



GREAT YARMOUTH
BOROUGH COUNCIL

Development Control Committee

Date: Wednesday, 14 September 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.

3 MINUTES 5 - 12

To confirm the minutes of the meeting held on the 10 August 2016.

4 PLANNING APPLICATIONS

5 APPLICATION 06/16/0442/O - THE ARCHES PUBLIC HOUSE 13 - 26

Demolition of public house, close existing access from Crab Lane, improve access from Beccles Road and redevelop site with one bungalow and four detached houses.

6 APPLICATION 06/16/0445/F - CRAB LANE BRADWELL 27 - 54

Construction of two bungalows and garages.

7 PLANNING APPLICATIONS CLEARED UNDER DELEGATED 55 - 66 **POWERS AD BY THE DEVELOPMENT CONTROL COMMITTEE** **FROM 1 AUGUST - 31 AUGUST 2016**

The Committee to note the planning applications cleared by the Planning Group Manager and the Development Control Committee between 1 - 31 August 2016.

8 ANY OTHER BUSINESS

To consider any other business as may be determined by the Chairman of the meeting as being of sufficient urgency to warrant consideration.

9 EXCLUSION OF PUBLIC

In the event of the Committee wishing to exclude the public from the meeting, the following resolution will be moved:-

"That under Section 100(A)(4) of the Local Government Act 1972, the public be excluded from the meeting for the following item of business on the grounds that it involved the likely disclosure of exempt information as defined in paragraph 1 of Part I of Schedule 12(A) of the said Act."

Development Control Committee

Minutes

Wednesday, 10 August 2016 at 18:30

PRESENT:

Councillor Annison (in the Chair); Councillors Andrews, Fairhead, Flaxman-Taylor, Grant, A Grey, K Grey, Lawn, Pratt, Thirtle, Wainwright, and Wright.

Mr D Minns (Planning Group Manager), Mrs G Manthorpe (Senior planning Officer), Mrs E Helsdon (Technical Officer) and Mr G Jones (Information Manager)

1 APOLOGIES FOR ABSENCE

Apologies for absence had been received from Councillor's Hammond, Hanton and Williamson.

2 DECLARATIONS OF INTEREST

The Committee noted the following Declarations of Interest:

Councillor Thirtle declared a personal interest in item 5

Councillors Wainwright and A Grey declared a personal interest in item 8

However, in accordance with the Council's Constitution, the Councillors were aloud to speak and vote on the matter.

3 MINUTES

The minutes of the meeting held on the 13 July 2016 were confirmed.

4 PLANNING APPLICATIONS

5 APPLICATION 06/15/0705/F - FIELD ADJACENT TOWER LODGE

The Committee received and considered the comprehensive report from the Senior Planning Officer.

The Senior Planning Officer reminded Members that this application had been deferred at the last meeting of this Committee to allow a site visit to take place.

The application had been amended to reduce the number of dwellings applied for from 19 to 9. It was reported that during the site visit members viewed the site and the amended plans.

The Senior Planning Officer reported that the 9 dwelling that are subject to the application are accessed off Rollesby Road with all of the Tower Road dwelling having been removed from the application.

There had been 62 objections to the application summarised in the report.

The Parish Council had withdrawn their objection following the revision to the application

Norfolk County Council as Highways Authority did not object to the revised application providing the development was a private drive with appropriate maintenance agreements.

A member asked if Highways original objection would be taken into account if an additional application came in to build more houses on the site at a later date - Highways would be part of the consultation for any additional application.

A member asked if the predestination crossings were dropped curbs - they will be to Highways standards.

A member asked if there would be affordable housing on the site - No the site is under the minimum size to require it.

The developers representative stated that there would be 6 terraced and 3 detached dwellings and that the developer would meet all the Highways recommendations as well as taking into account the issues raised by the objectors.

A member asked for confirmation that the roads on the site would not be adopted - the developer confirmed that the property owners would be responsible and that a management committee would be formed.

A member asked if the fencing could be replaced with a hedge - the developer had no objection to that.

A member asked if the Foul and surface water was going to be combined for drainage - No they a separate.

A member asked what was going to happen to the rest of the site now the application had be reduced - the owner of the site intends to redevelop the site with a change of use to paddocks

An objector raised their concerns regarding the village infrastructure, Flooding, poor roads with blind corners, speeding and lack of parking in the area. he asked the committee to reject the application until these issues had been addressed.

A member observed that a number of these issues would be addressed by the application.

The ward councillor highlighted the lack of infrastructure and the visual aspect of the application

A member asked about the corner of the land being given to the village, the agent received a positive response from the applicant who was sitting in the gallery that the land could be gifted to the village.

A member stated that we have to increase the number of houses and that this small development will help the village both visually and with community assets in respect to the hedge planting, pond and pathway and additional community land which is agreed to be gifted to the village.

RESOLVED.

To approve the application 06/15/0705/F for nine dwellings subject to conditions referred to in the officers report and those that are required to ensure a satisfactory form of development and satisfactory boundary treatment, additional community land and 106 agreement.

6 APPLICATION 06/16/0387/SU - LAND OFF HERTFORD WAY, GORLESTON

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

The Planning Group Manager reported that no objections had been received however a set of questions had been received from a resident who's property backed on to the development.

The planning Group Manager responded to questions asked by a neighbour

(letter attached to report) demonstrating where necessary on the electronic plans.

The Ward Councillor indicated that he supported the application

A resident asked for clarification of the fence and roof heights that were adjacent to his south facing garden - approximately 2 and 8 meters

A resident asked if there was a point of contact should problems occur - yes they could contact the Planning section or their Ward Councillor

RESOLVED:

That application 06/16/0387/SU is approved as the proposal complies with Policies CS1, CS2 and CS3 of the Local Plan: Core Strategy and saved Policy HOU7 of the Great Yarmouth BoroughWide Local Plan

7 APPLICATION 06/16/0167/F - 115 HIGH STREET, GORLESTON

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

The Planning Group Manager reported that no objections had been received from Highways or the Conservation Officer but 2 letters of objection had been received from neighbours, these objections were on the effect on light and anti social behaviour.

A member asked about the effects on light - the building is to the north of the properties so there would be less light loss than at other locations.

A member asked if the choice of colour used in the render would encourage vandalism - no problems had been reported previously and the site was covered by CCTV.

RESOLVED:

That application 06/16/0167/F is approved as the proposal complies with saved Policy BNV18 of the Great Yarmouth Borough-Wide Local Plan and Policy CS7 of the Core Strategy

8 APPLICATION 06/16/0321/F - LAND ADJOINING BRIARCROFT, PORTERS LOKE, BURGH CASTLE

The Committee received and considered the comprehensive report from the Senior Planning Officer.

It was reported that the site is located outside of the village development limits and given the location, cannot be considered under the Interim Housing Land

Supply Policy. The site would be accessed from an unmade road and is a location that is remote from jobs and services and is therefore in an unsustainable location and the proposal is contrary to Policies CS1 and CS2 of the Core Strategy.

It was reported that highways objected and had recommended refusal of the application as the development as proposed would be detrimental to highway safety.

The Environment Agency - Flood risk as the application is in a flood zone, it was reported that should members be minded to approve the application the Environment Agency would need to be re-consulted prior to a decision being issued.

and

A Neighbour - the access road is a private road that he maintains.

It was reported that the application was outside of the village development limits in the worst flood zone, 3b. A previous application on the site had been refused and a similar application within the same village had been refused and the refusal had been upheld at appeal.

A member noted that Briarcroft is higher than the proposed new build so flood mitigation would be needed

The Developers representative stated that they were not happy with the report being considered as it was extremely negative.

The Developers representative highlighted that there was no mention of it being a self-build, No AMR had been published

Very little evidence from highways for their safety concerns

Applicants evidence was not included in the report

There is no evidence of accidents in the vicinity or on the lode

The build is not in the area that floods.

A member asked why being a self build was relevant

The representative responded that this was new government guidance

A member noted that it was listed as a self build in the report.

A member asked where the access to the site would be - access would be from the Loke

A member asked for clarification of the Highways objection - potential traffic

increase changed the amount of visibility required at the junction.

A member asked when the other dwellings were built and why weren't highways objections made then - the other dwellings were given permission starting in 2005, the amount of traffic increase is taken into account as additional dwellings are added to the area, also the required standards for junctions have risen

A member noted that there were a number of serious objections to this development.

RESOLVED:

That application number 06/16/0321/F be refused - the proposal is contrary to the aims of Policies CS1, CS2 and CS16 of the Local Plan: Core Strategy and saved Policy HOU10 of the Great Yarmouth Borough-Wide Local Plan.

9 PLANNING APPLICATIONS CLEARED UNDER DELEGATED POWERS AND BY THE DEVELOPMENT CONTROL COMMITTEE FROM 1 JULY - 31 JULY 2016.

The Committee noted the planning applications cleared by the Planning Group Manager and the Development Control Committee between 1 and 31 July 2016.

10 OMBUDSMAN AND APPEAL DECISIONS

The Group Manager Planning reported that there were no ombudsman decisions to report and reported on three appeal decisions; while reporting the appeal decision at 45 Nelson Road the Article four direction was brought up by a member and it was explained that the permitted rights to change from C3 to C4 had been removed by Article four direction across most of the borough.

45 Nelson Road, Lidl and 49 John Road appeals all allowed. 45 Nelson Road and 49 John Road were delegated decisions with Lidl (variation of condition re opening hours) was refused by Development Control Committee.

The Committee noted the Ombudsman and Appeal Decisions.

11 ANY OTHER BUSINESS

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

12 EXCLUSION OF PUBLIC

The meeting ended at: 20:05

Reference: 06/16/0442/O

Parish: Bradwell

Officer: Mr G Clarke

Expiry Date: 26-08-2016

Applicant: Mr S Crosby

Proposal: Demolition of public house, close existing access from Crab Lane, improve access from Beccles Road and redevelop site with one bungalow and four detached houses

Site: The Arches Public House
83 Beccles Road
Bradwell

REPORT

1. Background / History :-

- 1.1 The application site is on the northern side of the junction of Crab Lane with Beccles Road, the public house is towards the north eastern corner with the remainder of the site being used for car parking and the display of cars for sale in association with a nearby car sales site.
- 1.2 Planning permission for the pub was originally granted on 23rd May 1949 (ref: N. 622), on the drawing submitted with the application the building was described as two 'Maycrete' huts joined together with a porch linking them at the front. From the description it would seem that 'Maycrete' was a type of prefabricated building but it is not the same as the 'prefab' dwellings that were built after the war. In 1956 an extension to form living accommodation at the rear of the building was approved, this extension was to be of conventional construction (N. 1026/3).
- 1.3 In 1984 planning permission was refused for the erection of two houses and a bungalow (06/84/0786/O), these dwellings were all shown as being in the corner of the site in the position where the pub is and this was considered a cramped form of development. In 1985 planning permission was granted for improvements to the pub building which included the construction of an external blockwork skin, new windows and a new roof (06/85/0467/F).
- 1.4 Earlier this year an application was submitted for the demolition of the pub and the erection of one bungalow, four semi-detached houses and one detached house (06/16/0169/O). This application was withdrawn as the layout and access did not comply with Highway requirements.

1.5 The current application has been revised to conform with Highways standards and the number of dwellings has been reduced from 6 to 5.

