

Reference: 06/17/0722/F

Parish: Gorleston

Officer: Mr G Clarke

Expiry Date: 31-05-2018

Applicant: Mr D Ferguson
East Anglian Hotels Ltd

Proposal: Second floor extension to the front of the hotel comprising of 12 new rooms

Site: Cliff Hotel
Cliff Hill
Gorleston

REPORT

1. Background / History :-

- 1.1 This proposal was considered at the meeting on 7th March when Members resolved to defer the application to allow the applicant to investigate the possibility of providing additional parking for the hotel. The applicant subsequently made some suggestions for parking at the front of a bungalow on Cliff Hill and removing part of the slope to create a parking area off Beach Road. The Highways Officer would not accept the Cliff Hill proposal and had considerable reservations about parking off Beach Road so the applicant has requested that the application be determined as submitted.
- 1.2 The Cliff Hotel is a long established business that is sited on the east side of Cliff Hill, there are dwellings to the north, west and south and an area of open space sloping down to Beach Road to the east. The western side of the hotel nearest to Cliff Hill is two storeys in height, parts of the eastern range of buildings are three storeys high with the top floor contained in the roof space. The main customer car park is to the south of the building and there is a small car park to the north east side.
- 1.3 The hotel currently has 37 bedrooms together with various bar, dining and function rooms. The proposal is to add another floor to the west side of the building to create 12 new bedrooms.
- 1.4 The site is within the Cliff Hill Conservation Area.

2 Consultations :-

- 2.1 Highways - I am minded that the proposed works to expand the hotel do not include any additional parking provision or any other mitigation to address the increased demand in parking that will occur if this application is approved. However, whilst there will be increased pressures on the existing on-street parking demand in the area, I am also minded that there are already traffic management measures in place specifically to restrict parking and to keep junctions, etc. clear of parked vehicles. Accordingly, I do not consider that it could be demonstrated that there would be a significant residual impact resulting from the development proposed so as to sustain an objection to this application. The Highway Authority therefore raises no objection.
- 2.2 Conservation Officer - The additional floor is supported by Conservation in principle, as it will create better proportioned facades. However, it would be better to use a mansard form of double slope roofs finished in slate with red clay pointed ridges and hips.
- 2.3 Neighbours/local residents – Ten objections have been received (copies of which are attached) The main reasons for objection are lack of parking, additional traffic, noise and adverse effect on light and outlook

3 Policy :-

3.1 Policy CS8 – Promoting tourism, leisure and culture

As one of the top coastal tourist destinations in the UK, the successfulness of tourism in the Borough of Great Yarmouth benefits not only the local economy but also the wider sub-regional economy as well. To ensure the tourism sector remains strong, the Council and its partners will:

- a) Encourage and support the upgrading, expansion and enhancement of existing visitor accommodation and attractions to meet changes in consumer demands and encourage year-round tourism
- b) Safeguard the existing stock of visitor holiday accommodation, especially those within designated holiday accommodation areas, unless it can be demonstrated that the current use is not viable or that the loss of some bed spaces will improve the standard of the existing accommodation
- c) Safeguard key tourist, leisure and cultural attractions and facilities, such as the Britannia and Wellington Piers, Pleasure Beach, Hippodrome, the Sea Life Centre, the Marina Centre, Great Yarmouth Racecourse, St Georges Theatre and Gorleston Pavilion Theatre
- d) Maximise the potential of existing coastal holiday centres by ensuring that there are adequate facilities for residents and visitors, and enhancing the public realm, where appropriate

