



GREAT YARMOUTH
BOROUGH COUNCIL

Development Control Committee

Date: Wednesday, 22 May 2019

Time: 18:30

Venue: Council Chamber

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

AGENDA

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

Agenda Contents

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

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

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

Conduct

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

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

DEVELOPMENT CONTROL COMMITTEE

PUBLIC CONSULTATION PROCEDURE

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

Protocol

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

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

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

1 APOLOGIES FOR ABSENCE

To receive any apologies for absence.

2 DECLARATIONS OF INTEREST

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

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

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

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

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

3 MINUTES

6 - 10

To confirm the minutes of the meeting held on 3 April 2019.

4 PLANNING APPLICATIONS

5 06-18-0315-0 HALL VIEW MARTHAM ROAD ROLLESBY (LAND TO REAR OF)

11 - 41

Development of site for residential use (up to 13) with proposed means of vehicular access.

6 06-18-0717-O BEECH HOUSE MAIN ROAD FLEGGBURGH

42 - 58

Residential development to provide 4 no. plots for detached houses & garages.

- 7 **06-18-0370-F THE OLD VICARAGE THE STREET HEMSBY** 59 - 87
- Construction of a detached double garage to serve existing dwelling and sub-division of side garden and the construction of a detached 3 bedroom chalet bungalow.
- 8 **06-18-0716-O WEST ROAD WEST END (THE STABLES PADDOCK FARM) WEST CAISTER** 88 - 103
- Erection of a 4 bedroom bungalow with double garage and access through existing access.
- 9 **PLANNING APPLICATIONS CLEARED BETWEEN 28 MARCH & 30 APRIL 2019 BY PLANNING MANAGER UNDER DELEGATED POWERS AND BY COMMITTEE.** 104 - 115
- The Committee to receive & note the planning applications cleared between 28 March & 30 April 2019.
- 10 **OMBUDSMAN AND APPEAL DECISIONS**
- The Planning Manager to report at the meeting.
- 11 **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.
- 12 **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, 03 April 2019 at 18:30

PRESENT:

Councillor Hanton (in the Chair); Councillors Annison, Bird, G carpenter, Drewitt, Fairhead, Flaxman-Taylor, Galer, Hammond, Wainwright, Williamson, A Wright & B Wright.

Mr A Nicholls (Head of Planning & Growth), Mr D Minns (Planning Manager), Mrs G Manthorpe (Senior Planning Officer), Mr J Beck (Planning Officer), Ms C Whatling (Monitoring Officer), Mr G Bolan (Planning Technician) & Mrs C Webb (Senior Member Services Officer).

1 APOLOGIES FOR ABSENCE

There were no apologies for absence.

2 DECLARATIONS OF INTEREST

Councillor Drewitt declared a personal interest in Item 4 as he was a Ward Councillor and he knew one of the objectors personally. Councillor Williamson declared a personal Interest in item 5 as he was a Ward Councillor.

However, in line with the Council's Constitution, they were allowed to both speak and vote on the items.

3 MINUTES

The minutes of the meeting held on 6 March were confirmed.

4 APPLICATION 06-18-0335-O - LAND OFF MILL ROAD, BURGH CASTLE

The Committee received & considered the report from the Planning Manager.

The Senior Planning Officer reported that the current proposal was for a terrace of four houses with four car ports sited between the houses and Oaktree Cottage and six parking spaces elsewhere on the site. The development would be served by a single vehicular access point towards the north eastern boundary of the site. The site was outside, but adjoined the Village Development Limit. The Senior Planning Officer reported that there was adequate amenity land and curtilage to serve a development of this size.

There has been a history of refusals for dwellings on the site with the last application being refused and an appeal dismissed in 1988. There was a line of five oak trees along the southern boundary of the site with Oaktree Cottage which would be retained. Within the site, there is one large sycamore tree which is in close proximity to the oak trees and which would need to be removed to allow for the proposed development. Other smaller trees on the site would also be removed but these are not of any great amenity value and this has been assessed by our Trees Officer. The removal of the Sycamore would aid the longevity of the line of Oak trees.

The Parish Council had objected to the application due to highway safety concerns along Mill Road and at the Mill Road/Butt Lane junction, no footpath or street lighting and inadequate sewer service. Five letters of objection had been received from local residents citing too many houses, potential parking problems, road safety due to lack of pavements and street lighting and speed of traffic. The Senior Planning Officer reported comments received in another letter of objection which did not form part of the agenda report.

The Senior Planning Officer reported that the application had been on hold awaiting the submission of a Shadow Habitats Regulations Assessment (SHRA) to determine whether the application would be likely to have significant effects on one or more Natura 2000 sites. A SHRA has now been received and it has been determined that any adverse effects can be mitigated for by a contribution to the Habitats Monitoring & Mitigation Strategy and the applicant has paid a contribution of £110 per dwelling.

The Senior Planning Manager reported that an important factor when determining applications is whether a Local Authority had the ability to demonstrate a 5 year housing land supply. There is currently a housing land

supply of 2.6 years.

Members raised concerns regarding highway safety along Mill Road and at the Mill Road/Butt Lane junction. Councillor Williamson was concerned regarding the lack of footpaths and pedestrian safety as vehicles travelled at speed along Mill Road. Councillor Wainwright was concerned that Highways had objected to a previous application on this site but had not objected to this application. The Senior Planning Manager reported that there had been a change in highway policies in recent months. Councillor Flaxman-Taylor was concerned that Anglian Water had not commented on the application. The Senior Planning Officer reported that Anglian Water did not comment on all applications and there had been recent major upgrades to the pumping station at Stepshort, Belton.

The Senior Planning Officer reported that the proposal could not be assessed against the isolation test as there were other properties in the nearby vicinity. The Planning Manager reported that the new home owners could access the village amenities by car which meant that the application was in a sustainable location and additional residents would lead to the growth of the village. The Planning Manager reported that a replacement dwelling had recently been given planning permission nearby.

The Senior Planning Officer reported that taking all the evidence and policies into account and the lack of a five year land supply, it was considered that it would be difficult to justify refusal of the application and the recommendation was to approve as the proposal complied with Policies CS1, CS2 & CS11 of the Great Yarmouth Local Plan: Core Strategy and the Interim Housing Supply Policy.

Mr Swan, Parish Council representative, reported the salient areas of the Parish Councils objections to the Committee and asked them to support the Parish Council and refuse the application.

Councillor Annison made a motion that the application be refused on the grounds that it went against National Planning Policy Framework, July 2018, Paragraph 8; (b) and (c). This motion was seconded by Councillor Wainwright and following a vote; it was

RESOLVED:-

That application number 06/18/0563/F be refused.

Policy CS1 of the Core Strategy states that the Council will look favourably towards new development that successfully contributes to sustainable growth, criterion a) seeks to ensure that new development is of a scale and location that complements the character and supports the function of individual settlements, criterion e) of the Policy states that new development should provide safe accessible places that promote healthy lifestyles and provide easy access for all to jobs, shops and community facilities by walking, cycling and public transport. Policy CS2 of the Core Strategy states that growth within

the Borough must be delivered in a sustainable manner by balancing the delivery of new homes with new jobs and service provision creating resilient self-contained communities and reducing the need to travel. The proposed erection of four houses on the site is contrary to Policy CS1 criterion (a) in that it will be an over-development of the site and would have a significant adverse effect on the rural character of the area due to the loss of the trees within the site and the hedgerow along the road frontage. It is also considered that the development would have an adverse effect on the oak trees along the southern boundary that are subject to a Tree Preservation Order. There is no footpath along this section of Mill Road and there would be a highway danger for pedestrians from the site attempting to access the nearest facilities within the village. It is therefore considered that the proposal is contrary to the aims of Policies CS1, criterion (e) and CS2 in that it would be an unsustainable form of development that would not provide easy access to jobs, shops and community facilities.

5 APPLICATION 06-19-0048-F - LAND BETWEEN 7 AND 12 COTONEASTER COURT GORLESTON

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

The Planning Officer reported that the application site was an area of open space to the east of the parking & turning area that served the western end of Cotoneaster Court. The land has always been in private ownership although it appears to have been maintained by the Council until purchased by the present owner who had erected temporary fencing around the site.

The Planning Officer reported that there had been five letters of objection received from local residents and one letter in favour of the proposal subject to yellow lines being provided on the north eastern side of the road leading into the Court. The objectors cited potential parking problems and loss of open space.

The Planning Officer reported that in 2018, an application had been refused for a three bedroom bungalow and a subsequent appeal was dismissed mainly on the grounds that the proposed bungalow was too large for the plot. The current proposal was for a smaller two-bedroom bungalow without a garage which left more space around the dwelling.

The Planning Officer reported that a SHRA had been submitted any it had been assessed that any adverse effects of the development on Natura 2000 sites could be adequately mitigated for by a contribution to the Habitats Monitoring & Mitigation Strategy.

The Planning Officer reported that taking into account the Planning Inspector's conclusion that some form of residential development would be acceptable on

the site and with the lack of a highway objection, it was considered that it would be difficult to justify refusal.

Councillor Williamson, Ward Councillor, was concerned that this development would result in the loss of more green space in Claydon Ward which already had a very limited amount of green space; the least amount in the Borough.

The Planning Manager reported that he had a copy of the original planning permission granted in 1962 and there were no conditions included to protect the open space.

RESOLVED:-

That application number 06/19/0048/F be approved as the proposal complied with the aims of Policies CS1 and CS11 of the Great Yarmouth Local Plan:Core Strategy and saved Policy HOU11 of the Great Yarmouth Boroughwide Local Plan.

6 APPLICATION 06-18-0563-F - FOLLY COURT COTTAGES, COURT ROAD, ROLLESBY

The Chairman reported that this item had been withdrawn.

7 DELEGATED AND COMMITTEE DECISION LIST BETWEEN 02 MARCH 2019 AND 26 MARCH 2019

The Committee received, considered & noted the Development Control Delegated & Committee Decision List for March 2019.

8 ANY OTHER BUSINESS

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

The meeting ended at: 19:30

Reference: 06/18/0315/O

Parish: Rollesby

Officer: Mrs G Manthorpe

Expiry Date: 12/11/18

Applicant: Mr & Mrs D Melling

Proposal: Development of site for residential use (up to 13) with proposed means of vehicular access

Site: Hall View, Martham Road, Rollesby (land to the rear of)

1. Background / History :-

- 1.1 The site comprises 0.6 hectares of land located to the north side of the village of Rollesby. The site is to the east side of Martham Road, to the south of the site are residential dwellings addressed as Bittern Road, the west of the site is the donor property and residential dwellings, the east of the site is the rear garden of a residential property and there are open fields to the north of the site.
- 1.2 The site is currently, according to the details submitted in support of the application, grassed paddock and garden land. There is no planning history for the site.

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

- 2.1 Parish Council – 25/02/19 Rollesby Parish Council would like to submit the following comments and objections:

The traffic surveys for Martham Road, undertaken in September and October not in holiday season, show an average speed of 39.4mph in a 30mph for 17,000 vehicle movements. The splay required for this, as shown on the recent developer's plan, is 42.5m each way. In order to achieve this the plans indicate a footpath is to be installed south of Hall View. This path would be on private land, next to a pond where the width available is 0.8m. This is below the minimum requirement for the width of a pedestrian footpath as no passing places have been indicated for wheelchair access. The safety of pedestrians walking on a narrow

footpath with speeding traffic on one side and a pond on the other is of grave concern to the Parish Council.

The splay to the north of Hall View is past hedges which the plans detail to be removed or cut back. The Parish Council objects strongly to the removal of any hedges. It is unclear if the applicant owns the hedges in question, and if not then they cannot require them to be trimmed or removed which means the splay of 42.5m will not be achieved.

As additional comments the Parish Council would like to complain that they were not notified of the additional plans submitted and only got additional time to comment when this was queried, and the new plans are illegible on the website.

18/07/18 Rollesby Parish Council would like to comment and object to planning application 06/18/0315/O on the following grounds:

- The proposed access road is not wide enough for the number of car movements and emergency vehicle access.
- The access entrance is very close to a speed limit change on a busy road with a blind corner. The Police have given evidence that motorists speed on that section of road and the Parish Council is of the opinion that the number of cars that would exit from the proposed development would be dangerous.
- The proposed development is outside the Village Development Limit for Rollesby
- the proposed site has been identified as Not Currently Developable in the Strategic Housing Land Availability Assessment (site RO02)
- The proposed splay for the access road is insufficient for the road conditions on Martham Road
- 13 dwellings on the site is considered overdevelopment.
- The location and size of development is inconsistent with Rollesby's emerging Neighbourhood Plan

2.2 Neighbours – There have been 50 objections to the development from neighbours, the main objections are summarised as follows:

- Bats will be disturbed.
- Noise.
- Loss of views.
- Insufficient highways access.
- Speeding occurs.

- Land for footpath not within highways or applicants control.
- Restrictive covenant on site.
- Loss of value to existing properties.
- Pavement would spoil the character.
- Electricity supply struggles to cope.
- Detrimental to the character of the village.
- The assessment by the Strategic Housing Land Availability Assessment marks the land as 'not currently developable'.
- There has been a serious accident on the road already.
- Plans on the website are poor quality.
- Loss of light to existing dwellings.
- Insufficient drainage information submitted.
- No street lighting should be erected.
- Documents haven't been displayed for the public correctly.
- The pond should not be disrupted.
- This application should not be considered.
- There is no evidence that moving the speed sign will reduce the speed that people drive.
- There is insufficient information submitted.
- Two storey dwellings will cause overlooking and be out of character.

2.3 Highways – Following amendments to the application and clarification on offsite works that are required highways do not object to the application.

2.4 Assistant Grounds Manager and Arboricultural Officer – None of the trees on site are worthy of TPO due to poor pruning practices ("topped") and there is a small 'orchard' of young trees that has low value. These matters have also reduced the trees life expectancy.

The rear/eastern hedge is worthy of retention for screening and some amenity value.

2.5 Building Control – No comments received.

2.6 Environmental Health – No objection to the application but drainage details required.

NOTE – Additional drainage information submitted.

May 2019 – condition regarding unidentified contamination, noise and advisory re dust.

2.7 Strategic Planning – No objection to the application.

- 2.8 Lead Local Flood Authority – No comment.
- 2.9 NHS – No objection.
- 2.10 Anglian Water – Condition requested
- 2.11 Norfolk County Council Fire – Condition requested
- 2.12 Historic Environment - 'The application site lies immediately south of an area where various cropmarks have been recorded from aerial photographs. These include a causewayed or hengiform ring ditch which may represent the remains of a burial mound or ceremonial monument of late Neolithic to early Bronze Age date. There is potential for heritage assets, buried archaeological remains of prehistoric date to be present within the proposed development area and that the significance would be adversely affected by the proposed development.

If planning permission is granted, we therefore ask that this be subject to a programme of archaeological work in accordance with National Planning Policy Framework paragraph 141.

In this case the programme of archaeological mitigatory work will commence with informative trial trenching to determine the scope and extent of any further mitigatory work that may be required (e.g. an archaeological excavation or monitoring of groundworks during construction). A brief for the archaeological work can be obtained from Norfolk County Council Environment Service.

We suggest that the following conditions are imposed:-

A) No development shall take place until an archaeological written scheme of investigation has been submitted to and approved by the local planning authority in writing. The scheme shall include an assessment of significance and research questions; and 1) The programme and methodology of site investigation and recording, 2) The programme for post investigation assessment, 3) Provision to be made for analysis of the site investigation and recording, 4) Provision to be made for publication and dissemination of the analysis and records of the site investigation, 5) Provision to be made for archive deposition of the analysis and records of the site investigation and 6) Nomination of a competent person or persons/organization to undertake the works set out within the written scheme of investigation. and,

B) No development shall take place other than in accordance with the written scheme of investigation approved under condition (A). and,

C) 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.'

- 2.13 Local Authority Requirements – The application site is in an area requiring, according to the adopted Core Strategy, a 20% affordable housing provision.

The application is an outline application and as such the public open space and childrens recreation is unknown. The requirement will be that 40 square metres of public open space per dwelling will be required to be 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.

Should childrens recreation be provided, at the absolute discretion of the Local Planning Authority, as an offsite a 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, childrens recreation or drainage and as such this shall be subject to a management company in perpetuity.

The triggers, types and tenures for the affordable housing shall be subject to negotiation during the s106 process. The trigger for the payment of any of the monies for public open space and childrens recreation shall be payable prior to occupation of 40% of the units. The triggers for the management company or nominated body and all other matters not specifically listed shall be determined through the s106 process.

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.

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 HOU10: Permission for new dwellings in the countryside will only be given in connection with agriculture, forestry, organised recreation, or the expansion of settlements.
- 3.5 HOU16: A high standard of layout and design will be required for all housing proposal. A site survey and landscaping scheme will be required will 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 CS2: Achieving sustainable growth. This policy identifies the broad areas for growth, sets out the sustainable settlement hierarchy for the borough and two key allocations. Rollesby is identified as a Secondary Village and is expected to receive modest housing growth over the plan period due to its range of village facilities and access to key services.
- 4.2 Policy CS3: To ensure that new residential development in the borough meets the housing needs of local people, the Council and its partners will seek to:
- a) Make provision for at least 7,140 new homes over the plan period. This will be achieved by (extract only):
- Focusing new development in accessible areas and those with the most capacity to accommodate new homes, in accordance with Policy CS2
 - Ensuring the efficient use of land/sites including higher densities in appropriate locations

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

4.3 Policy CS9: Encouraging well designed and distinctive places. This policy applies to all new development.

4.5 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.

4.6 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 Draft Local Plan Part 2

5.1 Table 8.12. of the draft Local Plan Part 2 gives a summary of reason(s) for the site not being selected:

Site 23: The ability to appropriately access the site is currently unclear.

5.2 Policy G1-dp
Development limits

Development will be permitted within the development limits of settlements shown on the Policies Map, provided it is in accordance with the other policies in the Local Plan The areas outside development limits (excepting specific allocations for development) will be treated as countryside or other areas where new development will be more restricted, and development will be limited to that identified as suitable in such areas by other policies of the Local Plan, including:

- domestic extensions and outbuildings within existing residential curtilages, under Policy H8-dp; replacement dwellings,
- under Policy H4-dp;
- small scale employment, under Policy B1-dp;

- community facilities, under Policy C1-dp;
- farm diversification, under Policies R4-dp, L3-dp & L4-dp;
- rural workers' housing, under Policy H1-dp; and
- development relocated from a Coastal Change Management Area, under Policy E2-dp.

5.3 Housing Applications Reliant on the 'Presumption in Favour of Sustainable Development'

In the event that the Council is unable to demonstrate a five year supply of deliverable housing land, or meet the Housing Delivery Test, it will give favourable consideration to proposals for sustainable housing development (as defined by the National Planning Policy Framework) which will increase the delivery of housing in the short term, and apply flexibly the relevant policies of the development plan where it is robustly demonstrated that the development will be delivered promptly (i.e. within 5 years maximum).