2. Consultations :-

2.1 Highways – No objection subject to conditions regarding access, visibility and parking.

2.2 Parish Council – Recommends rejection on the grounds that there is only one public house in Bradwell, over-development and access onto Crab Lane would be dangerous. A copy of the full comments is attached.

2.3 Historic Buildings Officer – The design of this simple single, single storey public house is a good example of the brewery's taste for Modernism. If consent is given it should be subject to a condition that a programme for historic building recording should take place.

2.4 CAMRA's Pub Protection Officer and a member of the public have written to say that the pub should be retained as it is one of only two pubs in Bradwell and that as it is constructed of two prefabs it is of historic interest. Copies of these comments are attached.

3. Policy :-

3.1 POLICY CS1 – FOCUSING ON A SUSTAINABLE FUTURE

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

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

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

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

c) Environmentally friendly neighbourhoods that are located and designed to help address and where possible mitigate the effects of climate change and minimise the risk of flooding

d) A thriving local economy, flourishing local centres, sustainable tourism and an active port

- e) Safe, accessible places that promote healthy lifestyles and provide easy access for everyone to jobs, shops and community facilities by walking, cycling and public transport
- f) Distinctive places that embrace innovative, high quality urban design that reflects positive local characteristics and protects the borough's biodiversity, unique landscapes, built character and historic environment

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

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

3.2 POLICY CS2 – ACHIEVING SUSTAINABLE GROWTH

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

- a) Ensure that new residential development is distributed according to the following settlement hierarchy, with a greater proportion of development in the larger and more sustainable settlements:
 - Approximately 35% of new development will take place in the borough's Main Towns at Gorleston-on-Sea and Great Yarmouth
 - Approximately 30% of new development will take place in the borough's Key Service Centres at Bradwell and Caister-on-Sea
 - Approximately 30% of new development will take place in the Primary Villages of Belton, Hemsby, Hopton on Sea, Ormesby St Margaret, Martham and Winterton-on-Sea
 - Approximately 5% of new development will take place in the Secondary and Tertiary Villages named in the settlement hierarchy
 - In the countryside, development will be limited to conversions/replacement dwellings/buildings and schemes that help to meet rural needs
- b) To ensure compliance with Policy CS11, the proportions of development set out in criterion a) may need to be further refined following additional work on the impact of visitor pressures on Natura 2000 sites
- c) Ensure that new commercial development for employment, retail and tourism uses is distributed in accordance with Policies CS6, CS7, CS8 and CS16
- d) Promote the development of two key strategic mixed-use development sites: the Great Yarmouth Waterfront area (Policy CS17) and the Beacon Park extension, south Bradwell (Policy CS18)

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

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

3.3 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.

4 Assessment :-

- 4.1 The application site is on the north side of Crab Lane at its junction with Beccles Road, there is a bungalow facing Beccles Road on the north eastern boundary of the site, and a two storey group of shops on the eastern boundary, there is a grassed area outside the site boundary on the corner of the road. The pub building is single storey which consists of two, pitched roof, prefabricated buildings joined by a flat roof section in the middle and an entrance area across the front of 'Modernist' design, this porch area is the only part of the building of any architectural interest. The land around the pub is all hard surfaced and used for parking with vehicular access from Crab Lane and Beccles Road.
- 4.2 The application is to demolish the pub and replace it with four detached houses which would face Crab Lane and a bungalow facing Beccles Road, the vehicular access into the site will be from Beccles Road using the existing access. The vehicular access from Crab Lane will be closed. There will be a turning area within the site and each dwelling will have two parking spaces.
- 4.3 The application has been submitted in outline form with layout, scale and access to be considered as part of the application, the submitted drawing shows the type of dwellings that could fit on the site but these are not part of the application at this stage.
- 4.4 The objections to the application are regarding the loss of a public house, over-development, vehicular access and the loss of a historic building.
- 4.5 There are currently two pubs in Bradwell, The Arches which is the subject of the planning application and The Sun which is on Beccles Road approximately 700m to the south east. There is also the former Shrubland Community Centre on Hawthorn Road in Gorleston, now known as Pub on the Shrubs approximately 300m to the north east. Although it would be sad to see the loss of another pub it would be difficult to justify refusal on the loss of a community asset as there will still be two other pubs within a reasonable distance.
- 4.6 The vehicular access to the site will be from Beccles Road and not Crab Lane as the Parish Council has said, the previous application that was withdrawn showed access from Crab Lane but this did not meet Highway standards. The Highways Officer considers that the proposed modifications to the existing Beccles Road access are acceptable and has no objections to the proposal subject to standard highway conditions.
- 4.7 The proposed dwellings will be set forward of the existing dwelling to the north east and the shops to the east but will still have gardens to the front and will not look out of place in the street scene. Each dwelling will have two parking spaces and a reasonable sized garden so it would be difficult to argue that the proposal is an over-development of the site.
- 4.8 In 1985 planning permission was granted for an external block skin, new windows and a new roof, the applicant and agent have submitted information (copies attached) which confirms that the work carried out involved the

replacement of most of the original buildings and that there is very little of the prefabricated structure remaining. It is therefore difficult to argue that the building is of any historic interest and is worthy of retention on that basis.

4.9 Taking all of the above into account it is considered that the proposed development is acceptable.

5 RECOMMENDATION :-

5.1 Approve – the proposal complies with Policies CS1 and CS2 of the Great Yarmouth Local Plan: Core Strategy and saved Policy HOU7 of the Great Yarmouth Borough-Wide Local Plan.

S

To: PARISH COUNCIL
From: Group Manager (Planning)

09 AUG 2016

Date: 4th August 2016

PARISH: Bradwell S 2
APPLICATION: 06/16/0442/O
PROPOSAL: Demolition of public house. Block up exit/access from Crab Lane.
Improve access from Beccles Road. Redevelop with 1 bungalow and 4 detached houses
LOCATION: The Arches Public House 83 Beccles Road Bradwell GREAT YARMOUTH NR31 8DH
AGENT: Middleton & George Limited
Fastolff House 30 Regent Street GREAT YARMOUTH NR30 1RR
APPLICANT Mr Stephen Crosby
The Arches Public House 83 Beccles Road Bradwell GREAT YARMOUTH NR31 8DH
CASE OFFICER: Mr G Clarke

I attach for your attention a copy of the application form and plans in respect of the above proposal. This is a Potential Delegated application.

Please let me have any comments you wish to make by 25th August 2016

Comments:

Recommend rejection on the grounds that there is only one public house in Bradwell, which has a population of 13,000 plus, and this will increase further as hundreds of new residential properties are built. Furthermore, several public houses have already closed recently within the part of Gorleston which is closest to Bradwell. It is suspected that the building may be listed as one of the last prefabricated buildings in the area – certainly previous proposals to alter the property have been rejected – and this needs to be checked before any decision is made.

What is proposed is totally unacceptable, as it would constitute gross over-development, with very, very small plot sizes. Retention of one site entrance/exit only, on Crab Lane, would also be extremely dangerous, as Crab Lane itself is a busy road, and the entrance/exit would be very close to both the main A143 road, the Bradwell Butchery site on Crab Lane, a bus stop on the opposite side of Crab Lane, and Crab Lane's junction with Chestnut Avenue.

Sheila French
Deputy Parish Clerk
10.8.16



Application Reference 06/16/0442/0

Attachments

ACK 10/8/16

S

Invalid Consultee Comment? ☐Copy to existing Consultee? ☐

Name Neil Bowers

Address 5 Friar Tuck Road

Norwich

England

Post Code NR4 6DB

Telephone 01603 41870

Email Address submission@norwichcamra.org.uk

For or Against OBJ Object

Speak at Committee ☐

As the Pub Protection Officer for the Norwich & Norfolk branch of CAMRA, I strongly object to the demolition of this public house.

Pubs are currently closing at a rate of 29 per week. Closing this pub would have a detrimental effect on the local community.

The pub consists of two post war prefabs built together. Hence the "arches" used in the construction. This is the only pub that we know is made in such a way. It is one of only two pubs in the whole of Bradwell.

According to the local census there are 10,500 residents in Bradwell. Which is more than the likes of Sheringham, Cromer and Aylsham all of which have a good range of pubs.

It is a pub well used by the locals and is popular for its games such as darts and cards.

Loosing this would be a big blow to the local community of Bradwell.

Date Entered 09-08-2016

Internet Reference OWPC900

Internet Consultees

Application Reference 06/16/0442/0

Attachments

ACK 12/8/16

Invalid Consultee Comment? ☐Copy to existing Consultee? ☐

Name Patrick Smith

Address 26 Lowestoft Road

Gorleston

Great Yarmouth

Norfolk

Post Code NR31 6LY

Telephone

Email Address

For or Against

OBJ

Object

Speak at Committee

Bradwell has a population (At the last census) of 10,500. This is much larger than Beccles, Cromer or Diss. It's not quite the "village" spoken about in the planning application for the destruction of The Arches Public House

The Arches is one of only two pubs left in Bradwell.

It has a simple construction being formed by two prefabs built together. I believe that these are the last prefabs left in an area that used to have thousands of them. Many people still living will have been very grateful for their "Homes for Hero's" in buildings such as this after the Second World War. Well, these are the last two.

Rather than knock it down it should be listed for preservation as a totally unique building not found anywhere else, anywhere.

It is an asset to the community which is losing it's pubs at an alarming rate. In next door Gorleston, The Ferry Boat and The Three Tuns have only just closed in the last few months to become accomodation. In the last few years and within a mile of The Arches, The White Horse, Magdalen Arms, Sportsmans Arms and The Falstaff have all been closed and turned into housing or in one case a vets.

Once these establishments have gone they are gone and are not replaced except with out of town eateries such as The Grayling or Capt. Manby's.

It would be wrong and a shame and a major loss of a facility for the people of Bradwell if this valuable and unique pub was to be knocked down and destroyed.

Date Entered 11-08-2016

Internet Reference OWPC907

Internet Consultees

Application Reference 06/16/0442/0

Attachments

Invalid Consultee Comment? ☐Copy to existing Consultee? ☐

Name J Crosby

Address Arches 83 beccles road

Bradwell

Great Yarmouth

Norfolk

Post Code NR31 8DH

Telephone 0711 2920

Email Address jackiecrosby@hotmail.com

For or Against SUP Support

Speak at Committee

There are several comments regarding the property being prefabricated , when we took the property on some 30 yrs ago it was necessary to completely rebuild existing building due to corrosion and general break down of materials . The property has none of existing prefab left . The construction of Arches is now building blocks and brick .

Date Entered 22-08-2016

Internet Reference OWPC914

Graham A. Clarke

From: Middleton & George <middletonandgeorge@gmail.com>
Sent: 25 August 2016 10:36
To: Graham A. Clarke
Subject: The Arches P.H. 83 Beccles Road, Bradwell
Attachments: B Woods Letter 1.jpg; B Woods Letter 2.jpg

Dear Graham

Further to our conversation yesterday regarding the current planning application at the above site. There appears to be two issues which objectors to the scheme have raised:-

Firstly; That the building has some sort of historic merit being constructed of two prefabricated buildings linked by a flat roof to form one homogeneous unit. I have attached a letter from the former chief of building control of GYBC, Mr Barry Woods. The letter points out that an extensive rebuild was carried out in the eighties to remove the original frames and replace with block walls. You will note that precious little of the original structure now remains.

