

**Reference: 06/13/0436/SU**

**Parish:** Great Yarmouth

**Officer:** Mrs M Pieterman

**Expiry Date:** 08-10-2013

**Applicant:** Great Yarmouth Borough Council

**Proposal:** Change of use and alterations of two further tennis courts to additional car parking

**Site:** North Drive Car Park

## **REPORT**

### **1. Background / History :-**

- 1.1 The application site is located along North Drive on the eastern beach side of the road. The Grade II listed Waterways are to the north, with the bowling greens and the Britannia Pier to the south. There are a number of prime hotels opposite and the area is classified as being within a Prime Holiday Area and a Conservation Area as defined in the adopted Borough Wide Local Plan.
- 1.2 Previous approval was granted in 1997 for the change of use of 4 tennis courts to provide car parking and the submitted application seeks approval for a further 2 courts to be removed to provide an additional 92 spaces.

### **2. Consultations :-**

- 2.1 Article 8 Notice/Neighbours: No response received
- 2.2 Property Services: No response received
- 2.3 Norfolk County Highways: No objection
- 2.4 Strategic Planning: Policies REC9, REC11, TR21, BNV9 & BNV10 apply

- 2.5 Conservation Officer: No objection but all equipment and surfaces should match existing
- 2.6 Emergency Planning Officer: No response received
- 2.7 British Pipeline Agency: No response received

### **3. Policy**

#### **3.1 POLICY BNV9**

WITHIN CONSERVATION AREAS PROPOSALS FOR THE DEMOLITION OF BUILDINGS OR STRUCTURES WHICH MAKE A POSITIVE CONTRIBUTION TO THE CHARACTER OR APPEARANCE OF THE AREA WILL BE PERMITTED ONLY IF THE REPLACEMENT BUILDING OR STRUCTURE OR THE AFTER-USE OF THE SITE WOULD PRESERVE OR ENHANCE THE CHARACTER OR APPEARANCE OF THE AREA. SIMILARLY THE COUNCIL WILL ONLY PERMIT THE FELLING, LOPPING OR TOPPING OF TREES THAT CONTRIBUTE TO THE CHARACTER OR APPEARANCE OF A CONSERVATION AREA IF THE APPLICANT CAN DEMONSTRATE NEED FOR THE WORK.

#### **3.2 POLICY BNV10**

NEW DEVELOPMENT IN OR ADJACENT TO A CONSERVATION AREA WILL BE REQUIRED TO BE SYMPATHETIC TO THE CHARACTER OR APPEARANCE OF THE AREA IN TERMS OF SCALE, HEIGHT, FORM, MASSING, MATERIALS, SITING AND DESIGN.

(Objective: To retain and enhance the character and appearance of conservation areas.)

#### **3.3 POLICY REC9**

THE COUNCIL WILL GRANT PLANNING PERMISSION FOR PROPOSALS WHICH WOULD ERODE THE OVERALL PROVISION OF RECREATIONAL OPEN SPACE AND CHILDREN'S PLAYSPACE ONLY WHEN IT IS DEMONSTRATED THAT THE PROPOSAL WOULD BE BENEFICIAL TO THE NEEDS OF THE COMMUNITY.

(Objective: To safeguard the existing level of provision.)

#### 3.4 POLICY REC10

THE BOROUGH COUNCIL, IN CONJUNCTION WITH THE EDUCATION AUTHORITY AND SCHOOL GOVERNORS, WILL ENCOURAGE THE JOINT PROVISION OF RECREATION FACILITIES ON SCHOOL SITES AND SEEK TO MAXIMISE THE DUAL USE OF SCHOOL BUILDINGS AND PLAYING FIELDS FOR COMMUNITY RECREATION PURPOSES. IN APPROPRIATE CIRCUMSTANCES AND WHERE NECESSARY APPROVALS FOR DEVELOPMENT MAY BE CONDITIONED TO ENSURE COMMUNITY USE.

(Objective: To improve provision for school and community use.)