Consideration will be given to applying a shorter than standard time limit to such permissions, in order to signal the exceptional nature of the permission and to encourage prompt delivery. Applications for renewal of permissions which relied on that presumption will be considered in the light of the housing delivery and supply situation at the time.

Such renewals will only be permitted where the applicant can demonstrate convincing reasons both why the development did not proceed in the time frame originally indicated, and why, in the light of the previous delay, the development can now be expected to proceed promptly.

6 National Policy:- National Planning Policy Framework (NPPF), July 2018

- 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 shadow Habitats Regulations Assessment dated 11 March 2019 has been reviewed. The context of the site is that this development proposal of up to 13 dwellings is within the existing settlement of Rollesby – a rural village comprising approximately 200 houses, with residential uses on 3 surrounding sides. The site is approximately 1.0km west of The Broads SAC, Breydon Water Special Protection Area (SPA), 5.4km west of Winterton-Horsey Dunes SAC and 8.8km north-west of North Denes SPA.
- 8.3 The report rules out direct effects in isolation; but accepts that in-combination likely significant effects cannot be ruled out from increased recreational disturbance on Winterton-Horsey Dunes SAC and North Denes SPA. The report identifies that despite the proximity of the nearby Broads SAC, recreational access (and potential for disturbance) to the SAC is extremely limited. An Appropriate Assessment (AA) has been carried out. The AA considers that there is the potential to increase recreational pressures at Winterton-Horsey Dunes SAC and North Denes SPA, but this is in-combination with other projects and can be adequately mitigated by a contribution to the Borough Council's Habitats Monitoring & Mitigation Strategy (£110 per dwelling) to ensure that there will be no adverse effects on the integrity of the internationally protected habitat sites.
- 8.4 The Borough Council as competent authority broadly agrees with the conclusions of this assessment. To meet the mitigation requirements the appropriate contribution is required to be secured by either S.111 or S.106 agreement.

9 Assessment

- 9.1 The application is an outline application with access only forming part of the current application. Should the outline application be approved the appearance, scale, layout and landscaping shall be decided under a separate application.
- 9.2 According to the draft Local Plan Part 2 Rollesby is a relatively well serviced secondary village comprising two separate but socially linked sections by footpath. The north-western section has the most historic character centred around the village church, school and a collection of historic farmsteads. To the south-east, the other section of the village consists of a handful of dwellings strung along Low Road. Rollesby services and facilities include a primary/nursery school, restaurant/takeaway (recently closed), rural business park, a hair salon, and a village hall. The settlement also benefits from bus services along the main road providing connections to larger settlements including Great Yarmouth.
- 9.3 The application site is surrounded on three sides by residential development locating the application site within an existing residential area. The proximity of the site to other residential dwellings and services supports the sustainability of the application site. Although design and scale do not form part of the application the details submitted in support of the application note the need for the site to be considerate to the adjoining residences with a proposed density and design that will be in scale with the existing area and to prevent loss of amenity to residents from overshadowing, loss of light, overlooking and privacy.
- 9.4 One resident objection stated that the development as proposed will disturb bats within the area. The land as exiting is un-used paddock with no notable trees or wetland area which would provide specialist habitat for protected species. The absence of any areas for roosting make the potential for disturbance minimal although it may be of benefit to restrict external lighting to ensure that the development does not cause excessive light pollution. The development gives the opportunity for biodiversity enhancements 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 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.
- 9.5 A consistent objection to the application is the time that has been taken to decide. The application was submitted in June 2018 with Highways and Habitat Regulation

Assessment (HRA) being the main reason for the length of time that the application has taken to be heard by members. The applicant has demonstrated, through discussions and resubmitted details that the access to the site can be provided to the satisfaction of the Highways Authority. The provision of an acceptable access also includes the provision of some off site works.

9.6 With reference the offsite highway improvements objections were raised stating that the land is not in control of the applicant. It has been confirmed that the land which the offsite improvements are proposed on is land that is within the control of the Highways Authority. The Highway Boundary Team confirmed that the works, comprising a footway, is within the highway and have provided a map to demonstrate the availability of the land.

9.7 Following communications with the Highway Authority the applicant submitted a traffic survey which Highways assessed as acceptable. Local resident(s) were not satisfied and commissioned their own survey to assess traffic movements along this section of road. The Highway Authority looked at both assessments and the correspondence from the independent contractor to the Local Planning Authority and the Highways response is as follows:

Contractor:

Please find attached (see file for results) the results of the survey undertaken on Martham Road in Rollesby. I have also attached the classification sheet. As the sheet isn't too easy to understand, the classifications are as follows;

1 = Pedal Cycles

2 = Motorcycles

3 & 4 = Cars and light goods vehicles

5,6,7,8,9 & 10 – HGV's with different numbers of axles

11 = Buses and coaches

The survey results are broadly similar to the one undertaken in September. Total vehicle flows for the 7 days were 4.6% higher, with 85th percentile speeds 0.4 mph higher for both directions combined (0.9 mph higher northbound and 0.1 mph lower southbound), compared to the September survey.

Highways response:

Thank you for sending through the full results.

As Jonathan Thompson (contractor) states in his email of 05 December (above) the results of the survey carried out in November/December 2018 are broadly similar to those of the survey commissioned by the applicant which was carried out in September 2018.

As you are no doubt aware visibility splays are a measure of vehicle speeds. Where recorded vehicle speeds are to be used to determine what level of visibility is required it is industry standard that the 85th percentile vehicle speed is used. It is recognised both surveys highlight that 85th percentile vehicle speed at the survey location exceed the local speed limit of 30mph. However, in amending the proposals from those originally submitted the applicant has demonstrated visibility splays that are considered sufficient based on the recorded 85th percentile vehicle speeds. The most recent speed survey results do not alter this.

- 9.8 As per the above two traffic surveys were carried out, one commissioned by the applicant and one commissioned by objector(s). The results of the traffic surveys have not caused a reason for objection on grounds of highway safety. One of the conditions requested by Highways involves the promotion of a traffic regulation order (TRO) for the extension of the 30mph speed limit. This can be adequately conditioned should the application be approved, and Highways are satisfied that this is adequate, with other requested conditions including the provision of the visibility splay and offsite highway improvements such as village gate and footpath.
- 9.9 One objection received requested details of planning applications that are currently ongoing within the village of Martham to ensure, with regards, Highways matters, that the cumulation of developments are looked at. All applications are in the public domain and available to view. Norfolk County Highways are consulted on all major residential developments and are aware of cumulative impacts and what applications have been decided in the vicinity. Having assessed all available information there are no objections from Norfolk County Council acting as Highway Authority.
- 9.10 When assessing the applications access and development site as a whole it could be assessed that the development would benefit from the demolition of the donor dwelling to provide a more attractive access and remove any adverse impacts that the development would have on this dwelling. This has been discussed with the applicants agent and they are not minded to make this amendment to application. While the arrangement would be better allowing a more cohesive design and linking the development to the open fields in a more attractive and desirable manner it is not assessed that this is sufficient reason to refuse the current application. Policy CS09 of the Core Strategy looks for high quality layout and design however this is an strategic objective which does not specify how this is to be achieved. The development can still be attractively designed and make a positive contribution to the landscape.
- 9.11 Although not shown on the submitted drawings it is assessed as necessary to provide an adequate form of development and to protect the donor dwelling from adverse impact by way of noise from traffic that a brick wall, no less than 1.8m l

height be erected at the boundary to the dwelling known as Hall View and the footpath and road that will serve the development.

- 9.12 An objection has been received regarding the drainage of the site stating that no technical details have been provided. The shadow HRA has stated that the drainage proposed is fully attenuated with no hydrological links to the protected sites and a drainage strategy was submitted in July 2018 by the applicant. The full attenuation means that all surface water will be retained on site and slowly discharged to the surrounding area. The Lead Local Flood Authority (LLFA) has been consulted twice on the application and have declined to make comment however the Environmental Health Officer responded that details of sustainable drainage is required before consent is granted. The Environmental Health response was prior to the submission of the HRA and no further response was received following further consultation, the consultation response also stated that there is no objection to the proposal in principle. In the absence of an objection from the LLFA and given that details of the drainage being attenuation are provided and the application being an outline application only it is assessed the detailed arrangement can be conditioned. The condition will include, as per the HRA, that the drainage does not seek to establish hydrological links to designated sites.
- 9.13 Anglian Waters consultation response requires a planning condition for a drainage strategy to be submitted. At the time of writing no further response had been received following the re-consultation of the application with additional information having been submitted. Anglian Water shall be asked for a further response which shall be verbally reported if received.
- 9.14 Objectors have stated that there will be an unacceptable level of noise caused by the construction of the dwellings and there will a loss of views. Construction noise can be conditioned so that it is not carried out between certain hours but above this this is not a consideration. The loss of view is not a material consideration and cannot therefore be afforded any weight. Further objections state that there are covenants on the land. Restrictive covenants and the enforcement of such is not a matter for the Local Planning Authority and the grant of planning permission does not override such covenants if they are in existence.
- 9.15 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 2.55 years. Although this does not mean that all residential developments have to be approved the presumption in favour of sustainable development must be applied.

9.16 While it is noted that resident objections state that the application site is not within walking distance of facilities the site cannot be assessed as isolated. The application site is located with residential developments on three sides and is a natural extension to the village limits. Travelling towards the village from Martham the development, when planned sympathetically with regards scale, will fit in well with the existing village development.

9.17 The application is an outline application which, according to National Planning Policy, does not demonstrate deliverability and could therefore cast doubt on its relevance to the five year housing land supply. Having discussed this with the agent for the application they have confirmed that the applicant is happy to accept a one-year permission within which the reserved matters must be submitted. This demonstrates that the site can be delivered and should not be refused on the grounds of an outline application that is not deliverable.

10 RECOMMENDATION:-

10.1 Approve – subject to the 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.

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

Helen Ayers

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From: Rollesby Parish Clerk <rollesbypc@outlook.com>
Sent: 25 January 2019 09:46
To: Gemma Manthorpe; plan
Subject: Planning application 06/18/0315/O

Good morning,

Rollesby Parish Council would like to submit the following comments and objections:

The traffic surveys for Martham Road, undertaken in September and October not in holiday season, show an average speed of 39.4mph in a 30mph for 17,000 vehicle movements. The splay required for this, as shown on the recent developer's plan, is 42.5m each way. In order to achieve this the plans indicate a footpath is to be installed south of Hall View. This path would be on private land, next to a pond where the width available is 0.8m. This is below the minimum requirement for the width of a pedestrian footpath as no passing places have been indicated for wheelchair access. The safety of pedestrians walking on a narrow footpath with speeding traffic on one side and a pond on the other is of grave concern to the Parish Council.

The splay to the north of Hall View is past hedges which the plans detail to be removed or cut back. The Parish Council objects strongly to the removal of any hedges. It is unclear if the applicant owns the hedges in question, and if not then they cannot require them to be trimmed or removed which means the splay of 42.5m will not be achieved.

As additional comments the Parish Council would like to complain that they were not notified of the additional plans submitted and only got additional time to comment when this was queried, and the new plans are illegible on the website.

Kind regards,

Claudia

Mrs Claudia Dickson
Rollesby Parish Clerk
07769 972902

S

Mrs G Manthorpe
Major Planning Applications Officer
Great Yarmouth Borough Council
Planning Services
Town Hall
Hall Plain
Great Yarmouth
Norfolk
NR30 2QF
12.07.18

Dear Mrs Manthorpe

Ref:06/18/0315/O

Objections to Planning Permission 13 Dwellings Hall View NR29 5DU.

In brief, a planning application for 13 dwellings was re submitted on 20th June 2018 and a decision will be made by 19th September 2018 by GYBC Planning. The land is a grass area, previously protected by an agricultural covenant, currently used as a paddock, which adjoins the garden and parking area of Hall View NR29 5DU.

Negative Effects on Amenity – (Neighbours and Community)

Noise, disturbance and nuisance– the building of 13 homes which accommodate at least 2-3 people each will cause noise both from the activities of daily living and the ingress and egress of private and business vehicles to the properties. Noise from the development will affect 1&2 Hall Cottages, The Birches and any properties which have a boundary on to the paddock on Bittern Road. 1 Hall Cottage will be particularly affected, since the access road appears to run along the boundary with Hall View. In addition, 1 & 2 Hall Cottages gardens adjoin the garden and the corners of the 13th proposed property. Properties in Bittern Road will also be greatly affected as their gardens back onto the proposed site. We submit that there will be much disturbance from breaking of ground until completion of the proposed project which will take a minimum of 12 months and cause considerable noise and disruption. It should be noted that ingress and egress will be required at all times to 1 Hall Cottages via the joint access during the build, should this application be successful and specific agreements may need to be in place prior to commencement. It should also be noted that both 1&2 Hall Cottages are family homes and there should be additional

We submit that in the light of the current state of utilities, it will require considerable upgrading to bring the main drain as far Hall View and the proposed project. It may be of interest that electrical supply to our homes struggles to cope when we all start cooking dinner at the same time and of course all homes will need either electric, oil or LPG as heating, since we understand that gas only comes out of Great Yarmouth as far as Caister.

We also submit that the proposed dwellings are out of character with the nearest properties which are either character properties or substantial, individual properties rather than small identical units in small groups.

Highway Safety is a major concern in that the current access to 1 Hall Cottage and Hall View is shared and thus jointly owned and a joint responsibility. Even if the access were moved nearer to Hall View itself, exiting onto Martham Road is dangerous, since there is little visibility up the road towards Martham as there is a gentle bend back on itself. It comes after a change from a 60mph speed limit to a 30mph one, which is very seldom strictly observed and thus vehicles can easily be travelling towards this exit at 40-50mph or more. In addition, the view is obscured by poor maintenance of the verge to the field North East of Hall View. The view to the South West on exiting onto Martham Road is similarly difficult, since the hedge of 1 and 2 Hall Cottages, while acknowledged by all parties to be planted on land belonging these properties, has grown out somewhat and a telegraph pole is also within line of sight. Trimming these hedges back to the boundary line is likely to endanger them and the protection to the properties they afford. The shared access between 1 Hall Cottage and Hall View, is in any event unsuitable since there has been one near miss between ourselves and our neighbours and the addition of 2 – 3 cars per household would create a considerable extra risk. Consideration should also be given to walkers and cyclists given that Martham Road is presumably a C Road and therefore unsuitable for extra traffic. C Roads are generally smaller roads intended to connect together unclassified roads with A and B Roads, linking a village to the rest of the network. With the provision of up to 13 dwellings – possibly up to 39 extra private vehicles, together with the extra traffic from the Martham Village re-developments, this may necessitate the reclassification of Martham Road, Rollesby, given the fact that this road is already used as a main road between Martham and the A149.

Although the plot of land which is the subject of the planning application is on the edge of the village, we submit that the loss of green belt land, formerly protected by agricultural covenant, will be a detriment to the village as a whole. We are also aware that according to the Rollesby Strategic Housing Land Availability Assessment, the Paddock area of Hall View is marked as "Not Currently Developable" and it should be noted that the planning statement from Astill accepts this. We would not necessarily object to the development of single dwellings bordering the Martham Road on the way to Martham, but deplore the habit of infilling which radically changes communities which have been developing slowly and organically for decades.

Contrary to the Rossi Long report of 24.5.18, there has been one most serious accident where a cyclist was airlifted to hospital recently on the Martham Road. The Astill report,

Draft Objections to Planning Permission 13 Dwellings Hall View NR29 5DU.

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Overlooking and loss of Privacy – We submit that the roadway to be created from the shared entrance to and parallel with the north boundary of 1 Hall Cottages is a gross invasion of privacy and will be a continual noise nuisance once created. It should be clearly stated that the owners of this property do not wish this access to be used as part of a shared access for 13 dwellings and the potential for large volumes of traffic, a mere 14 feet from their family sitting room window. At this time, it is not clear what properties are near any of the boundaries of the paddock and therefore difficult to comment on loss of privacy, although it should be noted that the corner of property 13 is very

We submit that in the light of the current state of utilities, it will require considerable upgrading to bring the main drain as far Hall View and the proposed project. It may be of interest that electrical supply to our homes struggles to cope when we all start cooking dinner at the same time and of course all homes will need either electric, oil or LPG as heating, since we understand that gas only comes out of Great Yarmouth as far as Caister.

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Although the plot of land which is the subject of the planning application is on the edge of the village, we submit that the loss of green belt land, formerly

As our local MP Brandon Lewis said in his response to the Pontins redevelopment scheme in Hemsby, "The Core Strategy S2 clearly states that development in the first instance should be focused on the main towns and key service centres rather than primary villages such as Hemsby". We bring to your attention that Rollesby is only considered a Secondary village with few facilities and should therefore bear the minimum possible burden of development, particularly where it is almost entirely for profit.

In the light of the available information and despite the reports of Messrs Astill and Rossi Long, local infrastructure, as it stands, does not support an extra 13 dwellings on this site. Roads are rural and are unable to sustain the extra traffic. Drainage, water and electricity would need substantial upgrades to meet these needs, particularly in the light of persistent flooding in the area of Back Lane, a critical junction of the main drain. Public transport is limited and thus every dwelling would need an absolute minimum of 1 vehicle to access any services. Local schools are full to capacity. Heating is locally either LPG or Kerosene, both of which need to be delivered by lorry.

Officers are therefore respectfully requested to reject approval of the application.

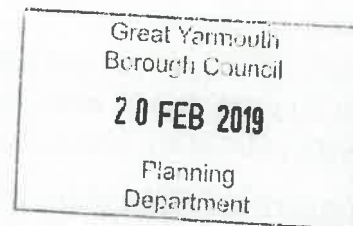
Eleanor Donnett
Lion House
Marham Road
Rollesby
NR29 5DR.

"Ellivnerg"

Martham Road,

Rollesby,

Great Yarmouth



NR29 5DR 19th Feb 2019 Dear Mr George Bolan

Reference to planning application 06/18/0315/0

Development of site for residential use with proposed means of vehicular access at Hall View Martham Road, Rollesby, Great Yarmouth NR29 5DU

I would like to inform you that I was invited to a Rollesby Parish Council meeting on the 21st of January 2019 and shown documents that the residents of Hall View had concocted showing a proposed public footpath across my property, being the Town Pond and surrounding land and removal of my fence.

On the evening of 18th Feb 2019 I was again invited to a Rollesby Parish Council Meeting and I was shown another concocted document showing an Ordnance Survey Map, dated 2011, that has been altered in favour of the above applicants claiming this property belongs to Norfolk Highways and to assist their application.

I am informing you that the pond and surrounding land belongs to me and that I have owned it since 30th September 1989. Being purchased from Mr Page of the Croft Martham, Road, Rollesby

I have traced owners back to 1906 and since then the pond and surrounding Land has never belonged to any local authority, and has never been contested until now. Please examine 1906 OS document enclosed, property hi-lighted in pink.

The fence in question was installed in 1977 by Mr Joe Cawfield of the Croft Martham Road, Rollesby, a previous owner, for safety and insurance reasons.

I have enclosed a pre contract of purchase document regarding enquiries stating boundaries and it is stated that there is no indication on the deeds but Mr Page, the vendor has always assumed the fences fronting the road are his and those at the back belong to the owners of those properties.