- e) Support the development of new, high quality tourist, leisure and cultural facilities, attractions and accommodation that are designed to a high standard, easily accessed and have good connectivity with existing attractions
- f) Encourage a variety of early evening and night time economy uses in appropriate locations that contribute to the vitality of the borough and that support the creation of a safe, balanced and socially inclusive evening/night time economy
- g) Support proposals for the temporary use of vacant commercial buildings for creative industries, the arts and the cultural sector, where appropriate
- h) Seek to support the role of the arts, creative industries and sustainable tourism sectors in creating a modern and exciting environment that will attract more visitors to the borough
- i) Support proposals for new tourist attractions and educational visitor centres that are related to the borough's heritage, countryside and coastal assets, and emerging renewable energy sector
- j) Ensure that all proposals are sensitive to the character of the surrounding area and are designed to maximise the benefits for the communities affected in terms of job opportunities and support for local services
- k) Encourage proposals for habitat-based tourism, especially where these involve habitat creation and the enhancement of the existing environment, in particular the areas linked to the Broads
- l) Protect rural locations from visitor pressure by ensuring that proposals for new tourist, leisure and cultural facilities are of a suitable scale when considering relevant infrastructure requirements and the settlement's position in the settlement hierarchy, in accordance with Policy CS2
- m) Protect environmentally sensitive locations, such as Winterton-Horsey Dunes Special Area of Conservation (SAC), from additional recreational pressure by seeking to provide facilities to mitigate the impact of tourism. In addition, the Council and its partners will seek to develop a series of 'early warning' monitoring measures which will be set out in the Natura 2000 Sites Monitoring and Mitigation Strategy along with the identified mitigation measures
- n) Support proposals involving the conversion of redundant rural buildings to self-catering holiday accommodation and/or location appropriate leisure activities, particularly where these would also benefit local communities and the rural economy
- o) Support the development of navigational links to the Broads and beyond where possible

- p) Work with partners to improve accessibility and public transport links to make it as easy as possible for visitors to travel to and around the borough.

3.2 Policy CS10 – Safeguarding local heritage assets

The character of the borough is derived from the rich diversity of architectural styles and the landscape and settlement patterns that have developed over the centuries.

In managing future growth and change, the Council will work with other agencies, such as the Broads Authority and Historic England, to promote the conservation, enhancement and enjoyment of this historic environment by:

- a) Conserving and enhancing the significance of the borough's heritage assets and their settings, such as Conservation Areas, Listed Buildings, Scheduled Ancient Monuments, archaeological sites, historic landscapes including historic parks and gardens, and other assets of local historic value
- b) Promoting heritage-led regeneration and seeking appropriate beneficial uses and enhancements to historic buildings, spaces and areas, especially heritage assets that are deemed at risk
- c) Ensuring that access to historic assets is maintained and improved where possible
- d) Regularly reviewing heritage designations and designating additional areas, buildings and spaces for protection where justified by evidence
- e) Carrying out, reviewing and implementing Conservation Character Appraisals and, if appropriate, management plans
- e) Designating new Conservation Areas and amending existing Conservation Area boundaries, as appropriate

3.3 POLICY BNV18

The council will require alterations and extensions to buildings to be sympathetic to the character of the building to be extended and to its setting.

3.4 POLICY TR11

The council will permit developments which improve the range of good quality holiday accommodation. However, within primary holiday accommodation areas, as shown on the proposals map, the loss of holiday accommodation will only be permitted where it can be demonstrated that an alternative use would be to the overall benefit of the tourist industry.

(Objective: To satisfy visitor requirements and expectations.)

4 Assessment :-

- 4.1 The application as originally submitted showed the new second floor being with full height walls and gable ends facing Cliff Hill. Following receipt of the comments from the Conservation Officer, the design has been amended so the new floor has a mansard style roof with the rooms being partly contained within the roof space. This revision helps to reduce the height, bulk and impact of the extension and will be similar in design to the existing mansard roof to parts of the western range of buildings. Internally there will still be 12 en-suite bedrooms (as shown on the original drawings); the hotel currently has 37 bedrooms, so the proposed extension will increase the total number to 49. The submitted drawing shows 33 parking spaces in the main car park and 8 in the smaller parking area to the north although in practice it would be difficult to use the 8 spaces in this area as shown on the drawing.
- 4.2 The concerns regarding possible adverse effect on light and outlook are from the dwellings on Cliff Hill to the west of the site. These houses are approximately 25 metres from the nearest part of the extension so the proposal in its revised form is unlikely to cause any significant overshadowing of those properties.
- 4.3 In considering whether to grant planning permission for development which affects a Conservation Area, the local planning authority must have regard to Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 which requires the Council to have special regard to the desirability of preserving or enhancing the character or appearance of that area. The revised drawings comply with the suggested design changes made by the Conservation Officer and are similar in design to the western side of the hotel so are concluded to not have an adverse effect on the character of the Conservation Area.
- 4.4 The main objections to the application are that there is insufficient parking at the hotel and the additional rooms will lead to increased traffic and more parking on the surrounding roads. The objections also refer to delivery vehicles parking on the roads outside the hotel causing obstruction to people and traffic; this is a long-standing problem but it is unlikely to be made worse by extra bedrooms for hotel guests. The hotel car park does not have enough spaces to meet the parking standard for the existing number of hotel rooms, so the extension is likely to lead to an increase in parking on the surrounding roads. .5 However, there is no objection from the Highway Authority to the increased number of rooms.
- 4.5 The applicant's agent has stated that parking for hotel guests is adequate due to families booking more than one room but travelling in one car or arriving on public transport. The hotel also has regular coach parties that take up rooms and do not require parking space.
- 4.6 The hotel has rooms open to non-residents such as a bar and function room and it is customers using these facilities that can cause late night noise and

