



**GREAT YARMOUTH**  
BOROUGH COUNCIL

# Development Control Committee

**Date:** Tuesday, 08 March 2016

**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 one week 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**

## 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.

- |           |   |                  |
|-----------|---|------------------|
| <b>3</b>  | <b><u>MINUTES</u></b>   | <b>4 - 11</b>    |
|           | To confirm the minutes of the meeting held on 9 February 2016.  |                  |
| <b>4</b>  | <b><u>APPLICATION 06/15/0441/O FORMER PONTINS HOLIDAY CENTRE, BEACH ROAD, HEMSBY</u></b>  | <b>12 - 50</b>   |
|           | Re-development of site for up to 200 dwellings.   |                  |
| <b>5</b>  | <b><u>APPLICATION 06/14/0817/O HEMSBY ROAD, MARTHAM</u></b>   | <b>51 - 82</b>   |
|           | Residential development.  |                  |
| <b>6</b>  | <b><u>APPLICATION 06/15/0780/O REAR OF SELWYN HOUSE 28 THE GREEN MARTHAM</u></b>  | <b>83 - 93</b>   |
|           | Three detached dwellings with garages.  |                  |
| <b>7</b>  | <b><u>APPLICATION 06/15/0579/F 101 CHURCHILL ROAD GREAT YARMOUTH NORFOLK</u></b>  | <b>94 - 113</b>  |
|           | Change of use from public parking to private (GYBS) parking.  |                  |
| <b>8</b>  | <b><u>PLANNING APPLICATIONS CLEARED UNDER DELEGATED POWERS AND BY DEVELOPMENT CONTROL COMMITTEE FROM 1 FEBRUARY - 29 FEBRUARY 2016</u></b>  | <b>114 - 122</b> |
|           | Report attached.  |                  |
| <b>9</b>  | <b><u>ANY OTHER BUSINESS</u></b>  |                  |
|           | To consider any other business as may be determined by the Chairman of the meeting as being of sufficient urgency to warrant consideration. |                  |
| <b>10</b> | <b><u>EXCLUSION OF PUBLIC</u></b>   |                  |
|           | 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

Tuesday, 09 February 2016 at 18:30

### PRESENT :

Councillor Reynolds (in the Chair); Councillors Andrews, Collins, Jermany, Lawn, Linden, Sutton and Wright

Councillor Grey attended as a substitute for Councillor Annison

Councillor Fairhead attended as a substitute for Councillor Wainwright

Councillor Walker attended as a substitute for Councillor Blyth

Mr D Minns (Planning Group Manager), Miss G Manthorpe (Senior Planning Officer), Mrs E Helsdon (Technical Planning Officer) and Mrs S Wintle (Member Services Officer)

### **1 APOLOGIES FOR ABSENCE**

Apologies for absence had been received from Councillors Annison, Blyth, Grant and T Wainwright.

### **2 DECLARATIONS OF INTEREST**

It was noted that Councillor Grey declared a Personal Interest in item 5 and in accordance with the constitution was allowed to both speak and vote on the matter.

### **3 MINUTES**

The Minutes of the meeting held 15 December were confirmed.

### **4 APPLICATION 06/15/0545/F POTTERS LEISURE RESORT COAST ROAD HOPTON**

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

The application sought to construct a coastal protection scheme to protect the coastline fronting Potters Leisure Ltd site at Hopton. The works will consist of a rock revetment that will run along the toe of the existing concrete sea wall and four rock groynes.

Members were advised that by implementing the scheme it is anticipated a satisfactory level of protection will be restored to the coast, managing the erosion that is currently effecting it and thereby protecting Potters Leisure which is located on the cliff top.

The Planning Group Manager advised that the scheme was to be entirely funded by the applicant's Potter Leisure Limited.

The Planning Group Manager informed Members that the application proposal was similar to a previous application in January 2014 from Bourne Leisure and that the proposal for the coastal defence below Potters would be contiguous with the Bourne Leisure completed coastal defences.

It was reported that should the application be approved the scheme would take approximately 6 months to complete and would be staged to minimise exposure risks between removal of the old and construction of the new defences. Normal working hours would be Monday - Friday 07:30 to 17:00 and Saturdays 08:00 to 13:00, however it is noted the "rock dumping" from the barge is tidally dependant, so some infrequent working hours may be required, although any working outside of normal hours would be agreed in advance with the Council's Environmental Health Department.

It was reported that 23 letters of support had been received, Hopton Parish Council, Natural England, Hopton Coastal Action Group and Environmental Health had no objections. Whilst it was noted that the Environment Agency had no objection they had recommended that the GYBC Coast Protection Team agree coastal monitoring programme with the applicant as a condition of consent. Norfolk Historic Environment Service had no objections subject to imposition of archaeological condition.

The Planning Group Manager provided Members with a summary of comments made by Waveney District Council Coastal Management.

It was reported that a Marine Management Organisation (MMO) licence would be required, the applicant had stated that discussions had been held and an application was in the process of being made.

The Planning Group Manager reported that the works proposed would help with the sustainability of the Potters Leisure Site, provide stability to the remaining defence structures, contribute to alleviate the concerns of the local community and continue to promote the social and economic activity in the area whilst protecting the substantial and future financial investment in Potters Leisure.

The Planning Group Manager reported that the application was recommended for approval as it conformed to Policies INF16, CS16.

A Member requested information on what expert advice had been sought. The Planning Group Manager advised that Bernard Harris, Coastal Manager had provided expert advice.

A Member asked if the completed works at the Bourne Leisure site gave an indication

of success, and was advised that it was too early to tell although it was reported that the prediction for the defences lasting was 20-30 years with no additional maintenance required.

A question was raised in regard to communication between both GYBC and Waveney District Council, Members were advised that a Coastal Partnership Group was being formed.

RESOLVED :

That application 06/15/0545/F be approved as the proposal complied with Policies INF16, CS16 and the aims of the NNPF and Marine Policy subject to a monitoring agreement including trigger levels, and subject to referral to the Secretary of State in accordance with the Environment Assessment Regulation 2011 as necessary.

## **5 APPLICATION 06/15/0580/F LOWESTOFT ROAD HOPTON ON SEA**

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

The application sought approval for 15 single storey dwellings. The proposal is located outside the current development limits of Hopton on Sea therefore development would be contrary to the Borough wide Local Plan (2001).

The Senior Planning Officer reported that the site is bounded on one side by the A12 and accessed via Lowestoft Road. It was noted that there had been a previous application approved on the land adjacent to the site to the South for 30 private and affordable dwellings.

It was reported that the site is outside the defined development limits and had been identified in the Strategic housing Land Availability Assessment (SHLAA) 2010 and 2012 as being a deliverable site, it was reported that the site was then removed from the 2014 SHLAA as planning permission had been granted on a portion of the site to the south for 30 residential dwellings.

The Senior Planning Officer reported that the Parish Council had objected to the application, the main objection was regarding sewerage and water drainage, although it was reported that Anglian Water had stated that the sewerage system had available capacity for these flows and had not recommended any conditions.

Norfolk County Council - Historic Environment Service had recommended that in accordance with paragraph 141 of the NPF a programme of archaeological mitigatory work be carried out and conditions imposed.

It was reported that there had been 3 objections received from neighbours the main concern being the preservation of the trees at the boundary to Lowestoft Road, surface water flooding, protection of the ring ditch and levels of noise.

There had been no objections from the Highways Agency, Norfolk county Council and Natural England.

It was noted that although no response had been received from the Environmental Health Department the adjoining development had been conditioned and so this would be carried over to the current application.

The Senior Planning Officer reported that the application was recommended for approval.

The Chairman asked in regard to the responsibility after construction of private road access, the Senior Planning Officer advised that the purchasers of the properties would be responsible although the main part of the road would be adopted by Norfolk County Council.

Concern was raised in regard to the drainage on the proposed development site.

A Member asked if the archaeological area would remain untouched, the Senior Planning Officer advised that the Norfolk Archaeological had requested that disturbance be limited and that permitted development rights be removed on buildings with archaeological remains.

The Chairman informed Members of an email received from Councillor H Wainwright that reiterated the objection received from the Parish Council.

Mr Mark Nolan - Agent presented a report on behalf of Cripps Development Ltd to Members.

A Member asked in regard to the location of the drainage soakaways, and was advised that most were located in the back garden of the properties although some properties soakaways were located through the brick weave on the driveways.

A question was raised in regard to the maintenance of the private roads and how purchasers would know that they were liable, it was advised that this would be reported in completed searches.

The Chairman expressed concern in regard to the history of the developers and suggested that the application if successful should have a clear management plan in place with purchasers prior to completion.

Mr Ramsden, Parish Council representative presented a report on behalf of the Parish Council to Members.

A Member asked in regard to the preservation of the trees, Mr Ramsden stated that he had approached the development company and made an offer to purchase the area of trees within the boundary, although this had been refused, it was noted that the trees had since been destroyed and a new fence erected.

Concern was raised in regards to the management of properties established on private roads.

RESOLVED :

That application 06/15/0580/F be approved subject to conditions to provide a satisfactory form of development and the completion of a Section 106 Agreement.

## **6 APPLICATION 06/15/0685/O PEACEHAVEN YARMOUTH ROAD HEMSBY**

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



The Senior Planning Officer reported that this was an outline application for the demolition of the existing property and the erection of 8 bungalows.

The Senior Planning Officer reported that there had been 9 Letter of objections from neighbours/public the main concerns were incorrect boundary, disturbance, wildlife preservation, pressure on local services and drainage.

There had been an objection received from the Parish Council due to overdevelopment of land and concerns with regard to the visibility exiting the land.

It was reported that the UK power Networks requested the nearby substation be considered as it generates noise.

The Senior Planning Officer reported that initially Highways had raised objections to the access particularly regarding the visibility splay, however an amended drawing had now overcome this concern and highways had withdrawn their initial comments. It was noted that Highways still had concerns regarding the parking and layout although this would be resolved at a more detailed stage.

The Senior Planning Officer reported that the boundary of the site had been a matter of many objections received, however a certificate A had been signed stating the applicant was the owner.

The Senior Planning officer stated that the applicant had agreed to Policy CS4 of the Core Strategy and that if approval is given a Section 106 would be required.

It was reported that the layout of the application appeared to be contrived, although it was reported that subject to an acceptable layout which provided sufficient levels of curtilage and parking, the density of the proposal would be considered acceptable.

The Senior Planning Officer reported that the application is recommended for approval.

The Chairman suggested that a condition be recommended in regard to the developments private road that an agreement be established to state that property owners would be responsible for the maintenance of the road.

The Ward Councillor asked in regard to drainage and flooding and was advised that drainage ditches would be in place.

RESOLVED :

That application 06/15/0685/O be approved subject to conditions regarding drainage, parking provision, a limit on the size of the properties, construction time limits, boundary treatments, highways conditions and slab level, and that approval be subject to a 106 agreement regarding affordable housing.

## **7 APPLICATION 06/15/0749/SU EUSTON ROAD GREAT YARMOUTH**

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

The Planning Group Manager reported that the application sought to change the use of the bowling green into a car park.

It was reported that no comments had been received from environmental Health, Health and Safety Executive, Property Services, Great Yarmouth Tourism Authority and Strategic Planning.

It was noted that highways had no objections subject to conditions ensuring the lighting poses no hazard to the highway. British Pipeline Agency had no objections subject to restrictions when developing close to a pipeline.

It was reported that there had been 10 letters of objections had been received the main concerns noted were the loss of green space and amenities, whether there is a need for additional car parking, disruption during construction and site location.

The Planning Group Manager reported that the application was recommended for approval.

A Member asked how many extra car spaces were to be provided if the application were successful, and was advised 51 regular bays, 3 disabled and 5 motorcycle bays.

A question was raised in regard to the balustrade removal, Members were advised that the ornamental stone balustrades were to be retained with the exception of the access to the car park.

The Ward Councillor for Central and Northgate Ward reported that he had no objections to the development.

RESOLVED :

That application 06/15/0749/SU be approved subject to conditions regarding the BPA recommendations, the highways conditions and a flood response plan.

## **8 APPLICATION 06/15/0631/F GLEBE FARM MAIN ROAD FILBY**

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

The Group Manager Planning reported that application sought approval to demolish Glebe Farmhouse and replace it with two pairs of semi-detached houses.

It was reported that Highways had initial concerns with regard to layout, access and visibility, following receipt of these concerns the proposed plans were amended the Highways Officers objections had been withdrawn subject to standard conditions including the provision of visibility splays, the driveway to be a minimum of 4.5m for a minimum length of 10m and footway widening.

The Group Manager Planning reported that the Parish Council had objected with the main objections being, site not within Borough-Wide Plan area, the access road, and visibility splay.

The Group Manager Planning reported the development of this site would appear to be a logical infilling between existing houses and would not result in any harm to the street scene, and that the proposal complies with relevant criteria within the Interim Housing Land Supply Policy.

It was reported that the distance between the dwellings and siting of the car shelter,

the proposal if approved would not have a significant adverse effect on the neighbouring property as to justify refusal on the grounds of overlooking.

The Group Manager Planning reported that the application was recommended for approval.

The Chairman reported that the Local Parish Councillor had initial concerns but since the plans had been amended these concerns had been withdrawn.

Mr Bartlett - Objector presented a report of his main objections to the Committee.

- Inadequate parking provisions
- A1064 main road cannot sustain parking
- Pedestrian hazards
- Privacy
- Elevated Land
- Plans for adjacent Barns

A Member in relation to Mr Bartlett's concern regarding inadequate parking asked if this had been raised by the Highways Officer and was advised that the Highways Officer had no objections.

The Chairman agreed with Mr Bartlett in regards to the A1064 main road.

A Member asked in relation to the distance of the nearest property to Mr Bartlett's and was advised that this was approximately 100ft.

A motion was moved and seconded that application 06/15/0631/F be rejected on the grounds that it was unneighbourly.

Following a vote, the motion was lost.

A second motion was made to approve the application in line with the recommendation of the Planning Group Manager.

RESOLVED :

That application 06/15/0631/F be approved as the proposal complies with the Interim Housing Land Supply policy, subject to the conditions required by Highways.

## **9 PLANNING APPLICATIONS CLEARED UNDER DELEGATED POWERS AND BY DEVELOPMENT CONTROL COMMITTEE FROM 1 JANUARY - 31 JANUARY 2016.**

The Committee noted the planning applications cleared under delegated powers and by the Development Control Committee for the period 1 January 2015 to 31 January 2016.

## **10 ANY OTHER BUSINESS**

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

The meeting ended at: 20:45

**Reference: 06/15/0441/O**

**Parish: Hemsby**

**Officer: D. Minns**

**Expiry Date: 30-10-2015**

**Applicant: Northern Trust Company Ltd**

**Proposal: Re-development of the site for up to 200 dwellings and community/commercial facilities, together with associated public open space and landscaping**

**Site: Former Pontins Holiday Centre, Beach Road, Hemsby**

## **REPORT**

### **1.0 Background / History :-**

#### **1.1 Site Location and Context:-**

1.2 The site is located in the centre of the built up area of Hemsby, to the south east of the main shopping area. Access is off Beach Road, which runs along the northern boundary of the site and connects with Kings Way to the west with the beach and the tourist and entertainment area to the east. The main access to the site is from Beach Road to the north of the site and a large section of the site adjoins Kings Way which runs immediately adjacent to this single carriageway road, which provides one of the main accesses into Hemsby and provides access to Scratby and Caister to the south. A minor road, Back Market Lane, also runs along the eastern boundary of the site and links Beach Road to the north with Newport Lane in the south.

1.3 The western boundary of the site forms the boundary between the tourist allocated area and residential areas of Hemsby, with residential area of Homestead Gardens and Beach Road around the northwest corner of the site and residential development adjacent to the southern boundary on Newport Road. To the east of the site along Back Market Lane are two static caravans parks, namely Bermuda Holiday Park and Florida Estate.

1.4 The accommodation on the site currently comprises extensive ranges of flat roofed chalet blocks together with a large facilities building together with other

ancillary buildings. Overall accommodation at maximum capacity was around 2,440 people as set out in the viability and options appraisal accompanying the application.

1.5 Pontin's was first formed in 1946 and provided low cost family accommodation for self-catering and half board holidays across the UK and up until April 2008 the Pontin's holiday centre in Hemsby was part of the wider Pontin's company group. In 2008 Ocean Parcs Ltd acquired the Pontin's company and all of the operating holiday centres with the exception of the holiday centres at Hemsby, Blackpool and Torbay. Ocean Parcs Ltd were only prepared to take on a short term lease of the Hemsby Pontin's site, although they subsequently closed the site in December 2008 despite there being a year left on their lease.

1.6 The application site has been vacant since Ocean Parcs closed the Pontin's Centre in 2008 and whilst there has been 24 hr security the site has suffered from burglaries and criminal damage.

## **2.0 Recent Planning Background**

2.1 A planning application was submitted in 2011 (Ref 06/11/0208/O) for the redevelopment of the site for a 60 bed Care Home and up to 191 houses, together with associated open space and infrastructure. The application was subsequently withdrawn by the applicant prior to the application being considered by the Development Control Committee.

## **3.0 The Current Proposal:-**

3.1 This is outline planning permission for redevelopment of the site for up to 200 dwellings and community/commercial together with associated public open space and landscaping. To be considered as part of this application is the means of access to the application site. All other matters ie Appearance, Landscaping, Layout and Scale are reserved for future approval.

3.2 The application site 8.85 hectares (Approximately 22 Acres). The Design and Access Statement submitted with the application states that approximately 8.04 hectares will comprise residential development including affordable housing, the amount which dependent on viability and subject to negotiation with the Local Authority. The housing mix will comprise predominantly detached family housing with some semi-detached and terrace units. These would be mainly two storeys with no property higher than 3 storey according to the statement.

3.3 The community/ commercial facilities are proposed to be located on a area of 0.81 hectares (1.9 acres) along the western boundary of Kings Way with associated car parking. The Design and Access Statement states that the units will comprises two detached single storey buildings with a combined floor space not exceeding 900sqm(9805 sq ft). These are likely to be in blocks/ wings not exceeding 15m in width and 45m in length Ridge heights are not anticipated to exceed 8m. Pedestrian access is anticipated to be linked from in the general development and off Kings Way which may be sub divided into smaller units. Flexibility is sought in terms of the range of possible uses.

3.4 The statement goes on to say that the facilities will assist in integrating the new development into the local community by providing opportunities for additional and improved local facilities to support existing and future residents of the local area. It should be noted that the application form does not include to the floor area as described in the Design and Access statement only to say that the amount is unknown. As is the number of potential employment opportunities.

3.5 The indicative plan demonstrates how the site can be developed along with areas for housing, commercial/ community facilities and open space areas.

The plan includes:-

- a) the location of the access points for the development and , namely an access off Beach Road in the same approximate location as the existing access, together with two new accesses for the residential development off Kings Way.
- b) the location and site area for the community/ commercial facilities are shown on the Kings Way frontage in two blocks one accessed off the residential access and one access directly from Kings Way.
- c) Indications of housing mix and scale including details of open space, however the level of detail is reflective of the fact the application is for outline permission with all matters reserved for future approval.

3.6 In terms of the flexibility of uses referred to above the plans states that Use Classes A1, A2, A3,A5 and D1 are proposed. For clarification the following list gives an indication of the types of use which may fall within each use class.

A1 - Shops, retail warehouses, hairdressers, undertakers, travel and ticket agencies, post offices, pet shops, sandwich bars, showrooms, domestic hire shops, dry cleaners, funeral directors and internet cafes.

A2 - Financial and professional services - Financial services such as banks and building societies, professional services (other than health and medical services) and including estate and employment agencies.

A3 - Restaurants and cafés - For the sale of food and drink for consumption on the premises - restaurants, snack bars and cafes.

A4 - Drinking establishments - Public houses, wine bars or other drinking establishments (but not night clubs).

A5- Hot food takeaways - For the sale of hot food for consumption off the premises

D1 - Non-residential institutions - Clinics, health centres, crèches, day nurseries, day centres, schools, art galleries (other than for sale or hire), museums, libraries, halls, places of worship, church halls, law court. Non residential education and training centres.

**3.7 The application includes a Zebra crossing of Kings Way between the retail and the footway into the Barleycroft estate as well as two new bus stops with shelters and length of improvement/widening of the east side footway . A bus shelter to the bus stop on the south side of Beach Road will also be provided.**

3.8 The site is well established with extensive planting and hedging and the layout shown on the Masterplan seeks to retain areas of established planting within open space provision on the site.

3.9 Accompanying the application are the following documents:-

- Planning Statement
- Design and Access Statement
- Transport Statement
- Framework Travel Plan
- Flood Risk Assessment
- Ecological Assessment
- Tree Survey and Constraints Summary Report
- Marketing Report and Appraisal

#### **4.0 Consultations :-**

**4.1 Parish Council** - Hemsby Parish Council object to the above outline planning application for the following reasons:-

1. The site is a PRIME Holiday area, which will also require change of use, but are concerned if approved will this set a precedent for other Prime holiday areas in Hemsby or the Borough to have this protection removed and re-developed.



2. The infra-structure is not adequate to cope with the increase of population or increase in traffic on the highways. Drainage is poor on the site and regularly flooded the area with increased demand.

3. Lack of educational facilities to cope with extra child places.

4. One medical centre in the village which is already struggling with high number of patients.

5. As a holiday resort the site employed many from the local area, where will new residents find work in an area which is mainly tourism.

4.2 Representations received – Approximately 49 responses of which 48 are opposed to the proposal with one in favour of the development. Sample copies attached to the report. Others available on planning file and website. In summary, the views of neighbouring owners and occupiers are:-

- Any new development will place further demands on local facilities.
- The proposal is contrary to current policies in the Local Plan
- Loss of holiday accommodation
- This is a holiday resort area which should be substantially be maintained
- Impact on local facilities and infrastructure
- Hemsby both socially and physically cannot cope
- Insufficient demand for further housing put additional responses
- It would be great if it could be a caravan park for tourists with entertainment etc to keep Hemsby alive
- Schools. Doctors, dentists cannot cope
- Having been flooded in June 2014 further housing in these sorts of numbers will cause even more devastating flooding The surface water drainage is not fit for purpose now or it wouldn't have flooded last year
- Further housing will make matters worse
- Our doctors surgery is only open 3 days per week with no parking available
- The village needs more holiday/leisure facilities to keep our small shops
- More housing not needed
- It's a holiday area and should be left as a leisure use
- Since Pontins has closed there has been a steady deterioration in the area with regards holiday facilities and this is noticeable year after year if things deteriorate much more my family will look to holiday elsewhere.
- Tourism is major income to the community and more holiday facilities are required not housing
- Housing on this site will set a precedent for other holiday sites to go the same way

- Hemsby will no longer be a village but a town
- Current owners have refused to sell for holiday use
- Hemsby is a village with a strong sense of community and we want it to stay that way
- There are no jobs to warrant further housing in the area
- Do not need the additional traffic going through the village
- Golden opportunity to get a new health centre on this site
- Loss of potential employment generator

The letter of support

- Pontins became an appalling source of noise both day and night and we were profoundly affected and made ill by the it I am strongly in favour of the proposal

Some representative letters from respondents are attached to the report. All of the correspondence received can be seen on the planning file in the planning office.

#### **4.3 Great Yarmouth Cycle Forum**

We would like to see the primary streets in the proposed development ( as shown on the Masterplan) provided with a segregated cycle track, 2.1 m wide(minimum)on both sides of the road. Key aspects to this provision are:

- Space away from traffic
- Not mixed with pedestrians
- Careful layout of car parking
- Layer separation
- Secondary streets should be made more permeable for cyclists and pedestrians
- The development should be covered by a 20mph speed limit
- Developer contributions should be sought to provide off road cycle facilities along Kings Way the verge is wide here and verge is wide enough to accommodate two way segregated traffic.

