



GREAT YARMOUTH
BOROUGH COUNCIL

Development Control Committee

Date: Wednesday, 18 October 2017
Time: 18:30
Venue: Council Chamber
Address: Town Hall, Hall Plain, Great Yarmouth, NR30 2QF

AGENDA

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

Agenda Contents

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

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

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

Conduct

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

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

DEVELOPMENT CONTROL COMMITTEE

PUBLIC CONSULTATION PROCEDURE

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

Protocol

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

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

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

1 APOLOGIES FOR ABSENCE

To receive any apologies for absence.

2 DECLARATIONS OF INTEREST

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

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

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

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

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

3 MINUTES

6 - 17

To confirm the minutes of the meeting held on 13 September 2017.

4 PLANNING APPLICATIONS

5 06/17/0339/O LOWESTOFT ROAD (LAND EAST OF) HOPTON GREAT YARMOUTH

18 - 39

Proposed residential development (up to 200 dwellings) and open space/associated works including allotments for Norfolk County Council.

6 06/17/0390/F THE KINGS ARMS PUBLIC HOUSE MAIN ROAD 40 - 51
FLEGGBURGH

Proposed construction of 3 no. accommodation lodges.

7 06/17/0443/O NEW HOUSE (LAND ADJACENT TO) ROLLESBY 52 - 69
ROAD FLEGGBURGH

Residential Development with garages and parking.

8 DELEGATED PLANNING PERMISSIONS MADE BY THE 70 - 81
DEVELOPMENT CONTROL COMMITTEE AND OFFICERS 1-30
SEPTEMBER 2017

The Committee is asked to note the planning decisions made by the Development Control Committee and Officers during September 2017.

9 OMBUDSMAN AND APPEAL DECISIONS

The Committee is asked to note the following appeal decisions:-

(i) 06/16/0495/EU - Application for Certificate of Lawfulness for existing use as private permanent dwelling at 27 fairway lakes Village, Caldecott Hall, Fritton. Appeal Dismissed. Original application was Delegated Officer Refusal.

(ii) 06/16/0543/CU - Use of garage for Dog grooming Parlour at 26 El Alamein Way, Bradwell. Appeal allowed with conditions. original application was a Delegated Officer Refusal.

(iii) 06/17/0008/F - Change of use of the first floor from B8 storage shed to C3 dwelling house (flat), 84 Exmouth Road, Great Yarmouth. Appeal allowed with conditions. Original application Delegated Officer Refusal.

(iv) 06/16/0449/F - New single storey dwelling attached to existing double garage to rear of 46 Mill Lane, Bradwell. Appeal dismissed. Original application was a Delegated Officer Refusal.

10 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.

11 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, 13 September 2017 at 18:30

Councillor B Williamson (in the Chair), Councillors Annison, Fairhead, Flaxman-Taylor, Hammond, Hanton, Lawn, Reynolds, Thirtle, Wainwright & Wright.

Councillor Stenhouse attended as a substitute for Councillor Andrews

Councillor Walch attended as a substitute for Councillor Bird.

Mr D Minns (Planning Manager), Mrs G Manthorpe (Senior Planning Officer), Mrs E Helsdon (Technical Officer), Mr J Flack (Solicitor, nplaw) & Mrs C Webb (Member Services Officer).

1 APOLOGIES FOR ABSENCE

Apologies for absence had been received from Councillors Andrews & Bird.

Councillor Stenhouse attended as a substitute for Councillor Andrews and Councillor Walch attended as a substitute for Councillor Bird.

2 DECLARATIONS OF INTEREST

Councillor Hammond declared a Disclosable Pecuniary Interest in Item 6 and left the room whilst the matter was dealt with.

Councillors Annison, Stenhouse & Walch declared a Personal Interest in Item 6. Councillor Hanton declared a Personal Interest in Items 6 & 7. Councillor Thirtle declared a Personal Interest in Items 6 & 9. However, in accordance with the Council's Constitution they were allowed to both speak and vote on the matters.

3 MINUTES

The minutes of the meeting held on 9 August 2017 were confirmed.

It was noted that Councillor Lawn had been omitted from the list of attendees and that Application number 06/07/0340/F was incorrect and should be Application number 06/17/0340/F, The Manor Barn, Browston Lane, Browston.