I have now contacted my law firm HBK Wiltshire's who conducted the conveyance in the first place and they have now engaged a solicitor on this

copy

Double Garage and Land
re Martham Road, Rollesby

Parties Page

to Goose

Oyez
ENQUIRIES

BEFORE CONTRACT

In cases of property subject to a tenancy, forms Con 291 (general business and residential tenancies) or Con 292 (agricultural tenancies) should also be used.

These enquiries are copyright and may not be reproduced

Please strike out enquiries which are not applicable

Replies are requested to the following enquiries.

The replies are as follows.

HOWARD KILLIN & BRUCE

Proposed purchaser's solicitors.

Date 30th June 1989 198

GENERAL ENQUIRIES

CHAMBERLIN TALBOT & BRACEY

Proposed vendor's solicitors.

Date 17TH JULY 1989

REPLIES

These replies, except in the case of any enquiry expressly requiring a reply from the Vendor's solicitors, are given on behalf of the proposed Vendor and without responsibility on the part of his solicitors their partners or employees. They are believed to be correct but the accuracy is not guaranteed and they do not obviate the need to make appropriate searches, enquiries and inspections.

1. Boundaries

(A) To whom do all the boundary walls, fences, hedges and ditches belong?

(B) If no definite indications exist, which has the Vendor maintained or regarded as his responsibility?

No indication on the deeds but the Vendor has always assumed the fences fronting the road are his and those at the back belong to the owners of those properties.

2. Disputes

(A) Is the Vendor aware of any past or current disputes regarding boundaries, easements, covenants or other matters relating to the property or its use?

(B) During the last three years, has the Vendor complained or had cause to complain about the state and condition, or the manner of use, of any adjoining or neighbouring property? If so, please give particulars.

No.

No

? BOTH

3. Notices

Please give particulars of all notices relating to the property, or to matters likely to affect its use or enjoyment, that the Vendor (or to his knowledge, any predecessor in title) has given or received.

None given or received.

4. Guarantees etc.

(A) Please supply a copy of any of the following of which the Purchaser is to have the benefit:

agreement, covenant, guarantee, warranty, bond, certificate, indemnity and insurance policy, relating to any of the following matters:

the construction of the property, or any part of it, or of any building of which it forms part;

any repair or replacement of, or treatment or improvement to the fabric of the property;

the maintenance of any accessway;

the construction costs of any road (including lighting, drainage and crossovers) to which the property fronts, and the charges for adopting any such road as maintainable at the public expense;

a defective title;

breach of any restrictive covenant.

There are no guarantee in existence.

(B) (i) What defects or other matters have become apparent, or adverse claims have been made by third parties, which might give rise to a claim under any document mentioned in (A)?

(ii) Has notice of such defect, matter or adverse claim been given? If so, please give particulars.

(iii) Please give particulars of all such claims already made, whether or not already settled.

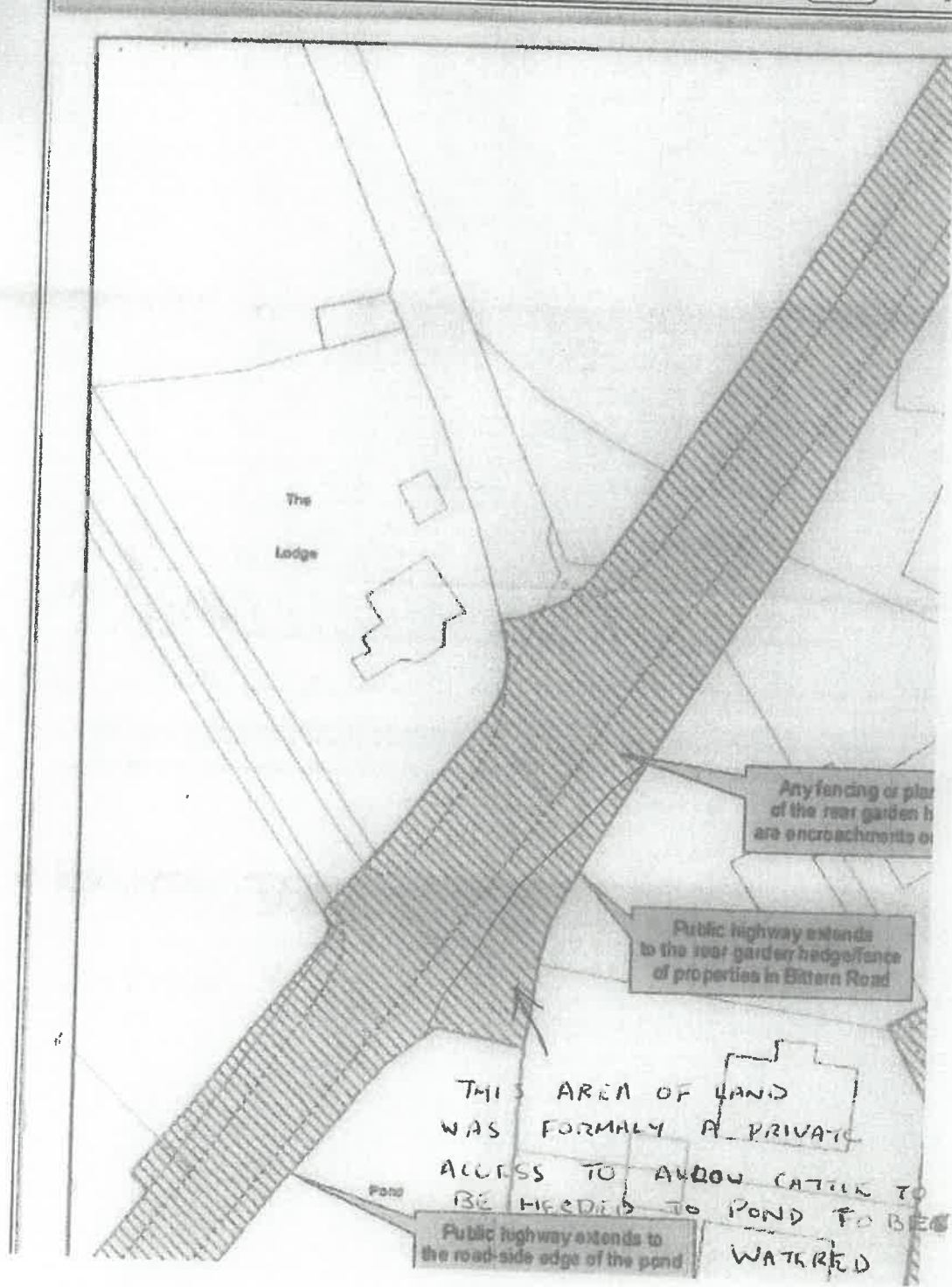
The Purchaser must rely on his own survey and inspection.

ad

22:18

myplanning.great-yarmouth.gov.uk

Page 4 of 5 Scale 1:1



Gemma Manthorpe

From: Worsfold, Graham <graham.worsfold@norfolk.gov.uk>
Sent: 21 December 2018 10:49
To: Gemma Manthorpe; plan
Cc: David Warner (david@astillconsultants.co.uk)
Subject: RE: Martham Rd, Rollesby
Attachments: 151058_C-001_P7.pdf

Gemma

Thank you for your re-consultation regarding the above planning application.

Since our original recommendation of refusal dated 25 July we have been in discussion with the developer regarding access to the proposed development.

The revised plan amends the access into the site, demonstrates visibility, enhances the gateway into the village and proposes a continuous footway between the site and the existing provision. We are satisfied drawing 151058-C-001-P7 addresses our earlier comments such that we could no longer substantiate an recommendation of refusal.

Should your Authority be minded to support the application we recommend the following conditions be appended to the consent notice:

SHC 01 (Variation)

No works shall commence on the site until such time as detailed plans of the roads, footways, street lighting, foul and surface water drainage have been submitted to and approved in writing by the Local Planning Authority. All construction works shall be carried out in accordance with the approved plans.

Reason:

This needs to be a pre-commencement condition to ensure fundamental elements of the development that cannot be retrospectively designed and built are planned for at the earliest possible stage in the development and therefore will not lead to expensive remedial action and adversely impact on the viability of the development.

SHC 02 (Variation)

Prior to the occupation of the final dwelling all works shall be carried out on roads/footways/ street lighting/foul and surface water sewers in accordance with the approved specification to the satisfaction of the Local Planning Authority.

Reason:

To ensure satisfactory development of the site and to ensure estate roads are constructed to a standard suitable for adoption as public highway.

SHC 03A (Variation)

Before any dwelling unit is first occupied the road(s)/footway(s) shall be constructed to binder course surfacing level from the dwelling to the adjoining County road in accordance with the details to be approved in writing by the Local Planning Authority.

Reason:

To ensure satisfactory development of the site.

SHC 16 (Variation)

Prior to the first occupation of the development hereby permitted visibility splays shall be provided in full accordance with the details indicated on the approved plan, drawing 151058-C-001-P7. The splay(s) shall thereafter be maintained at all times free from any obstruction exceeding 0.225 metres above the level of the adjacent highway carriageway.

TO BE REVIEWED

1. THE DESIGNER HAS CONDUCTED VISUAL ANALYSIS OF THE PROPOSED DEVELOPMENT AND HAS IDENTIFIED AREAS WHERE VISUAL IMPACTS MAY OCCUR. THE DESIGNER HAS IDENTIFIED AREAS WHERE VISUAL IMPACTS MAY OCCUR AND HAS IDENTIFIED AREAS WHERE VISUAL IMPACTS MAY OCCUR.

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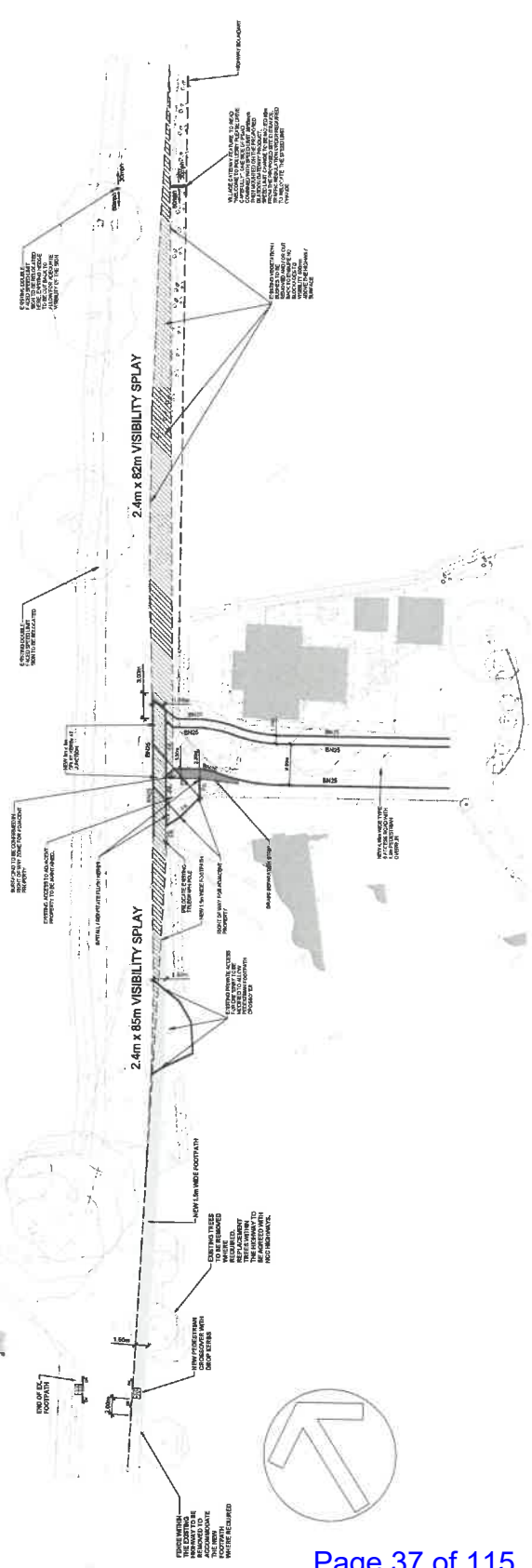
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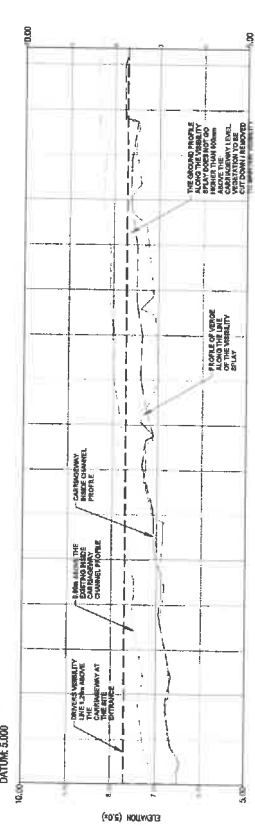
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VERTICAL PROFILES ALONG VISIBILITY SPLAY
SCALE: 1:250, 1/50
DATE: 10/01/2010



PRELIMINARY DATA:

THE PROPOSED DEVELOPMENT IS A PROPOSED DEVELOPMENT AND IS SUBJECT TO THE REQUIREMENTS OF THE LOCAL AUTHORITY. THE PROPOSED DEVELOPMENT IS A PROPOSED DEVELOPMENT AND IS SUBJECT TO THE REQUIREMENTS OF THE LOCAL AUTHORITY.

NO.	DESCRIPTION	DATE	BY	CHKD BY
1	PROPOSED DEVELOPMENT	10/01/2010	1	1
2	PROPOSED DEVELOPMENT	10/01/2010	1	1
3	PROPOSED DEVELOPMENT	10/01/2010	1	1
4	PROPOSED DEVELOPMENT	10/01/2010	1	1
5	PROPOSED DEVELOPMENT	10/01/2010	1	1
6	PROPOSED DEVELOPMENT	10/01/2010	1	1
7	PROPOSED DEVELOPMENT	10/01/2010	1	1
8	PROPOSED DEVELOPMENT	10/01/2010	1	1
9	PROPOSED DEVELOPMENT	10/01/2010	1	1
10	PROPOSED DEVELOPMENT	10/01/2010	1	1

Rosell Long Consulting

10/01/2010

CHRISTINE & DAVID MELLING

HALL VIEW, MARTHAM ROAD, ROLLESBY

MARTHAM ROAD, ROLLESBY

PROPOSED SITE ACCESS LAYOUT

NO.	DESCRIPTION	DATE	BY	CHKD BY
1	PROPOSED DEVELOPMENT	10/01/2010	1	1
2	PROPOSED DEVELOPMENT	10/01/2010	1	1
3	PROPOSED DEVELOPMENT	10/01/2010	1	1
4	PROPOSED DEVELOPMENT	10/01/2010	1	1
5	PROPOSED DEVELOPMENT	10/01/2010	1	1
6	PROPOSED DEVELOPMENT	10/01/2010	1	1
7	PROPOSED DEVELOPMENT	10/01/2010	1	1
8	PROPOSED DEVELOPMENT	10/01/2010	1	1
9	PROPOSED DEVELOPMENT	10/01/2010	1	1
10	PROPOSED DEVELOPMENT	10/01/2010	1	1

Public highway extends to the top of the small bank at the rear of the highways soakaway channel

7.6m

Hall View

Hall
Cottages

Birches

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2011 Ordnance Survey 100019340



Norfolk County Council

Center of map: 645,032.4922 318,393.7417



Martham Road, Rollesby

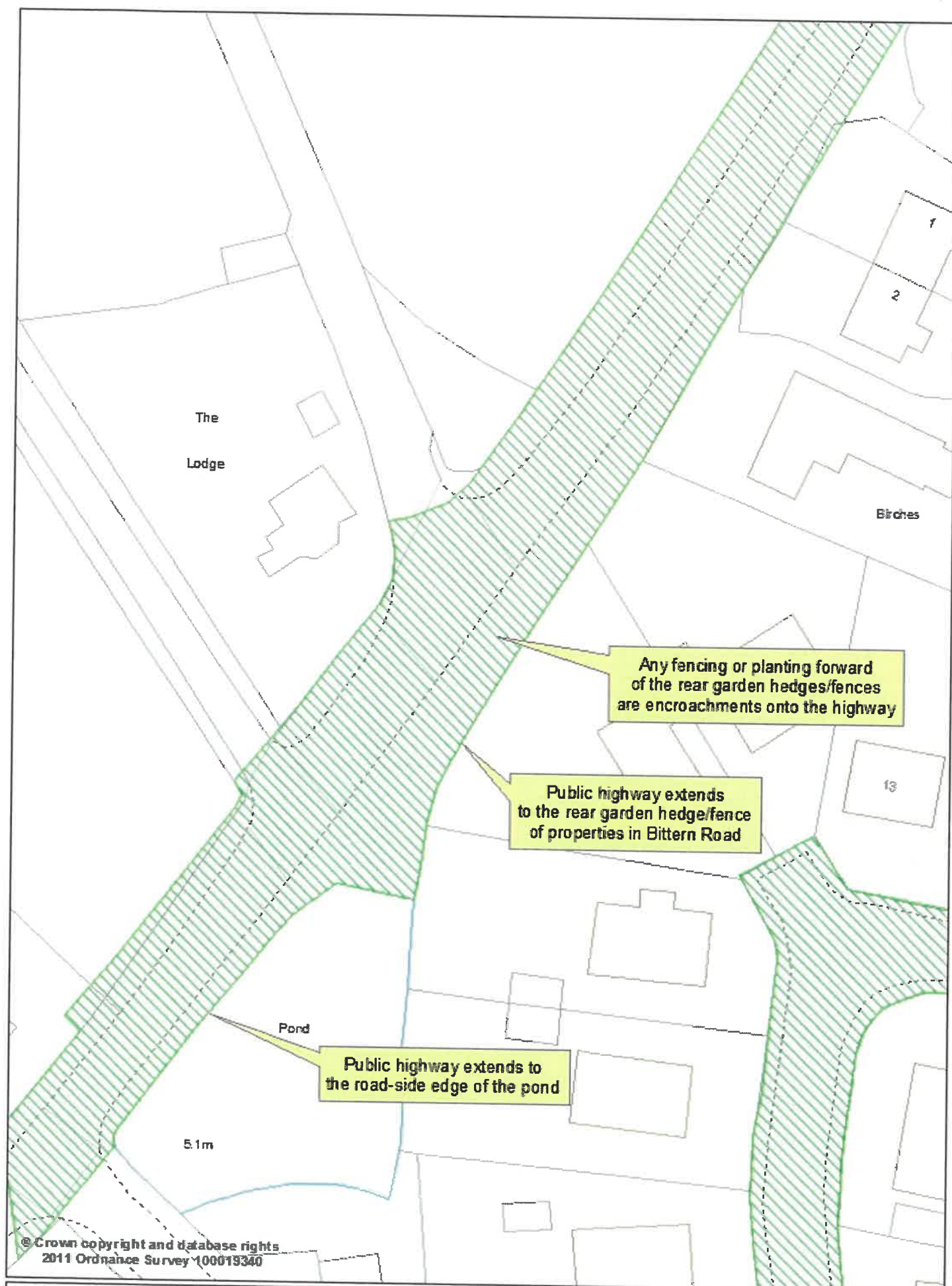
Page 38 of 115

Public highway hatched green

Date created:
31/01/2019

Scale:
1:500







06/18/031570

Central Planning
Borough Council

Notes:
 1. The Site Plan is based on the current planning permission and is intended to be used as a guide only. It is not a guarantee of the final layout.
 2. Any construction must be in accordance with the planning permission and any other relevant legislation.
 3. The drawing is the property of the Borough Council and is not to be reproduced without their permission.
 4. The drawing is dated 20 JUN 2018.
 5. The drawing is dated 20 JUN 2018.
 6. The drawing is dated 20 JUN 2018.