#### **4.4 Health Authority – Any response to be reported**

#### **4.5 Norfolk County Council**

Infrastructure Requirements – Education

The current situation at local schools is as follows:

School	Capacity	Numbers on Roll (January 2015)	Spare Capacity

Hemsby Primary School	207	164	<b>+43</b>
Flegg High School (11-16)	950	807	<b>+143</b>

The table below shows the number of houses (or family house equivalents) needed to generate a single child place based on the demographic multiplier above:

**Table 3 Number of Dwellings Needed to Generate 1 Child Place**

<b>Sector</b>	<b>Nursery</b>	<b>Primary</b>	<b>High</b>	<b>Sixth Form</b>
No. children	12	4	7	36

This number of dwellings (200) could put pressure on the local primary school but does depend on the number of children generated by such a development. Hemsby Primary school cannot be expanded on its current site but does have some spare capacity. Some children who live in the Hemsby catchment do choose to attend other schools such as Martham and Ormesby and this pattern may have to continue should there not be sufficient capacity for children from this development at Hemsby Primary School.

No contributions will be sought for Nursery, Primary or High School.

**Fire Service – operational no objection provided complies with the building regulations**

#### **Housing:**

With reference to the proposed development, taking into account the location and infrastructure already in place, our minimum requirement based on 200 no. dwellings would be 4 fire hydrants on no less than a 90mm main at a cost of £447.80 each (Essex and Suffolk Water prices).

#### **Community Facilities:**

With reference to the proposed development, based on the location and infrastructure already in place and the type of buildings proposed, our minimum requirement is for an additional fire hydrant capable of delivering a minimum of 20 litres per second of water on no less than a 150mm main at a cost of £498.80.

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

### Library Provision

A development of 200 dwellings would place increased pressure on the existing library service particularly in relation to library stock, such as books and information technology. This stock is required to increase the capacity of Caister library. It has been calculated that a development of this scale would require a total contribution of £12,000 (i.e. £60 per dwelling). This contribution will be spent on book stock (project A).

### Environment

#### General Comments

Connections into the local Green Infrastructure (GI) network, including Public Rights of Way and ecological features, should be considered alongside the potential impacts of development. Mitigation should therefore be included within the site proposal. Maintenance/mitigation for new and existing GI features may require a contribution or commuted sum in order to allow the local GI network to facilitate the development without receiving negative impact and equally, allow the development to integrate and enhance the existing network.

#### Specific Comments

This site lies within 1km of Winterton Horsey Dunes Site of Scientific Interest (SSSI) and Special Area of Conservation (SAC). Within a 2km radius of the site lie further internationally important sites including Broadland Ramsar, Trinity Broads SSSI, Broads SAC and Broadland Special Protection Area. This site therefore falls within the Natural England residential SSSI impact zone and so it is likely that screening for a Habitats Regulation Assessment (HRA) will be required as stated under Article 6(3) of the Habitats Directive.

In the interest of the coastal access path coming forward, the local green infrastructure network and designated sites, the Natural Environment Team will be requesting a contribution towards infrastructure improvements and monitoring to include;

- Installation and maintenance of number counter(s) to monitor user numbers in relation to development.
- Provide signage to the coastal route from development, and interpretation explaining sensitive features.
- Conduct impact assessment surveys.
- Potential path improvements to minimise impacts on protected features.

This contribution is currently estimated at **£46,000** which equates to **£230** per dwelling.

## 4.6 Highways

The developer is proposing a mitigation package that includes a Zebra crossing of Kings Way between the retail and the footway into the Barleycroft estate as well as two new bus stops with shelters and length of improvement/widening of the east side footway. A bus shelter to the bus stop on the south side of Beach Road will also be provided. The development will have a Travel Plan secured by condition and will need a performance bond secured by S106 Agreement. In the light of the above agreed mitigation package the highway Authority recommends no objection subject to the following suggested conditions and the above mentioned S106 being completed.

## 4.7 Lead Flood Authority (Norfolk County Council)

We are able to **remove our objection subject to conditions** being attached to any consent if this application is approved. We recognise that the Local Planning Authority is the determining authority, however to assist, we suggest the following wording:

### Condition:

Prior to commencement of development, in accordance with the submitted Flood Risk Assessment (Create Consulting, Revision A, dated November 2015) detailed designs of a surface water drainage scheme incorporating the following measures shall be submitted to and agreed with the Local Planning Authority in consultation with the Lead Local Flood Authority. The approved scheme will be implemented prior to the first occupation of the development. The scheme shall address the following matters:

I. Provision of surface water attenuation storage, sized and designed to accommodate the volume of water generated in all rainfall events with no offsite discharge up to and including the critical storm duration for the 1 in 100 years rainfall event including allowances for climate change.

II. Detailed designs, modelling calculations and plans of the of the drainage conveyance network in the:

☐ 1 in 30 years critical rainfall event to show no above ground flooding on any part of the site; and

☐ 1 in 100 years critical rainfall event plus climate change allowances to show, if any, the depth, volume and storage location of any above ground flooding from the drainage network ensuring that flooding does not occur in any part of a building or any utility plant susceptible to water (e.g. pumping station or electricity substation) within the development.

III. Plans showing the routes for the management of exceedance surface water flow routes that minimise the risk to people and property during rainfall events in excess of 1 in 100 year return period.

IV. Details of how all surface water management features to be designed in accordance with The SuDS Manual (CIRIA C697, 2007), or the updated The SuDS Manual (CIRIA C753, 2015), including appropriate treatment stages for water quality prior to discharge.

V. A maintenance and management plan detailing the activities required and details of who will adopt and maintain the all the surface water drainage features for the lifetime of the development.

**Reason:**

To prevent flooding in accordance with National Planning Policy Framework paragraph 103 and 109 by ensuring the satisfactory management of surface water flow paths, storage and disposal of surface water from the site in a range of rainfall events and ensuring the surface water drainage system operates as designed for the lifetime of the development.

**4.8 Historic Environment Service**

An archaeological evaluation has previously been carried out at the proposed development site and the results submitted with the current application. The proposed development has been subject of an archaeological evaluation by trial trenching albeit at a lower level than normal because of the number of buildings on the site which revealed the presence of Neolithic activity at the site and there is potential that further heritage assets on the site that may be affected by the proposed development.

4.9 The site was also used as a military camp in the 2<sup>nd</sup> World War and a pill box is believed to survive beneath an earth mound on the (western) Kings Ways frontage. If the pill box is extant we request that it is retained within the proposed development. Also because of its heritage a photographic record should be taken of the camp which plays a significant role within the history of the Norfolk Coast. In accordance with paragraph 141 of the NPF it is recommended that a programme of archaeological work is carried out and conditions are imposed.

**4.10 Norfolk Constabulary**

Recommends appropriate boundary treatment encloses the site to provide adequate security protection, privacy and reduce unauthorised pedestrian permeability. Specific and general advice on design and layout to provide a secure development.

**4.11 Essex and Suffolk Water** – We have no objection to the proposed development subject to compliance with our requirements. Consent will be given to this development on the condition that a metered water connection is made to our company network for each new dwelling/community and commercial unit for revenue purposes.

#### **4.12 Anglian Water**

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

4.13 The sewerage system at present has available capacity for these flows. If the developer wishes to connect to our sewerage network they should serve notice under Section 106 of the Water Industry Act 1991. We will then advise them of the most suitable point of connection.

#### **4.14 Surface Water Disposal**

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

4.16 The surface water strategy/flood risk assessment submitted with the planning application relevant to Anglian Water is unacceptable as the planning application states that a connection to the public sewer is required, whereas the FRA states that the site will drain surface water flows via infiltration. As Anglian Water have no public surface water sewers in the area we would need to be satisfied that surface water flows are not being discharged to the public foul water network. We would therefore recommend that the applicant needs to consult with Anglian Water and the Environment Agency.

4.17 We request a condition requiring a drainage strategy covering the issue(s) to be agreed.

#### **CONDITION**

*No drainage works shall commence until a surface water management strategy has been submitted to and approved in writing by the Local Planning Authority. No hard-standing areas to be constructed until the works have been carried out in accordance with the surface water strategy so approved unless otherwise agreed in writing by the Local Planning Authority.*

#### **REASON**

*To prevent environmental and amenity problems arising from flooding.*

#### **4.18 Natural England Revised Comments following initial objection**

In our previous advice to your authority (our ref: 169706, dated 20th November 2015), we advised that further information was required before adverse impacts to the aforementioned sites could be ruled out. The shadow Habitats Regulations Assessment (HRA) acknowledged the potential for recreational impacts to some of these sites but concluded that adverse impacts were unlikely due to the provision of public open space within the development and the



presence of nearby footpath links which it considered would be used for regular recreational activity by residents and so mitigate against recreational pressures on N2K sites. Natural England agrees that, whilst the provision of informal open space within and close to the development can, if effectively designed (i.e. to include circular walks of sufficient length, dogs-off-leads areas etc.), help absorb routine recreation to an extent, the unique draw of the nearby N2K sites means it is unlikely to fully mitigate recreational impacts **in combination** with other development within the borough.

The HRA of the adopted Great Yarmouth Core Strategy identified that increased recreational activity by residents of new dwellings within the borough may have a cumulative, '**in combination**' impact on a number of N2K sites.

Policy CS11 of the Core Strategy therefore stipulates that "*Relevant development will be required to deliver the mitigation measures identified in the Natura 2000 Sites Monitoring and Mitigation Strategy*". Furthermore, Policy CS14 states that your authority will "*Seek appropriate contributions towards Natura 2000 sites monitoring and mitigation measures*" as required

Natural England understands that appropriate contributions to the strategy have now been agreed between the developer and your authority in line with the findings of the relevant Core Strategy policies; we therefore advise that adverse impacts to N2K sites can be ruled out **both alone and in combination** with other plans and projects.

The withdrawal of Natural England's objection to this application does not necessarily mean that all natural environment issues have been adequately addressed, but that we are satisfied that the specific issues that we have raised in previous correspondence relating to this development has been met. Natural England, as stated in previous correspondence, is not in a position to give a view on issues such as local sites, local landscape character or the impacts of the development on species or habitats of biodiversity importance in a local context.

## **Internal**

### **4.19 Building Control**

Although outline only the need is highlighted to provide adequate Fire pump access and turning head in particular to the south of the site

**4.20 Environmental Health** – 'Environmental Services does not object to the grant of planning permission for the above referenced proposal. However, we do give the following advice, in formatives and recommended conditions for inclusion on any planning consent that may be granted. Matters such as:-

- a) hours of use and deliveries, plus submission of details of plant for the community and commercial facilities will be commented upon further for planning conditions should the proposed development reach a detailed



submission stage

- b)** Land Contamination: If planning permission is granted conditions are recommend to cover address any potential contamination on site and means of mitigation if present both before and during construction
- c)** Details of foul and surface water
- d)** Conditions controlling provision of external lighting to minimise light pollution and impact upon neighbour amenity
- e)** Control on hours of construction to reduce impact upon neighbour amenity
- f)** Conditions regarding potential Contamination and removal of existing buildings and materials and Local Air Quality as a result of dust during construction/demolition.

## **5.0 Planning Policy**

### **5.1 National Planning Policy Framework**

5.2 The presumption in favour of sustainable development is set out in paragraph 14. However, Paragraph 119 states that 'the presumption in favour of sustainable development does not apply where development requiring appropriate assessment under the Birds or Habitats Directives is being considered, planned or determined.' This applies to this proposal.

5.3 The core planning principles set out in the NPPF (paragraph 17) encourage local planning authorities to always seek to secure high quality design, encourage the effective use of land by reusing land that has been previously developed – providing that it is not of high environmental value, and ensure a good standard of amenity for all existing and future occupants. Paragraph 64 states that permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions

5.4 Paragraph 50 states that to deliver a wide choice of high quality homes, widen opportunities for home ownership and create sustainable, inclusive and mixed communities, local planning authorities should:

- plan for a mix of housing based on current and future demographic trends, market trends and the needs of different groups in the community (such as, but not limited to, families with children, older people, people with disabilities, service families and people wishing to build their own homes);
- identify the size, type, tenure and range of housing that is required in particular locations, reflecting local demand; and
- where they have identified that affordable housing is needed, set policies for meeting this need on site, unless off-site provision or a financial contribution of broadly equivalent value can be robustly justified (for example to improve or make more effective use of the existing housing stock) and the agreed

approach contributes to the objective of creating mixed and balanced communities.

5.5 Paragraph 55 states that to promote sustainable development in rural areas new housing should be located where it will enhance or maintain the vitality of rural communities.

5.6 Paragraph 63 states that: 'in determining applications, great weight should be given to outstanding or innovative designs which help raise the standard of design more generally in the area'. Paragraph 64 states that 'permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions.'

### **5.7 Local Policy**

#### **Great Yarmouth Borough Wide Local Plan 2001(Saved Policies) Following adoption Core Strategy December 2015**

**5.8** Paragraph 215 of the NPPF states that due weight should be given to relevant policies in existing plans according to their degree of consistency with the NPPF. The closer the Local Plan is to the policies in the NPPF the greater the weight that is given to the Local Plan policy. The Great Yarmouth Borough Wide Local Plan was adopted in 2001 and the most relevant policies were 'saved' in 2007 and reviewed again following the adoption of the Core Strategy.

5.9 Some of the saved policies from the 2001 Great Yarmouth Borough Wide Local are superseded by the Core Strategy. Others including those set out below will remain part of the Development Plan until superseded by the anticipated Development Policies and Site Allocation Local Plan Document.

**HOU7:** The site is beyond the settlement boundaries (**Policy HOU7**) therefore residential development is contrary to the 2001 Local Plan.

**Policy HOU9:** states that developer contributions will be sought to finance the facilities required as a direct consequence of new development.

**Policy HOU10:** sets out the criteria for residential development in the open countryside.

**Policy HOU16:** requires a high standard of layout and design for all housing proposals.

**Policy HOU17:** requires housing developments to have regard to the density of the surrounding area.

**Policy TR4:** states that proposals to change the use of tourist facilities, attractions or accommodations to non-tourist-related uses in Primary Holiday Accommodation and Primary Holiday Attraction areas will not be permitted.

## **5.10 Local Plan : Core Strategy Adopted December 2015**

Local Planning Authorities must, by law prepare a development plan for their area to coordinate land use and new development. Great Yarmouth Borough Council's new style Local Plan directs where new development will take place across the plan area , describes what changes will occur and identifies how places will be shaped in the future.

5.11 The new plan will eventually be a suite of documents, the first of which is the Core Strategy, and replace the saved policies from the Great Yarmouth Borough Wide Local Plan (2001) to provide the aims and objectives that affect the use of land and buildings.

5.12 The Core Strategy is the main document in Great Yarmouth Borough Council new style Local Plan. It establishes the spatial vision and objectives of how the borough (outside of the Broads Executive Area) will development and grow in the future. It also sets out the series of strategic policies and site allocations, called 'Core Policies' and 'Key Sites' which provide the strategic context for future Local Plan Documents, Supplementary Planning documents and Neighbourhood development Plans. Future plan documents include Development Policies and Site Allocations which will be developed over the coming year or so.

5.13 The Core Strategy forms part of the official development plan for the area, the starting point for decisions on planning applications.

**Policy CS1** supports the NPPF's presumption in favour of sustainable development, ensuring that the Council will take a positive approach working positively with applicants and other partners. In addition the policy encourages proposals that comply with Policy CS1 and other policies within the Local Plan to be approved without delay unless other material considerations indicate otherwise.

**Policy CS2** states that approximately 30% of all new residential development should be located in the Primary villages, which include Hemsby.

**Policy CS3** sets out criteria for ensuring a suitable mix of new homes. This includes ensuring that designed layout and density of new housing reflects the site and surrounding area. Policy CS3 also encourages all dwellings including small dwellings, to be designed with accessibility in mind providing flexible accommodation.

**Policy CS4** sets out the policy requirements for delivering affordable housing. Sites of 5 dwellings or more in Hemsby are required to provide 20% affordable housing. For a site up to 200 dwellings (as proposed) this equates to 40 affordable dwellings. In accordance with Policy CS4, affordable housing should be provided on-site, and off-site financial contributions should only be used in exceptional circumstances.

**Policy CS7** – sets out the retail hierarchy defining the Borough's town, district

and local centres. Supporting the growth of retailing and other town centre uses is important for maintaining and enhancing the vitality and viability of those centres. Criteria f) seeks to ensure that proposals over 200 sqm (net) will be required to submit a Retail Impact Assessment demonstrating that there will be no significant adverse impact on existing designated centres.

**Policy CS8** sets out the criteria to manage the changing scenery of the borough's tourism, leisure and cultural industry. Criteria b) should be specifically considered to ensure that safeguarding the existing stock of visitor holiday accommodation – especially those within designated holiday accommodation areas – is met, unless it can be demonstrated that the current use is not viable.

**Policy CS9** sets out the broad design criteria used by the Council to assess applications. Criteria a), c), f), and h) should be specifically considered to ensure that the proposed design reinforces local character, promotes positive relationships between existing and new buildings and fulfils the day to day needs of residents including the incorporation of appropriate parking facilities, cycle storage and storage for waste and recycling.

**Policy CS11** sets out the Council's approach to enhancing the natural environment. Consideration should still be given as to how the design of the scheme has sought to avoid or reduce negative impacts on biodiversity and appropriately contributes to the creation of biodiversity in accordance with points f) and g). In addition criterion c) states that 'The Natura 2000 Sites Monitoring and Mitigation Strategy will secure the measures identified in the Habitat Regulation Assessment which are necessary to prevent adverse effects on European wildlife sites vulnerable to impacts from visitors'.

**Policy CS14** states that all developments should be assessed to establish whether or not any infrastructure improvements are required to mitigate the impacts of the development. This includes seeking contributions towards Natura 2000 sites monitoring and mitigation measures (criterion e).

#### 5.14 Interim Housing Land Supply Policy (July 2014)

The Interim Housing Land Supply Policy seeks to facilitate residential development outside but adjacent to development limits by setting out criterion to assess the suitability of exception sites. The criterion is based upon policies within the NPPF and the Core Strategy and has been subject to public consultation.

It should be noted that the Interim Housing Land Supply Policy will only be used as a material consideration when the Council's Five Year Housing Land Supply utilises sites identified in the Strategic Housing Land Availability Assessment (SHLAA). The Council has a 7.04 year housing land supply, including a 20% buffer (5 Year Housing Land Supply Position Statement September 2014). This 5 year land supply includes sites within the SHLAA and as such the Interim Housing Land Supply Policy can be used as a material consideration in the determination of planning applications.

## **5.15 Other Considerations**

### **Strategic Housing Market Assessment (2013)**

The Strategic Housing Market Assessment (SHMA) suggests that the precise requirements for tenure, size and type of housing units should be negotiated on a site-by-site basis to ensure that schemes reflect the latest evidence of need, having regard to affordable housing typology and the viability of individual sites.

### **5.16 Suitability of the site for new housing development**

5.17 Core Strategy Policy CS2 states that approximately 30% of all new residential development over the plan period to 2030 should be in the Primary Villages, which include Hemsby.

5.18 The proposed development site is outside the existing village development limits of Hemsby but remains part of the built form of Hemsby which sites within the main holiday attraction area. Therefore, whilst Policy HOU10 is technically applicable, an assessment of residential suitability is much more aligned to the interpretation of Policy TR4. Therefore, residential development in this location would only be deemed acceptable if, on balance, the requirements of other material considerations such as the adopted Interim Housing Land Supply Policy, Core Strategy and NPPF indicate that new development in this location would fulfil a local need, help to create sustainable, inclusive and mixed communities and would outweigh the need to retain the site within Prime Holiday Accommodation use.

5.19 If the applicant can satisfactorily demonstrate that the criteria of the Interim Housing Land Supply Policy have been met the principle of residential development in this location may be acceptable, providing that the proposal also complies with the relevant policies above.

## **6.0 Appraisal**

6.1 The site is designated as Prime Holiday site in the Great Yarmouth Borough Wide Local Plan 2001. Policy TR4 states;

‘Proposals to change the use of tourist facilities, attractions or accommodation to purposes which are not tourist related will not be permitted where the site or premises are within primary holiday accommodation and primary attraction areas as shown on the proposals map.’ The stated objective of the policy is to safeguard valuable tourist resources and infrastructure.

6.2 Policy TR4 remains a saved policy.

6.3 The Core Strategy CS8 echoes the saved policy with the proviso ‘unless it can be demonstrated that the current use is not viable’.

6.4 The applicants have sought to demonstrate that the site is not viable and

that there is no viable interest in the site for tourism use.

6.5 The application site has been closed for business since 2008. The applicants have submitted a report and appraisal on the marketing of the site for tourism development. The conclusions of the report is that the site has activity been marketed for 28 months and 'that there does not appear to be a purchaser in the market who is able to put forward a credible bid to deliver a leisure based use of whole or part of the site. '

6.6 The report includes a summary of the marketing campaign which commenced in September 2012 until the beginning of January 2015 when it was formally withdrawn from the market. The main text of the report is attached to this report. Para 4 sets out the response to the marketing campaign and Para 5 sets out the feedback received from prospective purchasers.

6.7 One of the biggest criticisms' from local residents and business and voiced at local public meetings was the lack of an advertised purchase price and the report sets out the reasoning behind this.

6.8 The report states that during late 2012 and 2013 three offers were received proposing some form of tourism or leisure use. In each case the offer was either withdrawn following more detailed appraisal by the prospective purchaser of the viability of the proposal or they did not proceed, as the purchaser was unable to demonstrate that they had funds to proceed with the purchase and deliver the proposed leisure or tourism development. An offer from a Norfolk based holiday operator is also outlined for part of the site for tourism use but this it is stated that the operator subsequently withdraw the offer for viability reasons.

6.9 The Councils tourism officer has reviewed the advertising campaign and having initially raising concern that the marketing was limited in its scope has verbally concluded that in the current market conditions the report confirms that there is limited interest in the site.

6.10 It is clear that, as demonstrated by the previous application for residential development, that the applicant has been seeking alternative uses for the site and local view is that the hope value of alternative uses on the site has been instrumental in raising the value of the land. Nevertheless the report does show the sustained lack of interest in the site as holiday village or other leisure uses.

6.11 Local concern is also raised by the fact that the site has been put forward for residential development in the local plan. It is a fact that Borough needs sites for residential to accommodate the housing needs of the future. Hemsby as outlined above is one six Primary Villages in the Borough identified as capable of accommodating 30% of the new residential need amounting to approximately 7,200 dwellings over the plan period.

6.12 The site is adjacent to the current village development limit in Hemsby amongst existing built development. Sites allocated under the Great Yarmouth Borough Wide Local Plan 2001 are now limited and new sites are required to meet the assessed demand in the adopted Core Strategy.



