

Reference: 06/17/0266/O

Parish: Ormesby St Margaret

Officer: Mr J Beck

Expiry Date: 22-06-2017

Applicant: Mr R Hirst

Proposal: Demolition of existing agricultural building and construction of six new dwellings

Site: Decoy Road
Ormesby St Margaret
Great Yarmouth

REPORT

1. Background / History :-

1.1 The application site is positioned on Decoy Road on the edge of the village of Ormesby. The site contains a large, utilitarian, agricultural style building adjacent to the entrance into the site. The remainder of the site is largely open pastures. At the time of the site visit the largest enclosure adjacent to the residential properties on the east side was empty whilst the enclosures to the north contained grazing horses. Along the southern boundary was a line of mature trees of varying quality which contributes to the character of the road. To the west was a pump station. Decoy Road is mixed in character moving from residential to rural as you leave the village. The existing housing adjacent to the site is both relatively dense and relatively modern formed of a mix of housing types.

1.2 The application is for outline permission for the construction of 6 dwellings. The access and layout are part of the outline application to be determined at this stage with the reserved matters of scale, landscaping and appearance to be determined at a detailed application stage.

1.3 The site is outside the village development limit for Ormesby meaning the proposal is a departure from the local plan; however the village development limit is adjacent to the eastern boundary.

1.4 Planning History:

06/93/0930/F – Two Storey side and single storey rear extensions. Approved with conditions. 31-12-1993

06/96/0168/F – PVCU Conservatory. Approved with conditions. 14-05-1996

06/98/0677/F. Two-storey extension to form childrens playroom and alterations to front elevation and utility room. Approved with conditions. 12-10-1998

06/03/0435/O. Demolition of agricultural building and erection of four detached houses with garages. Withdrawn. 10-06-2003

06/05/0824/F. Feed store barn. Approved with conditions. 16-12-2005

06/07/0566/F. Replacing UPVC roof with tiled roof over existing conservatory. Approved with conditions. 16-08-2007

06/07/0767/F. Retention of use as livery stable and erection of 4 additional stables and tack room. Withdrawn. 15-10-2007

06/07/1003/F. Retention of use as livery stable: change of use from agricultural to grazing. Approved with conditions. 21-01-2008

2. Consultations :-

All Consultations are available to view on the website.

2.1 Parish Council – No objection. They have stated they want consideration given to the road which is used by farm traffic and horses and consideration given to the developments location outside the village development limit. They have requested that the pump station remains maintained.

2.2 Highways – No objection subject to conditions including highway works such as the installation of a footpath and the reduction of the speed limit to 30mph.

2.3 Building Control – No objection.

2.4 Strategic Planning – No objection. They have set out the policy considerations.

2.5 Environmental Health – No objections subject to conditions including hours of work restrictions and a contamination survey.

2.6 UK Power Networks – No objections. Raised comments that applicant needs to contact them in case the overhead lines need diverting and a potential substation is required on site.

2.7 Essex and Suffolk Water – No objection subject to a condition that a connection is made.

2.8 Water Management Alliance – Commented. Water may through run-off enter the Broads so the applicant will need to apply to the drainage engineer with a scheme of water drainage.

2.9 Public Consultation – 7 objections were received. Below is a summary of the objections raised, the full comments are available to read online.

- The road may not be suitable particularly given it is used by farm traffic.
- The speed limits.
- Potential overlooking
- Impact to pumping station
- The development is outside the village development limit
- Potential asbestos
- Loss of view
- Loss of agriculture
- Impact to sewers
- Impact to local services

3. Policy and Assessment:-

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

3.2 Paragraph 215 of the NPPF states that due weight should be given to relevant policies in existing plans according to their degree of consistency with the NPPF.

The closer the Local Plan is to the policies in the NPPF the greater the weight that is given to the Local Plan policy. The Great Yarmouth Borough Wide Local Plan was adopted in 2001 and the most relevant policies were 'saved' in 2007. An assessment of policies was made during the adoption of the Core Strategy December 2015 and these policies remain saved following the assessment and adoption.

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. These policies hold the greatest weight in the determining of planning applications.

3.4 POLICY HOU10

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

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

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

persons solely or mainly working or last employed in agriculture, forestry, organised recreation or an existing institution in the locality including any dependants of such a person residing with them, or a widow or widower or such a person

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

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

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

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

3.5 Adopted Core Strategy:

3.6 CS1 - Focusing on a sustainable future

A) Sustainable growth, ensuring that new development is of a scale and location that complements the character and supports the function of individual settlements

B) Mixed adaptable neighbourhoods, that provide choices and effectively meet the needs and aspirations of the local community

E) Safe, accessible places that promote healthy lifestyles and provide easy access for everyone to jobs, shops and community facilities by walking, cycling and public transport

F) Distinctive places, that embrace innovative high quality urban design where it responds to positive local characteristics and protects the borough's biodiversity, unique landscapes, built character and historic environment

3.7 CS2 – Achieving Sustainable Growth

A) Ensure that new residential development is distributed according to the following settlement hierarchy, with a greater proportion of development in the larger and more sustainable settlements:

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

3.8 CS3 - Addressing the borough's housing need

D) Ensure that new housing addresses local housing need by incorporating a range of different tenures, sizes and types of homes to create mixed and balanced communities. The precise requirements for tenure, size and type of housing units will be negotiated on a site-by-site basis, having regard to the Strategic Housing Market Assessment, Policy CS4 and the viability of individual sites

G) Promote design-led housing developments with layouts and densities that appropriately reflect the characteristics of the site and surrounding areas and make efficient use of land in accordance with Policy CS9 and Policy CS12

3.9 CS9 – Encouraging well designed distinctive places

A) Respond to and draw inspiration from the surrounding areas distinctive natural and built characteristics such as scale, form, massing and materials to ensure that the full potential of the development site is realised, making efficient use of land and reinforcing the local identity

D) Provide safe access and convenient routes for pedestrians, cyclists, public transport users and disabled people, maintaining high levels of permeability and legibility

E) Provide vehicular access and parking suitable for the use and location of the development, reflecting the Council's adopted parking standards

G) Conserve and enhance biodiversity, landscape features and townscape quality

3.10 Interim Land Supply Policy

3.11 This policy only applies when the Council's Five Year Housing Land Supply utilised sites identified in the Strategic Housing Land Availability Assessment (SHLAA).

3.12 New Housing development may be deemed acceptable outside, but adjacent to existing urban areas of Village Development Limits providing the following criteria, where relevant to development, have been satisfactorily addressed points A to N.

3.13 National Planning Policy Framework:

Paragraph 57. It is important to plan positively for the achievement of high quality and inclusive design for all development, including individual buildings, public and private spaces and wider area development schemes.

4. Appraisal:

4.1 The application site is situated on Decoy Road which connects Ormesby St Margaret to Ormesby St Michael. The site is to the north west of the village and is currently used for pastures. The land is largely open in character with enclosures marked by unobtrusive fencing. Off the concrete access road into the site is a relatively large utilitarian barn structure containing hay. The edge of the site facing the road is marked by mature trees of varying quality. To the west of the site is a small enclosed pump house, to the north are more pastures and to the east are residential properties. Decoy Road itself narrows as it leaves the village into areas defined by a more rural character.

4.2 The application is for outline permission for 6 new detached dwellings with the access and layout to be agreed at this stage. The scale, landscaping and

appearance would be determined at the detailed stage should this application be approved.

4.3 The proposal is outside the village development limit, but it is adjacent on its eastern boundary. Accordingly the development is contrary to policy HOU10. However the Core Strategy does encourage housing development through policy CS2 and CS3 and the Interim Housing Land Supply Policy provides criteria for allowing developments outside the village development limit which should also be attributed appropriate weight.

4.4 The location has good access to the services and facilities of Ormesby with a school in close proximity. Ormesby St Margaret is classified as a primary village under policy CS2 of the adopted Core Strategy and thus is expected alongside other primary villages to take 30% of new housing. A development of this size is considered appropriate to a primary village. A development of this size is not expected to significantly increase pressures on the surrounding services.

5.0 Assessment

5.1 The location of the development is considered acceptable in principal and contributes to the supply of housing as set out in the adopted Core Strategy. It is recognised that policy HOU10 which governs new dwellings in the countryside is restrictive about the type of housing allowed in the countryside usually limiting new housing to agricultural or business needs. However appropriate weight should be given policies CS2 and CS3 of the adopted Core Strategy and in addition the Interim Housing Supply Policy does provide criteria for new housing that is positioned outside the village development limit but still adjacent. The Strategic Planning team were consulted and have not objected to the development as it will contribute to the Boroughs supply of housing. They have also noted the housing white paper. In addition the site was submitted for the 'call for sites' and strategic planning team have recommended for the site for allocation.

5.2 The site is considered broadly sustainable once highway improvement works have been completed in accordance with the highway department's consultation response. Currently the site accesses Decoy Road where the road has narrowed and it accesses at a point where speed limit has not been restricted. In addition the footpath ends outside number 29 Decoy Road. Highways have been consulted and they have not objected subject to improvements to the road whereby it will become suitable for residential properties. Highways have recommended the installation of a footpath which the applicant has included on their plans and they have

recommended a condition to ensure work does not start until the speed limit is lowered. With these works undertaken the access is considered acceptable and the site is deemed sustainable. In addition highways have not objected to the internal roads or parking.

5.3 The proposal is considered to be sympathetic to the character of the area and it continues the housing on Decoy Road westwards. The proposed development is at a lower density than the adjacent existing housing and the lower density is considered a positive in that it will round off the village and avoid a hard urban edge next to an area of attractive countryside. Given the rural nature of the areas west of Ormesby and its good aesthetic value a lower density is more in character and would result in a more effective progression from a dense urban development into the countryside. Strategic Planning comments on the housing white paper (2017) and their comments regarding the avoidance of housing built at lower densities is noted, however as stated for the reasons above the lower density is more beneficial to the character.