Site Area = 0.61 Hectare

planning drawings only
 (not for construction)

amendments:
 A. 17.04.18 Layout re-configured
Hall View, Mertham Rd, Rollesby
Proposed Site Layout
 scale 1:250 @ A2
 drawn by M R
 date 25.05.18
 ref PIA141306/02A

Indicative only.



© Crown copyright and database rights 2016
Ordnance Survey 100018547

Reference: 06/18/0717/O

Parish: Fleggburgh

Officer: Mrs G Manthorpe

Expiry Date: 25/05/19

Applicant: Mr and Mrs Coleman

Proposal: Residential development to provide 4 no. plots for detached houses and garages.

Site: Beech House, Main Road Fleggburgh.

1. Background / History :-

- 1.1 The site comprises 1987 square metres of land located on the south side of Main Road Fleggburgh and to the west of Marsh Road. To the east of the application site is the dwelling to which the application site relates, Beech House. The site is, according to the application form grade one agricultural land.
- 1.2 The previous planning history relates to an extension to the house known as Beech House previously called Beech Farm and the creation of a vehicular access and fencing. There is no planning history on site which is relevant to the current application.
- 1.3 There has been a previous planning application, reference 06/06/0683/O, for the subdivision of land and creation of a dwelling off Pound Lane which was refused, and the appeal was dismissed. This application was 13 years ago and the refusal and appeal were on the then current Borough Wide Local Plan and village development limits.

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

- 2.1 Parish Council – Fleggburgh Parish Council support this application, whilst noting concern regarding access onto the road.
- 2.2 Neighbours – There have been two objections to the development from neighbours, the objections are summarised as follows:

- The entrance road of the proposed is on a blind corner.
- This could open the flood gates for others to apply to build.
- Vehicles speed along this section of road.
- A previous planning application (06/06/0683/O) has been refused.
- Overlooking.
- People on Pound Lane were not notified of the application.

2.3 Highways – No objection to the application subject to conditions.

2.4 Assistant Grounds Manager and Arboricultural Officer – The trees are currently being reviewed and those that are deemed worthy shall be protected by TPO.

2.5 Building Control – No comments received.

2.6 Environmental Health – No objection to the application, conditions requested to limit the hours of operation. The applicant is advised to note the recommendation relating to suppressing dust.

2.7 Strategic Planning – No objection to the application.

3 Borough Wide Local Plan :-

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 HOU10: Permission for new dwellings in the countryside will only be given in connection with agriculture, forestry, organised recreation, or the expansion of settlements.

- 3.5 HOU16: A high standard of layout and design will be required for all housing proposal. A site survey and landscaping scheme will be required will 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:-**

- 4.1 Policy CS2: Achieving sustainable growth. This policy identifies the broad areas for growth, sets out the sustainable settlement hierarchy for the borough and two key allocations. Fleggburgh is identified as a Secondary Village and is expected to receive modest housing growth over the plan period due to its range of village facilities and access to key services.

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

a) Make provision for at least 7,140 new homes over the plan period. This will be achieved by (extract only):

- Focusing new development in accessible areas and those with the most capacity to accommodate new homes, in accordance with Policy CS2
- Ensuring the efficient use of land/sites including higher densities in appropriate locations

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

- 4.3 Policy CS9: Encouraging well designed and distinctive places. This policy applies to all new development.

- 4.5 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.

- 4.6 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 Draft Local Plan Part 2

5.1 Policy G1-dp Development limits

Development will be permitted within the development limits of settlements shown on the Policies Map, provided it is in accordance with the other policies in the Local Plan. The areas outside development limits (excepting specific allocations for development) will be treated as countryside or other areas where new development will be more restricted, and development will be limited to that identified as suitable in such areas by other policies of the Local Plan, including:

- domestic extensions and outbuildings within existing residential curtilages, under Policy H8-dp; replacement dwellings,
- under Policy H4-dp;
- small scale employment, under Policy B1-dp;
- community facilities, under Policy C1-dp;
- farm diversification, under Policies R4-dp, L3-dp & L4-dp;
- rural workers' housing, under Policy H1-dp; and
- development relocated from a Coastal Change Management Area, under Policy E2-dp.

5.2 Housing Applications Reliant on the 'Presumption in Favour of Sustainable Development'

In the event that the Council is unable to demonstrate a five year supply of deliverable housing land, or meet the Housing Delivery Test, it will give favourable consideration to proposals for sustainable housing development (as defined by the National Planning Policy Framework) which will increase the delivery of housing in the short term, and apply flexibly the relevant policies of the development plan where it is robustly demonstrated that the development will be delivered promptly (i.e. within 5 years maximum).

Consideration will be given to applying a shorter than standard time limit to such permissions, in order to signal the exceptional nature of the permission and to encourage prompt delivery. Applications for renewal of permissions which relied on that presumption will be considered in the light of the housing delivery and supply situation at the time.

Such renewals will only be permitted where the applicant can demonstrate convincing reasons both why the development did not proceed in the time frame

originally indicated, and why, in the light of the previous delay, the development can now be expected to proceed promptly.

6 National Planning Policy Framework (NPPF):-

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 proposed⁶; 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 completed the Great Yarmouth Borough Council template for the preparation of a Shadow Habitat Regulations Assessment (HRA) as this application site is a small site and does not have any direct effects on internationally protected wildlife sites. The development would have in combination effects on designated sites and as such the appropriate assessment is required to be carried out by Great Yarmouth Borough Council as competent authority.
- 8.2 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.
- 8.3 The appropriate assessment concluded that payment of £110 per dwelling is required, in accordance with the Monitoring and Mitigation Strategy, to mitigate the effect on designated sites. Following the completion of the shadow HRA the applicant has paid the appropriate mitigation of £110 per dwelling totalling £440.

9 Assessment

- 9.1 The application is an outline application with appearance only as a reserved matter. The current application will therefore determine layout, access, scale and landscaping. The layout provides four houses accessed from a private drive to a central point off the northern boundary of the site. The layout provides garages for each dwelling with plots three and four shown as detached garages and plots one and two with attached garages. The application has provided a turning circle within the site and car parking and turning to each dwelling. The layout of the dwellings is a continuation of the existing dwellings to the east and as such continues the linear progression of the village.
- 9.2 The size of the dwellings is in keeping with the curtilage sought to be provided and, as shown by the indicative drawings, can provide four bedroom properties. The scale of the dwellings is deemed acceptable when looking the character of the area. Although appearance is not applied for there are indicative drawings showing that the heights of the dwellings varies to try to offer some individuality to the dwellings proposed.
- 9.3 Although appearance is not applied for at this stage it would be the goal of the Local Planning Authority to seek for a high-quality design in this location. It would be deemed necessary as this site provides the natural stop to the developed boundary with Manor Farm on the opposite site of Main Road having a built-up form which ends opposite Marsh Road. Marsh Road is the natural boundary for the application site as it is a public highway. The prominence of the site as the village is entered requires high quality materials and individual design to ensure that the development enhances the area and does not detract from the form and character.
- 9.4 There have been objections to the access from neighbours and, although they are in support of the application, the Parish Council have noted the potential danger of an access in this location. Norfolk County Council as Highway Authority have not objected to the application but have requested conditions should the application be approved. In the absence of an objection by the Highway Authority the National Planning Policy Framework states, at paragraph 109 (paragraph 5.8 of this report) that in the absence of an unacceptable impact on the highway network applications should not be refused on highway grounds. In the absence of an objection from the Highway Authority it is assessed that there is no unacceptable risk to highways safety or that the highway network could not sustain the development proposed.
- 9.5 One of the objections to the application was that the notifications were not correctly carried out. The application was advertised by way of site notice erected at the application site and neighbours that adjoin the site were also written to. Adequate notification of the application was carried out in excess of statutory requirements.

- 9.6 A neighbour has stated that the previous refusal at a separate piece of land as referenced at paragraph 1.3 of this report should be a reason for refusal of the current application. Since the previous application was refused in 2006 there have been several changes to the planning system; while there are saved policies of the Borough Wide Local Plan and the development site is not put forward for the future development limits the current application must be assessed against current local and national planning policy on its merits.
- 9.7 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 2.55 years. Although this does not mean that all residential developments have to be approved the presumption in favour of sustainable development must be applied. In this case the application site cannot be assessed as isolated and has links to the built form of the village.
- 9.8 Taking the above in to account when assessing against the previous refusal the change in planning policy is clearly demonstrated and the lack of a five-year housing land supply tilts the balance in favour of sustainable development. This demonstrates a significant change in local and national planning policy and therefore the previous refusal, in relation to policy considerations, is not comparable to the current application.
- 9.9 In the interest of clarity the development limits as proposed by the emerging Local Plan Part Two cannot be afforded significant weight as there are outstanding objections. Although only very limited weight could be applied at this stage of the document the objections reduce the weight further.
- 9.10 One neighbour objection states that the development will cause overlooking to other properties on Pound Lane. The layout of the development has been designed so as to reduce the overlooking and while there may be an increase in overlooking given the exiting situation with regards residential dwellings and the distance that the proposed dwellings are to be, at the absolute closest point (measured building to boundary at plot 1 to nearest non-donor dwelling) of at least 28 metres, this is not deemed so significant to warrant a recommendation of refusal.
- 9.11 Landscaping is applied for as part of the application and the rear gardens, it is assumed will remain grassed. There are mature trees to the frontage of the site which are worthy of retention and are marked to be retained as part of the application. To safeguard the trees a tree preservation order has been requested and an update can be provided verbally if there is any further development on this matter. The application does not seek the removal of any trees and includes the

planting of 7 trees to the frontage of the site, set slightly back so that they do not interfere with the established trees which are at the boundary of Main Road.

9.12 Although the application is an outline application there is a significant level of details provided leaving only appearance to be approved by way of reserved matters. It can be concluded that the site is deliverable however if the application is approved a reduced time limit for the submission of reserved matters for one year would be recommended and this has been agreed by the applicant demonstrating that the site is deliverable.

9.13 The application site is Grade 1 Agricultural land and, although this is the best farming land, it is an acceptable loss given the limited size and the need to provide housing. Concerns have been raised by both objectors that the application would lead to further applications. All applications are assessed on merit and are subject to assessment against material considerations. There is no true precedent in planning and therefore the decision on whether to approve an application should not be determined by placing a disproportionate amount of weight on potential future applications.

10 RECOMMENDATION :-

10.1 Approve – subject to the conditions to ensure an adequate form of development including those requested by consultees.

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

George Bolan

From: Fleggburgh PC <fleggburghpc@gmail.com>
Sent: 18 January 2019 14:12
To: plan
Subject: 06/18/0717/O

Dear Planning,

Fleggburgh Parish Council wish to submit the following comment re: 06/18/0717/O, Residential development to provide 4 no plots for detached houses and garages. Beech House, Main Road, Fleggburgh.

Fleggburgh Parish Council **support** this application, whilst noting concern regarding access onto the road.

Best wishes,
Catherine

—

Catherine Fletcher
Fleggburgh Parish Clerk
Telephone: 07988 178 295
www.fleggburghpc.norfolkparishes.gov.uk

=====

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General Data Protection Regulations: The Council continues to safeguard the privacy and security of personal details held in its systems. In line with the new regulations, full details can be found on the parish council website at: www.fleggburghpc.norfolkparishes.gov.uk/privacynotice

Internet Consultees

Application Reference 06/18/0717/O

Attachments

Invalid Consultee Comment? ☐

Copy to existing Consultee? ☐

Name Mr & Mrs Winter

Address Griffen Cottage

Pound Lane

Fleggburgh

Post Code NR29 3BB

Telephone 01263 888888

Email Address [REDACTED]

For or Against OBJ Object

Speak at Committee ☐

1. The bend in the road where the entry / exit is to be located is in a extremely dangerous position. Vehicles enter this blind bend from Acle direction in excess of 30mph (current speed limit) and are accelerating in the opposite direction out of the village. Having lived here for 8 years I know the perils of trying to exit Pound lane already! Come and have a look I will be happy to show you! Adding a further entry / exit point onto the main road in this location, right on a blind bend is only increasing the inevitable major incident. Highways need to look at this seriously.
2. I would also like to bring attention to "refusal of planning position" Ref no 06/06/0683/O dated 31st July 2006. Refusing permission for a single dwelling / Policy HOU10 as applied for by the current applicants. This clearly states "Permission for new dwellings in the countryside will only be given if required in connection with agriculture, forestry,

Date Entered 15-01-2019

Internet Reference 0WPC2381

Internet Consultees

Application Reference **0018/0717/0**

Attachments

Invalid Consultee Comment? ☐

Copy to existing Consultee? ☐

Name **Mr & Mrs Winter**

Address **Griffen Cottage**

Pound Lane

Floggburgh

Post Code **NR29 3BB**

Telephone **[REDACTED]**

Email Address **[REDACTED]**

For or Against **OBJ** **Object**

Speak at Committee ☐

be refused permission?

3. I purchased my current property partly because of the uninterrupted view from my Garden. Also the fact that we are not overlooked. This application

(if approved) will change all this as most of my garden will be in view (as will all of Pound lane residents gardens) from these new proposed double storey dwellings.

4. I, and most Pound Lane residents have received no notification whatsoever of this planning application. In fact the only resident we know of that received a letter is my next door neighbour. The other neighbour and to the best of mt knowledge the rest of Pound lane have had nothing!???

Date Entered **15-01-2019**

Internet Reference **OWPC2381**

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

NCC contact number: 0344 800 8020
Text Relay - 18001 0344 800 8020

Your Ref: 06/18/0717/O
Date: 4 January 2019

My Ref: 9/6/18/0717
Tel No.: 01603 638070
Email: stuart.french@norfolk.gov.uk

Dear Gemma

Fleggburgh: Residential development to provide 4 no plots for detached houses and garages
Beech House Main Road Fleggburgh GREAT YARMOUTH NR29 3BA

Thank you for your recent consultation with respect to the above.

In highway terms only I have no objection to the proposal but I would recommend that the following conditions and informative note be appended to any grant of permission your Authority is minded to make.

SHC 05 Prior to the first occupation of the development hereby permitted the vehicular access shall be constructed in accordance with the highways specification (TRAD 5) and thereafter retained at the position shown on the approved plan. Arrangement shall be made for surface water drainage to be intercepted and disposal of separately so that it does not discharge from or onto the highway.

Reason: To ensure construction of a satisfactory access and to avoid carriage of extraneous material or surface water from or onto the highway in the interests of highway safety.

SHC 16 Prior to the first occupation/use of the development hereby permitted visibility splays shall be provided in full accordance with the details indicated on the approved plan. The 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 in accordance with the principles of the NPPF.

Continued/...

www.norfolk.gov.uk

SHC 20 Prior to the first occupation/use 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 areas, in the interests of satisfactory development and highway safety.

Inf. 2 This development involves works within the public highway that can only be carried out by Norfolk County Council as Highway Authority unless otherwise agreed in writing.

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. Please note that it is the Applicant's responsibility to ensure that, in addition to planning permission, any necessary consents or approvals under the Highways Act 1980 and the New Roads and Street Works Act 1991 are also obtained from the County Council. Advice on this matter can be obtained from the County Council's Highway Design & Development Group. Please contact Stuart French on 01603 638070.

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

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.

Yours sincerely

Stuart French

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

PROPOSED RESIDENTIAL DEVELOPMENT

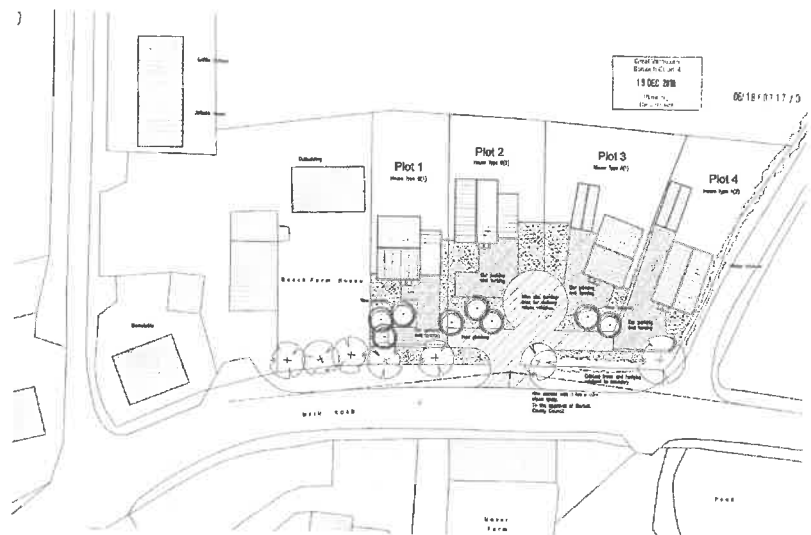
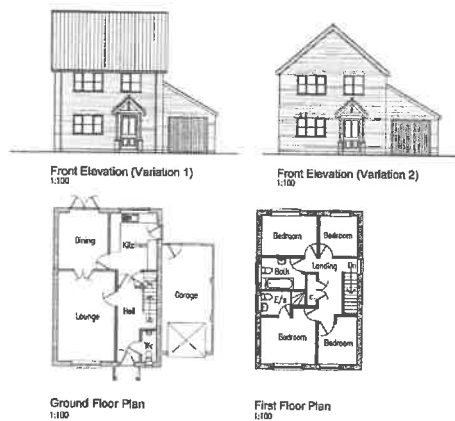
Beech House Farm, Main Road, Foggburgh.

Planning Drawing.

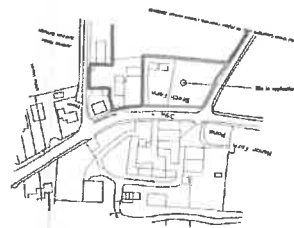
HOUSE TYPE A



HOUSE TYPE B



Block Plan
1:250



Site Location Plan
1:1250

Andrew Middleton
23, Regent Street,
Great Yarmouth
NORFOLK
Tel: 01493 154211

Project:
Proposed residential development,
Beech House Farm, Main Road, Foggburgh.
Planning drawings.

Client:
Mr & Mrs Colman

Scale:
1:100 Date: December 2018

We warrant to the satisfaction of the planning authority that we will not be
in breach of any planning or building regulations or any other relevant legislation
in relation to the proposed development.