6.13 As part of the review of local plan this site was put forward a site for development by the applicants. A summary of its suitability in the Strategic Housing Land Availability Assessment in 2014 published by the Borough states:

*'The site is adjacent to the village development limits of Hemsby and is considered to have a good access to a range of facilities such as local shops, bus services and medical facilities. In terms of highways and access, Norfolk County Council commented that the site was acceptable for estate scale development subject to the provision of a roundabout access on the B1159 - Main Road, together with pedestrian facilities, toucan pedestrian crossings and cycleway links. In addition, access to Back Market Lane would be inappropriate. In terms of environmental suitability, Anglian Water have indicated that upgrades would be required to the sewerage infrastructure which may require a larger wet well at the pumping station and flow attenuation. In addition there is no capacity in the existing surface water sewers therefore alternative drainage measures such as SuDS may need to be explored where appropriate.'*

#### **Availability Summary**

*The site is in single ownership and in control of an agent. Correspondence received by the agent on 3/7/14 confirmed that the site is currently available and could develop up to 266 dwellings at a rate of 50 per year.*

#### **Achievability Summary**

*The site has the potential to form a large greenfield extension to the south of Hemsby but requires substantial highway improvements and footway works to make development possible. Given the size and expected quantum of houses on site, the necessary improvements are likely to be financed through the development.*

#### **Conclusion**

*The site is potentially suitable as brownfield development and could potentially yield up to 266 units at 30dph whilst maximising an appropriate range of dwelling types for this area.'*

6.14 The National Planning Policy Framework (NPPF) requires local authorities to identify and annually update a supply of specific deliverable sites to provide five years' worth of housing.

6.15 In the face of a failure to identify a supply of deliverable housing sites to meet short-term housing needs, paragraph 49 of the NPPF is unequivocal that relevant policies for the supply of housing should not be considered up to date. In such circumstances, paragraph 14 advises that planning permission should be granted unless any adverse impacts of so doing would significantly and demonstrably outweigh the benefits, when assessed against the NPPF as a whole.

6.16 The Interim Housing Land Supply Policy seeks to facilitate residential development outside but adjacent to development limits by setting out criterion to assess the suitability of exception sites. The criterion is based upon policies with the NPPF and the Core Strategy and has been subject to public consultation.

6.17 It should be noted that the Interim Policy will only be used as a material consideration when the Council's Five Year Housing Land Supply utilises sites identified in the Strategic Housing Land Availability Assessment (SHLAA). The Council has an identified 7.04 year housing land supply, including a 20% buffer (5 Year Housing Land Supply Position Statement September 2014). This 5 year land supply includes sites within the SHLAA as such the Interim Policy can be used as a material consideration in the determination of planning applications

**This policy only applies when the Council's Five Year Housing land Supply utilises sites identified in the Strategic Housing Land Availability Assessment. It states that;**

*New housing development may be deemed acceptable outside, but adjacent to existing Urban Areas or Village Development Limits providing the following criteria, where relevant to the development, have been satisfactorily addressed in criteria a) to n)*

#### **6.18 Surface Water and Foul Water**

6.19 Norfolk County Council as the Lead Flood Authority on Surface Water drainage have undertaken a comprehensive assessment of the applicants drainage strategy

6.20 The site lies within the Hemsby Critical Drainage Catchment as identified in the Great Yarmouth Surface Water Management Plan and lies very close to an area that has previously flooded from surface water. A flood investigation was undertaken by Norfolk County Council as Lead Local Flood Authority in June 2015 following a number of flood incidents to properties in 2014.

6.21 Although located on Beach Road, the site lies within the 'Hemsby Catchment' as identified in the Flood Investigation report. To the immediate south of the site, 8 properties were internally flooded on Newport Road, with other householders experiencing significant external flooding. The reported flooding came from Blackmarket Lane and Newport Road as well as the Holiday Centre.

6.22 According to the Environment Agency's updated Flood Map for Surface Water there are isolated areas within the that are at high to medium risk of surface water flooding (1 in 30 and 1 in 100 years flood event) associated with ponding behind the existing leisure building in the centre of the site. There are no surface water overland flow paths passing through the site. The remainder of the site is at low to very low risk of surface water flooding (less than 1 in 100 years).

6.23 There are no watercourses in the vicinity of the site that are formally identified in the Environment Agency's Detailed River Network.

6.24 Anglian Water records identify that there are no surface water sewers present in the vicinity of the site.



6.25 The government published a ministerial statement (HCWS161) on sustainable drainage systems on 18th December 2014 whereby decisions on planning applications relating to major development must ensure that sustainable drainage systems for the management of run-off are put in place, unless demonstrated to be inappropriate.

6.26 The Planning Practice Guidance has been amended to support this policy change.

6.27 National planning policy framework (NPPF) states in paragraph 103 *“Local planning authorities should ensure flood risk is not increased elsewhere and only consider development appropriate in area at risk of flooding where informed by a site specific flood risk assessment ... and give priority to the use of sustainable drainage systems”*.

6.28 The revised Flood Risk Assessment (FRA) states that the proposed surface water drainage strategy is to discharge all collected surface water to ground through the use of a cellular soakaway to drain the northern two-thirds of the site and through the use of permeable paving to drain the southern two thirds.

6.29 A plan has been provided showing the location of the proposed cellular soakaway in relation to the infiltration testing locations as requested. In the southern third of the site, all adoptable roads will drain to the proposed cellular soakaway. All roofs will drain to property-level soakaway features located within each property's rear garden. The FRA states that, *“all private drives in the south of the site will drain via permeable paving. It may also be possible to drain some of the northern part of the site via permeable paving provided these areas drain their surface area only”*. This will need to be confirmed during detailed design if members are minded to approve the application.

6.30 The FRA has not considered the long-term management and maintenance of the drainage features, such as the maintenance of the individual property-level soakaways in the south of the site. A management and maintenance plan stating who will be responsible for the ongoing maintenance over the lifetime of the surface water drainage system will need to be considered at detailed design stage and subject to the conditions outline in the County Council consultation response.

6.31 Anglian Water has stated that there is capacity in the existing system and they have no objection to the proposal. Their comments on surface water is basically addressed by the comments and response from the lead flood authority outlined above.

6.32 In consideration of the proposed commercial/ community facilities in the context of Policy CS7 which refers to retail proposals with a net floor space of 200 sqm requiring a Retail Impact Assessment it is evident that no assessment has been submitted. It is therefore recommended that should Members be minded to approve the application that a condition is imposed on the planning permission restricting the retail floor space to a maximum 199sqm. This would

minimise the retail impact of the development whilst allowing for a larger community based use ie the D1 element of the proposal.

## **7.0 Assessment**

7.1 When considered in the context of the Great Yarmouth Borough Wide Local Plan 2001 and saved Policy TR4 in particular the proposal is contrary to the local plan.

7.2 It is clear however that there are other material considerations that need to be taken into account in determining this application and Members need to weigh these in the balance. There is considerable local support to retain the site for tourism along with the potential employment opportunities and continue tourism offer to the area but in the context of Core Strategy CS8 the applicants have carried out marketing exercise which has shown that the site has attracted little sustained interest for a tourism use.

7.3 Considerable weight should be given to the National Planning Policy Framework and the need for local planning authorities to have a five year housing supply along with the housing need and hierarchy of development set out in the Core Strategy.

7.4 The Interim Housing Policy was developed to provide a framework to assess development in the period between the adoption of the Core Strategy and The Site Allocations. The site had been put forward for potential development as part of the Strategy Housing Land Availability Assessment (SHLAA) and is considered suitable and available for development. The site is adjacent to the defined residential development boundary for Hemsby in the 2001 local plan.

7.5 In assessing this application against the criteria within the policy it is apparent on the submitted evidence and the consultation responses that subject to planning conditions and planning obligations under Section 106 of the Town and Country Planning Act that the site is suitable and can accommodate the proposed development.

7.6 In terms of the impact upon the highway network highways are satisfied that subject to the revised plans including the Zebra crossing and other conditions that the proposal is accepted. In terms of impact upon local infrastructure the consultation responses have not identified impacts that cannot be addressed by condition or legal agreement.

7.7 Natural England in their objection have raised the question of the impact of the development on the Natura 2000 sites monitoring and mitigation measures and made reference to the need for further assessment as to the impact on the sites referred too. The applicant 's have undertaken further assessment of the impact Essentially this refers to the additional impact that may arise from having additional housing and occupants in the Borough and is relevant to all new housing development and recreational patterns in particular. Where impacts cannot be ruled out, mitigation will be required in accordance with Policy CS11 and Policy CS14 of the Core Strategy along with financial contributions to

mitigate against the adverse impacts on the specified sites.

7.8 In weighing the balance of material considerations in this application including the adopted Interim Housing Land Supply Policy, Core Strategy and NPPF against the Policy TR4 of the Great Yarmouth Borough Wide Local plan 2001 - in planning terms - it is considered that new development as proposed in this location would fulfil a local need and help to create sustainable, inclusive and mixed community and would outweigh the need to retain the site within Prime Holiday Accommodation use.

## **8.0 Recommendation**

8.1 APPROVE subject to conditions required to provide a satisfactory form of development as outlined and referred to above and the completion of a Section 106 Agreement for the provision of affordable housing, library books, green infrastructure provision, Natura 2000 mitigation including financial as outline in the report , play space and maintenance provision and highway requirements. The proposal is considered to comply with Policy HOU9, of the Great Yarmouth Borough-Wide Local Plan 2001 CS2 and CS4 of the Core Strategy, the Interim Housing Land Supply Policy and the National Planning Policy Framework material considerations that are considered to outweigh on balance Policy TR4 of the Great Yarmouth Borough Wide Local Plan 2001.





bb Close, Sawston, Cambridge

Post Code CB22 3FE  
Telephone 07899888888  
Email Address Glennwright1981@gmail.com  
For or Against SUP Support  
Speak at Committee ☐

This is a wonderful holiday area and therefore keeping and improving the tourist experience for all concerned is imperative.

Date Entered 10-09-2015

Internet Reference OWPC491

There are major concerns in the parish that if one prime holiday area site is allowed to be built on there could be a peppering effect, not only in Hemsby but all of the holiday areas – residential properties instead of holiday accommodation.

With changes coming into place with the local plan etc I would like to see at least a third of the site remain as prime holiday area.

With an area for a community/commercial development that heading covers a multitude of sins. We do not need any additional food shops the existing ones survive due to the holidaymakers in the summer and the pubs in the village are struggling. What we do need is a new Medical Centre, Healtheast are looking for local 'hubs' where a number of facilities carried out at JPH could be carried out locally, this is a golden opportunity to get an updated Medical Centre. The existing one in the village also lacks parking it is a nightmare for the residents in Kings Court at North Road. I have contacted Healtheast making them aware of this application and they are making contact with the authority who would fund such a scheme.

If houses are to be built on the site a good proportion should be suitable for first time buyers helping the young people getting onto the property ladder.

Lastly with the increase of traffic heading into Great Yarmouth, the site could generate over 400 cars and with other sites due to come online it would be a nightmare.

3 PEDLARS CROFT  
HEMSBY  
NR29 3JX



Consultee Comment? ☐

Name Walter Hoyle  
Address 26 East Crescent  
Rothamham

South Yorkshire

Post Code S65 2RT

Telephone 07507 177804

Email Address w.hoyle@blueyonder.co.uk

For or Against OBJ Object

Speak at Committee ☐

Please keep this site for leisure and tourism. we holiday regularly at Hemsby and I feel that if one site falls to housing then others will follow and this could lead to the demise of Hemsby as a lovely holiday resort.

Date Entered 10-09-2015

Internet Reference OWPC490



Caraz Rouse <cazzarouse@gmail.com>  
03 September 2015 18:22  
plan  
Re: planning application 06/15/0441/0

Caroline Rouse,  
21 Taylors Loke, Hemsby, Great Yarmouth, NR29 4LW

On Thu, Sep 3, 2015 at 9:57 AM, plan <[plan@great-yarmouth.gov.uk](mailto:plan@great-yarmouth.gov.uk)> wrote:

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

**From:** Caraz Rouse [mailto:[cazzarouse@gmail.com](mailto:cazzarouse@gmail.com)]  
**Sent:** 03 September 2015 08:46  
**To:** plan  
**Subject:** planning application 06/15/0441/0

As a local health care professional I feel I must register my concerns regarding the above application.

Hemsby is becoming too populated for our ammenities to cope with. Schools and Medical Practices are struggling to cope with our current population and I feel that the proposal for a further 200 houses (which I have no doubt will be unaffordable to our own first time buyers) will compound this issue substantially.

An added population of anything potentially from 600 to 1,000 would undoubtedly place further pressure on our already over stretched emergency services, surgeries, add more traffic to our area which our roads are not adapted to accomodate hence would become a safety hazzard, sewage and water supplies could also be an issue plus the added noise pollution would not be acceptable nor fair to local residents.

There has also been no consideration for allocation of amenities to accommodate an expanding teenage population which will undoubtedly result in unsociable behaviours including street drinking/illicit drug use which, again has a knock on effect to our Physical and Mental Health services and Policing of the area.

Hemsby is an overpopulated village at present, we simply cannot sustain this proposed addition to our area.

I trust you will be taking all of these issues into consideration and suggest monies spent on this area would be better projected into saving not slaughtering our village. Perhaps some consideration towards funding our endangered coastline would be an option to address.

**REPORT AND APPRAISAL  
ON THE  
MARKETING  
OF  
THE FORMER PONTINS HOLIDAY CENTRE SITE  
BEACH ROAD  
HEMSBY  
NORFOLK  
NR29 4HL**

**PREPARED BY  
IAN SIMPSON BSC FRICS  
SAVILLS (UK) LIMITED  
WYTHAM COURT  
11 WEST WAY  
OXFORD  
OX2 0QL**

**7 August 2015**

## **1.0 BACKGROUND TO THE MARKETING**

### **1.1 Background Information and History of the Former Pontins Holiday Centre**

The site was established as a holiday centre in 1946 when the majority of the existing chalets and central facilities were developed. Further central facilities were added over a number of years, the most recent being construction of the swimming pool complex in 1992.

The Pontins portfolio of sites changed hands on a number of occasions over the years and in 1989 was purchased by the brewing enterprise Scottish and Newcastle, who then made a substantial investment in improving facilities across the portfolio. At Hemsby, they constructed the go kart track, abseil tower and public house. Additional modern chalets were also added at the northern end of the site.

Despite their substantial investment in the portfolio, Scottish and Newcastle concluded that a number of the sites were not viable, and closed them, leaving 8 sites operating, including Hemsby by 2000. In that year Scottish and Newcastle sold the remaining sites to the current landowner, Rumney Manor.

Rumney Manor continued to invest in Pontins, but following several years of declining occupancy levels and falling profitability the board of Pontins considered various options for the future of the portfolio. In April 2008 Pontins was sold to Ocean Parcs Limited through a management buyout.

Ocean Parcs reviewed the trading performance of the Hemsby site and concluded that further investment in the property would not arrest the decline in the business as changing trends in the holiday market, combined with demand and supply in the Hemsby catchment area, meant that such investment could not overcome these challenges to the business in the future.

As a result Ocean Parcs decided not to purchase the Hemsby site and instead took a two year lease over the property and acquired the trading business. This short term arrangement was to protect the Pontins brand however as a result of poor trading and increased utility costs Ocean Parcs decided to close the centre in December 2008 in order to avoid further trading losses.

The remainder of the Pontins sites purchased by Ocean Parcs continued to operate, but declining trading performance resulted in the business being placed into administration in November 2010, resulting in its subsequent sale to Britannia Hotels in January 2011.

Since closure of the Hemsby site, and despite the presence of a regular caretaker to maintain security, the buildings on the site have been subject to extensive vandalism. In particular valuable fittings and electric cabling have been stripped or vandalised, making the cost to bring the buildings into useable condition very substantial. Some of the older buildings also contain asbestos, which would need to be removed if the structures were significantly altered or refurbished. This has been a material consideration for some of the parties who have considered re-use of the existing structures.

### **1.2 Location and Situation**

Hemsby is located on a part of the East Norfolk coast long established as a popular holiday destination. The Norfolk Broads is a further nationally recognised visitor attraction and is located to the west and south of Hemsby. Road access to Hemsby is gained principally via the A47, which links to the A1(M) at Peterborough to the west and to the A11, connecting to the M11, at Cambridge to the south west. The nearest train station is located on the northern side of Great Yarmouth.

Hemsby offers a sandy beach backed by sand dunes and adjoined by a range of amusement, entertainment and dining facilities located on Beach Road, which leads west from the sea front to the centre of Hemsby Village which offers further shops and amenities.

The site is located at the western end of Beach Road, close to the village centre and with good access to the main road leading into Hemsby, as well as to Beach Road leading to the beach and associated leisure facilities.

### **1.3 The Property**

The overall site area extends to approximately 8.877 hectares (21.94 acres). The site is entirely enclosed by security fencing and currently accommodates the following facilities:-

#### **1.3.1 Central Facilities**

The central facilities which served occupants of the chalets are principally located on the northern part of the site and include:-

**a. Reception/Administration Building**

Adjoining the main entrance into the site, constructed of painted brick/block elevations under a monopitch roof. Extending to 80 sq m (861 sq ft) GIA including outdoor canopy.

**b. Main Central Entertainment Complex**

Located at the end of the main entrance drive leading into the property and comprising a substantial steel framed structure with rendered/painted block work elevations beneath a pitched corrugated steel sheet roof and partly synthetic flat roof, extending to an overall area of 3,145 sq m (33,853 sq ft) GIA. It is a single storey structure and accommodates a range of facilities including:-

- visitor reception and information centre
- amusement arcade
- fast food outlet
- children's play area
- main entertainment hall with bar, stage and overall capacity for approximately 1,700
- secondary entertainment room with capacity for approximately 800
- shop

**c. Secondary Entertainment Building**

Located to the south of the main central entertainment complex, of rendered/painted brick and block work construction beneath a flat roof, extending overall to 830 sq m (8,935 sq ft) GIA. Incorporating a themed pub with outdoor decking area and extensive indoor bar with adjoining series of snooker rooms and small function rooms.

**d. Indoor Swimming Pool Building**

The main swimming pool building comprises a series of interlinked structures adjoining the main pool hall, of partly steel framed construction clad with brick, rendered/painted block work beneath a pitched corrugated steel sheet and partly flat synthetic roof covering. The interlinked building complex accommodates the main swimming pool with adjoining children's pool, together with extensive changing areas, plant rooms and store rooms. The building extends overall to approximately 1,100 sq m (11,840 sq ft) GIA.

#### **1.3.2 Outdoor Leisure Facilities**

Within the central part of the site is an open grass area enclosed by some of the chalets to the south and west and by the central leisure facilities to the north. Within this area there is a tarmac surfaced go kart track and an extensive children's outdoor adventure play area together with a climbing tower. There are three hard surface tennis courts enclosed by netting and a basket ball court located to the south west and north east of the main central entertainment building. These facilities are all currently in a state of disrepair.

#### **1.3.3 Storage Facilities**

There are a number of maintenance buildings and storage facilities distributed around the site to provide accommodation for support services.

#### 1.3.4 The Chalets

There are 44 blocks of two storey chalets of either brick or painted rendered brick/block elevations, all beneath flat synthetic covered roofs. The majority of these units provided visitor accommodation.

At the northern and eastern corners of the site there are four further single storey blocks of chalet accommodation, which are of similar construction to the two storey units, but generally provided higher quality accommodation than that provided across the remainder of the site.

Staff accommodation is provided in the north west, north east and south west corners of the site.

The existing accommodation was graded into budget, classic and club standard, providing three slightly different specifications of fit out and equipment. The chalets comprise a mix of one and two bedroom units, each with an open plan kitchen/dining/sitting area and a bathroom or shower room with WC and basin. The majority of the units have basic bathroom fittings and kitchen units, although all white goods were removed and some bathroom fittings were removed from a number of the chalets by Ocean Parks before the end of their lease.

#### 1.3.5 Access Road and Car Parking

The main entrance into the site is from the northern boundary directly onto Beach Road. The entrance road is tarmac surfaced and leads to tarmac surfaced and block paved car parking adjoining the main reception and central entertainment building. There are further tarmac and concrete surfaced access roads around the site, together with similarly surfaced parking areas and an extensive crushed stone/gravel surfaced car parking area located along the south western side of the site, close to the southern area of chalet accommodation.

A copy of the detailed layout plan of the holiday centre is attached at **Appendix 1**.

#### 1.4 Planning Permission

The current planning permission for the site relates to its existing use as a holiday village comprising holiday chalets with supporting indoor and outdoor leisure facilities as described above.

#### 2.0 INSTRUCTIONS ISSUED TO SAVILLS LEISURE DEPARTMENT

In January 2012 Rumney Manor approached Savills Leisure Department to advise on the best marketing strategy to adopt for the holiday centre site.

Savills was approached as our specialist leisure department, based in Oxford, deals with the sale and valuation of trading leisure businesses and leisure development opportunities including caravan parks and holiday lodge development sites.

Following provision of our marketing recommendations, instructions were issued to Savills on 27 June 2012.

Our instructions required that the property was to be offered for sale on the following basis:-

- Vacant possession would be provided upon completion.
- All fixtures, fittings and equipment at the property were included in the sale.
- The vendor would consider proposals for purchase of parts of the property for continued tourism related uses.



- A key aspect of instructions to Savills was that a holiday or leisure orientated use of the site must be a pre-condition of any disposal and therefore interest from speculative developers seeking alternative uses for commercial, residential or other purposes was not the objective of the sale process. Savills focus throughout the marketing campaign was therefore to seek a tourist or holiday orientated form of development for all or part of the site, and it was emphasised that flexibility over sale of parts of the site would be offered.
- No specific guide price was quoted, but it was clearly explained to interested parties that the site might be suitable for a broad range of tourist or leisure related uses, and it was also possible that some parties may only be interested in purchasing a smaller portion of the site. A fixed guide price was therefore not quoted, as the vendor did not wish to preclude interest either on grounds of price, which would be driven by a particular form of leisure orientated use, or on the grounds that the whole site needed to be purchased. Most prospective purchasers understood this, as it left them in the position to decide upon the relevant tourist or leisure related use to which they wished to put the site, and to consider the viability of such use and the associated land value which could be justified.

### 3.0 **SUMMARY OF THE MARKETING CAMPAIGN**

The marketing campaign undertaken by Savills included the following key features:-

#### 3.1 **Sale Particulars**

Sale particulars were prepared, providing an overview of the opportunity and summarising the salient features. A copy of the sale particulars is attached at **Appendix 2**.

#### 3.2 **Online Data Room**

An online data room was prepared, providing additional detailed information in relation to the property, including a copy of the current site layout, planning permission and Section 106 Agreement.

Access to the online data room was unrestricted and was available to anybody who wished to view it on [www.savills.com/hemsbyholidaycentre](http://www.savills.com/hemsbyholidaycentre).

Since placing the property on the open market 45 parties have registered and accessed the data room.

#### 3.3 **Advertisements**

The following advertising was undertaken:-

Publication	Size	Date
Estates Gazette	Quarter page mono	08/09/2012
British Holiday & Home Park Association Journal	Half page colour	September 2012
Sunday Times Home	8x2 colour box ad	09/09/12
East Anglia Daily Press	Quarter page colour	06/09/12 and 03/09/12

Attached at **Appendix 3** are copies of the advertisements which were used in the foregoing publications.

In addition to the advertising, a sign board was placed on Kings Way, the main road leading into Hemsby on the western boundary of the site, advertising its availability for sale. This board remained in place until April 2014 during the extensive period in which the site was marketed.

#### **3.4 Target Mailing**

The sale particulars were initially circulated to 710 applicants who were registered with Savills for properties including caravan parks, holiday cottage complexes, holiday lodges/chalets, hotels, sports venues, training/conference centres and visitor attractions.

#### **3.5 Distribution to Savills Offices**

The sale particulars were circulated to Savills offices in Norwich, Cambridge and Ipswich so as to ensure that the surrounding offices were aware of the opportunity and that particulars could be made available to any prospective purchasers who approached those offices directly.

#### **3.6 Savills Website**

The property was loaded onto Savills Leisure website on 7 September 2012. The website has a leisure property search function which enables prospective purchasers to identify caravan parks/holiday property within their search criteria.