Secondly:- Objectors are opposed to the loss of this Public House claiming that there will be only one public house remaining in the village albeit that a public facility on Shrublands Way (only a few hundred yards away) now has a full 'on licence'. It is a matter of fact and degree that The Arches is a business and must be on a firm fiscal foundation and be self supporting to survive. Regrettably this is not the case with The Arches and as demonstration I will shortly forward you a statement from the owners and a letter from their accountants.

Perhaps this information will assist you in determining this application favourably.

Yours sincerely

Ray Middleton

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Middleton & George Ltd
Municipal Building Surveyors

B.C. Woods, MIBC, MIOC
Chief Building Control Officer

Retired
Greysfriars House,
Greysfriars Way,
Great Yarmouth.

Telephone: 01493 661111
Fax No: 01493 661111
24 hour answer phone

former

Further to my discussion with Mr Steiner Costy
I would confirm that the property known as the
Bocher is basically two very old Medhurst Buildings
with a flat roof structure between the two
buildings. The front of the property has brick
structure of a curved corner with a parapet wall
top abutting the two "medhurst" gable ends

The Medhurst buildings (concrete stanchions and
rafters) are basically two agricultural buildings
which are found throughout the Pootney and used
as barns for storage

The two buildings when exposed where
found in a poor state of repair at Strachan
Level and the firm of structural engineer
(Horsman & Parsons) were requested to examine
the exposed steel reinforcement. Their recommendation
to ~~use~~ epoxy resin the exposed steelwork was
carried out and the ^{new} cavity brick structure was formed
to give structural stability to the old framework

The new building works encased all the concrete
stanchion including the inner frame work.

The encasement ~~to form~~ took form of
bowl arches and this originates the name of
"The Arches" public house.

The windows provided to the external
renovation were standard Hargrett joinery and
the structure as built in 1984 contains little
external view of the agricultural buildings.

The front facade in 9" brick with curved
window features which are in a deteriorating state
~~and~~

The building was complete up dated in
1984 - (22 years ago) and bears little or no
resemblance to the old Medhurst structure.

Hopey this is of assistance to you



A plastic roof replaced the existing asbestos
~~structure~~ Corrugated roofing



Date: 02:09:16 Scale: 1:1250



GREAT YARMOUTH
BOROUGH COUNCIL

Planning & Business Services

Reference: 06/16/0445/F

Parish: Bradwell

Officer: Mr G Clarke

Expiry Date: 26-08-2016

Applicant: Messrs. J & S Leighton

Proposal: Construction of two bungalows and garages

Site: Rear of 12-18 Crab Lane
Bradwell

REPORT

1. Background / History :-

- 1.1 In 2014 planning permission was granted for the erection of two bungalows on the rear garden of 16 Crab Lane (06/14/0697/F), the bungalows have been built and are served by a vehicular access to the west side of the original house (no. 16). This application involves two separate areas of land to the rear of Crab Lane to the east and west of the recently built bungalows. The site to the east is part of the rear garden of 18 Crab Lane, the site to the west is a triangular area of land that is currently occupied by 21 lock-up garages. Access to the proposed dwellings will be via the new access that was formed for the two new bungalows, there is a vehicular access between 10 and 12 Crab Lane which currently serves the lock-up garages and provides rear access to the Bradwell Butchery. According to the letter from Bradwell Butchery local residents also use this access to park on the land to the rear of the houses on Crab Lane.
- 1.2 An application for three bungalows, two on the garage site and one at the rear of no. 18 was submitted earlier this year but this was withdrawn when the current application was submitted (06/16/0173/F).

2. Consultations :-

- 2.1 Highways – The proposal takes highway access from an existing private drive and if permitted the number of properties will not exceed eight which is the present number of properties considered appropriate to be served from a private drive. The visibility at the point of highway access accords with current requirements and is, in fact, secured by a Section 106 Agreement which was implemented under an earlier planning application for the site. Parking standards appear to have been met, but are reliant on the proposed garages being included in the parking assessment. In this respect the garages need to

comply with minimum internal dimensions, for which there appears to be ample room to accommodate. I propose to deal with this by conditions. In pre-application communication with the agent I did raise concerns about possible access via the service road between 10 and 12 Crab Lane. Whilst I appreciate that the residents of Crab Lane have a right of access to the rear of their properties, I did request appropriate assurances that this access road would not be utilised by the proposed development. Notwithstanding the comments made in the Design and Access Statement, there does not appear to be any physical barrier proposed. However, if acceptable to the LPA, I propose that this can be dealt with by condition.

- 2.3 Parish – Recommend rejection on the grounds that access to the properties would be very poor. Unlike the existing access between 10-12 Crab Lane, there is no splay for the proposed new access and it is too narrow for the number of vehicles likely to be using it to travel to and from the new properties.
- 2.4 Norfolk Fire & Rescue Service – No 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 Neighbours – Four letters of objection have been received, the main concerns are access, loss of the lock-up garages, parking, over-development, character of the area and drainage. Copies of the comments are attached.

3 Policy :-

3.1 POLICY CS1 – FOCUSING ON A SUSTAINABLE FUTURE

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

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

- a) Sustainable growth, ensuring that new development is of a scale and in a location that complements the character and supports the function of individual settlements
- b) Mixed adaptable neighbourhoods, which provide choices and effectively meet the needs and aspirations of the local community

c) Environmentally friendly neighbourhoods that are located and designed to help address and where possible mitigate the effects of climate change and minimise the risk of flooding

d) A thriving local economy, flourishing local centres, sustainable tourism and an active port

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

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

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

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

3.2 POLICY CS2 – ACHIEVING SUSTAINABLE GROWTH

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

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

- Approximately 35% of new development will take place in the borough's Main Towns at Gorleston-on-Sea and Great Yarmouth
- Approximately 30% of new development will take place in the borough's Key Service Centres at Bradwell and Caister-on-Sea
- Approximately 30% of new development will take place in the Primary Villages of Belton, Hemsby, Hopton on Sea, Ormesby St Margaret, Martham and Winterton-on-Sea

- Approximately 5% of new development will take place in the Secondary and Tertiary Villages named in the settlement hierarchy
- In the countryside, development will be limited to conversions/replacement dwellings/buildings and schemes that help to meet rural needs

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

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

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

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

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

3.3 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.

4 Assessment :-

- 4.1 The proposal is a full application for a two bedroom bungalow and garage in the rear garden of 18 Crab Lane (plot 3) and a three bedroom bungalow and garage on the site of the existing lock-up garages (plot 4). The bungalows will be similar in design and size to the existing bungalows that have recently been built.
- 4.2 The bungalow on plot 3 will be built between one of the new bungalows and another recently built bungalow, no. 35 Beccles Road, with an access formed by extending the private drive across the space between no's 16A and 16B Crab Lane. The turning area and garage at the front of the bungalow will adjoin part of the rear garden of 20 Crab Lane.
- 4.3 The bungalow at 35 Beccles Road is at the end of a development of four bungalows built at the rear of 43 Beccles Road a similar development of bungalows in the rear garden has also been approved at the rear of 49 Beccles Road.
- 4.4 The bungalow at 35 Beccles Road has no windows facing the application site so will not be affected by the proposed bungalow and the occupiers of 16A and 16B have no objection. The bungalow itself is approximately 44m from the rear of 18 Crab Lane and 38m from the rear of 20 Crab Lane so will not have any significant effect on outlook to those dwellings. At present the fence on the boundary between 18 and 20 reduces in height in the area which will be to the front of the bungalow, no details of fencing have been submitted with the application but if new 2m high fencing is erected around the site there should not be any overlooking of adjoining gardens.
- 4.5 The proposed plot 3 will be larger in area than 16A and 16B Crab Lane and the bungalows at the rear of 43 Beccles Road and the type of layout proposed with

bungalows in rear gardens served by a private drive has been approved elsewhere in Bradwell in recent years.

- 4.6 The bungalow on plot 4 will be on a larger plot than most of the surrounding dwellings so the bungalow itself cannot be considered an over-development and it will not have any adverse effects on adjoining dwellings due to loss of outlook or privacy. The main concerns with this part of the development are the loss of the lock-up garages and the effect on the rear access to the butchers and adjoining dwellings. The loss of the garages may result in a loss of parking for nearby residents but the applicant could demolish the garages at any time without planning consent and the Council cannot insist that they remain for residents to park. The Bradwell Butchery and adjoining residents use the vehicular access between 10 and 12 Crab Lane, this access will remain and there will be a 5m wide access between the rear boundaries of the dwellings and the application site. This may make it difficult for vehicles to turn and it would be helpful if the applicant would give up some land in the vicinity of the access to make it easier for vehicles using the Butchery to manoeuvre. This possible revision is under discussion with the applicant and the outcome will be reported.
- 4.7 The use of the land for the siting of one bungalow instead of 21 garages will reduce the potential traffic movements in the vicinity and will result in less use of the existing access. The new access that serves the development does have the necessary visibility to meet Highway standards, part of the visibility splay crosses the front garden of 14 Crab Lane and, as mentioned in the Highways Officers comments, this was secured by a Section 106 Agreement at the time of the previous application.
- 4.8 Taking into account the similar developments that have been approved to the north of the site it is considered that this would not be an inappropriate form of development and it would be difficult to justify refusal of the application.

5 RECOMMENDATION :-

- 5.2 Approve – the proposal complies with Policies CS1 and CS2 of the Great Yarmouth Local Plan: Core Strategy and saved Policy HOU7 of the Great Yarmouth Borough-Wide Local Plan.

Ack 20/8/16

A & L Properties

59 jasmine Gdns, Bradwell, Gt Yarmouth

NR31 8Hu Tele: [REDACTED]

Ref 06/16/0445/F

26/08/16



To Mr Minns

I write in response to your letter dated 05/08/16 my concerns still stand about access to the rear of my property 4-6 Crab Lane Bradwell and also access for my tenant residing at 6a Crab Lane Bradwell.

I do feel that with eight years' work of property building in the village it is becoming over populated. It is difficult enough being able to get a child's place in school also being able to see a doctor without mentioning the hospital surely these matters need to be addressed

As I am sure you are aware Bradwell have a problem with drainage with more residents it will put more strain on the ancient sewage works we have already.

Yours truly

[REDACTED SIGNATURE]

Mrs Lisa Edmonds

Ack 26/8/16



S

BRADWELL BUTCHERY

BAKERY & DELICATESSEN

6 Crab Lane Bradwell Great Yarmouth Norfolk NR31 8DJ
Telephone: 01493 661473 Email: info@bradwellbutchery.co.uk
www.bradwellbutchery.co.uk



28/04/2016

Dear Dean Minns

Planning application

Ref. 06/16/0445/F

Proposal: constructions of 2 no. bungalows and domestic garages

Location: Crab Lane (rear of 12-18) Bradwell Great Yarmouth NR318DJ

I wish to raise concern regarding the above planning application in particular plot 4:

Firstly the 21 garages are a local asset to the local community and without them some small businesses would struggle to find alternatives storage, including myself who rents one of the garages, I know some of the other garages are let for business storage purpose, also for the residents which use the garages for their vehicles this would also cause a problem of were to keep their vehicles more parked on our already crowded roads/verges or more pleasant garden spaces turned into driveways ruining the of the look of property's and the area, and also more driveways more water down the drains and likelihood of local flooding.

Also my neighbours and I (myself the past 30 years) have had access to the rear of our properties and have all-ways parked our vehicles at the rear (photo enclosed). If our access is denied it would mean another 6-8 cars which are regally parked at the rear would have to find alternate parking in the nearby area.

