol

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

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

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

1 APOLOGIES FOR ABSENCE

To receive any apologies for absence.

2 DECLARATIONS OF INTEREST

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

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

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

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

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

3 MINUTES

5 - 10

To confirm the minutes of the last meeting.

4 PLANNING APPLICATIONS

5 06/17/0096/O - 6A ORMOND ROAD GREAT YARMOUTH

11 - 22

Demolition of former commercial buildings and construction of 4 no. 2 storey dwellings as part of a car free development.

6 06/17/0469/F 90 & 102 REGENT ROAD GREAT YARMOUTH

23 - 46

Mixed use development incorporating 15 three bed houses, 8 one and two bedroom flats, leisure area and 10 retail units.

7 PLANNING APPLICATIONS DETERMINED BY DC COMMITTEE 47 - 58
AND PLANNING OFFICERS BETWEEN 1 - 30 NOVEMBER 2017

The Committee is asked to note the planning decisions made by the Committee and Planning Officers during November 2017.

8 OMBUDSMAN AND APPEAL DECISIONS

(i) 06/17/0199/O - 2 Detached two and a half storey dwellings with integral garages. 2 dwellings linked by garages. 1 chalet bungalow & detached garage at 21 Crab Lane, Bradwell - Appeal dismissed. Original application was refused at Committee.

(ii) 06/17/0313/CU - Retrospective application for change of use from A1 retail to A5 hot food take-away at Clearance House, beach Road, Hemsby - Appeal allowed with conditions. Original application was a Committee refusal.

9 ANY OTHER BUSINESS

To consider any other business as may be determined by the Chairman of the meeting as being of sufficient urgency to warrant consideration.

10 EXCLUSION OF PUBLIC

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

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

Development Control Committee

Minutes

Wednesday, 15 November 2017 at 18:30

Present :

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

Councillor Bensly attended as substitute for Councillor Reynolds

Councillor Walker attended as substitute for Councillor Wright.

Mrs G Manthorpe (Senior Planning Officer), Mr D Minns (Planning Manager), Mrs E Helsdon (Technical Assistant) Mr J Flack (nplaw) and Mrs S Wintle (Members Services Officer).

1 APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors Reynolds and Wright.

2 DECLARATIONS OF INTEREST

Councillor Bensly declared a Personal Interest in item 7 in his capacity as Ward Councillor but in line with the Constitution was allowed to both speak and vote on this matter.

Councillor Thirtle declared a Personal Interest in Item 6 in his capacity as Ward Councillor but in line with the Constitution was allowed to both speak and vote on this matter.

Councillor Annison declared a Personal Interest in Item 5 in his capacity as Ward Councillor but in line with the Constitution was allowed to both speak and vote on this matter.

Councillor Hanton declared a Personal Interest in item 7 in his capacity as County Councillor but in line with the Constitution was allowed to both speak and vote on this matter.

3 MINUTES

The minutes of the meeting held on the 18 October 2017 were confirmed.

4 PLANNING APPLICATIONS

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

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

The Senior Planning Officer reported that this was an outline application for the erection of 18 single storey dwellings, open space and associated works. The site comprised approximately 0.97 hectares of land which was formally in agricultural use, and was currently unused. To the north and east of the site is open space, to the south of the site is a recently constructed residential development and to the west is the A47, formally the A12.

The Senior Planning Officer reported that the Parish Council did not object to the application but had requested a number of conditions. One neighbour consultation response had been received objecting to the application.

The site was assessed as part of the Strategic Housing Land Availability Assessment (SHLAA) and was found to be deliverable and developable in part, planning permission was granted for part of the site that was considered appropriate for development which had subsequently been removed from the SHLAA. Comments from the Strategic Planning Team stated that the Borough Council were in the process of drafting the Local Plan Part II, which would include detailed Policies and Site Allocations and would be considering the location of draft housing allocations. In June 2017, these draft allocations were presented to the Local Plan Working Party and at this meeting, the site in question was not recommended for draft allocation. The Strategic Planning Team consider the proposal to be contrary to Policy CS9.

The Senior Planning Officer reported that the Highways Authority had not

objected to the application following the submission of revised details but had requested conditions upon any grant of planning permission. She advised that the Lead Local Flood Authority had objected to the application, however, additional information had been provided by the applicant which sought to address the objection, however, no formal consultation response had been received at time of the meeting.

The Senior Planning Officer reported that Environmental Health, following the submission of additional information, had objected to the application, due to the proposed acoustic scheme not being sufficient to reasonably protect the residential amenities, nor the health of potential occupiers.

The Senior Planning Officer reported that an ecology report had been submitted by the applicant which detailed additional information that is recommended to be provided prior to commencement of the development. She advised that should the application be approved, that the ecological report recommendations are conditioned.

Members were advised that the site contained one tree which was protected by a Tree Preservation Order which would require work to be carried out to it to facilitate access to the site. These works would have to be approved by the Tree and Landscape Officer should the application be approved.

The Senior Planning Officer reported that the application was recommended for refusal, given that the height above the existing landscape, would cause an urban intrusion which could have a significant adverse impact on the character of the area, cause an unacceptable coalescence between two settlements which would be contrary to the Core Strategy. The living conditions could not be adequately mitigated so as not to have an adverse effect on the future occupants' quality of life which is contrary to Policy CS9 of the Core Strategy, as the current application did not accord with the Core Strategy, once the consultation response from the Lead Local Flood Authority is received.

Councillor Andrews made reference to the comments received from Anglian Water.

Mr Amador, Applicant's Agent, reported the salient areas of the application and stated that the applicant would be making efficient use of the land and would provide new homes in a suitable location and that these would be provided promptly and would deliver much needed homes in the Borough and he asked the Committee to support the application.

A Member asked for clarification in relation to surface water and water assets and the Applicant's agent advised that work had been undertaken, although a response had not been received in time for the meeting from the Lead Local Flood Authority. A further question was raised in relation to the surface water on the site and it was advised that surface water would be drained and contained within the site.

The Ward Councillor raised his concerns in relation to the application.

RESOLVED :

That application 06/17/0438/O be refused given the height above the existing landscape, would cause an urban intrusion which could have a significant adverse impact on the character of the area, cause an unacceptable coalescence between two settlements which would be contrary to the Core Strategy. The living conditions cannot be adequately mitigated so as not to have an adverse effect on the future occupant's quality of life which is contrary to Policy CS9 of the Core Strategy and the current application does not accord with the Core Strategy.

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

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

The Senior Planning Manager reported that the application sought approval for the construction of 6 dwellings with associated access road and site works. The site is situated on the north side of Main Road, Filby, there are houses to either side and open farm land to the rear. The site had recently been cleared but was formerly occupied by a house towards the rear of the site and a small group of barns in the South West corner near to Main Road. She advised the Committee that planning permission had been granted in March 2016 for the demolition of the farmhouse and the erection of four dwellings with car parking at the rear of the site. In October 2016 permission was given for the demolition of the barns and the erection of a single dwelling.

The Senior Planning Officer reported that the Parish Council had objected to the application mainly due to over-development, the number of extra vehicles likely to be generated and traffic generated by further dwellings.

The Senior Planning Officer reported that Highways had raised no objection to the proposed construction and that Strategic Planning had considered the proposal to be broadly compliant. She advised that Environmental Health did not object to the application but recommended a condition if permission is granted requiring a contaminated land survey is carried out prior to commencement of work.

The Senior Planning Officer reported that the current application reversed the layout of the previous approval with two pairs of three bedroom semi-detached houses along the frontage with Main Road and two, six-bedroom houses at the rear. The initial application submitted showed the semi-detached houses as three storey in height, the amended proposal now showed conventional two storey houses along the road frontage of a similar height to existing dwellings to the west of the site.

The Senior Planning Officer reported that the site is outside but adjacent to the Village Development Limit which include the dwellings to either side of the site,

the Interim Housing Land Supply Policy (IHLSP) allows development of land adjoining the Development Limit subject to meeting the criteria of the Policy. The site has previously been considered to comply with the IHLSP.

The Senior Planning Officer reported that the application was recommended for approval as the proposal complied with Policies CS1, CS2 and CS3 of the Great Yarmouth Local Plan: Core Strategy and Interim Housing Land Supply.

A Member sought clarification in relation to the number of bed spaces that had been proposed on the application and those in previous applications.

Councillor Thirtle, Ward Councillor, reiterated the concerns that had been raised by the Parish Council and stated that he felt that the application proposed would see a substantial increase in bed spaces and that in his opinion the proposals showed extreme over development and out of character for the area.

The Planning Manager stated that in his opinion the application was in keeping with the character of the Main Road in Filby and that the proposal would provide a range of properties.

RESOLVED :

That application 06/17/0306/F be approved as the proposal complies with Policies CS1, CS2 and CS3 of the Great Yarmouth Local Plan: Core Strategy and Interim Housing Land Supply.

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

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

The Senior Planning Officer reported that the application was a full application for the demolition of an existing residential dwelling sited on 3470 square metres of land and construction of a new residential dwelling and garage.

The Senior Planning Officer reported that the Parish Council, Highway Authority and Environmental Health did not object to the application and that one neighbour comment had been received requesting that the window located at the eastern elevation, at first floor level, is obscure glazed. The Senior Planning Officer advised that this could be conditioned.

The Senior Planning Officer reported that the site is of sufficient size to accommodate the proposed dwelling without constituting over development.

The Senior Planning Officer reported that although the application is contrary to Policy HOU20 (c), on balance, taking into consideration the fall-back position that the dwelling could be extended in a similar fashion to a comparable size, by virtue of an existing planning permission, there are no

material reasons for refusal. Therefore, the application is recommended for approval with a condition requiring the window of the first floor level of the eastern elevation of the garage to be obscure glazed and a condition recommended by Environmental Health requiring that the garage be used in a manner which is incidental to the enjoyment of the dwelling only and any other conditions required to ensure a satisfactory form of development.

Mr G Parrott, Applicants Agent, asked the Committee if there were any questions in relation to the application and stated that, in his opinion, the proposed application would provide a much more efficient dwelling than the existing dwelling.

RESOLVED :

That application 06/17/0615/F be approved with conditions as listed within the Senior Planning Officer's report.

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

The Committee noted the planning decisions made by the Development Control Committee and Officers for the period 1-31 October 2017.

9 ANY OTHER BUSINESS

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

The meeting ended at: 20:30

Reference: 06/17/0096/O

Parish: Central and Northgate

Officer: Mr J Ibbotson

Expiry Date: 15/12/17

Applicant: Mrs Patterson

Proposal: Demolition of former commercial buildings and construction of 4 no. 2 storey dwellings as part of a car free development.