Interested parties can download sale particulars directly from the website and follow the link to the online data room for the site prepared by Savills.

#### **3.7 Press Release**

A press release was prepared by Savills and issued to the national and trade press on 10 September 2012.

#### **3.8 Merger of Charles F Jones & Son LLP with Savills Oxford Leisure Department**

On 1 January 2014 Charles F Jones & Son LLP merged with Savills Oxford Leisure Department. Charles F Jones & Son are specialist agents and valuers dealing principally with caravan parks across the UK. Their merger with Savills further broadened our market share in the holiday park and caravan park sector.

Following the merger, Savills and Charles F Jones & Son produced a comprehensive list of leisure properties within the caravan park and holiday park sector offered by both teams, a copy of which is attached at **Appendix 4**. This property list was distributed to a further 2,000 contacts in the holiday park/caravan park sector between the end of January 2014 and 3 February 2014.

#### **3.9 Duration of the Marketing Campaign**

Marketing of the site commenced at the beginning of September 2012 and it was formally withdrawn from the market at the beginning of January 2015.

The sale of most leisure properties that Savills undertakes are concluded within a 12 month period. It is only when there is a particular complication with a property that marketing becomes extended beyond this timescale.

The leisure property market had been depressed since the onset of economic recession in early 2008. By late 2012 there were signs of improvement and the market continued to strengthen during 2013 and 2014, with an increasing number of transactions being achieved in the sector.

#### **4.0 RESPONSE TO THE MARKETING CAMPAIGN**

Attached at **Appendix 5** is a schedule of enquiries received for Hemsby Holiday Centre, which overall amounted to 128 parties during the period in which the property has been exposed to the market.



The level of enquiries is above average for a leisure property asset that we place on the market, as we commonly receive between 30 and 100 enquiries, depending upon the nature of the asset.

We are unable to release addresses and more detailed contact information due to Savills obligations under the Data Protection Act. The detailed comments referred to below are drawn from telephone conversations with interested parties and are an accurate assessment of the market response to this opportunity.

Of the enquiries received, Savills Leisure team have spoken to, or have left messages for, all parties in order to establish whether or not they wished to further their interest.

As a result of our work, we generated 10 viewings, as identified on the schedule at **Appendix 5**.

During late 2012 and in 2013 we received three offers for the site proposing some form of tourism or leisure use, which is detailed below. In each case the offers were either withdrawn following more detailed appraisal by the prospective purchaser of the viability of the proposal, or they did not proceed as the prospective purchaser was unable to demonstrate that they had the funds to proceed with the purchase and deliver the proposed leisure or tourism development.

By April 2014, after 20 months of marketing for tourism and leisure use, it was concluded that a purchaser was unlikely to be found for that purpose. The sign board had been damaged in a storm, and it was decided to remove it, but the property remained on Savills website until the end of 2014.

In June 2014 an offer was accepted from a party who put forward a mixed use redevelopment scheme for the whole site, which included a local centre providing convenience store and community facilities, as well as residential development of the remainder of the area. The offer was conditional upon planning permission being obtained, but was withdrawn by the developer before an application was submitted, as they had acquired other residential development sites in the same catchment area and were concerned that they would compete with each other during the period required to sell the proposed houses.

## **5.0 FEEDBACK FROM PROSPECTIVE INTERESTED PARTIES**

We set out below the principal feedback that we have received from interested parties who have either spoken to us following receipt of the initial sale particulars or accessing the data room, or alternatively have undertaken a viewing of the property:-

- Several parties asked why no guide price was quoted for the property, and one living locally in Hemsby thought that this was putting prospective purchasers off. However this was not our experience, as the reasons for not setting a guide price were clearly explained to interested parties.
- Some interest to re-open it as a holiday camp with revised leisure facilities was expressed. The majority of purchasers decided not to proceed, principally because of the extent of investment required for such use which would include demolition of the majority of the chalets which most thought had reached the end of their economic useful life, and extensive investment in refurbishment of the central facilities, which most did not consider a financially viable proposition.
- There were a significant number of enquiries from local individuals which appeared to be out of local interest rather than a serious intent to purchase and re-open or redevelop the site.

- Some interest was expressed for alternative uses such as a retirement village or for residential use, but the current marketing exercise was to establish a viable ongoing leisure use for the site, and such enquiries were not pursued further.

An offer was received from a Norfolk based holiday village operator who expressed interest in acquiring the northern part of the site only for refurbishment of the more recently constructed chalets and central facilities located on this area.. Detailed terms were agreed but the operator subsequently withdrew as they concluded that this was not a viable form of development..

- An offer for the site was received from another property investor, at a level acceptable to Rumney Manor. The proposed use involved demolition of the existing buildings and creation of a leisure centre, to include a multi-use sports complex, restaurant, bar and spa complex. Whilst this concept would have been of interest, no detailed plans were put forward by the interested party, and more importantly they were unable to demonstrate either private or commercial funding to support their offer and the subsequent development.
- A number of agents enquired on behalf of retained clients, but in all cases their interest did not result in any viewings being generated for their clients or bids being submitted.
- Some were interested in the site for unspecified uses but the scale of the site, the presence of asbestos and the investment required in refurbishment of the buildings were considered to be too great to enable an adequate return on capital to be generated, regardless of the price actually paid for the property.
- A local businessman proposed developing a water park at the site and detailed discussions were undertaken with the interested party, who produced initial sketch plans which included a 60 bed hotel, water park and 80 lodges, occupying approximately 14 acres of the northern part of the site. The developer was, however, unable to provide sufficient evidence that, having acquired the site, he could undertake the development and deliver the proposed leisure use.
- A local community group expressed an interest in developing the site with government funding to provide a community facility. After viewing they said that they were interested but have made no further contact since advising us that they would try to secure funding from potential investors and would contact us again if they were successful..
- A hotel operator who also operates holiday villages viewed the site on two separate occasions. They were considering refurbishment of the existing accommodation and central facilities, to re-open the centre on similar lines to the former Pontins operation. They confirmed that after detailed consideration they were no longer interested in purchasing the property due to the level of investment required to bring the existing buildings back into use.
- Another party was hoping to re open the whole site as a specialist holiday camp. Initially they responded positively after the viewing, however they needed to speak to their financial backers and said that they would contact us when they had clarified whether or not they could raise funding.. No further proposal was received from them.
- Some of the enquiries were from people buying neighbouring properties who wanted to know what was likely to happen to the site, or asking if they could take a lease of one of the smaller buildings to operate a café or for some other small scale use of an existing structure.

## 6.0 CONCLUSIONS DRAWN FROM THE MARKETING EXERCISE

The principal conclusions that we have drawn from the open marketing campaign for Hemsby Holiday Centre are as follows:-

- Whilst we continued to receive some interest in the site from the sale board and our website long after the initial advertising was concluded, few of these interested parties wished to develop a tourist based facility over the whole site. Where parties have initially expressed an interest in acquiring the whole site, either for use as a holiday park or in some cases as a visitor attraction, they have either withdrawn their interest due to the capital investment required or have been unable to demonstrate their financial ability to deliver their proposal.
- There does not appear to be a purchaser in the market who is able to put forward a credible bid to deliver a leisure and tourism based use of the whole or part of the site.
- Whilst Hemsby is a recognised tourist destination, there is a substantial supply of affordable holiday accommodation already located along Beach Road and re-opening the site would re-introduce further competition into what already appears to be a destination which offers significant choice. Prospective purchasers are therefore concerned that a product aimed at the lower end of the market would be competing directly with existing offerings. To invest in a high specification and more expensive holiday product would not necessarily be compatible with the prevailing affordable holiday accommodation which is provided for within Hemsby.
- The Pontins site is located at the western end of Beach Road, away from the amusements, restaurants and other publicly accessible leisure attractions located at the eastern end of the road, and also furthest from the beach. In this sense it is seen to be in a less attractive position, although it does benefit from high profile with frontage onto the main road running through Hemsby and being the first holiday orientated facility on arriving at Hemsby and turning into Beach Road.
- Some prospective purchasers were concerned at the lack of a guide price, but any experienced holiday operator with a development proposal would have a clear idea as to the residual value which could be placed upon land in any given form of holiday orientated leisure use. The vendor had entered into detailed negotiations with a number of parties providing an indication as to the level of price which people considered might be justified for a tourism or leisure orientated use, but each party eventually failed either to prove funding or to demonstrate that they were in a financially secure position to deliver their proposed development. The vendor was not willing to sell the property to a party who would simply fail to deliver a tourist and leisure use and thereafter seek an alternative use.
- The property has been actively marketed by Savills and included in regularly produced lists of leisure properties available for sale, as well as included on our website for a period of 28 months. Despite the flexible terms upon which the property has been offered to the market, the feedback that we have received indicates that development of a viable tourism or leisure facility at this site is unlikely to be achieved as site clearance or refurbishment costs, the extensive level of existing supply in the locality and static or falling demand for budget holiday accommodation in Hemsby remain concerns expressed by parties who have enquired in relation to the property during the period of marketing.

For and on behalf of  
Savills (UK) Limited



Ian Simpson BSc FRICS  
Director



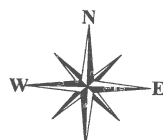
NOTE NOTICED POSTED

06/15/0441/O



GREAT YARMOUTH  
BOROUGH COUNCIL

Planning and Development Department,  
Maltings House, Malthouse Lane,  
Gorleston, Norfolk. NR31 0GY



Page 51 of 123

25 0 25 50 75 100 125 150 175 200  
Metres

Scale = 1:5000 @ A4

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Ordnance Survey [100018547]

**Reference:** 06/14/0817/O

**Parish:** Martham

**Officer:** Gemma Manthorpe

**Expiry Date:** 17<sup>th</sup> March 2015

**Applicant:** Norfolk Land Ltd

**Proposal:** Outline applications – residential development, access, public open space and associated works. AMENDED - residential development, access, public open space, associated works and B1 employment land.

**Site:** Hemsby Road Martham (North of)

## REPORT

### 1 Background/History:-

- 1.1 The site is located to the north of Hemsby Road Martham, adjacent the village development limits which is located at the western boundary of the site. The site area is 4.6 ha in total with 3.97 of grade one agricultural land and an area of copse woodland to the east of the site comprising 0.66ha. The application proposes 3.72 ha of gross residential development area including the copse woodland, green space for public amenity and 0.916 ha of B1 Employment Area.
- 1.2 There are no planning applications directly relating to the site however there are applications within the near vicinity which are relevant and as such are listed below, note this is an example of applications and not an exhaustive list:
- 06/03/0260/F – Conversion of barns to 6 no. dwellings – Approved
  - 06/06/1022/F – Barn conversion to residential unit – Approved
  - 06/10/0415/F Change of use from employment land to residential and erection on 3 no. dwellings – Refused
  - 06/12/0753/F – Change of use of employment land to residential and erection of 3 no. barn style dwellings - Refused
  - 06/13/0274/F – Re-submission for change of use of employment land to residential and the erection of 3 no. barn style dwellings - Approved

### 2 Consultations:-

- 2.1 **Neighbours/Article 13 Advert** - 14 objections (including 3 from one individual) received these are attached to the report. Following further consultation on amended plans three responses were received stating that the original objections still stand. In summary the objections are as follows:-
- The application is clearly outside the defined development boundary for Martham and encroaching into green objection to the use of greenfield land

- The application is not clear in the number of dwellings it is proposed to build there is no clear detail on the application.
- The site although identified for potential housing has not yet been allocated formally for development within the site specific process and although the interim policy may give some weight why is planning being sought now rather than when the Site Specific and Development Plan documents are produced and ratified.
- Was this a site that may have been removed from future development, following the Strategic Housing Land Availability consultations carried out last year?
- The number of dwellings required for the area is still being assessed and the therefore the numbers required are unclear at this stage
- Question the security of existing dwellings given the potential increase in foot fall in the area
- Why was not a public meeting held or the scheme put to villager before submission as promoted by the National Planning Policy Framework?
- Increase in traffic, noise and light pollution and a huge strain and impact upon the already overworked infrastructure and doctors surgery
- The entrance to the site is not far from a notorious bend and speeding blackspot it would be very unwise and dangerous to have more traffic on this road
- This area does not have enough employment opportunity where will the owners work
- The Norfolk broads are an environmentally pristine area along with the quintessentially English villages and development wholly detracts from the pristine concept of the this area, the local authority and also the country
- Loss of commercial land: the site includes an area of existing commercial land and other land earmarked for future employment commercial use
- The application shows housing potentially bordering existing commercial land which will restrict further development for business in a well-defined commercial area of Martham
- Although there are various businesses within the Parish the number of staff employed are low. Martham has lost employment opportunities over the last decades with very few new employers.
- Mains water pressure is low
- Flegg High school is currently undersubscribed whereas the Primary School is already oversubscribed
- Surface water - the fall from Hemsby Road, Back Lane and the Greens already causes problems at the low point near the Hall Road junction , workshops have been subject to flooding in the past.

- Increase in village population by just over 16% in 20 years from 1991(2917) to (3405) in March 2011 with this site 125 homes and the 104 on the old Mushroom farm this has potential to grow by another 917 approx (27%) increase – not discounting any of the smaller buildings projects currently under way (approx. 20-30) homes - how will infrastructure cope
- The site is currently an area for wildlife
- Martham is heading towards becoming a small town and not a village
- Existing drainage is struggling to cope
- Increase risk to pedestrian safety
- Overlooking of gardens

**2.2 Parish Council** - The Parish council has objected to the application on the following grounds:

- The site lies entirely outside the existing building limit for the village.
- The site encroaches severely on surrounding countryside – it extends the envelope of the village.
- This will cause, because of its siting, a substantial increase in traffic through the village. The route to Acle, Norwich, and onwards would travel through the centre of the village and up Repps Road – the Parish Council already receives continuous and regular complaints with regard to traffic movements in the village and the weight and speed of traffic on this road.
- There is an adjacent site which will be applying shortly for another 120 homes – this gives around 250 homes in total for the village, a large percentage increase and a lot for the infrastructure of the village to absorb.
- The school would come under increasing pressure – with the Hemsby expansion as well, all of these residents will have children at the High School.
- The Health Centre would be forced to cope with a large percentage increase in patient numbers.
- There is known to be low water pressure in that area of the village.
- There is known to be sewerage issues at that end of the village, with Anglia Water regularly having to send tankers in to pump out and remove waste from the Hall Road site.
- The site is very close to the lowest roadway point in the village – surface water runoff will become an issue if the field is lost to structure.

**2.3 Highways** – The application is in outline with all matters reserved except for access for 125 dwellings. it is proposed to have two access points onto Hemsby Road



Discussions with the applicant has led to revised proposals and I note that revised and additional drawings have been submitted.

The Highway Authority's concerns about safe walk to school routes have been addressed by the footway work proposed for White Street.

In the light of the above the Highway Authority recommends no objection subject to the following conditions being placed on any permission granted, conditions are proposed together with informative notes See attached for full highways comments.

**2.4 Norfolk Fire and Rescue Service** – I do not propose to raise any objections providing the proposal meets the necessary requirements of the current Building Regulations 2000 -Approved Document B (volume 1 - 2006 edition, amended 2007) as administered by the Building Control Authority.

**2.5 Norfolk Fire Services** - have indicated that the proposed development will require 3 hydrants (on a minimum 90-mm main) for the residential development at a total cost of £2,676 (£892 per hydrant)

Please note that the onus will be on the developer to install the hydrants during construction to the satisfaction of Norfolk Fire Service and at no cost. Given that the works involved will be on-site, it is felt that the hydrants could be delivered through a planning condition - expect through condition but on larger sites may require for example new fire station/extension to fire station so pooling would apply.

**2.6 Education** - Thank you for consulting the County Council on the potential infrastructure, service and amenity requirements arising from the above proposal The requirements are based on and unknown number of dwellings and reflect the pooling restrictions set out in Reg 123 of the Community Infrastructure Levy Regulations (2010 as amended). It is noted that the original application for 125 dwellings was assessed as no school contributions sought with the predicted children numbers as below. The County Council expects the following number of children to arise from any single new dwelling:

Nursery Age (3-5)- 0.096 children;

Primary School Age (5-11) - 0.261 children

Sixth Form School Age (16-18)- 0.017 children.

If there is insufficient capacity at local schools there is a standard cost multiplier /formula for financial arising per dwelling. The current situation at local schools is as follows as per September 2014 enrolment:-

- Martham School – capacity = 420 Number on roll = 329 Spare Capacity + 71
- Flegg High School –capacity= 950 Number on roll= 797 Spare Capacity + 155

Number of dwellings needed to generate one child place =  
Nursery = 12, Primary = 4, High= 7, Six form =36

Conclusion :- There is sufficient space at all local schools and as such the County Council Children's Services Department will not be claiming developer contributions on this occasion.

## 2.7 **Anglian Water – Waste Water Services ok**

Waste Water treatment –The foul drainage from this development is in the catchment of Caister Pump Lane Water Recycling Centre that will have capacity for these flows.

Foul Sewerage Network - The sewage system at present has available capacity for these flows. Connection points will be manhole 0901 on Hemsby Road and 8006 on Back Lane. If the developer wishes to connect to our sewage network they should serve notice under Section 106 of the Water Industry Act 1991. We will then advise them of the most suitable point of connection.

Surface Water Disposal – The surface water strategy/flood risk assessment submitted with the planning application is not relevant to Anglian Water and therefore this outside our jurisdiction for comment and the planning authority will need to seek the views of the Highways Agency. We request that the agreed strategy is conditioned in the planning approval.

- 2.8 **Environmental Health** – No objection to the proposal and suggested restrictions to be placed upon the B1 land to protect the residential amenity of the nearby properties. Conditions include scheme demonstrating the combined sound rating of all fixed external plant to ensure that this does not exceed the per-development background noise by more than a specified level. A condition to protect outdoor amenity areas of the proposed housing from noise from vehicles and deliveries associated with the proposed and existing B1 uses.

Conditions on hours of deliveries and the submission of a lighting scheme have also been recommended to protect the residential amenities of the proposed residential dwellings.

- 2.9 **Environment Agency** – The proposed development will only meet the requirements of the National Planning Policy Framework if the following measures as detailed in the Flood Risk Assessment submitted with this application are implemented and secured by way of a planning condition.

A suitable condition is provided as well as a technical explanation.

- 2.8 **Building Control** – no comment.

- 2.9 **Historic Environment Service** - An archaeological geophysical survey has been carried out at the proposed development site and the results submitted to us as requested. The survey has identified some features likely to relate to heritage assets with archaeological interest (buried archaeological remains) and potential exists for further archaeological remains, of a type not likely to be detected by a magnetometer survey, to be present. However, it is unlikely that the significance of these would be such that we would recommend refusal of planning permission for the proposed development. As the current application is for outline planning permission with all matters reserved (apart from access) it is feasible for further archaeological work to be undertaken as a condition and prior to the submission of reserved matters. We strongly advise the applicant to undertake the archaeological trenching at an early stage in the preparation of any reserved matters application so that the results can be taken into consideration when designing the final layout of the proposed development.

If outline planning permission is granted, we therefore ask that this be subject to conditions for a programme of archaeological work in accordance with National Planning Policy Framework para. 141. We suggest that three conditions are imposed.

**2.10 Police Architectural Liaison Officer** – Wishes to be consulted at reserved matters stage and advises on boundary treatments to reduce unnecessary permeability.

**2.11 Broads and Rivers IDB** – No concerns relating to the surface water drainage of the site. The proposals include for a SuDS system by full attenuation, soakaways etc, so there will be no effect upon the IDB drainage management.

### **3 Local Policy:-**

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

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

**3.2 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 National Policy:- National Planning Policy Framework (NPPF)**

**4.1** The presumption in favor of sustainable development is set out under paragraph 4.

**4.2** Paragraph 22: Planning policies should avoid the long term protection of sites allocated for employment use where there is no reasonable prospect of a site being used for that purpose. Land allocations should be regularly reviewed. Where there is no reasonable prospect of a site being used for the allocated employment use, applications for alternative uses of land or buildings should be treated on their merits having regard to market signals and the relative need for different land uses to support sustainable local communities.

**4.3** Paragraph 49: Housing applications should be considered in the context of the presumption in favor of sustainable development. Relevant policies for the supply of housing should not be considered up-to-date if the local planning authority cannot demonstrate a five-year supply of deliverable housing sites.

**4.4** Paragraph 42: The supply of new homes can sometimes be best achieved through planning for larger scale development, such as new settlements or extension to existing villages and towns that follow the principles of Garden Cities. Working with the support of their communities, local planning authorities should consider whether such opportunities provide the best way of achieving sustainable development.

**4.5** Paragraph 55: To promote sustainable development in rural area, housing should be located where it will enhance or maintain the vitality of rural communities. For example, where there are groups of small settlements, development in one village may support services in a village nearby.

- 4.6 Paragraph 216: Decision takers may also give weight to relevant policies in emerging plans according to:
- 4.7 The stage of preparation of the emerging plan (the more advanced the preparation, the greater the weight that may be given);
- 4.8 Relevant The extent to which there are unresolved objections to policies (the less significant the unresolved objections, the greater the weight that may be given; and,
- 4.9 The degree of consistency with the National Planning Policy Framework.

## **5 Core Strategy – Adopted 21<sup>st</sup> December 2015**

- 5.1 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. Martham is identified as a Primary 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.
- 5.2 Policy CS4: Delivering affordable housing. This policy sets out the thresholds for the provision of affordable housing. Martham is within affordable housing sub-market “1” where developments of 5 dwellings or more are expected to provide 20% affordable housing. A commuted sum is acceptable in exceptional circumstances.
- 5.3 Policy CS6: To ensure that the conditions are right for new and existing businesses to thrive and grow we need to continue to strengthen the local economy and make it less seasonally dependent. This will be achieved by (partial text):
  - b) Safeguarding existing local employment areas identified in Table 11 and future local employment areas allocated in other Local Plan Documents for employment use.

Alternative uses will only be allowed where it can be demonstrated that:

- There is a sufficient range of suitable and available employment sites in the local area
  - There is a satisfactory relationship between the proposed use and any pre-existing neighbouring uses, without significant detriment to the continuation and amenity of existing or proposed uses
  - There is no commercial interest in the re-use of the site for employment, demonstrated by suitable marketing at an appropriate price for at least 18 months
  - A sequential viability test has been applied following the unsuccessful marketing of the site, based on the following sequence of testing: mixed use of the site that incorporates an employment-generating use, then non-employment use.
- 5.6 Policy CS9: Encouraging well designed and distinctive places. This policy applies to all new development.

## **6 Interim Housing Land Supply Policy**

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

New Housing development may be deemed acceptable outside, but adjacent to existing Urban Areas of Village Development Limits providing the following criteria, where relevant to development, have been satisfactorily addressed: inter alia points a to n.