I believe it being a poor trade-off for one dwelling, losing all 21 community garages, more cars parked on the road or verges, loss of gardens and look of property's, and more pressure on the drainage system.

I also have deliveries to the rear of the property and have access veer large gate which can be completely opened for access (see photo) for large lorry's.

Because of the narrow track leading to the rear of the property's it is necessary for any vehicle too swing left or right into their parking positions without impeding on other residents, I believe this



BRADWELL BUTCHERY BAKERY & DELICATESSEN

turning circle to be approximately 10.12 meters and approximately 15.11 meters for lorry deliveries from the end of the rear fence and I believe this should be maintained at all-time due the 30 years plus it has always been. It is also necessary for vehicles to be able to turn before returning to the road, which has never been a problem as the land was purposely laid out for all vehicles to be able to turn around before returning to the road and therefore not causing any road traffic issues backing out onto a busy road and bus route.

Crab Lane Bradwell Great Wymondley Norfolk NG9 6DQ
Telephone 01493 661473 Email info@bradwellbutchery.co.uk
www.bradwellbutchery.co.uk

It is, and was necessary access for the fire brigade to have access during a call-out some years ago.

There are no measurements on the plan could you tell me what is the distance between the rear fences of the property's on Crab Lane and the proposed boundary of the new property?

I also have planning permission for an extension to the rear of my butchery & bakery business which is necessary for the continued growth and the staff it employs, 15 including myself at the moment, and with the extension the ones that it will employ after the extension has taken place. The extension being at the rear of my business the only access would be the existing access I currently have had over the past 30 years, so I am concerned the access would be compromised for building materials if planning for the bungalow plot 4 were to be granted, and therefore have a detrimental effect on my business and any future employment if this access is not maintained.

With regard to plot 3 this looks total over development of this site and must be distressing for its exiting neighbour's. Bradwell is growing very fast and with the new developments (which I believe is continue for the next few years) by the new road system surly there is enough development without squeezing property's in small spaces.

I hope you will take all my concerns and I'm sure other resident concerns very seriously when reviewing this application

Yours sincerely

Andrew Edmonds

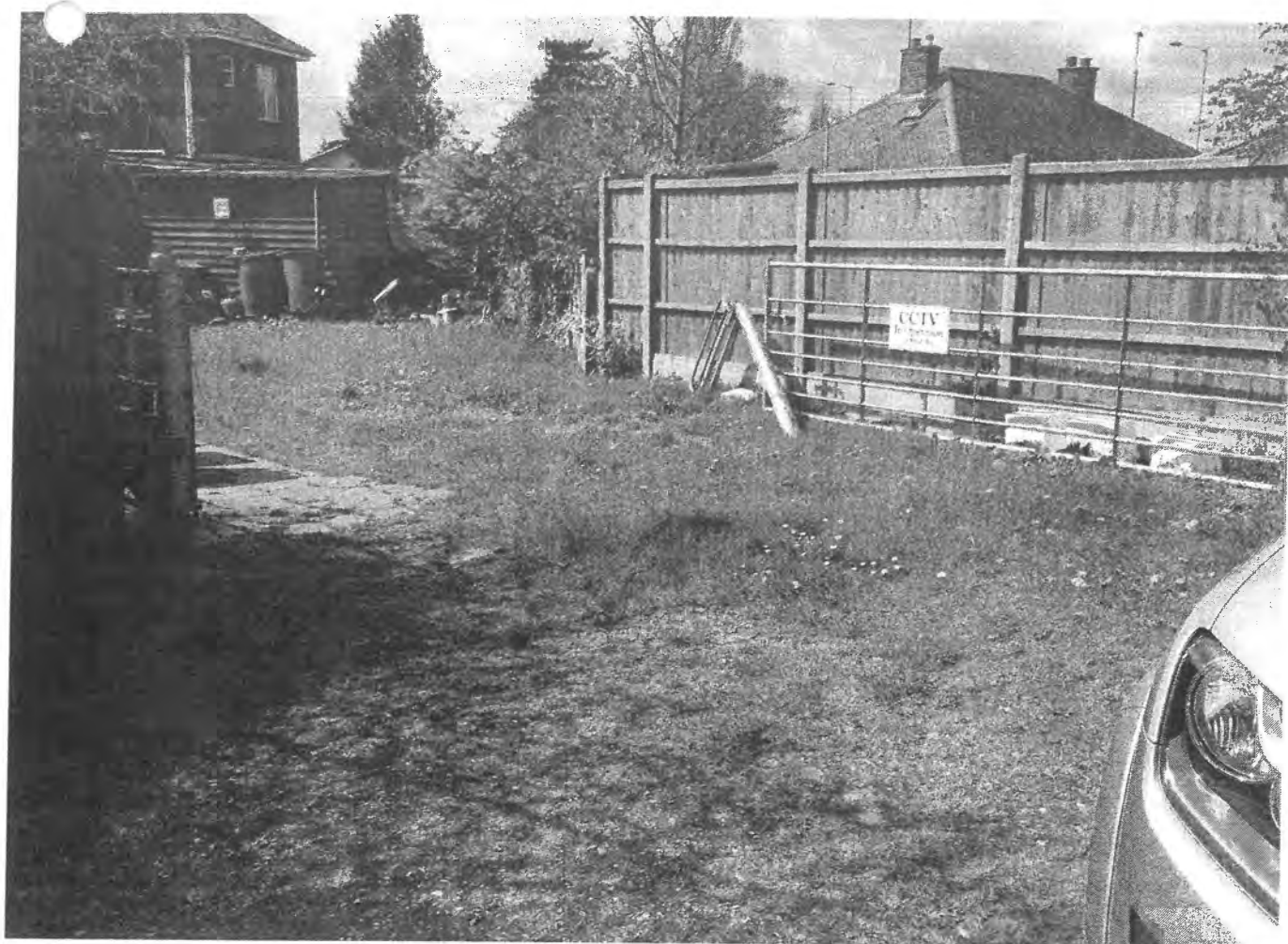


Residents Cars parked at rear of property's





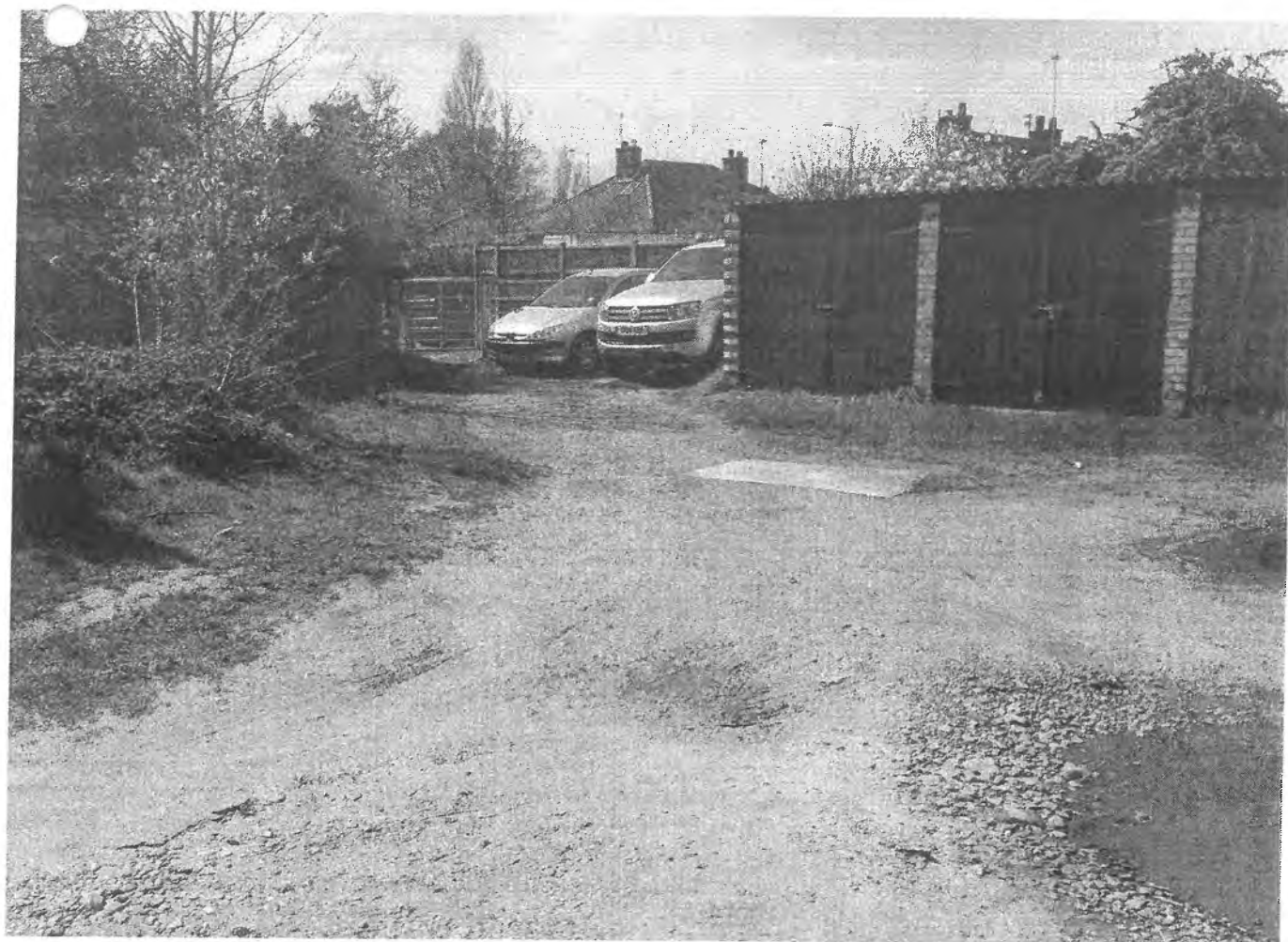
access to rear of Bradwell Butchery for
delivery lorries



Gate is completely removeable for trucks etc.



Parking at rear for Bradwell Butchery and
Flat 6a Crab Lane



ACK 24/8/16

S

Jill K. Smith

From:

Sent:

To:

Subject:

JOANNE BURCH

24 August 2016 13:20

plan

planning objection to plans 06/16/0445/f part 1

Mr and Mrs Burch
20 Crab Lane
Bradwell
Gt Yarmouth
NR318DJ

Application no. 06/16/0445/f

We wish to make you aware of a number of strong objections that we have with regards to the proposed development of an additional property on open space of 18 crab lane application no.06/16/0445/f as an immediate neighbor to the site of the proposed development, we are of the view that the proposed development will have a serious impact on our standard of living. Our specific objections are as followed.

Over development of the site

Looking at the new plans and with all the development to the site in the last two years we strongly feel these new plans will over develop/cram this site. From the site of 12 crab lane up to 22 crab lane and including the bungalows build at the back of 20 crab lane we are looking at a rough space of 6,500 sq yards. With the new development in place there would be 13 residents in this small area which we feel is totally unnecessary and is over crowding this area.

Had we have moved into 20 crab lane before the plans for 16 crab lane had been approved we would have objected to those developments as well based on that fact. This is another case of garden grabbing down this street.

We ourselves looked into developing our garden and put the proposal to Great Yarmouth borough council on the 18th February and your response was that our site was too small for development which we agree with. But you have now allowed plans to be submitted for the site next door which in our opinion is not much wider than ours. Therefore why has this plan been accepted?