Site: 6A Ormond Road
Great Yarmouth
NR30 1QB

REPORT

1 Background / History :-

1.1 6A Ormond Road is a former commercial property located to the rear of Victorian terraced properties on Ormond Road, Palgrave Road, and Northgate Street. The site is considered to be previously developed land within the main urban settlement of Great Yarmouth. In the past the buildings apparently have been used as a dairy and workshops, however have been vacant for a number of years. The site is accessed by a narrow road which is currently classified as a road, however is prohibitively narrow for vehicular access, and has limited visibility splays at the front of the site. This 'road' is also shared with pedestrians as it links in to the footpath that run behind the properties to the north. A number of properties on Palgrave Road and also No.6 Ormond road have rear gates which open on to this road.

1.2 The buildings on site are characterised by a degree of dilapidation. At the northern end of the site the large brick built structure is of two storey height. Other buildings on site are the equivalent of 1.5 storeys in height and have been used for workshops. The layout of the current buildings is in a horse shoe form, with the vehicular access to the south west corner nearest the lane running onto Ormond Road. The properties surrounding the site are two and three storeys (where there are rooms in the roof), and have rear yards. Parking provision in the area is comprised of predominantly on street parking. NCC highways have commented that the current parking provision in the area does not exceed capacity. The area does not currently have a residents parking scheme in place.

1.3 The land in question is sited within an area categorised by the Environment Agency as Flood Zone 2 and 3.

- 1.4 Outline planning permission is sought in this instance for the erection of 4 dwellings following the demolition of the existing buildings on site. The application seeks to approve the access, layout and scale. Appearance and landscaping would form the reserved matters to be considered if this outline application is approved.
- 1.5 The proposal has been amended, initially from 5 dwellings with undercroft parking, to 3 dwellings with undercroft parking. However as the access to the site is extremely narrow the application was amended for a final time, and what is being considered here, would be a car free development of 4 dwellings of 1.5 storeys in height (1st floor rooms in the roof with dormer windows. The layout and scale would be agreed as part of this application and show the properties orientated in a block of four linked terraced houses with front elevations facing the existing footpath to the west of the site, with rear gardens at the east of the site. Should planning permission be granted, the applicant would be required by condition to promote with Norfolk County Council as Highways Authority a Traffic Regulation Order for the prohibition of driving on the U6v106 Palgrave Road Back Lane. This would result in access to the site by cars or other motorised vehicles being prohibited, whilst currently the site has a vehicular access which could be reinstated if the site were to resume a commercial use.
- 1.5 Between the proposed layout of dwellings and backs of neighbouring properties to the rear there would be a separation distance of approximately 18-22m. To the front of the proposed properties and rear windows of dwellings on Palgrave Road there would be a separation of 15m and 22m. The proposed dwellings would have an internal floor area of 93.7m². The floor plan shown would result in a 2 bedroom dwelling with first floor bathroom and study and two bedrooms. The rear gardens would measure 7m deep and 6m wide, giving an approximate area of 42m².

2 Consultations :- Full copies of all documents are available on file.

- 2.1 Highways – Raise no objection to the amended proposal and seek the following conditions.

No works shall commence on the site until the Traffic Regulation Order for the prohibition of driving on the U6V106 Palgrave Road Back Lane has been promoted by the Highway Authority.

The reason for the condition is :- In the interests of highway safety.

No part of the proposed structure (to include fascia board / rainwater goods and guttering) shall overhang or encroach upon highway land and no gate / door / ground floor window if installed shall open outwards over the highway.

The reason for the condition is :- In the interests of highway safety.

- 2.2 Local residents – Full copies of objection letters are on file (13 letters from 8 individuals). Key points raised are as follows:
- Overlooking to properties to West, from amended scheme.
 - Loss of light in rear gardens of properties on Palgrave Road.
 - Alternative design would limit impact (single storey or different orientation).
 - Impact upon on street parking.
 - Unacceptable disturbance due to demolition and construction
 - Danger due to construction traffic accessing the site
- Objections to the original and 1st amendment included (before the scheme was made 2 storey and car free development:
- Poor vehicular access for future residents causing a dangerous interaction between cars, cyclists and pedestrians on the narrow access road, and as vehicles enter and exit Ormond Road.
 - Overdevelopment of the site due to the height of buildings being 3 storey.
 - Alley is used for putting out wheelie bins and vehicles would not be able to access site.
- 2.3 Building Control Officer – The fire service should be consulted, and the applicant should be aware of the poor ground conditions in this area.
- 2.4 Norfolk fire and Rescue Service – The proposal would not comply with requirements in The Building regulations, Approved Document B, Volume 1, B5 Section 11 (Vehicle Access as the primary concern is that a fire appliance will not be able to get within 45m of the dwelling houses. There is however a potential for compensatory features to be added that would be acceptable in this instance.
- 2.5 Environmental Health – No objection subject to the following requirements
- The land is identified as potentially contaminated therefore conditions should be added to any permission to ensure a contaminated land report is prepared and on the basis of the recommendations, further surveys/works carried out if required.
- Hours of construction and demolition are restricted by condition (0730-1800 Mondays-Fridays), 0800-1330 (Saturdays), no works on Sundays or bank holidays.
- Measures should be taken to ensure air quality is not affected during demolition and construction phases.
- As a two bedroom, two storey structure the proposal complies with government Internal Space standards. However the room indicated as a study does not comply with the recommended single bedroom size of 7.5m², as the room is 6.38m².
- 2.6 Environment Agency – 9th November 2017 - We note the revised plans show the proposed development will have the same ground floor level as before.

For this reason, the revision does not affect our position so please refer to our previous response dated March 2017. We continue to have no objection to this application, and advise that if the SMP or CFMP policy is not taken forward then this development would be expected to flood internally by 0.65m in future.

29th March 2017 – full copy on file – No objections to the proposal, the site is currently defended and the Shoreline management plan policy for this area has an aspiration to hold the line and the area benefits from a Catchment Flood Management Plan (CFMP). If the SMP or CFMP policy is not taken forward the development would be unsafe in the future.

- 2.7 GYBC Strategic Planning – The proposal seeks to demolish the existing commercial unit and replace it with five dwellings.

The site is located within the main urban area of Great Yarmouth. The application should be considered in the context of meeting the Borough's housing needs. Great Yarmouth is identified in the Core Strategy (Policy CS2) as a Main Town that in combination with Gorleston will contribute to approximately 35% of the Borough's housing growth. Weight should also be given to the NPPF requirement to significantly boost housing supply (paragraph 47), with local emphasis also on the Core Strategy's settlement hierarchy to direct the locations suitable for growth.

The site is surrounded by existing residential uses to the east, west, and south, with other commercial units to the north. It is also understood that the site has been vacant for a period of time. However, careful consideration should also be given to the density of the surrounding area (saved policy HOU17) and the circumstances of the limited access, which is a narrow unadopted road.

The site is also located within Flood Zone 3. Policy CS13 and national planning policy outline the Council's approach to development in flood risk zones.

In conclusion, from a planning policy perspective, the Strategic Planning team raises no objection to the principle of residential development in this location, but no doubt you may well have other matters to weigh in reaching a decision.

3 Policy :-

3.1 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

3.2 Policy CS9 – Encouraging well-designed, distinctive places

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

- a) Respond to, and draw inspiration from the surrounding area's distinctive natural, built and historic characteristics, such as scale, form, massing and

materials, to ensure that the full potential of the development site is realised; making efficient use of land and reinforcing the local identity

- b) Consider incorporating key features, such as landmark buildings, green infrastructure and public art, which relate to the historical, ecological or geological interest of a site and further enhance local character
- c) Promote positive relationships between existing and proposed buildings, streets and well lit spaces, thus creating safe, attractive, functional places with active frontages that limit the opportunities for crime
- 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
- f) Seek to protect the amenity of existing and future residents, or people working in, or nearby, a proposed development, from factors such as noise, light and air pollution and ensure that new development does not unduly impact upon public safety
- g) Conserve and enhance biodiversity, landscape features and townscape quality
- h) Minimise greenhouse gas emissions and the risk of flooding, through the use of renewable and low carbon energy and efficient site layouts and building designs, in accordance with Policy CS12
- i) Fulfil the day-to-day social, technological and economic needs of residents, visitors and businesses by ensuring the provision of capacity for high speed digital connectivity, suitable private and communal open space, cycle storage and appropriate waste and recycling facilities

Applicants are encouraged to engage with the Council's Development Control section early on in the design process through pre-application discussions to help speed up the planning process and ensure that the selected design is the most appropriate for the site.

3.3 Policy CS13: Protecting areas at risk of flooding and coastal change

3.4 POLICY HOU7

NEW RESIDENTIAL DEVELOPMENT MAY BE PERMITTED WITHIN THE SETTLEMENT BOUNDARIES IDENTIFIED ON THE PROPOSALS MAP IN THE PARISHES OF BRADWELL, CAISTER, HEMSBY, ORMESBY ST MARGARET, AND MARTHAM AS WELL AS IN THE URBAN AREAS OF GREAT YARMOUTH AND GORLESTON. NEW SMALLER SCALE RESIDENTIAL DEVELOPMENTS* MAY ALSO BE PERMITTED WITHIN THE

SETTLEMENT BOUNDARIES IDENTIFIED ON THE PROPOSALS MAP IN THE VILLAGES OF BELTON, FILBY, FLEGGBURGH, HOPTON-ON-SEA, AND WINTERTON. IN ALL CASES THE FOLLOWING CRITERIA SHOULD BE MET:

- (A) THE PROPOSAL WOULD NOT BE SIGNIFICANTLY DETRIMENTAL TO THE FORM, CHARACTER AND SETTING OF THE SETTLEMENT;
- (B) ALL PUBLIC UTILITIES ARE AVAILABLE INCLUDING FOUL OR SURFACE WATER DISPOSAL AND THERE ARE NO EXISTING CAPACITY CONSTRAINTS WHICH COULD PRECLUDE DEVELOPMENT OR IN THE CASE OF SURFACE WATER DRAINAGE, DISPOSAL CAN BE ACCEPTABLY ACHIEVED TO A WATERCOURSE OR BY MEANS OF SOAKAWAYS;
- (C) SUITABLE ACCESS ARRANGEMENTS CAN BE MADE;
- (D) AN ADEQUATE RANGE OF PUBLIC TRANSPORT, COMMUNITY, EDUCATION, OPEN SPACE/PLAY SPACE AND SOCIAL FACILITIES ARE AVAILABLE IN THE SETTLEMENT, OR WHERE SUCH FACILITIES ARE LACKING OR INADEQUATE, BUT ARE NECESSARILY REQUIRED TO BE PROVIDED OR IMPROVED AS A DIRECT CONSEQUENCE OF THE DEVELOPMENT, PROVISION OR IMPROVEMENT WILL BE AT A LEVEL DIRECTLY RELATED TO THE PROPOSAL AT THE DEVELOPER'S EXPENSE; AND,
- (E) THE PROPOSAL WOULD NOT BE SIGNIFICANTLY DETRIMENTAL TO THE RESIDENTIAL AMENITIES OF ADJOINING OCCUPIERS OR USERS OF LAND.

(Objective: To ensure an adequate supply of appropriately located housing land whilst safeguarding the character and form of settlements.)

* ie. developments generally comprising not more than 10 dwellings.