## **7 Appraisal**

- 7.1 The site was assessed as part of the Strategic Housing Land Supply Assessment and summarised as adjacent to the village development limits of Martham and is considered to have good access to a range of facilities such as local shops, a secondary school and medical facilities.
- 7.2 In terms of highways and access, Norfolk County Council indicated that the principle of creating an access point off Hemsby Road to serve the site and by extension site MA10b is practical; however a secondary point of access is likely to be required to facilitate estate scale development should MA10b be brought forward. In terms of environmental suitability, Anglian Water have indicated that there are major constraints with regard to sewerage infrastructure which would require flow attenuation and may require a larger wet well at the pumping station. In addition there is no capacity in the existing surface water sewers therefore alternative drainage measures such as SuDS may need to be explored where appropriate.
- 7.3 There are no other major constraints identified which may hinder the suitability of the site, however any proposal would need to take into account the Martham conservation area adjacent to the site.
- 7.4 The site is potentially suitable as a village extension to Martham. At this size and quantum, a secondary access would need to be achieved, which is possible via White Street by extension of site MA10b which is available in the next 5 years. Therefore the site is likely to be developable in the next 6-15 years but phased upon site MA10b being brought forward first as part of the first Phase.
- 7.5 Notwithstanding the SHLAA comments above the site has utilised two accesses from Hemsby Road and the Highways Authority are not objecting thus the reliance on the adjacent site does not appear necessary any longer.
- 7.6 The site is situated to the east of the Martham built up area, adjacent to the village employment zone with Hemsby Road forming the southern boundary of the site, and the former mushroom land to the north. It is outside the development limits therefore residential use proposed on the site would be contrary to the policies in the Local Plan where it is not in connection with agriculture, forestry, organised recreation or the expansion of institutions (HOU10).
- 7.7 To meet the housing needs of the borough by 2031, the majority of new housing development occurring in the Primary Villages is likely to take place on greenfield land outside the currently adopted development limits. Prior to the adoption of the Local Plan Site Allocations document, the Council adopted its Interim Housing Land Supply (IHLS) policy in June 2014 as a means of delivering suitable housing sites in the short term before they are formally allocated in the Local Plan. The IHLS is a



material consideration and is only utilised when the Council's five year housing land supply policy includes 'deliverable' sites identified through the SHLAA.

- 7.8 The proposal site has been promoted through the Council's Strategic Housing Land Availability Assessment (SHLAA) (Ref. MA10c) for 135 dwellings. At the time of the SHLAA's publication, the applicant was unable to demonstrate sufficient on-site access provision which would otherwise allow the site to be considered as deliverable in the next five years. As a result the site did not feature in the Council's five year housing land supply.

## **8 Assessment:-**

- 8.1 The application is an outline application with access only being applied for, all other matters, scale, landscaping, layout and appearance shall form part of the reserved matters application if members are minded to approve the outline application. The original application was for 125 dwellings, this has been reduced to 108 dwellings which results in a gross density of 29 dwellings per hectare. This density does not include the land applied for as B1 employment land. Although the application is outline only an indicative plan has been providing showing open space and the copse woodland which can account for open space at a 50% value.

- 8.2 The site is located on grade one agricultural land outside of the village development limits. A section of the site, partially included in the application as B1 employment land is identified in the Borough Wide Local Plan as employment land. During the examination into the Core Strategy Malcolm Rivett BA (Hons) MSc MRTPlan Inspector appointed by the Secretary of State for Communities and Local Government, noted the following at paragraph 57 and 58:

'57. Planning permission has been granted for residential use of part of site EL17 at Hemsby Road, Martham and MM7's revision of the size of this employment site listed in Table 11 is therefore necessary to the clarity and effectiveness of the plan. However, there is no convincing evidence to indicate that there is not a reasonable prospect of the remainder of the site being used for employment purposes and thus its designation for this use is soundly based.'

'58. In conclusion, subject to MM7, the plan sets out a strategy for employment development which is positively prepared, justified, effective and consistent with national policy'

- 8.3 The Parish Council, within the initial objection objected to the loss of employment land. Following discussion with the applicant a section of employment land has been included within the application. Table 11, as referenced within the inspectors examination, states that EL17 should comprise 2.37 ha of employment land. Not all of the 2.37 ha of employment land is located within the site. The Fairfield's Business Workshops are in ownership of the Borough Council and the remaining employment uses are, so far as is known, in private ownership. The current proposal removes a portion of employment land from the allocation and retains 0.916 ha within the application site surrounding the existing commercial unit and acting as a buffer against the proposed residential development. The portion of land designated as employment and supported by the inspector which is applied for as residential is the portion of the land adjacent the conservation area. The development adjacent the conservation area should be sensitively designed in order to protect and enhance the conservation area.

- 8.4 It is accepted and noted that there will be a loss of employment from that identified in table 11 of the Core strategy (as referenced at policy CS6). To seek to mitigate the loss of the portion of employment land the applicant has offered a financial contribution of £100,000. This contribution could be secured by section 106 agreement and put towards the current and future provision of the remaining employment land.
- 8.5 The section of employment land to be lost is the most appropriate in planning terms as it ensures that the existing dwellings located off Back Lane and any future development to the north of the site would not be located adjacent employment land. The section of land is also adjacent a smaller section of land which has already been granted planning permission in 2013 for the change of use from employment land to residential development of three dwellings.
- 8.6 The location of the employment land to be retained is also directly adjacent the existing commercial unit currently operated by SSAF windows. The indicative layout shows the primary vehicular route adjacent the employment land which would act as an additional buffer should this come through the reserved matters application. Although B1 is a use that is suitable adjacent to residential dwellings a degree of separation would provide for a more harmonious development with clearly allocated land uses and reduce the potential of any adverse effects from the existing and potential uses to the residential uses.
- 8.7 The use of the copse woodland as open space can only be used for a portion of the requirement as it is not true open space. The woodland is of amenity value not only for the development proposed but also the area as a whole as it provides a visual break in the land between the application site and the setback linear development of housing to the north. Appropriate boundary treatment to this area could increase the usability of site for recreation for occupiers of the future development.
- 8.8 There have been a number of objections to the application from neighbours and interested parties. A recent development of barn conversions known as Manor Farm Barns, located within the conservation area, is adjacent the site, separated by access and boundary hedge. Concerns raised include the type of boundary treatment to be erected; these details would be provided at the reserved matters stage however it is noted that a fence could be erected on the applicants land at any time without the need for express planning permission.
- 8.9 The drainage at Manor Farm barns has been noted by objectors and photographs have been provided. Anglian Water have stated that the surface water drainage does not affect any Anglian Water apparatus and therefore they have no comment other than to request that the agreed strategy is conditioned. The Environmental Agency has also commented in regards the drainage and have requested that the drainage scheme be conditioned to be in accordance with the submitted FRA and include further details. The reason given for the condition is to prevent flooding by ensuring that there is satisfactory storage and disposal of surface water from the site for the lifetime of the development. Anglian Water, IDB and the Environment Agency do not object to the proposed surface water drainage on the site.
- 8.10 Other neighbour and parish objections include the concern over the lack of infrastructure within the village to cope with this and other developments. The application was received prior to the submission of other applications within



Martham however in the interest of timely responses consultations were resent and responses received. Paragraph 2.6 of this report outlines a portion of the response received from the County Council noting that there are no contributions being sought for education as the local schools have sufficient space to accommodate this development.

- 8.11 The SHLAA identified that the access would need to be assessed and potentially be joined to another site adjacent. The application shows two accesses off Hemsby Road which will serve the site. There are no objections from Norfolk County Highways to this configuration following the submission of revised plans received on the 04/03/15 which demonstrate a 2.4m x 90m visibility splay. In the absence of any highway objections to the development proposed there are no highway grounds for refusing the application.
- 8.12 The Parish Council and neighbour objections have noted that the development is not within the village development limits. The proposed development lies outside of the village development limits however the Interim Housing Land Supply Policy (IHLSP) has been drafted and adopted in order that developments, specifically those for housing outside of the village development limits can be assessed with a view to meeting housing targets prior to the adoption of the site specific allocations. The IHLSP is a material consideration and as such shall be afforded appropriate weight as a means of assessing development for housing outside of village development limits.
- 8.13 The Core Strategy identifies that 30% of new housing development should be located within key service areas or primary villages. The application, being located within the village of Martham, a primary village has access to village amenities including schools and shops. The development is, in accordance with the Strategic Housing Land Availability Assessment, a sustainable location.

## **9 Recommendation:-**

- 9.1 It is accepted that the application is outside of the village development limits and contrary to the adopted Borough Wide Local Plan 2001 however the site has been identified as developable and deliverable and there is no objection in planning terms to the development going ahead prior to the formal adoption of the site specific allocations subject to conditions to ensure an adequate form of development and submission of reserved matters.
- 9.2 The recommendation is to approve the application subject to conditions as recommended by consulted parties and those to ensure a satisfactory form of development and obligations as set out by Norfolk County Council and mitigation measures in line with the aims of the Natura 2000 Sites Monitoring and Mitigation Strategy. Should members be minded to approve the application the recommendation is such that the permission is not issued prior to the signing of an agreement under section 106 for provision for infrastructure, mitigation, affordable housing, children's play equipment/space and open space management.

## Gemma Manthorpe

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**From:** Elaine Helsdon on behalf of plan  
**Sent:** 29 February 2016 10:28  
**To:** Gemma Manthorpe  
**Subject:** FW: 06/14/0817/O - Outline Planning Hemsby Road (North of) Martham - REVISED

Elaine Helsdon  
Technical Assistant  
Great Yarmouth Borough Council

Telephone: 01493 846169  
E-Mail: [elh@great-yarmouth.gov.uk](mailto:elh@great-yarmouth.gov.uk)

Website: [www.great-yarmouth.gov.uk](http://www.great-yarmouth.gov.uk)  
Correspondence Address: Town Hall, Hall Plain, Great Yarmouth, Norfolk NR30 2QF

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**From:** Martham Clerk [<mailto:marthamclerk@btinternet.com>]  
**Sent:** 18 February 2016 14:32  
**To:** plan  
**Cc:** 'Paul Hooper'  
**Subject:** FW: 06/14/0817/O - Outline Planning Hemsby Road (North of) Martham - REVISED

Dear sirs,

The Parish Council has now had the opportunity to meet and discuss the above application

The Council has asked me to register their objection to the application on the following grounds:

The site lies entirely outside the existing building limit for the village.

The site encroaches severely on surrounding countryside – it extends the envelope of the village.

This will cause, because of its siting, a substantial increase in traffic through the village. The route to Acle, Norwich, and onwards would travel through the centre of the village and up Repps Road – the Parish Council already receives continuous and regular complaints with regard to traffic movements in the village and the weight and speed of traffic on this road.

There is an adjacent site which will be applying shortly for another 120 homes – this gives around 250 homes in total for the village, a large percentage increase and a lot for the infrastructure of the village to absorb.

The school would come under increasing pressure – with the Hemsby expansion as well, all of these residents will have children at the High School.

The Health Centre would be forced to cope with a large percentage increase in patient numbers.

There is known to be low water pressure in that area of the village.

There is known to be sewerage issues at that end of the village, with Anglia Water regularly having to send tankers in to pump out and remove waste from the Hall Road site.

The site is very close to the lowest roadway point in the village – surface water runoff will become an issue if the field is lost to structure.

Kind regards,

Sarah Hunt  
Clerk to Martham Parish Council  
Telephone: 01493 749938

Date: 25 February 2016  
Our ref: 178926  
Your ref: 06/14/0817/O



Gemma Manthorpe  
Senior Planning Officer  
Great Yarmouth Borough Council

[plan@great-yarmouth.gov.uk](mailto:plan@great-yarmouth.gov.uk)

**BY EMAIL ONLY**

Customer Services  
Hornbeam House  
Crewe Business Park  
Electra Way  
Crewe  
Cheshire  
CW1 6GJ

T 0300 060 3900

Dear Ms Manthorpe

**Planning consultation:** Outline Application – Residential development, access, public open space and associated works

**Location:** Hemsby Road, (North of) Martham, GREAT YARMOUTH, Norfolk

Thank you for your consultation on the above dated 11 February 2016 which was received by Natural England the same day.

Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development.

**1) Advice under the Conservation of Habitats & Species Regulations 2010 (as amended) and the Wildlife and Countryside Act 1981 (as amended)**

***Internationally and nationally designated sites***

The application site is within close proximity to the following designated sites, and therefore has the potential to affect their interest features:

- **The Broads Special Area of Conservation (SAC) ~1.2 km**  
Trinity Broads Site of Special Scientific interest (SSSI) ~1.2 km  
Upper Thurne Broads and Marshes SSSI ~1.6 km  
Hall Farm Fen, Hemsby SSSI ~1.9 km
- **Broadland Special Protection Area (SPA) and Ramsar site<sup>1</sup> ~1.6 km**  
Upper Thurne Broads and Marshes SSSI ~1.6 km  
Hall Farm Fen, Hemsby SSSI ~1.9 km
- **Winterton - Horsey Dunes SAC ~2.9 km**  
Winterton-Horsey Dunes SSSI ~2.9 km
- **Great Yarmouth North Denes SPA ~3.8 km**

<sup>1</sup> Listed or proposed Wetlands of International Importance under the Ramsar Convention (Ramsar) sites are protected as a matter of Government policy. Paragraph 118 of the National Planning Policy Framework applies the same protection measures as those in place for European sites.

European sites (also commonly referred to as Natura 2000 (N2K) sites) are afforded protection under the Conservation of Habitats and Species Regulations 2010, as amended (the 'Habitats Regulations') and include SACs, SPAs and Ramsar sites. SSSIs are notified at a national level. The relevant notification features of the SSSIs broadly relate to the features associated with the internationally designated sites and so the following comments are applicable in both an international and national context.

Natural England notes that the shadow Habitats Regulations Assessment (HRA) (hereafter referred to as the 'Project HRA') has not been produced by your authority, but by the applicant. As competent authority, it is your responsibility to produce the HRA. We provide the advice enclosed on the assumption that your authority intends to adopt this project HRA to fulfil your duty as competent authority.

### **Natural England's advice**

#### **Recreational impacts**

The Project HRA acknowledges the potential for the proposed residential development to increase visitor pressure to surrounding N2K sites.

However, it concludes that adverse impacts to N2K sites are unlikely due to the provision of public open space within the development and the presence of nearby footpath links which it considers will be used for regular recreational activity by residents and so help relieve recreational pressures on N2K sites. Importantly, it also acknowledges that use of N2K sites for routine recreation (e.g. dog walking) by some residents is unavoidable. Natural England agrees that, whilst the provision of informal open space within and close to the development will, if effectively designed (i.e. to include circular walks of sufficient length, dogs-off-leads areas etc.), help absorb routine recreation to an extent, the unique draw of the nearby N2K sites means it is unlikely to fully mitigate recreational impacts **in combination** with other development within the borough.

The HRA of the adopted Great Yarmouth Core Strategy identified that increased recreational activity by residents of new dwellings within the borough may have a cumulative, '**in combination**' impact on a number of N2K sites.

Policy CS11 of the Core Strategy therefore stipulates that "*Relevant development will be required to deliver the mitigation measures identified in the Natura 2000 Sites Monitoring and Mitigation Strategy*". Furthermore, Policy CS14 states that your authority will "*Seek appropriate contributions towards Natura 2000 sites monitoring and mitigation measures*" as required.

In line with the findings of the Core Strategy HRA, Natural England advises that this development, due to its proximity to the aforementioned N2K sites, should be classed as 'relevant development'. Proportionate developer contributions to the emerging *Natura 2000 Sites Monitoring and Mitigation Strategy* should therefore be secured before adverse impacts to N2K sites can be ruled out **in combination** with other plans/projects.

## **2) Other advice**

We would expect the Local Planning Authority (LPA) to assess and consider the other possible impacts resulting from this proposal on the following when determining this application:

- local sites (biodiversity and geodiversity)
- local landscape character
- local or national biodiversity priority habitats and species.

Natural England does not hold locally specific information relating to the above. These remain material considerations in the determination of this planning application and we recommend that you seek further information from the appropriate bodies (which may include the local records centre, your local wildlife trust, local geoconservation group or other recording society and a local landscape characterisation document) in order to ensure the LPA has sufficient information to fully understand the impact of the proposal before it determines the application. A more comprehensive list of local groups can be found at [Wildlife and Countryside link](#).

### **Protected Species**

We have not assessed this application and associated documents for impacts on protected species.

Natural England has published [Standing Advice](#) on protected species. The Standing Advice includes a habitat decision tree which provides advice to planners on deciding if there is a 'reasonable likelihood' of protected species being present. It also provides detailed advice on the protected species most often affected by development, including flow charts for individual species to enable an assessment to be made of a protected species survey and mitigation strategy.

You should apply our Standing Advice to this application as it is a material consideration in the determination of applications in the same way as any individual response received from Natural England following consultation.

The Standing Advice should not be treated as giving any indication or providing any assurance in respect of European Protected Species (EPS) that the proposed development is unlikely to affect the EPS present on the site; nor should it be interpreted as meaning that Natural England has reached any views as to whether a licence may be granted.

If you have any specific questions on aspects that are not covered by our Standing Advice for European Protected Species or have difficulty in applying it to this application please contact us with details at [consultations@naturalengland.org.uk](mailto:consultations@naturalengland.org.uk).

### **Biodiversity enhancements**

This application provides opportunities to incorporate features into the design which are beneficial to wildlife, such as the incorporation of roosting opportunities for bats or the installation of bird nest boxes. The authority should consider securing measures to enhance the biodiversity of the site from the applicant, if it is minded to grant permission for this application. This is in accordance with Paragraph 118 of the NPPF. Additionally, we would draw your attention to Section 40 of the Natural Environment and Rural Communities Act (2006) which states that *'Every public authority must, in exercising its functions, have regard, so far as is consistent with the proper exercise of those functions, to the purpose of conserving biodiversity'*. Section 40(3) of the same Act also states that *'conserving biodiversity includes, in relation to a living organism or type of habitat, restoring or enhancing a population or habitat'*.

### **Green Infrastructure potential**

The proposed development is within an area that Natural England considers could benefit from enhanced green infrastructure (GI) provision. As such, Natural England would encourage the incorporation of GI into this development.

Multi-functional green infrastructure can perform a range of functions including improved flood risk management, provision of accessible green space, climate change adaptation and biodiversity enhancement.

GI can be designed to maximise the benefits needed for this development. We strongly encourage you to share this advice with the applicant to maximise opportunities to incorporate green infrastructure during the development of the detailed proposal.

Additional evidence and case studies on green infrastructure, including the economic benefits of GI can be found on the Natural England [Green Infrastructure web pages](#).

### ***Impact Risk Zones for Sites of Special Scientific Interest***

Natural England has published a set of mapped Impact Risk Zones (IRZs) for SSSIs. This helpful GIS tool can be used by LPAs to help consider whether a proposed development is likely to affect a SSSI and determine whether they need to consult Natural England to seek advice on the nature of any potential SSSI impacts, their avoidance or mitigation. The dataset and user guidance can be accessed from the [gov.uk website](#).

This concludes Natural England's advice which I hope you will find helpful.

We would be happy to comment further should the need arise but if in the meantime you have any queries please do not hesitate to contact us.

For any queries relating to the specific advice in this letter only please contact Jack Haynes using the details given below . For any new consultations, or to provide further information on this consultation, please send your correspondences to [consultations@naturalengland.org.uk](mailto:consultations@naturalengland.org.uk).

We really value your feedback to help us improve the service we offer. We have attached a feedback form to this letter and welcome any comments you might have about our service.  
Yours sincerely

**Jack Haynes**

Land Use Operations Norfolk & Suffolk Team

Email: [jack.haynes@naturalengland.org.uk](mailto:jack.haynes@naturalengland.org.uk)

Tel: 0300 060 1498

Cc. [gm@great-yarmouth.gov.uk](mailto:gm@great-yarmouth.gov.uk)



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

Your Ref: 06/14/0817/0  
Date: 19th March 2015

My Ref: 9/6/14/0817  
Tel No.: 01603 222789  
Email: david.higgins@norfolk.gov.uk

Dear Gemma Manthorpe

**Martham: Outline Application - Residential development, access, public open space and associated works**  
**MARTHAM Hemsby Road (North of) Martham Great Yarmouth Norfolk**

Thank you for consulting the Highway Authority on the above application. The application is in outline with all matters reserved except for access for 125 dwellings. It is proposed to have two access points onto Hemsby Road.

Discussions with the applicant have led to revised proposals and I note that revised and additional drawings have been submitted. The Highway Authority's concerns about safe walk to school routes has been addressed by the footway work proposed for White Street.

In the light of the above the Highway Authority recommends no objection subject to the following conditions being placed on any permission granted:-

SHC 05

Prior to the commencement of the development hereby permitted full details (in the form of scaled plans and / or written specifications) shall be submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority to illustrate the following: -

- i) Roads, footways, foul and on-site water drainage.
- ii) Visibility splays.
- iii) Access arrangements in line with drawing 1212/HWY/005B.
- iv) Parking provision in accordance with adopted standard.

Include Informative 2



#### **SHC 28**

Development shall not commence until a scheme detailing provision for on site parking for construction workers for the duration of the construction period has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented throughout the construction period.

**Reason:** To ensure adequate off-street parking during construction in the interests of highway safety.

#### **SHC 29A**

Prior to the commencement of any works a Construction Traffic Management Plan and Access Route which shall incorporate adequate provision for addressing any abnormal wear and tear to the highway shall be submitted to and approved in writing with the Local Planning Authority in consultation with Norfolk County Council Highway Authority together with proposals to control and manage construction traffic using the 'Construction Traffic Access Route' and to ensure no other local roads are used by construction traffic.

**Reason:** In the interests of maintaining highway efficiency and safety.

#### **SHC 29B**

For the duration of the construction period all traffic associated with the construction of the development will comply with the Construction Traffic Management Plan and use only the 'Construction Traffic Access Route' and no other local roads unless approved in writing with the Local Planning Authority in consultation with the Highway Authority.

**Reason:** In the interests of maintaining highway efficiency and safety.

#### **SHC 30A**

No works shall commence on site until the details of wheel cleaning facilities for construction vehicles have been submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority.

**Reason:** To prevent extraneous material being deposited on the highway.

#### **SHC 30B**

For the duration of the construction period all traffic associated with the construction of the development permitted will use the approved wheel cleaning facilities provided referred to in Part A.

**Reason:** To prevent extraneous material being deposited on the highway.

#### **SHC 39A**

Notwithstanding the details indicated on the submitted drawings no works shall commence on site unless otherwise agreed in writing until a detailed scheme for the off-site highway improvement works as indicated on drawing number 1212/Sketch/00 has been submitted

to and approved in writing by the Local Planning Authority in consultation with the Highway Authority.

**Reason:**To ensure that the highway improvement works are designed to an appropriate standard in the interest of highway safety and to protect the environment of the local highway corridor.

**SHC 39B**

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

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

**Include Informative 1**

#### **Informatives**

##### **Inf. 1**

It is an OFFENCE to carry out any works within the Public Highway, which includes a Public Right of Way, without the permission of the Highway Authority. This development involves work to the public highway that can only be undertaken within the scope of a Legal Agreement between the Applicant and the County Council. Please note that it is the Applicant's responsibility to ensure that, in addition to planning permission, any necessary Agreements under the Highways Act 1980 are also obtained.

Advice on this matter can be obtained from the County Council's Highways Development Management Group based at County Hall in Norwich. Please contact David Higgins tel 01603 222789 e-mail david.higgins@norfolk.gov.uk

##### **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 Applicants' 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 Development Management Group. Please contact David Higgins tel 01603 222789 e-mail david.higgins@norfolk.gov.uk

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

Inf. 7

Street lighting is a concurrent power of the County, District and Parish Councils. However, it is the County Council after consultation with the Local Lighting Authority (District or Parish Council) who decides whether street lighting is required on proposed public highways. Norfolk County Council will challenge any automatic assumption that street lighting needs to be provided on part or all of the new development.

Inf 9

The applicant is advised that to discharge condition SHC 00 that the local planning authority requires a copy of a completed agreement between the applicant and the local highway authority under Section 38 of the Highways Act 1980 or the constitution and details of a Private Management and Maintenance Company confirming funding, management and maintenance regimes.

If you have any queries with the above advice recommendation or suggested conditions please contact me.

