



GREAT YARMOUTH
BOROUGH COUNCIL

Development Control Committee

Date: Wednesday, 12 February 2020

Time: 18:30

Venue: Council Chamber

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

AGENDA

Open to Public and Press

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** 4 - 16
- To confirm the minutes of the last meeting.
- 4 **APPLICATION 06-19-0639-F -REPPS ROAD (LAND SOUTH OF) MARTHAM** 17 - 39
- Erection of 46 residential dwellings, together with associated highway and landscaping works.
- 5 **APPLICATION 06-19-0593-F LAND ADJACENT TO WESTAYLEE, WEST ROAD, WEST END, WEST CAISTER** 40 - 56
- Erection of new 4 bedroom dwelling house.
- 6 **APPLICATION 06-19-0565-F 19 YALLOP AVENUE, GORLESTON, GREAT YARMOUT, NR31 6HD** 57 - 68
- Erected outbuilding (wooden summerhouse) in the back garden of the detached dwelling (retrospective).
- 7 **PLANNING APPLICATIONS CLEARED UNDER DELEGATED AND COMMITTEE DECISIONS BETWEEN 20 DECEMBER 2019 AND 31 JANUARY 2020** 69 - 77
- Report attached.
- 8 **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.
- 9 **EXCLUSION OF PUBLIC**
- In the event of the Committee wishing to exclude the public from the meeting, the following resolution will be moved:-
- "That under Section 100(A)(4) of the Local Government Act 1972, the public be excluded from the meeting for the following item of business on the grounds that it involved the likely disclosure of exempt information as defined in paragraph 1 of Part I of Schedule

12(A) of the said Act."

Development Control Committee

Minutes

Wednesday, 08 January 2020 at 18:30

Present:

Councillor Annison (in the Chair); Councillors Bird, Fairhead, Freeman, Flaxman-Taylor, P Hammond, Lawn, Myers, Wainwright, Williamson, T Wright and B Wright

Also in attendance:

Mr D Minns (Planning Manager), Mr A Nicholls (Head of Planning and Growth), Mrs G Manthorpe (Senior Planning Officer), Ms C Whatling (Monitoring Officer) Mrs H Ayers (Planning Technician), Mrs C Webb (Executive Services Officer), Mrs T Bunn (Senior Democratic Services Officer).

1 APOLOGIES FOR ABSENCE

There were no apologies for absence received.

2 DECLARATIONS OF INTEREST

There were no Declarations of Interest.

3 MINUTES

The minutes of the meeting held on Wednesday 13 November 2019 were amended. Minute 5 should now read as follows:-

That application number 06/19/0471/F be approved.

The application was considered to be compliant with Core Strategy Policies CS8 and CS15 for the reasons stated above; in addition, the demolition of the existing building and the erection of the new building were consider to enhance and preserve the character of the Conservation Area whilst not

harming the setting of the nearby Listed Buildings. It was recommended that planning permission was subject to conditions to provide a satisfactory development, many of which were referred to in the above report.

With regard to Minute No 7, it was noted that Councillor Fairhead and not Councillor A Wright had requested that a site visit be undertaken.

The minutes of the meeting with the above amendments were then confirmed as a true record.

4 APPLICATION 06-19-0441-F, 32 BEACH ROAD, SCRATBY, GREAT YARMOUTH

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

The Senior Planning Officer reported that according to the draft Local Plan Part 2 Scratby is located along the coast, north of Caister-on-Sea, south of Hemsby and to the east of Ormesby St Margaret. The settlement has grown from a small linear settlement along Beach Road, the most of what is known as Scratby has been entirely built since post-war with access to the railway line. The settlement has contributed significantly to housing in Secondary and Tertiary villages with 5 housing completions and just over 20 dwellings with extant permission.

The application was a full application for the erection of four no. single storey dwellings with access off Beach Road. The Parish Council, within their consultation response have asked whether consideration has been given to conditions requiring the access to be provided prior to the development being built. The Highway conditions, including a condition ensuring the satisfactory formation of an access to the public highway is detailed at paragraph 2.3 of the officers report.

The Senior Planning Officer reported that the application site was bounded on three sides by existing residential development with a site that has a resolution to approve a residential development to the south locating the application site within an existing residential area. It was reported that the proximity of the site to other residential dwellings and services supports the sustainability of the application site. The application site can be considered a sustainable infill site given its location.

The Senior Planning Officer reported that the development gives the opportunity for minor biodiversity enhancements which can be effectively conditioned. Reasons given that the enhancements are minor is that they are restricted by the size of the development, all enhancements are valuable and should be encouraged. Enhancements include planting which can include trees that have a long-life span and could provide future roosting/nesting locations, bat and/or bird boxes erected on the dwellings to encourage protected species to the area. In addition the fences should have gaps or holes provided to allow for the free movement of hedgehogs to mitigate the loss of open habitat. Enhancements requiring planting and enhancements can

be conditioned.

The Senior Planning Officer reported that the application site was prominent primarily when travelling north on Yarmouth Road. When the development to the south of the application site is built out the current site will not be visible from any great distance which mitigates the potential impact on the character of the area. Where the development to the south not to be built out the impact is not significantly detrimental to character or form of the settlement and as a standalone application it is acceptable.

The Parish Council have asked as to whether wheel washing can be conditioned. This could be conditioned, however Highways have immediate powers to remedy debris that is deposited on the highway and this is the most appropriate route to take to remedy the condition of a road by tracking of mud.

It was reported that the dwellings proposed are single storey and of a character that is in keeping with others approved within the area. They will complement the dwellings that are currently being consulted within the locality. There are no objections from Highways as adequate parking and turning is provided. The gardens and external space are in keeping with the size of the dwellings and the development will be an attractive addition to the area. The assessment of the impact on the character of the area is undertaken, as per the above, taking into account the possibility that the development to the south may never be built out.

The Senior Planning Officer reported that an important factor when determining applications was whether a Local Authority has the ability to demonstrate a five-year housing land supply. If a Local Planning Authority cannot show that they are meeting this requirement, their policies with regards to residential development will be considered to be "out of date". By way of explanation this states that policies restricting development for reasons such as village development limits no longer hold weight and the policies that are applied are those within the National Planning Policy Framework which has a presumption in favour of sustainable development. In essence this means that development which has links to a settlement, such as the application site, is assessed as sustainable and permission should be granted as local policies do are out of date if there is not a 5 year housing land supply.

It was reported that in weighing the material considerations in this application considerable weight must be given to Paragraph 11 (d) of the National Planning Policy Framework which states that where the policies which are most important for determining the application are out-of-date, permission should be granted unless any adverse impacts would significantly and demonstrably outweigh the benefits.

In the case of *Wavendon Properties Ltd v SoS for Housing, Communities & Local Government* plus Another (June 2019, reference [2019] EWHC 1524 (Admin)), Mr Justice Dove made an important judgement on the correct interpretation of paragraph 11(d) of the National Planning Policy Framework (February 2019). Paragraph 11 (d) states:

“Plans and decisions should apply a presumption in favour of sustainable development.

For decision-taking this means:

c) approving development proposals that accord with an up-to-date development plan without delay; or

d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date⁷, granting permission unless:

i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed⁽⁶⁾; or

ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.”

The implication of the Wavendon judgement is that there must: firstly be an assessment as to which policies of the Development Plan are most important for determining this planning application; secondly, an assessment as to whether each of these policies are, or are not, “out of date”; and thirdly, a conclusion as to whether, taken as whole, these most important policies are to be regarded as “out-of-date”. If, taken as whole, they are regarded as “out-of-date”, then the “tilted balance” of NPPF paragraph 11 applies (for a refusal to be justified, the harms must “significantly and demonstrably outweigh the benefits...”). If, taken as a whole, they are not regarded as out-of-date, then the tilted balance does not apply.

The Senior Planning Officer reported that there was currently a housing land supply of 3.42 years (as at April 2019) and this is an amended figure to that in the report. Although this does not mean that all residential developments must be approved the presumption in favour of sustainable development must be applied. While it is correct to say that not all developments have to be approved it must be shown to refuse a development that any adverse impacts approving an application for housing would significantly and demonstrably outweigh the benefits of providing the housing. The application can be sufficiently conditioned and the application is a full application so can be assessed as deliverable.

The Senior Planning Officer reported that whilst various policies are of importance for determining the application (and these are highlighted above), the most important policy for the determination of the application is, in her judgement, Saved Local Plan Policy HOU 10, New Dwellings in the Countryside. This policy – which essentially deals with settlement boundaries – is clearly out-of-date and this confirms that the “tilted balance” therefore applies.

The Senior Planning Officer reported that little harm was identified in the current application and the harms do not significantly and demonstrably outweigh the benefits of the four additional dwellings.

The Senior Planning Officer reported that the application was recommended for approval subject to the conditions to ensure an adequate form of development including those requested by consultees.

In respect of this application there were no submissions from the agent, objectors or Ward Councillors.

Councillor Mogford sought clarification on the minor biodiversity enhancements and asked that these were made stronger with particular reference to bird boxes and trees.

Members chose not to undertake any further debate.

Following a unanimous vote it was RESOLVED:

That application 06/19/0441/F be approved subject to the conditions to ensure an adequate form of development including those requested by consultees.

The proposal complies with the aims of Policies CS2, CS3, CS9 CS11 and CS14 of the Great Yarmouth Core Strategy.

5 APPLICATION 06-19-0025-O, TRETTS LANE - ROLLESBY ROAD (LAND IN CORNER) FLEGGBURGH

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

The Senior Planning Officer reported that the application was an outline application with some matters reserved, access and layout form part of the application with landscaping, scale and appearance to be decided at the reserved matters stage. Appearance will need to be carefully considered should the application be approved in order to promote an attractive form of development which does not adversely affect the character of the area. The appearance will also need to carefully consider the overlooking potential to the south. While layout was acceptable, the scale of the development, which is not part of the application, may need to be reduced should the design of the development not be able to adequately overcome the potential adverse impact on the surrounding properties however this is for the reserved matters stage should the application be approved.

The layout proposed allows for the trees which are on site to be given adequate root protection areas and is supported by the Assistant Grounds Manager and Arboricultural Officer. Two of the trees on site are covered by a tree preservation order (TPO) and are therefore protected. These trees are proposed to remain with adequate root protection areas. The layout of the development is also been considered to protect the trees in the future by setting the dwellings away from the canopy spread to mitigate against future occupants requesting that they are removed or altered owing to the impact on the dwellings. The layout as applied should allow for a harmonious

coexistence between the trees and the dwellings applied for.

The Senior Planning Officer reported that when assessing the application, the impact on the Broads National Park is a material consideration that holds substantial weight. The layout of the development is appropriate and respects the setting, with specific reference the retention of the trees on site and there are no objections to the development from the Broads Authority.

According to the draft Local Plan Part 2, Fleggburgh is one of the largest and best served secondary village in the Borough, with facilities including a primary school, GP surgery and sports club/gym. The settlement is located along the A1064, inland 6 miles north-west of Caister-on-Sea. The village is adjacent Filby Broad which further encourages its attraction as a tourist destination, with a wide range of holiday cottages, and a camping and caravan park.

The Senior Planning Officer reported that the application site was bounded one side by a development which is currently under construction and a residential dwelling to the east. To the west on the other side of the road are residential dwellings. The application site is not assessed as being in an isolated location and would fit into the character of the area.

The application site, while bounded by residential uses and ongoing development is located within a rural village within close proximity to the Broads Authority Executive Area, as such consideration to protected species such as bats is reasonable. There are no trees proposed to be removed as part of the development and it is recommended that external lighting is restricted to mitigate any impact on bats.

The Senior Planning Officer reported that although not in relation to the application, information cited as 'Tretts Lane' applications has been submitted detailing the results of a Bat Survey. The survey demonstrated that there are bats in the locality by number of sightings; however it is not verified or put forward with any context of disturbance or impact. While it is valuable to acknowledge that the area has bats foraging, in the absence of context it is difficult to assess that the application will have an adverse impact on the bats within the area. As per the above and below paragraph planting, restrictions on lighting and biodiversity improvements should be included within the scheme.

The development gives the opportunity for biodiversity enhancements commensurate with the size of the development which can come through at reserved matters stage. Enhancements include planting which can include trees that have a long-life span and could provide future roosting locations, bat and bird boxes erected on the dwellings to encourage protected species to the area and, with specific regard to bats, planting of night smelling flowers as part of the landscaping scheme. In addition, the fences should have gaps or holes provided to allow for the free movement of hedgehogs to mitigate the loss of

open habitat.

The Senior Planning Officer reported that the Parish Council, while supporting the application, note that Tretts Lane is of restricted width. There are no highways objections to the application from Norfolk County Council subject to conditions being applied to any grant of planning permission.

The Senior Planning Officer reported that the application was an outline application and as such to ensure deliverability it is recommended that should the application be approved there is a condition placed on the permission requiring that reserved matters are submitted within 12 months of the decision being issued.

An important factor when determining applications is whether a Local Authority has the ability to demonstrate a five-year housing land supply. If a Local Planning Authority cannot show that they are meeting this requirement, their policies with regards to residential development will be considered to be "out of date". There is currently a housing land supply of 3.42 years (as at April 2019) which is a substantial shortfall. In addition, the publication of the first Housing Delivery Test figures in February 2019 showed that the Borough had not seen delivery of 75% of the housing requirement over the previous three-year period. Although this does not mean that all residential developments must be approved the presumption in favour of sustainable development must be applied.

In weighing the material considerations in this application considerable weight must be given to Paragraph 11 (d) of the National Planning Policy Framework states that where the policies which are most important for determining the application are outof- date, permission should be granted unless any adverse impacts would significantly and demonstrably outweigh the benefits. Footnote 7 states that "this includes, for applications involving the provision of housing, situations where the local planning authority cannot demonstrate a five year supply of deliverable housing sites (with the appropriate buffer, as set out in paragraph 73); or where the Housing Delivery Test indicates that the delivery of housing was substantially below (less than 75% of) the housing requirement over the previous three years."

The application site is a sustainable one, being within a village with (albeit limited) facilities, and as adjacent to existing residences it cannot therefore be assessed as isolated.

The Senior Planning Officer reported that few harms are identified with the application, and with reduced weight given to Saved Local Plan Policy HOU10 and the "tilted balance" applying, the harms do not, in her judgement, significantly and demonstrably outweigh the benefits.

The Senior Planning Officer reported that the application was recommended for approval subject to the conditions to ensure an adequate form of development including those requested by consultees and a one-year condition for the submission of reserved matters. The proposal complies with

the aims of Policies CS2, CS3, CS9, CS11 and CS14 of the Great Yarmouth Core Strategy.

In respect of this application there were no further submissions from the agent, objectors or Ward Councillors.

A member sought clarification in respect of the access road providing access to the 13 dwellings planned.

Members sought clarification in respect of the status of the trees and their TPO status.

Following Member debate and a vote it was: -

RESOLVED:

That application 06/19/0025/O be approved subject to the conditions to ensure an adequate form of development including those requested by consultees and a one-year condition for the submission of reserved matters.

6 APPLICATION 06-18-0436-O, NEW HOUSE (LAND ADJ) OFF ROLLESBY ROAD, FLEGGBURGH

The Committee received and considered the Senior Planning Officer's report and noted that this application had been re-presented following a site visit on 16 December 2019.

The Committee were advised that any Members who had not attended the site visit would not be able to speak or vote on this item. Councillors Lawn, Mogford, Wainwright and Williamson had been unable to attend the site visit. At this point Councillors Wainwright and Williamson left the meeting, Councillors Lawn and Mogford remained but did not participate in the debate and did not vote.

The Senior Planning Officer reported that the application was an outline application with some matters reserved. Access, scale and layout form part of the application with landscaping and appearance to be considered at the reserved matters stage. Appearance will need to be carefully considered should the application be approved in order to promote an attractive form of development which does not adversely affect the character of the area giving special consideration to the proximity of the Broads Authority Executive Area. When assessing the application, the impact on the Broads Authority is a material consideration that holds substantial weight. The scale of the development is appropriate and respects the setting, with specific reference the retention of all trees on site which provides natural screening between the development and the Broads Authority Executive Area.

According to the draft Local Plan Part 2, Fleggburgh is one of the largest and best served secondary village in the Borough, with facilities including a primary school, GP surgery and sports club/gym. The settlement is located along the

A1064, inland 6 miles north-west of Caister-on-Sea. The village is adjacent Filby Broad which further encourages its attraction as a tourist destination, with a wide range of holiday cottages, and a camping and caravan park.

The application site was bounded on three sides by low density housing, separated to the south and east by a narrow road way. To the north of the application site are open fields utilised as agricultural land. The application site is designated as Grade 1 agricultural land and partly comprises a bowling green. The design and access statement has noted that the bowling green is no longer in use but does not identify how long it has been redundant for. The land is within private ownership and has no designation within the Local Plan.

The Senior Planning Officer reported that only a section of the development site is within Flood Zone 2, the remainder of the site is located within Flood Zone 1 so the discussion on the flood risk is in relation to the section of the site within Flood Zone 2. The Core Strategy, at CS13 a), seeks to direct development away from areas identified as being at high risk of flooding. There has been no comment from the Environment Agency, who were consulted with regards to their assessment of flood risk. They assessed the consultation as 'returning without comment'. The lack of response from the Environment Agency does not automatically allow for the assumption that the site is safe and should be developed. The Local Authority are still required to assess the site for suitability for development.

The site is located within Flood Zone 1 and 2.

It is considered that there is a low risk of groundwater flooding at the site from underlying deposits and a very low risk of surface water flooding and artificial sources.