4 Assessment :-

- 4.1 The proposal has been amended twice during the course of the application. The key difference with this final iteration of the scheme is that the site would be developed as a no car development and the applicant agrees in principle that vehicular access would be prohibited along the current road linking into U6V106 Palgrave Road Back Lane. Additionally the scheme has 4 dwellings proposed, this is a reduction from 5 that had initially been submitted, but is one more than had been submitted as a first amendment. Previously the dwellings had been 3 storey dwellings with onsite parking in under croft garages. Other changes have been made, including the proposed height and massing of the buildings being reduced from 3 storey to 2 storey structures (with the rooms at first floor level being in the roof). The initial scheme had a ridge height of 10.7m, which has been reduced to 8.5m in height.

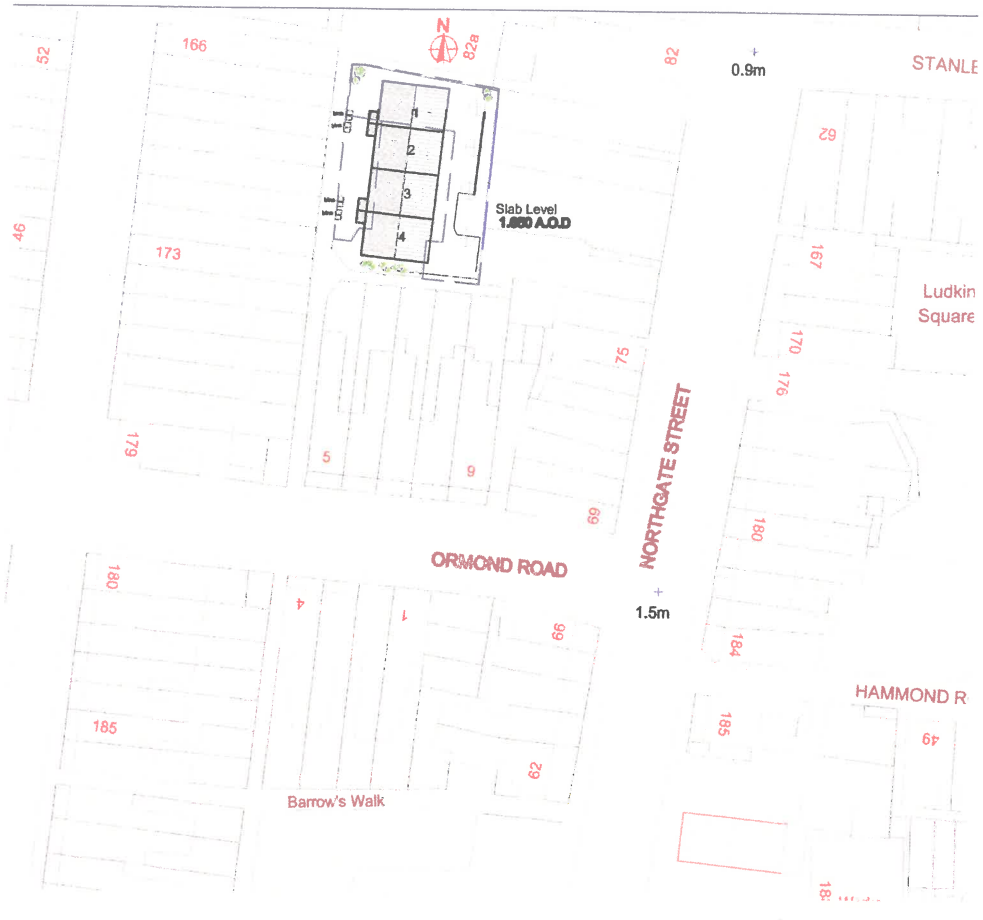
- 4.2 This site is located within Flood Zone 3. However the Environment Agency has not objected to the proposal, and the site is considered to meet the sequential and exceptions test due to the site being located within a sustainable location and there being a Shoreline Management Plan policy for this area has an aspiration to hold the line. The proposal would allow for a first floor refuge, and the application sets out in a Flood Risk Assessment other mitigation measures that could be incorporated to reduce the building and occupants vulnerability to flood events.
- 4.3 The principle of development of this brownfield site is acceptable as the site is located within the main urban area of Great Yarmouth. The application should be considered in the context of meeting the Borough's housing needs. Great Yarmouth is identified in the Core Strategy (Policy CS2) as a Main Town that in combination with Gorleston will contribute to approximately 35% of the Borough's housing growth. Weight should also be given to the NPPF requirement to significantly boost housing supply (paragraph 47), with local emphasis also on the Core Strategy's settlement hierarchy to direct the locations suitable for growth.
- 4.4 The site specific constraints, objections of neighbours and statutory consultees have resulted in amendments to the scheme being required. One change is that the form of development would be with no vehicular access to the site. The highway safety concerns raised by residents following the initial consultation were relevant. Due to vehicles accessing the site along the narrow unclassified road linking the site to Ormond Road the first proposals were considered unacceptable. This resulted in a change in design.
- 4.5 The site would now be accessed by foot only, from Ormond Road, and vehicles would be prohibited. Although there are also pedestrian access points from Palgrave Road, Apollo Road and Northgate Street. This would mean that the on street parking in the area on a number of roads would be utilised by future occupants and should spread the parking capacity from this site to an extent. NCC Highways have no objections to the development or impact upon on existing capacity for on street parking in the area. The applicants would be required to promote a Traffic Order prohibiting vehicle access to the site.
- 4.6 Potential impacts upon the amenity of neighbouring residents have been raised in objection letters. However the scheme has been amended since the original 5 dwelling, 3 storey proposal was submitted to reduce the height and alter the position of the buildings. The dwellings would now be located centrally within the plot rather than closer to the eastern boundary. This ensures that there is a sufficient distance of 18-22m to the rear between windows of the proposed dwelling and properties on Northgate Street, and an acceptable distance to the properties to the front (15-22m to the rear windows of properties on Palgrave Road. This degree of separation is comparable to some of the existing layouts in this relatively densely built out area. Whilst currently the neighbouring properties are not overlooked from this vacant site,

more widely the character of the area is of properties which overlook each other to a similar degree, as this is a densely populated area.

- 4.7 What is proposed would not result in an overbearing structure, especially when compared to the existing two storey structures on site which are closer to the sites east and western boundaries. The scheme has been amended to have a structure which would be 8.5m maximum in height, but with eaves heights of 4.5m. The proposal would result in garden space to the front with provision for bin storage, and rear private gardens of approximately 45m². In this location rear yards and gardens are of a modest size, and as there is not a Council policy specifying sizes for gardens of this type of property, the proposal is considered to provide adequate amenity space for future residents.
- 4.8 The size of the dwellings is considered to be of an acceptable size, the internal layout shows that the dwellings would have a floor area of 93.7m², which would exceed the space requirement as set out in the Governments Technical housing standards – nationally described space standards Guidance for a 2 storey, 2 bedroom dwelling, and also the 3 bedroom standard.
- 4.9 Whilst construction and demolition in all cases can cause disruption, due to the limited size of the access and busy town location with many properties surrounding the site, there is likely to be disruption, and noise. As such conditions would be attached to ensure that hours of work are limited, and thought is put into providing a scheme for deliveries and other demolition and construction traffic. Additionally, dust suppression would be required and a contamination report completed.
- 4.10 Whilst this outline application reserves the appearance and landscaping of the dwellings to a later application, on balance the scale and layout of the dwellings is considered to be acceptable. The siting of dwellings to the rear of properties is in keeping with the area, as there have been historic and recent infill dwellings set between the Victorian terraces (Cobden Terrace, Nursery Terrace etc. to the North). The amendment to the massing of the structures to 2 storeys, with eaves of 4.5m and a ridge height of 8.5m would be in keeping with the scale of surrounding dwellings, and also not significantly larger than the existing structures on site.

5 RECOMMENDATION :-

- 5.1 Approve - subject to standard outline planning application conditions, conditions as requested by NCC Highways and Environmental Health (Traffic Order, Contaminated land survey, demolition and construction working hour restrictions, dust suppression measures). A condition requiring a sprinkler system to be installed in all properties subject to Norfolk Fire and Rescue recommendations, a condition ensuring the recommendation of the flood risk assessment and the Environmental Agency are adhered to, and a condition requiring a Construction Environmental Management Plan(CEMP) to be submitted.



Site Plan 1:500



Location Plan 1:1250

Reference: 06/17/0469/F

Ward: Great Yarmouth

Officer: Mrs Gemma Manthorpe

Expiry Date: 16th December 2017

Applicant: Mr P Thompson

Proposal: Mixed use development incorporating 15 three bed houses, 8 one and two bedroom flats leisure area and 10 retail units.

Site: Land between 90 and 102 Regent Road Great Yarmouth

1. REPORT

- 1.1 The application is a full application for a mixed use development. The development as proposed seeks to incorporate 23 no. dwellings, one leisure unit (use class D2) and 10 no. retail units (use class A1). The site is the former Regent Superbowl and indoor market site which suffered a catastrophic fire in August 2016. Since the fire the site has been cleared and is fenced off and secured.
- 1.2 The site is located within the St Georges Conservation area as defined under the Planning (Listed Building and Conservation Areas) Act 1990. To the east of the application site, but not adjoining the site, is a Grade II listed building.
- 1.3 There is extensive history on the site which available to view on the file or online. Most of the history is not relevant to the current application given the current status of the land being cleared. There has been a previous application on the site in 2017 for a mixed use development comprising 49 one and two bedroom dwellings, a leisure area, market stalls, café and public toilets. The application was withdrawn by the applicant on the 7th June 2017.

2. Consultations :-

- 2.1 **Neighbours** – There have been no objections to the application however a nearby resident commented on the development which is attached in full to this report. The comments are summarised as noting that it would have been nice to see a larger leisure unit and what is going to be located within the leisure unit. The commentator goes on to state that Great Yarmouth needs to provide more to the local tourism and it appears that housing is more important than getting people to the town on holiday. Albion Road is a busy road which is not suitable to accommodate the deliveries.