Lastly there are many new builds being built around the new parts of Bradwell and with even more opportunely to build outwardly. Therefore we feel that there is no need to over develop smaller parts of land especially within the oldest part of Bradwell where it is simply not in keeping with the road or it's surroundings. We understand that you have a quota to fill within development but we feel you can do this easily without building on peoples gardens.

Detrimental impact of residential amenities

(Looking at the attached picture no.1) you can see that this street is characterized by it's long and big gardens, by allowing homes to be built on these gardens you are changing the character and history of the street which goes against planning law that states new developments should

"make a positive contribution to the street scene and the character of the area in which they are situated, and pay due regard to many things such as characteristic of adjoining buildings and land"

As stated in the above objection we feel these new bungalows are not in keeping with the street, its history or its character including especially its large open gardens. Our property is from the 1920's with few adaptations made to the house over the years. Therefore a new build bungalow with solar panels is defiantly not in keeping with this house or its street. We feel the bungalows built last year at 16 Crab lane were a mistake and to build further at 18 Crab lane to be a even bigger mistake. This can be backed up by our neighbors at 18 Crab lane, who like us moved to the area due the open space. They too unfortunately moved to the area after the plans for 16 crab had been approved. And have stated to us that they no longer wish to live here due to the "estate" feel and cramped effect the street now has. Like them we moved to this street because of the family population it has and the non over looked space it provides. We could have easily moved to the newer parts of Bradwell but felt the open gardens here where perfect for family life. We feel your proposal will not only destroy this way of life but will also due to the type of property being proposed will bring in older, retirement aged population to the area and dissolve the family feel to the street, once again changing its character.

Ground stability and drainage

Upon moving into 20 Crab lane we have called the water board out to check on our water pressure several times and they have said it is up to the maximum capacity that it can be. But our pressure within the house is still considered low. Our fear is that further drain on this source will decrease it even further. Also during times of heavy rain all the road drains flood down this street. Our main concern is the stability of the road outside. Our house has started to shake badly when large vehicles such as buses drive past. This got constantly worse around the time the road was dug up to install the amenities needed for the new builds at 16 crab lane. More recently the electric cable laid down at the time went faulty and melted leaving the whole street without power for 6 hours on the 13th April 2016. Subsequently the road was dug up for a 2nd time in 5 months causes more weakening to the road. We are assuming that these planned developments will again require the road to be dug up for a 3rd time and this could cause even more unsuitability to the road and our property. The road also had to be resurfaced at the top of crab lane but they stopped at no.10 and therefore have made no improvements to the road at this end.

Avoid town cramming

(picture 2) Looking at the last new build bungalows built by these developers, both properties have barely a couple of foot between the bungalows and the neighbors fence. Also the windows sit above the fence and look out onto the neighbors garden. This looks to be the same plan and design for the new proposed developments and we feel this in violation to your town cramming laws and privacy laws. Also as slated there is plenty of land to build on in new Bradwell without violating these rules so no need to build here.

Building affordable housing- planning obligation

The last 2 bungalows to be built by the current developers at the site of 16 Crab lane went up for sale as £190,000 for the 2 bed bungalow and £240,000 for the 3 bed bungalow. The 2 bed sold for £165,000 in February 2016 and the 3 bed is unknown to me but I should think it was somewhere near the asking price. The last selling price for the semi detached house at number 18 was £220,000 3 bed and number 20 was £196,500 for a 3 bed in 2014 to name just a couple. Although these properties are older they where both in good condition and both these properties have considerable sized gardens/land with them where as the new builds did not. A look online at selling cost down this street in the last few years shows that the new builds price has exceeded the average price of any sold property down this road in the last few years and therefore can not be deemed affordable housing for this area or for what space the new builds offer and therefore surly

cannot meet the planning criteria. Again I feel I must point out that it is pushing the family buyer out of the area which is not in this roads character.

Loss of privacy,light and overlooking

Planning states you must "achieve a satisfactory relationship to adjoining properties avoiding significant harmful impact in terms of loss of privacy,daylight or sunlight,or overbearing effects due to bulk and proximity or outlook"

(please see attached photo no.3 and 4)

The new proposed plans show the position of the proposed bungalow which has been narrowed to fit the space better but we feel still sits far to close to our boundary. and the site of a garage has now been moved away from our fence which is a lot better than the original plans as long as that remains the position for the garage, any change in this position during planning or building will be highly contested by ourselves should the plans be authorized.

On the proposed plans it states that all living areas are on the right hand side of the new build to "avoid over looking" both ourselves and no.37 Beccles Rd (see attached photo.no 7) live on the right hand side of the planned development and therefore it does not meet this criteria. Although no 37 is offered some protection from the conifers around it we do not and our fence would not be high enough to avoid overlooking from the proposed living room windows of the new build. Which brings me onto my next point, the plans do not show the thick conifers trees that surround the south and west of no37's garden. (see attached photo no.5 and 6) there are 2 windows planned for the east of the new bungalow at the back of 18 crab lane. With the proximity to the neighbors fence and the height of the conifers the light provided through the windows on the east bedroom 2 and the kitchen will not be enough to meet building regulations surely?. This is why I implore the case worker for this development comes and see the site for themselves. as we feel the plans do not represent the site well enough.

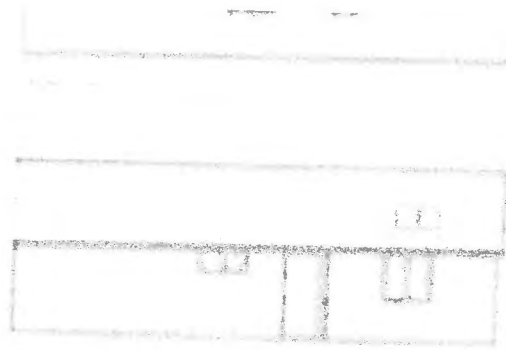
Security

There has been a bout of walk in burglary's in this area in the last few months mainly hitting unlocked sheds, conservatory and homes. by allowing the bungalow to build at the back of 18 crab lane you will also be opening up a public access and making it easy access to get to the back of our garden and we feel this weakens the security of our property and with a newborn on the way any week now we have very strong concerns over this matter and we hope you will not ignore this.

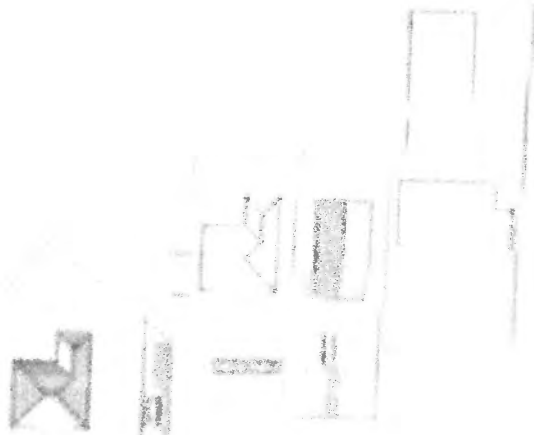
We hope you will consider the points I have raised with some weight. I am not a planning expert and therefore my arguments may seem little or non important to yourselves but to us they are very much real and considerable impacts to our way of life at this property.

yours sincerely

Mr and Mrs Burch



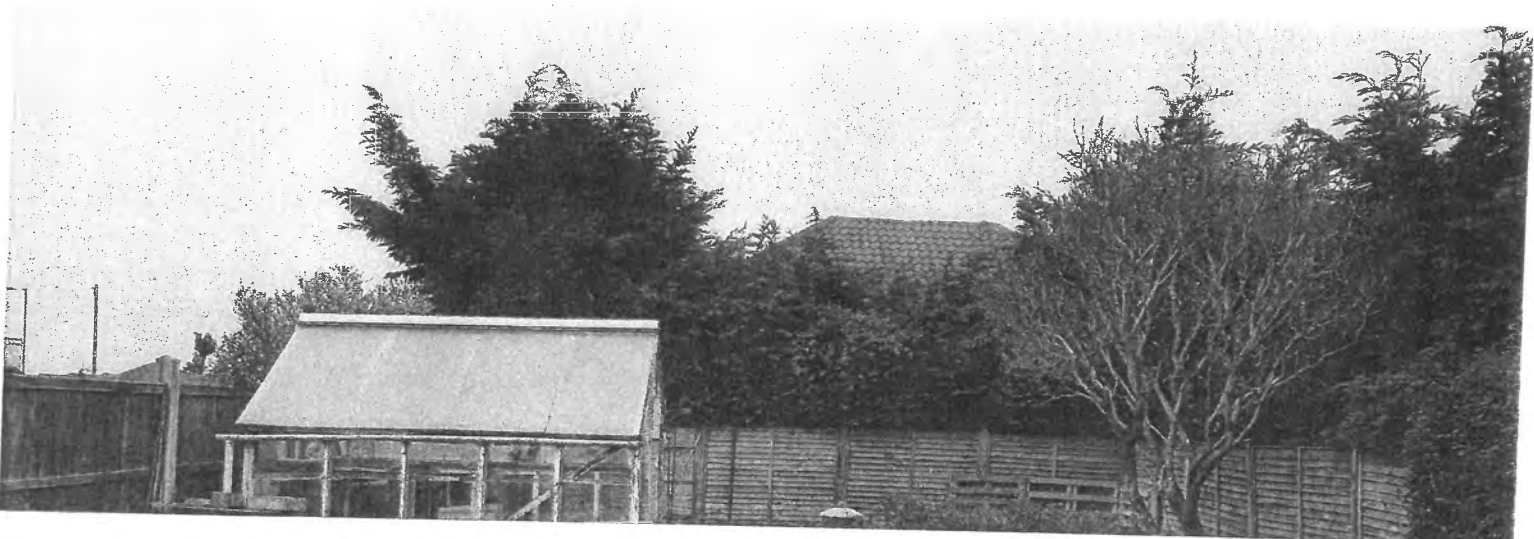
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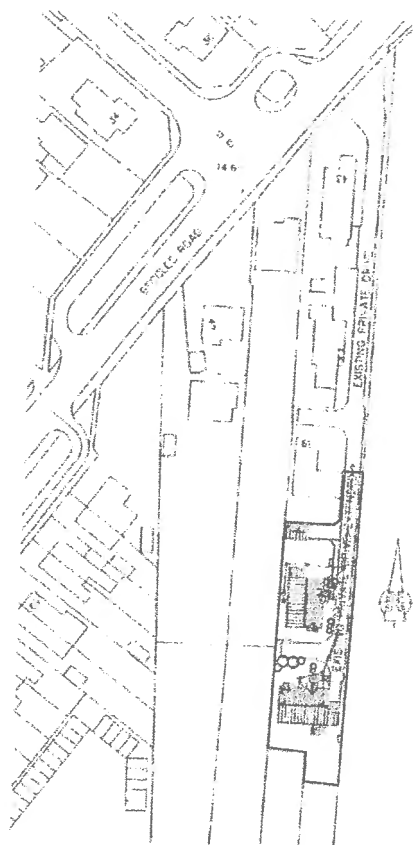


Architectural drawing of a building section.
Architectural drawing of a building section.



