

Reference: 06/15/0775/LB-06/15/0779/F

Parish: Great Yarmouth

Officer: Miss Gemma Manthorpe

Expiry Date: 17-05-16

Applicant: Mr D Cross

Proposal: Change of use to workshop and multi-purpose facility including overnight accommodation. Open pole barn for storage, minor works, stopping up alley west of Drill Hall with gates either end of the alley – Application amended to remove the pole barn from the application.

Site: The Drill House (adjacent) York Road Great Yarmouth

1. REPORT

- 1.1 The application site adjoins the Drill House (commonly and formally referred to as the Drill Hall) which has recently had approval for a change of use and physical alterations which are currently underway reference 06/15/0311/LB and 06/15/0310/F.
- 1.2 There is a further application in at the site for the Variation of conditions 10, 11 and 12 of planning permission 06/15/0310/F and conditions 10, 11 and 13 of listed building consent 06/15/0311/LB - changes to opening times, activities, functions and events
- 1.3 There are no other applications relevant to the current application at the site.
- 1.4 This report covers both the listed building application and the full planning application for the works applied for. Where differences are paramount they are noted however the applications are looked at concurrently.

2. Consultations :-

2.1 Neighbours –

- Any permission granted should be limited to storage owing to the noise produced by the proposed uses.

- The area or caravans could have a large unit placed upon it all year round.
- The Drill House project should not expand further owing to its location within a densely populated area.
- Residents should be able to access the alley and be given keys for maintenance purposes to any gates that are erected.
- Residents should be entitled to use the land gifted by GYBC who do not fall within the residents parking scheme.
- Concerns regarding visiting performers i.e. caravans and campervans becoming permanent.
- Problems regarding water and sewage.
- Outside lighting, music, BBQ's should stop at 10pm at the latest.
- Parking arrangements should have AREAA parking cards.
- Against any part of the stopping up if the road between the Drill Hall and the Town Wall.
- Object to the secured area being used as accommodation.
- Performers can stay at hotels and guest houses within the area.
- Overnight stays should be limited to four nights when the Outthere festival is on.
- No noise should occur after 9pm from anyone, there should be no prolonged noise during the daytime either.
- No details of the pole barn are submitted.

2.3 **Norfolk County Council as Highway Authority** – No objection and notes that there is a stopping up of the highway application in. The Highways Officer comments that the application will need to satisfy themselves that the current application remains valid with respect to this application. Conditions are requested should planning permission be granted.

2.4 **Environmental Health** –

Noise:

Considering the open-nature of the site and the proposed hours for performance, rehearsals and potentially noisy workshop activities there is a concern that noise generated on the site will have an effect on the occupants of nearby residential properties and businesses.

On-site Camping:

The space allocated for the proposed parking-up area for campervans is not sufficient area to create adequate fire breaks between individual vehicles and between the vehicles and the boundary of the site. The presence of campervans and caravans in such a confined area raises concerns relating to

noise nuisance, antisocial behaviour as well as the safe disposal of human waste. It is therefore recommended that camping on site in any format is not permitted.

2.5 **Building control** – No adverse comments.

2.6 **Property services** – No comments received.

2.9 **Strategic Planning** – No comments received.

2.10 **Historic England** – Objection withdrawn following additional information, removal of the pole barn from the application and discussions.

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

3.1 Paragraph 128: In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes or has the potential to include heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.

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

3.3 Paragraph 131: In determining planning applications, local planning authorities should take account of:

- the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and

- the desirability of new development making a positive contribution to local character and distinctiveness.

3.4 Paragraph 132. When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification. Substantial harm to or loss of a grade II listed building, park or garden should be exceptional. Substantial harm to or loss of designated heritage assets of the highest significance, notably scheduled monuments, protected wreck sites, battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.

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

4.2 Paragraph 215 of the NPPF states that due weight should be given to relevant policies in existing plans according to their degree of consistency with the NPPF. The closer the Local Plan is to the policies in the NPPF the greater the weight that is given to the Local Plan policy. The Great Yarmouth Borough Wide Local Plan was adopted in 2001 and the most relevant policies were 'saved' in 2007 and assessed again in January 2016. An assessment of policies was made during the adoption of the Core Strategy December 2015 and these policies remain saved following the assessment and adoption.

4.3 The Saved Policies listed have all been assessed as being in general conformity with the NPPF, and add further information to the policies in the NPPF, while not contradicting it. These policies hold the greatest weight in the determining of planning applications.