- 2.3 **Norfolk County Council as Highway Authority** – Following the submission of a revised plan, drawing number 17004-0250 Rev B, the Highway Authority do not object to the application and request that conditions and informative notes are appended to any grant of permission the Local Planning Authority is minded to make.
- 2.4 **Police Architectural Liaison Officer** – Full and comprehensive comments have been received to the current application. It is strongly recommended to the applicant that uncontrolled public access to both stairways from Regent Road must not be permitted and must be controlled access at all times.
- 2.5 **Conservation** - This scheme has been developed in consultation with Development Control and Conservation and can be supported. Approval of materials is crucial to the scheme, white mortar, red multi brick with slate roofs and powder coated aluminium shutters for the shopfronts and aluminium windows. The hard and soft landscaping should also be conditioned.
- 2.6 **Norfolk County Council Education** – The application falls under the size threshold for education contributions.
- 2.7 **Norfolk County Council Fire** – Based on the location, the infrastructure that is already in place and the number of dwellings no, fire hydrants will be required.
- 2.8 **Norfolk County Council Library** - A development of 23 dwellings would place increased pressure on the existing library service particularly in relation to library stock, such as books and information technology. This stock is required to increase the capacity of Great Yarmouth library. It has been calculated that a development of this scale would require a total contribution of £1,725 (i.e. £75 per dwelling). This contribution will be spent on IT infrastructure and equipment at Great Yarmouth.
- 2.9 **Norfolk County Lead Local Flood Authority** – Having reviewed the revised Drainage Strategy (Canham Consulting, Drainage Strategy 209419 P3, October 2017) we are therefore able to remove our objection to this application subject to conditions being attached to any consent if this application is approved. We recognise that the Local Planning Authority is the determining authority, however to assist, we suggest the following wording:

Condition:

Prior to commencement of development, in accordance with the submitted Drainage Strategy (Canham Consulting, Drainage Strategy 209419 P3, October 2017) the following measures shall be submitted to and agreed with the Local Planning Authority in consultation with the Lead Local Flood Authority. The approved scheme will be implemented prior to the first occupation of the development. The scheme shall address the following matters:

I. Surface water runoff rates will be attenuated to 30 l/s as required by Anglian Water (Pre-Planning Assessment Report, October 2017)

II. Provision of surface water attenuation storage, sized and designed to accommodate the volume of water generated in all rainfall events up to and including the critical storm duration for the 1 in 100 year return period, including allowances for climate change, flood event. A minimum storage volume will be provided as detailed in the 'Indicative Surface Water Drainage Plan 209419-SK303- P1' (Canham Consulting, November 2017) and appendix C of the Drainage Strategy.

III. Detailed designs, modelling calculations and plans of the drainage conveyance network (Ref: Canham Consulting, Indicative Surface Water Drainage Plan 209419- SK303-P1, November 2017) in the:

1 in 30 year critical rainfall event to show no above ground flooding on any part of the site.

1 in 100 year critical rainfall plus climate change event to show, if any, the depth, volume and storage location of any above ground flooding from the drainage network ensuring that flooding does not occur in any part of a building or any utility plant susceptible to water (e.g. pumping station or electricity substation) within the development.

IV. Plans to be submitted showing the routes for the management of exceedance surface water flow routes that minimise the risk to people and property during rainfall events in excess of 1 in 100 year return period.

V. Finished ground floor levels of properties are a minimum of 300mm above expected flood levels of all sources of flooding.

VI. Details of how all surface water management features to be designed in accordance with The SuDS Manual (CIRIA C697, 2007), or the updated SuDS Manual (CIRIA C753, 2015), including appropriate treatment stages for water quality prior to discharge.

VII. A maintenance and management plan detailing the activities required and details of who will adopt and maintain the all the surface water drainage features for the lifetime of the development, as detailed in Appendix E, Canham Consulting, Drainage Strategy 209419 P3, October 2017.

Reason:

To prevent flooding in accordance with National Planning Policy Framework paragraph 103 and 109 by ensuring the satisfactory management of local sources of flooding surface water flow paths, storage and disposal of surface water from the site in a range of rainfall events and ensuring the surface water drainage system operates as designed for the lifetime of the development.

2.10 **Anglian Water** – No comments had been received at the time of writing.

2.11 **UK Power** – No objection.

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

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

2.16 **Great Yarmouth Borough Council Local Authority s106** - The policy requirement for public open space is 40 square metres to be provided per dwelling or payment in lieu of open space on site. Payments in lieu of open space shall be utilised for the maintenance, improvement or provision of open space within the locality of the development. The current application does not provide any open space on site and as such a payment of £480 per dwelling is sought as payment in lieu.

There is no provision for children's play on site. A payment in lieu of the provision is required at £920 per dwelling (excluding one bedroom dwellings) to comply with policy. The payment shall be utilised for the maintenance, improvement or provision of childrens recreation within the locality of the development.

Due to increased pressure on sensitive sites and in accordance with Policy CS14 of the Core Strategy £50 per dwelling is required as a Natura 2000 payment.

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

- Public Rights of Way
- Norfolk Trails
- Ecological Networks

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

2.18 **Strategic Planning** - This proposal seeks to revise the previous withdrawn application (ref. 06/17/0121/F), by significantly reducing the extent of development on site - decreasing number of residential units from 49 to 23, and reducing the floor space and number of units for retail and leisure use.

The principle of this development is supported by the Local Plan Core Strategy. It proposes a mixed-use scheme that efficiently diversifies the site into a cluster of uses including retail, leisure, community and residential within

Great Yarmouth town centre. This is generally compliant with Core Strategy Policy CS7 (d).

The revised scheme significantly reduces the extent of development which may question the overall efficiency in the use of the land (as sought in Core Strategy Policy CS3g)) given its location within the Main Town of Great Yarmouth and its potential to provide a well-designed mixed use development at a higher density. However, this needs to be considered in the context of the submitted Planning Supporting Statement which explains that the revised scheme addresses “comments from the Council and issues surrounding viability”.

The principle of developing new residential units in Great Yarmouth is supported by Core Policy CS2 and should be taken alongside the context of the Borough suffering from serious under-delivery against its adopted housing targets, and furthermore alongside the NPPF which seeks to “boost” significantly the supply of housing (para 47) and the Housing White Paper (Feb 2017) which indicates that great weight should be given to development of windfall housing sites.

- 2.19 **Environmental Health** – The development does not appear when scaling the drawings to meet the Technical Housing Standards – national described standards (DCLG March 2015); no scale drawings of the flats have been submitted.

Should planning permission be granted a pre commencement condition (in full at response dated the 17th August 2017) should be placed on any grant of planning permission. The hours of work should also be conditioned.

3. National Planning Policy Framework

- 3.1 The presumption in favour of sustainable development is set out under paragraph 4.
- 3.2 Paragraph 49: Housing applications should be considered in the context of the presumption in favour of sustainable development. Relevant policies for the supply of housing should not be considered up-to-date if the local planning authority cannot demonstrate a five-year supply of deliverable housing sites.
- 3.3 Paragraph 50 states that to deliver a wide choice of high quality homes, widen opportunities for home ownership and create sustainable, inclusive and mixed communities, local planning authorities should:
- Plan for a mix of housing based on current and future demographic trends, market trends and the needs of different groups in the community (such as, but not limited to, families with children, older people, people with disabilities, service families and people wishing to build their own homes);
 - identify the size, type, tenure and range of housing that is required in particular locations, reflecting local demand; and

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

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

- always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings;
- encourage the effective use of land by reusing land that has been previously developed (brownfield land), provided that it is not of high environmental value;
- promote mixed use developments, and encourage multiple benefits from the use of land in urban and rural areas, recognising that some open land can perform many functions (such as for wildlife, recreation, flood risk mitigation, carbon storage, or food production);

(extract only)

3.5 Paragraph 56. The Government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.

3.6 Paragraph 111. Planning policies and decisions should encourage the effective use of land by re-using land that has been previously developed (brownfield land), provided that it is not of high environmental value. Local planning authorities may continue to consider the case for setting a locally appropriate target for the use of brownfield land.

3.7 Paragraph 129. Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this assessment into account when considering the impact of a proposal on a heritage asset, to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposal.

3.8 Paragraph 150. Local Plans are the key to delivering sustainable development that reflects the vision and aspirations of local communities. Planning decisions must be taken in accordance with the development plan unless material considerations indicate otherwise.

- 3.9 Paragraph 137. Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites and within the setting of heritage assets to enhance or better reveal their significance. Proposals that reserve those elements of the setting that make a positive contribution to or better reveal the significance of the asset should be treated favourably.
- 3.8 Paragraph 206. Planning conditions should only be imposed where they are necessary, relevant to planning and to the development to be permitted, enforceable, precise and reasonable in all other respects.

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

- 4.1 Local Policy - Saved Great Yarmouth Borough-Wide Local Plan Policies (2001):
- 4.2 Paragraph 215 of the NPPF states that due weight should be given to relevant policies in existing plans according to their degree of consistency with the NPPF. The closer the Local Plan is to the policies in the NPPF the greater the weight that is given to the Local Plan policy. The Great Yarmouth Borough Wide Local Plan was adopted in 2001 and the most relevant policies were 'saved' in 2007. An assessment of policies was made during the adoption of the Core Strategy December 2015 and these policies remain saved following the assessment and adoption.
- 4.3 The Saved Policies listed have all been assessed as being in general conformity with the NPPF, and add further information to the policies in the NPPF, while not contradicting it. These policies hold the greatest weight in the determining of planning applications.
- 4.4 HOU16: A high standard of layout and design will be required for all housing proposals.

5. Core Strategy:

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

Approximately 35% of new development will take place in the borough's Main Towns at Gorleston-on-Sea and Great Yarmouth.

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

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

c) Ensure that new commercial development for employment, retail and tourism uses is distributed in accordance with Policies CS6, CS7, CS8 and CS16.

(extract)

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

b) Ensure that affordable housing is either:

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

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

(extract)

5.5 **Policy CS7:** Overall, the majority of town, district and local centres within the borough are performing well, despite the national economic downturn. To enable them to continue to compete with centres outside of the borough, out-of-town retailers and the internet, the Council will:

d) Aim to improve the vitality and viability of our town and district centres by:

- Safeguarding the retail function and character of each centre. Primary, Secondary and Holiday Shopping frontages will be identified in the Development Policies and Site Allocations Local Plan Document where appropriate
- Enhancing the appearance, safety and environmental quality of the centres
- Encouraging a diversity of uses within each centre, enabling a wide range of retail, leisure, social, educational, arts, cultural, office, commercial and where appropriate, residential uses

- Supporting small and independent businesses, including retaining and enhancing important local markets
- Promoting the short and long-term reuse of vacant buildings
- Enhancing the early evening economy
- Improving access to the centre by sustainable modes of transport and encouraging multi-purpose trips

(extract)

5.6 **Policy CS10:** The character of the borough is derived from the rich diversity of architectural styles and the landscape and settlement patterns that have developed over the centuries. In managing future growth and change, the Council will work with other agencies, such as the Broads Authority and Historic England, to promote the conservation, enhancement and enjoyment of this historic environment by:

a) Conserving and enhancing the significance of the borough's heritage assets and their settings, such as Conservation Areas, Listed Buildings, Scheduled Ancient Monuments, archaeological sites, historic landscapes including historic parks and gardens, and other assets of local historic value

(extract)

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

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

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

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

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

6. **Legislation - Planning (Listed Buildings and Conservation Areas) Act 1990**

6.1 s72 General duty as respects conservation areas in exercise of planning functions.

(1) In the exercise, with respect to any buildings or other land in a conservation area, of any functions under or by virtue of] any of the provisions mentioned in subsection

(2), special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.

6.2 s66 General duty as respects listed buildings in exercise of planning functions.