4 of 12



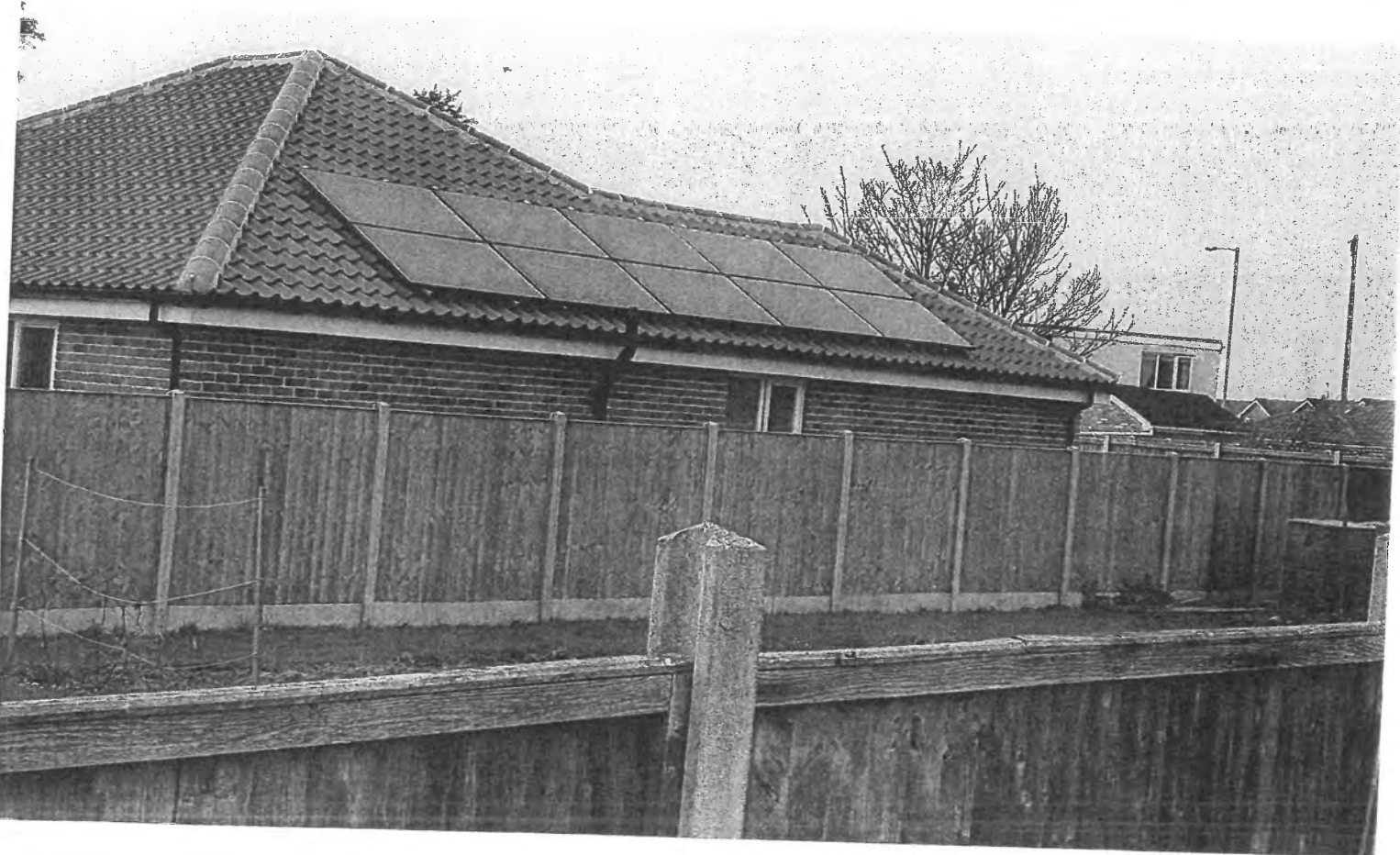


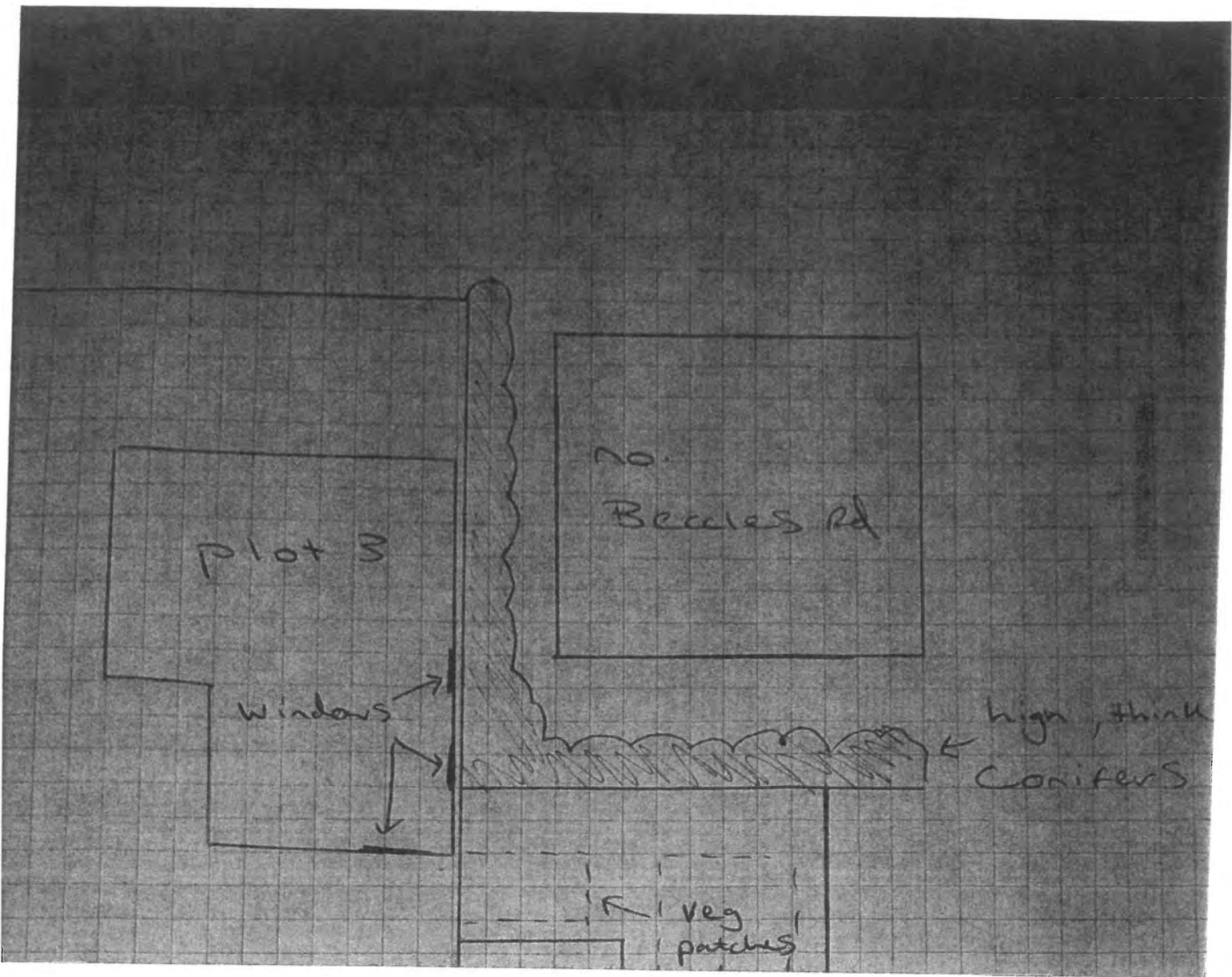


Crab Ln, Gorleston-on-S... X



Crab Ln





Internet Consultees

Application Reference 06/16/0445/F

Attachments

ACK 24/8/16

Invalid Consultee Comment? ☐Copy to existing Consultee? ☐

Name Mr. Phillip Pollard

Address 14. Carb Lane

Bradwell

Gt. Yarmouth

Post Code NR31 8DJ

Telephone

Email Address philip.pollard3@ntlworld.com

For or Against OBJ Object

Speak at Committee

I must still object most strongly to 2 more bungalows to the rear of my Property. The disruption when the first two were built and total disregard by the builders to my right of way at rear of my property. As I understand it will be the same team on the new build

The noise levels to the side of my property from 4 to 5 cars using the driveway are very disturbing. The same drive would be used for the 2 new units, possibly up to 10 plus cars causing noise and pollution to the side and rear of my house and garden.

This would reduce the value of my property and after 28 years of living here in peace and quiet it would alter badly my quality of life

Date Entered 23-08-2016

Internet Reference OWPC915



Date: 05:09:16 Scale: 1:1250



GREAT YARMOUTH
BOROUGH COUNCIL

Planning & Business Services

PLANNING APPLICATIONS CLEARED BETWEEN 01-AUG-16 AND 31-AUG-16 FOLLOWING DETERMINATION BY THE GROUP MANAGER (PLANNING) UNDER DELEGATED POWERS

REFERENCE	06/16/0109/F
PARISH	Ashby with Oby 18
PROPOSAL	Retrospective application for car port, pagoda over hot tub and garden shed
SITE	The Stables Heath Farm Barns Heath Road Rollesby (Parish of Ashby with Oby) GREAT YARMOUTH NR29 5HN
APPLICANT	Mr P Drew
DECISION	APPROVE

REFERENCE	06/16/0296/F
PARISH	Belton & Browston 10
PROPOSAL	Proposed two storey side extension
SITE	Ashmar House Farman Close Belton GREAT YARMOUTH
APPLICANT	Mr and Mrs Steward
DECISION	APPROVE

REFERENCE	06/16/0385/F
PARISH	Belton & Browston 10
PROPOSAL	Proposed residential dwelling with car spaces (part existing stable to be demolished)
SITE	Lound Road (land adj. Crossways) Browston GREAT YARMOUTH NR31 9DS
APPLICANT	Mr J Chauvin
DECISION	REFUSED

REFERENCE	06/16/0164/F
PARISH	Bradwell N 1
PROPOSAL	Proposed two storey rear extension and roof conversion including dormer to front
SITE	49 Hogarth Close Bradwell GREAT YARMOUTH NR31 9QZ
APPLICANT	Mr J Symonds
DECISION	APPROVE

REFERENCE	06/16/0384/F
PARISH	Bradwell N 1
PROPOSAL	Extension to form bedrooms and erection of new garage
SITE	30 Homefield Avenue Bradwell GREAT YARMOUTH NR31 8NS
APPLICANT	Mr D Vettese
DECISION	APPROVE

PLANNING APPLICATIONS CLEARED BETWEEN 01-AUG-16 AND 31-AUG-16 FOLLOWING DETERMINATION BY THE GROUP MANAGER (PLANNING) UNDER DELEGATED POWERS