Drawn:
1355/1
Reviewed:



Reference: 06/18/0370/F

Parish: Great Yarmouth

Officer: Mr J Beck

Expiry Date: 31-05-2019

Applicant: Mr Maitland

Proposal: The construction of a detached double garage to serve existing dwelling and sub division of side garden and the construction of a detached 3 bed chalet bungalow

Site: The Old Vicarage
The Street
Hemsby

REPORT

1. Background / History :-

1.1 The proposal is for the erection of a new chalet bungalow within the grounds of The Old Vicarage, Hemsby. The plot for the proposed dwelling is to the east of the existing dwelling on an area of land currently utilised for driveway/parking purposes. The proposed dwelling will utilise the existing access and a new parking/turning area shall be installed for the existing dwelling.

1.2 The site is central to the primary village of Hemsby accessing off 'The Street'. The site is also within the Hemsby conservation area (number 7). An application at this site was refused by delegated powers in 2017. The detached garage to serve the existing property which was shown on the originally submitted plans was removed from the latest revisions.

1.3 Planning History:

The site has experienced a number of planning applications. A full case history can be found on the case file. Below are the applications determined since 2010:

06/10/0530/CU – Change of use from restaurant and guest rooms to residential dwelling. Approved with conditions. 05-10-2010

06/13/0114/F – Proposed detached garage. Approved with conditions. 14-05-2013

06/17/0357/F – Sub division of garden to form detached bungalow including new garage. Relocation of front door to existing property. Refused. 31-10-2017.

2. Consultations :-

All Consultations are available to view on the website.

2.1 Highways – No objections subject to conditions. They requested conditions are included to ensure suitable visibility splay and that parking and turning is installed prior to occupation.

2.2 Building Control – No objection.

2.3 Conservation Officer – Originally objected to the proposal due to the impact to the existing building 'The Old Vicarage' and its potential to devalue the conservation area. Revised plans were received and the conservation officer was contacted. The first revisions reduced the massing of the property to reduce its overall impact. However it was felt by conservation that it lost character value. A second revision was received which reinstated some character elements. The final revised plan could be more acceptable to the Conservation Officer subject to a high standard of materials however they retain reservations regarding the proximity of the Old Vicarage.

2.4 Tree Officer – No objection.

2.5 Strategic Planning – No objection. Accept the principle of development, but highlight the need to comply with policy CS10 of the adopted Core Strategy.

2.6 Parish council – Object. They have objected due to parking constraints already within the area, an intensification of the existing access and impact to the conservation area.

2.7 Public comments – 7 Objectors (10 objection responses) and one other submitting comments. The main reasons given for objection were:

- Absence of tree shown in neighbouring property.
- Drainage
- Overbearing/overshadowing
- The garage
- Bats
- Trees within site
- Overlooking
- Impact to character

3. Policy and Assessment:-

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

3.2 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).

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 HOU7

New residential development may be permitted within the settlement boundaries identified on the proposals map in the parishes of Bradwell, Caister, Hemsby, Ormesby St Margaret, and Martham as well as in the urban areas of great Yarmouth and Gorleston.

New smaller scale residential developments* may also be permitted within the settlement boundaries identified on the proposals map in the villages of Belton, Filby, Fleggburgh, Hopton-on-sea, and Winterton.

In all cases the following criteria should be met:

- (a) the proposal would not be significantly detrimental to the form, character and setting of the settlement;
- (b) all public utilities are available including foul or surface water disposal and there are no existing capacity constraints which could preclude development or in the case of surface water drainage, disposal can be acceptably achieved to a watercourse or by means of soakaways;
- (c) suitable access arrangements can be made;
- (d) an adequate range of public transport, community, education, open space/play space and social facilities are available in the settlement, or where such facilities are lacking or inadequate, but are necessarily required to be provided or improved as a direct consequence of the development, provision or improvement will be at a level directly related to the proposal at the developer's expense; and,
- (e) the proposal would not be significantly detrimental to the residential amenities of adjoining occupiers or users of land.

(i.e. Developments generally comprising not more than 10 dwellings.)*

3.5 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.

3.6 Adopted Core Strategy:

3.7 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

3.8 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

3.9 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 CS10 Safeguarding Local Heritage Sites

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

3.11 National Planning Policy Framework:

3.12 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.

3.13 Emerging Local Plan Part 2

3.14 Policy H11-dp

Housing design principles

Housing development will be supported where the proposal -

1. accords with the Core Strategy's settlement strategy;
2. strengthens local distinctiveness;
3. enhances the immediate street scene and local landscape/townscape;
4. is of a density that makes the best use of land while being complementary to its surroundings;
5. avoids prejudicing potential future development in the vicinity; and

6. contributes to sustainable development.

3.15 Policy H13-dp

Housing Applications Reliant on the 'Presumption in Favour of Sustainable Development'

In the event that the Council is unable to demonstrate a five year supply of deliverable housing land, or meet the Housing Delivery Test, it will give favourable consideration to proposals for sustainable housing development (as defined by the National Planning Policy Framework) which will increase the delivery of housing in the short term, and apply flexibly the relevant policies of the development plan where it is robustly demonstrated that the development will be delivered promptly (i.e. within 5 years maximum).

Consideration will be given to applying a shorter than standard time limit to such permissions, in order to signal the exceptional nature of the permission and to encourage prompt delivery.

Applications for renewal of permissions which relied on that presumption will be considered in the light of the housing delivery and supply situation at the time.

Such renewals will only be permitted where the applicant can demonstrate convincing reasons both why the development did not proceed in the time frame originally indicated, and why, in the light of the previous delay, the development can now be expected to proceed promptly.

3.16 Policy E8-dp

Historic environment and heritage

Development will be supported where it conserves, enhances or complements the area's historic environment and heritage assets.

Particular care will be taken in relation to formally designated assets such as listed buildings, conservation areas, scheduled ancient monuments, registered parks and gardens, etc., and their settings, but all buildings, structures and areas, etc. of heritage significance and value will, as appropriate, be conserved and/or used as cues for strengthening local distinctiveness.

4. Appraisal:

4.1 The site is located off the Street, Hemsby relatively central to the village. Hemsby is a primary village and as such, alongside other primary villages, is expected to take

30% of the required housing over the life span of the local plan. The site is currently occupied by the Old Vicarage which is an attractive detached property and an unlisted asset to the wider conservation area. The property is within conservation area number 7 (Hemsby) and the site contains protected trees both within and adjacent.

4.2 The Old Vicarage is a large house set back from the road side with large grounds to the west and a driveway to the east. The property was previously utilised as a restaurant until it was changed to a residential property via planning permission in 2010. The grounds of the property has been previously subdivided in in 1986. A recent application was refused by delegated powers in this location in 2017.

4.3 The proposal is to create a new dwelling to the land to the east and to create a new access and driveway for the existing property. The proposal originally included the creation of a new detached garage. The plans have since been revised from those originally submitted with the property reduced in mass and size and the separate garage removed. The revised plans lacked the features of the first design and another revised plan was submitted. Further revised plans addressed an incorrect scale and added trees both within the site and adjacent.

5.0 Assessment

5.1 The site is considered a sustainable location with good access to nearby services and facilities. A cluster of shops and services exist on the eastern side of 'The Street'. The proposal provides a new dwelling in a sustainable location within a primary village and is considered acceptable in principle. In addition there is currently a housing land supply of 2.6 years (2018/19) meaning the Local Planning Authority is not currently able to demonstrate 5 years.

5.2 The proposed dwelling is immediately adjacent a building which has a relatively high value to the surrounding area and wider conservation area. It is also noted that an application was refused here in 2017 largely based on the impact to the Old Vicarage and the character of the area meaning the buildings layout and design must be carefully considered. The refused application had a height of approximately 7.3 metres and footprint of approximately 124 square metres and the plans originally submitted with this application was set to a height of approximately 7.5 metres and a footprint of approximately 111 square metres. This proposal was considered a significant massing adjacent the Old Vicarage where any new dwelling should remain subservient to this dwelling. Accordingly the proposed property was reduced in height to approximately 5.8 metres at its highest ridge height and a footprint of

approximately 106 square metres. Whilst it is recognised the footprint has not significantly reduced the height has and the property now has a more subservient character.

5.3 The layout is also a key consideration in ensuring the Old Vicarage retains sufficient space in terms of character. The application refused in 2017 was refused as the proposal was too close to the existing building and provided an encroachment. This was further exacerbated by a height and footprint. The proposal is now set at 8 metres from the Old Vicarage whereas the refusal set the distance at 5 metres. The inclusion of a hedge as opposed to a close boarded fence ensures a softer boundary between the new and existing properties.

5.4 It is considered that the alterations are sufficient to overcome the reasons for refusal for the last application. An application to add a house into the grounds was refused in 2001 with the proposed property situated on the opposite side of the house in the western garden. This proposed location to the east ensures that the property retains a sufficient curtilage and retains large open grounds.

5.5 The proposal is within a conservation area and in considering whether to grant planning permission for development which affects a Conservation Area, the local planning authority must have regard to Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 which requires the Council to have special regard to the desirability of preserving or enhancing the character or appearance of that area. The Conservation Officer was contacted regarding the application and originally objected to the proposal due to the impact to the Old vicarage which they regarded as an unlisted asset. The Conservation Officer noted that any development would inherently infringe upon the adjacent building and a development in this location would be unlikely to garner their support. Subsequent amendments were provided to both reduce the mass and improve the overall design, the conservation Officer verbally stated that the final plan would be considered more acceptable subject to high quality materials, but still retained some reservations regarding the site.

5.6 Whilst it is recognised that a property in this location would unavoidably remove land from around the curtilage it is considered that the amended plan has an overall neutral impact to the conservation area as the design means the property appears subservient. The committee will need to consider whether the proposed property has an adverse impact upon the wider conservation area.

5.7 The proposed garage which was positioned between the Old Vicarage and Beechgrove has been removed from the plans which is considered a positive progression as the garage will no longer impact the Old Vicarage.

5.8 The site contains a number of important trees, as a conservation area all the trees have a level of protection. A TPO also exists on the site, a protected Beech shown as T4 on the submitted plans have been provided a Root Protection Area. The tree appears to be the remainder of Group 2 and Group 3 of TPO 14 1993 the other trees have been removed due to disease. A Large protected Oak also exists to the north in an adjacent property. The Oak is registered as T2 on TPO 14 1993.

5.9 The Tree Officer was consulted who had no objection to the proposed plan. He stated that the Oak to the north was far enough away and it has now been given a 15 metre root protection area on the submitted plans. The smaller Beech tree has also been given a Root Protection Area and is adjacent a shingle driveway. Whilst the Tree officer has stated accepts the proposed plans further detail regarding the protection of the trees during the construction could be obtained by way of a landscape condition. The new driveway bisects a line of smaller trees that exist along side the existing access. Although none are shown to be removed these trees are of a lower quality.

5.10 The proposal is not considered to significantly and adversely affect the neighbouring properties. The property has been reduced in size in the amended plans and the rearward facing first floor windows have also been removed. The side facing roof lights serve bathrooms and staircases and can be obscure glazed if required. The property is not considered of sufficient size and mass to significantly and adversely affect the neighbouring properties and retains a gap of nearly 7 metres at its shortest extent to the rear boundary.

5.11 The Highway Department were consulted on the proposed development and had no objection subject to the inclusion of conditions on any granted planning permission. The intensity of use for the access is deemed acceptable and it should retain sufficient space to not significantly increase parking onto the highway.

5.12 Drainage was another issue raised during the public consultation. Whilst it is noted that there is a gradient to the land the site is not within an area registered for critical drainage for surface water under the Environmental Agency Maps. However surface water should still be addressed correctly and a surface water condition should be included to ensure any additional water created does not significantly affect the neighbouring properties.

5.13 Permission may only be granted if it is determined that the application will not adversely affect the integrity of any Natura 2000 site. A SHRA has been submitted and it is the assessment of the Local Planning Authority, as Competent Authority, that any adverse effects of the development on Natura 2000 sites can be adequately mitigated for by a contribution to the Habitats Monitoring and Mitigation Strategy. This assessment is made having taken into account both the direct and cumulative effects that the site may have in terms of recreational pressures on any Natura 2000 sites.

5.14 The site is largely open land utilised for a driveway and it is considered unlikely that any habitats utilised by bats would be lost. However in the interests of achieving a biodiversity gain a bat box could be requested by way of a condition.

5.15 Given the proximity, spacing and arrangement of the proposed dwelling is important for the conservation area a condition removing permitted development rights for extensions could be considered.

6. RECOMMENDATION :- Recommended for approval, subject to all conditions ensuring a suitable development. The full conditions recommended by the Highway Department, landscaping condition, surface water condition, materials, construction times, details of a bat box, removal of extension rights and relevant obscure glazing.

S.

Application	06/18/0370/F
Name	Hemsby Parish Council
Address	Parish Office Kingsway Hemsby NR29 4JT
Telephone	01493 719235
Email	clerk@hemsbyparishcouncil.org.uk
Response	OBJ Object
Speak	No
Comments	<div> 1. Due to the ongoing parking problems in Hemsby, HPC can not support any further potential for off road parking 2. Due regard must be taken in all aspects of the fact that this is a Conservation Area. 3. HPC are concerned re the intensification of access, on this busy and difficult </div>
Change Type	<input type="text" value=""/>
OWPC2213	<input type="button" value="Transfer"/> <input type="button" value="Delete or Invalidate"/> <input type="button" value="Delete/Invalidate"/>

Parish	<input type="text" value=""/>	<input type="button" value="Find Consultee"/>	<input type="button" value="Show All Consultees"/>
<input type="button" value="Select"/>	Parish Clerk to Hemsby Elaine Galer The Parish Office Kingsway Hemsby		

1. Due to the ongoing parking problems in Hemsby, HPC can not support any further potential for off road parking
2. Due regard must be taken in all aspects of the fact that this is a Conservation Area.
3. HPC are concerned re the intensification of access, on this busy and difficult stretch of road, required to serve additional dwellings

Jason Beck
Great Yarmouth Borough Council
Town Hall
Hall Plain
Great Yarmouth
Norfolk
NR30 2QFNCC contact number: 0344 800 8020
Text Relay - 18001 0344 800 8020Your Ref: 06/18/0370/F
Date: 26 July 2018My Ref: 9/6/18/0370
Tel No.: 01603 638070
Email: stuart.french@norfolk.gov.uk

Dear Jason

Hemsby: The construction of a detached double garage to serve existing dwelling and sub division of side garden and the construction of a detached 3 bed chalet bungalow**The Old Vicarage The Street Hemsby GREAT YARMOUTH NR29 4EU**

Thank you for your recent consultation with respect to the above.

In highway terms only I have no objection to the proposals but I would recommend the following conditions be appended to any grant of permission your Authority is minded to make.

SHC 16 Prior to the first occupation/use of the development hereby permitted visibility splays measuring 2.4 metres x 43 metres shall be provided to each side of the access where it meets the highway. The splays shall thereafter be maintained at all times free from any obstruction exceeding 0.6 metres above the level of the adjacent highway carriageway.

Reason: In the interests of highway safety in accordance with the principles of the NPPF.

SHC 20 Prior to the first occupation/use 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 areas, in the interests of satisfactory development and highway safety.

Yours sincerely

*Stuart French*Highways Development Management & Licensing Officer
for Executive Director for Community and Environmental Serviceswww.norfolk.gov.uk

SCAN

To: Conservation Officer

My Ref: 06/18/0370/F

From: Development Control Manager

Date: 27th July 2018

Case Officer: Mr J Beck

Parish: Hemsby 8

Development at:-

The Old Vicarage The Street
Hemsby
GREAT YARMOUTH

For:-

Construct detached double
garage to serve extg dwelling,
sub division of side garden &
construct 3bed chalet bungalow

Applicant:-

Mr G Maitland
The Old Vicarage The Street
Hemsby
GREAT YARMOUTH

Agent:-

Mr M Dixon
Wolseley House
1 Quay View Business Park
Barnards Way
LOWESTOFT

The above mentioned application has been received and I would be grateful for your comments on the following matters:-

CONFIRMATION FOLLOWING
ANOTHER SITE VISIT.

Please let me have any comments you may wish to make by 10th August 2018.

COMMENTS:

IAN HARDY 31:8:18
HAVE
BOTH PROPOSALS WILL HAVE A SERIOUSLY
EXPERIMENTAL IMPACT ON THE 'HOST
BUILDING' IN TERMS OF ITS SETTING
AND PRESENTATION TO ROADWAY,
CHURCH AND WILL THEREFORE
DEVALUE THE CONV AREA.

RECOMMEND REFUSAL. PLEASE NOTE
AND APPROPRIATELY DESIGNED DOUBLE
GARAGE IN AN AGREED LOCATION MAY BE POSSIBLE

Application Ref	06/18/0370/F
Proposal	Construct detached double garage to serve extg dwelling, sub division of side garden & construct 3 bed chalet bungalow
Location	The Old Vicarage, The Street, Hemsby

Case Officer	Mr J Beck	Policy Officer	Mr A Parnell
Date Received	18 th July 2018	Date Completed	30 th July 2018

The proposal seeks detached double garage to serve the existing dwelling, sub division of side garden & construct 3 bed chalet bungalow.

The site is located within Hemsby which is a Primary Village as identified in the Core Strategy. Core Policy CS2 indicates that 30% of new residential development should take place in the borough's Primary Villages, with Hemsby being one of these. The site is located within the current village development limits, in a sustainable location, and would contribute to the borough's housing land supply.

It is noted that a similar proposal was previously refused planning permission due to poor layout and design in reference to its relationship to the setting of the Hemsby Conservation Area. Whilst comments on the layout and scale of the revised design has not been made here, the scheme should be considered against the criteria set out under Core Policy CS10

The Strategic Planning team raises no objection in principle 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 me.