5.4 The proposal is outline only and does not include the final appearance or scale. The applicant in the design and access statement states that they are looking at passive house principals which encourage sustainability. The indicative appearances are considered acceptable in a rural location and the design principals are considered to outweigh the contrast to the traditional style of the adjacent properties. However it should be reiterated that the design is only indicative.

5.5 The landscaping is also indicative at this stage. However the applicant has stated that no trees will be removed and has shown on the layout plan reasonably extensive planting, particularly to the boundaries. The trees to the front of the site contain some large, mature and attractive specimens, but also some smaller trees in-between. The overall impact these trees have are positive, not only environmentally, but also in creating an attractive street scene. The retention of these trees are important to the overall character of the development. Natural England has not commented on the application, however a bat survey could be considered for the loss of a barn.

5.6 A number of objections have been received. One common area of objections are against the access and the suitability of the road. As stated above the proposed highway improvements should ensure an appropriate access. The development is not considered to significantly and adversely affect the neighbouring properties. The layout shows a reasonable gap between the proposed and existing properties. It is recognised there will be some loss of view for these properties, but this is not considered significantly adverse and is not considered to outweigh other factors. The

low density development should reduce potential loss of amenities meaning that it will not significantly impose upon the existing properties and will limit the loss of outlook. In addition if planting is included as per the indicative landscaping scheme this will further act as a buffer.

5.7 Although the appearance is indicative only windows can be conditioned obscure glazed if they have the potential to overlook. The indicative internal layout shows that most first floor bedrooms have two windows meaning obscure glazing, if required, is a possibility without significantly affecting the occupants of the new properties. The existing barn appears to be formed of asbestos, metal and breezeblock so is of little benefit to the landscape currently. If asbestos is within the barn the removal will be governed under other regulations.

5.8 The Internal Drainage Board noted that the development has the potential to discharge water into the broads. The applicant has stated they would be willing to undertake measures to ensure water from the site does not enter the Broad and a drainage plan can be conditioned. The site is not in a flood zone and there is a drainage ditch along the front.

5.9 The development is not considered to significantly affect the adjacent pump station. Essex and Suffolk Water have stated that the dwellings will need to connect to their services. Our records do show a public sewage pipe running across the site; however Essex and Suffolk Water have not objected to the development and have not requested amendments. Accordingly the development is considered acceptable, but the applicant will still need to comply with all relevant regulations and may need to divert the pipe if requested. UKPower have stated that the applicant may also need to divert the overhead masts and install a new substation.

5.10 Environmental Health have not objected, but due to the agricultural history of the site they have requested a contamination report.

6. RECOMMENDATION :- Recommended for approval, subject to all conditions ensuring a suitable development including the reserved matters of landscaping, scale and appearance. Subject to highway conditions, details of boundary treatments, Environmental Health conditions and potential conditions relating to utilities and water drainage and conditions relating to a bat survey.



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

Community and Environmental
Services
County Hall
Martineau Lane
Norwich
NR1 2SG
NCC contact number: 0344
800 8020
Textphone: 0344 800 8011

Your Ref: 06/17/0266/O
Date: 23 May 2017

My Ref: 9/6/17/0266
Tel No.: 01603 638070
Email: stuart.french@norfolk.gov.uk

Dear Jason

Great Yarmouth: Demolition of existing agricultural building and construction of six new dwellings
Decoy Road (Land on) Ormesby St Margaret GREAT YARMOUTH NR29 3LG

Thank you for your recent consultation with respect to the above which as you will be aware has been subject to pre-application advice.

It is noted that the proposals include for an extension of the footway as identified at pre-application stage. The footway however should not reduce the width of the road which should be of a width suitable for two vehicles to pass. Therefore either land will need to be dedicated or minor haunching to the carriageway will be required; this is point of detail and will be subject to agreement in detail as offsite works carried out under a Small Highway Works Agreement.

The site access is shown as a bell mouthed junction, however, given the development will be retained as a private drive a standard vehicle access is acceptable, which can be dealt with by condition.

The site access falls outside of the present 20mph local speed limit for the village and will be formed onto a section of road subject to the national speed limit (60mph). However, given the nature of the development which will extend the residential development out of the present village, it is considered appropriate that the speed limit fronting the development be reduced to 30mph, extending westwards from the present 20mph limit to just west of the farm access. Extension of the 20mph speed limit is not appropriate given the characteristics of the road at this point.

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

Continued/...