There have been a number of applications and approvals for development within the village of Fleggburgh so when assessing the site sequentially against other available sites the extended area should be considered. Great Yarmouth has a housing land supply of 3.42 years, it can be reasonably assessed that there are limited development sites available that are not within flood areas given the limited availability of development sites. While development should be situated away from flood zones the development in this instance is not all within a flood zone and has been assessed within the submitted Flood Risk Assessment as having a dry route to land not within the flood zone. The submitted Flood Risk Assessment does not recommend the raising of finished floor levels to avoid the flood risk and has found that the houses that are located within flood zone 2 have safe land within the dwelling.

The Senior Planning Officer reported that Objections have stated that the development as proposed will disturb bats within the area. the applicant has submitted the results of a bat survey. The survey demonstrated that there are bats in the locality by number of sitings; however it is not verified or put forward with any context of disturbance or impact. The land as existing is agricultural land with no trees proposed to be removed. The absence of loss of any areas for roosting make the potential for disturbance minimal, although it

would be of benefit to restrict external lighting to ensure that the development does not cause excessive light pollution. In addition to the restriction of external lights should the development be approved measures to ensure that protected species are not disturbed should be investigated and adopted.

The application site is within 400m of a designated site and as such the applicant has been required to submit details of drainage methods to ensure that the application site will not have an adverse impact on the designated site through hydrological links. The information submitted has been assessed internally and by Norfolk County Council to ensure that there will be no significant impact through the hydrological links. In addition, a bespoke Habitat Regulation Assessment has been submitted and accepted by the Local Authority as Competent Authority (as detailed above in the report).

The Senior Planning Officer reported that there have been objections to the application on the grounds of highway safety with reference to the access and the resulting increase in traffic from the development. Norfolk Highways are satisfied, following the submission of additional drawings, that the visibility splay can be provided and that the access and internal layout is acceptable. There are no highways objections to the application from Norfolk County Council subject to conditions being applied to any grant of planning permission.

The Senior Planning Officer reported that the NHS have stated that they have concerns over the development's impact on their local surgery and asked for more time within which to carry out consultation on the impacts. There has been further comment from the NHS in May 2019 stating that they had nothing further to add to their previous comment. While it is understood that development puts increased pressure on service providers, in the absence of any additional information regarding the concerns or additional information, the weight that can be placed upon the objection is limited. Although it is unusual to comment on separate applications during an assessment, given that that they are decided on merit, in this instance it is noted that the NHS was consulted on an application for 33 dwellings within the very near proximity and, with a response having been due at the end of August, there has at the time of writing been no comments received.

The Senior Planning Officer reported that the application was an outline application. Having discussed this with the agent for the application they have confirmed that there are developers interested in bringing the site forward and they envisage an early start date. Whilst there can be no certainty of eventual delivery, the asserted developer interest is useful to know and this goes towards demonstrating that the site can be delivered. It is recommended that should the application be approved there is a condition placed on the permission requiring that reserved matters are submitted within 12 months of the decision being issued.

The Senior Planning Officer reported that an important factor when determining applications is whether a Local Authority has the ability to demonstrate a five-year housing land supply. If a Local Planning Authority

cannot show that they are meeting this requirement, their policies with regards to residential development will be considered to be "out of date". There is currently a housing land supply of 3.42 years (as at April 2019) and that this is an amended figure to that in the report, which is a substantial shortfall. In addition, the publication of the first Housing Delivery Test figures in February 2019 showed that the Borough had not seen delivery of 75% of the housing requirement over the previous three-year period. Although this does not mean that all residential developments must be approved the presumption in favour of sustainable development must be applied.

The Senior Planning Officer reported that the implication of the Wavendon judgement is that there must: firstly be an assessment as to which policies of the Development Plan are most important for determining this planning application; secondly, an assessment as to whether each of these policies are, or are not, "out of date"; and thirdly, a conclusion as to whether, taken as whole, these most important policies are to be regarded as "out-of-date". If, taken as whole, they are regarded as "out-of-date", then the "tilted balance" of NPPF paragraph 11 applies (for a refusal to be justified, the harms must "significantly and demonstrably outweigh the benefits..."). If, taken as a whole, they are not regarded as out-of-date, then the tilted balance does not apply.

The application site is a sustainable one being within a village with facilities, albeit limited facilities and adjacent to existing residences it cannot therefore be assessed as isolated. There is a conflict with an in date policy of the Core Strategy, policy CS13 with reference the site having an area of flood risk within however, as per the information submitted and the assessment above, in this particular instance and taking into account the limited amount of space that is included within the flood zone when looking at the site as a whole it is assessed that the harms do not demonstrably outweigh the benefits of providing housing.

The Senior Planning Officer reported that there are also harms associated with the loss of Grade 1 agricultural land and the impact on biodiversity within the local area. Being farmed land the biodiversity present on the site, in the absence of a policy requiring detailed information to be submitted, can be assessed as no harms occurring through loss of the land that would outweigh the need for housing; however, this is caveated by the need for additional enhancements that can be secured by way of condition

The Senior Planning Officer reported that whilst various policies are of importance for determining the application (and these are highlighted above), the most important policy for the determination of the application is, in her judgement, Saved Local Plan Policy HOU 10, New Dwellings in the Countryside.

The Senior Planning Officer reported that the application was not one that can be assessed without balancing the material considerations carefully. The lack of a 5 year housing land supply and the need to provide housing provides a material reason for approval in favour of the development and, it is assessed

on marginal balance, that the harms identified do not significantly and demonstrably outweigh the benefits of providing housing.

The Senior Planning Officer reported that the application was recommended for approval subject to the conditions to ensure an adequate form of development including those requested by consultees and a one year condition for the submission of reserved matters and a s106 agreement securing Local Authority requirements of children's recreation, public open space, affordable housing and Natura 2000 payment. The proposal complies with the aims of Policies CS2, CS3, CS9, CS11 and CS14 of the Great Yarmouth Core Strategy.

Mr Duffield, Agent provided comments on some of the issues raised and advised that there was no requirement for flood risk mitigation and that this was a low density rural development and that insurance for the properties should be at normal rates.

Mrs Allen / Docherty, objector, spoke on behalf of 30 local residents and urged that the Committee refuse the application due to the traffic implications with particular reference to the shared access road, Rollesby Road, she said that there were safety issues due to the lack of footpaths and the visibility splay. She also spoke with reference to the removal of wildlife access. She advised that there was a first draft of a Neighbourhood plan had been sent to the borough council.

The Senior Planning Officer reported that the Neighbourhood plan is at a very early stage and with reference to the access road Highways had no objections.

No Ward Councillors wished to speak on the application.

Members reported that they were in favour of the application but had reservations that there were issues in respect of the access and footpaths. The Senior Planning Officer advised that the width of the road can be conditioned to be retained in perpetuity and that a footpath be installed.

Following a vote, it was RESOLVED:-

That application 06/18/0436/O be approved subject to the conditions to ensure an adequate form of development including those requested by consultees and for the width of the road to be retained in perpetuity and that a footpath be installed. Also a one year condition for the submission of reserved matters and a s106 agreement securing Local Authority requirements of children's recreation, public open space, affordable housing and Natura 2000 payment. The proposal complies with the aims of Policies CS2, CS3, CS9, CS11 and CS14 of the Great Yarmouth Core Strategy.

7 PLANNING APPLICATIONS CLEARED UNDER DELEGATED AND COMMITTEE DECISIONS BETWEEN 1 NOVEMBER TO 19 DECEMBER

2019.

The Committee received and noted the planning applications cleared under delegated officer decision and by the development control committee for the period of 1 November 2019 to 19 December 2019.

The Planning manager reported that the Secretary of State had not requested to call in the application in respect of the Marina Centre demolition so this has now been progressed.

8 ANY OTHER BUSINESS

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

The meeting ended at: 20:00

Reference: 06/19/0639/F

Parish: Martham

Officer: Mrs G Manthorpe

Expiry Date: 13/02/2020

Applicant: Mr M Burghall

Proposal: Erection of 46 residential dwellings, together with associated highway and landscaping works

Site: Repps Road (Land South of) Martham

1. Background / History: -

- 1.1 The site comprises 1.42 hectares of land that previously comprised part of a larger site which was granted outline planning permission for 144 dwellings subject to highway improvements. The reference for the previously granted 144 dwellings is 06/16/0435/O. The supporting information submitted with the application notes that there is still intention to build out the remaining 98 units and it is proposed that further plans will be submitted at a later date.
- 1.2 The documents submitted in support of the application detail the public consultation that was carried out prior to the submission of the application.

2. Consultations: - All consultation responses received are available online or at the Town Hall during opening hours.

- 2.1 Parish Council – No consultation response received.
- 2.2 Neighbours – There have been 8 objections to the development from neighbours, the main objections are summarised as follows:
- Rising Way is not suitable for access.
 - There should be a roundabout.
 - Houses will be overlooked causing a loss of privacy.
 - The traffic assessment was conducted during the week.
 - Surface water will run off the site.
 - The doctors, school, shops and village parking cannot cope.
 - How long will this take and what impact will it have on the sale of existing houses.

- There is not sufficient water pressure.
- The site is higher than rising way.
- Bosgate Rise would be a better access.

2.3 Highways – Highways do not object to the application but have made the detailed comment on the highway related aspects of the development and have requested additional details as set out below. At the time of writing, comments on the revised information in response to the consultation had not been received. If a response is received it shall be verbally reported.

It is recognised the site forms part of a larger area of land which already benefits from outline consent (06/16/0435/O) and that condition 21 of this consent requires that no more than 46 dwellings shall be served via Rising Way.

Norfolk County Council Highways offered comments on the proposed layout (as per drawing W506-PL01-RevA), the following of which are still outstanding:

- In response to application 06/16/0435/O we recommended footway improvements on Rising Way, in particular along the western side of the carriageway between the current site's northern boundary and the junction adjacent No16. What are the extents of the applicant's land control and can this footway be provided to secure a continuous pedestrian link to the site on the western side of Rising Way?
- It would appear that land is being safeguarded between plots 21 & 22 for a potential future link to further development. Given condition 21 on consent 06/16/0435/O do your Authority support the potential of this? Knowledge of the applicant's potential future plans would be required to determine whether the principle of such a link would be acceptable to the Highway Authority, albeit in the meantime we would advise that where development proposals are likely to result in excess of 100 dwellings of a cul-de-sac then a second point of access should be provided.
- New residential estates should be designed to control vehicle speeds through the horizontal alignment of the roads. Options should be considered to upgrade the type 6 road to a 5.5m wide type 3 road and the priority changed to continue from the main access along the northern side of plot 1. The road running between plots 17 & 20 would then become the side road.
- Bends in type 3 roads should have 20m centreline radii.
- Bends in type 6 roads should have internal radii of at least 10m. Bends such as that proposed adjacent plot 7 are much too tight.
- Parking to the rear of properties should be designed out. Rear parking will lead to unnecessary on-street parking. See plots 21 & 22. In the case of 21 & 22 this is likely to result in a line of parked vehicles on the outside of a bend. Remove the potential future link and relocate the parking in between the plots.

2.4 Assistant Grounds Manager and Arboricultural Officer – Having looked over the landscaping plan, I would agree that having a single species (Hornbeam) within the boundary hedging which runs from plot 18 – 34/35 is not sufficient. This should be a mixed species hedge with a number of larger trees positioned/spread along this boundary to give some visual interest and a variations of wildlife habitat. Again, these trees should be varied in species. This would increase the number of trees being planted on the site and address the other matters concerning the boundary hedging.

The rear boundaries of plots 35 – 44 (eastern) should be planted in the same ilk as above, however this may be difficult due to the existing field boundary with mature trees and some shrubs already located there.

Possible infill planting could be implemented along this boundary.

Additional trees could be planted within the grassed area to the north of the site however I would recommend this was avoided due to the proximity to existing properties and the proposed roads and car parking spaces. If additional larger tree planting can be secured within the southern boundary hedge this would be sufficient trees for the site.

The agent has submitted a revised landscaping plan to which there are no objections from the Assistant Grounds Manager and Arboricultural Officer.

- 2.5 Building Control – No comments received.
- 2.6 Environmental Health – No comments, comments attached to the outline permission as previously requested remain in effect.
- 2.7 Lead Local Flood Authority – Response received stating that they have no comments to make on the application.
- 2.8 NHS – No response received.
- 2.9 Anglian Water – No objection, full response attached to this report.
- 2.10 Norfolk County Council Fire – No objection subject to compliance with Building Regulations.
- 2.11 Historic Environment – An archaeological geophysical survey has now been carried out at the proposed development site. The results support the evidence from the

previous cropmark plots and desk-based assessment, that heritage assets with archaeological interest in the form of late prehistoric trackways, enclosures and field systems are present within the site boundary and that their significance is likely to be affected by the proposed development. However, in this instance, the nature of the heritage assets present at the site is such that the impact of the proposed development can be mitigated through a programme of archaeological work.

If planning permission is granted, we therefore ask that this be subject to a programme of archaeological mitigatory work in accordance with National Planning Policy Framework para. 199. We suggest that the following conditions are imposed:-

A) No development shall take place other than in accordance with the approved archaeological written scheme of investigation submitted with this planning application ('Written Scheme of Investigation for Post-Determination Trial Trenching: Land at Repps Road, Martham, Norfolk', 2019, RPS Group) and any subsequent addenda to that document.

and,

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

2.12 Water Management Alliance – No objection to the application, full response attached to this report.

2.13 Local Authority Requirements – The application is for an all affordable scheme with 30 units being proposed as 'social housing' on the application form with the remaining 16 as 'intermediate' housing. The Enabling and Empty Homes Officer supports the application.

The application is a full application, the requirement for policy compliance is that 40 square metres of public open space per dwelling is provided or, if a contribution is appropriate at the absolute discretion of the Local Planning Authority payment in lieu towards offsite provision at a cost of £12 per square metre shortfall shall be required to be paid. The revised site layout plan includes a northern area of public open space of 1565 sqm as well as an area of greenspace to the south of 345 sqm, leading to a total public open space provision of 1910 sqm. This is 70 sqm above the minimum provision required for a development of this size. Further

details regarding the attenuation area are to be confirmed after the submission of this report and are to be presented verbally.

Should children's recreation be provided, at the absolute discretion of the Local Planning Authority, as an offsite or partial offsite contribution, payment of £920 per multi bed dwelling shall be paid in lieu of on-site provision.

The Local Planning Authority will accept no liability for public open space, children's recreation or drainage and as such this shall be subject to a management company in perpetuity.

Payment of £110 per dwelling as a contribution under policy CS14 shall be payable as required by the Habitats Monitoring and Mitigation Strategy. This payment shall be before occupation of any dwellings for the avoidance of doubt.

No viability assessment has been submitted and one would not be accepted as the application is an outline application. If any of the above obligations are not met the application should be refused as it is contrary to planning policy.

2.14 Norfolk County Council Infrastructure Requirements -

Education

Table 3 The current situation at local schools is as follows:

| School | Capacity | Numbers on Roll (May 2019) | Spare capacity No. of places |
|--|-----------------|---------------------------------------|---|
| Early Education | 109 | 43 (Nov 2019) | +66 |
| Martham Academy and Nursery (4 – 11) | 412 | 359 | +53 |
| Flegg High Ormiston Academy (11-16) | 950 | 805 | +145 |

Other developments

In addition to the current situation at local schools, the following permitted planning applications need to be taken into account:

Table 4 Other Developments

| Site address | Planning application | No. of dwellings | Children 2-4 | Children 4-11 | Children 11-16 |
|-------------------------|---------------------------------|-----------------------------|-------------------------|--------------------------|---------------------------|
|-------------------------|---------------------------------|-----------------------------|-------------------------|--------------------------|---------------------------|

| | | | | | |
|-------------------------------|---------|------------|-----------|------------|-----------|
| North of Hemsby Road, Martham | 14/0817 | 108 | 10 | 30 | 16 |
| Rollesby Road, Martham | 15/0673 | 55 | 5 | 15 | 8 |
| White Street, Martham | 15/0486 | 100 | 10 | 28 | 15 |
| Church Farm, Martham | 17/0358 | 44 | 4 | 12 | 6 |
| Repps Road, Martham | 18/0149 | 56 | 5 | 16 | 8 |
| Totals | | 363 | 34 | 101 | 53 |

Claim

Taking into account the other permitted developments in Martham (table 4 above) there is still spare capacity at Flegg High Ormiston Academy and in the Early Education sector but there would be insufficient capacity at Martham Academy and Nursery School for the children generated from this proposed development should it be approved. Therefore, Norfolk County Council will seek Education contributions towards the provision or enhancement of educational facilities required as a consequence of the Development as follows:

Martham Academy and Nursery: 10 x £14,022 (cost per pupil place) = **£140,220**

Fire Service

Norfolk Fire Services have indicated that the proposed development will require 1 hydrant per 50 dwellings (on a minimum 90-mm main) for the residential development at a cost of £824 per hydrant. The number of hydrants will be rounded to the nearest 50th dwelling where necessary.

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

Library Provision

A development of 46 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 Martham library. It has been calculated that a development of this scale would require a total contribution of £3,450 (i.e. £75 per dwelling).

3 Local Policy :-

- 3.1 Local Policy - Saved Great Yarmouth Borough-Wide Local Plan Policies (2001):
- 3.2 Paragraph 213 of the National Planning Policy Framework (NPPF) states that due weight should be given to relevant policies in existing plans according to their degree of consistency with the NPPF. The closer the Local Plan is to the policies in the NPPF the greater the weight that is given to the Local Plan policy. The Great Yarmouth Borough Wide Local Plan was adopted in 2001 and the most relevant policies were 'saved' in 2007. An assessment of policies was made during the adoption of the Core Strategy December 2015 and these policies remain saved following the assessment and adoption.
- 3.3 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.
- 3.4 HOU16: A high standard of layout and design will be required for all housing proposal. A site survey and landscaping scheme will be required with all detailed applications for more than 10 dwellings. These should include measures to retain and safeguard significant existing landscape features and give details of, existing and proposed site levels planting and aftercare arrangements.