REFERENCE	06/16/0388/F
PARISH	Bradwell N 1
PROPOSAL	Proposed garage
SITE	Breydon View Busseys Loke Bradwell GREAT YARMOUTH
APPLICANT	Mr E Carlyon
DECISION	APPROVE
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REFERENCE	06/16/0409/F
PARISH	Bradwell N 1
PROPOSAL	Erection of double garage
SITE	33 Busseys Loke Bradwell GREAT YARMOUTH NR31 8HG
APPLICANT	Mr & Mrs D Tooke
DECISION	APPROVE
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REFERENCE	06/16/0410/F
PARISH	Bradwell N 1
PROPOSAL	Single storey pitched roof extension to the front of the complex to form enlarged reception area
SITE	Aeropak (Chemical Products) Limited Viking Road Bradwell GREAT YARMOUTH
APPLICANT	Dermal Laboratories Ltd
DECISION	APPROVE
<hr/>	
REFERENCE	06/16/0423/F
PARISH	Bradwell N 1
PROPOSAL	Rear extension to provide ground floor bedroom and shower room
SITE	42 Blackbird Close Bradwell GREAT YARMOUTH NR31 8RU
APPLICANT	Mrs P Miller
DECISION	APPROVE
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REFERENCE	06/16/0460/CD
PARISH	Bradwell N 1
PROPOSAL	Two-storey side extension - discharge of condition 4 re: PP 06/16/0287/F
SITE	1 Cotman Drive Bradwell GREAT YARMOUTH NR31 9RE
APPLICANT	Mr G Harper
DECISION	APPROVE (CONDITIONS)
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REFERENCE	06/16/0036/A
PARISH	Bradwell S 2
PROPOSAL	Two free standing boards advertising housing development land Wheatcroft Farm
SITE	A143/Browston Lane Roundabout Bluebell Meadows Development Bradwell GREAT YARMOUTH
APPLICANT	Persimmon Homes Ltd
DECISION	ADV. CONSENT
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PLANNING APPLICATIONS CLEARED BETWEEN 01-AUG-16 AND 31-AUG-16 FOLLOWING DETERMINATION BY THE GROUP MANAGER (PLANNING) UNDER DELEGATED POWERS

REFERENCE	06/12/0478/O
PARISH	Burgh Castle 10
PROPOSAL	One detached dwelling
SITE	Three Ways (Land to front) Butt Lane Burgh Castle Great Yarmouth
APPLICANT	Mr & Mrs Meadows
DECISION	APPROVE
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REFERENCE	06/16/0200/F
PARISH	Caister On Sea 4
PROPOSAL	Demolition of garage 15 Belstead Avenue. Erection of three new bungalows in rear garden
SITE	15 Belstead Avenue Caister GREAT YARMOUTH NR30 5BB
APPLICANT	Mr A Beck
DECISION	REFUSED
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REFERENCE	06/16/0358/F
PARISH	Caister On Sea 4
PROPOSAL	Portakabin building to provide additional office/staff room
SITE	The Old Hall High Street Caister GREAT YARMOUTH NR30 5JL
APPLICANT	Mr M Gilbert
DECISION	APPROVE
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REFERENCE	06/16/0401/F
PARISH	Caister On Sea 4
PROPOSAL	Installation of external air conditioning condenser units within a secure fenced compound
SITE	7 Yarmouth Road Caister GREAT YARMOUTH NR30 5DL
APPLICANT	Paul Robinson Partnership (UK) LLP
DECISION	APPROVE
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REFERENCE	06/16/0411/F
PARISH	Caister On Sea 4
PROPOSAL	To erect a summer house/conservatory in back garden
SITE	10 Weston Rise Caister GREAT YARMOUTH NR30 5AT
APPLICANT	Mrs T Wilson
DECISION	APPROVE
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REFERENCE	06/16/0351/A
PARISH	Filby 6
PROPOSAL	Renewal of Planning Permission 06/14/0157/A - Board mounted sign
SITE	Main Road (Outside Bowling Green) Filby GREAT YARMOUTH
APPLICANT	Mr S Hewitt
DECISION	ADV. CONSENT
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PLANNING APPLICATIONS CLEARED BETWEEN 01-AUG-16 AND 31-AUG-16 FOLLOWING DETERMINATION BY THE GROUP MANAGER (PLANNING) UNDER DELEGATED POWERS

REFERENCE	06/16/0412/PAD
PARISH	Filby 6
PROPOSAL	Prior approval of agricultural building to single residential dwelling
SITE	Market Lane (Farm buildings off) Filby Heath Filby GREAT YARMOUTH NR29 3JG
APPLICANT	Mr and Mrs P Thompson
DECISION	PERMITTED DEV.

REFERENCE	06/16/0238/CD
PARISH	Fleggburgh 6
PROPOSAL	Discharge condition 3 of PP 06/13/0296/F (extensions and car shelter) in respect of materials
SITE	3 Rollesby Road Fleggburgh GREAT YARMOUTH NR29 3AN
APPLICANT	Mr B Payne
DECISION	APPROVE

REFERENCE	06/16/0416/CU
PARISH	Great Yarmouth 5
PROPOSAL	Change of use from dwellinghouse to phone shop
SITE	182A Beccles Road Gorleston GREAT YARMOUTH NR31 8AE
APPLICANT	Mrs N Ionescu
DECISION	APPROVE

REFERENCE	06/16/0434/F
PARISH	Great Yarmouth 5
PROPOSAL	Variation of condition 2 of planning permission no. 06/15/0292/F - minor design amendments
SITE	Danby Road Gorleston GREAT YARMOUTH
APPLICANT	Mr P Gee
DECISION	APPROVE

REFERENCE	06/16/0439/F
PARISH	Great Yarmouth 5
PROPOSAL	Ext to canopy 1, retrospective app canopy 2, link between 1 & 2. New taxi office. Ext to form wc/waiting and mess areas
SITE	Suffolk Road Car Go Cars GREAT YARMOUTH NR31 0PY
APPLICANT	Mr B Madani
DECISION	APPROVE

REFERENCE	06/16/0399/F
PARISH	Great Yarmouth 9
PROPOSAL	Demolition of existing bungalow and construction of 5 town houses
SITE	118 Lichfield Road GREAT YARMOUTH Norfolk NR31 0AB
APPLICANT	Mr Philpott
DECISION	APPROVE

PLANNING APPLICATIONS CLEARED BETWEEN 01-AUG-16 AND 31-AUG-16 FOLLOWING DETERMINATION BY THE GROUP MANAGER (PLANNING) UNDER DELEGATED POWERS

REFERENCE	06/16/0419/F
PARISH	Great Yarmouth 9
PROPOSAL	Removal of existing metal boundary railings and erection of 2m high fence
SITE	16 Vincent Close GREAT YARMOUTH Norfolk NR31 0HR
APPLICANT	Mrs N Tapp
DECISION	APPROVE

REFERENCE	06/16/0428/F
PARISH	Great Yarmouth 9
PROPOSAL	Installation of new "folded roof" concept, comprising of new aluminium cladding to the roof
SITE	McDonald's Restaurant Purley Court Gapton Hall Road GREAT YARMOUTH
APPLICANT	McDonald's Restaurants Ltd
DECISION	APPROVE

REFERENCE	06/16/0429/A
PARISH	Great Yarmouth 9
PROPOSAL	Installation of 7 no fascia signs
SITE	McDonald's Restaurant Purley Court Gapton Hall Road GREAT YARMOUTH
APPLICANT	McDonald's Restaurants Ltd
DECISION	ADV. CONSENT

REFERENCE	06/16/0088/LB
PARISH	Great Yarmouth 14
PROPOSAL	Change of use to form two dwellings
SITE	33 King Street GREAT YARMOUTH Norfolk NR30 2PN
APPLICANT	Anglia Restaurants Ltd
DECISION	LIST.BLD.APP

REFERENCE	06/16/0193/F
PARISH	Great Yarmouth 14
PROPOSAL	Proposed change of use of first floor to six flats
SITE	26 Southgates Road GREAT YARMOUTH Norfolk NR30 3LL
APPLICANT	Mr R Thompson
DECISION	APPROVE

REFERENCE	06/16/0270/CU
PARISH	Great Yarmouth 14
PROPOSAL	Provision of outside seating area opposite kiosk adj Arnold Palmer Putting Course
SITE	Kiosk adj 6/7 Marina Shops Marine Parade GREAT YARMOUTH NR30 2EH
APPLICANT	Mr H Gray
DECISION	APPROVE

PLANNING APPLICATIONS CLEARED BETWEEN 01-AUG-16 AND 31-AUG-16 FOLLOWING DETERMINATION BY THE GROUP MANAGER (PLANNING) UNDER DELEGATED POWERS

REFERENCE	06/16/0357/F
PARISH	Great Yarmouth 14
PROPOSAL	Retrospective application for conversion of former hotel to eight studio flats
SITE	13 Albert Square Corner House Hotel
	GREAT YARMOUTH NR30 3JH
APPLICANT	Mr & Mrs Caunt
DECISION	REFUSED

REFERENCE	06/16/0372/F
PARISH	Great Yarmouth 14
PROPOSAL	Installation of 2 no. replacement heating boiler to boiler room with 2no.new flues through the roof of this area
SITE	Greyfriars House Greyfriars Way
	GREAT YARMOUTH NR30 2QE
APPLICANT	Great Yarmouth BC
DECISION	APPROVE

REFERENCE	06/16/0373/LB
PARISH	Great Yarmouth 14
PROPOSAL	Installation of 2 no. replacement heating boiler to boiler room with 2no.new flues through the roof of this area
SITE	Greyfriars House Greyfriars Way
	GREAT YARMOUTH NR30 2QE
APPLICANT	Great Yarmouth BC
DECISION	LIST.BLD.APP

REFERENCE	06/16/0378/F
PARISH	Great Yarmouth 14
PROPOSAL	Change of use of first floor office to one residential flat
SITE	167 King Street GREAT YARMOUTH
	Norfolk NR30 2PA
APPLICANT	Dr A Simmons
DECISION	APPROVE

REFERENCE	06/16/0394/CC
PARISH	Great Yarmouth 14
PROPOSAL	To demolish existing electricity substation
SITE	Row 97 (Substation) Howard Street South
	GREAT YARMOUTH NR30 2PS
APPLICANT	UK Power Networks
DECISION	CON.AREA.CONST

REFERENCE	06/16/0418/CD
PARISH	Great Yarmouth 14
PROPOSAL	Discharge condition 3 of PP 06/15/0221/F (conversion to 3 flats) in respect of historic building recording
SITE	Clipper Schooner Public House 19 Friars Lane
	GREAT YARMOUTH NR30 2RP
APPLICANT	Mr P Cullumbine
DECISION	APPROVE (CONDITIONS)

PLANNING APPLICATIONS CLEARED BETWEEN 01-AUG-16 AND 31-AUG-16 FOLLOWING DETERMINATION BY THE GROUP MANAGER (PLANNING) UNDER DELEGATED POWERS

REFERENCE	06/16/0071/F
PARISH	Great Yarmouth 15
PROPOSAL	Conversion to 4 flats
SITE	82 Marine Parade GREAT YARMOUTH Norfolk NR30 2DJ
APPLICANT	Mr A Siaulys
DECISION	APPROVE
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REFERENCE	06/16/0291/F
PARISH	Great Yarmouth 15
PROPOSAL	Static caravans in lieu of tourers and tents. Roadways and hardstandings
SITE	Vauxhall Holiday Park Acle New Road GREAT YARMOUTH NR30 1TB
APPLICANT	Mr W Biss
DECISION	REFUSED
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REFERENCE	06/16/0396/SU
PARISH	Great Yarmouth 15
PROPOSAL	Installation of 8m column to support an LED floodlight that will illuminate the east window
SITE	Great Yarmouth Minster Church Plain GREAT YARMOUTH NR30 1NE
APPLICANT	Great Yarmouth Borough Council
DECISION	APPROVE
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REFERENCE	06/16/0404/F
PARISH	Great Yarmouth 15
PROPOSAL	New workshop
SITE	The Lord Roberts Public House 5 Caister Road GREAT YARMOUTH NR30 4DA
APPLICANT	Miss V Patterson
DECISION	APPROVE
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REFERENCE	06/16/0407/F
PARISH	Great Yarmouth 15
PROPOSAL	Single storey dayroom extension
SITE	Mildred Stone House Lawn Avenue GREAT YARMOUTH NR30 1QS
APPLICANT	Mr and Mrs S McDonnell
DECISION	APPROVE
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REFERENCE	06/16/0427/CU
PARISH	Great Yarmouth 15
PROPOSAL	Proposed change of use from A1 (Retail) to nail bar and beauty salon.
SITE	41 Market Gates Shopping Centre GREAT YARMOUTH Norfolk NR30 2AX
APPLICANT	Mr T Nguyen
DECISION	APPROVE
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PLANNING APPLICATIONS CLEARED BETWEEN 01-AUG-16 AND 31-AUG-16 FOLLOWING DETERMINATION BY THE GROUP MANAGER (PLANNING) UNDER DELEGATED POWERS