(1) In considering whether to grant planning permission or permission in principle for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

7. **Appraisal**

7.1 The site is located on Regent Road which functions as a pedestrianised leisure and shopping corridor that links Great Yarmouth's town centre with its seafront. Units on Regent Road are characteristically more seasonal in their offer further eastwards towards the seafront, the partition of Nelson Road typically dividing the length of Regent Road into 'all year round' or 'summer-seasonal' shopping areas.

7.2 It is considered that securing a mix of ground floor retailing at this location will help to reduce the seasonality of Regent Road. The continuation of active retail and/or leisure uses along Regent Road frontage will help to maintain its vibrancy and character. In addition, the concentration of further residents in this locale may help to stimulate more ground floor commercial activity improving its vitality.

8. **Assessment**

8.1 The application is a full application for a mixed use development comprising 15 three bedroom houses, 8 one and two bedroom flats, 10 retail units fronting Regent Road and a leisure area fronting Regent Road. The flats will face north onto Regent Road and will extend to the first floor above the retail units. The accesses to the flats will be from two points both off Regent Road. The houses as proposed will be accessed from Albion Road with two separate vehicular accesses each to parking areas for the dwellings within. Two of the houses will have a front door access from Albion Road.

8.2 The application is a revision from a previously withdrawn application submitted earlier this year. The number of residential units has been considerably reduced from 49 proposed residential dwellings. Strategic Planning have not objected to the application but have commented on the need to make best use of land in relation to the decrease in the number of units proposed. The previous application received a number of objections owing to the proposed height which was not commensurate to what was previously in situ prior to the

fire. Although sites such as this can yield a high number of dwellings the density of the current application is in keeping with the nearby residential area and is deemed acceptable. The height of the current application, with specific reference the Regent Road frontage, is in keeping with the character of the area and no longer has an overbearing dominance within the street scene.

- 8.3 The Albion Road section of the development has a 1.8m brick wall, set in to allow for visibility splays to be provided at the vehicular accesses. The inclusion of a brick built wall at this boundary gives a more pleasing aesthetic and creates a cohesive form of development which, while in keeping with the urban character, seeks to differentiate the development from the existing arrangement of dwellings. Albion Road and the surrounding residential roads are typified by urban density and are predominately residential dwellings. The existing dwellings vary in type, size and external appearance and as such the walled frontage to the proposed development broken up by the accesses and the two gable ends will contribute positively to the street scene.
- 8.4 The three bedroom houses as proposed are annotated on the submitted plans as 100m² over 2.5 stories, it is noted that when scaling from the plans the units were smaller than this at just over 91m². The houses all have private rear gardens with separate rear access. The boundary treatments between the properties as proposed are timber fencing to a height of 1.8m. The boundary to the rear accesses of the retail and leisure units is 1.8m high brick wall. This will provide additional demarcation between the two elements of the development and would be conditioned should the application be approved.
- 8.5 There are no objections to the development from Norfolk County Council Highways department following minor amendments to the scheme. There are 19 parking spaces, inclusive of one garage, proposed with the development. The conditions requested from highways would secure the provision of the access and parking in accordance with the submitted plan. The development is located within a sustainable location and as such the level of parking as applied for is deemed acceptable to Highways standards. The 8 no. flats do not have any parking associated with them, which as per previous, is acceptable given the sustainable location of the proposed development. Areas for cycle parking are shown for some of the retail units and the houses as proposed.
- 8.6 Comments received from Environmental Health state that the flats do not comply with their requisite size standards. The size standards that have been applied to the one bedroom flats are for two person occupancy with 37m² as the size requirement for single person occupancy. As it cannot be assumed that two persons will occupy the units and it is accepted planning policy to seek to provide a variety of sizes of accommodation to suit different demographics the application of the larger size is inappropriate in relation to planning. The flat sizes as proposed are, as annotated on the submitted plans as follows:

2 x 66m² 2 Bedroom Units
2 x 64m² 2 Bedroom Units

4 x 39m2 1 Bedroom Units

The internal measurements as taken from the plans do not show these sizes and show the units as smaller. There are no adopted size requirements within Local or National Planning Policy and as such there are none that should be robustly applied. The units, as shown by the drawings, are an adequate size, in the absence of adopted planning policy on sizes, to provide residential accommodation. Policy CS3 seeks to 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 and therefore the development as proposed is in accordance with this policy.

- 8.7 The Regent Road frontage will, at ground floor level, comprise the 10 retail units and the leisure unit. Should the application be approved the units will be conditioned to be A1 retail and D2 Assembly and leisure. The uses are, as per the Planning Portal, as follows:

A1 Shops - Shops, retail warehouses, hairdressers, undertakers, travel and ticket agencies, post offices, pet shops, sandwich bars, showrooms, domestic hire shops, dry cleaners, funeral directors and internet cafes.

D2 Assembly and leisure - Cinemas, music and concert halls, bingo and dance halls (but not night clubs), swimming baths, skating rinks, gymnasiums or area for indoor or outdoor sports and recreations (except for motor sports, or where firearms are used).

There is currently no proposed use for the D2 leisure unit however a use within the class can be conditioned. It is also recommended that should the application be approved the permitted rights to change the use of the premises is removed. This is to ensure the vitality of the Regent Road frontage.

- 8.8 As per paragraph 6.1 of this report there is a duty, when deciding planning applications within conservation areas, to pay special attention to the preservation and enhancement of the conservation area. The application has been assessed in line with s72 of the Planning (Listed Buildings and Conservation Areas) Act 1990. The flats to the first floor of the retail units include, at 4 units, balconies with glass balustrades. These, coupled with the design giving four street facing gable ends, break the frontage and the roof line of the development. There is a listed building within the vicinity of the application and as such special regard for the desirability of preserving the setting of the listed building and ensuring that, in accordance with s66 at paragraph 6.2 of this report, the application has been assessed with this in mind; the application has no significant adverse impact on the character or setting of the listed building. The improvements to the site will enhance the conservation area and, by seeking to bring additional trade to the area should assist in maintaining the viability of the listed building. There will be no detrimental impact on the character or the setting of the listed building by the development as proposed.

- 8.9 The use of glass at the ground floor Regent Road frontage adds to the vitality of the shopping corridor which leads people from the Town Centre to the seafront. It is recommended, in line with the conservation officers comments, that the shutters, as noted within the proposed materials, to be affixed to the retail units are powder coated aluminium which should seek to maintain some of the benefit of the retail function when closed by offering a light and appealing enhancement as opposed to utilitarian shutters that fail to provide the required enhancements.
- 8.10 The materials as proposed include red brick in accordance with the Conservation Offices recommendation with white or stone through coloured render as identified on the submitted plans. The mortar proposed is grey although the Conservation Officers recommendation is white and therefore this shall be requested to be amended to ensure that the development provides as much of an enhancement to the area as possible. The windows at the Regent Road elevation are proposed as aluminium which is the preferred material in this location. UPVC is an acceptable material which is commonly employed in developments and as such the use of UPVC as proposed to the Albion Road elevations is acceptable given different considerations.
- 8.11 The application site is a sustainable one where a mixed use development can be supported. The vitality and commercial nature of Regent Road is being retained and should be conditioned to ensure that this continues. The uses of the site as proposed are complementary and could serve to create a shopping frontage with more year round appeal to the benefit of the area. The development of the site to provide residential dwellings within the town centre is in accordance with the Core Strategy and the redevelopment of brownfield sites is supported by both Local and National Planning Policy.

9. Recommendation

- 9.1 It is recommended to approve the application subject to all conditions as requested by consulted parties, noted within the report and any required to secure an adequate form of development. The permission should not be issued until the signing of a s106 agreement securing policy compliance obligations as set out in the report to include payment in lieu of public open space and childrens recreation, Natura 2000 contribution, affordable housing (notwithstanding information within submission affordable housing provision to be negotiated) and library contributions. In the absence of a detailed requirement Norfolk County Council GI is not being sought.
- 9.2 The reasons for recommending the approval of the application is that it is a sustainable development utilising brownfield land in accordance with the National Planning Policy Framework and it complies with policies CS1, CS2, CS3, CS4, CS7, CS9 and CS14 of the Core Strategy.

Internet Consultees

Application Reference 06/17/0469/F

Attachments

Invalid Consultee Comment? ☐Copy to existing Consultee? ☐

Name Emma Lamb

Address 85 Albion Road

Great Yarmouth

Norfolk

Post Code NR30 2HU

Telephone

Email Address

For or Against

NOS Subject to Condition

Speak at Committee

I feel that although Mr Thompson has changed his plans, and has seemed to take on board some of the comments which were previously made, I believe there are still some concerns which should be raised with him. Firstly I am in favour of the retail units and leisure unit. However it would have been nice to see a larger leisure unit and Mr Thompson's plans to what will be included in this unit. Great Yarmouth does need to provide more to the local tourism and it seems that housing is more important rather than getting people here on holiday. There are so many empty retail units in the town centre so surely trying to fill the ones on Regent Road will be difficult. Further as a mother to young children, there is not much for residents to do all year round which is affordable since Great Yarmouth is a low wage town. I see that the number of houses/flats have dropped to 23 but again Albion Road is a very busy road.

Date Entered 18-08-2017

Internet Reference OWPC1222

Internet Consultees

Application Reference 06/17/0469/F

Attachments

Invalid Consultee Comment? ☐Copy to existing Consultee? ☐

Name Emma Lamb

Address 85 Albion Road

Great Yarmouth

Norfolk

Post Code NR30 2HU

Telephone

Email Address

For or Against NOS Subject to Condition

Speak at Committee

Thompson's plans to what will be included in this unit. Great Yarmouth does need to provide more to the local tourism and it seems that housing is more important rather than getting people here on holiday. There are so many empty retail units in the town centre so surely trying to fill the ones on Regent Road will be difficult. Further as a mother to young children, there is not much for residents to do all year round which is affordable since Great Yarmouth is a low wage town. I see that the number of houses/flats have dropped to 23 but again Albion Road is a very busy road, considering all the deliveries it will need to conduct for the existing and new businesses, surely the infrastructure is not all that suitable for that amount of additional houses and flats. I feel that Mr Thompson has not considered the community at all.

Date Entered 18-08-2017

Internet Reference OWPC1222

via e-mail
Planning Services
Development Control
Great Yarmouth Borough Council
Norfolk,
NR30 2QF

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

Your Ref: 06/17/0469/F
Date: 30 November 2017

My Ref: FWP/17/6/5549
Tel No.: 0344 800 8020
Email: llfa@norfolk.gov.uk

Dear Mrs Manthorpe

Town and County Planning (Development Management Procedure) (England) Order 2015

Mixed use development incorporating 15 three bed houses, 8 one and two bedroom flats, leisure area and 10 retail units at 90 and 102 Regent Road (land between) GREAT YARMOUTH Norfolk NR30 2AH

Thank you for your consultation on the above site, received on 20 October. We have reviewed the application as submitted and wish to make the following comments.