4.4 **POLICY BNV18 THE COUNCIL WILL REQUIRE ALTERATIONS AND EXTENSIONS TO BUILDINGS TO BE SYMPATHETIC TO THE CHARACTER OF THE BUILDING TO BE EXTENDED AND TO ITS SETTING.**

4.5 **POLICY HOU7 –**

NEW RESIDENTIAL DEVELOPMENT MAY BE PERMITTED WITHIN THE SETTLEMENT BOUNDARIES IDENTIFIED ON THE PROPOSALS MAP IN THE PARISHES OF BRADWELL, CAISTER, HEMSLEY, ORMESBY ST

MARGARET, AND MARTHAM AS WELL AS IN THE URBAN AREAS OF GREAT YARMOUTH AND GORLESTON. NEW SMALLER SCALE RESIDENTIAL DEVELOPMENTS* MAY ALSO BE PERMITTED WITHIN THE SETTLEMENT BOUNDARIES IDENTIFIED ON THE PROPOSALS MAP IN THE VILLAGES OF BELTON, FILBY, FLEGGBURGH, HOPTON ON- SEA, AND WINTERTON. IN ALL CASES THE FOLLOWING CRITERIA SHOULD BE MET:

(A) THE PROPOSAL WOULD NOT BE SIGNIFICANTLY DETRIMENTAL TO THE FORM, CHARACTER AND SETTING OF THE SETTLEMENT;

(B) ALL PUBLIC UTILITIES ARE AVAILABLE INCLUDING FOUL OR SURFACE WATER DISPOSAL AND THERE ARE NO EXISTING CAPACITY CONSTRAINTS WHICH COULD PRECLUDE DEVELOPMENT OR IN THE CASE OF SURFACE WATER DRAINAGE, DISPOSAL CAN BE ACCEPTABLY ACHIEVED TO A WATERCOURSE OR BY MEANS OF SOAKAWAYS;

(C) SUITABLE ACCESS ARRANGEMENTS CAN BE MADE;

(D) AN ADEQUATE RANGE OF PUBLIC TRANSPORT, COMMUNITY, EDUCATION, OPEN SPACE/PLAY SPACE AND SOCIAL FACILITIES ARE AVAILABLE IN THE SETTLEMENT, OR WHERE SUCH FACILITIES ARE LACKING OR INADEQUATE, BUT ARE NECESSARILY REQUIRED TO BE PROVIDED OR IMPROVED AS A DIRECT CONSEQUENCE OF THE DEVELOPMENT, PROVISION OR IMPROVEMENT WILL BE AT A LEVEL DIRECTLY RELATED TO THE PROPOSAL AT THE DEVELOPER'S EXPENSE; AND,

(E) THE PROPOSAL WOULD NOT BE SIGNIFICANTLY DETRIMENTAL TO THE RESIDENTIAL AMENITIES OF ADJOINING OCCUPIERS OR USERS OF LAND.

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

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

4.6 POLICY HOU17 -

IN ASSESSING PROPOSALS FOR DEVELOPMENT THE BOROUGH COUNCIL WILL HAVE REGARD TO THE DENSITY OF THE SURROUNDING AREA. SUB-DIVISION OF PLOTS WILL BE RESISTED WHERE IT WOULD BE LIKELY TO LEAD TO DEVELOPMENT OUT OF CHARACTER AND SCALE WITH THE SURROUNDINGS.

(Objective: To safeguard the character of existing settlements.)

5 Core strategy – Adopted 21st December 2015

5.1 Policy CS10 – Safeguarding local heritage assets

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

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

b) Promoting heritage-led regeneration and seeking appropriate beneficial uses and enhancements to historic buildings, spaces and areas, especially heritage assets that are deemed at risk

c) Ensuring that access to historic assets is maintained and improved where possible

d) Regularly reviewing heritage designations and designating additional areas, buildings and spaces for protection where justified by evidence

e) Carrying out, reviewing and implementing Conservation Character Appraisals and, if appropriate, management plans

f) Designating new Conservation Areas and amending existing Conservation Area boundaries, as appropriate.

6. **Assessment**

6.1 The application contains several elements which are to be covered separately. The erection of the pole barn has been removed from the application by the applicant and shall not be assessed further.