4 Core Strategy – Adopted 21st December 2015

- 4.1 Policy CS9: Encouraging well designed and distinctive places. This policy applies to all new development.
- 4.2 Policy CS11: The Council will work with other partner authorities and agencies to improve the borough's natural environment and avoid any harmful impacts of development on its biodiversity, geodiversity, landscape assets, priority habitats and species.
- 4.3 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)

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

5 **Draft Local Plan Part 2**

5.1 Table 7.4.1T Site Selection Summaries (Martham) of the draft Local Plan Part 2 gives a summary of reason(s) for the site not being selected:

Site 64 - Planning permission for 144 units (ref. 06/16/0435/O).

6 **National Policy:- National Planning Policy Framework (NPPF), February 2019.**

6.1 Paragraph 2: Planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise. The National Planning Policy Framework must be taken into account in preparing the development plan and is a material consideration in planning decisions. Planning policies and decisions must also reflect relevant international obligations and statutory requirements.

6.2 Paragraph 7: The purpose of the planning system is to contribute to the achievement of sustainable development. At a very high level, the objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs⁴.

6.3 Paragraph 8: Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):

a) **an economic objective** – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;

b) **a social objective** – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and

c) **an environmental objective** – to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

- 6.4 Paragraph 11 (partial): Plans and decisions should apply a presumption in favour of sustainable development.

For decision-taking this means:

c) approving development proposals that accord with an up-to-date development plan without delay; or
d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date⁷, granting permission unless:

- i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or
- ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

- 6.5 Paragraph 48. Local planning authorities may give weight to relevant policies in emerging plans according to:

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

- 6.6 Paragraph 55. Planning conditions should be kept to a minimum and only imposed where they are necessary, relevant to planning and to the development to be permitted, enforceable, precise and reasonable in all other respects. Agreeing conditions early is beneficial to all parties involved in the process and can speed up decision making. Conditions that are required to be discharged before development commences should be avoided, unless there is a clear justification.

- 6.7 Paragraph 59. To support the Government's objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can

come forward where it is needed, that the needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay.

6.8 Paragraph 109. Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.

6.9 Paragraph 170 (partial). Planning policies and decisions should contribute to and enhance the natural and local environment by:

b) recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland;

6.10 Paragraph 177. The presumption in favour of sustainable development does not apply where the plan or project is likely to have a significant effect on a habitats site (either alone or in combination with other plans or projects), unless an appropriate assessment has concluded that the plan or project will not adversely affect the integrity of the habitats site.

7 Local finance considerations:-

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

8 Shadow Habitats Regulation Assessment

8.1 The applicant has submitted a bespoke Shadow Habitat Regulations Assessment (HRA). It is confirmed that the shadow HRA submitted by the applicant has been assessed as being suitable for the Borough Council as competent authority to use

as the HRA record for the determination of the planning application, in accordance with the Conservation of Habitats and Species Regulations 2017.

- 8.2 The Natural Environment Team at Norfolk County Council have assessed the shadow HRA which was updated in January and assessed it as follows:

‘Summary: The application site is located within the Orange Habitat Impact Zone. Foul water will be connected to mains sewer and surface water managed via SuDS.

The shadow HRA concludes that there is potential for increased visitor pressure on Winterton -Horsey Dune SAC alone and in combination (para 6.1.7 & 6.1.8), which can be satisfactorily mitigated for through a financial contribution under the Borough’s Monitoring and Mitigation Strategy and locally accessible green space. Impacts on Great Yarmouth North Denes SPA are anticipated in combination with other proposals only (para 7.2.9), which can be satisfactorily mitigated for through a financial contribution to the Habitats monitoring and Mitigation Strategy, and locally accessible green space.

Should you be minded approving the application, Great Yarmouth Borough Council can accept the information submitted by the applicant in the shadow HRA and can use it as your record of the HRA confirming that no LSE will result from the development.’

- 8.3 Great Yarmouth Borough Council as Competent Authority can accept the Appropriate Assessment and the development can be mitigated by payment of £110 per dwelling prior to occupation of the development.

9 Assessment

- 9.1 The application is a full application for the erection of 46 dwellings at land accessed off Rising Way. The site, as described above, has previously been granted planning permission as part of a larger development of 144 dwellings which included, by separate application, the construction of a roundabout. Residents have objected to the access off Rising Way and have commented that the roundabout should be provided as part of this application. Norfolk County Council Highways have assessed the application and have not deemed it necessary to provide the roundabout for this development as a stand-alone development. Should a further application be submitted for the erection of additional dwellings accessed off Repps Road this will be assessed, as with the current and all applications, on merit and the matter of the access requirements will again be consulted on. The current application does not, at this time, require a roundabout to be provided.

- 9.2 One of the comments received from the Highways Authority states that the potential access, currently to undeveloped land, should be removed. Although additional development at a section of land that has never received an application for residential development is not currently being considered it is deemed appropriate to leave an access point at this location. Should Highways object to a future application if one is submitted this will be a material consideration that the application shall be judged against.
- 9.3 The application was subject to pre application advice during which comment was made on a number of areas including design, layout and parking. The applicants have taken these comments onboard with the current submission and the layout is attractive with thought having gone into the placement of the open space as a buffer to the existing village development. The attenuation area has been altered through the application process as the applicants have sought to locate it at the location which will offer the best drainage for the site. The Lead Local Flood Authority (LLFA) have not commented on the application however the Water Management Alliance have stated that infiltration drainage is supported. In the absence of a comment from the LLFA the applicant's agents have helpfully suggested a drainage condition to secure adequate drainage. The condition, if not requested by the LLFA, will not be assessed by the LLFA and as such it will be for the Local Authority to assess the appropriateness while also taking into consideration the responses from other consulted parties.
- 9.4 The landscaping plan, following comments from the Assistant Grounds Manager and Arboricultural Officer, has been amended to increase the number of trees proposed. At the time of writing the comments had not come back however the increase to 30 no. trees is a positive one and will offer an improvement to the site. The Natural Environment Team at Norfolk County Council have helpfully assessed the site for biodiversity and suggested conditions.
- 9.5 The comments from the Natural Environment Team at Norfolk County Council and suggested condition, which shall be placed upon any grant of planning permission are as follows:
- " The application site comprises 3.5 ha of arable land. A species rich hedgerow runs along the eastern boundary. The site has limited suitability for protected species or species of conservation concern although an oak on the eastern boundary was considered to have moderate potential for bat roosts. There are no plans to fell this tree. The proposals will result in the loss of 2.5 ha of arable land, approximately 21m of defunct hedge and crown lifting work to two trees, and potentially impact on bat foraging habitat. There are no EPS licencing requirements. Recommendations for mitigation, enhancements are made. Should you be minded to grant consent the following conditions and informatives are suggested:

To minimise and mitigate for potential impacts on bats a Lighting design strategy for light-sensitive biodiversity should be conditioned:

“Prior to occupation, commencement a ‘lighting design strategy for biodiversity’ for shall be submitted to and approved in writing by the local planning authority. The strategy shall:

- (a) Identify those areas/features on site that are particularly sensitive for bats and that are likely to cause disturbance in or around their breeding sites and resting places or along important routes used to access key areas of their territory, for example foraging; and
- (b) Show how and where external lighting will be installed (through the provision of appropriate lighting contour plans and technical specifications) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent the above species using their territory or having access to breeding sites, resting places or feeding areas.

All external lighting shall be installed in accordance with the specifications and locations set out in the strategy, and these shall be maintained thereafter in accordance with the strategy. Under no circumstances should any other external lighting be installed without prior consent from the local planning authority.”

To secure habitat enhancement and biodiversity gain, in accordance with NPPF, a Biodiversity Method Statement, containing all recommendations made in the Phase 1 Ecological Survey report (NWT, 2019) should be conditioned.

“No development shall take place (including any demolition, ground works or site clearance) until a biodiversity method statement [for ...specify if required...] has been submitted to and approved in writing by the LPA. The content of the method statement will include:

- Purpose and objectives for the proposed works,
- Detailed designs and/or working methods necessary to achieve the stated objectives
- Extent and location of proposed works shown on appropriate scale maps and plans,
- Timetable for implementation, demonstrating that works are aligned to the proposed phasing of construction,
- Persons responsible for implementation of the works,
- Initial aftercare and long-term maintenance (where relevant);
- Disposal of any wastes arising from works.

The works shall be carried out strictly in accordance with the approved details and shall be retained in that manner thereafter.”

Recommendation: Nesting Bird Informative “The applicant is reminded that, under the Wildlife and Countryside Act 1981, as amended (section 1), it is an offence to remove, damage or destroy the nest of any wild bird while the nest is in use or being built. Planning consent for a development does not provide a defence against prosecution under this act. Trees and scrub are likely to contain nesting birds between 1st March and 31st August inclusive. Trees and scrub are present on the application site and are to be assumed to contain nesting birds between the above dates, unless a recent survey has been undertaken by a competent ecologist to assess the nesting bird activity on site during this period and has shown it is absolutely certain that nesting birds are not present. Cut vegetation is to be either removed from site or chipped. Piles of brash are not to be stored on site as this provides potential nesting habitat for birds. If piles of brash are left on site during the main breeding bird season these will need to be inspected for active nests prior to removal.”

- 9.6 The landscaping scheme includes the planting of shrubs, hedges and trees as well as root protection areas for the existing trees that are to be retained on site. The hedges to be planted include the reinforcing of the existing boundaries which is encouraged as per the comments above and improvements to biodiversity, as per the above condition taken from the submitted Phase 1 Ecological Survey report (NWT, 2019) shall ensure that there are improvements made at the site.
- 9.7 Although there has not been a consultation response received from the Parish Council the information submitted in support of the application details the community consultation that has been undertaken and has detailed the Parish Councils comments that were submitted directly to them and how they have addressed the concerns. The Parish Council, according to the application details, emphasised the importance of ecology and the mitigations and enhancements were considered, as per the above, and can be conditioned effectively.
- 9.8 The applicants describe the appearance of the development as providing a traditional appearance. The design includes rubbed brick window heads, stone sills and soffits to eaves which are assessed as appropriate to the local vernacular. The materials include Dorchester Red, Guilt Red Multi and buff stock bricks to be matched to Sandtoft Shire Grey and Red tiles. Plots 7 and 8 have white render porches. The design mix and use of materials demonstrates a fully conceived development that is appropriate for the local area. The mix of dwellings proposed includes bungalows, two storey houses as a mix of semidetached, detached and terraced dwellings and 8 flats in two storey blocks offers an appropriate mix for the site.
- 9.9 The development as proposed is for all of the properties to be affordable homes with a mix as referenced above. The public consultation covered the proposed use of the site as an all affordable site and the details submitted show the responses received from the public. The provision of the affordable housing is supported by

Great Yarmouth Borough Councils Enabling & Empty Homes Officer who has supplied positive comments to the application in support.

9.10 Although comments are not currently received from the Highways Officer there is no objection in principle to the development. Further information and minor amendments have been requested and have been made by the applicant baring the alteration detailed above. Should the comments be received prior to Members hearing the application they shall be verbally reported. Should circumstance change and an objection and recommendation for refusal be brought by the Highways Authority the application shall be brought back to members and as such and resolution in the positive shall be subject to Highways returning their consultation response in a positive manner.

9.11 An important factor when determining applications is whether a Local Authority has the ability to demonstrate a five-year housing land supply. If a Local Planning Authority cannot show that they are meeting this requirement, their policies with regards to residential development will be considered to be "out of date". There is currently a housing land supply of 3.42 years (as at the end of year 2018/2019) which is a clear shortfall. In addition, the publication of the first Housing Delivery Test figures in February 2019 showed that the Borough had not seen delivery of 75% of the housing requirement over the previous three-year period. Although this does not mean that all residential developments must be approved the presumption in favour of sustainable development must be applied.

9.12 In weighing the material considerations in this application considerable weight must be given to Paragraph 11 (d) of the National Planning Policy Framework states that where the policies which are most important for determining the application are out-of-date, permission should be granted unless any adverse impacts would significantly and demonstrably outweigh the benefits. Footnote 7 states that "this includes, for applications involving the provision of housing, situations where the local planning authority cannot demonstrate a five year supply of deliverable housing sites (with the appropriate buffer, as set out in paragraph 73); or where the Housing Delivery Test indicates that the delivery of housing was substantially below (less than 75% of) the housing requirement over the previous three years."

9.13 In the case of *Wavendon Properties Ltd v SoS for Housing, Communities & Local Government plus Another* (June 2019, reference [2019] EWHC 1524 (Admin)), Mr Justice Dove made an important judgement on the correct interpretation of paragraph 11(d) of the National Planning Policy Framework (February 2019). Paragraph 11 (d) states:

"Plans and decisions should apply a presumption in favour of sustainable development..."

For decision-taking this means:

c) approving development proposals that accord with an up-to-date development plan without delay; or

d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date⁷, granting permission unless:

i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed(6); or

ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.”

9.14 The implication of the Wavendon judgement is that there must: firstly be an assessment as to which policies of the Development Plan are most important for determining this planning application; secondly, an assessment as to whether each of these policies are, or are not, “out of date”; and thirdly, a conclusion as to whether, taken as whole, these most important policies are to be regarded as “out-of-date”. If, taken as whole, they are regarded as “out-of-date”, then the “tilted balance” of NPPF paragraph 11 applies (for a refusal to be justified, the harms must “significantly and demonstrably outweigh the benefits...”). If, taken as a whole, they are not regarded as out-of-date, then the tilted balance does not apply.

9.15 Whilst various policies are of importance for determining the application (and these are highlighted above), the most important policy for the determination of the application is, in my judgement, Saved Local Plan Policy HOU 10, New Dwellings in the Countryside. This policy – which essentially deals with settlement boundaries – is clearly out-of-date and this confirms that the “tilted balance” therefore applies.

9.16 The application site has previously been granted approval for residential development and is located adjacent to existing residential properties. The development is not an isolated one and is within a sustainable location with access to public transport, open spaces, education facilities and village amenities. There are no significant or demonstrable harms that outweigh the need for the provision of housing in a sustainable location.

10 RECOMMENDATION:-

10.1 Approve – subject to the highway issues being addressed and conditions to ensure an adequate form of development including those requested by consultees and a s106 agreement securing Local Authority requirements of children’s recreation, public open space, affordable housing and Natura 2000 payment. The proposal

complies with the aims of Policies CS2, CS3, CS9, CS11 and CS14 of the Great Yarmouth Core Strategy.

Copied to Roger 4/12



Planning Applications – Suggested Informative Statements and Conditions Report

If you would like to discuss any of the points in this document please contact us on 03456 066067, Option 1 or email planning@anglianwater.co.uk.

A/N Site Reference: 153888/10073263
Local Planning Authority: Great Yarmouth District (R)
Site: Hedges Road (Land South of) Mertham
GREAT YARMOUTH Norfolk
Proposal: Erection of 45 residential dwellings,
together with associated highway and
landscaping works.
Planning application: 06/19/0639/F

Prepared by: Pre-Development Team
Date: 3 December 2019

ASSETS

Section 1 - Assets Affected

There are assets owned by Anglian Water or those subject to an adoption agreement within or close to the development boundary that may affect the layout of the site. Anglian Water would ask that the following text be included within your Notice should permission be granted.

Anglian Water has assets close to or crossing this site or there are assets subject to an adoption agreement. Therefore the site layout should take this into account and accommodate those assets within either prospectively adoptable highways or public open space. If this is not practicable then the sewers will need to be diverted at the developer's cost under Section 185 of the Water Industry Act 1991, or, in the case of apparatus under an adoption agreement, liaise with the owners of the apparatus. It should be noted that the diversion works should normally be completed before development can commence.

WASTEWATER SERVICES

Section 2 - Wastewater Treatment

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

Section 3 - Used Water Network

This response has been based on the following submitted documents: Flood Risk Assessment and Surface Water Drainage Strategy. The sewerage system at present has available capacity for these flows. If the developer wishes to connect to our sewerage network they should serve notice under Section 106 of the Water Industry Act 1991. We will then advise them of the most suitable point of connection. (1) **INFORMATIVE** - Notification of intention to connect to the public sewer under S106 of the Water Industry Act Approval and consent will be required by Anglian Water, under the Water Industry Act 1991. Contact Development Services Team 0345 606 6087. (2) **INFORMATIVE** - Notification of intention to connect to the public sewer under S106 of the Water Industry Act Approval and consent will be required by Anglian Water, under the Water Industry Act 1991. Contact Development Services Team 0345 606 6087. (3) **INFORMATIVE** - Protection of existing assets - A public sewer is shown on record plans within the land identified for the proposed development. It appears that development proposals will affect existing public sewers. It is recommended that the applicant contacts Anglian Water Development Services Team for further advice on this matter. Building over existing public sewers will not be permitted (without agreement) from Anglian Water. (4) **INFORMATIVE** - Building near to a public sewer - No building will be permitted within the statutory easement width of 3 metres from the pipeline without agreement from Anglian Water. Please contact Development Services Team on 0345 606 6087. (5) **INFORMATIVE** - The developer should note that the site drainage details submitted have not been approved for the purposes of adoption. If the developer wishes to have the sewers included in a sewer adoption agreement with Anglian Water (under Sections 104 of the Water Industry Act 1991), they should contact our Development Services Team on 0345 606 6087 at the earliest opportunity. Sewers intended for adoption should be designed and constructed in accordance with Sewers for Adoption guide for developers, as supplemented by Anglian Water's requirements.