Yours sincerely

*David Higgins*

Principal Engineer - Major & Estate Developments  
for Executive Director for Community and Environmental Services



## **Planning Applications – Suggested Informative Statements and Conditions Report**

AW Reference: 00005451  
Local Planning Authority: Great Yarmouth District (B)  
Site: Hemsby Road, Martham  
Proposal: 125 Dwellings  
Planning Application: 06/14/0817/O

**Prepared by Carey Gobey**

**Date 05 March 2015**

**This report supersedes the previous report dated 16 February  
2015**

If you would like to discuss any of the points in this document please  
contact me on 01733 414690 or email [planningliaison@anglianwater.co.uk](mailto:planningliaison@anglianwater.co.uk)

## **ASSETS**

### **Section 1 – Assets Affected**

- 1.1 Our records show that there are no assets owned by Anglian Water or those subject to an adoption agreement within the development site boundary.

## **WASTEWATER SERVICES**

### **Section 2 – Wastewater Treatment**

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

### **Section 3 – Foul Sewerage Network**

- 4.1 The sewerage system at present has available capacity for these flows. Connection points will be to manhole 0901 on Hemsby Road and 8006 on Back Lane. If the developer wishes to connect to our sewerage network they should serve notice under Section 106 of the Water Industry Act 1991. We will then advise them of the most suitable point of connection.

### **Section 4 – Surface Water Disposal**

- 4.2 The surface water strategy/flood risk assessment submitted with the planning application is not relevant to Anglian Water and therefore this is outside our jurisdiction for comment and the Planning Authority will need to seek the views of the Highways Agency.

We request that the agreed strategy is conditioned in the planning approval.

### **Section 5 – Trade Effluent**

- 5.1 Not applicable.

## MEMORANDUM

### From Environmental Health

To: Head of Planning and Development,  
**Attention:** Gemma Manthorpe

Date: 09/11/2015

Our ref:

Please ask for: Justin Hanson

06/14/08/7/0

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#### DEVELOPMENT AT- Hemsby Road, Martham

The revised layout means that B1 industrial use will be located adjacent to the proposed housing, however, the very nature of B1 class use is that it is a use that can be carried out in any residential area without detriment to amenity by reason of noise, vibration, smell, fumes, smoke, soot, ash, dust or grit so I do not object in principle.

External plant added to the development for uses such as air conditioning or refrigeration is a consideration and needs to be selected and installed in a manner that does not harm the amenity of the neighbouring properties through noise. In addition, as the application is outline there is little indication of where outdoor amenity areas are likely to be and where car parks are to be located and so it may well be the case that noise from vehicles accessing the industrial use and also deliveries need to be controlled. Lighting of the buildings and the surrounding area also can have the potential to cause harm to amenity and also needs consideration.

I have noted there is an existing B1 class use occupied by a window firm. I have visited the premises and they have deliveries to the site with planning permission from 7:30am during weekdays and there is a turning area that would be adjacent to housing development. Any outdoor amenity areas are likely to be affected by noise from vehicles using the site.

I would therefore make the following recommendations to be imposed by condition on any approval in addition to those already made by Aiden Bailey Lewis in February 2015.

1. Before any fixed external plant is installed a scheme is submitted and agreed by the local planning authority which demonstrates that the combined sound rating level from all the fixed external plant associated with the B1 use (Assessed using BS4142:2014- Methods for assessing industrial and



commercial sound) will not exceed the pre-development background sound level at the boundary of the nearest residential premises by more than 3 dB (A). The background sound level (LA<sub>90</sub>) needs to be assessed during the time period the plant will be in operation and will need to be representative of that period.

All works that form part of the approved scheme must be completed before first use of the development permitted and maintained for the lifetime of the development.

2. Before the development commences a scheme is submitted and agreed by the local planning authority to protect outdoor amenity areas of the proposed housing from noise from vehicles and deliveries associated with the proposed B1 uses and existing B1 use. This is likely to include provision for an acoustic barrier running along the western boundary of the site with the proposed B1 use and along the boundary of the site with the existing B1 use, however, this will depend on the exact location and orientation of the proposed housing.

All works that form part of the approved scheme must be completed before first use of the development permitted and maintained for the lifetime of the development

3. Deliveries and dispatches to and from the B1 uses are restricted to the following times:

Monday to Friday 07:30- 18:00

Saturdays 08:00- 13:00

Sundays and Bank Holidays- None

4. The proposed B1 uses is likely to require artificial lighting and lighting overspill and glare can create an impact on neighbouring properties. I would therefore recommend a condition whereby a scheme is submitted and approved by the local planning authority detailing how lighting will be installed in a manner that illuminates the intended surface with no light spillage or glare from the lights to neighbouring properties.

All works that form part of the approved scheme must be completed before first use of the development hereby permitted and maintained for the lifetime of the development

Justin Hanson  
Environmental Health Officer

Planning Services  
Development Control  
Town Hall  
Hall Plain  
Great Yarmouth  
NR30 2QF



22/01/15

Application 06/14/0817/O

**Outline Application – Residential development, access, public open space and associated works.  
Hemsby Road (North of) Martham.**

Thank you for your letter dated 5<sup>th</sup> January 2015 regarding the above. I write to confirm our objection to this proposed development. We are concerned on a number of fronts and highlight these as follows:-

We moved into our property 4 years ago and one of the reasons we choose the property was due to it being a quiet area. We had previously lived closer to a busy road. The size of this development and close proximity would undoubtedly bring with it increased noise (and light) pollution both during the construction phase and ongoing.

The additional number of houses in close proximity may also bring increased security risks due to the style of our property and neighbouring properties.

Our existing drainage system is already struggling to cope with heavy rain and there have been many occasions when the road adjacent our property has been flooded. Although we appreciate if the development were to go ahead new drainage would be needed it is a very large area of agricultural land, which slopes down to our development, which would effectively become covered by the footprint of the houses, footpath, driveways, roads etc., thus increasing the likelihood of further drainage issues.

The road leading to our property is a private road. We together with our neighbours pay for the upkeep of the road. Despite there being signage indicating it is a private road we still get regular traffic including large vehicles frequent the private road unnecessarily (e.g. they realise they have chosen the wrong route and turn around. This leads to unnecessary excess wear and tear to the road and increased costs. Should the development be permitted we feel this would increase significantly. It also brings risks of safety to pedestrians and particularly children. There is a covenant on the road to prevent parking of vehicles and again this would likely be broken more frequently.

There is already a lack of employment in the village and although the proposed development may bring a few more jobs in the short term during construction it would then mean far more people competing for the few local jobs.

Farming is an important industry both nationally and locally. The land has been used for many years for arable farming and it would be a shame to see this disappear. We envisage an impact on nature conservation.

In terms of other material planning considerations we believe the new development would cause our property to be overlooked causing lack of privacy (particularly in our garden) as the properties

Page 1 of 2

would be effectively built on a hill looking down. Potentially it may cause lack of sunlight due to higher building and trees. One of the local schools has already closed in recent years and it would mean travel for the younger school children.

The increased road traffic levels would inevitably lead to increased traffic noise and potential safety concerns with the interaction of pedestrians and vehicles (especially y those crossing the busy main road to visit the Doctors Surgery and Pharmacist.

Thank you for giving us the opportunity to put over pour point of view and for reading this letter.

Yours faithfully

Mr and Mrs Dean & Jill Dunn and family.

Barn 6,  
Manor Farm Barns,  
Martham,  
NR294PE

PLANNING SERVICES  
DEVELOPMENT CONTROL  
TOWN HALL  
GREAT YARMOUTH  
NR30 2QF

23/01/15

APPLICATION 06/14/0817/0



OUTLINE APPLICATION-HEMSBY ROAD(NORTH) MARTHAM.

Thank you for your letter dated 5/01/15.

We bought our house 8 years ago adjoining agriculture land and in a conservation area.

The conservation area did put restrictions upon us. Which we were pleased about.

Because we thought we were then living in a protected area.

All the properties on this development had to have open car sheds, inline with planning permission at the time.

So this means we have no protection for our cars or items in these car sheds.

The proposed new development will be only 6m away, our security will be seriously affected.

See attached letter from NORFOLK CRIME PREVENTION OFFICE.

During proposed construction our conservation area would turn into a noisy and dusty area for a few years.

Also with out any protection the construction workers would have access to our car sheds.

And our private road which we pay for to maintain together with our neighbours.

Our drainage system is already struggling to cope with heavy rain.

Our road has been flooded a few times, and me and my neighbour have to clean the drains often, to avoid flooding.

So more hard surfaces in our area e.g (houses patio, s and roads) would certainly increase the problem.

Where are the people from this proposed development going to work?

There are a few jobs in Martham, but certainly not enough to sustain 125 houses.

So the likelihood is that these families have to travel to the Norwich area to find work.

Therefore the traffic through the village would be immensely increased.

So if possible it would make more sense to have a new development on the west side off the village.

The doctors surgery is already at stretching point, recent visit has highlighted this.

For a very important appointment we were told by the doctor you have only 10 minutes.

This resulted into having another appointment because the matter was not resolved.

So it shows the doctors are already under serious pressure.

And no doubt schools would also be under serious pressure.

Therefore affecting future generations.

So giving this planning application permission, would have serious implications on the village as a whole.

During the 8 years we have lived here, the arable land behind our property has produced a good variety of produce,

which would be lost forever, certainly not something to be encouraged, when maybe other non arable land is available.

Plus also in the course of the year, we see rabbits pheasants, partridges, deer on the land.

There are also barn owls and bats in this area.

In the spring we have Swifts nesting in our car sheds, another reason they are left open to encourage wildlife in this area.

It is common knowledge that there are fewer places for these birds to nest because of over development.

We therefore strongly object to this application, for the many reasons given.

Yours faithfully

Mr and Mrs Chris and Wilhelmina Chapman

5 Manor Farm Barns  
Martham  
NR29 4PE. |

Our reference: G11 Martham

Date: 22nd January 2015



**CRIME PREVENTION OFFICE**

Mr C Chapman  
5 Manor Farm Barnes,  
Back Lane,  
Martham,  
Gt Yarmouth,  
Norfolk,

*Caister On Sea Police Station*  
53 High Street,  
Caister,  
Gt Yarmouth,  
Norfolk,  
NR30 5AD  
Telephone: 01493 333173

Dear Mr Chapman,

The attached report establishes a security model for your home. This is not to suggest that your current security measures are necessarily below standard, rather to set out what that standard should be and what remedial action could be taken to raise it where applicable. Appropriate devices and useful tips have been included where relevant and are in line with the recommendations of the Association of British Insurers.

Crime prevention is a partnership of responsibilities - owned by the community, led by the police. ~~The community has an important role to play in preventing crime and by following the recommendations in this report you can take a significant step towards that goal.~~ If you have any further questions or concerns regarding the physical protection of your home or any other security matter, please do not hesitate to contact your local **Crime Reduction Officer on 101.**

~~Your concerns about the possibility of 240 houses being built on the farmer's field at the rear of your property has been noted.~~

~~We fully support your concerns, with the regards of this matter about the open garages you have at the rear of the property, and that due to the restoration order you are not allowed any doors on these garages.~~

We suggest that you make contact with Martham Parish Council, with your concerns about this issue. So they can highlight this with the local council then with the Borough council and planning to find out what measures can be put into place.

Yours sincerely,

Pcso 8308 Johnson , G12 Caister SNT  
Caister On Sea Police Station



Paul Rackham

Barn 1 Manor Farm Barns Back Lane Martham NR294PE

Date: 9<sup>th</sup> February 2015

Great Yarmouth Borough Council  
Development Control & Planning  
Town Hall  
Great Yarmouth  
Hall Plain  
Nr30 2QF



Dear Miss Manthorpe

Re: Land off Back Lane, Martham.

I wish to express my objections to planning application no. 06/14/0817/0. This application is clearly outside the defined development boundary for Martham village and encroaching into Green Belt.

The application is not clear about the amount of homes it wishes to build and we are all aware, that later a full consent be obtained stating site viability and suddenly they need to build another sixty houses on the site, there is no clear detail on the application.

Having taken advice I believe Martham has been re-thought by your Policy department, as the level of housing proposed was thought too great for both the village and the uptake likely to come from the private housing market over the planned number of years. In addition, the amount of builders whom are prepared to build at the same time in the same village.

We believed the Strategic Housing Land Availability Assessment (SHLAA) had identified a number of sites around the village but following further consultations last year it was advised to move some of these targets to other villages as the uptake in one village would not meet the target build numbers per year the Borough Council are seeking over the plan period.

This site although identified for potential housing has not yet been allocated formally within the Site Specific process and although the interim policy may give some weight we are wondering why planning is being sort now rather than when the Site Specifics & Development Plan Documents are produced and ratified.

Was this a site that may have been removed from future development, following the Strategic Housing Land Availability Assessment consultations carried out last year?

Other sites in other Parishes which have been identified as suitable for development within the Site Specific Process have been refused as it has been felt the applications are premature, as they are likely to come through when policy have ratified them.

It would be amazing and surprising for this site to jump the system and be granted outline approval prior to the commencement of other sites identified within the new Local Plan Document.

We have no knowledge as to what is particularly proposed and have no way of knowing if we are to have houses or bungalows around us. The lack of detail makes this a fishing expedition, to see if some land can be brought forward before the formal adoption of the new Site Specific Document.

Whilst we acknowledge development is inevitable in Martham; the full extent and where, does not appear to be clear and we were under the impression still some way off having spoken to your policy department. If your policy department are still considering final numbers for the village then surly this application on a large site is being submitted before the final decisions have been made.

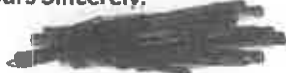
My other point is I purchased a £300,000 barn recently, the search showed this land as agricultural. As we had to have open Cart Sheds etc to be in keeping with the rural setting, such a development will make me question the security of this area with the massive increase in footfall.

No design criteria have been considered as the site skirts the Conservation Area and buildings & landscape important to the village character & local scene. We are none the wiser from this submission or application what is proposed or what will be constructed within this area, which is designated as heritage importance.

Why was not a public meeting or the scheme put to villages before submission? This may have been a better way forward, the National Planning Policy Framework, clearly states that applications should be front loaded consultations and states " 188. Early engagement has significant potential to improve the efficiency and effectiveness of the planning application system for all parties. Good quality pre-application discussion enables better coordination between public and private resources and improved outcomes for the community."

Another case of let's do what we want where we want, we look forward to perhaps receiving more detail as to exactly what will happen in the future, but wish to maintain our objection to this proposal.

Yours Sincerely,



Paul Rackham



**Reference:** 06/15/0780/O

**Parish:** Martham

**Officer:** Miss Gemma Manthorpe

**Expiry Date:** 10<sup>th</sup> March 2016

**Applicant:** Mr N Dyball

**Proposal:** Three detached dwellings with garages

**Site:** Rear of Selwyn House, 28 The Green Martham.

## **REPORT**

### **1 Background/History**

- 1.1 This is an outline application for three no. detached dwellings with garages. Access and layout form part of this application with appearance, landscaping and scale to form part of a reserved matters application should permission be granted for outline approval.
- 1.2 The site is located to the rear of Selwyn House 28 The Green Martham, a large semi-detached property in a prominent location accessed from The Green. The curtilage comprises a large garden separated from the access track by fence and foliage with the remaining land housing outbuildings and unkempt land in an apparent disused state.
- 1.3 Directly to the south of the site is a new development of 9 single storey dwelling's recently approved under application 06/13/0656/F. The majority of the properties are occupied with plot 9, the plot adjoining the application site being under construction. The adjoining 9 dwellings are accessed off a private road from Sycamore Avenue. Directly adjoining Sycamore Avenue is the rest of the development known as the Avenues which has been constructed over the last 15 years.
- 1.4 The site is within the Village Development limits as prescribed within the adopted Borough Wide Local Plan and is surrounded by residential dwellings.

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

- 2.1 **Parish Council-** The Parish Council recommends that a bat survey be conducted and that the natural habitat should be protected.
- 2.2 **Neighbours** – 11 objections to the proposal. In summary the objections raised are as follows
  - Trees and hedging should remain.
  - Asbestos (outbuilding to be removed) should be removed so as not to cause harm or danger to nearby residents.
  - Dwellings should be single storey only.
  - A bat survey should be carried out and bats protected.

- Access over private road would be detrimental to existing residents.
- If access is granted the cost of maintenance should be shared.
- Solicitors stated that there would be a fence at the end of Alder Avenue.
- Loss of wildlife habitat.
- Where will the bins be located.
- Loss of light- is approved the developments should be single storey.
- Properties proposed are too large, cramped design.
- Dwellings would have an adverse effect on the conservation area.
- Access to the site by builders could damage the private road.

- 2.3 **Norfolk County Council as Highway Authority** – No objections and no comment as the proposed development is to be accessed off a private road and access to the highway network accords with current standards.
- 2.4 **Norfolk County Council as Fire Service** – Planning portal dose not clearly show that access can be gained for emergency vehicles.
- 2.5 **Environmental Health** – No response received.
- 2.6 **Building control** – Fire officer to be consulted (already been carried out), no further comments.
- 2.7 **Police** – The development should be designed to Secure by Design Standards and boundary treatments considered (1.8m fencing). Notes that can only provide limited comments on information provided.
- 2.8 **Conservation** – The application is supported but the units should be sensitively designed taking into account the materials and the conservation area.

### 3. **National Planning Policy Framework**

- 3.1 The presumption in favour of sustainable development is set out in paragraph 4.
- 3.2 Paragraph 14 of the National Planning Policy Framework, while reiterating that development should be sustainable also includes the following statement:

For decision-taking this means: approving development proposals that accord with the development plan without delay;

### 4. **Saved Great Yarmouth Borough-Wide Local Plan Policies (2001)**

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.

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

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

#### POLICY HOU17 -

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

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

### 5. **Core Strategy:**

5.1 **Policy CS1:** This policy promotes sustainable communities and development which would complement the character of an area.

5.2 **Policy CS2:** This policy identifies the broad areas for growth by setting out the proposed settlement hierarchy for the borough. It is expected that Primary Villages, such as Martham would see some additional growth during the plan period to help support the local facilities in the area.



- 5.3 **Policy CS9:** This policy seeks to encourage well designed and distinctive places, particularly conserving and enhancing biodiversity, landscape quality and the impact on and opportunities for green infrastructure.

## 6. **Assessment**

- 6.1 The site is within the current village development limits in a sustainable location and as such is in accordance with local and national planning policy which looks to promote suitable development in sustainable locations. Both the Core Strategy and the National Planning Policy Framework go on to state that development which accords with these planning principles, in the absence of any overriding factors, should be approved.
- 6.2 The character of the area is predominately residential given the recent development with adjoins the site known locally as the Avenues comprising Alder close, Sycamore Avenue, Aspen Close, Walnut Tree Avenue and Cherry Tree Avenue. These properties are predominately single storey in design and have provided an attractive addition to the village. It has been noted by objectors to the application that the scale of the dwellings is not given as the application is outline only. Were the application to be approved a condition restricting the dwellings to single storey with no accommodation in the roof space. Single storey dwellings would complement the existing developed area and reduce adverse overlooking thereby creating a form of development that does not have significant adverse effects on the amenities of the adjoining dwellings.
- 6.3 Objections have been raised about the additional traffic utilising the private road which is managed by a management company and, from comments received, distributes the costs of maintenance between residents. The applicants agent has provided information demonstrating that the applicant has right of way over the land. The information provided states that the 'right over the private road subject to the transferees or their successors in title paying or contributing a fair proportion of the cost of repairing maintaining, renewing or cleansing the same'. Although the legal right over land is not required for the assessment of a planning application this right has been demonstrated in this instance as has the obligation to contribute to the maintenance of the road.
- 6.4 The use of the road by construction traffic has also been noted. It is possible, prior to the commencement of the development, to require by condition a construction plan to be submitted to and approved by the Local Planning Authority. This plan can include the route that the traffic will take. In the alternative a condition requiring the road to be surveyed prior to the commencement of the development and after and any detriment repaired prior to occupation of the development subject to the application.
- 6.5 The removal of the existing outbuildings has been raised with concern regarding the removal of asbestos from the site. The safe removal of asbestos is an environmental consideration and must comply with the relevant safeguarding legislation. A condition requiring the removal prior to

commencement of the development can be placed upon any grant of planning permission.

- 6.6 Objectors to the application have stated that there are bats present within the application site. Although it is noted that the buildings present on the site are not within the conservation area and as such can be removed without consent by the Local Authority a bat survey can be conditioned to be submitted. Should bats be found to be present they are protected species and have legislation designating the protection. Conditions can be, if deemed necessary, placed on the development to provide bat boxes.
- 6.7 The previous application for Alder Close has a condition in place protection the hedge which abuts Broom Close. This is to maintain the privacy and character of the area. A similar condition can be applied to the current application although it is noted that a portion of the hedge (to the eastern boundary of the site) bounds private gardens and as such a condition would need to reflect this and not place unnecessary burden on the adjoining party.
- 6.8 It has been noted by objectors that the properties proposed are large and could constitute over development of the site. The application, being outline only, does not include the scale at this stage of the process. The plots are bigger than those at the adjoining development although this is a matter for the detailed stage of the application process should the application be approved.
- 6.9 Bin presentation has been noted as a concern by residents of Alder Avenue. Current residents have to place their bins for collection at the bottom of the road according to information received as part of this application. There has been no response from GYB Services at the time of writing although should one be received prior to the Committee this shall be verbally reported. The distance currently travelled by residents to have the bins collected is noted, as is the fact that this may be the same for future residents should the application be approved however this alone is not sufficient to recommend refusal of the application.
- 6.10 A section of the application site is within the conservation area and the effect is assessed as not significantly detrimental to be of harm. The control over design shall come at the reserved matters stage should the application be approved although it is noted that the development will not be visible from the green other than through the existing access to no.28 the donor property. This view will be severely obstructed by the placement of the existing dwellings. The conservation officer does not object to the application although notes the need to take account of materials and design.

## **7. Conclusion**

- 7.1 The application site lies adjacent a recently developed section of land and proposes a similar development. Conditions can adequately protect the amenities of the adjoining properties and the detailed design will be assessed

to ensure that it takes into account the surrounding area and the proximity of nearby dwellings.

- 7.2 The development proposed is within an area designated within the Borough Wide Local Plan for housing and is within a sustainable location. The National Planning Policy states that applications which accord with Local and National policy should be approved without delay. The concerns of the residents are noted although these can be conditioned to an adequate extent so as to make the development suitable.

## **8. Recommendation**

- 8.1 APPROVE subject to conditions required to provide a satisfactory form of development as recommended and as noted within the report including limiting the dwellings to single storey with no living accommodation in the roof of the dwellings, bat survey to be carried out and a satisfactory condition relating to the road. The proposal is considered to comply with Policy HOU7 and HOU17, of the Great Yarmouth Borough-Wide Local Plan 2001 CS1, CS2 and CS4 of the Core Strategy and the National Planning Policy Framework.



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

Your Ref: 06/15/0780/O  
Date: 12 February 2016

My Ref: 9/6/15/0780  
Tel No.: 01603 638070  
Email: stuart.french@norfolk.gov.uk

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

Dear Gemma

**Martham: 3 No detached dwellings with garages  
R/O Selwyn House 28 The Green Martham GREAT YARMOUTH NR29 4PA**

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

The proposed development is accessed off a private drive (see planning permission 06/14/0691) and therefore outside the jurisdiction of the Highway Authority. In this respect I have no comment to make on this application as access to the highway network accords with appropriate standards.