6.2 There is currently an application in with Norfolk County Council for the stopping up of the highway to the west of the Drill House building. This order cannot be determined without a valid planning permission according to Norfolk County Highways. The application for the use of the ally way includes the erection of gates to the northern and southern entrance which shall affect the setting of the Drill House, a listed building.

6.3 Dimensions for the gates have not been provided although a picture demonstrating the type of design has been submitted in support of the application. Should the

gates be approved as part of the application full details will need to be supplied as a planning condition as they will affect the setting of the listed building. There have been no objections from Conservation Officers regarding the gates notwithstanding the lack of information.

- 6.4 The area of highway which is subject to the application for stopping up order is to be re-surfaced with yorkstone paving. There have been no objections received from conservation officers regarding the materials proposed. The applicant has submitted details to accompany the application showing that there is not a change in levels adjacent the town wall. The drainage, foul and surface is to be connected to the mains with new surface water drainage being laid.
- 6.5 The application form states that there is currently no external lighting. New external lighting by way of floor mounted luminaires to up light the building referred to as the south building with additional lighting to the proposed external staircase. Wall mounted luminaires will light the entrance doors to both buildings. The application form notes that there will be luminaires fixed to the Drill House building, a listed building, in the absence of any details being provided a condition would need to be added to any grant of planning permission requiring details of luminescence, appearance and attachment to be submitted to the Local Planning Authority.
- 6.6 The building to at the south west boundary of the site is proposed to undergo renovation, addition of a first floor and change of use to a workshop. The existing use is, according to information submitted, a raw potato chip production facility. The proposal will change the use to a workshop including the fabrication (light wood/metal work, painting and textile work) space to support resident artistic companies and to allow over flow storage from the Drill House. The hours of use are proposed as 09:00 – 18:00 Monday to Friday and 09:00 – 18:00 12 weekends per year which does not seem out of keeping with the character of the area given the previous use. These hours could be conditioned should permission be granted.
- 6.7 The renovations to the building to the south west of the site include the addition of an exterior staircase to allow access to the first floor. The York Road elevation (south) will include the re-opening of the shop window which will provide an attractive addition to the street. The 'shop window' will be constructed from timber and be openable sliding doors. The renovations and use of additional floor do not increase the height of the building.
- 6.8 The application seeks to change the use of the building at the north end of the alley to a multi-use building providing meeting rooms, workshop space and overnight accommodation for up to eight people for up to six months of the year. The use of the building as a meeting room for up to 12 no. people between 08:00

and 19:00 Monday to Friday and 12 no. weekends a year from 08:00 to 21:00 is not assumed to have an adverse effect on the character of the area. The times of the use are in keeping with the Drill House and should not significantly adversely affect the amenities of local residents.

- 6.9 The use of the building for up to 8 persons for seven nights 26 times a year is an intense use. The layout of the building is such that there is one large room per floor measuring 5.35m by 4.4m (internally) and a space at ground floor with a stairs, lavatory and shower room and first floor stairs and kitchen. The space for persons to reside has limited privacy and is of limited space. The unit is not appropriate for long term accommodation nor as long term accommodation for this number of people given the intense use of the land. Should members be minded to grant permission a temporary permission is recommended in order that any impact of the development can be assessed. In addition it is also recommended that any additional windows at first floor level are obscure glazed to protect the amenities of the nearby residential properties. Given that this building would not be acceptable as permanent occupation in the current form or for the number of people proposed the obscure glaze will not have an adverse effect on the quality of accommodation.
- 6.10 The area designated for camping has been assessed by Environmental Health Officers as not suitable by way of the confined space, the inability to provide adequate fire breaks between vans and the boundary and the potential for noise and anti-social behaviour. Additional information provided by the applicant states that the caravans shall be under the control of Seachange Arts and shall be limited to four. Three of the four caravans proposed are smaller than average caravans with one being a standard small caravan. The space allocated to the caravans measures 18.5m by 7.1m.
- 6.11 The proposed siting of caravans within the alley concerns the environmental health with regards the possibility for noise and anti-social behaviour. In addition to the caravans the application includes the use of the alley way for outdoor space for rehearsal and training by artists and community groups for up to 50 people between 12:00 and 22:00 Monday to Friday April to September 12 times a year and 09:00 to 20:00 Saturday and Sundays 6 times a year. This use would also be carried out for 20 no. persons at the same frequency totally 24 times during the week and 12 times at weekends. In addition this will be repeated for 6 persons at the same times that the workshop would be ongoing which is 09:00 to 18:00 Monday to Friday and 09:00 and 18:00. In addition to these uses there is to be parking for 6 no. cars.
- 6.12 Objections from neighbours have noted that the historic Town Wall will be closed off. The application states that viewing will be available by appointment and residents that bound the site will have access to the alley by key.