Section 4 - Surface Water Disposal

The preferred method of surface water disposal would be to a sustainable drainage system (SuDS) with connection to sewer seen as the last option. Building Regulations (part H) on Drainage and Waste Disposal for England includes a surface water drainage hierarchy, with infiltration on site as the preferred disposal option, followed by discharge to watercourse and then connection to a sewer.

From the details submitted to support the planning application the proposed method of surface water management does not relate to Anglian Water operated assets. As such, we are unable to provide comments on the suitability of the surface water management. The Local Planning Authority should seek the advice of the Lead Local Flood Authority or the Internal Drainage Board. The Environment Agency should be consulted if the drainage system directly or indirectly involves the discharge of water into a watercourse. Should the proposed method of surface water management change to include interaction with Anglian Water operated assets, we would wish to be re-consulted to ensure that an effective surface water drainage strategy is prepared and implemented.



Broads
Drainage Board

Copied to Agat 26/11

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w: www.wlma.org.uk

Our Ref: 19_01994_P
Your Ref: 06/19/0639/F

26/11/2019

Dear Sir/Madam

RE: Erection of 46 dwellings, together with associated highway and landscaping works at Repps Road (Land South of) Martham, Great Yarmouth, Norfolk

The site is near to the Internal Drainage District (IDD) of the Broads (2006) Internal Drainage Board (IDB) and therefore the Board's Byelaws apply. A copy of the Board's Byelaws can be accessed on our website (https://www.wlma.org.uk/uploads/BIDB_Byelaws.pdf), along with maps of the IDD (https://www.wlma.org.uk/uploads/84-BIDB_drainindex.pdf). These maps also show which watercourses have been designated as 'Adopted Watercourses' by the Board. The adoption of a watercourse is an acknowledgement by the Board that the watercourse is of arterial importance to the IDD and as such will normally receive maintenance from the IDB.

In order to avoid conflict between the planning process and the Board's regulatory regime and consenting process please be aware of the following:

- We are pleased to see that initial testing shows that a drainage strategy reliant on infiltration is likely to be achievable on the proposed development. If for any reason a strategy wholly reliant on infiltration does not prove viable and a surface water discharge is proposed to a watercourse within the IDD (directly or indirectly), then the proposed development will require land drainage consent in line with the Board's byelaws (specifically byelaw 3). Any consent granted will likely be conditional, pending the payment of a Surface Water Development Contribution fee, calculated in line with the Board's charging policy (https://www.wlma.org.uk/uploads/WMA_Table_of_Charges_and_Fees.pdf).

Whilst the consenting process as set out under the Land Drainage Act 1991 and the aforementioned Byelaws are separate from planning, the ability to implement a planning permission may be dependent on the granting of these consents. As such we strongly recommend that the required consent is sought prior to determination of the planning application.

Kind Regards,

Jess

Jessica Nobbs
Senior Sustainable Development Officer
Water Management Alliance



Cert No. GB11990

Mr R Buxton (Chairman)
Mr S G Daniels (Vice-Chairman) Mr L E Baugh (Vice-Chairman)
Mr P J Cammille (Chief Executive)



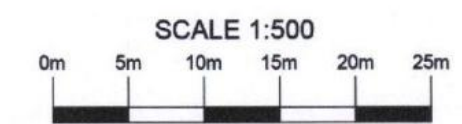
Cert No. GB11991

DEFENDERS OF THE LOWLAND ENVIRONMENT



App. No. 06/19/0639/f
REVISED PLAN
Received 20.1.20

| ACCOMMODATION SCHEDULE | | | | | | | | | |
|------------------------|---|-------|------|-----|---------|--|--|--|--|
| TYPE | PLOTS | TOTAL | BEDS | HTY | PARKING | | | | |
| 1 Bed House | 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46 | 46 | 46 | 1 | 1 | | | | |
| 2 Bed House | | 2 | 2 | 2 | 2 | | | | |
| 3 Bed House | | 2 | 2 | 2 | 2 | | | | |
| 4 Bed House | | 2 | 2 | 2 | 2 | | | | |
| 2 Bed Bungalow | | 2 | 2 | 2 | 2 | | | | |
| 1 Bed Flat | | 2 | 2 | 2 | 2 | | | | |
| TOTAL | | 54 | 54 | 10 | 10 | | | | |



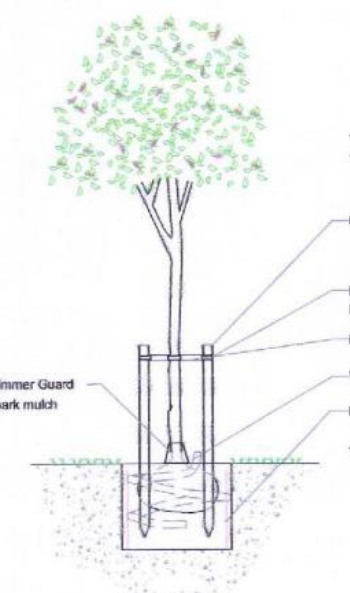
| Rev | Description | Dated |
|-----|--------------------------------|----------|
| A | Attenuation basin repositioned | 16.12.19 |
| B | Highways comments incorporated | 13.01.20 |
| --- | --- | --- |
| --- | --- | --- |

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Wolsey House, 1 Quay View Business Park
Barnard Road, Lowestoft, Suffolk, NR32 2HD
Tel: (01502) 587024 Fax: (01502) 589829

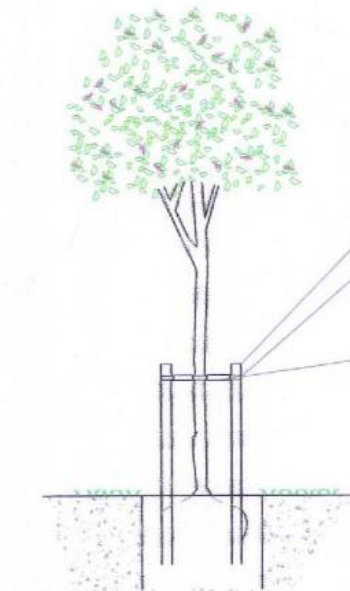
| | |
|--|-----------------------------|
| Client Flagship Homes | |
| Project Title Martham East | |
| Drawing Title Planning Layout | |
| Drawn by MW | Project Reference W506 |
| Approved by N/A | |
| Scale 1:500 @ A3 | Drawing Number W506-PL01 |
| Date 15/08/2019 | Revision B |
| Stage <input type="radio"/> Preliminary <input type="radio"/> Information <input type="radio"/> For Approval <input type="radio"/> Tender <input type="radio"/> Construction <input type="radio"/> As-Built | |
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TREE SUPPORT DETAIL FOR ROOT BARRIER



TREE SUPPORT DETAIL



Key

- Tree-Standard
- Tree-Standard With Root Barrier
- Shrub-Specimen
- Planting-Hedges
- Mixed Native Hedge
- Planting-Shrubs
- Grass-Amenity Seed
- Grass-Turf
- Grass-Wildflower
- Climbers

| Qty: | Species | Size: | Spacing: |
|--------------------|----------------------------|-------------|----------|
| 78 | Skimmia Japonica | 3L | 60CM |
| 25 | Prunus Otto Lyken | 3L | 60CM |
| 79 | Choisya Actae | 3L | 60CM |
| 54 | Hydrangea Macrophylla | 3L | 60CM |
| 47 | Gorakum Macrochlam | 3L | 60CM |
| 74 | Heuchera Palace Purple | 3L | 60CM |
| 112 | Lavandula Hidote | 3L | 60CM |
| 29 | Berberis Thunbergii | 3L | 60CM |
| 11 | Mahonia X Media | 3L | 60CM |
| 88 | Hebe Paeal | 3L | 60CM |
| 27 | Lonicera Maygreen | 3L | 60CM |
| 25 | Clusia Pulverulenta | 3L | 60CM |
| 32 | Ceanothus Barlowodii | 3L | 60CM |
| 25 | Pittosporum Garnettii | 3L | 60CM |
| 26 | Viburnum Davidi | 3L | 60CM |
| 25 | Hypericum Hidote | 3L | 60CM |
| 34 | Eucymus President Gaultier | 3L | 60CM |
| 27 | Hedera Helix | 3L | 60CM |
| 31 | Rubus Tricolor | 3L | 60CM |
| 35 | Rosa Rugosa | 3L | 60CM |
| 19 | Eucymus Silver Queen | 3L | 60CM |
| 21 | Eucymus Emerald Gold | 3L | 60CM |
| 11 | Sarcococca Confusa | 3L | 60CM |
| 13 | Daphne Transatlantica | 3L | 60CM |
| 14 | Philadelphus Virginial | 3L | 60CM |
| 14 | Viburnum Bodnantense | 10L | 100CM |
| 21 | Syringa Vulgaris | 10L | 100CM |
| SPECIMEN PLANTS | | | |
| 3 | Abelia Grandiflora | 15L | N/A |
| 3 | Viburnum Bodnantense Dawn | 15L | N/A |
| HEDGE PLANTING | | | |
| 55 | Viburnum Tricus | 3L | 45CM |
| 53 | Escallonia Apple Blossom | 3L | 45CM |
| 29 | Eucymus Japonica Aurea | 3L | 45CM |
| 23 | Pyracantha Red Column | 3L | 45CM |
| 600 | Carpinus Betulus | 60-90 cm BR | 45CM |
| MIXED NATIVE HEDGE | | | |
| 170 | Crataegus Monogyna | 60-90 cm BR | 45CM |
| 79 | Ilex Aquifolium | 60-90 cm BR | 45CM |
| 160 | Acer Campestre | 60-90 cm BR | 45CM |
| 90 | Ligustrum Vulgare | 60-90 cm BR | 45CM |
| 90 | Eucymus Europaeus | 60-90 cm BR | 45CM |
| 90 | Viburnum Opulus | 60-90 cm BR | 45CM |
| TREES | | | |
| 8 | Acer Campestre | 12-14cm BR | N/A |
| 5 | Betula Pendula | 12-14cm BR | N/A |
| 1 | Prunus Ananagwa | 8-10cm BR | N/A |
| 5 | Carpinus Betulus | 12-14cm BR | N/A |
| 5 | Fagus Sylvatica | 12-14cm BR | N/A |
| 2 | Quercus Robur | 12-14cm BR | N/A |
| TREES | | | |
| 2 | Lonicera Periclymenum | 5L | N/A |
| 2 | Trachelium Jasmindiflorum | 5L | N/A |

NOTES
All planting and operations should comply with the latest version of BS 4425:1989 'General Landscaping Operations'. All plants shall be supplied in accordance with the ITA National Plant Specification and their certified nurseries, and BS 3938 Nursery Stock - Specification for Trees & Shrubs.
Specification of species, position and density shall be in accordance with drawing and planting schedule provided, and shall not be amended without prior approval of the Landscape Architect. For detailed landscape specification information, please refer to the relevant documentation accompanying the drawing.

Planting outside the usual October-March dormant season shall be pursued by approval only, if agreed all bare root plants shall be supplied with container grown stock, with additional establishment watering.
The contractor is responsible for checking locations of all existing and proposed services, and shall advise the Landscape Architect if there are any conflicts.
Topsoil to be multi-purpose grade and free of all contaminants, in accordance with the latest version of BS 3882:2015 Specification for Topsoil. Topsoil analysis should be undertaken by an approved company to ensure the suitability of the topsoil for the intended use, with any recommendations for improvements.

Minimum topsoil depths should be as follows unless specified otherwise:
Suitable (beneath) natural should provide the remainder of the rooting depth as required, and mixed with peat-free compost. Subsoil preparation shall be in accordance with BS 8601 and BS 4425 and scarified/ripped to a suitable depth prior to spreading of topsoil. Any weed/grass growth to be sprayed with appropriate herbicide at least 10 days prior to cultivation.
- Ornamental shrubs 450mm
- native shrubs 300mm
- seedling grass 300mm, or directly into existing ground
- seedling grass 150mm
- tree pits to be excavated to at least twice the diameter of the root spread and 1.5 times the depth of the roots to be planted.

Trees within handstanding or highway visibility splay shall be clear stem to 2m high unless specified otherwise. Trees adjacent to buildings and services shall include root barriers where necessary and should be planted in positions as indicated on the drawing.

All planting should be watered in immediately after planting by main contractor and matched with minimum of 60mm depth of ornamental mulch supplied by MA.
All turf should be sloped 150mm short of all houses to allow for gravel strip.
All existing trees and hedges shall be surveyed and protected in accordance with BS 5837:2012, and temporary protection fencing erected for the duration of the construction period. Refer to arboricultural consultants drawings for location and details.

Management operations for the site shall be carried out as detailed in the agreed maintenance schedules at regular intervals, in accordance with any agreed Landscape Management Plan.

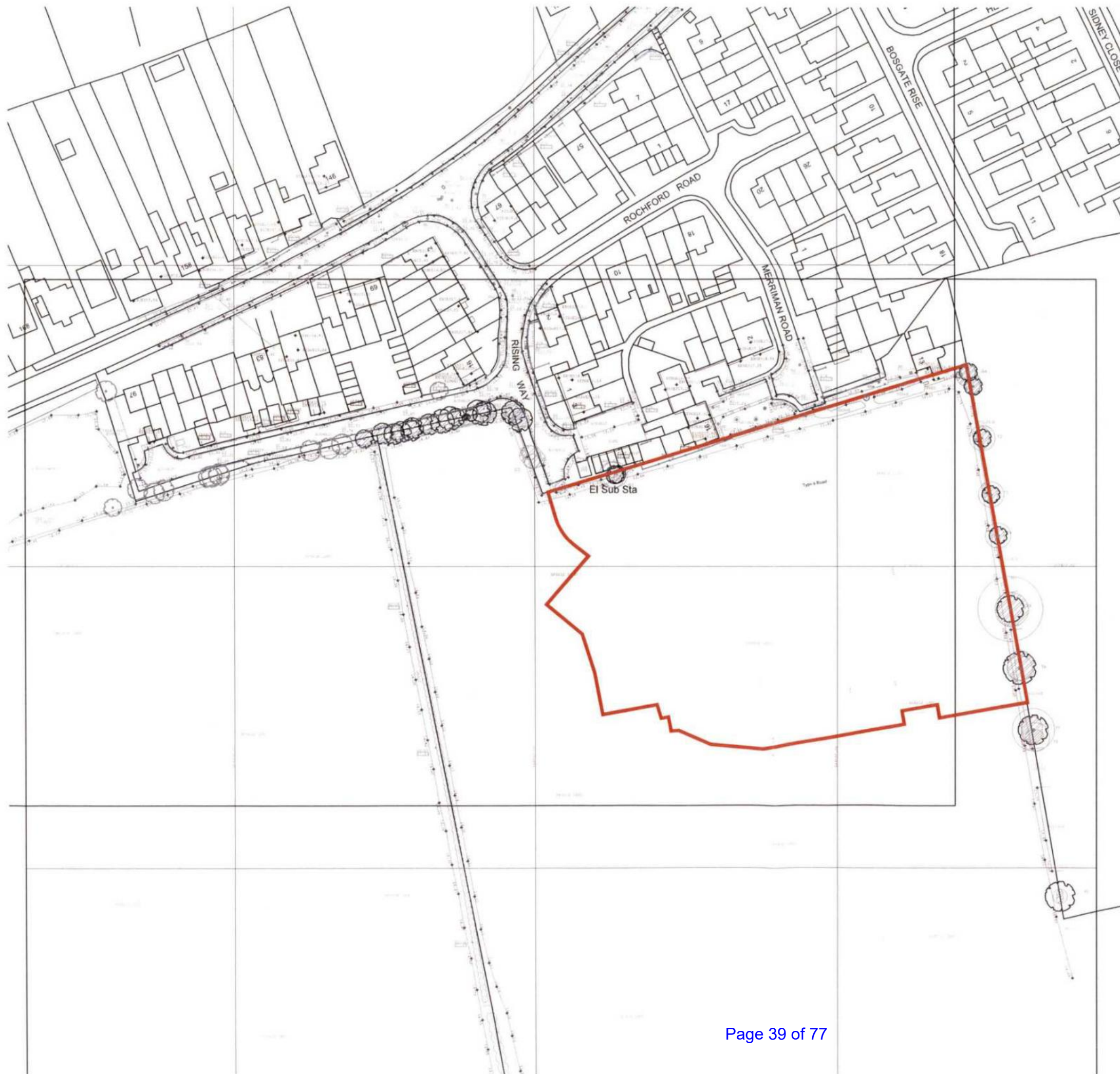
Shrub mixes: shrubs to be planted in groups of 3 to 5, perennials to be planted in groups of 5 to 7.
BR = Bare Root planting, November to March
CO = Container Grown planting suitable throughout the year
RB = Root Ball planting, November to March
B = Bulbs

Turf Mix:
25% Corex
25% Alnora
10% Muska
20% Cezanne
20% Linovative
Perennial Hygrina
Agrostis Vulgaris
Chewing Fescue
Slender Creeping Red Fescue
Smooth Stalked Meadow Grass
Lolium Perenne
Brown Bent
Poa Pratensis

Soft landscaping is to be checked by engineers prior to installation for service adoption.
Native hedging is to receive 60cm x 38mm clear spiral guards and 90cm bamboo canes.
Native hedging planted in double staggered rows, 60cm centres x 30cm between rows.
Carpinus hedging is to receive 60cm x 38mm clear spiral guards and 90cm bamboo canes.
Carpinus hedging planted in double staggered rows, 60cm centres x 30cm between rows.

gdc Ltd
Landscaping & Lawnmower specialists
Beccles Road, St Olaves, Gt. Yarmouth, NR31 9AD
Tel: 01493 488225 Fax: 01493 488503
E-mail: office@gdclimited.co.uk

| | | |
|--------------------------------------|------------|-----------------------------|
| 4 | 27.01.20 | Modified to suit new layout |
| 3 | 23.10.19 | Modified to suit new layout |
| 2 | 19.10.19 | Modified to suit new layout |
| 1 | 25.09.19 | Modified to suit comments |
| REV: | DATE: | DESCRIPTION: |
| PROJECT: Reppa Road Marthon | | |
| SUBJECT: Soft Landscaping - Planting | | |
| PROJECT NR | DRAWING NR | CLIENT |
| 2441 | 2441-19 | Wellington |
| | | DATABASE |
| | | DATE |
| | | SCALE |
| | | 18.09.19 |
| | | 1:250 @ A1 |
| PROJECT NR | DRAWING NR | REV |
| 2441 | 2441-19 | 4 |
| | | DRWN |
| | | CHECKED |
| | | S.W. |
| | | N.B. |



06/19/0639/F



Great Yarmouth
Borough Council

14 NOV 2019

Planning
Department

| Rev | Description | Dated |
|-----|-------------|-------|
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| A | | |



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| | | |
|---|---------------------------|---|
| Client Flagship Homes | |  |
| Project Title Martham East | | |
| Drawing Title Site Location Plan | | |
| Drawn by MW | Project Reference W506 | |
| Approved by N/A | | |
| Scale 1:1250 @A3 | Drawing Number | Revision |
| Date 24/06/2019 | W506-LOC01 | - |
| Stage <input type="radio"/> Preliminary <input type="radio"/> Information <input type="radio"/> For Approval <input type="radio"/> Tender <input type="radio"/> Construction <input type="radio"/> As-built <small>This drawing is the copyright of Wellington Ltd and should not be reproduced without Prior Consent. All figures and dimensions to be checked on site and Wellington notified of any variation.</small> | | |

Reference: 06/19/0593/F

Parish: West Caister
Officer: Mr Rob Forrester
Expiry Date: 22-01-20

Applicant: Hammond Property Developments Ltd

Proposal: Erection of new 4 bedroom dwelling house

Site: Land adjacent to Westaylee, West Road, West End, West Caister.