disturbance when people are leaving the building. This is an existing problem and will not change with the addition of extra bedrooms as the customers using the new rooms would not be expected to leave the premises late in the evening.

- 4.6 The design of the extension has been amended as suggested by the Conservation Officer and is considered to be acceptable in its revised form. The increased number of rooms may increase the demand for on-street parking in the surrounding area due to the restricted space within the car park but as there is no objection from the Highway Authority to the lack of parking within the site it would be difficult to justify refusal on the lack of off-street parking alone. The recommendation is therefore to approve.

5 RECOMMENDATION :-

- 5.1 Approve – subject to a condition that the existing car park is marked out in accordance with the submitted drawing prior to the additional rooms being brought into use.
- 5.2 The proposal complies with Policies CS8 and CS10 of the Great Yarmouth Local Plan: Core Strategy and saved Policies BNV18 and TR11 of the Great Yarmouth Borough-Wide Local Plan.

ACK 2/1/18

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Application Reference 06/17/0722/F

Attachments

Invalid Consultee Comment? ☐Copy to existing Consultee? ☐

Name susan simmons

Address 1 Cliff Hill

Gorleston

Great Yarmouth

Norfolk

Post Code NR31 6DH

Telephone 01553 21110

Email Address susan.simmons@bt.com

For or Against OBJ Object

Speak at Committee ☐

Sorry for my late comment but I've been very ill.

The proposed application will affect the light to my property and obscure my sea views. The front of my house get all it's light from the east.

The parking in this area is dire at the moment and building into the car park yet again will increase the problem exponentially.

At the moment, people congregate, smoking, waiting for taxis and sometimes fighting at the entrance. With this proposed extension it will make these groups of customers spill onto the street instead. This will be a few feet from my bedroom window.

Date Entered 24-12-2017

Internet Reference OWPC1355

ACK 2/1/18

S

Application Reference 06/17/0722/F

Attachments

Invalid Consultee Comment? ☐Copy to existing Consultee? ☐

Name Mrs Louisa Marsden

Address 3 Cliff Hill

Gorleston

Norfolk

Post Code NR31 6DH

Telephone

Email Address

For or Against

OBJ Object

Speak at Committee

1. Issues with severe congestion of parking around the Cliff Hotel and roads in close proximity to the hotel. There is already a severe lack of packing space provided at the hotel for customers. This means that there are always extra vehicles parked on the roads around the hotel (specifically Cliff Hill and Springfield Road), which causes issues for people both living in the vicinity and others trying to visit. We have seen at least one accident from drivers trying to manoeuvre past parked vehicles at the top of Cliff Hill, outside the hotel. The sharp corner at the top of the hill is extremely dangerous and the excessive amount of parked vehicles in this area (sometimes even on the double yellow lines outside the hotel) makes it especially unsafe. After looking at the proposals, we can not understand how the Hotel are proposing more customers that will inevitably bring vehicles into the area for a substantial amount of time, but not show any proposals for increased parking facilities on their land? 2. The increase in large delivery vehicles adding to congestion and causing danger to pedestrians and other road users in the area because of lack of space. We have noted the number of delivery vehicles that park on the double yellow lines opposite our property (sometimes multiple vehicles at once) and on a daily basis there can be up to ten vehicles parking illegally to deliver goods. Not only is this unsafe to other road users (because they are parking around a blind bend) but also it can be difficult to manoeuvre our own vehicles out of our driveway because of the lack of space. We have also had to speak to staff at the Hotel about delivery lorries parking right across our driveway access on almost a weekly basis, often for up to 15 minutes, making it impossible to leave or enter our property in an emergency. With three children under

3years old in our home, this is unacceptable. We can only see this issue getting worse with an increase in rooms at the Hotel, along with the time during the building works taking place. 3. Late night noise and traffic in close proximity to the hotel, which will only increase with added numbers of customers staying at the hotel.