We note the submission of a revised drainage strategy (Canham Consulting, Drainage Strategy 209419 P3, October 2017). We previously objected and requested that the following issues were addressed:

- Provision of geotechnical information to determine whether material on site has infiltration potential. These should be representative of on-site conditions. If there is infiltration potential and there is an unsaturated zone that would enable infiltration to occur we would expect detailed infiltration testing to be undertaken in line with BRE 365.
- Provision of calculations and cross referenced plans of the onsite drainage network to confirm that it can accommodate a 1 in 1 and 1 in 100 year event plus climate change
- Confirmation that Anglian Water will accept a run off rate of 50 l/s to ensure that events up to a 1 in 100 year event plus climate change can be accommodated in the offsite combined sewer without causing flood risk onsite or elsewhere.
- Provision of information on how the proposal manages the 1 in 100 (plus Climate Change) year events including flow routing, storage, and property threshold levels to establish that flooding does not occur in any part of a building (including a

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Continued.../

basement) or in any utility plant susceptible to water within the development; and that all water is contained within the site.

Having reviewed the revised Drainage Strategy (Canham Consulting, Drainage Strategy 209419 P3, October 2017) we have the following comments to make:

- Infiltration testing has been carried out and the results indicate that shallow infiltration is achievable. The applicant has stated that the surface water from the car parking areas will be directed to permeable paving and has submitted micro drainage calculations to confirm this. We view this as reasonable.
- The applicant has provided drawings of the pipe network, attenuation tank and permeable paving alongside micro drainage calculations to confirm that the surface water system is able to accommodate an event up to 1 in 100 year event plus 40% climate change.
- Anglian Water have confirmed that they are able to accept a discharge rate of 30 l/s to their combined sewer system
- A maintenance and management plan has been submitted (Appendix E, Canham Consulting, Drainage Strategy 209419 P3, October 2017) which details the responsibility, type and frequency of maintenance.

We are therefore able to remove our objection to this application **subject to conditions being attached to any consent** if this application is approved. We recognise that the Local Planning Authority is the determining authority, however to assist, we suggest the following wording:

Condition:

Prior to commencement of development, in accordance with the submitted Drainage Strategy (Canham Consulting, Drainage Strategy 209419 P3, October 2017) the following measures shall be submitted to and agreed with the Local Planning Authority in consultation with the Lead Local Flood Authority. The approved scheme will be implemented prior to the first occupation of the development. The scheme shall address the following matters:

- I. Surface water runoff rates will be attenuated to 30 l/s as required by Anglian Water (Pre-Planning Assessment Report, October 2017)
- II. Provision of surface water attenuation storage, sized and designed to accommodate the volume of water generated in all rainfall events up to and including the critical storm duration for the 1 in 100 year return period, including allowances for climate change, flood event. A minimum storage volume will be provided as detailed in the 'Indicative Surface Water Drainage Plan 209419-SK303-P1' (Canham Consulting, November 2017) and appendix C of the Drainage Strategy.

- III. Detailed designs, modelling calculations and plans of the drainage conveyance network (Ref: Canham Consulting, Indicative Surface Water Drainage Plan 209419-SK303-P1, November 2017) in the:
- 1 in 30 year critical rainfall event to show no above ground flooding on any part of the site.
 - 1 in 100 year critical rainfall plus climate change event to show, if any, the depth, volume and storage location of any above ground flooding from the drainage network ensuring that flooding does not occur in any part of a building or any utility plant susceptible to water (e.g. pumping station or electricity substation) within the development.
- IV. Plans to be submitted showing the routes for the management of exceedance surface water flow routes that minimise the risk to people and property during rainfall events in excess of 1 in 100 year return period.
- V. Finished ground floor levels of properties are a minimum of 300mm above expected flood levels of all sources of flooding
- VI. Details of how all surface water management features to be designed in accordance with The SuDS Manual (CIRIA C697, 2007), or the updated SuDS Manual (CIRIA C753, 2015), including appropriate treatment stages for water quality prior to discharge.
- VII. A maintenance and management plan detailing the activities required and details of who will adopt and maintain the all the surface water drainage features for the lifetime of the development, as detailed in Appendix E, Canham Consulting, Drainage Strategy 209419 P3, October 2017.

Reason:

To prevent flooding in accordance with National Planning Policy Framework paragraph 103 and 109 by ensuring the satisfactory management of local sources of flooding surface water flow paths, storage and disposal of surface water from the site in a range of rainfall events and ensuring the surface water drainage system operates as designed for the lifetime of the development.

Further detailed comments can be found in the attached Annex.

If you, the Local Planning Authority review and wish to determine this application against our advice you should notify us, the Lead Local Flood Authority, by email at llfa@norfolk.gov.uk so that appropriate conditions can be placed on the development.

Alternatively, if further information is submitted, we request we are re-consulted and we will aim to provide bespoke comments within 21 days of the formal consultation date.

Yours faithfully

Mark

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Continued.../

Mark Henderson
Flood Risk Officer

Lead Local Flood Authority

Disclaimer

We have relied on the accuracy and completeness of the information supplied to us in providing the above advice and can take no responsibility for incorrect data or interpretation, or omissions, in such information. If we have not referred to a particular issue in our response, it should not be assumed that there is no impact associated with that issue.

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

Your Ref: 06/17/0469/F
Date: 26 September 2017

My Ref: 9/6/17/0469
Tel No.: 01603 638070
Email: stuart.french@norfolk.gov.uk

Dear Gemma

**Great Yarmouth: Mixed use development incorporating 15 three bed houses, 8 one and two bedroom flats, leisure area and 10 retail units
90 and 102 Regent Road (land between) GREAT YARMOUTH Norfolk NR30 2AH**

Thank you for your recent notification of submission of a revised plan, drawing number 17004-0250 Rev B, with respect to the above application.

Having reviewed the plan I would advise that, in highway terms only I have no objection to the proposals but I would recommend the following conditions and informative notes be appended to any grant of permission your Authority is minded to make.

SHC 08 Prior to the first occupation/use of the development hereby permitted the vehicular accesses shall be provided and thereafter retained at the position shown on the approved plan (drawing number 17004-0250 Rev B) in accordance with the highway specification (Dwg. No. TRAD 1) 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 09 Vehicular and pedestrian (and cyclist) access to and egress from the adjoining highway shall be limited to the access(es) shown on drawing number 17004-0250 Rev B only. Any other access(es) or egresses shall be permanently closed, and the footway / highway verge shall be reinstated in accordance with a detailed scheme to be agreed with the Local Planning Authority in consultation with the Highway Authority, concurrently with the bringing into use of the new access.

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Reason: In the interests of highway safety.

- SHC 13V Prior to the first occupation/use of the development hereby permitted (any access gate(s), bollard, chain or other means of obstruction shall be hung to open inwards, set back, and thereafter retained a minimum distance of 5 metres from the near channel edge of the adjacent carriageway.

Reason: To enable vehicles to safely draw off the highway before the gate(s) or obstruction is opened.

- SHC 17 No part of the proposed structure (to include fascia board / rainwater goods and guttering) shall overhang or encroach upon highway land and no gate / door / ground floor window if installed shall open outwards over the highway.

Reason: In the interests of highway safety.

- SHC 19 Prior to the first occupation/use of the development hereby permitted the visibility splays shall be provided in full accordance with the details indicated on the approved plan (drawing number 17004-0250 Rev B). The 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 24 Prior to the first occupation/use of the development hereby permitted the proposed access, on-site car and cycle parking and turning areas shall be laid out, demarcated, levelled, surfaced and drained in accordance with the approved plan and retained thereafter available for that specific use.

Reason: To ensure the permanent availability of the parking / manoeuvring area, in the interests of highway safety.

- SHC 28 Development shall not commence until a scheme detailing provision for on site parking for construction workers for the duration of the construction period has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented throughout the construction period.

Reason: To ensure adequate off-street parking during construction in the interests of highway safety.

- SHC 36V The proposed existing highway boundary(ies) shall be marked out on site prior to commencement of construction of any part of the development fronting the highway.

Reason: To prevent structures being erected within the highway boundary.

Continued/...

SHC 39AV Notwithstanding the details indicated on the submitted drawings no works shall commence on site unless otherwise agreed in writing until a detailed scheme for the off-site highway improvement works (footway works including vehicle crossover removal/provision to the footway on Albion Road fronting the development) have been submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority.

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

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

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

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

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

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

Inf. 4 This proposal involves excavations adjacent to the public highway. It is an OFFENCE to carry out any works that may affect the Public Highway, which includes a Public Right of Way, without the permission of the Highway Authority. Please note that it is the Applicants' 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. Please contact the Streetworks Co-ordinator (North) on 0344 800 8020.

Continued/...

Inf 10 Please be aware it is the applicant's responsibility to clarify the boundary with the public highway. Private structures such as fences or walls will not be permitted on highway land. The highway boundary may not match the applicants title plan. Please contact the highway research team at highway.boundaries@norfolk.gov.uk for further details.

Yours sincerely

Stuart French

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

Encl

PLANNING APPLICATIONS CLEARED BETWEEN 01-NOV-17 AND 30-NOV-17 FOLLOWING DETERMINATION BY THE GROUP MANAGER (PLANNING) UNDER DELEGATED POWERS

REFERENCE	06/17/0609/F
PARISH	Belton & Browston 10
PROPOSAL	Formation of a pitched roof over the existing doctors surgery
SITE	St Johns Road Pharmacy Belton GREAT YARMOUTH NR31 9JT
APPLICANT	Mr D Broughton
DECISION	APPROVE

REFERENCE	06/17/0623/F
PARISH	Belton & Browston 10
PROPOSAL	Proposed storey single front extension
SITE	12 St Georges Road Belton GREAT YARMOUTH NR31 9LE
APPLICANT	Mr S Davidson
DECISION	APPROVE

REFERENCE	06/17/0624/F
PARISH	Bradwell N 1
PROPOSAL	Replacement of sectional garage
SITE	11 Blackbird Close Bradwell GREAT YARMOUTH NR31 8RT
APPLICANT	Mrs Brooks
DECISION	APPROVE

REFERENCE	06/17/0633/F
PARISH	Bradwell N 1
PROPOSAL	Single storey side/rear extension
SITE	2A Curlew Way Bradwell GREAT YARMOUTH NR31 8QX
APPLICANT	Mr M Whelband
DECISION	APPROVE

REFERENCE	06/17/0650/F
PARISH	Bradwell N 1
PROPOSAL	Removal of flat roof conservatory at rear. Erection of single storey extension
SITE	49 Laurel Drive Bradwell GREAT YARMOUTH NR31 8PB
APPLICANT	Mr R Starling
DECISION	APPROVE

PLANNING APPLICATIONS CLEARED BETWEEN 01-NOV-17 AND 30-NOV-17 FOLLOWING DETERMINATION BY THE GROUP MANAGER (PLANNING) UNDER DELEGATED POWERS