REPORT

1. Background / History:-

- 1.1 The site comprises 0.75 hectares and proposes the erection of a substantial 4-bedroomed house with attached treble-garage incorporating roof storage. The dwelling is sited within an open paddock area adjacent to the applicants dwelling Westaylee (which has a road frontage to West Road, West End, Caister).
- 1.2 The site falls within the countryside some distance to the north of the settlement, and the site adjoins the Broads Authority Area.
- 1.3 There is no planning history for the site although the adjacent dwelling is a fairly recent construction, as is a stable-block to the east.
- 1.4 The proposed dwelling would share the drive and access of the existing dwelling as well as its package treatment plant.
- 1.5 There is a track immediately to the west of the site that is a public footpath.
- 1.6 The dwelling is a modern design incorporating large areas of glazing to the feature front entrance which incorporates a columned entrance; a large balcony at the rear and several dormer windows above the garage. It has a hipped roof to the dwelling and gable roof to the remainder.
- 1.7 The dwelling proposed would face east and has a particularly extensive curtilage.
- 1.8 Amended plans have recently been received providing the required visibility splays at the access.

1.9 The application is accompanied by an ecology appraisal report and a shadow habitat Regulations Assessment (HRA).

2 Consultations:- All consultation responses received are available online or at the Town Hall during opening hours.

2.1 Parish Council – Caister Council have not commented

2.2 Neighbours – There have been no objections from neighbours.

2.3 Local Highway Authority – Whilst there was an initial concern regarding intensification of the use of the access and a lack of visibility, the Highway Authority raises no objection to the amended plan, subject to 2 conditions

2.4 Broads Authority - Object to the application, comments provided later in this report.

2.5 Broads Drainage Authority – If there is no other option available, drainage may be to the Broads Drain with appropriate consent

2.6 Strategic Planning – The site is within the 2.5-5km zone, proposing a single dwelling, in which case use of the template HRA is acceptable. There is a limited potential for hydrological drainage. Having looked at the Design & Access statement, I note the applicant's intention to drain surface water into the ditch. The ditch will connect up to the wider Broads network, however, given the distance to the closest linked Natura 2000 Sites, it is unlikely to result in an effect. I do recommend running this past the County Ecologist

2.7 Conservation/Design Officer – There are concerns regarding the design of the dwelling which is not refined sufficiently. We were not able to support the design of the original house. We would be keen to ensure a proposal relating to the rural setting – perhaps as a more extensive but lower-profiled design

2.8 Environmental Health – No objections subject to conditions

2.9 Essex and Suffolk Water – No objections

2.10 English Nature – No comments

2.11 N.C.C Natural Environment Team - The HRA report is acceptable and concludes that there would be no likely significant effects and any cumulative effect of recreational activity can be resolved through the Monitoring and Mitigation

Strategy. Requested Ecology report is fit for purpose. The applicant is proposing to discharge surface water into a watercourse which has potential to support water voles. It is therefore recommended that a water vole survey is undertaken and submitted in support of this application.

3 National Policy:- National Planning Policy Framework (NPPF)

- 3.1 Paragraph 2: Planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise, however in the absence of a 5-year Housing Land Supply, there remains a presumption in favour of sustainable housing developments.
- 3.2 Paragraph 7: The purpose of the planning system is to contribute to the achievement of sustainable development which has 3 arms:-
- a) an economic objective
 - b) a social objective
 - c) an environmental objective
- 3.3 Paragraph 48. Local planning authorities may give weight to relevant policies in emerging plans according to:
- a) the stage of preparation of the emerging plan (the more advanced its preparation, the greater the weight that may be given);
 - b) the extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given); and
 - c) the degree of consistency of the relevant policies in the emerging plan to this Framework (the closer the policies in the emerging plan to the policies in the Framework, the greater the weight that may be given), however in the absence of a 5-yr H.L.S, the status of the emerging plan is somewhat academic.
- 3.4 Paragraph 84. Planning policies and decisions should recognise that sites to meet local business and community needs in rural areas may have to be found adjacent to or beyond existing settlements, and in locations that are not well served by public transport. In these circumstances it will be important to ensure that development is sensitive to its surroundings, does not have an unacceptable impact on local roads and exploits any opportunities to make a location more sustainable (for example by improving the scope for access on foot, by cycling or by public transport). The use of previously developed land, and sites that are physically well-related to existing settlements, should be encouraged where suitable opportunities exist.
- 3.5 Paragraph 109. Development should only be prevented or refused on highways

grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.

- 3.6 Paragraph 170 - 177. Planning policies and decisions should contribute to and enhance the natural and local environment by:
- a) protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan);
 - b) recognising the intrinsic character and beauty of the countryside,
 - c) maintaining the character of the undeveloped coast, while improving public access to it where appropriate;
 - d) minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures;
 - e) preventing new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by, unacceptable levels of soil, air, water or noise pollution or land instability. Development should, wherever possible, help to improve local environmental conditions such as air and water quality, taking into account relevant information such as river basin management plans; and
 - f) remediating and mitigating despoiled, degraded, derelict, contaminated and unstable land, where appropriate.

172. Great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty, which have the highest status of protection in relation to these issues.

177. The presumption in favour of sustainable development does not apply where the plan or project is likely to have a significant effect on a habitats site (either alone or in combination with other plans or projects), unless an appropriate assessment has concluded that the plan or project will not adversely affect the integrity of the habitats site.

4 Core Strategy – Adopted 21st December 2015

- 4.1 Policy CS2: Growth within the borough must be delivered in a sustainable manner in accordance with Policy CS1 by balancing the delivery of new homes with new jobs and service provision, creating resilient, self-contained communities and reducing the need to travel.
- 4.2 Policy CS2 identifies West Caister as a Tertiary settlement (such settlements are suitable for 5% of new housing growth across the District) proportionate to the scale of the settlement.

4.3 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 reflect the local character; respect key features; create functional places; provides appropriate parking and access; conserves bio-diversity.

4.4 Policy CS11: The Council will work with other partner authorities and agencies to improve the borough's natural environment and avoid any harmful impacts of development on its biodiversity, geodiversity, landscape assets, priority habitats and species. This will be achieved by: (partial)

a) Ensures Little Terns and other protected species are adequately protected from adverse effects of new development. Natura2000 Sites Monitoring and Mitigation Strategy to be prepared.

d) Ensuring that the Norfolk Coast Area of Outstanding Natural Beauty (AONB), the Broads and their settings are protected and enhanced

g) Ensuring that all new development takes measures to avoid or reduce adverse impacts on existing biodiversity and geodiversity assets. Where adverse impacts are unavoidable, suitable measures will be required to mitigate any adverse impacts. Where mitigation is not possible, the Council will require that full compensatory provision be made

h) Ensuring that all new development appropriately contributes to the creation of biodiversity and/or geodiversity features through the use of landscaping, building and construction features, sustainable drainage systems and geological exposures

4.5 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: (a to f)

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

5 Local Policy :-

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

- 5.2 Paragraph 213 of the National Planning Policy Framework (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.
- 5.3 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.
- 5.4 As the general principles are covered by Adopted Core Strategy Policy CS2, there are no relevant Policies.

6 Emerging policy – Local Plan Part 2:-

- 6.1 In the absence of a 5-year Housing Land Supply, there are few emerging policies that are applicable.

7 Habitat Regulations Assessment considerations:

- 7.1 "European" or "Natura 2000" sites are those that are designated for their wildlife interest(s) through the Conservation of Habitats and Species Regulations 2017 and constitute the most important wildlife and habitat sites within the European Union. The Council has an adopted policy approach, the Habitats Monitoring and Mitigation Strategy, prepared alongside the Part 1 Local Plan (and most recently updated at the Policy & Resources Committee meeting on 5th February 2019).
- 7.2 The application is for a single dwelling and whilst the proximity to designated areas is noted this has not triggered the need for a bespoke shadow habitat regulation assessment.
- 7.2 An appropriate Ecology survey has been submitted in relation to the site. A concern in relation to foul and surface water disposal to a nearby ditch-system and potential impact on Water Voles is outstanding

8 Local finance considerations:-

- 10.1 Under Section 70(2) of the Town and Country Planning Act 1990 the council is required when determining planning applications to have regard to any local finance considerations, so far as material to the application. Local finance

considerations are defined as a government grant such as new homes bonus or the Community Infrastructure Levy. The application has been assessed and there are no financial implications that would impact the determination of the application.

9 Assessment

Development Plan Policy

- 9.1 The proposal seeks approval for the erection of a dwelling in the open countryside near to the minor settlement of West Caister, which is identified in Core Strategy Policy CS2, as one of the Tertiary Settlements, which are to absorb 5% of the Districts Housing requirement as minor developments within the settlement, appropriate in scale to the settlement.
- 9.2 There have been several recent housing developments within the settlement, including a replacement dwelling to the east of the application site, a new dwelling approved to the west and a new bungalow under construction on the opposite side of the road.
- 9.3 As a result, it is not considered that the erection of another single dwelling raises any particular 'policy' objections to the principle, the main concern being the position of the proposed dwelling in relation to the character and form of the settlement.
- 9.4 West Caister is an unusual settlement in 2 parts, with a nucleated grouping of dwellings based around the church – at the eastern end close to the A149 (Caister by-pass) – and a second grouping of dwellings further west, which has a particularly 'linear' character with each dwelling having a frontage to the various public highways/lanes.
- 9.5 The applicant's current dwelling is already set-back some distance from the highway – with an outbuilding between the dwelling and the road - although in keeping with the settlement form, it has a direct road frontage - however in comparison, the proposed dwelling (which would be served from the same access drive), is to be positioned much further from the road.
- 9.6 The proposed dwelling is a typical tandem-backland situation, sharing a common drive, but situated behind the host dwelling in relation to the highway.
- 9.7 This form of development is totally out-of-character with the established character and pattern of development and is an alien form of development that conflicts with the current form of the settlement.
- 9.8 It is in effect, a new dwelling in the countryside beyond the obvious settlement limits established by other dwellings.

- 9.9 The applicant has pointed to other sites within the settlement and other settlements as justification for the proposal, however the other developments quoted are either in villages with a completely different character or are ones which comply with the village form, by having a direct road frontage.
- 9.10 Whilst a new dwelling within the settlement would generally comply with policy – and the applicant has been informed that the logical ‘infill’ plot between the existing dwelling and the nearby stable-block would be considered to be appropriate and could be supported by officers - the applicant has declined to amend the proposal as they did not want to lose their view from the existing dwelling.
- 9.11 Whilst a dwelling that complied with the character and form of the settlement would raise no particular policy concerns, the current proposal is not considered to be acceptable in settlement form terms and would be an alien intrusion in to the countryside outside of the settlement, and as such, is considered to be in conflict with Core Strategy Policy CS2 and the guidance within the N.P.P.F

Design of the Dwelling

- 9.12 Whilst the West Road area of West Caister has a very eclectic mix of dwelling types, with numerous architectural styles and ages of construction – to the extent that there is no readily definable character – the village still has a rural charm and a very simple architectural form to most dwellings.
- 9.13 The existing dwelling is very modern in its style and this is continued in relation to the new dwelling, although as stated by the Design and Conservation Officer, the design does not readily gel with the existing rural form of the village.
- 9.14 The proposed dwelling is a curious mix of numerous styles and treatment, having both hipped and gable roof construction, corner quoins and a mock-classical entrance canopy supported on columns, a glazed entrance feature, and a multitude of differing window fenestration with dormers above the garage, and large picture windows which are very regimented, particularly the rear elevation which faces the public footpath to the west.
- 9.15 The N.P.P.F indicates at paragraph 127, that Planning policies and decisions should ensure that developments:
- a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
 - b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
 - c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);
 - d) establish or maintain a strong sense of place, using the arrangement of streets,

spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;

- 9.16 It goes on to state at paragraph 130, that “Permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions, taking into account any local design standards or style guides in plans or supplementary planning documents”.
- 9.17 The proposed dwelling is not a high-quality design, being a mix of styles which is completely at odds with the local rural character, and as a result, it fails to take the opportunity to improve the character and quality of the area as required by paragraph 130 and it conflicts with Core Strategy Policy CS9.

Intrusion in to the Countryside

- 9.18 Unlike all of the other dwellings within the village -which have a direct road-frontage to one of the lanes within the settlement, the application proposal is not only set back an appreciable distance from the highway, it has no direct road frontage and it is set behind the applicant’s existing dwelling and shares its drive in a tandem-backland situation and as discussed above, would appear out-of-character with the form of this linear rural settlement.
- 9.18 The dwelling would be sited in a relatively open grazing paddock, extending north from the settlement and the curtilage as shown on the plans extends to the tree-line to the north of the site which represents the boundary with The Broads Authority Executive Area.
- 9.19 In addition to the concerns regarding the village character, the dwelling represents an intrusion in to the countryside beyond the obvious limits of the settlement. And be read in conjunction with Broads area, particularly in views from West Road, and from the public footpath to the west of the site.
- 9.20 The N.P.P.F indicates that the countryside should be protected for its beauty, and that “great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty, which have the highest status of protection in relation to these issues”.
- 9.21 The Broads Authority have objected to the application on the grounds of the significant adverse impact on the Broads Authority Executive Area. The Broads Authority’s objections are that:-

“The proposal is situated outside of a defined settlement limit and the design, scale materials of the proposal are not sympathetic to the countryside location adjacent

to the Broads Authority Executive Area and are likely to result in an adverse visual impact on the locality”.

- 9.22 The Broads is designated as of equivalent status to a National Park and its landscape is accorded the highest level of protection. The introduction of the development proposed adjacent to the Broads boundary would adversely affect the character and appearance of the landscape and its quality, particularly from the adjacent footpath.
- 9.23 When assessing the application, the impact on the Broads Authority is a material consideration that holds substantial weight. As can be seen from the comments above, the assessment is that the impact of the development is considered to be detrimental to the countryside location adjacent to the Broads Authority Area and should be refused for this reason.
- 9.24 An alternative siting for a dwelling is available on the road frontage – as an infill plot between the applicant’s dwelling and nearby stables – that would both comply with Core Strategy Policy CS9, and would not have the same detrimental impact on the countryside or the Broads Area, however the applicant has declined invitations to relocate the proposal as he does not wish to lose the outlook from the existing dwelling.

Impact on Ecology

- 9.25 The N.P.P.F; The Conservation of Habitats and Species Regulations 2017, and Core strategy Policy CS11/Natura2000 Monitoring and Mitigation Strategy, establishes a strict regime for consideration of the impact of a development on both protected species and wildlife habitats.
- 9.26 There are 3 separate issues to consider in relation to the above legislation and policy and the current proposal, being the ecology of the site itself, any recreational pressures on Natura2000 sites and impact on protected species off-site.
- 9.27 The applicant currently manages the land to the north of his dwelling as a wildlife site, and actively encourages bats/owls, hedgehogs and other species.
- 9.28 An ecology report has been submitted that concludes that there is potential for wildlife to be present at the site, and with appropriate additional bio-diversity enhancement/extra nest-boxes, the development would not harm wildlife. The County ecologist confirms that the report is fit-for-purpose.
- 9.29 The submitted HRA report concludes that there could be some impact on Natura2000 sites arising from visitor pressure, however it would not be significant and the County Ecologist confirms that it could be dealt with via the Monitoring and Mitigation Strategy. The appropriate payment has been made.