The noise created by extra numbers of patrons staying at the hotel will only increase with an increase in numbers, therefore causing more late night issues. Living opposite the hotel, we are aware that there will be some noise due to the nature of the hotel business, however we are concerned that this will increase causing more problems late at night. There is a definite increase in the amount of traffic along Cliff Hill when the Hotel has certain event nights on, as well as on the weekends. We have three young children who have been woken up in the past by customers leaving the hotel both on foot and in taxis. This noise is usually between 11.30 and 3am. 4. Increase in height to the front of the hotel, causing eyesore for home owners living opposite and possible detrimental effect on future home sales in a special Conservation Area.

Apart from the aesthetic effect of increasing the height to a vast amount of the Hotel, this could well have an impact on homeowners living in the immediate vicinity with regards to housing prices. The extension of another level to the Hotel, in our opinion, creates an unnecessarily imposing figure in a residential area such as Cliff Hill. The fact that it is also a Conservation Area must mean that this can not affect the views from other properties (being so close to the Seafront). We are concerned that if we were to attempt to sell our property in the future, this extension could turn potential buyers off the area because of the impact to the overall view of such a Conservation Area.

Date Entered 22-12-2017

Internet Reference OWPC1353

Application Reference 06/17/0722/F

Attachments

ACK 22/12/17 S

Invalid Consultee Comment? ☐Copy to existing Consultee? ☐

Name Iain Macdonald

Address 24 Cliff Hill

Gorleston

Norfolk

Post Code NR316DQ

Telephone [REDACTED]

Email Address [REDACTED]

For or Against OBJ Object

Speak at Committee ☐

How does this plan make any sense without the requisite parking at the hotel? The streets round the hotel are already overburdened by parking demands, and residents will find themselves even more squeezed with the inevitable addition of cars.

Date Entered 22-12-2017

Internet Reference OWPC1352

ACK 20/12/17

S
36 Cliff Hill
Gorleston
Norfolk
NR31 6DQ

Mr G Clarke
Great Yarmouth Borough Council
Town Hall
Hall Plain
Great Yarmouth
Norfolk
NR30 2QF



20th December 2017

Re: Planning Ref: 06/17/0722/F Cliff Hotel NR31 6DH

Dear Mr Clarke

We object to this application on the grounds that the size of the proposed addition is too large relative to the existing building, and that the extra traffic generated by an increase in residential capacity of 30% is not appropriate in a Conservation Area which has such a narrow, winding road layout and restricted access.

Increasing the hotel's capacity to this extent will have a bearing on all its transport requirements including food, beverage and laundry delivery and collection, and waste collection. The addition of twelve rooms will require twelve more parking spaces. The applicant has not submitted any detailed plans of the exterior space so we don't know how they intend to manage the increased demand. Of the twenty eight or so existing parking spaces the only ones marked on the ground are three disabled spaces. Plans should have been submitted clearly demonstrating how parking and traffic flow will relate to the building itself, both during construction and afterwards, and the extent to which they will affect the surrounding streets more than they do now.

Given this, it is difficult to understand why the Highways Authority raises no objection to the application. Presumably the 'traffic management measures' mentioned in its letter refer to the double yellow lines in the immediate vicinity of the hotel. The efficacy of these measures to 'restrict parking and keep junctions clear' might look convincing on a plan, but not if you live nearby. In addition to the hotel users' cars, heavy goods and light service vehicles using the side and rear entrances block the footpaths and illegally park on a regular basis. It is unlikely the hotel will find space to designate a specific loading bay in its car park, so will allow this practice to continue at an increased level. One hopes the advice of the emergency services has been sought, they are likely to have an opinion on this.