#### 3.5 POLICY TR21

IN THE GREAT YARMOUTH SEAFRONT AREA, WITH THE ASSISTANCE OF ITS STATUTORY DEVELOPMENT CONTROL POWERS, THE COUNCIL WILL:

- (A) MAINTAIN AND ENHANCE THE STATUS OF GREAT YARMOUTH'S GOLDEN MILE (THE SEAFRONT BETWEEN EUSTON ROAD AND THE PLEASURE BEACH) AS THE MAIN FOCUS OF THE BOROUGH'S TRADITIONAL TOURIST INDUSTRY, AND PROVIDE THE BALANCE AND RANGE OF FACILITIES AND ATTRACTIONS WITHIN THIS AREA THAT MEETS THE NEEDS AND EXPECTATIONS OF ALL SECTIONS OF THE POTENTIAL MARKET;
- (B) PROTECT THE PREDOMINANT CHARACTER OF THE DIFFERENT AREAS OF THE SEAFRONT BY:
  - i RETENTION OF THE UNCOMMERCIALISED OPEN CHARACTER OF THE AREA TO THE NORTH OF THE BRITANNIA PIER;
  - ii RETENTION OF THE OPEN CHARACTER OF AREAS TO THE EAST OF MARINE PARADE BETWEEN BRITANNIA PIER AND THE PLEASURE BEACH, INCLUDING THE AREAS OF PUBLIC OPEN SPACE; AND,
  - iii STEERING PROPOSALS OF A HIGHLY COMMERCIAL NATURE TO AREAS PREDOMINANTLY IN SUCH USES;
- (C) SUBJECT TO AESTHETIC, CONSERVATION AND OTHER LAND-USE CONSIDERATIONS, EXTEND THE SEAFRONT ILLUMINATIONS SCHEME;
- (D) SUBJECT TO PROVEN NEED, PERMIT ADDITIONAL GAMING FACILITIES, INCLUDING A CASINO ;

- (E) SUBJECT TO THE LIKELY EFFECT ON ADJOINING OR NEIGHBOURING LAND-USES, FAVOURABLY CONSIDER PROPOSALS FOR ENTERTAINMENT DEVELOPMENT WITHIN AREAS DESIGNATED AS PRIME HOLIDAY ATTRACTION OR PRIME COMMERCIAL HOLIDAY AREAS ON THE PROPOSALS MAP;
- (F) MAINTAIN AND ENHANCE THE EXISTING CHARACTER OF THE AREA TO THE EAST OF MARINE PARADE;
- (G) SUBJECT TO SCALE AND DESIGN, FAVOURABLY CONSIDER ANY PROPOSAL TO EXTEND THE MARINA LEISURE CENTRE NORTHWARDS;
- (H) SUBJECT TO A DESIGN WHICH RETAINS THE PIER DECK AND PAVILION, FAVOURABLY CONSIDER REDEVELOPMENT OF THE WELLINGTON PIER COMPLEX.