REFERENCE	06/17/0666/F
PARISH	Bradwell N 1
PROPOSAL	Single storey rear extension
SITE	The Forge Sandy Lane Bradwell GREAT YARMOUTH NR31 9EA
APPLICANT	Mr P & Mrs N Bunce
DECISION	APPROVE
<hr/>	
REFERENCE	06/17/0504/F
PARISH	Bradwell S 2
PROPOSAL	Construction of a 4/5 no. bedr oom chalet bungalow with basem ent.
SITE	The Bungalow Doles Lane Bradwell GREAT YARMOUTH NR31 9DZ
APPLICANT	Mr R Perry
DECISION	APPROVE
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REFERENCE	06/17/0610/F
PARISH	Bradwell S 2
PROPOSAL	Variation of condition 2 re: PP 06/15/0079/F - Revisions to design and layout
SITE	49 Beccles Road Bradwell GREAT YARMOUTH NR31 0PS
APPLICANT	Mr G Bristo
DECISION	REFUSED
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REFERENCE	06/17/0647/F
PARISH	Bradwell S 2
PROPOSAL	New detached garage and store and single storey extension to existing integral garage
SITE	18 Green Lane Bradwell GREAT YARMOUTH NR31 8QH
APPLICANT	Mr C Locke
DECISION	APPROVE
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REFERENCE	06/17/0655/F
PARISH	Bradwell S 2
PROPOSAL	Proposed two storey rear extension
SITE	12 White Clover Road Bradwell GREAT YARMOUTH NR31 8ST
APPLICANT	Mr & Mrs Brown
DECISION	APPROVE
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REFERENCE	06/17/0696/CD
PARISH	Burgh Castle 10
PROPOSAL	Discharge of Conditions 3, 5 & 7 re: Planning Permission 06/17/0487/F
SITE	Queens Head Public House High Road Burgh Castle GREAT YARMOUTH
APPLICANT	Mr D James
DECISION	APPROVE (CONDITIONS)
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PLANNING APPLICATIONS CLEARED BETWEEN 01-NOV-17 AND 30-NOV-17 FOLLOWING DETERMINATION BY THE GROUP MANAGER (PLANNING) UNDER DELEGATED POWERS

REFERENCE	06/17/0489/F
PARISH	Caister On Sea 3
PROPOSAL	CoU from chalet acc & touring facilities to the siting of 69 static caravans including associated infrastructure
SITE	Caister Holiday Park Ormesby Road Caister GREAT YARMOUTH NR30 5NQ
APPLICANT	Bourne Leisure Limited
DECISION	APPROVE

REFERENCE	06/17/0580/CU
PARISH	Caister On Sea 3
PROPOSAL	C.O.U of res.flat over extg vet practice to allow expansio expansion of practice fac. & remove garden area for parking
SITE	5 Ormesby Road Caister GREAT YARMOUTH NR30 5JY
APPLICANT	Mr T Morrell
DECISION	APPROVE

REFERENCE	06/17/0628/F
PARISH	Caister On Sea 3
PROPOSAL	Single storey side extension
SITE	50 St Nicholas Drive Caister GREAT YARMOUTH NR30 5QS
APPLICANT	Mr & Mrs P & D Beckett
DECISION	APPROVE

REFERENCE	06/17/0638/F
PARISH	Caister On Sea 3
PROPOSAL	Proposed erection of a two storey extension at the front of the property
SITE	5 Byron Way Caister GREAT YARMOUTH NR30 5RW
APPLICANT	Mr K Bartley
DECISION	APPROVE

REFERENCE	06/17/0639/F
PARISH	Caister On Sea 3
PROPOSAL	Proposed single storey rear extension
SITE	19 Gaywood Close Caister GREAT YARMOUTH NR30 5RD
APPLICANT	Mr & Mrs Blackwell
DECISION	APPROVE

REFERENCE	06/17/0664/F
PARISH	Caister On Sea 3
PROPOSAL	Extension to existing Lifeboat Station
SITE	Caister Lifeboat Station Skippers Walk Caister on Sea GREAT YARMOUTH NR30 5DJ
APPLICANT	Mr Gibson
DECISION	APPROVE

PLANNING APPLICATIONS CLEARED BETWEEN 01-NOV-17 AND 30-NOV-17 FOLLOWING DETERMINATION BY THE GROUP MANAGER (PLANNING) UNDER DELEGATED POWERS

REFERENCE **06/17/0499/F**
 PARISH Caister On Sea 4
 PROPOSAL Proposed caravan

SITE 58 Yarmouth Road Caister
 GREAT YARMOUTH NR30 5BT

APPLICANT Mrs D Coggins
 DECISION **REFUSED**

REFERENCE **06/17/0659/F**
 PARISH Caister On Sea 4
 PROPOSAL Proposed porch extension

SITE 32 West Road Caister
 GREAT YARMOUTH NR30 5AX

APPLICANT Mr Brown
 DECISION **APPROVE**

REFERENCE **06/17/0607/F**
 PARISH Filby 6
 PROPOSAL Renewal of PP 06/07/0990/F for stable and shed

SITE Thrigby Road Filby
 GREAT YARMOUTH

APPLICANT Mr G Green
 DECISION **APPROVE**

REFERENCE **06/17/0620/F**
 PARISH Filby 6
 PROPOSAL Proposed roof conversion to form bedroom incorporating Velux or similar rooflights over existing garage

SITE 3 York Villa Close Filby
 GREAT YARMOUTH NR29 3JN

APPLICANT Mr A Howard
 DECISION **APPROVE**

REFERENCE **06/17/0587/F**
 PARISH Fritton/St Olaves 10
 PROPOSAL Keep 12 solo/6 twin shelters & donkey shelter w/extension. CoU of exist gift shop, info & staff fac to staff fac & store Redwings Caldecott Hall Estate Beccles Road Fritton

SITE GREAT YARMOUTH NR31 9EY

APPLICANT Ms R Spencer
 DECISION **APPROVE**

REFERENCE **06/17/0536/F**
 PARISH Great Yarmouth 5
 PROPOSAL Construction of one, two- bedroom house

SITE 4 Montague Terrace (adj) Fredrick Road
 Gorleston GREAT YARMOUTH

APPLICANT Wattoncot Developments Limited
 DECISION **APPROVE**

PLANNING APPLICATIONS CLEARED BETWEEN 01-NOV-17 AND 30-NOV-17 FOLLOWING DETERMINATION BY THE GROUP MANAGER (PLANNING) UNDER DELEGATED POWERS

REFERENCE	06/17/0600/F
PARISH	Great Yarmouth 5
PROPOSAL	Variation of condition 6 re: 06/92/1019/F - to allow petrol filling station, shop and bakery to open 5am to midnight
SITE	White Horse Filling Station Beccles Road Gorleston GREAT YARMOUTH
APPLICANT	Motor Fuel Group
DECISION	APPROVE

REFERENCE	06/17/0642/F
PARISH	Great Yarmouth 5
PROPOSAL	Dropped kerb with two parking spaces
SITE	90 Middleton Road Gorleston GREAT YARMOUTH NR31 7PQ
APPLICANT	Mr D Bryant
DECISION	APPROVE

REFERENCE	06/17/0656/F
PARISH	Great Yarmouth 5
PROPOSAL	Proposed dropped kerb to form vehicular access
SITE	21 Suffolk Road Gorleston GREAT YARMOUTH NR31 0QB
APPLICANT	Mr T Norman
DECISION	APPROVE

REFERENCE	06/17/0634/F
PARISH	Great Yarmouth 7
PROPOSAL	Proposed single storey rear extension
SITE	34 Victoria Road Gorleston GREAT YARMOUTH NR31 6EF
APPLICANT	Mr A Lynch
DECISION	APPROVE

REFERENCE	06/17/0645/F
PARISH	Great Yarmouth 7
PROPOSAL	Remove existing 1.8 metre high fence on north and part of east boundry and replace with 2.4 metre high fence
SITE	30 Carrel Road Gorleston GREAT YARMOUTH NR31 7RF
APPLICANT	Mr R Foster
DECISION	APPROVE

REFERENCE	06/17/0589/F
PARISH	Great Yarmouth 9
PROPOSAL	Demolition of two single garages and erection of three, two-storey three bed houses
SITE	Tollgate Court GREAT YARMOUTH Norfolk NR31 0JU
APPLICANT	Mr N Calver
DECISION	APPROVE

PLANNING APPLICATIONS CLEARED BETWEEN 01-NOV-17 AND 30-NOV-17 FOLLOWING DETERMINATION BY THE GROUP MANAGER (PLANNING) UNDER DELEGATED POWERS

REFERENCE	06/17/0591/F
PARISH	Great Yarmouth 9
PROPOSAL	Proposed 2 no chalet bungalows with car spaces
SITE	Lady Haven P H (land rear of) 129 Mill Road Cobholm GREAT YARMOUTH
APPLICANT	Mr S Atkinson
DECISION	APPROVE

REFERENCE	06/17/0350/F
PARISH	Great Yarmouth 14
PROPOSAL	C.O.U from former restaurant - charity offices with flat over hse & basement mtg rm.Demo redun.sgile kit. ex. & int.alts
SITE	33 King Street Fatso's GREAT YARMOUTH NR30 2PN
APPLICANT	Mr D Barker
DECISION	APPROVE

REFERENCE	06/17/0351/LB
PARISH	Great Yarmouth 14
PROPOSAL	C.O.U from former restaurant - charity offices with flat over hse & basement mtg rm.Demo redun.sgile kit. ex. & int.alts
SITE	33 King Street Fatso's GREAT YARMOUTH NR30 2PN
APPLICANT	Mr D Barker
DECISION	LIST.BLD.APP

REFERENCE	06/17/0440/F
PARISH	Great Yarmouth 14
PROPOSAL	Prop rear ext to provide acces to 2 additional flats on roof top, with associated ext works to windows, doors & facade
SITE	31-33 South Quay Nelson House GREAT YARMOUTH NR30 2RG
APPLICANT	Daylight Developments
DECISION	APPROVE

REFERENCE	06/17/0503/CD
PARISH	Great Yarmouth 14
PROPOSAL	Discharge of Conditions 3 and and 4 of PP: 06/16/0797/F - Change of use of 1st and 2nd floors etc
SITE	28 Hall Plain GREAT YARMOUTH Norfolk NR30 2QD
APPLICANT	Mr P Burman
DECISION	APPROVE (CONDITIONS)

REFERENCE	06/17/0616/F
PARISH	Great Yarmouth 14
PROPOSAL	Application to retain the use of the existing single storey pharmacy
SITE	Pharmacy Howard Street South GREAT YARMOUTH
APPLICANT	Mr Ondhia
DECISION	APPROVE

PLANNING APPLICATIONS CLEARED BETWEEN 01-NOV-17 AND 30-NOV-17 FOLLOWING DETERMINATION BY THE GROUP MANAGER (PLANNING) UNDER DELEGATED POWERS

REFERENCE	06/17/0618/CU
PARISH	Great Yarmouth 14
PROPOSAL	Change of use from public house to residential use
SITE	112 Nelson Road Central GREAT YARMOUTH Norfolk NR30 2NJ
APPLICANT	Mrs E Fretwell
DECISION	APPROVE