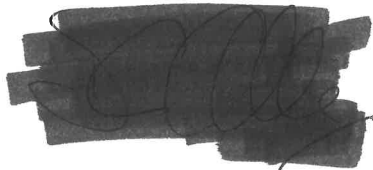
The number and variety of other road users should also be taken into account. Cliff Hill is experiencing more and more pedestrian and cyclist traffic. It is used as a regular route to the town and back by many of the Hotel's guests, other tourists, particularly those filling in their Borough Tourist Board quizzes, family groups, schoolchildren, parents with buggies, holiday walkers – more so since the opening up of the Coastal Path - dog walkers and local people just going about their daily business. All must remain safe in an area of narrow pavements where one often has to step into the road to let others pass.

A development of this size requires more than just a minimum of statutory consultation. The ramifications of this proposed development should not be underestimated, a far greater number of local residents will be directly affected by it than just those consulted. The Council must surely consider their responsibilities within a Conservation Area to be more than just specifying which building materials to use. One could question the purpose of a Conservation Area entirely if planning applications are not considered in the context of the whole. This application is for a development out of scale in size and impact to its environment, and we ask that it be refused.

Yours sincerely

A black rectangular redaction box covering the signature of Z Carter.

Z Carter

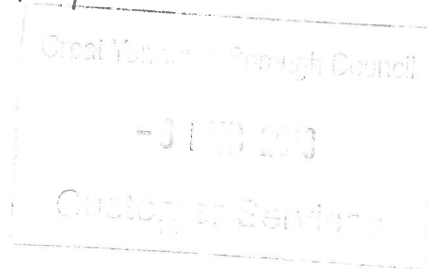
A black rectangular redaction box covering the signature of D Allen.

D Allen

ACK 9/2/18

38 Cliff Hill S
Gorleston
NR3 6DQ
5/2/18

Planning Services
Town Hall
Hall Plain
Cit Yarmouth



Ref: Planning Application 06/17/0722/F.
Cliff Hotel, Cliff Hill, Gorleston.

FAD. Graham Clarke

Dear Mr Clarke

Great Yarmouth
Borough Council

08 FEB 2018

Planning
Department

You may remember that we spoke concerning the above in December 2017.

My main opposition to the above was the problems we are already facing with the parking situation locally. In relation to this I want to inform you what happened to me on Christmas and Boxing day 2017.

On Christmas Eve I parked on lower Cliff Road at the East junction just before the dropped kerb/double yellow lines etc.

On Christmas Day morning I went to my car only to find it boxed in by an old Volvo Estate, not one I recognised locally. I phoned the police who did what they could and traced the ownership of that car and the one behind. The answer was that the Police do not deal with traffic problems (GABC traffic wardens are responsible but were on holiday of course). It appears that the Volvo driven was not fit to remove the car for over 2 days, despite numerous calls to the police!

I had to spend Christmas Day on my own - without Christmas dinner, or seeing both of my children who had been quite ill with the effects of 'flu'. On Boxing day I had to scrounge a lift + back from the food bank where I am a volunteer.

The car in question finally moved, late boxing day and apparently lives further up Cliff Hill, and has caused other parking problems locally.

I shall remember Christmas 2017 as part of the horrendous parking problems we already have in this area. To encourage more is absolute folly and will lead to conflict (my car has already been 'keyed').

For those who decide the planning permission outcome, please

remember those of us who do not have a driveway or parking area to go to daily, but who already have to park up to 300 plus metres away from our properties, including shopping and other items.

My own serious health problems make parking closeby a must, when transferring heavy shopping/items already. To encourage more cars in overcrowded areas will only cause more problems and discontent than already exists.

I hope this matter will be given the attention it deserves now before more selfish behaviour triggers serious problems

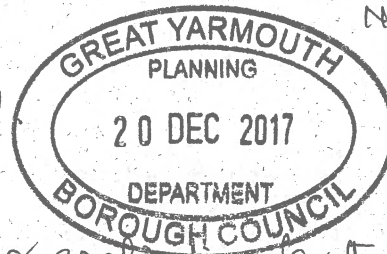
Yours faithfully

~~Andrew Smith~~

FAO. Graham Clarke.
Planning Dept.

06/17/0722/F
ACK 20/12/17

38 Cliff Hill
Creston. S
NR31 6DQ



Ref. Planning Application by the Cliff Hotel.