- 6.13 Further objections from neighbours and environmental health note the likelihood of noise being generated. The alley way is located adjacent to a number of residential properties and therefore noise generated will have an effect on the amenities of the occupants.

8. **RECOMMENDATION :-**

- 8.1 It is noted that there will be an effect on the occupants of nearby residents and as such aspects of the application are recommended to be temporary in order that the effect can be assessed. The use of and renovations to the south building do not appear to be significantly detrimental and can be subject to a full permission. The physical works to the northern building do not adversely affect the character of the area or the listed building and can be approved with conditions on a full basis.
- 8.2 It is recommended that the use of the multi-use building for accommodation, the use of the alleyway for campervan parking and other outdoor uses is limited to one year to assess the effect on the character of the area and the nearby residential properties. It is further recommended that conditions are placed on the development to ensure that all further information required is submitted and other conditions to ensure the development is carried out in an acceptable way.

Elaine Helsdon

From: Great Yarmouth Residents Association <gyresidentsassociation@gmail.com>
Sent: 28 March 2016 22:11
To: plan
Subject: Planning application 06/15/0779/F

FAO; Miss J Smith

APPLICATION ; 06/15/0779/F

LOCATION; York Road Drill Hall (Adjacent) Gt Yarmouth NR30 2LZ

Dear Miss Smith,

I should like the following points to be considered during your deliberation on the above planning application.

- a) Whilst the issue of the gated arrangements to the area of the application from a security and antisocial behaviour perspective are broadly welcome by the local residents, those residents that currently have access for maintenance to their properties from this area should be considered in any permission by way of a coded entry system as opposed to a key entry system.
- b) As the area that is proposed for staff parking has been gifted by GYBC, the local residents feel this should be also accessed by residents who themselves do not fall within the resident parking scheme area.
- c) This area in total should have no planning consents issued for anything other than storage as noise produced associated with workshop facility and residential (all be it temporary) is amplified many times by the " alley way effect ".
- d) Area designated C on the plan could without any further planning consent have a large caravan placed on it and therefore be temporary and overnight accommodation 365 days a year.

I therefore respectfully request that the expansion of this project does not include anything further than parking / storage as its position within a densely populated residential area should be considered to maintain a quality of life that urban area residents deserve.

Yours sincerely

P. Fitzgerald
 GY Residents Association

Internet Consultees

Application Reference 06/15/0779/F

Attachments

Invalid Consultee Comment? ☐

Copy to existing Consultee? ☐

Name C Cotgrove

Address 9, Deneside

Great Yarmouth

Post Code NR30 2LY

Telephone

Email Address

For or Against

OBJ Object

Speak at Committee

- a) Vehicular entry between Ravin House& North side of Drill Hall.
- b) Gate to that area fixed to substation wall
- c) No entry for service repairs to rear of properties 9,10/11,12 Key was suggested
- d) (7) scaffold tower by walls 10,11, have rear gardens
- e) Previous meeting suggested "use as dormitory for guests staying overnight" problems regarding water and sewage and surface water collection (soakway)
- f) (C) visiting performers ie campervan's & caravans parking, next if not noted these could be parked permanently.

Date Entered 24-03-2016

Internet Reference OWPC712

Internet Consultees

Application Reference 06/15/0779/F

Attachments

Invalid Consultee Comment? ☐Copy to existing Consultee? ☐

Name C Cotgrove

Address 9, Deneside

Great Yarmouth

Post Code NR30 2LY

Telephone

Email Address

For or Against OBJ Object

Speak at Committee

g) The Ravin House entry would get busier, now that it has been written that a contract has been given to Seachange Arts for expansion to other areas meaning more people and vehicles coming to the area. It would not be good to leave this alleyway allowing anybody to park as the gates will be mostly locked, can NCC be asked to put yellow lines either side as entry is required to both side doors all the time. Roadway is narrow and has been damaged by heavy plant and lorries.