- SHC 08 Prior to the first occupation of the development hereby permitted the vehicular access shall be provided and thereafter retained at the position shown on the approved plan (drawing number 16 7125 012) in accordance with the highway specification (Dwg. No. TRAD 1) attached. Arrangement shall be made for surface water drainage to be intercepted and disposed of separately so that it does not discharge from or onto the highway carriageway.
- Reason: To ensure satisfactory access into the site and avoid carriage of extraneous material or surface water from or onto the highway.
- SHC 11 Notwithstanding the submitted details unless otherwise agreed in writing by the Local Planning Authority the proposed private drive shall be maintained in perpetuity at a minimum width of 5.8 metres for a minimum length of 10 metres as measured from the near edge of the highway carriageway and shall be constructed perpendicular to the highway carriageway over the said distance
- Reason: In the interest of highway safety and traffic movement.
- SHC 20 Prior to the first occupation of the development hereby permitted a visibility splay measuring 2.4 x 43 metres shall be provided to each side of the access where it meets the highway and such splays shall thereafter be maintained at all times free from any obstruction exceeding 0.225 metres above the level of the adjacent highway carriageway.
- Reason: In the interests of highway safety.
- SHC 24 Prior to the first occupation of the development hereby permitted the proposed access, on-site car parking and turning area shall be laid out, demarcated, levelled, surfaced and drained in accordance with the approved plan and retained thereafter available for that specific use.
- Reason: To ensure the permanent availability of the parking / manoeuvring area, in the interests of highway safety.
- SHC 39A Notwithstanding the details indicated on the submitted drawings no works shall commence on site unless otherwise agreed in writing until a detailed scheme for the off-site highway improvement works (footway, access and carriageway widening as appropriate) have been submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority.
- Reason: To ensure that the highway improvement works are designed to an appropriate standard in the interest of highway safety and to protect the environment of the local highway corridor.

Continued/...

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

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

- SHC 40 No works shall commence on the site until the Traffic Regulation Order for a 30mph speed limit fronting the development. has been promoted by the Highway Authority.

Reason: In the interests of highway safety.

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

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

If required, street furniture will need to be repositioned at the Applicants own expense.

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

Yours sincerely

Stuart French

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

Encl

Elaine Helsdon

From: Sue Eagle <ormesbyclerk@btinternet.com>
Sent: 11 May 2017 08:15
To: plan
Subject: Ormesby St Margaret with Scratby Parish Council

Good morning, please see the comments ,made by the Parish Council.

06/17/0266/Q - Decoy Road (Land on) - Demolition of existing agricultural buildings and construction of six new dwellings

The Parish Council do not object to the proposed plan but would like the following comments considered before a decision is made.

- There must be guarantees that the Pumping Station, near to the proposed site, be kept in good order and updated as necessary to prevent further breakdowns and subsequent flooding as in recent years.
- Consideration must be made for the amount of farm traffic and horse owners using the road.
- This proposed development may be outside the village envelope.

Sue Eagle
Clerk to Ormesby St Margaret with Scratby Parish Council
Tel: 01493 733037

Email disclaimer:

The information contained in the email is intended only for the person or organisation to which it is addressed. If you have received it by mistake, please disregard and notify the sender immediately. Unauthorised disclosure or use of such information may be a breach of legislation or confidentiality and may be legally privileged.

From

To: ~~Building Control Manager~~

My Ref: 06/17/0266/O

From
From: Development Control Manager

Date: 8th May 2017

Case Officer: Mr J Beck

Parish: Ormesby St.Marg 16

Development at:-

Decoy Road (Land on)
Ormesby St Margaret
GREAT YARMOUTH
NR29 3LG

For:-

Demolition of existing
agricultural building and
construction of six new
dwellings

Applicant:-

Mr R Hirst
Carr Farm Decoy Road
Ormesby St Margaret
GREAT YARMOUTH

Agent:-

Owen Bond at Brown & Co
Ms C Bothway
The Atrium St George's Street
NORWICH

The above mentioned application has been received and I would be grateful for your comments on the following matters:- *NO ADVERSE COMMENTS*

Please let me have any comments you may wish to make by 22nd May 2017.

COMMENTS:

MEMORANDUM

From Environmental Health

To: Head of Planning and Development
Attention: Mr J Beck

Date: 4th May 2017

Our ref: SRU/069105

Please ask for: Richard Alger



Your ref: 06/17/0266/O

Extension No: 622

DEVELOPMENT AT DECOY ROAD ORMESBY ST MARGARET – DEMOLITION OF EXISTING AGRICULTURAL BUILDING AND CONSTRUCTION OF SIX DWELLINGS

The following comments are unchanged from the original application submission:-

Hours of Work:

Due to the close proximity of other residential dwellings, the hours of development should be restricted to:-

- 0730 hours to 1800 hours Monday to Friday
- 0800 hours to 1300 hours Saturdays
- No work on Sundays or Bank Holidays.

Noise pollution:

The work has the potential to cause a noise nuisance to local residents living nearby the development phase. The applicant should undertake an informal noise assessment of this aspect. This should address issues surrounding, for example, choice of plant, hours of work and deliveries of materials.

Local Air Quality:

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

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

Contaminated Land:

If the land that is being built on has had any previous industrial uses and specifically the agricultural building then a Phase 1 Contaminated Land Assessment (desk top study) should be carried out. The purpose is to highlight areas of the site where contaminative activities could have been carried out and which may require a Phase 2 Assessment. Areas that may require a Phase 2 Assessment include oil storage areas, workshops, maintenance sheds and other similar sites.

An intrusive site investigation may be necessary depending on the Phase 1 Contaminated Land Assessment findings.

If contamination is identified then Environmental Health will expect a Remediation Plan to be submitted, outlining how the contaminated land will be dealt with.