20/12/17

Dear Mr Clarke.

I wish to oppose the planning application for the Cliff Hotel firstly on the grounds of this area ^{being} part of the Creston Conservation area and the height of the hotel will greatly overshadow its area.

Secondly, the amount of extra rooms will increase the parking area the hotel will require. Currently there is not sufficient for the hotel, particularly when they hold major functions, ie weddings etc.

12 more bedrooms will require many more cars than currently block the roads that surround the Cliff Hotel.

There are two extremely dangerous 90° bends where it is impossible to drive on the right side of the road, due to local cars parking all the way down from 1 Cliff Hill to the left turn into Upper Cliff Road. This has been a difficult practice in the 20 years I have lived here, there is an urgent need for more parking space for locals on a daily basis and when the Cliff hotel holds functions plus holiday makers that area becomes chaotic.

This area is particularly a problem when the hotel uses its rear entrance on the bend into its parking for deliveries, bin emptying, tradesmen etc. I have frequently been delayed in that area until bin collections etc have been completed. It will get worse if the hotel increases its size. There is also an issue with the street lighting at that last corner, no working lamppost (for a number of years despite complaints from me). In winter this whole area becomes a driving hazard; and the frustration of trying to find somewhere to park for all who live in the terraced houses surrounding is becoming a real problem. This now includes trade vans whose drivers deliberately park over pavements, blocking use to residents.

It is a problem that is not going to go away and is getting worse partly because we now turn large houses into flats, where there currently is no parking area attached.

This small area is already overwhelmed and the increase of residents getting planning permission? for converting gardens does not

help.

In the summer we have a major increase in the number of cars coming down Cliff Hill on a frequent basis, the wrong way, leading to even more problems.

The C&B Council have already taken the parking spaces on Fiskes opening for use only with cars using Pops Meadows. This has been turned into a graveyard for filthy old deteriorating caravans of all shapes and sizes. Locally we have lost up to 20 spaces there.

Finally, in the summer months flocks of locals use the beach, those who come from outside Gorseston fill all available spaces along Beach Road and the Riverside - a hunting ground for traffic wardens -

If these issues are not addressed fully then there will be many more problems created in this tiny area which is one of the attractions of Gorseston. If the Cliff Hotel can increase their parking area without taking away what is already in use, then we need to look closely at wherever it will be. We cannot afford more traffic, particularly as Cliff Hill has become a rat-run for local living beyond this area.

Yours sincerely





ACK 20/12/17

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Elaine Helsdon

From: [redacted]
Sent: 19 December 2017 18:04
To: plan
Subject: Re: Applicatuion 06/17/0722/F

Address as requested:
Mr & Mrs D. Turnbull
27 Poplar Avenue
Gorleston
NR31 7PW

Many thanks

From: plan
Sent: Tuesday, December 19, 2017 2:32 PM
To: 'Turnbull'
Subject: RE: Applicatuion 06/17/0722/F

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

From: [redacted]
Sent: 19 December 2017 13:39
To: plan
Subject: Applicatuion 06/17/0722/F

Dear Sirs,

I would like to object to the above application for a 3rd floor on the Cliff Hotel, Gorleston for 12 additional bedrooms. This is a densely populated area and parking is at a premium throughout the year in both the available car park and surrounding roads. This objection is made on the following grounds:

There are no plans for any additional car parking spaces on this application, causing havoc for pedestrians and householders in the area.

A third storey on top of the Hotel will be unsightly in an area of domestic housing.

I trust that you will turn this application down.

Regards

Mr & Mrs D Turnbull

Ack 20/12/17

S

Elaine Helsdon

From: [REDACTED]
Sent: 19 December 2017 17:50
To: plan
Subject: Re: Application 06/17/0722/F

28 Poplar Avenue
Gorleston
Great Yarmouth
Norfolk NR31 7PW

Sent from Yahoo Mail for iPad

On Tuesday, December 19, 2017, 4:36 pm, plan <plan@great-yarmouth.gov.uk> wrote:

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

From: [REDACTED]
Sent: 19 December 2017 16:30
To: plan
Subject: Application 06/17/0722/F

Dear Sir

I would like to lodge an objection to the above application for a 3rd floor incorporating 12 extra bedrooms to be added at the Cliff Hotel Gorleston.