George Bolan

From: Jason Beck
Sent: 17 September 2018 09:32
To: George Bolan
Subject: FW: The Old Vicarage, The Street, Hemsby

Hello George,

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

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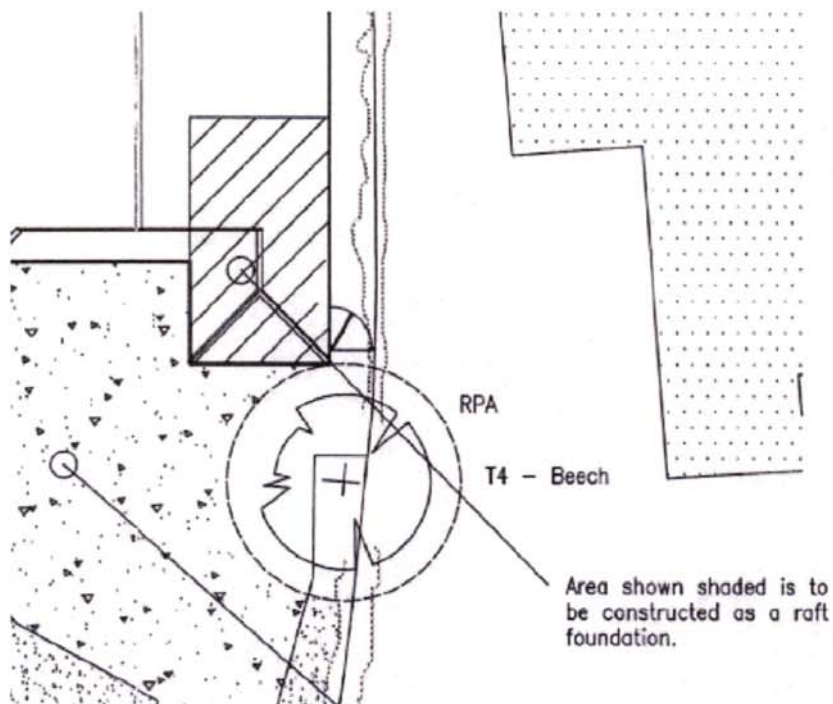
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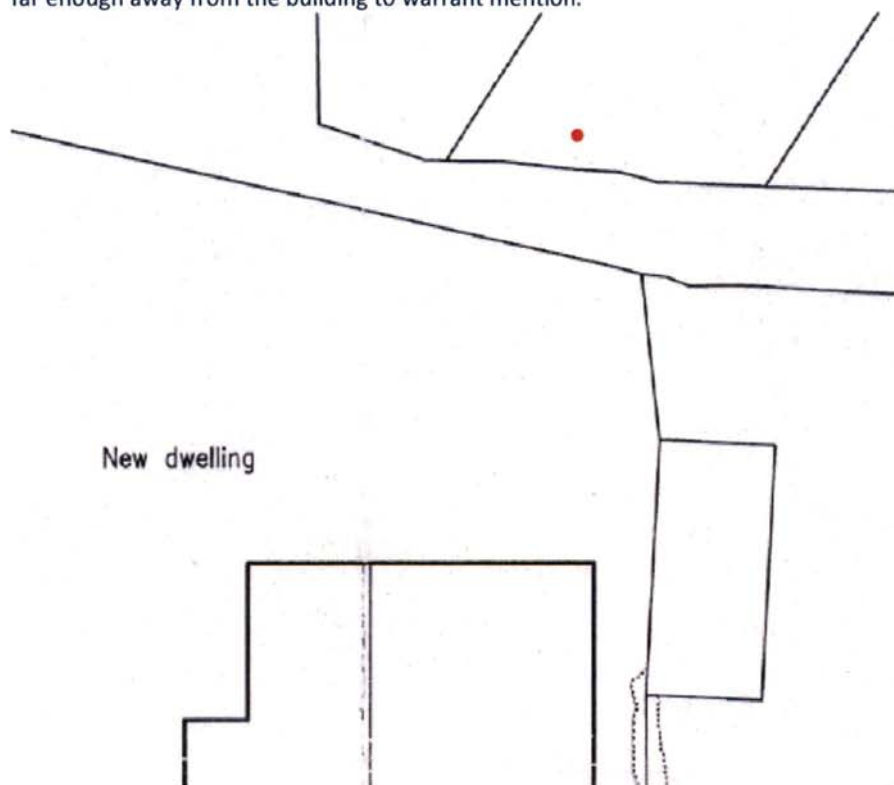
From: Watson, Graeme [REDACTED]
Sent: 14 September 2018 12:01
To: Jason Beck
Subject: RE: The Old Vicarage, The Street, Hemsby

Morning Jason,

By the looks of it, the development has taken into account the tree to the south west of the building, it being built outside of the tree's RPA and also implementing raft foundations for the portion of the building closest to the tree.



There is a large tree to the north of the proposed building site (red dot below) however I would feel that this tree is far enough away from the building to warrant mention.



Any further info or input, let me know and I'll be happy to help.

Regards,

Graeme Watson Assistant Grounds Manager and Arboricultural Officer

GYB Services

101 Churchill Road | Great Yarmouth | Norfolk | NR30 4JJ

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From: Jason Beck <Jason.Beck@great-yarmouth.gov.uk>

Sent: 21 August 2018 08:43

To: Watson, Graeme

Subject: RE: The Old Vicarage, The Street, Hemsby

Good Morning Graeme,

The reference number is 06/18/0370/F

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

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

From: Watson, Graeme

Sent: 21 August 2018 07:47

To: Jason Beck

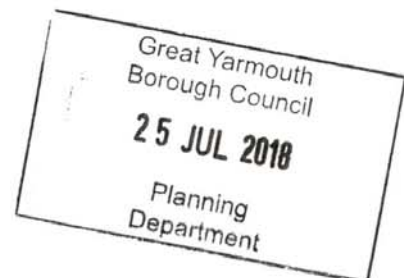
Subject: RE: The Old Vicarage, The Street, Hemsby

DAVID GIRDLESTONE
CALIFORNIA FARM BARN
CALIFORNIA ROAD,
CALIFORNIA,
GREAT YARMOUTH,
NORFOLK NR293QW

23-7-18

TO, PLANNING SERVICES
TOWN HALL,
HALL PLAIN,
GREAT YARMOUTH.
NR302QF

I WOULD LIKE TO OBJECT TO PLANNING APPLICATION 06/18/0370/F THIS APPLICATION HAS BEEN REFUSED ON THE GROUNDS OF THE ADVERSE EFFECT ON THE CHARACTER OF THE OLD VICARAGE AND SURROUNDING AREA, BUT I WOULD ALSO LIKE TO OBJECT TO THE ADVERSE EFFECT IT WILL HAVE ON OUR PROPERTY, THE NEW VICARAGE NEXT DOOR. THE SIDE OF THE NEW ROOF OVERLOOKING OUR BACK GARDEN AND PATIO WILL LOOK LIKE A GIANT SKI SLOPE, AND WILL BLOCK LIGHT, AND WILL HAVE A ADVERSE EFFECT ON VIEW AND FEELING OF OPEN SPACE TO OUR PROPERTY, SURROUNDING PROPERTY AND AREA



YOURS SINCERELY

[Redacted signature]

Great Yarmouth Borough Council
28 AUG 2018
Customer Services
~~23/8/18~~

00/18/03701 F

S J Atkins

13 North Rd

Hensby

Norfolk

NR29 4EZ

Dear Sir/Madam,
Further to your recent letter informing me of the proposed building of a bungalow and garage to the right of the rear of my garden.

I strongly object due to the fact that it will block even more light than I have coming in due to the oak trees already there.

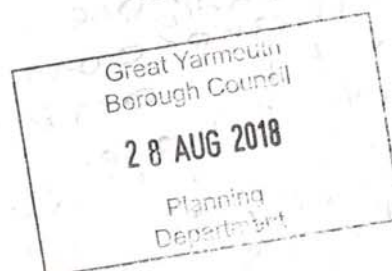
Also it will devalue my property should I wish to sell at some date. I have been and looked

at the plans.

- Proposed bungalow +
garage

The old vicarage
The street
Hensby.

Hope you will take this
into consideration
yours faithfully



Application	06/18/0370/F
Name	Rebecca cummings
Address	11 north rd Hemsby Got varmouth NR294F7
Telephone	
Email	
Response	OBJ Object
Speak	No
Comments	I have looked at the new plans and this does not change my opinion, this construction will still take away almost every bit of light that I get into my dinning room, living room and son bedroom and we will still be over looked massively I strongly object to these plans, yours sincerely Rebecca cummings
Change Type	<input type="text"/>
OWPC2164	<input type="button" value="Transfer"/> <input type="button" value="Delete or Invalidate"/> <input type="button" value="Delete/Invalidate"/>

11 nor	<input type="button" value="Find Consultee"/>	<input type="button" value="Show All Consultees"/>
<input type="button" value="Select"/> Ms R Cummings	11 North Road Hemsby GREAT YARMOUTH	

I have looked at the new plans and this does not change my opinion, this construction will still take away almost every bit of light that I get into my dinning room, living room and son bedroom and we will still be over looked massively I strongly object to these plans, yours sincerely Rebecca cummings

Elaine Helsdon

From: Anthony Knights [REDACTED]
Sent: 16 August 2018 19:15
To: plan
Subject: Planning application 06/18/0370/F

Dear Sir or Madam, we have recently received a letter from you, regarding the planning application 06/18/0370/F, The Old Vicarage, The Street, Hemsby. NR29 4EU. We have been to the town hall and viewed the plans etc. Whilst it is not adjoining any properties, we do have concerns regarding the windows that are proposed for the north side of the planned dwelling. These windows would overlook the gardens and rear of a few properties, including ours. We would like to raise an objection on these grounds. Also, it will completely obstruct the view we currently have of the church. While we are aware that we can't sensibly raise an objection to this, it would be an eyesore compared the ideal view we have of the Church.

Yours faithfully.

Mr & Mrs A, Knights
8 North Road.
Hemsby
NR29 4EZ

[REDACTED]

Sent from my Windows 10 phone

Internet Consultees

Application Reference 06/18/0370/F

Attachments

Invalid Consultee Comment? ☐Copy to existing Consultee? ☐

Name David Moore

Address 10, NORTH ROAD

HEMSBY

Great Yarmouth

Post Code NR29 4EZ

Telephone

Email Address

For or Against NOS Subject to Condition

Speak at Committee

I am concerned about possible damage - above and/or below ground - to the large oak tree in my garden being caused by any work associated with the revised planning application. I am also concerned that the tree in question is not shown on the plan drawing accompanying the revised application. Please also bear in mind that the tree is subject to a tree preservation order and enhances the local environment both by its appearance and value to local wildlife.

Date Entered 02-11-2018

Internet Reference OWPC2161

0611 810370/f

Steven Pace & Helen Youngs

Beech grove, The Street

Hemsby NR29 4EU

MOB:

Email:




I am writing this letter as a objection to the proposed building works for The Old vicarage, The Street Hemsby NR29 4UE.

Under futher inspection to the proposed drawings my partner & I realised that the garage mention within the document would have a Severe impact to ~~the~~ sun light coming into our House. a long with the buikling being an eye sore from our lounge room window.

Due to the raised flower
beds that run along the
border between both houses
would also cause potential
issues with drainage.

Regards



Steven Pece

Internet Consultees

Application Reference 06/18/0370/F

Attachments

Invalid Consultee Comment? ☐Copy to existing Consultee? ☐

Name Steven Pace

Address Beech Grove

The street

Hemsby

Post Code NR294 EU

Telephone

Email Address

For or Against OBJ Object

Speak at Committee

The proposed development and double garage is not in keeping with the area.
The double garage will impact our view and sunlight would be affected especially in the afternoon and in winter this would be depressing
There would be effects on drainage.
We will be over shadowed and over looked by a dominate and overbearing development effecting us dramatically reduce our privacy that we currently have.
The area proposed is a flight and roosting area for bats and this would also be affected.
Numerous trees have already been felled and areas grubbed out from the property without any re planting.

Date Entered 31-08-2018

Internet Reference OWPC1885

Internet Consultees

Application Reference **06/18/0370/F**

Attachments

Invalid Consultee Comment? ☐

Copy to existing Consultee? ☐

Name Jennifer Woodhouse

Address 12 North Road

Hemsby

Post Code NR29 4EZ

Telephone

Email Address

For or Against OBJ Object

Speak at Committee

My objections to the proposed application are the dormer windows over looking my property and reducing my privacy, i.e living room, kichen, bedroom and bathroom.

Date Entered 16-08-2018

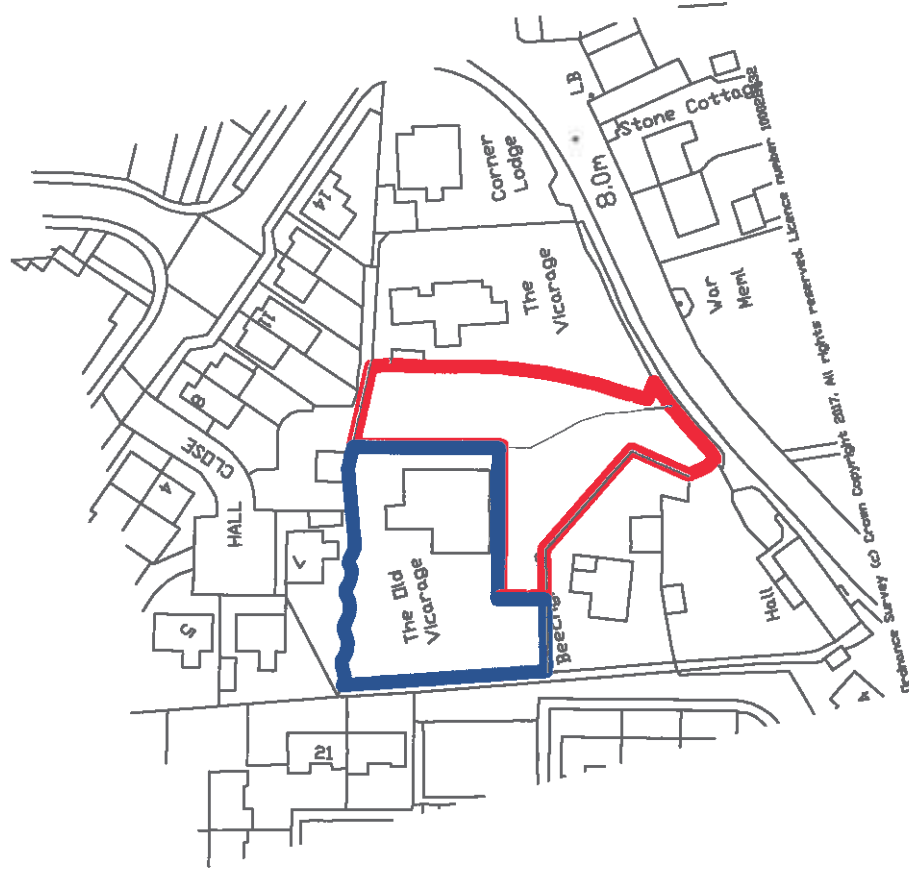
Internet Reference OWPC1859

SUB DIVISION OF GARDEN TO FORM PLOT

The Old Vicarage, The Street, Hemsby.
Planning Drawing - Scheme 2

Great Yarmouth
Borough Council
18 JUL 2018
Planning
Department

06/18/0370/F



Site Location Plan

Scale 1:1250 @ A4



Reference: 06/18/0716/O

Parish: West Caister

Officer: Mr G Chibumbu

Expiry Date: 29-05-2019

Applicant: Mrs S Colman

Proposal: Erection of a four-bedroom bungalow with double garages, access through the existing access.

Site: West Road
West End
(The Stables Paddock Farm)
West Caister

REPORT

1 Background / History :-

- 1.1 The application site is an area of land within a settlement which is located on the north of West Road, West Caister and outside of the development limits. This settlement can be described as a Tertiary village consisting of a mixture of two storey dwellings and bungalows. West Caister has limited opportunities to access local facilities and services. To the north and west, the application site faces an open countryside. The site is currently used for grazing purposes and has no tress.
- 1.2 There has been a history of refusals for proposals for a dwelling on the site with the last application being refused in 1991 (06/91/0629/O), the application was refused as the site was outside the development boundary the South West Area Local Plan which was then in force.
- 1.3 There has been also history of approvals with conditions for proposals for the erection of three timber stables and feed store (06/91/0916/F) approved on 10/10/1991, demolition of existing house to erect new house (06/99/0374/F) approved on 11/08/2000, demolition of existing house and erection of a new house with garages and swimming pool (06/01/0737/F) approved on 21/08/2002, dwelling on the site with the last application being refused in 1991 (06/91/0629/O), erection of brick and tile stable block and formation of new access (06/05/0543/F) approved on 05/09/2005.
- 1.4 The current proposal is for a four-bedroomed bungalow with double garages to be accessed through an existing access.

2 Consultations :-

- 2.1 Highways – No objection subject to standard highway conditions.
- 2.2 Broads Authority – No comments.
- 2.3 Building Control – No adverse comments.
- 2.4 Environmental Health – no objection subject to a condition which restricts any construction or refurbishment working hours.
- 2.5 Neighbours – No objections have been received.

3 GREAT YARMOUTH LOCAL PLAN: CORE STRATEGY

3.1 POLICY CS1 – Focusing on a sustainable future

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

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

- a) Sustainable growth, ensuring that new development is of a scale and in a location that complements the character and supports the function of individual settlements
- b) Mixed adaptable neighbourhoods, which provide choices and effectively meet the needs and aspirations of the local community
- c) Environmentally friendly neighbourhoods that are located and designed to help address and where possible mitigate the effects of climate change and minimise the risk of flooding
- d) A thriving local economy, flourishing local centres, sustainable tourism and an active port
- e) Safe, accessible places that promote healthy lifestyles and provide easy access for everyone to jobs, shops and community facilities by walking, cycling and public transport

- f) Distinctive places that embrace innovative, high quality urban design that reflects positive local characteristics and protects the borough's biodiversity, unique landscapes, built character and historic environment

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

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

4 POLICY CS2 – Achieving sustainable growth

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

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

- Approximately 35% of new development will take place in the borough's Main Towns at Gorleston-on-Sea and Great Yarmouth
- Approximately 30% of new development will take place in the borough's Key Service Centres at Bradwell and Caister-on-Sea
- Approximately 30% of new development will take place in the Primary Villages of Belton, Hemsby, Hopton on Sea, Ormesby St Margaret, Martham and Winterton-on-Sea
- Approximately 5% of new development will take place in the Secondary and Tertiary Villages named in the settlement hierarchy
- In the countryside, development will be limited to conversions/replacement dwellings/buildings and schemes that help to meet rural needs

b) To ensure compliance with Policy CS11, the proportions of development set out in criterion a) may need to be further refined following additional work on the impact of visitor pressures on Natura 2000 sites

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

d) Promote the development of two key strategic mixed-use development sites: the Great Yarmouth Waterfront area (Policy CS17) and the Beacon Park extension, south Bradwell (Policy CS18)

e) Encourage the reuse of previously developed land and existing buildings

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

5 Policy CS11 – Enhancing the natural environment

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

a) Conserving and enhancing designated nature conservation sites, including Sites of Special Scientific Interest (SSSIs), Special Protected Areas (SPAs), Marine SPAs, Special Areas of Conservation (SAC), RAMSAR sites, National Nature Reserves, Local Nature Reserves Norfolk County Wildlife Sites and Norfolk County Geodiversity Sites

b) Working in partnership with relevant nature conservation organisations to ensure that protected species, such as Little Terns, are adequately protected from any adverse effects of new development. This includes the preparation of the Natura 2000 Sites Monitoring and Mitigation Strategy and ensuring assessment of development proposals in the vicinity of the colonies

c) Relevant development will be required to deliver the mitigation measures identified in the Natura 2000 Sites Monitoring and Mitigation Strategy. This document is being prepared and will secure the measures identified in the Habitat Regulations Assessment which are necessary to prevent adverse effects on European wildlife sites vulnerable to impacts from visitors

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

e) Safeguarding and where possible enhancing the borough's wider landscape character, in accordance with the findings of the borough's and the Broads Authority's Landscape Character Assessment

f) Improving the borough's ecological network and protecting habitats from fragmentation by working with our partners to:

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

6 Policy HOU7 Housing (Location of Future Housing Sites)

- 6.1 Policy HOU7 sets out an objective to ensure an adequate supply of appropriately located housing land whilst safeguarding the character and form of settlements and also states that new residential development may be permitted within the settlement boundaries identified on the proposals map in the parishes of Caister and 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.