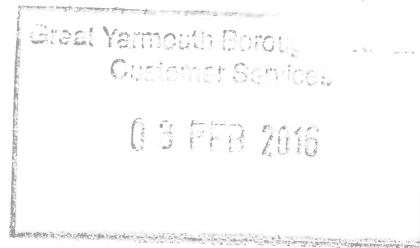
Yours sincerely

*Stuart French*

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

[www.norfolk.gov.uk](http://www.norfolk.gov.uk)





Mr. M D. Hill  
7 Alder Avenue,  
Martham,  
Great Yarmouth  
Tel: - 01493 555599  
Email - ~~martindenham@bt.com~~

2/02/2016

Dear sir/madam

Please note our following strong objections to the proposed planning application no 06/15/0780/0 for granting access via Alder Avenue Martham to the land being proposed to be built on.

Alder Avenue is a Private Road with 9 Bungalows - 7 of them fully built & 2 being built . Alder Avenue is owned & managed by ' The Alder Avenue Property Management Company ' which consists of the owners of the 9 bungalows . This is to give the residents rights in managing the Actual private road as it has not been adopted by the local authority.

Our solicitors informed us also our builders Cripps Developments that there would be a boundary fence at the end of Alder Avenue besides plot 9 bungalow separating Alder Avenue from the proposed development land which is in question. Please be aware that no one is living in plot 9 as it has not been completed so obviously no objections can be raised (note letter addressed to plot 9 on planning documents is not sufficient as we are at no 7 Alder Avenue nearest resident to proposed land access)

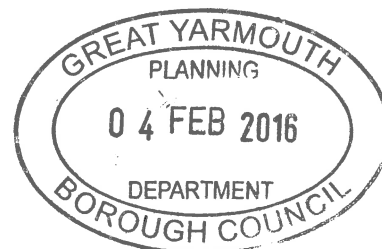
To grant access via Alder Avenue would have severe & detrimental results to the actual road surfaces ( heavy duty building machinery & vehicles) which is totally unacceptable to us as actual residents who are responsible for Alder Avenue Road which as stated previously is a Private Road which we are responsible to maintain .

We are most concerned about this matter & would appreciate your help in showing that this application has severe detrimental implications for us all who actually live in Alder Avenue Martham.

Kind regards

Mr. & Mrs. M.D.Hill  
MartinDenham

REC'D VIA  
WEB





5 Alder Avenue  
Martham  
Great Yarmouth  
Norfolk  
NR29 4FA

3 FEB 2016

TO GENERAL MANAGER  
DEAN MINNS  
Dear Madam,

We the owners of the above address have strong objections to the proposed planning application number 06/15/0780/0 for granting access via Alder Avenue Martham to the land being proposed to be built on.

Alder Avenue is a private road with nine bungalows, seven of them fully built and two yet to be built, Alder Avenue will be owned and managed by The Alder Avenue Property Management Company which consists of the nine bungalows. This is to give the residents rights in managing the actual private road as it has not been adopted by the local authority.

As plot 9 has not been completed they cannot raise any objections to the proposed right of way into Alder Avenue. To grant access via Alder Avenue would have severe and detrimental results to the actual road surfaces ( heavy duty building machinery and vehicles ) which is totally unacceptable to us as actual residents who are responsible for the maintenance of Alder Avenue which as stated previously is a private road which we will be the responsibility of the residents.

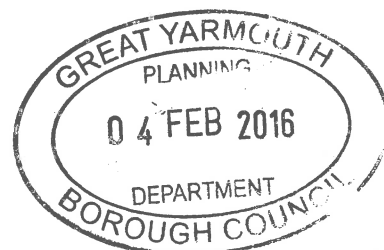
We are very concerned about this matter and would appreciate your assistance in showing that this application has severe detrimental implications for us all who live in Alder Avenue Martham. We would also like to know what arrangements are being made for the collection of the refuse of the proposed three properties. Most of the residents who live in Alder Avenue are elderly and some are disabled who have to take their waste bins down to a central bay to be collected because the refuse lorry will not come up the road because it is a private road this causes a great deal of difficulty for most of the residents.

Yours Sincerely

R.J.& V. Powell-Thomas.



REC'D VIA  
WRS





4 Alder Avenue  
Martham  
Great Yarmouth  
Norfolk  
NR29 4FA

Ack'd  
01/2/16

Great Yarmouth Borough Council  
Town Hall  
Hall Plain  
Great Yarmouth  
NR30 2QF

F.T.A.O the Planning Department

Thursday, 4 February 2016

Dear Sir or Madam

Ref: Proposed planning application no. 06/15/0780/0 Martham

Would you please note that, while we do not object to the building of the properties, we strongly object to the portion of the above application which relates to access to the site via the private road Alder Avenue.

There are nine existing bungalows in Alder Avenue, two of which are incomplete. This road is a Private road. We have our management company owned by the owners of the nine bungalows. This gives us the right to manage the Private road, unless of course the council would fully adopt our road.

We were advised that a boundary fence would be erected at the end of Alder Avenue isolating our estate from the above proposed development.

If access is granted via Alder Avenue it would be detrimental to our road, possibly causing damage to our road surface, drains and other utilities. This would mean that we would have to unjustly bear the cost for damages to be repaired. No doubt any third party causing damage would deny any responsibility.

Yours faithfully



N.S. & C.A. Collett

(By Hand)



SITE NOTICE POSTED

06/15/0780/O



**GREAT YARMOUTH**  
BOROUGH COUNCIL

Planning and Development Department,  
Trafalgar House, Greyfriars Way,  
Great Yarmouth, Norfolk. NR30 2QE

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

Scale = 1:1250 @ A4



Page 94 of 123

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Ordnance Survey [100018547]

**Reference:** 06/15/0579/F

**Parish:** Great Yarmouth

**Officer:** Mr J Beck

**Expiry Date:** 05-11-2015

**Applicant:** GYB Services

**Proposal:** Change of use from public parking to private (GYBS) parking. 2 No. 8m Column with LED floodlights

**Site:** 101 Churchill Road, Great Yarmouth, Norfolk, NR30 4JJ

## **REPORT**

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

1.1 The application site is located to the west side of North Denes Road from which it is accessed. The site is visible from both North Denes Road and Beaconsfield Road and has an open character, sited adjacent to an area of public open space.

#### **1.2 Planning History:**

9881 – Garages – 18-07-57

06/82/1018/SU – Erection of 50' Radio Aerial. Approved with conditions (Deemed Approval). 15-07-1983.

06/89/0564/SU – Office accommodation. Approved with conditions (Deemed Approval). 14-07-1989

06/93/0788/SU - Residential development at Borough and County depot Churchill Rd. and adj. car park and open space. Withdrawn. 22-11-1993

06/98/0808/SU - Removal of radio antenna (height 21m) and replacement with new antenna to a height of 27m. Approved with conditions (Deemed approval) 13-11-1998

06/05/0026/F – Alterations to depot entrance to form a distinct entrance and exit. Approved with conditions 02-03-2005

06/12/0682/SU – Demo 4 buildings. Construction of steel clad garage building and siting of new modular building and meeting room. Approved with conditions (Deemed approval 02-01-2013

06/13/0371/SU – Installation of a new 8 metre high floodlight on South boundary to illuminate yard area. Approved with condition (Deemed Approval) 12-08-2013.

## **2. Consultations :-**

2.1 6 letters of objections have been received in relation to the application, which are attached to this report. The main points are given below:

- Car park would not retain enough parking spaces for residents – currently full during evening and weekends.
- Few nearby properties have private parking and there are double yellow lines outside many nearby properties so a car park is required.
- Nearest on-street parking would be the east part of Beaconsfield Road, outside the school and playing field which could create safety issues for children.
- Car park entrance/exit isn't wide enough for vehicles to pass.
- Lack of turning/manoeuvring area – when the car park is full, anyone entering the car park would have to reverse out onto North Denes Road.
- Part demolition of the old stone wall alongside the old railway track.
- Removal of healthy trees and bushes.
- To make the access and egress safer, the wooden fence at the entrance needs to be replaced with different fencing which allows improved vision.
- More room should be made for parking as there is already dangerous parking on nearby roads.
- Surfacing of the car park

2.2 Norfolk County Council Highways – Proposal will displace some parking. Some will be offset by employees of GYB Services Ltd. On-street parking is likely, however there is likely to be some space capacity and where necessary parking restrictions are already in place to control street parking.

Recommend the following condition and informative note be appended to any grant of planning permission the Local Authority is minded to make.

SHC34 – No external lighting shall be installed other than in accordance with the lighting plan as illustrated and described on the submitted plans and is to be retained such that it will not cause glare beyond the site boundaries.

INF.3 - This development involves a sign that may affect the public highway. The applicant should note that Norfolk County Council, as Highway Authority, reserves the right under the general provisions of Common Law and Section 152 of the Highways Act 1980 to seek the removal of any sign causing an obstruction or nuisance or which obscures or hinders the ready interpretation of a road traffic sign. Advice on this matter can be obtained from the County Council's Highway development management Group based County Hall in Norwich.

### **3. Core Strategy**

#### **3.1 Policy CS9**

High quality, distinctive places are an essential part in attracting and retaining residents, businesses, visitors and developers. As such, the Council will ensure that all new developments within the borough:

a) Respond to, and draw inspiration from the surrounding area's distinctive natural, built and historic 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

#### **3.2 Policy CS16**

c) Ensuring that new development does not have an adverse impact on the safety and efficiency of the local road network for all users

### **4. National Planning Policy Framework**

Paragraph 58 – Planning policies and decision should aim to ensure that developments:

- Respond to local character and history, and reflect the identity of local surroundings and materials, while not preventing or discouraging appropriate innovation.

## **5. Assessment:**

5.1 The application site currently comprises of a car park within the ownership of GYB Services which is used by employees of GYB Services and the public for parking vehicles.

5.2 Six letters of objection have been received with the main objections to the application relating to loss of parking for local residents, the impacts upon highway and pedestrian safety, loss of trees /bushes and part demolition of an existing wall.

5.3 A number of objections have been received following public consultation which relate to the loss of car parking spaces for local residents. It is accepted that few nearby residential properties benefit from off-road parking and there are existing parking restrictions along large sections of surrounding road. However, Norfolk County Council Highways department have raised no objection, stating that the surrounding roads are likely to have some spare capacity for on-street parking and the loss of space to the existing car park will be somewhat off-set by employees of GYB Services Ltd.

5.4 It is also noted that the reduction in space within the car park would result in it being more difficult for vehicles to turn and manoeuvre to exit the car park in a forward gear. However, the submitted plan shows an area within the car park which is indicated as being 'Inaccessible for parking' and may provide a turning/manoeuvring area for vehicles. This could be ensured by an appropriate planning condition.

5.5 The existing wall adjacent to the car park does not provide a significant contribution to the character or appearance of the area and it is considered that the part-demolition to form an opening to the existing GYB Services car park would not detract from the local character or identity.

5.6 It is proposed that the new 2.4m high palisade fence would be erected around the boundary of the car park intended for use by GYB Services. There are existing



examples of this type of fencing within the nearby vicinity and the proposed fencing would be significantly set back from the public highway to prevent it creating a significant detrimental impact upon the character and appearance of the area.

5.7 Comments have also been received relating to the existing fence and access adjacent North Denes Road. However, no details have been submitted with the application to suggest any alterations to the existing fencing or access adjacent North Denes Road are proposed.

5.8 Although the proposal would likely result in the loss of some existing trees or bushes, the application site is not located within a Conservation Area and there are no protected trees within the site and therefore permission would not be required for this aspect of the proposal.

## **6 RECOMMENDATION :-**

6.1 Approved – The proposal accords with policy CS9 and CS16 of the Core Strategy.

6.2 The following highways condition is recommended:

No external lighting shall be installed other than in accordance with the lighting plan as illustrated and described on the submitted plans and is to be retained such that it will not cause glare beyond the site boundaries.

04015/0579/K

Planning Department,  
Great Yarmouth Borough Council,

Mrs. P. Steward,  
101 North Denes Road,  
Great Yarmouth,  
NR30 4LN.

Great Yarmouth Borough Council  
Customer Services  
29 JAN 2016

26<sup>th</sup> January 2016.

Dear Sir/ Madam,

**Re: Proposed planning application to extend car park at North Denes /  
Beaconsfield Rd for GY Borough Services**

My family and I have used this car park for 44 years and I have no objection to the proposed use of the top end of the car park by Norse if the following are considered:

- The proposed entrance needs reviewing
- The number of spaces made available to residents is increased. The proposed number (22) is insufficient given the current level of usage.
- The width needs to be considered, as with the extended building of a wall. This leaves very little space for residents to turn around. Several vans and 4x4 vehicles leaves us with restricted views at the narrow end.
- The area needs re-surfacing
- Why not leave things as they are? Great Yarmouth Borough Services' staff are currently using the proposed car park extension area. Residents are aware of this as they have witnessed rubbish being thrown from cars after their lunch breaks.

Yours sincerely,



P. Steward (Mrs)



APPLICATION

06/15/0579 F.

MR & MRS I. J. DAVEY  
106, NORTH DENES ROAD  
ST. YARMOUTH.

RE: CAR. PARK.



MR 30 4 L M.

10.11.15

01493

Dear Sir,

With reference to proposed changing of the car park on North Denes Rd, that having parked there for years the proposed amount of car parking spaces will be inadequate as more cars are parked at night & weekend. I am sure if the photos were taken at such times it would have shown how many do park there, like workers who come in later and are away all day.

I need to park near my house as my husband is very disabled so need to have my car parked near at hand.

This brings me to another point, which is, the entrance to the car park at the present time it isn't wide enough for two vehicles to pass so after someone has to wait to go into the car park waiting on the busy road. Also if all spaces are taken up whoever comes in & can't park will then have to reverse all the way out onto the road, which I would add is like a race track. I feel that if you need to save money

2

Why cant the car park be left as it is  
unless there is another motion to make  
it smaller

How room should be available for  
residents, we already have dangerous parking  
on some road round here.

~~\_\_\_\_\_~~

\_\_\_\_\_



BOR

ing permission of the car park or wish to take more than half of the cars. of an evening we use most without this car park we would for you have shopping or a baby taking the car park and it doesn't affect the home from work if you take it the road that use spaces and the you do have to remember that its not

[REDACTED]



S  
MR + MRS D. CLARKE  
102 NORTH DENES RD  
GREAT YARMOUTH  
NORFOLK  
NR30 4LN

7/11/2015  
RE-APPLICATION 06/15/0579/F

Dear Mr Minns,

We are appalled + object, to the recent planning permission application (as above), for the change of use, of the car park opposite our home. When we bought this home, 13 years ago, we were informed, that the car park was for the use of the terrace of houses opposite. There was even a sign stating 'Private car park'. !!!

As you are aware, there are double yellow lines outside our premises, so we do need to park our cars.

Approx. 16 houses, some of which are multiple occupancy, are opposite this car park, all of which have at least one car.

The proposed planning application would obviously not leave enough car parking spaces for all residents. Also, the new flats/houses, which was formerly the Earl of Beaconsfield public house have residents needing car parking. We have noticed quite a few more residents from Beaconsfield Rd, now use the proposed car park

I'm sure all our car insurances will increase dramatically, due to having to park on road, when spaces are not available, especially



during the summer season.

Also, I'm sure the High School, will be complain' about the amount of extra cars parking, near the School (Beaconsfield Rd), which will increase safety hazards, for the children.

We are hoping you will take on these comments, into consideration, before making a decision on the proposed application.

Regards.

ANITA CLARKE - [REDACTED]

DAVID CLARKE - [REDACTED]

1/2



MR ALAN M. BERNETT  
104 NORTH DENIER RD  
GT YARMOUTH  
NORFOLK  
NR30 4LN

DEAR SIR

REF PLANNING APPLICATION  
06/15/0579/F

MY OBJECTIONS TO THE ABOVE ARE

- (1) THE KNOCKING DOWN OF PART OF THE OLD STONE WALL THAT RAN ALONGSIDE THE OLD RAILWAY TRACK, TO GAIN ACCESS TO THE COUNCIL SITE (GT YARMOUTH HERITAGE)
- (2) CUTTING DOWN HEALTHY TREES & BUSHES.
- (3) NOT LEAVING ENOUGH PARKING SPACES SO WHEN IT IS FULL, ANYONE ENTERING THE CAR PARK WILL HAVE TO REVERSE OUT (BLINDLY) ONTO NORTH DENIER ROAD A VERY DANGEROUS MANOEUVRE, NOT RECOMMENDED BY ANY MOTORING SAFETY BODY. IT WILL BE A PERIOD ACCIDENT WAITING TO HAPPEN.
- (4) HOW CAN THE APPLICANT CONDUCT THEIR OWN SURVEY
- (5) THE NEAREST ON STREET PARKING WILL BE THE EAST PART OF BEACONSFIELD RD OUT

2/2 CONT.

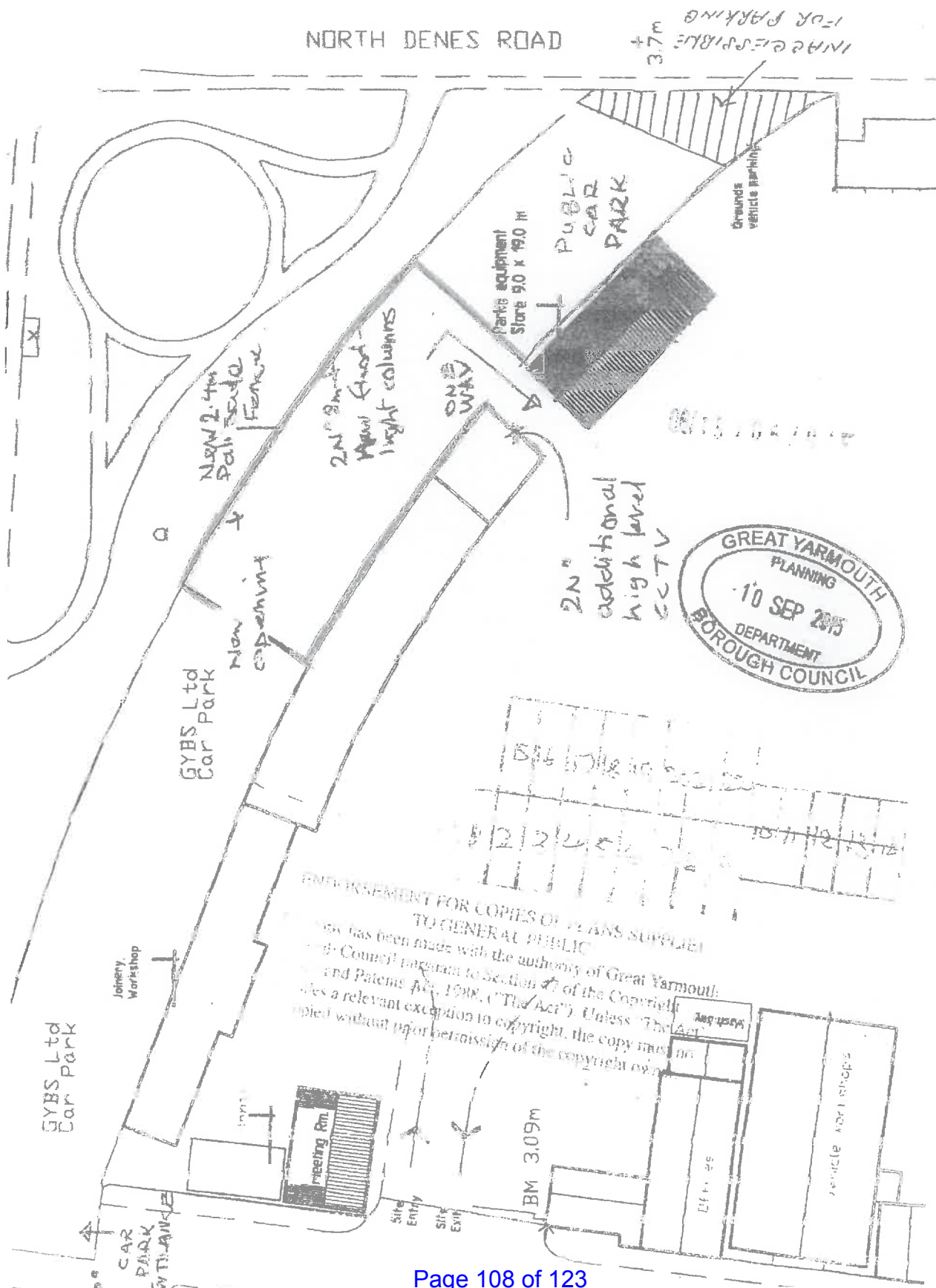
- (5) CROPPING A PROBLEM WITHIN THE CHILDREN  
CROSS THE ROAD.

IN THE SOCIETY OF TODAY THE MOTOR CAR  
IS AN ESSENTIAL PART OF LIVING, WITH  
A LOT OF HOUSEHOLDS HAVING TWO OR  
EVEN THREE VEHICLES & THEY HAVE TO  
PARK THEM SOMEWHERE. AT THE MOMENT,  
WE ARE VERY FORTUNATE TO HAVE AN  
OFFROAD PUBLIC PARKING AREA THAT IS  
CONVENIENT TO MOST OF THE RESIDENTS  
NEARBY, AS VERY FEW PROPERTIES HAVE  
PRIVATE PARKING.

I ASK THAT THIS APPLICATION  
IS REFUSED.

YOURS SINCERELY

[REDACTED]



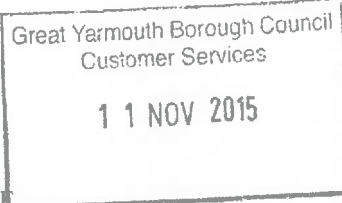








Mr Dean Minns  
Planning Services  
Town hall  
Hall Plain  
Great Yarmouth  
Norfolk, NR30 2QT



Mr N A Howard  
110 North Denes Rd  
Great Yarmouth  
Norfolk  
NR30 4LN

5<sup>th</sup> November 2015

Regarding Planning Application Ref - 06/15/0579/F

Dear Sir

I would like to raise my objection and concern at the proposed change from public car park to private parking, to a section of the car park situated directly opposite my family home at the above address.

My main concerns are that the area being left after the proposed changes will not accommodate the local resident's vehicles, especially as the car park is unsurfaced and spaces are not marked out for organised parking. This morning I counted the private residents vehicles at 5am and the total was 22.

At present the parking works very well, with council workers using it during the day and local residents in the evenings and weekends. Although to make the access and egress safer, the wooden fence at the entrance needs to be removed and replaced with fencing which allows improved vision.

Yours Faithfully

A black rectangular redaction box covering the signature of N A Howard.

N A Howard





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

Community and Environmental  
Services  
County Hall  
Martineau Lane  
Norwich  
NR1 2SG

NCC contact number: 0344 800 8020  
Textphone: 0344 800 8011

Your Ref: 06/15/0579/F  
Date: 12 November 2015

My Ref: 9/6/15/0579  
Tel No.: 01603 638070  
Email: stuart.french@norfolk.gov.uk

Dear Gemma

**Great Yarmouth: Change of use from public parking to private (GYBS) parking. 2 no 8m columns with LED floodlights  
101 Churchill Road GREAT YARMOUTH Norfolk NR30 4JJ**

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

Undoubtedly the proposals are likely to displace some parking, however, irrespective of this, the right to park on the land is at the discretion of the land owner and therefore public parking is not guaranteed in perpetuity. Furthermore it may be that some of the existing parking is employees of GYB Services Ltd and therefore there will be some off-set.

Whilst on street parking is likely to under varying pressure in this area I am of the opinion that there is likely to be some spare capacity and where necessary parking restrictions are already in place to control on street parking.

Accordingly, on balance I consider it would be difficult for me to sustain an objection to the proposals.

I would however recommend that the following condition and informative note be appended to any grant of permission your Authority is minded to make.