Richard Alger
Environmental Health Officer

Application Ref	06/17/0266/O
Proposal	Demolition of existing agricultural building and construction of six new dwellings
Location	Decoy Road (land on), Ormesby St Margaret

Case Officer	Mr J Beck	Policy Officer	Mr N Fountain
Date Received	05.05.2017	Date Completed	11.05.2017

Strategic Planning Comments

The proposal seeks to build six detached dwellings on the north western edge of the village.

The adopted Core Strategy Policy CS2 identifies Ormesby St Margaret as a Primary Village that will contribute (along with the 5 other villages) to approximately 30% of the Borough's housing growth over the plan period. The site is not isolated and is located next to part of the existing built up settlement. The site is however located on a narrow country lane, without footpath provision. The site is also located approximately three quarters of a mile (as noted in the applicant's Design & Access Statement) from the village centre where the majority of services and facilities can be found.

Consideration should also be given to the potential to impact on local water supply, given the proximity of the site to nearby drains that feed into the Trinity Broads (an internationally designated Natura 2000 site).

The site is adjacent to the defined Village Development Limits of Ormesby St Margaret.

The broader context in which the application should be judged includes -

- its potential contribution to overall housing delivery set out in the Core Strategy and the Council's five housing land supply; and
- national planning policy 'to boost significantly the supply of housing'; and
- Housing White Paper's (Feb 2017) central aim to increase the supply of housing; and
- Housing White Paper's (Feb 2017) encouragement to make efficient use of land and avoid building homes at low densities, while ensuring that the form of development reflects the character, accessibility and infrastructure capacity of the area.

The Strategic Planning team raises no objection to the proposal, but no doubt you may well have other matters to weigh in reaching a decision. Should you have any queries, please do not hesitate to contact the above named officer.

Jill K. Smith

From: Pritchard, Michael <Michael.Pritchard@ukpowernetworks.co.uk>
Sent: 04 May 2017 11:21
To: plan
Subject: Planning Application 06/17/0266/O- UKPN

FAO Mr J Beck,

Dear Mr Beck,

UKPN has no objections to the subject line planning application for development at (land on) Decoy Rd, Ormesby St Margaret, Gt Yarmouth NR29 3 LG.

UKPN's comments are:

1. There is a HV overhead line, that crosses the proposed development site, should planning permission has been granted we would request that the developer contact UKPN to arrange for the HV overhead line to be diverted if required.
2. A Ground Mounted Substation may be required to support the new development electrically.

Kind Regards,

Mike

Mike Pritchard GCGI Eng Tech MInstRE
Distribution Planning Engineer
UK PN Asset Management
Mob: 07812262339
Email: Michael.Pritchard@ukpowernetworks.co.uk

This email and any attachments are strictly confidential and may contain legally privileged information. It is intended for the addressee(s) only. If you are not the intended recipient, please do not print, copy, store or act in reliance on the e-mail or any of its attachments. Instead, please notify the sender immediately and then delete the e-mail and any attachments.

Unless expressly stated to the contrary, the opinions expressed in this e-mail are not necessarily the opinions of UK Power Networks Holdings Limited or those of its subsidiaries or affiliates (together Group Companies) and the Group Companies, their directors, officers and employees make no representation and accept no liability for the accuracy or completeness of this e-mail or its attachments.

This e-mail has been scanned for malicious content but the Group Companies cannot accept any liability for the integrity of this message or its attachments. No employee or agent of the Group Companies is authorised to conclude any binding agreement on behalf of a Group Company or any related company by e-mail.

All e-mails sent and received by any Group Company are monitored to ensure compliance with the Group Companies information security policy. Executable and script files are not permitted through the mail gateway of UK Power Networks Holdings Limited. The Group Companies do not accept or send emails above 30 Mb in

Jill K. Smith

From: planningconsultations <planningconsultations@nwl.co.uk>
Sent: 04 May 2017 09:26
To: plan
Subject: Planning Consultation Response - 06/17/0266/O

Our Ref: PC/17/191

Your Ref: 06.17.0266.O

F.A.O – Case Office – Mr J Beck

Proposed: Demolition of existing agricultural building and construction of six new dwellings

Address: Decoy Road (Land on), Ormesby St Margaret, Great Yarmouth, NR29 3LG

I acknowledge receipt of your email letter dated 27th April 2017 regarding the above.

Our records show that we do not have any apparatus located in the proposed development.

We have no objection to this development subject to compliance with our requirements, consent is given to the development on the condition that a water connection is made onto our Company network for the new dwelling for revenue purposes.

Should you require any further information, please do not hesitate to contact us.

Yours faithfully

Katie Pearce
Planning Consultations

Telephone: 01268 664249 Email: planningconsultations@nwl.co.uk

Sandon Valley House, Canons Barns Road,,
East Hanningfield, Essex, CM3 8BD
Telephone: +44 (0) 345 782 0999 Ext. 32249
Fax: +44 (0) 1268 886 397
Website: www.eswater.co.uk



This email and its attachments are intended for the addressee only and may be confidential or privileged. If this email has come to you in error, you should take no action based on it. Please return it to the sender immediately and then delete it.