7 NATIONAL PLANNING POLICY FRAMEWORK (2019)

7.1 Paragraph 14 of the National Planning Policy Framework seeks to ensure the presumption in favour of sustainable development. In instances where the local plan is absent, silent or out of date permission should be granted unless there are any adverse impacts of doing so when weighed against these policies in the NPPF.

8 Local finance considerations: -

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

9 Assessment :-

9.1 An important factor when determining applications is whether a Local Planning Authority has the ability to demonstrate a 5-year housing land supply. If a Local Planning Authority cannot show that they are meeting this requirement, their policies with regards to residential development will be considered to be out of date. There is currently a housing land supply of 2.6 years (2018/19). Strategic Planning and Policy raised concerns over the sustainability of this site, however as an existing grazing site on balance the limited scale of the outline development and contribution to housing need was given more weight and any sustainability proposals can be addressed at reserved matters stage of the application.

- 9.2 The site is outside of the development boundary and as such the site may be considered as being suitable for development subject to the scale of the proposal being appropriate for the area and there not being any significant adverse effects on the character of the area or the amenities of the occupiers of nearby dwellings.
- 9.3 The application has been submitted in outline form with all matters reserved. The proposed development would make a small contribution to the council's housing needs with an additional net dwelling to contribute to the 5% of new development within Secondary and Tertiary villages. The development would be visible from West Road and Back Lane and the surrounding countryside and would not appear unduly prominent or harmful to visual amenities and the proposed design should be keeping with the pattern form and heights of similar bungalows in the village. The scale of the development is appropriate to the size, character and role of the settlement as indicated in the settlement hierarchy and the level of housing proposed in any one settlement is generally in accordance with the level of housing proposed in emerging Policy CS2.
- 9.4 The nearest dwelling to the site is Westaylee (a two-storey dwelling) to the east of the application site. There is an existing track is situated between the two boundaries on the east separating the two sites by 5 metres. This distance is considered sufficient for the proposed development not to have a detrimental overbearing impact on the occupants of Westaylee.
- 9.5 The main concerns regarding the proposed development were raised by Highways, the application site would be accessed through an existing access point which prominently faces Back Lane. The Highway Authority initially raised concerns with the application site being poorly located in terms of transport sustainability and the increase in the journeys to access local services.
- 9.6 The Highway Authority also pointed out that visibility from the application site would be restricted in both directions by the existing barn to the west and a boundary hedge to the east. Although there are visibility restrictions to the west the limited visibility would be acceptable, due to the immediate layout of the carriageway and the bend between West Road and Back Lane which would act as a speed reducing feature. However, the reduced visibility to and from the east remained a serious concern. Following a notification to the applicant highlighting this concern, the applicant addressed this issue by proving full ownership of the entire application site and a proposal to remove the existing 2.1 metre hedge which would improve visibility to and from the east side of the application site to the satisfactory of Highways. However, highway considerations such as parking provisions and turning access points would still remain reserved matters at this stage, with the applicant required to provide an appropriate design to address the following points in accordance with the adopted standards.
- 9.7 The application site is within close proximity to the Broads Authority Area. According to Policy CS11, the proposed development should ensure that measures to avoid or reduce adverse impacts on the existing biodiversity and geodiversity.

- 9.8 Permission may only be granted if it is determined that the application will not adversely affect the integrity of any Natura 2000 site. A HRA has now been submitted and it is the assessment of the Local Planning Authority, as Competent Authority, that any adverse effects of the development on Natura 2000 sites can be adequately mitigated for by a contribution to the Habitats Monitoring and Mitigation Strategy and the applicant has paid a contribution of £110 per dwelling towards the Council's Monitoring and Mitigation Programme. This assessment is made having taken into account both the direct and cumulative effects that the site may have in terms of recreational pressures on any Natura 2000 sites.
- 9.9 It was also noted that the application site is within the vicinity of several adjoining dwellings and environmental health compliance would be required by the application during the construction of the proposed bungalow. West Road is a narrow road therefore, compliance would be required in terms of an adequate construction traffic management plan to minimise traffic congestion and safety, restriction on hours of work in the interest of adjoining residential amenities.
- 9.10 Taking the above into account and the lack of a five-year land supply it is considered that it would be difficult to justify refusal of the application and the recommendation is to approve.

10 RECOMMENDATION :-

- 10.1 Approve – the proposal complies with Policies CS1, CS2, CS11 and HOU7 of the Great Yarmouth Local Plan: Core Strategy and the Interim Housing Supply Policy and subject to conditions requested by The Norfolk County Highway Authority, GYC Environmental Health.



Yare House 62-64 Thorpe Road
Norwich Norfolk NR1 1RY

tel 01603 610734
broads@broads-authority.gov.uk
www.broads-authority.gov.uk

Mr J Beck
Great Yarmouth Borough Council
Planning Services
Development Control
Town Hall
Hall Plain
Great Yarmouth
NR30 2QF

Ms Cally Smith
Head of Planning
01603 756029
cally.smith@broads-authority.gov.uk

Date 31 January 2019

Our ref BA/2019/0037/NEIGHB

Your ref 06/18/0716/O

Dear Mr J Beck,

Application No : BA/2019/0037/NEIGHB
Proposal : Erection of four bedroom bungalow with double garages, access through existing access point
Address : The Stables, Paddock Farm, West Road, West Caister
Applicant : Mrs S Coleman

I write further to the above proposal. I can confirm that the Broads Authority does not have any comments to make regarding this consultation.

I would be grateful to receive a copy of the Decision Notice for my file in due course.

Yours sincerely

Cally Smith
Head of Planning



MEMORANDUM

From Environmental Health

To: Development Control Manager
Attention: Mr J Beck

cc:

Date: 18 January 2019

Our ref: 076158

Your ref: 06/18/0716/O

Please ask for: Chris Cawley

Extension No: 846288

Erection of a four bedroom bungalow with double garages The Stables Paddock Farm, West Road, West Caister

The application has been considered and there is no objection to the proposal.

If permission is granted then the following condition should be applied

Hours of Work:

Due to the close proximity of other residential dwellings the hours of any construction or refurbishment works should be restricted to:

- 0730 hours to 1830 hours Monday to Friday
- 0830 hours to 1330 hours Saturdays
- No work on Sundays or Bank Holidays.

Chris Cawley
Environmental Health Officer

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

NCC contact number: 0344 800 8020
Text Relay - 18001 0344 800 8020

Your Ref: 06/18/0716/O
Date: 25 January 2019

My Ref: 9/6/18/0716
Tel No.: 01603 638070
Email: stuart.french@norfolk.gov.uk

Dear Jason

**West Caister: Erection of a four bedroom bungalow with double garages, access through existing access
West Road West End (The Stables Paddock Farm) West Caister GREAT YARMOUTH**

Thank you for your recent consultation with respect to submission of revised plans from which it is noted that the applicant does own the land to the east of the proposed site access and therefore can provide an acceptable visibility splay from the access.

The amendments address my earlier concerns in this respect and I have no objection to the principle of the development and would advise you that my earlier recommendation of refusal is withdrawn.

Whilst appreciating that this is an outline application with all matters reserved, in terms of highway considerations, I am of the opinion that the visibility and access are matters that should be determined as part of this application. It should also be noted the applicant would need to provide an appropriate design at a reserved matters stage to address the following points in accordance with the adopted standards:

- i) Parking provision
- ii) Turning

Accordingly, I recommend the following conditions and informative note be appended to any grant of permission your Authority is minded to make;

SHC 07 Any access gates/bollard/chain/other means of obstruction shall be hung to open inwards, set back, and thereafter retained a minimum distance of 5 metres from the near channel edge of the adjacent carriageway. Any

Continued/...

sidewalls/fences/hedges adjacent to the access shall be splayed at an angle of 45 degrees from each of the outside gateposts to the front boundary of the site.

Reason: In the interests of highway safety enabling vehicles to safely draw off the highway before the gates/obstruction is opened.

SHC 09 Prior to the commencement of the use hereby permitted the vehicular access indicated for improvement the approved plan shall be upgraded in accordance with the Norfolk County Council residential access construction specification for the first 5.0 metres as measured back from the near channel edge of the adjacent carriageway/constructed in accordance with details to be agreed in writing by the Local Planning Authority. 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 construction of a satisfactory access and to avoid carriage of extraneous material or surface water from or onto the highway in the interests of highway safety and traffic movement.

SHC 16 Prior to the first occupation of the development hereby permitted a 2.4 metre wide parallel visibility splay (as measured back from the near edge of the adjacent highway carriageway) shall be provided across the whole of the site's roadside frontage (and additionally along the flank frontage of the adjacent property (to the east of the access) as outlined in blue on the submitted details. The splay shall thereafter be maintained at all times free from any obstruction exceeding 0.225 metres above the level of the adjacent highway carriageway.

Reason: In the interests of highway safety in accordance with the principles of the NPPF.

Inf. 2 This development involves works within the public highway that can only be carried out by Norfolk County Council as Highway Authority unless otherwise agreed in writing.

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. Please note that it is the Applicant's responsibility to ensure that, in addition to planning permission, any necessary consents or approvals under the Highways Act 1980 and the New Roads and Street Works Act 1991 are also obtained from the County Council. Advice on this matter can be obtained from the County Council's Highway Design and Development Group. Please contact Stuart French on 016603 630807.

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

Continued/...

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.

Yours sincerely

Stuart French

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

Application Ref	06/18/0716/O
Proposal	Erection of a four bedroom bungalow with double garages, access through existing access
Location	West Road, West End (The Stables Paddock Farm), West Caister

Case Officer	Mr J Beck	Policy Officer	Mr A Parnell
Date Received	11/01/2019	Date Completed	22/07/2019

The proposal seeks the erection of a four bedroom bungalow with double garages.

The site is located outside of development limits, however, the Core Strategy identifies this settlement as a 'tertiary village', and there are a small number of dwellings nucleated around West End. West Caister has limited opportunities to access local facilities & services and therefore would increase reliance on the private car, which would not be in accordance with the aims of Policy CS16.

However the site would make a small contribution to CS2 with an additional net dwelling to contribute to the 5% of new development within Secondary and Tertiary villages.

It is also noted that the Broads Authority area is in close proximity to the site and Strategic Planning would note there may be a possible impact upon the Broads Authority area and would refer to their comments.

Overall Strategic Planning would have concerns over the sustainability of this site, however the limited scale of this development and contribution to housing need must be weighed up. I am sure you will also have other considerations to weigh in. If you have any questions regarding these comments please do contact me.



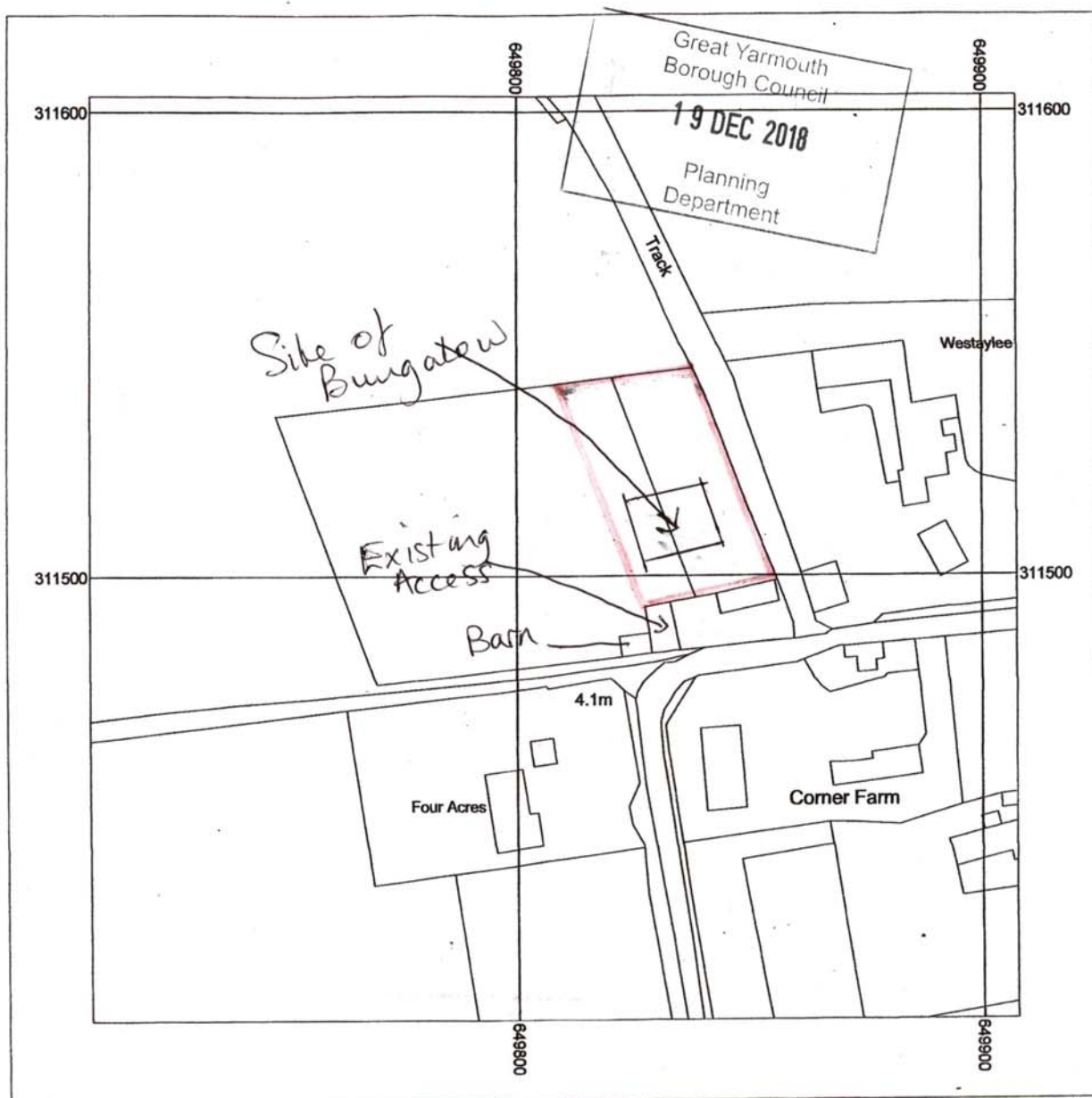
Metres
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Scale: 1:1250



Supplied by: Hussey Knights Norwich
License number: 100031961
Produced: 01/08/2016
Serial number: 1714266

Plot centre co-ordinates: 649808,311504
Download file: Print.zip
Project name: WEST ROAD

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Metres
0 5 10 20 30 40 50
Scale: 1:1250



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**PLANNING APPLICATIONS CLEARED BETWEEN 28-MAR-19 AND 30-APR-19 FOLLOWING
DETERMINATION BY THE GROUP MANAGER (PLANNING) UNDER DELEGATED POWERS**

REFERENCE	06/19/0066/F
PARISH	Belton & Browston 10
PROPOSAL	Conversion of existing single garage into an annexe
SITE	15 Bracon Road Belton GREAT YARMOUTH
APPLICANT	Miss B Gray
DECISION	APPROVE
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REFERENCE	06/19/0084/F
PARISH	Belton & Browston 10
PROPOSAL	Entrance gate and wall
SITE	Browston Hall Browston Green Browston GREAT YARMOUTH
APPLICANT	Mr M Shaw
DECISION	APPROVE
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REFERENCE	06/19/0118/F
PARISH	Belton & Browston 10
PROPOSAL	Proposed 2 storey extension to side of house
SITE	4 Bramble Gardens Belton GREAT YARMOUTH
APPLICANT	Mr K Hodgkyns
DECISION	APPROVE
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REFERENCE	06/19/0145/F
PARISH	Belton & Browston 10
PROPOSAL	Two storey side extension
SITE	47 Heather Gardens Belton GREAT YARMOUTH
APPLICANT	Mr & Mrs A Mileham
DECISION	APPROVE
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REFERENCE	06/19/0056/F
PARISH	Bradwell N 1
PROPOSAL	Convert fish and chip shop to residential use
SITE	44 Homefield Avenue Bradwell GREAT YARMOUTH
APPLICANT	Mr A Fowler
DECISION	APPROVE
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**PLANNING APPLICATIONS CLEARED BETWEEN 28-MAR-19 AND 30-APR-19 FOLLOWING
DETERMINATION BY THE GROUP MANAGER (PLANNING) UNDER DELEGATED POWERS**

REFERENCE	06/19/0087/F
PARISH	Bradwell N 1
PROPOSAL	Workshop/store extension
SITE	Unit 2-3 Shuttleworth Close Gapton Hall Industrial Estate (Parish of Bradwell) GREAT YARMOUTH
APPLICANT	Multiforce Contracts Ltd - Mr R Perry
DECISION	APPROVE
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REFERENCE	06/19/0101/F
PARISH	Bradwell N 1
PROPOSAL	Single storey rear extension; garage conversion
SITE	20 Whinchat Way Bradwell GREAT YARMOUTH
APPLICANT	Mr & Mrs Carrier
DECISION	APPROVE
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REFERENCE	06/19/0114/F
PARISH	Bradwell N 1
PROPOSAL	Proposed side & rear extn & garden outbuilding. Revised submission to increase width of extension
SITE	28 Willow Avenue Bradwell GREAT YARMOUTH
APPLICANT	Mr & Mrs Pasieczna
DECISION	APPROVE
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REFERENCE	06/19/0116/F
PARISH	Bradwell N 1
PROPOSAL	Proposed extension and alterations
SITE	341 El Alamein Way Bradwell GREAT YARMOUTH
APPLICANT	Mr J Grey
DECISION	APPROVE
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REFERENCE	06/19/0117/F
PARISH	Bradwell N 1
PROPOSAL	Proposed extension to existing fitting shop
SITE	Masco House Shuttleworth Close Bradwell GREAT YARMOUTH
APPLICANT	STM Engineering Ltd
DECISION	APPROVE
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REFERENCE	06/18/0227/CD
PARISH	Bradwell S 2
PROPOSAL	Discharge of conditions 3, 4 and 5 re: Planning Permission 06/18/0036/F
SITE	49 Beccles Road Bradwell GREAT YARMOUTH
APPLICANT	Mr G Bristo
DECISION	APPROVE (CONDITIONS)
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**PLANNING APPLICATIONS CLEARED BETWEEN 28-MAR-19 AND 30-APR-19 FOLLOWING
DETERMINATION BY THE GROUP MANAGER (PLANNING) UNDER DELEGATED POWERS**