SHC 34 No external lighting shall be installed other than in accordance with the lighting plan as illustrated and described on the submitted plans and is to be retained such that it will not cause glare beyond the site boundaries.

Reason: In the interests of highway safety.

*Continued/...*

Inf. 3      This development involves a sign that may affect the public highway. The Applicant should note that the Norfolk County Council, as Highway Authority, reserves the right under the general provisions of Common Law and Section 152 of the Highways Act 1980 to seek the removal of any sign causing an obstruction or nuisance, or which obscures or hinders the ready interpretation of a road traffic sign. Advice on this matter can be obtained from the County Council's Highways Development Management Group based at County Hall in Norwich.

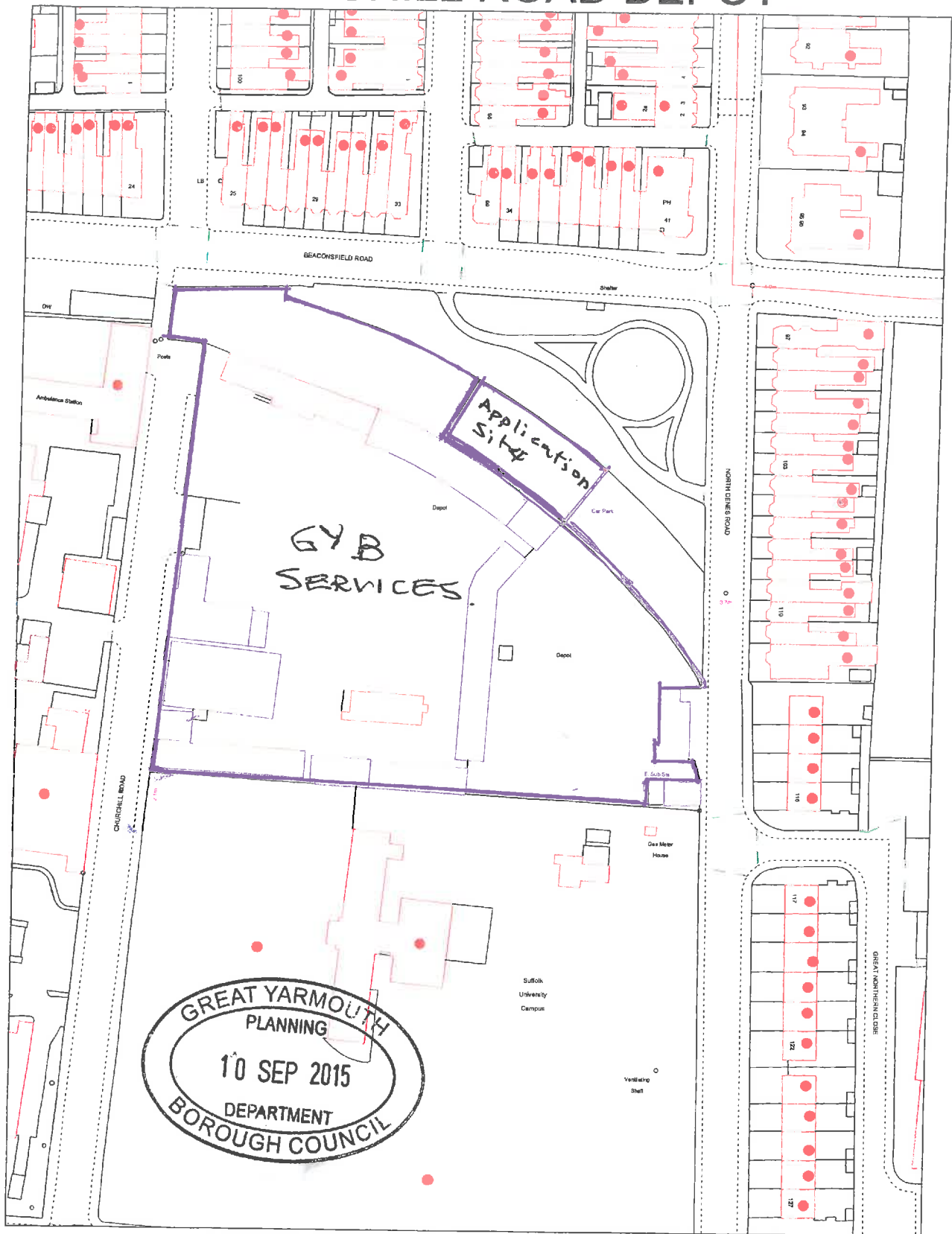
Yours sincerely

*Stuart French*

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

06/15 / 0579 / F

# CHURCHILL ROAD DEPOT



Scale 1:1250



Sterling Court  
Norton Road  
Stevenage  
Herts SG1 2JY  
UK

Tel : +44 (0)1438 747996  
Fax : +44 (0)1438 747997  
E-mail: info@cadcorp.com

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## cadcorp SIS



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**PLANNING APPLICATIONS CLEARED BETWEEN 01-FEB-16 AND 29-FEB-16 FOLLOWING DETERMINATION BY THE GROUP MANAGER (PLANNING) UNDER DELEGATED POWERS**

REFERENCE	<b>06/15/0756/F</b>
PARISH	Belton & Browston 10
PROPOSAL	Demolition of existing bungalow and erection of two-storey dwelling - revised siting
SITE	Holmside St Johns Road Belton GREAT YARMOUTH NR31 9JT
APPLICANT	Mr M Appleton
DECISION	<b>APPROVE</b>
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REFERENCE	<b>06/15/0758/F</b>
PARISH	Belton & Browston 10
PROPOSAL	Rear extension to form kitchen/living room. Pitched roof to existing garage to form bedroom.
SITE	2 Yare Road Belton GREAT YARMOUTH NR31 9JZ
APPLICANT	Mr Alan Bull
DECISION	<b>APPROVE</b>
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REFERENCE	<b>06/16/0027/F</b>
PARISH	Belton & Browston 10
PROPOSAL	Variation of condition 2 re: PP 06/15/0003/F - height of new extension increased
SITE	35 St James Crescent Belton GREAT YARMOUTH NR31 9JN
APPLICANT	Mr B Ward
DECISION	<b>APPROVE</b>
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REFERENCE	<b>06/15/0738/F</b>
PARISH	Bradwell N 1
PROPOSAL	Erection of HGV servicing and repair depot (class B2) with ancillary offices, MOT testing facility & stand alone washbay
SITE	Former Coopers Car Park Gapton Hall Road Bradwell GREAT YARMOUTH
APPLICANT	Mr Mark Farrow, MDF Transport Ltd
DECISION	<b>APPROVE</b>
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REFERENCE	<b>06/15/0748/F</b>
PARISH	Bradwell N 1
PROPOSAL	Proposed two-storey side extension
SITE	20 Wren Drive Bradwell GREAT YARMOUTH NR31 8JW
APPLICANT	Mr M Hardman
DECISION	<b>APPROVE</b>
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**PLANNING APPLICATIONS CLEARED BETWEEN 01-FEB-16 AND 29-FEB-16 FOLLOWING DETERMINATION BY THE GROUP MANAGER (PLANNING) UNDER DELEGATED POWERS**

REFERENCE	<b>06/15/0751/F</b>
PARISH	Bradwell N 1
PROPOSAL	Proposed side extension and internal alterations
SITE	Antech Calibration Services Hewett Road Bradwell GREAT YARMOUTH
APPLICANT	Mr J Gunn
DECISION	<b>APPROVE</b>
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REFERENCE	<b>06/16/0006/F</b>
PARISH	Bradwell N 1
PROPOSAL	Two-storey side/rear extension
SITE	14 Sparrow Close Bradwell GREAT YARMOUTH NR31 8SG
APPLICANT	Mr J Perry
DECISION	<b>APPROVE</b>
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REFERENCE	<b>06/15/0750/F</b>
PARISH	Bradwell S 2
PROPOSAL	Raise existing roof to provide rooms in roof. Extend rear & replace rear hip with gable. Orangery with roof lantern
SITE	50 Long Lane Bradwell GREAT YARMOUTH NR31 8PW
APPLICANT	Mr J & Mrs K Chadd
DECISION	<b>APPROVE</b>
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REFERENCE	<b>06/15/0632/F</b>
PARISH	Burgh Castle 10
PROPOSAL	Replacement dwelling and detached garage.
SITE	Avoca Mill Road Burgh Castle GREAT YARMOUTH
APPLICANT	Mr & Mrs Parker
DECISION	<b>APPROVE</b>
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REFERENCE	<b>06/15/0739/O</b>
PARISH	Burgh Castle 10
PROPOSAL	8 new dwellings
SITE	Burgh Hall Leisure Centre Lords Lane Burgh Castle GREAT YARMOUTH
APPLICANT	Mr K Whitbread, Parks Direct Ltd
DECISION	<b>REFUSED</b>
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REFERENCE	<b>06/15/0625/F</b>
PARISH	Caister On Sea 3
PROPOSAL	Conversion of two rooms within residential dwelling into kennels/dog hotel business
SITE	23 Ormesby Road Caister GREAT YARMOUTH NR30 5QJ
APPLICANT	Mr S Taylor
DECISION	<b>REFUSED</b>
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**PLANNING APPLICATIONS CLEARED BETWEEN 01-FEB-16 AND 29-FEB-16 FOLLOWING DETERMINATION BY THE GROUP MANAGER (PLANNING) UNDER DELEGATED POWERS**

REFERENCE	<b>06/15/0778/F</b>
PARISH	Caister On Sea 4
PROPOSAL	New shop front following subdivision of retail unit to create two retail units
SITE	7 Yarmouth Road Caister-on-Sea GREAT YARMOUTH NR30 5DL
APPLICANT	Butler and Le Gallez Properties Ltd
DECISION	<b>APPROVE</b>
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REFERENCE	<b>06/16/0001/SU</b>
PARISH	Caister On Sea 4
PROPOSAL	Form new access & CoU from outdoor equestrian arena to transfer/recycle centre-soil, brick rubble, concrete & tarmac
SITE	Carters of Caister Pump Lane West Caister GREAT YARMOUTH NR30 5TE
APPLICANT	Mr G Carter Carters Plant Hire (East Anglia) Ltd
DECISION	<b>NO OBJECTION</b>
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REFERENCE	<b>06/16/0017/SU</b>
PARISH	Caister On Sea 4
PROPOSAL	C.O.U to a mixed use dev. to allow to accept trade in add. to hsehold waste; & allow the ancillary sale of non-recycled
SITE	Pump Lane Caister Recycling Centre Waste Transfer Site West Caister GREAT YARMOUTH NR30 5TE
APPLICANT	Norfolk County Council
DECISION	<b>NO OBJECTION</b>
<hr/>	
REFERENCE	<b>06/15/0617/F</b>
PARISH	Fleggburgh 6
PROPOSAL	Demolition of existing detached dwelling and the erection of 5 detached dwellings
SITE	White Gates Main Road A1064 Fleggburgh GREAT YARMOUTH NR29 3AG
APPLICANT	Mr M Barnard
DECISION	<b>REFUSED</b>
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REFERENCE	<b>06/16/0009/A</b>
PARISH	Great Yarmouth 5
PROPOSAL	Two replacement fascia signs
SITE	82B Church Lane Gorleston GREAT YARMOUTH NR31 7BJ
APPLICANT	Midlands Co-operative
DECISION	<b>ADV. CONSENT</b>
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REFERENCE	<b>06/15/0732/F</b>
PARISH	Great Yarmouth 7
PROPOSAL	Subdivision of house into four flats
SITE	6 Springfield Road Gorleston GREAT YARMOUTH NR31 6AE
APPLICANT	Mr R Gilfedder
DECISION	<b>APPROVE</b>
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**PLANNING APPLICATIONS CLEARED BETWEEN 01-FEB-16 AND 29-FEB-16 FOLLOWING DETERMINATION BY THE GROUP MANAGER (PLANNING) UNDER DELEGATED POWERS**

REFERENCE	<b>06/15/0742/F</b>
PARISH	Great Yarmouth 7
PROPOSAL	Prop two-storey side extn, single storey rear extn, extended front balcony. Form double access, decking at rear
SITE	14 Marine Parade Gorleston GREAT YARMOUTH NR31 6DX
APPLICANT	Mr W Gray
DECISION	<b>APPROVE</b>
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REFERENCE	<b>06/15/0727/F</b>
PARISH	Great Yarmouth 9
PROPOSAL	Proposed porch
SITE	1 High Mill Road GREAT YARMOUTH Norfolk NR31 0DJ
APPLICANT	Mrs P Miller
DECISION	<b>APPROVE</b>
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REFERENCE	<b>06/16/0014/F</b>
PARISH	Great Yarmouth 9
PROPOSAL	Revised application - sliding gate and pedestrian access
SITE	18-19 Brinell Way GREAT YARMOUTH Norfolk NR31 0LU
APPLICANT	Mr G Hollingdale
DECISION	<b>APPROVE</b>
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REFERENCE	<b>06/16/0011/F</b>
PARISH	Great Yarmouth 11
PROPOSAL	Proposed cloakroom at front of property
SITE	3 Middlestone Close Gorleston GREAT YARMOUTH NR31 6JB
APPLICANT	Mr P Lodge
DECISION	<b>APPROVE</b>
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REFERENCE	<b>06/15/0606/LB</b>
PARISH	Great Yarmouth 14
PROPOSAL	Change of use from offices to a single dwelling, residential annexe, Internal alterations.
SITE	20 South Quay Custom House GREAT YARMOUTH NR30 2RG
APPLICANT	Mr J Jay
DECISION	<b>LIST.BLD.APP</b>
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REFERENCE	<b>06/15/0689/EU</b>
PARISH	Great Yarmouth 14
PROPOSAL	Certificate of proposed lawful development for change of use from office to 5 dwellings
SITE	Vision House Main Cross Road GREAT YARMOUTH NR30 3NZ
APPLICANT	Mr J Dearn
DECISION	<b>EST/LAW USE CER.</b>
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**PLANNING APPLICATIONS CLEARED BETWEEN 01-FEB-16 AND 29-FEB-16 FOLLOWING DETERMINATION BY THE GROUP MANAGER (PLANNING) UNDER DELEGATED POWERS**

REFERENCE	<b>06/15/0701/F</b>
PARISH	Great Yarmouth 14
PROPOSAL	Conversion of existing office building into two dwellings
SITE	11 Queen Street GREAT YARMOUTH Norfolk NR30 2QW
APPLICANT	Lucas and Wyllys Solicitors
DECISION	<b>APPROVE</b>
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REFERENCE	<b>06/15/0710/F</b>
PARISH	Great Yarmouth 14
PROPOSAL	Retrospective application hotel to house in multiple occupation
SITE	Southern Hotel 46 Queens Road Great Yarmouth Norfolk
APPLICANT	Miss V Hunt
DECISION	<b>REFUSED</b>
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REFERENCE	<b>06/15/0730/F</b>
PARISH	Great Yarmouth 14
PROPOSAL	Proposed extensions to form annexe
SITE	37 York Road GREAT YARMOUTH Norfolk NR30 2ND
APPLICANT	Mr A George
DECISION	<b>REFUSED</b>
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REFERENCE	<b>06/15/0733/F</b>
PARISH	Great Yarmouth 14
PROPOSAL	Conversion of extg garage to kitchen & toilets. Siting of modular building for workshops for general community resource
SITE	St Peter's Plain The Old Waterworks Storage GREAT YARMOUTH NR31 6RT
APPLICANT	Dr C Winter
DECISION	<b>APPROVE</b>
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REFERENCE	<b>06/15/0734/F</b>
PARISH	Great Yarmouth 14
PROPOSAL	Variation of condition 5 of PP 06/15/0187/F in respect of hours of operation of external plant
SITE	New Beach Hotel Marine Parade GREAT YARMOUTH NR30 2EJ
APPLICANT	Mr S Farrell Leisureplex Ltd
DECISION	<b>APPROVE</b>
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REFERENCE	<b>06/15/0735/CD</b>
PARISH	Great Yarmouth 14
PROPOSAL	Discharge conditions 3 and 4 of PP 06/15/0187/F (alts & refurb) iro odour control/air conditioning & grilles
SITE	New Beach Hotel Marine Parade GREAT YARMOUTH NR30 2EJ
APPLICANT	Mr S Farrell Leisureplex Ltd
DECISION	<b>APPROVE (CONDITIONS)</b>
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**PLANNING APPLICATIONS CLEARED BETWEEN 01-FEB-16 AND 29-FEB-16 FOLLOWING DETERMINATION BY THE GROUP MANAGER (PLANNING) UNDER DELEGATED POWERS**

REFERENCE	<b>06/15/0746/CD</b>
PARISH	Great Yarmouth 14
PROPOSAL	Discharge of cond 3 of pp 06/13/0644/F (repositioning conservatory/lounge extension) in respect of windows/timber
SITE	Park House 6 Alexandra Road GREAT YARMOUTH NR30 2HW
APPLICANT	ABS Essex Ltd
DECISION	<b>APPROVE (CONDITIONS)</b>
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REFERENCE	<b>06/15/0761/F</b>
PARISH	Great Yarmouth 14
PROPOSAL	Use of land for portable icecream/fruit smoothie barrow
SITE	Marine Parade Joyland GREAT YARMOUTH
APPLICANT	Mr M Cole
DECISION	<b>APPROVE</b>
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REFERENCE	<b>06/15/0770/CU</b>
PARISH	Great Yarmouth 14
PROPOSAL	Change of use of ground floor from A3 (food and drink) to residential
SITE	59 Marine Parade GREAT YARMOUTH Norfolk NR30 2EJ
APPLICANT	Ms A Wickham
DECISION	<b>REFUSED</b>
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REFERENCE	<b>06/15/0507/F</b>
PARISH	Great Yarmouth 15
PROPOSAL	Conversion of part of vacant first and second floors to five apartments
SITE	48-51 Regent Road GREAT YARMOUTH Norfolk NR30 2AL
APPLICANT	Mrs S Garrod
DECISION	<b>REFUSED</b>
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REFERENCE	<b>06/15/0763/CU</b>
PARISH	Great Yarmouth 15
PROPOSAL	Change of use from brewery to vehicle repairs
SITE	20 Estcourt Road GREAT YARMOUTH Norfolk
APPLICANT	Clive Townshend Ltd
DECISION	<b>APPROVE</b>
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REFERENCE	<b>06/15/0781/F</b>
PARISH	Great Yarmouth 15
PROPOSAL	Change of use from Social Club (D2) to Clinic (D1) with alterations to external windows and doors
SITE	Northgate Street Northgate Hospital GREAT YARMOUTH NR30 1BU
APPLICANT	Cambridge Community Services
DECISION	<b>APPROVE</b>
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**PLANNING APPLICATIONS CLEARED BETWEEN 01-FEB-16 AND 29-FEB-16 FOLLOWING DETERMINATION BY THE GROUP MANAGER (PLANNING) UNDER DELEGATED POWERS**

REFERENCE	<b>06/16/0015/A</b>
PARISH	Great Yarmouth 15
PROPOSAL	Six new signs
SITE	1 Market Gates The Feathers GREAT YARMOUTH NR30 2BG
APPLICANT	Enterprise Inns Plc
DECISION	<b>ADV. CONSENT</b>
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REFERENCE	<b>06/15/0774/F</b>
PARISH	Great Yarmouth 21
PROPOSAL	Single storey rear extension
SITE	46 North Drive GREAT YARMOUTH Norfolk NR30 4EU
APPLICANT	Mr J Barker
DECISION	<b>APPROVE</b>
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REFERENCE	<b>06/15/0772/F</b>
PARISH	Hemsby 8
PROPOSAL	Proposed erection of 4 no. detached and 2 no. semi-detached chalet bungalows
SITE	Kingsliverie 79 Common Road Hemsby GREAT YARMOUTH NR29 4NA
APPLICANT	Mr C King
DECISION	<b>REFUSED</b>
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REFERENCE	<b>06/15/0755/F</b>
PARISH	Hopton On Sea 2
PROPOSAL	Rear extension and alterations
SITE	2A Kennel Loke Hopton GREAT YARMOUTH
APPLICANT	Mrs M Kitchener
DECISION	<b>APPROVE</b>
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REFERENCE	<b>06/15/0760/F</b>
PARISH	Hopton On Sea 2
PROPOSAL	Proposed conservatory
SITE	22 Teulon Close Hopton GREAT YARMOUTH
APPLICANT	Mr and Mrs C Sykes
DECISION	<b>APPROVE</b>
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REFERENCE	<b>06/15/0643/F</b>
PARISH	Martham 13
PROPOSAL	Renew P.P:06/10/0592/F for siting of 2 mobile units for changing rms & toilets & PP:06 /12/0643/F for extn to clubrm
SITE	Bowls Club Martham Playing Field Rollesby Road Martham GREAT YARMOUTH
APPLICANT	Martham Parish Council
DECISION	<b>APPROVE</b>
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**PLANNING APPLICATIONS CLEARED BETWEEN 01-FEB-16 AND 29-FEB-16 FOLLOWING DETERMINATION BY THE GROUP MANAGER (PLANNING) UNDER DELEGATED POWERS**

REFERENCE	<b>06/15/0762/F</b>
PARISH	Martham 13
PROPOSAL	Removal of condition 3 of PP 6/92/32/O in respect of agricultural restriction
SITE	Hall Road Sevenoaks Martham
	GREAT YARMOUTH
APPLICANT	Mr and Mrs J Wood
DECISION	<b>REFUSED</b>

REFERENCE	<b>06/15/0767/F</b>
PARISH	Martham 13
PROPOSAL	Extensions to front and rear
SITE	5 Rochford Road Martham
	GREAT YARMOUTH
APPLICANT	Mr G Hill
DECISION	<b>APPROVE</b>

REFERENCE	<b>06/15/0777/F</b>
PARISH	Martham 13
PROPOSAL	New dwelling with cart style garage
SITE	Hemsby Road Mill Barn Martham
	GREAT YARMOUTH
APPLICANT	Mr H Alston Billockby Farms Ltd
DECISION	<b>REFUSED</b>

REFERENCE	<b>06/15/0652/EU</b>
PARISH	Somerton 8
PROPOSAL	Change of use to use as a single dwelling house with associated curtilage
SITE	Manor Farm Cottage Manor Farm Road
	East Somerton GREAT YARMOUTH
APPLICANT	Mr & Mrs T Harper
DECISION	<b>EST/LAW USE CER.</b>

REFERENCE	<b>06/15/0766/F</b>
PARISH	Stokesby 6
PROPOSAL	Proposed single storey rear extension and conversion of rear addition to utility room and bathroom
SITE	11 Filby Road Stokesby
	GREAT YARMOUTH NR29 3ET
APPLICANT	Mr and Mrs N Perry
DECISION	<b>APPROVE</b>

\* \* \* \* End of Report \* \* \* \*



**PLANNING APPLICATIONS CLEARED BETWEEN 01-FEB-16 AND 29-FEB-16 FOLLOWING  
DETERMINATION BY THE DEVELOPMENT CONTROL COMMITTEE**

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REFERENCE	<b>06/15/0749/SU</b>
PARISH	Great Yarmouth 15
PROPOSAL	Change of use bowling green to car park, with lighting columns, pay and display equipment and signage
SITE	Euston Road GREAT YARMOUTH Norfolk
APPLICANT	Great Yarmouth Borough Council
DECISION	<b>APPROVE</b>

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REFERENCE	<b>06/15/0481/F</b>
PARISH	Great Yarmouth 19
PROPOSAL	Proposed change of use, extension & alteration to form public house
SITE	176-177 High Street Gorleston GREAT YARMOUTH NR31 6RG
APPLICANT	Mr Jon Randall
DECISION	<b>APPROVE</b>

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\* \* \* \* End of Report \* \* \* \*