#### **4. Assessment :-**

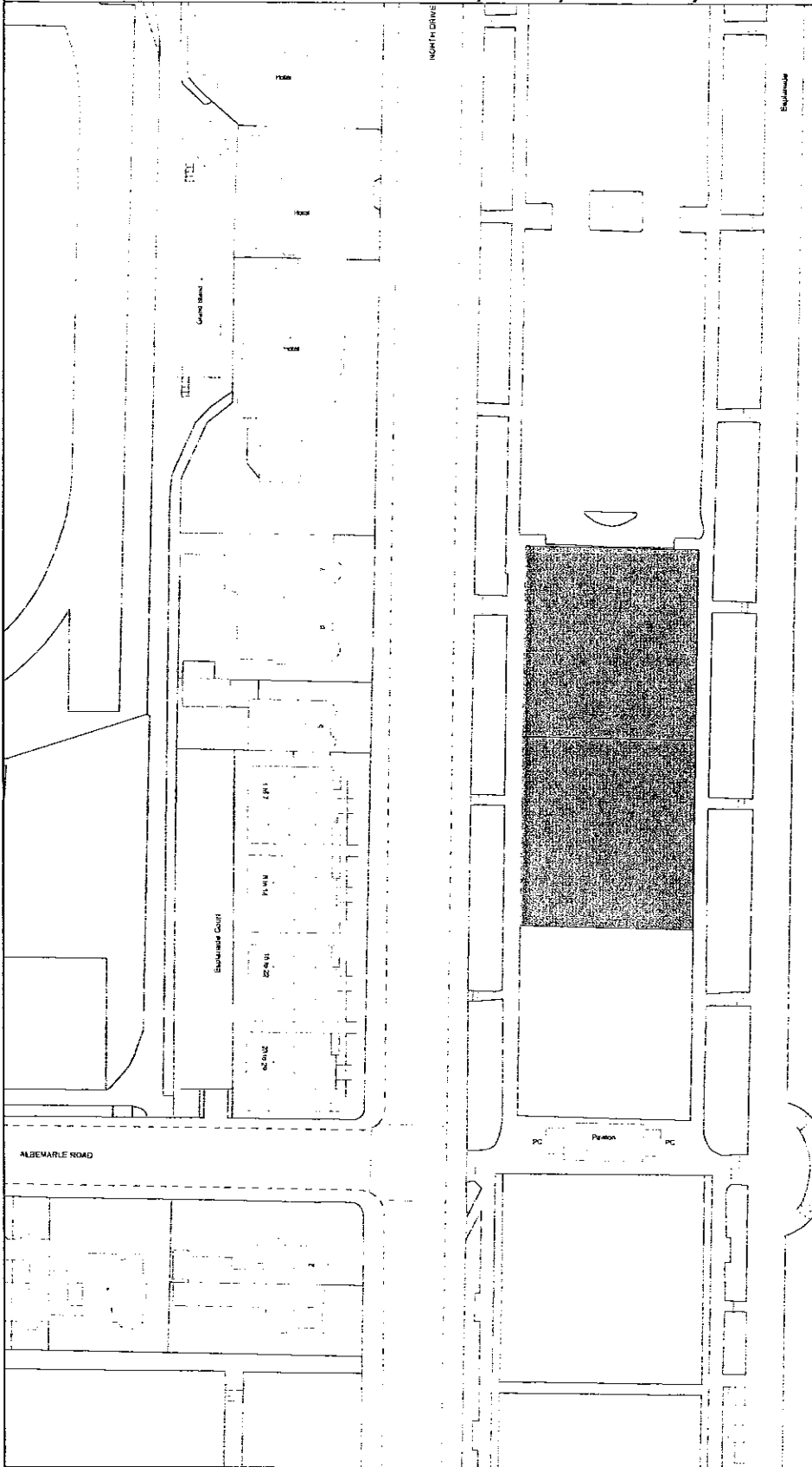
- 4.1 The submitted application seeks approval for the change of use of the existing tennis courts into additional car parking at the northern end of the Seafront. An earlier application for a similar development was approved in 1997 (Ref: 06/97/0765/SU).
- 4.2 The committee will be well aware of the parking pressures along the seafront and it has been stated that the tennis courts are underutilised and therefore using them to create additional parking would appear to be an acceptable solution in this instance.
- 4.3 The loss of community sporting facilities is of some concern, however as stated above these are underutilised and there are other tennis courts available in the borough at the Marina Centre, the Gorleston Tennis club and along Gorleston Seafront, there are also some other individual courts across the borough although these are somewhat limited in number.
- 4.4 The area does become very congested, particularly in the high season and some of the hotels in the area have limited parking and guests/patrons frequently use the existing car park, particularly in relation to weddings and other large parties or functions.

- 4.5 The area is located within the seafront Conservation Area and it is considered that the proposed change of use will not have a significant or adverse visual impact on the area, although the Conservation Officer has requested that the proposed utilities and surfacing match the existing as closely as possible.
- 4.6 There have been no objections received in relation to the loss of the tennis courts and the creation of 92 additional parking spaces.

**5. RECOMMENDATION :-**

- 5.1 Approve: On balance it is considered that the loss of the tennis courts and the creation of parking is acceptable and accords with the provisions of the adopted Great Yarmouth Borough Wide Local Plan and, in particular, policies REC9, REC11, TR21 BNV9 & BNV10 as it will not have a significant or detrimental impact on the amenities of the area.

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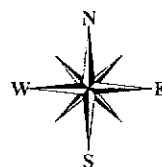
**GREAT YARMOUTH**  
BOROUGH COUNCIL

Planning and Business Services,  
Town Hall, Great Yarmouth,  
Norfolk. NR30 2QF

10 0 10 20 30 40 50 60 70 80 90 100

Metres

Scale = 1:1250 @ A4



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