This is a densely populated, in the main, residential area where parking is at a premium throughout the year in the car park available to the Cliff Hotel and in the surrounding streets

I am making this objection on the grounds that there is no provision for additional car parking

on this application which will lead to the overspill from the Hotel using the surrounding residential streets to the detriment of the householders both in trying to park their cars and the

added problem of noise which the Applicant has not taken into account

I trust this application will be refused

Yours faithfully

Mr. Mrs. R.G. Jenkins

Sent from Yahoo Mail for iPad

Planning Services
Development Control
Town Hall, Hall Plain
St Yarmouth

ACK 15/12/17

H.A. Tropham 5
6 Cliff Hill
Gorleston
St Yarmouth

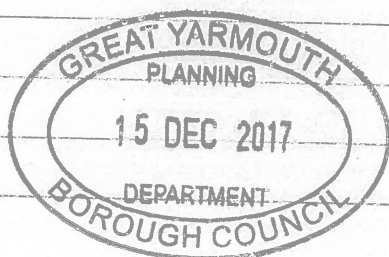
Objections to planning Application

06/17/0722/F

- 1) The section of road around the Hotel is already quite dangerous. Lorries etc delivering stock to the Hotel cause traffic to pile up in the Cliff Hill Road area.
- 2) There is already an excess of noise at closing time & complaints have been made.
- 3) The area around the Hotel is littered with empty bottles and cans etc, quite often dumped in the properties rear by.
- 4) The Hotel car park is already inadequate for its existing trade, and this also creates problems on surrounding roads.
- 5) Cans etc tend to park all around the Hotel, creating problems to enter and leave. Cliff Hill ^{is} a very busy Road.

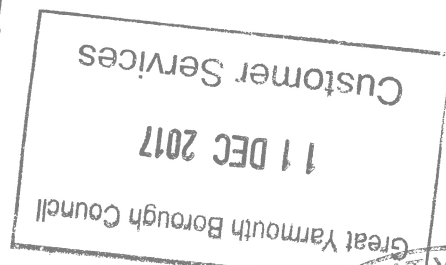
Yours Faithfully

[Redacted Signature]



Great Yarmouth Borough Council
15 DEC 2017
Customer Services

Ack 11/12/17



Turnstone House S

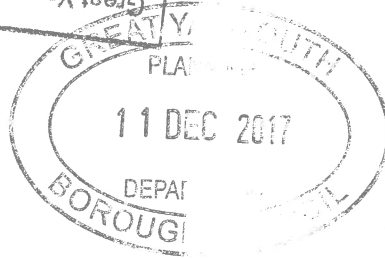
4 Cliff Hill

Gorleston

Great Yarmouth

NR31 6DH

8th December 2017



Dear Sir/Madam

Planning Application 06/17/0722/F CLIFF HOTEL.

Having reviewed the proposed plans, we are very concerned that no provision has been made for additional parking which this plan would attract.

The roads in the area are frequently congested with people using the Cliff Hotel. Cars are parked inappropriately on pavements, causing pedestrians, including young families with pushchairs and people in wheelchairs to have to walk in the road.

We recently had to call for an ambulance who found it difficult to access the area due to the narrow/congested roads; for this reason we are unhappy with the plans and would like to register our objection.