- 9.30 The key concern relates to the potential impact on protected species off-site. The applicant's own ecology report confirms the potential for water-voles with the drainage ditches adjacent to the site and where water-voles presence has been recorded nearby.
- 9.31 The drainage proposals for the new dwelling include the disposal of surface-water run-off to the adjacent ditch network, with foul water utilising the existing dwellings package treatment plant, which also discharges to the same ditch network.
- 9.32 Information relating to the final discharge position of the ditches (to assess potential for hydro-logical link to Natura2000 sites) is outstanding, and the County Ecologist has indicated that permission should not be granted until such time as a water-vole survey has been undertaken, and an assessment made as to the impact.
- 9.33 In the absence of such information/reports, the appropriate assessment by the competent authority (in this case the Local Planning Authority) cannot be made and the Council would be failing in its statutory duty under The Conservation of Habitats and Species Regulations 2017 if permission was to be granted.
- 9.34 Circular 06/2005 makes it clear that the presence or otherwise of protected species and the extent to which they would be affected by a development proposal, should be established **before** the grant of permission, otherwise all material considerations have not been considered (i.e. the matter cannot therefore be subject to a condition) and the High Court has ruled that failure to make the appropriate assessment – and proceeding straight to mitigation – is a failure to comply with the Regulations, and makes any permission fundamentally flawed.
- 9.35 In the absence of the water-vole report and information regarding the discharge position of the ditch, the L.P.A as the competent authority is unable to make the appropriate assessment and therefore cannot carry out its statutory duty under the above Regulations and therefore permission should not be granted.
- 9.36 In discussions, the applicant has declined to provide the appropriate water-vole survey, and there is therefore no alternative under the above Regulations but to refuse permission.

10 Conclusion

- 10.1 Whilst the general principle of a modest housing development in a Tertiary village is acceptable in policy terms, the proposal does not represent an acceptable infill, and would be a tandem-backland development that would appear out-of-character with the linear form of the settlement, contrary to the N.P.P.F and Core Strategy Policy CS2.

- 10.2 The design of the dwelling is inappropriate for the location and would be harmful to the rural character, and as a result, it fails to take the opportunity to improve the character and quality of the area as required by paragraph 130 of the N.P.P.F and conflicts with Core Strategy Policy CS9.
- 10.3 The dwelling constitutes an alien encroachment in to the countryside adjoining the Broads Authority Executive Area, which is to be afforded the highest level of protection.
- 10.4 The application is not accompanied by sufficient information for the L.P.A to make the appropriate assessment of its impact on protected species and Natura2000 habitat and therefore the L.P.A could not meet its statutory duty to make such an assessment as required by the regulations, the N.P.P.F, Core Strategy Policy CS11 and Circular 06/2005.

11 Recommendation: -

11.1 That permission be REFUSED for the following reasons:-

1. Insufficient information has been provided in relation to water-Voles – a protected species – and the final discharge points of the drainage ditch to be used for the disposal of foul and surface water, and therefore the Local Planning Authority as the competent authority, is unable to make the appropriate assessment of its impact of the development proposal on protected species and Natura2000 habitat and therefore the Local Planning Authority could not meet its statutory duty as required by The Conservation of Habitats and Species Regulations 2017, Circular 06/2005, the National Planning Policy Framework, and conflicts with the provisions of Adopted Core Strategy 2015 - Policy CS11.
2. Whilst the general principle of a modest housing development in a Tertiary village is acceptable in policy terms, the proposal does not represent an acceptable infill within the obvious development limits of the settlement, and would constitute an unacceptable form of tandem-backland development that would appear out-of-character with the linear form of the settlement, contrary to the N.P.P.F and conflicts with the provisions of Adopted Core Strategy 2015 - Policy CS2.
3. The dwelling constitutes an alien encroachment in to the attractive countryside to the north of the settlement, and adjoining the Broads Authority Executive Area, which is to be afforded the highest level of protection. The proposed dwelling would appear out-of-place within the open rural landscape. The impact on the landscape is exacerbated by the scale and design of the dwelling, which is inappropriate for the location and would be harmful to the rural character, and as a result, it fails to take the opportunity to improve the character and quality of the area as required by paragraph

130 of the National Planning Policy Framework and conflicts with the provisions of Core Strategy Policy CS9.

08/19/0593ZF

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Great Yarmouth
Borough Council
23 OCT 2019
Planning
Department

| | | | |
|------|----------|-------------------------|-----|
| A | 11.10.19 | Drainage route updated. | KM |
| rev: | date: | description: | by: |



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client:
**Hammond Property
Developments**
location:
**Land adjacent Westaylee, West
Road, West Caister**
title:
**Proposed new dwelling
Planning drawings
Site Plan & Outbuilding Drawings**

scale @ A1:
1:250
date:
Sep 2019
project no:
8111
drawn by:
KM
approved:
BH
dwg no:
P02
revision:
A

Planning



Proposed Site Plan
Scale - 1:250

2m 0 2 4 6 8 10 12 14 16 18 20
1:250

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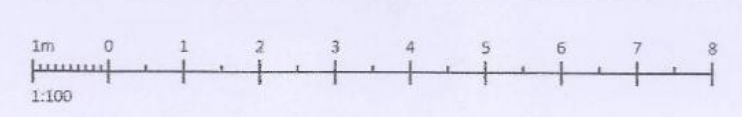
client:
Hammond Property Developments
location:
Land adjacent Westaylee, West Road, West Caister
title:
**Proposed new dwelling
Planning drawings
Elevations**

| | | |
|-----------------------------|-----------------|-----------|
| scale @ A1: 1:100 / 1:50 | drawn by: KM | revision: |
| date: Sep 2019 | approved: BH | |
| project no: 8111 | dwg no: P04 | |
| | | |

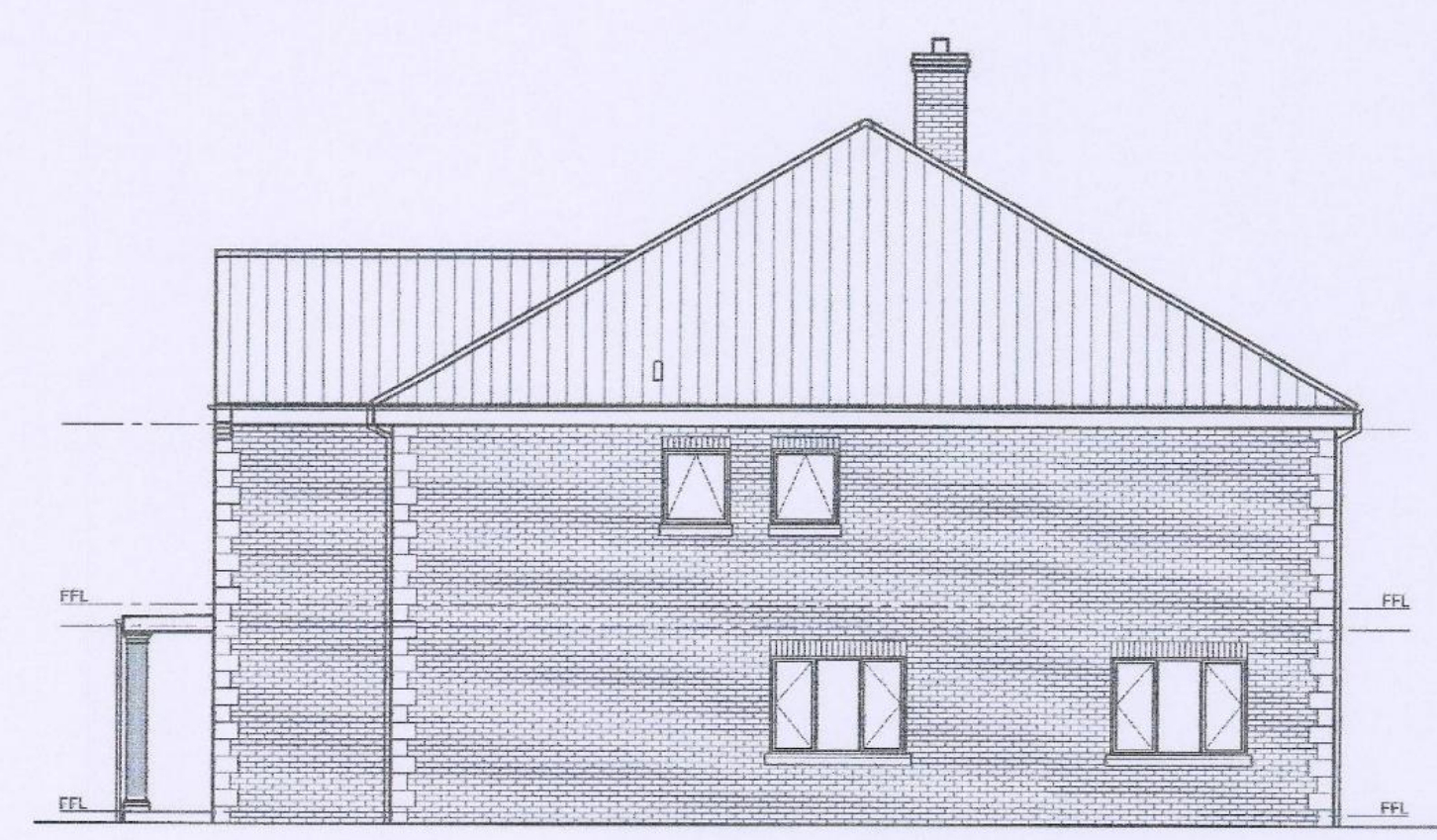
Planning



Side Elevation
Scale - 1:100



Rear Elevation
Scale - 1:100



Side Elevation
Scale - 1:100

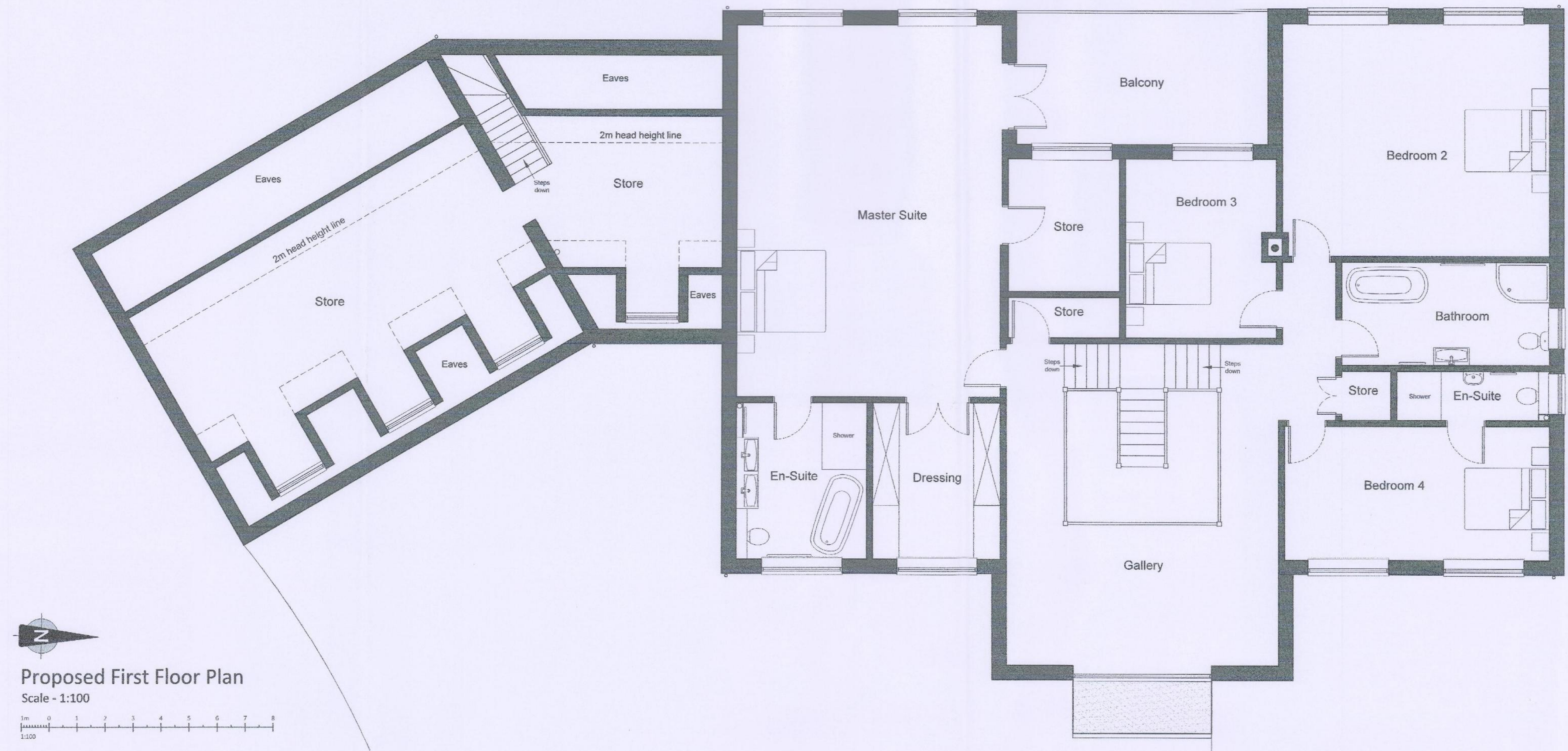


Front Elevation
Scale - 1:100

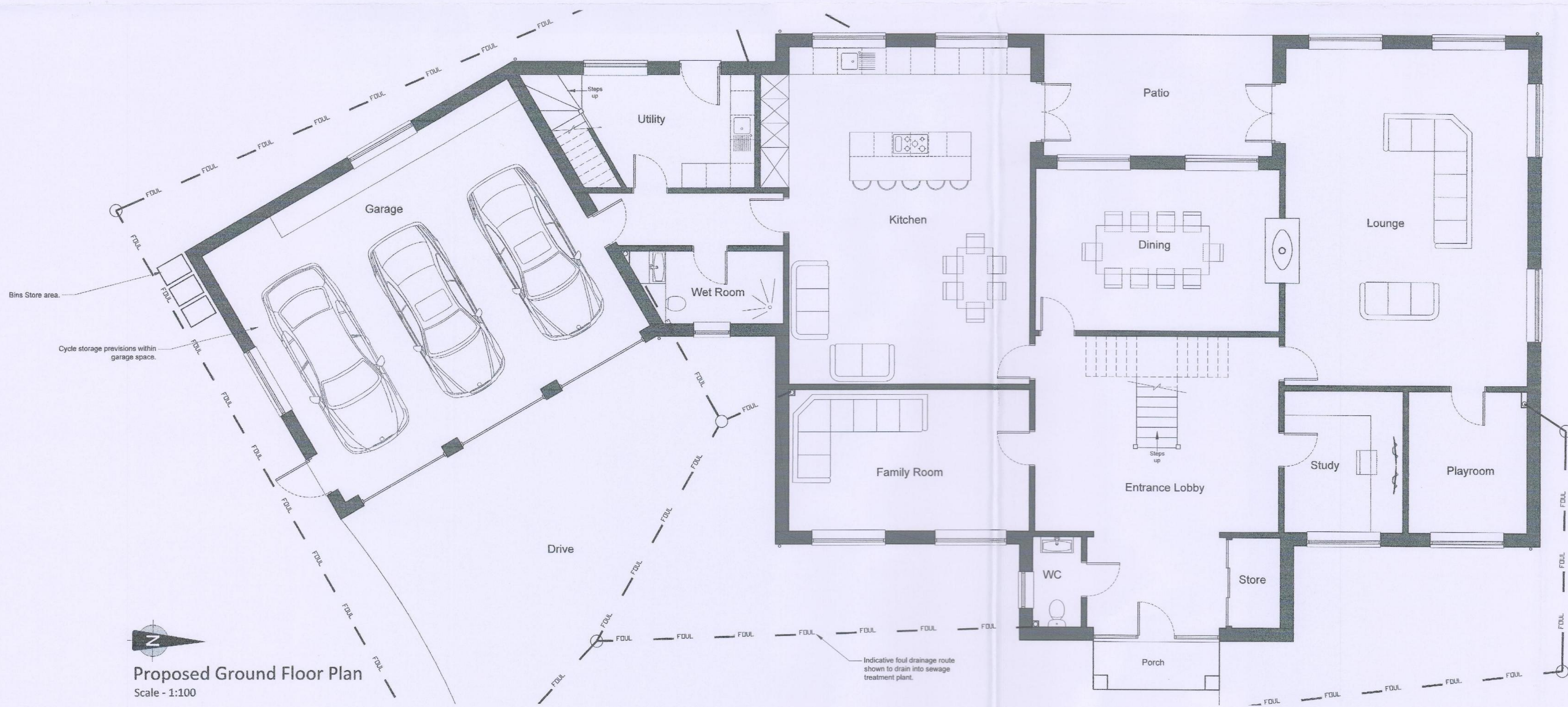
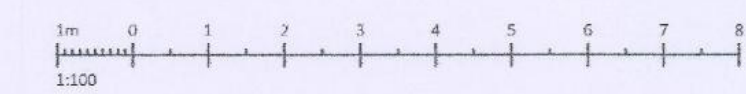
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06/19 / 05 93 / F -



Proposed First Floor Plan
Scale - 1:100



Proposed Ground Floor Plan
Scale - 1:100

| rev: | date: | description: | by: |
|------|-------|--------------|-----|
| | | | |