Unless expressly stated, opinions in this message are those of the individual sender and not of Northumbrian

Water Limited.

You should be aware that this email, and any reply to it, may need to be made public under right to know legislation, or in connection with litigation. Emails may also be monitored in accordance with our legal responsibilities.

While Northumbrian Water Limited has scanned this email and its attachments for security threats, including computer viruses, we have no liability for any damage which you may sustain as a result of any such viruses. You are advised to carry out your own virus checks before opening any attachment.

Northumbrian Water Limited, registered in England and Wales number 2366703.
Registered office: Northumbria House, Abbey Road, Pity Me, Durham DH1 5FJ.

www.nwl.co.uk

Internet Consultees

Application Reference 06/17/0266/O

Attachments

Invalid Consultee Comment? ☐Copy to existing Consultee? ☐

Name Broads Internal Drainage Board

Address Kettlewell House

Austin Fields

Kings Lynn

Post Code PE301PH

Telephone 07884327849

Email Address matthew@wlma.org.uk

For or Against GC General Comments

Speak at Committee

This development may result in the discharge of surface water run-off (directly or indirectly) into the district of the Broads Internal Drainage Board, the location and extent of which can be viewed on our website. Any proposed flows which will enter the Board's district will need to be assessed by the Board's Engineer. If the development will increase the rate and/or volume of water being discharged (compared to the status quo), an application may need to be made to the Board seeking consent under the terms of its Byelaw 3. Following receipt of appropriate details regarding the development proposals - which will normally include a full design and calculations for the surface water systems, confirmation regarding their adoption and future maintenance, along with evidence of any third-party approvals that may be needed - the plans will be assessed by

Date Entered 19-05-2017

Internet Reference OWPC1141

Internet Consultees

Application Reference 06/17/0266/O

Attachments

Invalid Consultee Comment? ☐Copy to existing Consultee? ☐

Name Broads Internal Drainage Board

Address Kettlewell House

Austin Fields

Kings Lynn

Post Code PE301PH

Telephone 07884327849

Email Address matthew@wlma.org.uk

For or Against GC General Comments

Speak at Committee

the Board's Engineer.

If it is considered that a proposed increase in flows can be safely and adequately dealt with by the receiving waterbody and wider drainage network, then consent may be issued (although consent is not guaranteed to be given). Any permission granted by the Board would be subject to conditions, usually including entry into a legal agreement and the payment of a Surface Water Development Contribution to the Board. Further details regarding the Board's application procedure and associated payments which may become due are available on our website. The Board also has a SuDS adoption policy, which applies when requests are made for the Board to take on the future maintenance of sustainable drainage systems.

Date Entered 19-05-2017

Internet Reference OWPC1141

Internet Consultees

Application Reference 06/17/0266/O

Attachments

Invalid Consultee Comment? ☐

Copy to existing Consultee? ☐

Name Broads Internal Drainage Board

Address Kettlewell House

Austin Fields

Kings Lynn

Post Code PE301PH

Telephone 07884327849

Email Address matthew@wima.org.uk

For or Against GC General Comments

Speak at Committee

waterbody and wider drainage network, then consent may be issued (although consent is not guaranteed to be given). Any permission granted by the Board would be subject to conditions, usually including entry into a legal agreement and the payment of a Surface Water Development Contribution to the Board. Further details regarding the Board's application procedure and associated payments which may become due are available on our website. The Board also has a SuDS adoption policy, which applies when requests are made for the Board to take on the future maintenance of sustainable drainage systems. It is advised that the applicant and/or agent makes contact with the Board at their earliest convenience, in order to discuss how surface water run-off from the proposed development will be managed.

Date Entered 19-05-2017

Internet Reference OWPC1141

Internet Consultees

Application Reference 06/17/0266/0

Attachments

Invalid Consultee Comment? ☐Copy to existing Consultee? ☐

Name David & Christina Webb

Address The Fillies

Decoy Road

Ormesby St. Margaret

Great Yarmouth

Post Code NR29 3LG

Telephone

Email Address

For or Against GC General Comments

Speak at Committee

I do not object to the application in principle. However, Decoy Road is not very wide and it is difficult for two cars to pass without one car mounting the grass verge. It is unfortunate but many motorists exceed the 20 mph speed limit imposed on Decoy Road, especially the majority of the farm workers employed by the Applicant, Mr Hirst, who regularly drive farm vehicles much in excess of the speed limit up and down Decoy Road, which is an accident waiting to happen and with more family homes wishing to use the road this will pose more of a safety risk to residents.

Date Entered 05-06-2017

Internet Reference OWPC1150

Mr Dean Minns
Planning Services
Development Control
Town Hall, Hall Plain
Great Yarmouth
Norfolk
Nr30 2QF

Mr and Mrs J Tate
34 Beck Avenue
Ormesby St Margaret
Great Yarmouth
Norfolk NR29 3LF
Tel

16 May 2017

Reference: 06/17/0266/O

Dear Mr Minns,

With reference to your letter dated 27 April 2017 with regards to the application for planning permission at Decoy Road (Land on), Ormesby St Margaret, Great Yarmouth, NR29 3LG.