REFERENCE	06/19/0057/F
PARISH	Burgh Castle 10
PROPOSAL	Replacement of a static residential caravan with a two bedroom bungalow
SITE	Mill Nurseries (Caravan) Mill Road Burgh Castle GREAT YARMOUTH
APPLICANT	Mr A Bedingfield
DECISION	APPROVE
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REFERENCE	06/19/0096/F
PARISH	Burgh Castle 10
PROPOSAL	Demolition of outbuilding and erection of annexe; extension to dwelling to form new garage with rooms over; new entrance
SITE	The Old Farm Marsh Lane Burgh Castle GREAT YARMOUTH
APPLICANT	Mr D & Mrs K Buckworth
DECISION	APPROVE
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REFERENCE	06/19/0106/F
PARISH	Burgh Castle 10
PROPOSAL	Widening of existing driveway to serve 35 and 33 Butt Lane
SITE	35 & 33 Butt Lane Burgh Castle GREAT YARMOUTH
APPLICANT	Miss D Applegate
DECISION	APPROVE
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REFERENCE	06/19/0107/F
PARISH	Burgh Castle 10
PROPOSAL	Single storey extension
SITE	Four Acres Mill Road Burgh Castle GREAT YARMOUTH
APPLICANT	Miss S Hollis
DECISION	APPROVE
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REFERENCE	06/19/0110/F
PARISH	Burgh Castle 10
PROPOSAL	Widening of existing driveway to serve 33 and 35 Butt Lane
SITE	33 & 35 Butt Lane Burgh Castle GREAT YARMOUTH
APPLICANT	Mr S Harris
DECISION	APPROVE
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REFERENCE	06/19/0052/F
PARISH	Caister On Sea 3
PROPOSAL	Erection of 6 foot fence
SITE	4 Longfellow Road Caister GREAT YARMOUTH
APPLICANT	Mr F and Mrs K Steward
DECISION	APPROVE
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PLANNING APPLICATIONS CLEARED BETWEEN 28-MAR-19 AND 30-APR-19 FOLLOWING DETERMINATION BY THE GROUP MANAGER (PLANNING) UNDER DELEGATED POWERS

REFERENCE	06/19/0111/PDE
PARISH	Caister On Sea 3
PROPOSAL	Notification of Larger Home Extension - Demolition of conservatory and erection of single storey rear extension
SITE	52 Second Avenue Caister GREAT YARMOUTH
APPLICANT	Mr R Lay
DECISION	PERMITTED DEV.
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REFERENCE	06/18/0496/CD
PARISH	Caister On Sea 4
PROPOSAL	Discharge of conditions 4, 10, 11, 14 and 15 of Planning Permission 06/17/0709/F
SITE	64 High Street Caister GREAT YARMOUTH
APPLICANT	Herringfleet Developments Ltd
DECISION	APPROVE (CONDITIONS)
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REFERENCE	06/18/0731/O
PARISH	Caister On Sea 4
PROPOSAL	Sub division of garden to form plot for detached bungalow and garage
SITE	7 Kingston Avenue Caister-On-Sea GREAT YARMOUTH
APPLICANT	Mr and Mrs Greene
DECISION	APPROVE
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REFERENCE	06/19/0074/F
PARISH	Caister On Sea 4
PROPOSAL	Loft conversion, proposed new porch and extension to driveway
SITE	42 Belstead Avenue Caister GREAT YARMOUTH
APPLICANT	Mr & Mrs S & L Greenlees
DECISION	APPROVE
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REFERENCE	06/19/0076/F
PARISH	Caister On Sea 4
PROPOSAL	Enlargement of existing driveway
SITE	67 Yarmouth Road Caister GREAT YARMOUTH
APPLICANT	Mrs A Overill
DECISION	APPROVE
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REFERENCE	06/19/0109/F
PARISH	Caister On Sea 4
PROPOSAL	Single storey rear extension
SITE	50 Yarmouth Road Caister GREAT YARMOUTH
APPLICANT	Mr M Tomlin
DECISION	APPROVE
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PLANNING APPLICATIONS CLEARED BETWEEN 28-MAR-19 AND 30-APR-19 FOLLOWING DETERMINATION BY THE GROUP MANAGER (PLANNING) UNDER DELEGATED POWERS

REFERENCE	06/19/0104/D
PARISH	Filby 6
PROPOSAL	Approval of reserved matters - application 06/17/0786/O for access, appearance, layout, siting and landscaping
SITE	The Orangery (land adj) Main Road Filby GREAT YARMOUTH
APPLICANT	Mr T Burrell
DECISION	APP. DETAILS
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REFERENCE	06/19/0123/CD
PARISH	Filby 6
PROPOSAL	Discharge of conditions 3, 5, 6, 7, 8, 9 and 10 of Planning Permission 06/17/0387/F
SITE	Manor Farm Church Lane Filby GREAT YARMOUTH
APPLICANT	Charles Wharton Limited
DECISION	APPROVE (CONDITIONS)
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REFERENCE	06/18/0682/F
PARISH	Fritton/St Olaves 10
PROPOSAL	Prop dev to enlarge existing outdoor leisure area incl membership based outdoor recreational facilities
SITE	Fritton Lake Church Lane Fritton GREAT YARMOUTH
APPLICANT	Fritton Lake Ltd Estate Office
DECISION	APPROVE
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REFERENCE	06/19/0034/F
PARISH	Fritton/St Olaves 10
PROPOSAL	Enlargement of existing outdoor leisure area, including elevated playground
SITE	Fritton Lake Church Lane Fritton GREAT YARMOUTH
APPLICANT	Fritton Lake Ltd
DECISION	APPROVE
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REFERENCE	06/19/0127/F
PARISH	Fritton/St Olaves 10
PROPOSAL	Erection of garage for storage of vintage cars
SITE	Herringfleet House Herringfleet Road St Olaves GREAT YARMOUTH
APPLICANT	Mr S Smith
DECISION	APPROVE
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REFERENCE	06/19/0021/PDE
PARISH	Great Yarmouth 5
PROPOSAL	Notification for Prior Approval for a Proposed Larger Home Extension - Proposed rear extension
SITE	38 Selwyn Road Gorleston GREAT YARMOUTH
APPLICANT	Mr P Dallimore
DECISION	PERMITTED DEV.
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PLANNING APPLICATIONS CLEARED BETWEEN 28-MAR-19 AND 30-APR-19 FOLLOWING DETERMINATION BY THE GROUP MANAGER (PLANNING) UNDER DELEGATED POWERS

REFERENCE	06/19/0063/F
PARISH	Great Yarmouth 5
PROPOSAL	Proposed new residential dwelling with garage at land to the rear of 16 Lynn Grove
SITE	16 Lynn Grove (Land to the rear) Gorleston GREAT YARMOUTH
APPLICANT	Mr J Fellas
DECISION	REFUSED
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REFERENCE	06/19/0119/F
PARISH	Great Yarmouth 5
PROPOSAL	Replace part of existing boundary fence with 1.8 metre high fence
SITE	1 Trafalgar Road West Gorleston GREAT YARMOUTH
APPLICANT	Mr P Davies
DECISION	APPROVE
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REFERENCE	06/19/0090/F
PARISH	Great Yarmouth 7
PROPOSAL	Proposed 2 storey rear extn, conversion of garage to form annexe; reinstate original drive access onto Park Road
SITE	1 Park Road Gorleston GREAT YARMOUTH
APPLICANT	Mrs M Farrow
DECISION	APPROVE
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REFERENCE	06/18/0576/LB
PARISH	Great Yarmouth 9
PROPOSAL	Replacement of 2No. first floor windows to match existing ground floor window. Ground floor window was
SITE	271 Southtown Road GREAT YARMOUTH Norfolk
APPLICANT	Mr & Mrs Williams
DECISION	LIST.BLD.APP
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REFERENCE	06/19/0006/F
PARISH	Great Yarmouth 11
PROPOSAL	Proposed two storey side extension and new front entrance porch
SITE	11 Greenacres Woodfarm Lane Gorleston GREAT YARMOUTH
APPLICANT	Mrs M Lowe
DECISION	APPROVE
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REFERENCE	06/19/0147/F
PARISH	Great Yarmouth 11
PROPOSAL	Proposed porch and playroom extension; erection of shed
SITE	200 Lowestoft Road Gorleston GREAT YARMOUTH
APPLICANT	Mr & Mrs Crane
DECISION	APPROVE
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**PLANNING APPLICATIONS CLEARED BETWEEN 28-MAR-19 AND 30-APR-19 FOLLOWING
DETERMINATION BY THE GROUP MANAGER (PLANNING) UNDER DELEGATED POWERS**

REFERENCE	06/18/0657/F
PARISH	Great Yarmouth 14
PROPOSAL	Change of use of extg garage to form two bed residential dwelling on extg footprint with ancillary space to rear
SITE	44A Deneside GREAT YARMOUTH Norfolk
APPLICANT	Mr S Foster
DECISION	APPROVE
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REFERENCE	06/19/0060/CD
PARISH	Great Yarmouth 14
PROPOSAL	Discharge of conditions 5, 6 and 7 of Planning Permission 06/18/0100/F - (Noise, Flood plan and bin store area)
SITE	32 Southgates Road GREAT YARMOUTH Norfolk
APPLICANT	Mr R Thompson
DECISION	APPROVE (CONDITIONS)
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REFERENCE	06/19/0097/CU
PARISH	Great Yarmouth 14
PROPOSAL	Change of use from A1/A2 shop to nail bar and beauty. Sui generis as A1 (shop)
SITE	38 Regent Street GREAT YARMOUTH Norfolk
APPLICANT	Ms T Le
DECISION	APPROVE
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REFERENCE	06/19/0102/CU
PARISH	Great Yarmouth 14
PROPOSAL	Renovation, restoration and change of use of dress hire premises and residential to 2 apartments
SITE	19 Nelson Road Central GREAT YARMOUTH Norfolk
APPLICANT	Mr G Czykieta
DECISION	APPROVE
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REFERENCE	06/18/0498/F
PARISH	Great Yarmouth 15
PROPOSAL	Demo.of extg buildings on site & construct 2 No.semi detached two storey dwelling houses with associated external areas
SITE	49A Northgate Street GREAT YARMOUTH Norfolk
APPLICANT	RBR Enterprises Limited
DECISION	APPROVE
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REFERENCE	06/19/0031/A
PARISH	Great Yarmouth 15
PROPOSAL	19 proposed signs
SITE	Asda Vauxhall Station GREAT YARMOUTH
APPLICANT	ASDA Stores Ltd
DECISION	ADV. CONSENT
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**PLANNING APPLICATIONS CLEARED BETWEEN 28-MAR-19 AND 30-APR-19 FOLLOWING
DETERMINATION BY THE GROUP MANAGER (PLANNING) UNDER DELEGATED POWERS**

REFERENCE	06/19/0039/CD
PARISH	Great Yarmouth 15
PROPOSAL	Discharge of condition 3 of Planning Permission 06/16/0446/F - in respect of materials
SITE	9 Union Road GREAT YARMOUTH Norfolk
APPLICANT	Mr Ancevicius
DECISION	APPROVE (CONDITIONS)
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REFERENCE	06/19/0134/A
PARISH	Great Yarmouth 15
PROPOSAL	Renewal of planning permission 06/14/0043/A to display 5 x 48 sheets
SITE	Howard Street South (Car Park) Howard Street South & Stonecutters Way GREAT YARMOUTH
APPLICANT	Mr B Porte
DECISION	ADV. CONSENT
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REFERENCE	06/19/0136/PDC
PARISH	Great Yarmouth 15
PROPOSAL	Notification for Prior Approval for Proposed C.O.U - convert 1st flr to create 1 bedroom, self contained flat
SITE	23-24 Broad Row GREAT YARMOUTH Norfolk
APPLICANT	Mr G Anjum
DECISION	PERMITTED DEV.
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REFERENCE	06/17/0681/F
PARISH	Great Yarmouth 19
PROPOSAL	Development of site to construct 13 houses
SITE	Bells Marsh Road Former Florida Group Ltd Bldg Gorleston GREAT YARMOUTH NR31 6PU
APPLICANT	Mr P Hammond
DECISION	APPROVE
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REFERENCE	06/19/0019/F
PARISH	Great Yarmouth 19
PROPOSAL	Sub-division of garden to form plot for an attached 2 bedroom dwelling. Revised layout to include car parking
SITE	166 Church Road Gorleston GREAT YARMOUTH
APPLICANT	Mr J Formosa
DECISION	REFUSED
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REFERENCE	06/19/0068/F
PARISH	Great Yarmouth 19
PROPOSAL	Conversion of ground floor shop into 2 shops and construct 2 x 2 bedroom flats above
SITE	69 High Street Gorleston GREAT YARMOUTH
APPLICANT	Mr Cox
DECISION	APPROVE
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PLANNING APPLICATIONS CLEARED BETWEEN 28-MAR-19 AND 30-APR-19 FOLLOWING DETERMINATION BY THE GROUP MANAGER (PLANNING) UNDER DELEGATED POWERS

REFERENCE	06/19/0069/F
PARISH	Great Yarmouth 19
PROPOSAL	Demolition of the garage/store and greenhouses and erect one bungalow with parking spaces
SITE	69 High Street Gorleston GREAT YARMOUTH
APPLICANT	Mr Cox
DECISION	APPROVE
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REFERENCE	06/19/0070/F
PARISH	Great Yarmouth 19
PROPOSAL	Proposed 2 storey extension
SITE	74 High Street Gorleston GREAT YARMOUTH
APPLICANT	Jary Properties & Developments
DECISION	REFUSED
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REFERENCE	06/19/0108/F
PARISH	Great Yarmouth 19
PROPOSAL	Single storey side and rear extensions with internal alterations
SITE	62 Church Lane Gorleston GREAT YARMOUTH
APPLICANT	Mr K Bollington
DECISION	APPROVE
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REFERENCE	06/19/0121/F
PARISH	Great Yarmouth 19
PROPOSAL	Proposed single storey rear extension
SITE	34 John Road Gorleston GREAT YARMOUTH
APPLICANT	Mr Scapolus
DECISION	APPROVE
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REFERENCE	06/19/0015/F
PARISH	Great Yarmouth 21
PROPOSAL	Extend front porch; demolish existing concrete garage and construct new block/render garage with pitched roof
SITE	49 North Denes Road GREAT YARMOUTH Norfolk
APPLICANT	Mrs D Boast
DECISION	APPROVE
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REFERENCE	06/19/0112/F
PARISH	Hemsby 8
PROPOSAL	Revised variation of condition 2 (layout) as approved on planning permission 06/18/0208/F
SITE	Peacehaven Yarmouth Road Hemsby GREAT YARMOUTH
APPLICANT	Marsden Builders 1979 Ltd
DECISION	APPROVE
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PLANNING APPLICATIONS CLEARED BETWEEN 28-MAR-19 AND 30-APR-19 FOLLOWING DETERMINATION BY THE GROUP MANAGER (PLANNING) UNDER DELEGATED POWERS

REFERENCE	06/19/0043/F
PARISH	Martham 13
PROPOSAL	Provision of temporary welfare unit
SITE	Water Management Alliance Martham Depot Cess Road Martham GREAT YARMOUTH
APPLICANT	Broads (2006) Internal Drainage Board
DECISION	APPROVE
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REFERENCE	06/18/0452/F
PARISH	Ormesby St.Marg 16
PROPOSAL	Renewal of planning permission nos 06/08/0131/F, 06/11/0815/F and 06/16/0541/F
SITE	Mill Farm North Road Ormesby St Margaret GREAT YARMOUTH
APPLICANT	Mr R Hirst
DECISION	APPROVE
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REFERENCE	06/18/0499/F
PARISH	Ormesby St.Marg 16
PROPOSAL	Proposed 6 new dwellings and barn conversion
SITE	37 Yarmouth Road Dairy Farm Ormesby St Margaret GREAT YARMOUTH
APPLICANT	Ms C Wingrove
DECISION	APPROVE
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REFERENCE	06/19/0037/F
PARISH	Ormesby St.Marg 16
PROPOSAL	Conversion and extension of existing barn to residential dwelling
SITE	Lily Bate Barn Scratby Road Scratby GREAT YARMOUTH
APPLICANT	Mr A & Mrs R Calver
DECISION	APPROVE
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REFERENCE	06/19/0083/F
PARISH	Ormesby St.Marg 16
PROPOSAL	Alterations and single storey flat roof extension
SITE	76 Beach Road Scratby GREAT YARMOUTH
APPLICANT	Ms M Haynes
DECISION	APPROVE
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REFERENCE	06/19/0089/F
PARISH	Ormesby St.Marg 16
PROPOSAL	Proposed alterations and 2 no single storey extensions
SITE	8 Leathway Ormesby St Margaret GREAT YARMOUTH
APPLICANT	Mr P Addy
DECISION	APPROVE
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**PLANNING APPLICATIONS CLEARED BETWEEN 28-MAR-19 AND 30-APR-19 FOLLOWING
DETERMINATION BY THE GROUP MANAGER (PLANNING) UNDER DELEGATED POWERS**

REFERENCE	06/19/0143/PDO
PARISH	Stokesby 6
PROPOSAL	Notification for Prior Approval for Installation of solar photovoltaics equipment
SITE	Hillborough Hole Filby Road Stokesby GREAT YARMOUTH
APPLICANT	Charles Wharton Ltd
DECISION	PERMITTED DEV.

REFERENCE	06/18/0699/F
PARISH	Winterton 8
PROPOSAL	Construct temp mobile home. Maintained for the duration of building works on site in connection with PP 06/13/506/F
SITE	High Barn Farm Edward Road Winterton GREAT YARMOUTH
APPLICANT	Mr L Tweed
DECISION	APPROVE

REFERENCE	06/19/0094/F
PARISH	Winterton 8
PROPOSAL	Extension to form garden room
SITE	Pebble Lodge The Craft Winterton GREAT YARMOUTH
APPLICANT	Mrs S White
DECISION	APPROVE

* * * * End of Report * * * *

PLANNING APPLICATIONS CLEARED BETWEEN 28-MAR-19 AND 30-APR-19 FOLLOWING DETERMINATION BY THE DEVELOPMENT CONTROL COMMITTEE

REFERENCE	06/18/0247/F
PARISH	Burgh Castle 10
PROPOSAL	Change of use of arable land for expansion to existing holiday park, 107 caravan bases
SITE	Cherry Tree Holiday Park Mill Road Burgh Castle GREAT YARMOUTH NR31 9QR
APPLICANT	Parkdean Resorts Ltd
DECISION	APPROVE

REFERENCE	06/18/0335/O
PARISH	Burgh Castle 10
PROPOSAL	Terrace of four dwellings with garages & parking. Access via private courtyard from Mill Road.
SITE	Mill Road (Land off) Burgh Castle GREAT YARMOUTH
APPLICANT	Mrs D Sawyer
DECISION	REFUSED

REFERENCE	06/19/0048/F
PARISH	Great Yarmouth 5
PROPOSAL	Construction of a 2 bedroom bungalow with vehicular parking/turning space
SITE	7 and 12 Cotoneaster Court (land between) Gorleston GREAT YARMOUTH
APPLICANT	Mr Ball, Hollowdale Homes
DECISION	APPROVE

REFERENCE	06/17/0358/F
PARISH	Martham 13
PROPOSAL	Conversion of existing barn to 2 dwellings and erection of 44 dwellings and associated infrastructure
SITE	Somerton Road (Land to South of) & White Street (East of) Church Farm Martham GREAT YARMOUTH
APPLICANT	Mr & Mrs H Cary
DECISION	APPROVE

* * * * End of Report * * * *