Yours faithfully

Paul and Diana Gillings

Internet Consultees

Application Reference 06/17/0722/F

Attachments

ACK 4/12/17

S

Invalid Consultee Comment? ☐Copy to existing Consultee? ☐

Name Philip Tropman

Address 6a Cliff Hill

Gorleston

Post Code NR31 6DH

Telephone

Email Address

For or Against

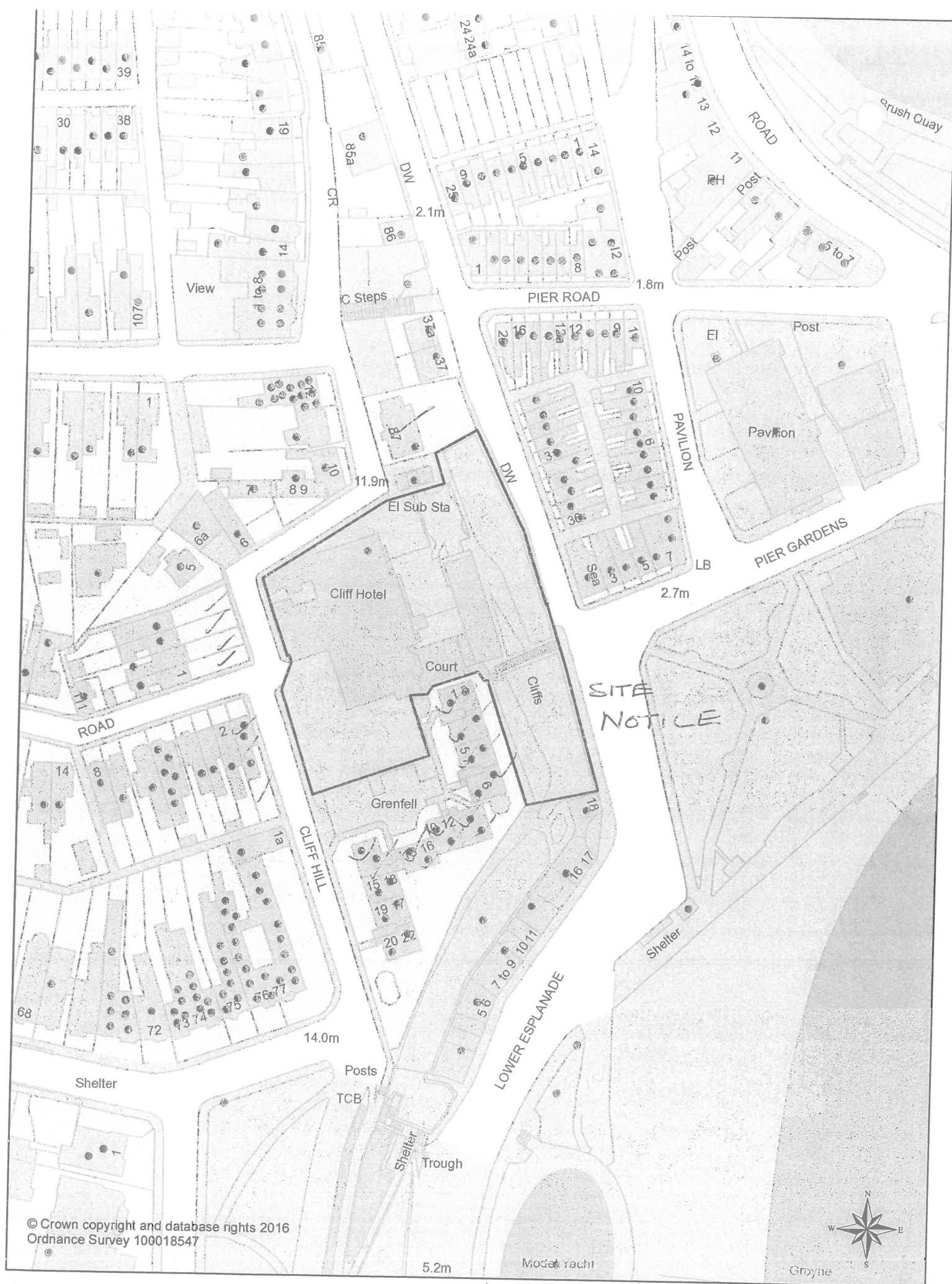
OBJ Object

Speak at Committee

(Hi) I strongly object to any further expansion of the Cliff Hotel on so many grounds that there probably isn't space enough to write here. I live at 6a, my parents live at 6 and we also own 7 Cliff Hill(which we rent out) and we all have issues with the Cliff Hotel regarding anti social behaviour, noise, traffic, parking, delivery lorries, etc. as do other local residents I speak to. The Cliff Hotel has already outgrown the area and any expansion can only make it more unbearable to live near it. Please don't make me and my family have to sell up and move(I haven't the energy) as we couldn't bear to stay if things get even worse. Thanks, kind regards, Philip Tropman (and family)

Date Entered 01-12-2017

Internet Reference OWPC1337



Great Yarmouth Borough Council

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

06/17/0722/F
The Cliff Hotel.

Mapping Browser Export

1:1,250