REFERENCE	06/17/0663/CD
PARISH	Great Yarmouth 14
PROPOSAL	Discharge of conditions 3, 4 and 5 of PP 06/15/0776/F - Proposed 2 no. dwellings on former Southern Hotel car park
SITE	Albert Road (Former Southern Hotel car park) GREAT YARMOUTH NR30 3JH
APPLICANT	Mr W Harrison
DECISION	APPROVE (CONDITIONS)

REFERENCE	06/16/0801/F
PARISH	Great Yarmouth 15
PROPOSAL	Works to the roof to create a mansard roof with rooms in the roof, and addition of a storey to the existing rear extension
SITE	32 Wellesley Road Chatsworth Hotel GREAT YARMOUTH NR30 1EU
APPLICANT	Mr R Wombwell
DECISION	APPROVE

REFERENCE	06/17/0113/F
PARISH	Great Yarmouth 15
PROPOSAL	Construction of 2 semi- detached bungalows
SITE	21-22 Apollo Walk GREAT YARMOUTH Norfolk NR30 1QH
APPLICANT	Mr A Humphries
DECISION	REFUSED

REFERENCE	06/17/0508/A
PARISH	Great Yarmouth 15
PROPOSAL	1 Fascia with face illuminated built up letters, 1 internally illuminated Projecting Sign
SITE	39 Regent Street GREAT YARMOUTH Norfolk NR30 1RR
APPLICANT	TUI UK Limited
DECISION	ADV. CONSENT

REFERENCE	06/17/0541/CU
PARISH	Great Yarmouth 15
PROPOSAL	Change of use from D1 (non- residential institutions) to B1 (Business)
SITE	East Consortium The Conge GREAT YARMOUTH NR30 1JN
APPLICANT	Petrofac Facilities Management Ltd
DECISION	APPROVE

PLANNING APPLICATIONS CLEARED BETWEEN 01-NOV-17 AND 30-NOV-17 FOLLOWING DETERMINATION BY THE GROUP MANAGER (PLANNING) UNDER DELEGATED POWERS

REFERENCE	06/17/0588/F
PARISH	Great Yarmouth 15
PROPOSAL	Division of a three bed house into 2 one bed flats
SITE	38b Nelson Road Central GREAT YARMOUTH Norfolk NR30 2JY
APPLICANT	Mr D Rogers
DECISION	APPROVE

REFERENCE	06/17/0603/LB
PARISH	Great Yarmouth 15
PROPOSAL	Rep & rebuild damaged masonry. Install new ties to side & rear Side & rear elevations to be re-painted and minor repairs
SITE	34 Market Place GREAT YARMOUTH Norfolk NR30 1LX
APPLICANT	Mr D Preece Yours Clothing Ltd
DECISION	LIST.BLD.APP

REFERENCE	06/17/0635/F
PARISH	Great Yarmouth 19
PROPOSAL	Variation of condition 2 of planning permission no. 06/16/0450/F - design changes
SITE	1 East Anglian Way Health Care Centre Gorleston GREAT YARMOUTH
APPLICANT	Mr A Pembroke
DECISION	APPROVE

REFERENCE	06/17/0653/PDC
PARISH	Great Yarmouth 19
PROPOSAL	Details of prior approval - cafe/sweet shop
SITE	156 High Street Gorleston GREAT YARMOUTH NR31 6RD
APPLICANT	Mr W Redmond
DECISION	PERMITTED DEV.

REFERENCE	06/17/0665/F
PARISH	Great Yarmouth 19
PROPOSAL	Proposed replacement of flat roof with pitched roof to be used as storage
SITE	31 Stradbroke Road Gorleston GREAT YARMOUTH NR31 7AQ
APPLICANT	Mr P Clegg
DECISION	APPROVE

REFERENCE	06/17/0674/F
PARISH	Great Yarmouth 19
PROPOSAL	Proposed new shop front and 4 new external A.C condenser units
SITE	4 Lowestoft Road Gorleston GREAT YARMOUTH NR31 6LY
APPLICANT	Specsavers
DECISION	APPROVE

PLANNING APPLICATIONS CLEARED BETWEEN 01-NOV-17 AND 30-NOV-17 FOLLOWING DETERMINATION BY THE GROUP MANAGER (PLANNING) UNDER DELEGATED POWERS

REFERENCE	06/17/0675/A
PARISH	Great Yarmouth 19
PROPOSAL	Proposed new internally illuminated fascia and illuminated projecting sign to front elevation
SITE	4 Lowestoft Road Gorleston GREAT YARMOUTH NR31 6LY
APPLICANT	Specsavers
DECISION	ADV. CONSENT

REFERENCE	06/17/0159/F
PARISH	Hemsby 8
PROPOSAL	Proposed conversion of agricultural buildings to provide 5 dwellings and associated infrastructure
SITE	Hall Farm Hall Road Hemsby GREAT YARMOUTH NR29 4LF
APPLICANT	Mr S Daniels
DECISION	APPROVE

REFERENCE	06/17/0542/D
PARISH	Hemsby 8
PROPOSAL	Erection of three bedroom detached dwelling
SITE	The Bakery The Street Hemsby GREAT YARMOUTH NR29 4EU
APPLICANT	Mr R Gurney
DECISION	APP. DETAILS

REFERENCE	06/17/0568/F
PARISH	Hemsby 8
PROPOSAL	Variation of condition to allow occupancy 52 weeks of the year
SITE	33 & 34 Four Acres Estate Hemsby GREAT YARMOUTH NR29 4JB
APPLICANT	Mr P Mitchell
DECISION	APPROVE

REFERENCE	06/17/0599/F
PARISH	Hemsby 8
PROPOSAL	Renew apps 06/14/0073/CU & 06/12/0608/F - to use playing field for car boot/market sale Mon-Thurs 01.04 to 31.10
SITE	Waters Lane The Playing Field Hemsby GREAT YARMOUTH NR29 4NH
APPLICANT	Hemsby Parish Council
DECISION	APPROVE

REFERENCE	06/17/0602/F
PARISH	Martham 13
PROPOSAL	Construction of small timber outbuilding to house therapeutic spa.
SITE	55 Staithe Road Martham GREAT YARMOUTH NR29 4PY
APPLICANT	Mr J Avery
DECISION	APPROVE

PLANNING APPLICATIONS CLEARED BETWEEN 01-NOV-17 AND 30-NOV-17 FOLLOWING DETERMINATION BY THE GROUP MANAGER (PLANNING) UNDER DELEGATED POWERS

REFERENCE **06/17/0646/F**
 PARISH Mautby 6
 PROPOSAL Retrospective application for summer house

SITE 12 Thrigby Road Runham
 GREAT YARMOUTH NR29 3EA

APPLICANT Mr J Wright
 DECISION **APPROVE**

REFERENCE **06/17/0407/F**
 PARISH Ormesby St.Marg 16
 PROPOSAL Rear first floor dormer extension. Single storey side extensions. Front porch

SITE 5 Gannet Road Scratby
 GREAT YARMOUTH NR29 3NT

APPLICANT Miss D Bennett
 DECISION **APPROVE**

REFERENCE **06/17/0569/F**
 PARISH Ormesby St.Marg 16
 PROPOSAL Construction of detached chalet style bungalow with attached garage

SITE Woodland (Site adjacent) 14 Beach Road Scratby
 GREAT YARMOUTH NR29 3AJ

APPLICANT Mr T Philpott
 DECISION **APPROVE**

REFERENCE **06/17/0596/F**
 PARISH Ormesby St.Marg 16
 PROPOSAL Proposed single storey rear glass conservatory

SITE 43 California Crescent Scratby
 GREAT YARMOUTH NR29 3QP

APPLICANT Mrs P Ruff
 DECISION **APPROVE**

REFERENCE **06/17/0614/F**
 PARISH Ormesby St.Marg 16
 PROPOSAL Proposed detached garage

SITE 4 Symonds Avenue Ormesby St Margaret
 GREAT YARMOUTH NR29 3PN

APPLICANT M Stolorworthy
 DECISION **REFUSED**

REFERENCE **06/17/0651/F**
 PARISH Ormesby St.Marg 16
 PROPOSAL Single storey front and side extensions and extension to garage

SITE 21 Firs Avenue Ormesby St Margaret
 GREAT YARMOUTH NR29 3RT

APPLICANT Mr J Parsons
 DECISION **APPROVE**

PLANNING APPLICATIONS CLEARED BETWEEN 01-NOV-17 AND 30-NOV-17 FOLLOWING DETERMINATION BY THE GROUP MANAGER (PLANNING) UNDER DELEGATED POWERS

REFERENCE	06/17/0669/F
PARISH	Rollesby 13
PROPOSAL	Proposed single storey front extension
SITE	Caerwys Main Road Rollesby GREAT YARMOUTH NR29 5EH
APPLICANT	Mrs D E Foster
DECISION	APPROVE

REFERENCE	06/17/0584/F
PARISH	West Caister 4
PROPOSAL	Proposed spare parts container on site
SITE	Nova Scotia Farm Nova Scotia Road West Caister GREAT YARMOUTH NR20 5SH
APPLICANT	Mr E Payne
DECISION	APPROVE

* * * * End of Report * * * *

PLANNING APPLICATIONS CLEARED BETWEEN 01-NOV-17 AND 30-NOV-17 FOLLOWING DETERMINATION BY THE DEVELOPMENT CONTROL COMMITTEE

REFERENCE	06/17/0306/F
PARISH	Filby 6
PROPOSAL	Construction of 6 no. dwellings with associated access road, site works, etc.
SITE	Glebe Farm Close Filby GREAT YARMOUTH NR29 3HS
APPLICANT	Mr B Newson
DECISION	APPROVE

REFERENCE	06/17/0443/O
PARISH	Fleggburgh 6
PROPOSAL	Residential development with garages and parking
SITE	New House (Land adj) Rollesby Road Fleggburgh GREAT YARMOUTH
APPLICANT	Mr F S Brown
DECISION	APPROVE

REFERENCE	06/16/0189/F
PARISH	Great Yarmouth 5
PROPOSAL	Development of 18 dwellings (9 no. 2 Bedroom Houses and 9 no. 2 Bedroom Flats) with associated external works
SITE	Burnt Lane & Addison Road Former Ivy House & The Hollies Gorleston GREAT YARMOUTH
APPLICANT	Dawson Brown Ltd
DECISION	APPROVE

REFERENCE	06/17/0438/O
PARISH	Hopton On Sea 2
PROPOSAL	Residential development 18 no. single storey dwellings, open space and associated works
SITE	Lowestoft Road (Land adj) Hopton GREAT YARMOUTH NR31 9RN
APPLICANT	Trustees Edna May Rackham Trust
DECISION	REFUSED

REFERENCE	06/17/0615/F
PARISH	Winterton 8
PROPOSAL	Demolition of existing house and erection of replacement dwelling and garage block
SITE	1 High Barn Farm Edward Road Winterton GREAT YARMOUTH NR29 4DA
APPLICANT	Mr C and Mrs T Church
DECISION	APPROVE

* * * * End of Report * * * *