We would like to object in the strongest manner to the building of the six properties on the land adjacent to our own property. Our property currently overlooks a pleasant meadow (the land for which the planning permission is sought), as has been the case for the whole extent of time that we have lived in the property (over 50 years). We were also under the impression that this land is green field land.

We are particularly concerned about the damage to our outlook from the rear of our property and the potential for the blocking of light which could result from the possible building of fencing around the new properties. We also have concern for the potential noise that could result from the occupation of six houses in close proximity to our property and also to the probable devaluation in our house price which would result from the removal of a pleasant meadow view from our back garden.

Could you also clarify what environmental checks have been made to the potential damage to both wildlife and fauna and the potential for the increase of noise. Could you also clarify whether the capacity of the narrow road (Decoy road) to take the potential extra traffic has been assessed and whether the sewage capacity would be adequate with the increase in use, if building was to take place on the meadow.

Yours Faithfully

Mr J Tate and Mrs N Tate



Jill K. Smith

From: paul storey <paul.storey@great-yarmouth.gov.uk>
Sent: 15 May 2017 18:40
To: Jill K. Smith
Subject: Re: FW: Application ref 06/17/0266/O

Good Evening,

My address is 29 Decoy Road, Ormesby St Margaret, NR29 3LG

Thank uo

On Mon, May 15, 2017 at 4:45 PM, Jill K. Smith <Jill.Smith@great-yarmouth.gov.uk> wrote:

Please provide your address so that your comments can be registered.

From: Jason Beck
Sent: 11 May 2017 10:04
To: George Bolan; Jill K. Smith
Subject: FW: Application ref 06/17/0266/O

FYI please find a consultation response

regards

JASON BECK

Planning Officer (Development Control)

Great Yarmouth Borough Council

Tel: 01493 846388

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

Website: www.great-yarmouth.gov.uk

The information contained in this email is intended only for the person or organisation to which it is addressed. If you have received it by mistake, please disregard and notify the sender immediately. Unauthorised disclosure or use of such information may be a breach of legislation or confidentiality and may be legally privileged.

Emails sent from and received by Members and employees of Great Yarmouth Borough Council may be monitored.

Unless this email relates to Great Yarmouth Borough Council business it will be regarded by the Council as personal and will not be authorised by or sent on behalf of the Council. The sender will have sole responsibility for any legal actions or disputes that may arise.

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

From: paul storey [mailto:[paul.storey@gybc.norfolk.gov.uk](#)]
Sent: 11 May 2017 09:59
To: Jason Beck
Cc: plan
Subject: Application ref 06/17/0266/O

Good morning,

I am writing to you today to object to the application reference 06/17/0266/O for a number of reasons listed below :-

Decoy Road isn't wide enough now to allow two cars to pass safely and easily past one another (as the worn away grass verges prove) we already have quite a few farm vehicles and HGV's that come up and down this round along with some drivers who accelerate up to 50/60 mph past my house and will be doing this past the entrance road to the proposed site. The plan suggests that the pavement that finishes outside my house will be extended by utilising some of the grass verge but this will not be safe due to the width of the road and the weight/speed of traffic, so clearly we have some road safety issues here. Would the speed limit areas need to be moved - surely the current 20mph limit along Decoy Road would need to be extended to allow for this development?

The layout of the houses in the plan will also overlook directly into existing properties from multiple windows in both Decoy Road and Beck Avenue and do we really need more houses - there appears to be over 40 in the area up for sale currently. Surely this will put further pressure on schools, surgeries and other essential services that are already struggling?

The current pumping station that services the surrounding houses at present already struggles to cope with the amount of sewerage going through it, this had led to flooding/drainage issues to properties in Watermeadow Close (this is a close just off Decoy Road) so surely connecting further properties to this already struggling pumping station is only going to result in more issues for more properties.

Also I believe that you are not allowed to build new houses over a main sewerage system like the one that runs from number 37 Beck Avenue across the proposed site and to the pumping station, having looked at the Anglian Water website it states :-

Under no circumstances will we permit building over a sewer or lateral drain where:

- The sewer is a pressurised, i.e. a pumping/rising main.
- A manhole/chamber will be inside a building.
- An entirely new dwelling/building is proposed.

Clearly building new houses over a mains sewerage pipe is a big issue.

The agricultural building that would need to be demolished could contain asbestos, if this is the case is there a plan in place to safely bring the building down without spreading extremely dangerous and potentially fatal fibres into the air and contaminating the surrounding areas?

The plans that have been submitted do not appear to scale, gardens of existing properties appear much larger, the proposed houses which are 3 bedroom appear larger than number 29 Decoy Road which is a 4 bedroom property, so with the scale of the drawing being out the proposed houses might well be even closer to the existing properties making them extremely un-neighbourly.