REFERENCE	06/16/0461/CD
PARISH	Great Yarmouth 15
PROPOSAL	Proposed change of use from resident dwelling 5 resident flats - discharge of condition 3 re: PP 06/13/0735/F
SITE	20 Wellesley Road GREAT YARMOUTH Norfolk NR30 2AR
APPLICANT	Mr M Treadwell
DECISION	APPROVE (CONDITIONS)
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REFERENCE	06/16/0210/CD
PARISH	Great Yarmouth 19
PROPOSAL	Prop dem of exist furn w/house to form new resident dev of 3 dwells, 1 shop w/flat over-DoC 7,8&11 PP06/13/0061/O
SITE	34 Baker Street Gorleston GREAT YARMOUTH NR31 6QT
APPLICANT	Mr and Mrs Wilkinson
DECISION	APPROVE (CONDITIONS)
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REFERENCE	06/16/0343/CU
PARISH	Great Yarmouth 19
PROPOSAL	Change of use from part of house to A1 shop
SITE	92 Pier Plain Gorleston GREAT YARMOUTH NR31 6PG
APPLICANT	Mrs J Doddington
DECISION	APPROVE
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REFERENCE	06/16/0288/F
PARISH	Great Yarmouth 21
PROPOSAL	Modular building for use as changing rooms with toilets and storage area
SITE	Barnard Bridge Playing Field Off Drake Avenue GREAT YARMOUTH NR30 4BS
APPLICANT	Great Yarmouth VA High School
DECISION	APPROVE
<hr/>	
REFERENCE	06/16/0344/F
PARISH	Great Yarmouth 21
PROPOSAL	Renewal of PP:06/11/0230/F for use of main car park for car boot sales (Sun/Bank Hols 7am- 4pm, Mon/Thurs 9am-6pm Jan-Dec)
SITE	Great Yarmouth Racecourse Jellicoe Road GREAT YARMOUTH NR30 4AU
APPLICANT	Mr G Tubby
DECISION	APPROVE
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REFERENCE	06/16/0365/F
PARISH	Great Yarmouth 21
PROPOSAL	Amendment to 06/15/0774/F to include 2 no.lantern rooflights, 1 to dayroom and 1 to kitchen
SITE	46 North Drive GREAT YARMOUTH Norfolk NR30 4EU
APPLICANT	Mr J Barker
DECISION	APPROVE
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PLANNING APPLICATIONS CLEARED BETWEEN 01-AUG-16 AND 31-AUG-16 FOLLOWING DETERMINATION BY THE GROUP MANAGER (PLANNING) UNDER DELEGATED POWERS

REFERENCE	06/16/0367/F
PARISH	Great Yarmouth 21
PROPOSAL	Installation of sky light on rear roof - obscured glass - retrospective application
SITE	58 Fremantle Road GREAT YARMOUTH Norfolk NR30 4AT
APPLICANT	Mr & Mrs CP Presland
DECISION	APPROVE
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REFERENCE	06/16/0369/F
PARISH	Hemsby 8
PROPOSAL	Construction of detached bungalow with attached garage
SITE	1 Mill Road Fenside (Adj) Hemsby GREAT YARMOUTH NR29 4ND
APPLICANT	Mr A Beck
DECISION	APPROVE
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REFERENCE	06/16/0386/F
PARISH	Hemsby 8
PROPOSAL	2 storey-side extension
SITE	8 The Paddock Hemsby GREAT YARMOUTH NR29 4HG
APPLICANT	Mr & Mrs Cook
DECISION	APPROVE
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REFERENCE	06/16/0424/F
PARISH	Hemsby 8
PROPOSAL	Retention of ATM on left of front elevation of shop
SITE	Hemsby Service Centre Yarmouth Road Hemsby GREAT YARMOUTH NR29 4NL
APPLICANT	Ms N Dickinson
DECISION	APPROVE
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REFERENCE	06/16/0425/A
PARISH	Hemsby 8
PROPOSAL	Signage to ATM machine
SITE	Hemsby Service Centre Yarmouth Road Hemsby GREAT YARMOUTH NR29 4NL
APPLICANT	Ms N Dickinson
DECISION	ADV. CONSENT
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REFERENCE	06/16/0363/F
PARISH	Martham 13
PROPOSAL	Side extension to existing house and reconstruction of detached garage
SITE	5 Willow Way Martham GREAT YARMOUTH NR29 4SH
APPLICANT	Mr R Eastoe
DECISION	APPROVE
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PLANNING APPLICATIONS CLEARED BETWEEN 01-AUG-16 AND 31-AUG-16 FOLLOWING DETERMINATION BY THE GROUP MANAGER (PLANNING) UNDER DELEGATED POWERS

REFERENCE **06/16/0366/F**
 PARISH Martham 13
 PROPOSAL Erection of 1 bedroom house

SITE 5 & 7 Repps Road (Site Adj) Martham
 GREAT YARMOUTH NR29 4TJ

APPLICANT Mr M Clarke
 DECISION **APPROVE**

REFERENCE **06/16/0414/PDE**
 PARISH Martham 13
 PROPOSAL Notification of larger home extension - conservatory to rear

SITE 4 Almond Close Martham
 GREAT YARMOUTH NR29 4SJ

APPLICANT Mr R Hall
 DECISION **PERMITTED DEV.**

REFERENCE **06/16/0443/F**
 PARISH Martham 13
 PROPOSAL Proposed kitchen extension

SITE 1 Hazel Drive Martham
 GREAT YARMOUTH NR29 4QL

APPLICANT Mr J Powell
 DECISION **APPROVE**

REFERENCE **06/16/0276/F**
 PARISH Mautby 6
 PROPOSAL 5 dwellings, garaging, community space for bowling green, car park and new highway access

SITE The Street (land to north) Runham
 GREAT YARMOUTH NR29 3AH

APPLICANT Mr G Gay
 DECISION **REFUSED**

REFERENCE **06/16/0323/F**
 PARISH Ormesby St.Marg 16
 PROPOSAL Side extension and loft conversion with new dormer windows

SITE Darandy 8 California Avenue Scratby
 GREAT YARMOUTH NR29 3PE

APPLICANT Mr Mason
 DECISION **APPROVE**

REFERENCE **06/16/0361/F**
 PARISH Ormesby St.Marg 16
 PROPOSAL Extension to existing porch with WC

SITE 4 Thurne Way Ormesby St Margaret
 GREAT YARMOUTH NR29 3SQ

APPLICANT Mrs R Moore
 DECISION **APPROVE**

PLANNING APPLICATIONS CLEARED BETWEEN 01-AUG-16 AND 31-AUG-16 FOLLOWING DETERMINATION BY THE GROUP MANAGER (PLANNING) UNDER DELEGATED POWERS

REFERENCE **06/16/0328/F**
 PARISH Repps 13
 PROPOSAL Single storey rear extension

SITE Myrtle Cottage Low Road Repps
 GREAT YARMOUTH

APPLICANT Mr and Mrs C Taylor
 DECISION **APPROVE**

REFERENCE **06/16/0364/F**
 PARISH Rollesby 13
 PROPOSAL Proposed conservatory to rear

SITE Allington Main Road Rollesby
 GREAT YARMOUTH

APPLICANT Mr P Breeze
 DECISION **APPROVE**

REFERENCE **06/16/0084/F**
 PARISH Winterton 8
 PROPOSAL Proposed new bungalow and garage at land to rear of existing bungalow

SITE Back Path Rosebay (land rear of) Winterton
 GREAT YARMOUTH NR29 4BB

APPLICANT Mr G Pattison
 DECISION **REFUSED**

REFERENCE **06/16/0336/F**
 PARISH Winterton 8
 PROPOSAL Proposed single storey front and rear extensions

SITE 24 Empsons Loke Winterton
 GREAT YARMOUTH NR29 4AR

APPLICANT Mr and Mrs K Cooper
 DECISION **REFUSED**

REFERENCE **06/16/0374/SU**
 PARISH Winterton 8
 PROPOSAL Vehicular access and dropped kerb

SITE 8 The Craft Winterton
 GREAT YARMOUTH

APPLICANT GYBC - Housing, Health & Wellbeing
 DECISION **APPROVE**

* * * * End of Report * * * *

PLANNING APPLICATIONS CLEARED BETWEEN 01-AUG-16 AND 31-AUG-16 FOLLOWING DETERMINATION BY THE DEVELOPMENT CONTROL COMMITTEE

REFERENCE **06/16/0275/CU**
 PARISH Burgh Castle 10
 PROPOSAL Use field nth of Market Rd for Sunday car boot sales for 28/365. Field to sth to revert back to agricultural use.
 SITE High Road Crows Farm Burgh Castle
 GREAT YARMOUTH NR31 9QN
 APPLICANT Mrs J Church-Greiner
 DECISION **APPROVE**

REFERENCE **06/16/0321/F**
 PARISH Burgh Castle 10
 PROPOSAL Proposed self-build chalet bungalow
 SITE Briarcroft (land adj) Porters Loke
 Burgh Castle GREAT YARMOUTH
 APPLICANT Mr E Foster
 DECISION **REFUSED**

REFERENCE **06/14/0773/F**
 PARISH Great Yarmouth 11
 PROPOSAL Construction of 46 dwellings with associated parking and site works on site of former residential care home
 SITE Magdalen House Magdalen Square
 Gorleston GREAT YARMOUTH
 APPLICANT G and C Homes Ltd
 DECISION **APPROVE**

REFERENCE **06/16/0387/SU**
 PARISH Great Yarmouth 11
 PROPOSAL Demolition of existing buildings and structures and erection of 6 residential dwellings (Class C3) together
 SITE Hertford Way (land off) Gorleston
 GREAT YARMOUTH Norfolk
 APPLICANT Mr G Bedford - GYBC
 DECISION **APPROVE**

REFERENCE **06/16/0167/F**
 PARISH Great Yarmouth 19
 PROPOSAL Single storey rear extension
 SITE 115 High Street Gorleston
 GREAT YARMOUTH NR31 6RE
 APPLICANT Butler Le Gallez Properties Ltd
 DECISION **APPROVE**

REFERENCE **06/16/0281/O**
 PARISH Martham 13
 PROPOSAL 3 no detached dwellings with domestic garages together with vehicle and pedestrian access from Alder Avenue
 SITE 28 The Green Selwyn House Martham
 GREAT YARMOUTH NR29 4PA
 APPLICANT Mr N Dyball
 DECISION **APPROVE**