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client:
Hammond Property Developments

location:
Land adjacent Westaylee, West Road, West Caister

title:
Proposed new dwelling Planning drawings Floor Plans

scale @ A1:
1:100

date:
Sep 2019

project no:
8111

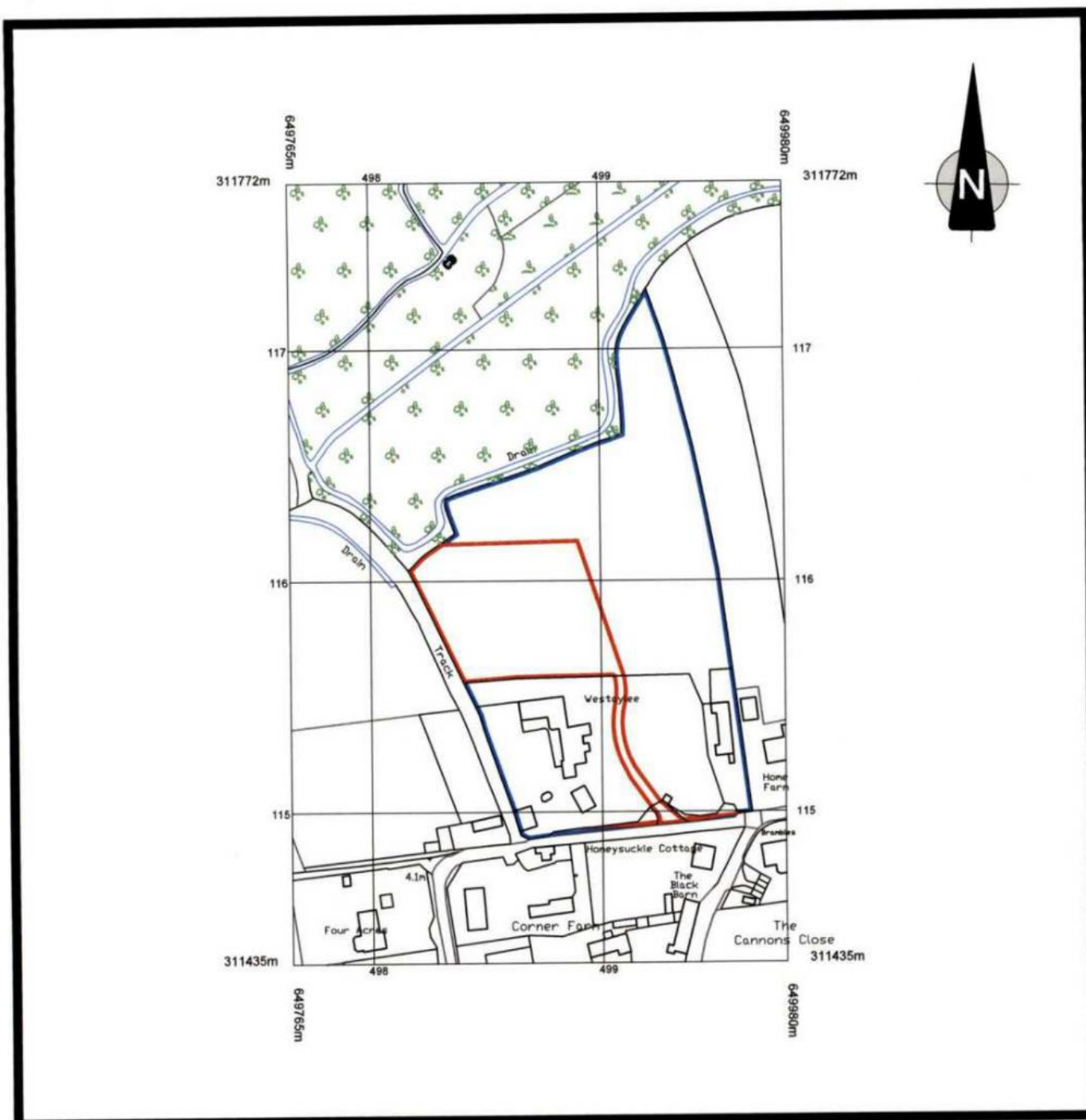
drawn by:
KM

approved:
BH

dwg no:
P03

revision:

Planning



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| | | | |
|------|----------|---|-----|
| A | 07.01.19 | Blue boundary line added to site location plan. | KM |
| rev: | date: | description: | by: |

client:
Hammond Property Developments

location:
Land adjacent Westaylee, West Road, West Caister

title:
**Proposed new dwelling
Planning drawings
Site Location Plan**

scale @ A4:
1:1250

date:
Sep 2019

project no:
8111

drawn by:
KM

approved:
BH

dwg no:
P01

revision:
A

Reference: 06/19/0565/F

Officer: Mr G Chibumu

Expiry Date: 04-12- 2019

Applicant: Mrs L. Jones

Proposal: Erected outbuilding (wooden summerhouse) in the back garden of the detached dwelling (retrospective).

Site: 19 Yallop Avenue
Gorleston
Great Yarmouth
NR31 6HD

REPORT

1 Background / History: -

- 1.1 No.19 is a detached dwelling located on the south side of Yallop Avenue, Gorleston. This application seeks retrospective planning permission for an outbuilding (wooden summerhouse) to erected in the rear garden.
- 1.2 The erected outbuilding measures a length of 7.4 metres, a width of 3 metres, and is of 3.15 metres in height inclusive of the decking (0.3 metres high)
- 1.3 The application site has an existing garden shed sited 0.4 metres at its furthest point and 0.2 metres at its closest point with the shared south boundary with No. 14 Marine Close to the south and 0.2 metres from the shared east boundary with the adjoining neighbour No.17
- 1.4 The application site has been subject to three previous applications which include the erection of a single storey rear extension and a two-storey side extension approved in 2019, the erection of a first-floor extension over existing lounge approved in 1995 and the erection of a conservatory in 2000.
- 1.5 The application is submitted following concern that the building had been erected without the benefit of planning permission. The building when measured did not comply with the condition and limitation of the General Permitted Development Order 2015 and a planning application was requested to be submitted. In essence the building exceeds the height in close proximity to the boundary allowed under the Order.

2 Consultations: -

2.1 Highways – No objection.

2.2 Neighbours – Five adjoining neighbours were consulted, and two representations have been received from neighbours No.15 and No.19 (attached to the report). In summary the objections are:

- loss of privacy and view concerns caused by the erected outbuilding being sited within proximity to the shared east boundary and their rear garden and amenities.
- would prevent winter sunshine to the rear garden of the neighbouring property and is causing a shade into their existing conservatory
- the outbuilding was erected without appropriate planning procedures and should have been subjected to proper assessment
- the existing height and the sitting within proximity to the shared boundary contravene planning regulations
- concerns for noise disturbances caused by loud music at unsociable hours from social use of the erected outbuilding.
- Fire safety concerns

3 GREAT YARMOUTH LOCAL PLAN: CORE STRATEGY.

3.1 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;

- (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.

4.0 SAVED GREAT YARMOUTH BOROUGH -WIDE LOCAL PLAN POLICIES.

The Great Yarmouth Borough Wide Local Plan was adopted in 2001 and the most relevant policies were 'saved' in 2007 and assessed again in January 2016. An assessment of policies was made during the adoption of the Core Strategy in December 2015 and these policies remain saved following the assessment and adoption. 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.

4.1 POLICY HOU18 – Extensions and Alterations to Dwellings.

Extensions and alterations to dwellings will be permitted where the proposal

- (a) is in keeping with the design of the existing dwelling and the character of the area;
- (b) would not significantly affect the amenities of any neighbouring dwelling;
- (c) would not result in over-development of the site.

5 NATIONAL PLANNING POLICY FRAMEWORK (NPPF 2019).

5.1 Paragraphs 124, 127 and 180 of the National Planning Policy Framework aims for achieving well-designed places states in the following paragraphs that;

124. The creation of high quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Being clear about design expectations, and how these will be tested, is essential for achieving this. So too is effective engagement between applicants, communities, local planning authorities and other interests throughout the process.

127. Planning policies and decisions should ensure that developments:

- a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
- b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
- c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);
- d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;

180. Planning policies and decisions should also ensure that new development is appropriate for its location taking into account the likely effects (including cumulative effects) of pollution on health, living conditions and the natural environment, as well as the potential sensitivity of the site or the wider area to impacts that could arise from the development. In doing so they should:

- a) mitigate and reduce to a minimum potential adverse impact resulting from noise from new development – and avoid noise giving rise to significant adverse impacts on health and the quality of life.

- b) identify and protect tranquil areas which have remained relatively undisturbed by noise and are prized for their recreational and amenity value for this reason.

6 NOISE POLICY STATEMENT FOR ENGLAND (NPSE).

- 6.1 The Noise Policy Statement for England (NPSE) 2010 states the long term vision of Government noise policy is to “promote good health and a good quality of life through the effective management of noise within the context of Government policy on sustainable development”.

7 Assessment: -

- 7.1 The Town and Country Planning (General Permitted Development) (England) Order 2015, Schedule 2, Part 1, Class E (criterion d, e and f) which states that;

Development is not permitted by Class E if -

(d) the building would have more than a single storey;

(e) the height of the building, enclosure or container would exceed -

- (i) 4 metres in the case of a building with a dual-pitched roof.
- (ii) 2.5 metres in the case of a building, enclosure or container within 2 metres of the boundary of the curtilage of the dwellinghouse.
- (iii) 3 metres in any other case

(f) the height of the eaves of the building would exceed 2.5 metres

- 7.2 The outbuilding sits within 2 metres of the shared east boundary with neighbour No.17 and its existing height of 3.15 metres therefore, exceeding the permitted height of 2.5 metres by 0.65 metres.
- 7.3 In considering the development in the context of Policies CS9 and HOU18 and Paragraph 127 of the NPPF it is acknowledged that the siting of the outbuilding has an impact on the view from adjoining neighbour's property of the dwellings and gardens in Yallop Avenue to a certain degree however, there is no right to a view under the planning system the outbuilding. Impacts for loss of light were also assessed and due to the siting of the adjoining neighbour's dwelling the east of the application site and the sun's path from the east towards the west, it was observed and noted the impact is minimal therefore, not resulting in a significant loss of light.
- 7.4 The fallback position here is that a building could be erected on the site in the current location albeit 0.65m lower. In practical terms it is for the LPA to consider the additional impact of the building over and above that allowed under the permitted development rights. On balance the impact would not be significant and would not result in an unduly oppressive living environment for the occupants of No.17 nor o the neighbour No.21 to the west.

- 7.5 According to the Noise Policy Statement for England (NPSE), The Government is committed to sustainable development and The Department for Environment, Food and Rural Affairs (Defra) plays an important role by working to secure a healthy environment in which people and future generations can prosper. A particular type of noise which is addressed by the NPSE is “neighbour noise” which includes noise from inside and outside people’s homes.
- 7.6 These objectives are echoed by the National Planning Policy Framework (NPPF) paragraph 180, which states that planning policies and decisions should mitigate and reduce to a minimum potential adverse impact resulting from noise from new development and avoid noise giving rise to significant adverse impacts on health and the quality of life.
- 7.7 Providing that the building is used for purposes ancillary to 19 Yallop Avenue as a residential dwelling and no other unrelated uses - as condition of should planning permission then the impact of the use of the building upon the neighbouring properties should be minimised. Taking into consideration the factors discusses above, the recommendation is to approve with conditions.

8 RECOMMENDATION: -

- 8.1 Approve with conditions for the use of the outbuilding to be incidental and related to the main dwelling.
- 8.2 The proposal complies with the aims of Policies CS9 of the Great Yarmouth Local Plan: Core Strategy and saved Policies HOU18 of and the Great Yarmouth Borough-wide Local Plan (2001) (LP).

Great Yarmouth Borough Council

30 OCT 2019

Customer Services

Great Yarmouth
Borough Council

30 OCT 2019

Planning
Department

Yallop Avenue,
Gorleston-on-Sea,
Gt. Yarmouth
Norfolk
NR31 6HA

29 October 2019

Dear Mr Munis,

Application Number: 06/19/0565/F

Further to your planning letter dated 14 October 2019 we wish to raise an objection to the wooden summer house (aka party room) at 19 Yallop Avenue, Gorleston, Gt. Yarmouth NR31 6HA. This substantial wooden structure (23' x 8'11 approx) has been erected next door to us & sits 8" from the forced boundary. We completed a Planning Enforcement Complaint Form as we needed to ascertain that the height & distance from our boundary met the legal requirements. Matt Whitten from the Planning Department visited us & took photographs from our garden & also went to the said address to measure the wooden structure. Matt confirmed with us later that it did indeed contravene the maximum height allowed. As the owners had not asked permission for this building to be erected they are now applying for retrospective planning permission. If correct procedures had been followed they would not have been allowed to erect the structure so close to our boundary & to the height that it is as it clearly contravenes planning regulations. The result is we get no winter sun on that side of the garden & shade into our conservatory.

Another concern is the fact that there is a power supply to this structure & insulation in the roof. If any form of heating is installed a fire risk will ensue. There are now five wooden buildings adjacent to each other ie. our garden shed, the

wooden structure & large garden shed at said address plus two garden sheds on adjoining properties in Marie Close. We are very worried about this. Also there is a large decking area which reaches up to the house at said address.

Since the erection of the "party room" we have been disturbed on several occasions by an excess of loud music, loud conversation & bad language at unsociable hours (namely until 2-3am). We also have cigarette butts thrown into our garden on such occasions.

Please also take into consideration Planning Application Number: 06/19/0559/F for a side & rear extension to said property. We are very concerned this constitutes an over development of the site.


This is a very upsetting situation for us & we feel that our rights are being trampled upon. Our previous pleasant view to the right of our back garden has now been replaced by a very large grey wooden monstrosity, which is not used as a summer house but a party room.

We thank you for considering the above.

Yours sincerely,

D.

~~10/10/06~~

Internet Consultees 

Application Reference 16/19/0465-9

Invalid Consultee Comment? ☐

Copy to existing Consultee? ☐

Name M & Mrs Watts

Address 16

Yallop Avenue

Gorleston

NR31 6HA

Post Code NR31 6HA

Telephone

Email Address

For or Against NOS

Speak at Committee

There has been occasion in the past involving noise and loud music.
If the Committee is minded to approve this retrospective application, could consideration be given to the inclusion of a
condition to restrict noise levels to maintain the quiet environment of the surrounding neighbourhood?

Date Entered 04-11-2019 Internet Reference OWPC5738

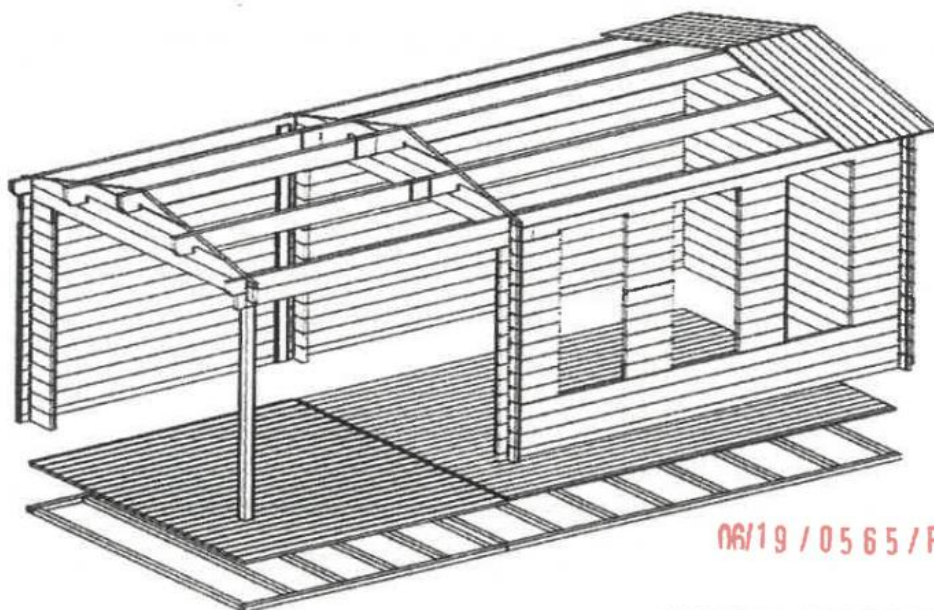
19 Yallop Avenue Gorleston on Sea Great Yarmouth NR31 6HD
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Great Yarmouth
Borough Council
09 OCT 2019
Planning
Department

06/19 / 05 65 / F





06/19 / 05 65 / F

Great Yarmouth
Borough Council

09 OCT 2019

Planning
Department

19, Yallop Avenue, Gorleston, Great Yarmouth, Norfolk, NR31 6HD



Site Plan shows area bounded by: 662734.36, 301937.36 662876.77, 302078.77 (at a scale of 1:1250). OSGridRef: TG6280 200. The representation of a road, track or path is no evidence of a right of way. The representation of features as lines is no evidence of a property boundary.