Date Entered 24-03-2016

Internet Reference OWPC712

Internet Consultees

Application Reference 06/15/0779/F

Attachments

Invalid Consultee Comment? ☐

Copy to existing Consultee? ☐

Name Cotgrove

Address 9, Deneside

Great Yarmouth

Post Code NR30 2LY

Telephone

Email Address

For or Against OBJ Object

Speak at Committee

Outside lighting, music (noise etc) ,barbeques a late limit to be fixed eg 10pm latest.

Parking arrangments ought be easy by having AREAA parking cards anyway (what happens to resident parking locally?)

Date Entered 24-03-2016

Internet Reference OWPC712

Internet Consultees

Application Reference 06/15/0779/F

Attachments

Invalid Consultee Comment? ☐Copy to existing Consultee? ☐

Name S McCann

Address 10 Deneside

Great Yarmouth

Post Code NR30 2LY

Telephone

Email Address

For or Against OBJ Object

Speak at Committee

i feel i must object to the most of this application

with regard to the stopping up of the road between the Drill Hall and the Town wall I am against any part of this secured area being used for accomodation - changing the builders store or parking area for mobile homes.

Date Entered 24-03-2016

Internet Reference OWPC711

Internet Consultees

Application Reference 06/15/0779/F

Attachments

Invalid Consultee Comment? ☐

Copy to existing Consultee? ☐

Name S McCann
Address 10 Deneside
Great Yarmouth

Post Code NR30 2LY

Telephone

Email Address

For or Against OBJ Object

Speak at Committee

I do see and approve the need for gates to provide security for the building and the proposed storage areas for various activities but see no need for the proposed accomodation for performers - there are many hotels/guest houses in the area. and camp sites

If the gates are to be erected then we residents need to have at a key code or at worst a 24hr keyholder within 15mins walking distance, up to date mobile numbers . The houses that back onto the Town wall need access.

Date Entered 24-03-2016

Internet Reference OWPC711

Internet Consultees

Application Reference 06/15/0779/F

Attachments

Invalid Consultee Comment? ☐Copy to existing Consultee? ☐

Name S McCann

Address 10 Deneside

Great Yarmouth

Post Code NR30 2LY

Telephone

Email Address

For or Against OBJ Object

Speak at Committee

There should be no visitor/overnight stays longer than 4 night/days when the Outthere festival is on.

The pole barn designated for AREA F (due to no online plan availability) i have seen no plan detailing the height and construction materials at present, the housing of a scaffold tower concerns me as to its use within the alleyway.

an agreement regarding no noise nuisance after 9pm from anyone whether be they had rented the hall or are just rehearsing. this IS a residential areal there should not any prolonged noise during daylight either.

Date Entered 24-03-2016

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Name S McCann

Address 10 Deneside

Great Yarmouth

Post Code NR30 2LY

Telephone

Email Address

For or Against OBJ Object

Speak at Committee

The pole barn designated for AREA F (due to no online plan availability) i have seen no plan detailing the height and construction materials at present, the housing of a scaffold tower concerns me as to its use within the alleyway. an agreement regarding no noise nuisance after 9pm from anyone whether be they had rented the hall or are just rehearsing. this IS a residential area! there should not any prolonged noise during daylight either. Hall users need to realise the noise travels and echoes off the buildings in this area meaning residents cannot leave windows and doors open

Date Entered 24-03-2016

Internet Reference OWPC711

06/15/0779/F



Key

- A The Drill House, York Road, NR30 2LZ. (property owned by the applicant)
Land in the ownership outlined in blue.
- B 3A York Road, NR30 2LZ. (property owned by the applicant)
- C Land at York Road, (land owned by GYBC currently being gifted to the applicant)
- D Single garage registered as land and buildings on east side of Dene Side (property owned by the applicant)
- E 7 Chapman Buildings (property owned by the applicant)
- F Land of unknown ownership
- G Electricity sub-station, access gates from P
- H Gate to rear of Ravellin House access from P
- J Door to side of Ravellin House, access from P
- K Ravellin House
- L Proposed gates to P (included in this application for planning permission)
- M Proposed gates to N (included in this application for planning permission)
- N Alley to west of Drill House to be stopped up under this application
(ownership of land under highway unknown)
- P Alley to north of Drill House is not to be stopped up under this application
(ownership of land under highway unknown)
- Q Area to south of Drill House to be stopped up under this application
(ownership of land under highway unknown)

The Drill House alley to the west
Site Location Plan
Scale 1:1250 @ A4

Jeremy Stacey Architects New Farm Barn Beachamwell Norfolk PE37 5BE jsa@mac.com

191-PP2-001-A