Most importantly I would like to see Ormesby stay as a village and not become larger than it needs to be, if developments like this which are OUTSIDE of development boundaries are allowed then what is the point in having a boundary and where will developers or planners draw the line to stop villages becoming towns or becoming so big that they almost "merge" with the next village?

A copy of this email will be hand delivered to the Town Hall ftao the planning department

I shall await your further comments.

Yours Sincerely
Paul Storey

12-5-2017.



Debra Hale
37, Beck Avenue
Ormesby St Margaret
Great Yarmouth
NR29 3LF

06/17/0266/0

Dear Mr Minns

I live at number 37, Beck Avenue, and strongly oppose, the proposed development, at the end of Decoy Road, the main reason we bought this house four years ago, was because of the beautiful gield views, (described by William H Brown as fantastic gield views to the rear). We find it very tranquil and private. Firstly to have a building site just yards away from my boundary would be soul destroying, and very stressful, and having looked at the plan, we will be totally overlooked, and have no privacy. So we would have to strongly consider moving. We also think this proposal will devalue our home.

I totally agree with all the points made by my neighbour on Decoy Road.

1, Point about agricultural building being demolished could contain asbestos, and therefore could be very dangerous.

2, Scale of drawing of proposed houses might well be closer to my property than thought making me feel very hemmed in.

We were informed that no houses could
be built over a main Sewerage System.

4. Safety issues on Decoy Road, we believe
the road to be far too narrow.

5, I believed you could not build on agricultural
land, 'is this not the case'.

6, Do we really need more new houses for
Sale in Ormesby.

Finally my neighbours are in agreement, they
have read, and asked to sign this letter.

Kind Regards,

[Redacted]

[Redacted] 39 Beck Ave

[Redacted]

[Redacted] 36 Beck Ave

Jill K. Smith

From: Gillian Denny <
Sent: 17 May 2017 09:31
To: Jason Beck
Cc: plan
Subject: Application reference 06-17/0266/O Decoy Road, Ormesby St Margaret

Dear Jason

We have seen the details of the application for the proposed development ref: 06-17/0266/O,
on Decoy Road in Ormesby St Margaret, and we **strongly** agree with the letter sent to you by **Jennifer Story opposing the development**.

Regards

Geoff and Gillian Denny

Geoff and Gillian Denny
6 Dene Avenue
Ormesby St Margaret
Great Yarmouth
Norfolk, NR29 3RZ

Tel: 
Mob: 
Email: 

Elaine Helsdon

From: Coral Smart <
Sent: 14 May 2017 18:35
To: plan; ormesbyclerk@btinternet.com; Ron Hanton; Charles Reynolds; jwheeler3@sky.com
Subject: Fw:

Hello,

I am writing to you to greatly object to the application, ref. 06/17/0266/O. The infrastructure could not cope with any more houses, i have lived on Decoy road for 38 years, we have always had problems with flooding, the pumping station could not cope with any more dwellings! my house has flooded twice in the last 12 years, the drains along Decoy road could not cope with the water, also if the plan goes ahead, the path will obviously be extended, the road is far to narrow, especially with the HGVs we have using decoy road and the extra traffic that cuts through to get to the car boot, some which speed past my house exceeding the 20mph speed limit by between 30 to 40 mph! and to add to that the endless tractors tearing up and down the road from Carr Farm! I would really be interested to know why planning permission for 4 houses several years ago was turned down for the reasons i have just stated, yet there is now a proposed development for 6 dwellings? why also would people from Beck avenue want houses overlooking their properties? Ormesby St Margret is a lovely village, please dont spoil it! It can only cause endless problems, as you will be building over the main sewerage system that runs across the proposed piece of land, yours with great concern, Coral Smart, Thisildo Decoy road

Elaine Helsdon

From: Robert Purvis
Sent: 17 May 2017 22:04
To: plan
Subject: Re: Proposed construction of 6 houses on Decoy rd . app no 06/17/0266/O

My address is - 7 Water Meadow Close, Ormesby St Margaret ,NR293NF
Regards Mr R . Purvis.

Sent from my iPad

> On 17 May 2017, at 15:57, plan <plan@great-yarmouth.gov.uk> wrote:

>

> Please would you provide your address so that your comments can be registered.

>

> -----Original Message-----

> From: Robert Purvis mailto:

> Sent: 13 May 2017 10:28

> To: Jason Beck

> Cc: plan

> Subject: Proposed construction of 6 houses on Decoy rd . app no 06/17/0266/O

>

> I am writing to object to the building of six houses on Decoy rd, First of all the road is very narrow and with the amount of farm vehicles and HGV using the road passing is very difficult as you have to go up on the verge or reverse . I would also like to know what provisions there are regarding the sewerage system as there is already a problem with drains overflowing with raw sewage and also flooding in this area and building more houses is not going to improve things. Then there is the problem with schools and doctors (the last time I made an appointment with a doctor I waited two weeks to get an appointment) By increasing the population in the area it is only going to get worse in all respects . Finally Ormesby is a small village with all the proposed building in this area is it going to end up like Bradwell I do hope not .

> Yours Sincerely

> Sent from my iPad. Mr Robert purvis.