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Great Yarmouth
Borough Council

09 OCT 2019

Planning
Department

**PLANNING APPLICATIONS CLEARED BETWEEN 20-DEC-19 AND 31-JAN-20 FOLLOWING
DETERMINATION BY THE GROUP MANAGER (PLANNING) UNDER DELEGATED POWERS**

| | |
|-----------|--|
| REFERENCE | 06/19/0684/F |
| PARISH | Belton & Browston 10 |
| PROPOSAL | Replace existing conservatory with new single storey extension |
| SITE | 20 Fern Gardens Belton |
| APPLICANT | GREAT YARMOUTH |
| DECISION | Mr J Riseborough APPROVE |

| | |
|-----------|--|
| REFERENCE | 06/19/0696/F |
| PARISH | Belton & Browston 10 |
| PROPOSAL | Proposed cart shed |
| SITE | Five Acres Cherry Lane Browston |
| APPLICANT | GREAT YARMOUTH |
| DECISION | Mr & Mrs Riseborough APPROVE |

| | |
|-----------|--|
| REFERENCE | 06/20/0001/NMA |
| PARISH | Bradwell N 1 |
| PROPOSAL | Non-Material amendment to planning permission consent 06/19/0284/F - to reduce the overall size of the extension |
| SITE | 4 Garden Court Mill Lane Bradwell |
| APPLICANT | GREAT YARMOUTH |
| DECISION | Mrs I Spencer Accept Amend Notice |

| | |
|-----------|--|
| REFERENCE | 06/19/0632/CD |
| PARISH | Bradwell S 2 |
| PROPOSAL | Discharge of conditions 14 and 24 of Planning Permission 06/16/0391/SU |
| SITE | Site 25 Beacon Park Gorleston |
| APPLICANT | GREAT YARMOUTH |
| DECISION | Lovell Partnerships APPROVE (CONDITIONS) |

| | |
|-----------|--|
| REFERENCE | 06/19/0658/F |
| PARISH | Bradwell S 2 |
| PROPOSAL | Proposed demolition of existing bungalow and subsequent construction of new bungalow |
| SITE | 2 Clay Lane Bradwell |
| APPLICANT | GREAT YARMOUTH |
| DECISION | Mr M Gray APPROVE |

PLANNING APPLICATIONS CLEARED BETWEEN 20-DEC-19 AND 31-JAN-20 FOLLOWING DETERMINATION BY THE GROUP MANAGER (PLANNING) UNDER DELEGATED POWERS

| | |
|-----------|---|
| REFERENCE | 06/19/0541/SU |
| PARISH | Burgh Castle 10 |
| PROPOSAL | Northern extn to pit with of sand & gravel & restore landscaped slopes with reed beds; regulise security bund |
| SITE | Welcome Pit Butt Lane Burgh Castle GREAT YARMOUTH |
| APPLICANT | Folkes Plant & Aggregates Limited |
| DECISION | NO OBJECTION |
| <hr/> | |
| REFERENCE | 06/19/0660/F |
| PARISH | Caister On Sea 3 |
| PROPOSAL | Extension to rear of property - kitchen, sunroom, en-suite |
| SITE | 11 Gaywood Close Caister GREAT YARMOUTH |
| APPLICANT | Mr A Pollock |
| DECISION | APPROVE |
| <hr/> | |
| REFERENCE | 06/19/0505/CD |
| PARISH | Fleggburgh 6 |
| PROPOSAL | Discharge of condition 3, 9 and 10 of Planning Permission 06/17/0479/F |
| SITE | Tretts Lane (Land at) Fleggburgh GREAT YARMOUTH |
| APPLICANT | Mr Kelly |
| DECISION | APPROVE (CONDITIONS) |
| <hr/> | |
| REFERENCE | 06/19/0667/PDE |
| PARISH | Great Yarmouth 5 |
| PROPOSAL | Notification for Prior Approval for a Proposed Larger Home Extension - Single storey rear extension |
| SITE | 44 St Catherines Way Gorleston GREAT YARMOUTH |
| APPLICANT | Mr & Mrs Hughes |
| DECISION | PERMITTED DEV. |
| <hr/> | |
| REFERENCE | 06/19/0720/NMA |
| PARISH | Great Yarmouth 5 |
| PROPOSAL | NMA of PP 06/18/0135/F - Removal of brick plinth and alterations to windows/doors |
| SITE | 102 Burgh Road Gorleston GREAT YARMOUTH |
| APPLICANT | Mr J Bane and Ms D Tayt |
| DECISION | APPROVE |
| <hr/> | |
| REFERENCE | 06/19/0673/CD |
| PARISH | Great Yarmouth 7 |
| PROPOSAL | Discharge of condition 5 of Planning Permission 06/19/0489/F |
| SITE | 9 - 11 Victoria Road Gorleston GREAT YARMOUTH |
| APPLICANT | Thompson Developments Ltd |
| DECISION | APPROVE (CONDITIONS) |
| <hr/> | |

PLANNING APPLICATIONS CLEARED BETWEEN 20-DEC-19 AND 31-JAN-20 FOLLOWING DETERMINATION BY THE GROUP MANAGER (PLANNING) UNDER DELEGATED POWERS

REFERENCE **06/19/0679/F**
 PARISH Great Yarmouth 7
 PROPOSAL Variation of conditions 2 and 3 of Planning Permission
 06/18/0689/F
 SITE 41 Marine Parade Gorleston
 GREAT YARMOUTH
 APPLICANT Mr & Mrs Perdicou
 DECISION **APPROVE**

REFERENCE **06/19/0685/F**
 PARISH Great Yarmouth 7
 PROPOSAL Variation of condition 2 of Planning Permission
 06/15/0463/F - Alterations to approved design
 SITE 23 Park Road Gorleston
 GREAT YARMOUTH
 APPLICANT Mr G Colman
 DECISION **APPROVE**

REFERENCE **06/19/0692/A**
 PARISH Great Yarmouth 9
 PROPOSAL One fascia sign
 SITE Unit B2 Gapton Hall Retail Park Gapton Hall Road
 GREAT YARMOUTH
 APPLICANT Greggs plc - Mrs S Humphries
 DECISION **ADV. CONSENT**

REFERENCE **06/19/0695/F**
 PARISH Great Yarmouth 9
 PROPOSAL Re-instatement of property from 2 flats to one dwelling
 SITE 1 Tyrrells Road Southtown
 GREAT YARMOUTH
 APPLICANT Mr K Clarke
 DECISION **APPROVE**

REFERENCE **06/19/0655/F**
 PARISH Great Yarmouth 11
 PROPOSAL Proposed single storey extension to front elevation
 SITE 25 St Antonys Avenue Gorleston
 GREAT YARMOUTH
 APPLICANT Mr S Allen
 DECISION **APPROVE**

REFERENCE **06/19/0669/PDE**
 PARISH Great Yarmouth 11
 PROPOSAL Notification for Prior Approval for a Proposed Larger
 Home Extension - Proposed single storey rear extension
 SITE 11 Connaught Avenue Gorleston
 GREAT YARMOUTH
 APPLICANT Mr & Mrs Jarmey
 DECISION **PERMITTED DEV.**

PLANNING APPLICATIONS CLEARED BETWEEN 20-DEC-19 AND 31-JAN-20 FOLLOWING DETERMINATION BY THE GROUP MANAGER (PLANNING) UNDER DELEGATED POWERS

| | |
|-----------|---|
| REFERENCE | 06/19/0166/LB |
| PARISH | Great Yarmouth 14 |
| PROPOSAL | Demolition of extension, 2 bathrooms, walls; new extension; new 2 storey house |
| SITE | 160 King Street GREAT YARMOUTH Norfolk |
| APPLICANT | Great Yarmouth Preservation Trust |
| DECISION | LIST.BLD.APP |
| <hr/> | |
| REFERENCE | 06/19/0246/EU |
| PARISH | Great Yarmouth 14 |
| PROPOSAL | Application for Certificate of Lawfulness for existing use - residential |
| SITE | 4 Camperdown Flats 1 2 & 4 GREAT YARMOUTH Norfolk |
| APPLICANT | Mrs G Webb |
| DECISION | EST/LAW USE REF |
| <hr/> | |
| REFERENCE | 06/19/0644/A |
| PARISH | Great Yarmouth 14 |
| PROPOSAL | Update paper advertising panel to a double sided digital advertising panel on bus shelter |
| SITE | Marine Parade (Outside Sealife Centre) GREAT YARMOUTH Norfolk |
| APPLICANT | Clear Channel UK |
| DECISION | ADV. CONSENT |
| <hr/> | |
| REFERENCE | 06/19/0645/A |
| PARISH | Great Yarmouth 14 |
| PROPOSAL | Update paper advertising panel to a double sided digital advertising panel on bus shelter |
| SITE | Town Hall (Outside) Hall Plain GREAT YARMOUTH Norfolk |
| APPLICANT | Clear Channel UK |
| DECISION | ADV. CONSENT |
| <hr/> | |
| REFERENCE | 06/19/0646/A |
| PARISH | Great Yarmouth 14 |
| PROPOSAL | Update paper advertising panel to a double sided digital advertising panel on bus shelter |
| SITE | 115 Regent Road (Outside) GREAT YARMOUTH Norfolk |
| APPLICANT | Clear Channel UK |
| DECISION | ADV. CONSENT |
| <hr/> | |
| REFERENCE | 06/19/0648/PAD |
| PARISH | Great Yarmouth 14 |
| PROPOSAL | Prior approval for a proposed change of use - Bank to residential (ground floor only) |
| SITE | 20-22 Trafalgar Road GREAT YARMOUTH Norfolk |
| APPLICANT | Mr A Bannell |
| DECISION | REFUSED |
| <hr/> | |

PLANNING APPLICATIONS CLEARED BETWEEN 20-DEC-19 AND 31-JAN-20 FOLLOWING DETERMINATION BY THE GROUP MANAGER (PLANNING) UNDER DELEGATED POWERS

| | |
|-----------|--|
| REFERENCE | 06/19/0649/F |
| PARISH | Great Yarmouth 14 |
| PROPOSAL | Demolition of existing single storey rear conservatory and construction of single storey rear extension |
| SITE | 5 Seafeld Close GREAT YARMOUTH |
| APPLICANT | Norfolk |
| DECISION | Owner/Occupier APPROVE |
| <hr/> | |
| REFERENCE | 06/19/0440/CU |
| PARISH | Great Yarmouth 15 |
| PROPOSAL | Retrospective application for change of use from residential to HMO |
| SITE | 10 Southampton Place GREAT YARMOUTH |
| APPLICANT | Norfolk |
| DECISION | Mr S Bryenton REFUSED |
| <hr/> | |
| REFERENCE | 06/19/0688/F |
| PARISH | Great Yarmouth 15 |
| PROPOSAL | Variation of condition 2 of Planning Permission 06/19/0141/F - Change of materials and additional link |
| SITE | AW Plant Services Eurocentre North River Road GREAT YARMOUTH |
| APPLICANT | AW Plant Services |
| DECISION | APPROVE |
| <hr/> | |
| REFERENCE | 06/19/0614/F |
| PARISH | Great Yarmouth 19 |
| PROPOSAL | Erection of 1no. 2 bed dwelling |
| SITE | High Street (land at) Gorleston GREAT YARMOUTH |
| APPLICANT | Mr Harrison |
| DECISION | REFUSED |
| <hr/> | |
| REFERENCE | 06/19/0708/PDE |
| PARISH | Great Yarmouth 19 |
| PROPOSAL | Notification of larger home extension - proposed single storey rear kitchen extension |
| SITE | 8 Keppel Road Gorleston GREAT YARMOUTH |
| APPLICANT | Mr & Mrs Funnell |
| DECISION | PERMITTED DEV. |
| <hr/> | |
| REFERENCE | 06/18/0443/CD |
| PARISH | Great Yarmouth 21 |
| PROPOSAL | Discharge cond 4 of planning permission 06/17/0689/F (alts to boating lake cafe, replace ext, replace gardeners store) |
| SITE | Venetian Waterways Cafe North Drive GREAT YARMOUTH |
| APPLICANT | Great Yarmouth Borough Council |
| DECISION | APPROVE (CONDITIONS) |
| <hr/> | |

PLANNING APPLICATIONS CLEARED BETWEEN 20-DEC-19 AND 31-JAN-20 FOLLOWING DETERMINATION BY THE GROUP MANAGER (PLANNING) UNDER DELEGATED POWERS

| | |
|-----------|---|
| REFERENCE | 06/19/0624/SU |
| PARISH | Great Yarmouth 21 |
| PROPOSAL | Part demolition & provision & operation of Social Emo.Mental Health SEN School. 3 res.dorm. blocks & associated works |
| SITE | Alderman Swindell Primary School Beresford Road |
| APPLICANT | GREAT YARMOUTH |
| DECISION | Norfolk County Council NO OBJECTION |

| | |
|-----------|---|
| REFERENCE | 06/19/0642/F |
| PARISH | Great Yarmouth 21 |
| PROPOSAL | Proposed porch and two storey side extension to house (residential) |
| SITE | 17 Milton Road Newtown |
| APPLICANT | GREAT YARMOUTH |
| DECISION | Mrs A Lacey APPROVE |

| | |
|-----------|---|
| REFERENCE | 06/19/0385/F |
| PARISH | Hemsby 8 |
| PROPOSAL | Demolish 66 accommodation units & 3 houses: construct 54 additional bases & infras:Go Active bldg/car park etc. |
| SITE | Hemsby Beach Holiday Park (Seacroft) Beach Road Hemsby |
| APPLICANT | GREAT YARMOUTH |
| DECISION | Richardsons Leisure Ltd APPROVE |

| | |
|-----------|--|
| REFERENCE | 06/19/0653/F |
| PARISH | Hemsby 8 |
| PROPOSAL | Construction of new double garage and associated works |
| SITE | The Willows Kings Loke Hemsby |
| APPLICANT | GREAT YARMOUTH |
| DECISION | Mr Hasart APPROVE |

| | |
|-----------|-------------------------------|
| REFERENCE | 06/19/0671/F |
| PARISH | Hemsby 8 |
| PROPOSAL | Single storey rear extension |
| SITE | 7 Fallowfield Hemsby |
| APPLICANT | GREAT YARMOUTH |
| DECISION | Mrs L Allen APPROVE |

| | |
|-----------|--|
| REFERENCE | 06/19/0675/F |
| PARISH | Martham 13 |
| PROPOSAL | Changes to existing wall, including increase in height and addition of fencing between new brick piers |
| SITE | Handel 3 Repps Road Martham |
| APPLICANT | GREAT YARMOUTH |
| DECISION | Mr A Chaney APPROVE |

**PLANNING APPLICATIONS CLEARED BETWEEN 20-DEC-19 AND 31-JAN-20 FOLLOWING
DETERMINATION BY THE GROUP MANAGER (PLANNING) UNDER DELEGATED POWERS**

| | |
|-----------|--|
| REFERENCE | 06/19/0662/F |
| PARISH | Mautby 6 |
| PROPOSAL | Removal of condition 5 of Planning Permission 06/19/0419/F |
| SITE | Paston Farm Mautby Lane Mautby GREAT YARMOUTH |
| APPLICANT | Norfolk County Council |
| DECISION | APPROVE |
| <hr/> | |
| REFERENCE | 06/19/0610/F |
| PARISH | Ormesby St.Marg 16 |
| PROPOSAL | Ground and first floor extensions and repositioned chimney |
| SITE | 26 Spruce Avenue Ormesby St Margaret GREAT YARMOUTH |
| APPLICANT | Mr G Tomlinson |
| DECISION | APPROVE |
| <hr/> | |
| REFERENCE | 06/19/0623/F |
| PARISH | Ormesby St.Marg 16 |
| PROPOSAL | Remove old porta-cabin office/ showroom; erection of new steel bldg for office/showroom ; siting of new toilet block |
| SITE | Unit 4 Hall Farm Beach Road Scratby GREAT YARMOUTH |
| APPLICANT | PH Starling - Mr P Starling |
| DECISION | APPROVE |
| <hr/> | |
| REFERENCE | 06/19/0636/F |
| PARISH | Ormesby St.Marg 16 |
| PROPOSAL | Extension at first floor |
| SITE | 9 Decoy Road Ormesby St Margaret GREAT YARMOUTH |
| APPLICANT | Mr M Freeman |
| DECISION | APPROVE |
| <hr/> | |
| REFERENCE | 06/18/0435/CD |
| PARISH | Somerton 8 |
| PROPOSAL | Discharge of condition 3 of Planning Permission 06/15/0470/F |
| SITE | 8 Collis Lane (Barn adjacent) East Somerton GREAT YARMOUTH |
| APPLICANT | Mr & Mrs Futter |
| DECISION | APPROVE (CONDITIONS) |
| <hr/> | |
| REFERENCE | 06/19/0640/F |
| PARISH | Winterton 8 |
| PROPOSAL | Extension of existing conservatory, including external and internal alterations as appropriate |
| SITE | Dune Crest 39 Long Beach Estate Winterton GREAT YARMOUTH |
| APPLICANT | Mr Verschoyle |
| DECISION | APPROVE |
| <hr/> | |

* * * * End of Report * * * *

**PLANNING APPLICATIONS CLEARED BETWEEN 20-DEC-19 AND 31-JAN-20 FOLLOWING
DETERMINATION BY THE DEVELOPMENT CONTROL COMMITTEE**

| | |
|-----------|---|
| REFERENCE | 06/17/0697/F |
| PARISH | Great Yarmouth 14 |
| PROPOSAL | Demolition of existing garage and construction of 2 houses and 9 two bedroom flats |
| SITE | Wellington Road Pamela's Restaurant GREAT YARMOUTH NR30 3JJ |
| APPLICANT | Mrs D Sanders |
| DECISION | APPROVE |

| | |
|-----------|--|
| REFERENCE | 06/18/0533/F |
| PARISH | Great Yarmouth 19 |
| PROPOSAL | Create artificial grass pitch with ass. flood lights. Ball stop fencing, hard standing areas etc. New pavillion |
| SITE | East Norfolk Sixth Form College Church Lane Gorleston GREAT YARMOUTH NR31 7BQ |
| APPLICANT | East Norfolk Sixth Form College |
| DECISION | APPROVE |

* * * * End of Report * * * *