4 APPLICATION 06/17/0247/F

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

The Senior Planning Officer reported that the application was a full application for the erection of 71 dwellings with associated open space and infrastructure. The access would be off East Anglian Way with a separate access for construction traffic off Church Lane.

The Senior Planning Officer reported that the site comprised of 3.8 hectares of land which was formally allotments. The land is generally level although overgrown in places and was situated in the heart of Gorleston with surrounding land being mainly residential. The land was allocated for housing as part of the 2001 Borough Wide Local Plan and was included within the Strategic Housing Land Availability Assessment (SHLAA) as deliverable & developable. The Senior Planning Officer reported that there had been no previous applications on the site.

The Senior Planning Officer reported that in terms of highways and access, NCC had implied during the SHLAA that the site was unacceptable and that no further development should take place from East Anglian Way. However, Highways had no objections to the amended layout and the access was therefore deemed acceptable. However, highway condition SHC 40 would need to be tweaked concerning the TRO if the application was approved. It was noted that the site could only be developed in conjunction with a

temporary access across Gorleston Recreation Ground, with permission of the Council, with access off Church Lane.

The Senior Planning Officer reported that Anglian Water had no objection to the application. The sewerage system at present had capability for these flows. From the details submitted to support the planning application, the method of surface water management did not affect Anglian Water operated assets.

The Senior Planning Officer reported that there had been 11 neighbour objections to the application citing reasons such as loss of wildlife and trees on the site, increase in traffic movements, inadequate access, loss of views, potential flooding and increase in noise and disturbance. East Norfolk Sixth Form College had requested that the construction access at Church Lane should be restricted to hours outside those which students arrive and depart the College.

The Senior Planning Officer reported that two further communications had been received since the agenda had been published citing possible damage due to construction traffic movements, traffic fumes, the danger that the temporary access might be made permanent, they were not made aware of the plans, extra traffic on Church Lane and construction traffic would be a danger to children and dogs in the park. The Property & Asset Manager had provided evidence that the Council would grant a licence to Badger Builders for temporary access across the recreation ground, providing they absorbed all related costs.

The Senior Planning Officer reported that all statutory notices had been undertaken, thirty eight letters had been sent out resulting in 13 responses and a site notice had been posted which was evidenced by a photograph shown to the Committee.

The Senior Planning Officer reported that the access road off East Anglian Way led to a new proposed car park and drop off point for the adjacent school to alleviate congestion. The car park will be gifted by the developer to the school and the agreement to take it over had been confirmed by e-mail from the Diocese.

The Senior Planning Officer reported that no.56 Spencer Avenue had complained of overlooking due to significant differences in levels. After discussions with the developer, plot 50 had been amended to be a bungalow to mitigate any overlooking. The other two storey houses were placed at such an angle that overlooking was not so significant to warrant a recommendation for refusal.

The Senior Planning Officer reported that the application was located on a site identified for housing with no objections from statutory consultees, excluding neighbours, and located within a sustainable location accords with saved policies of the Boroughwide Local Plan, the Core Strategy and the National Planning Policy Framework.

The Senior Planning Officer reported that the application was recommended for approval subject to conditions as recommended by consulted parties and others to ensure a satisfactory form of development.

A Member asked for clarification as to whether the foul water connection for the site would be at the White Horse roundabout which already experienced significant flooding issues. The Senior Planning Officer confirmed that this was correct.

Mr Gilder, applicant's agent, reported the salient areas of the application and that the current application was only 60% of the number of dwellings which had been agreed by Officers when the land was allocated in 2001. Mr Gilder questioned why the Council had refused to take on the maintenance of the open space in the proposed development which adjoined the recreation ground. The Council could not produce a minute stating that the Council had resolved not to take on the maintenance of open spaces in future planning applications and the developer had to set up a maintenance agreement. Mr Gilder reported that further conversations would be held with officers on this issues.

Mr Allen, objector, reported that one access road to serve 166 dwellings from East Anglian Way on to Church Lane was insufficient and dangerous. The Police Architectural Liaison Officer had commented that the proposed school drop off and pick up point was dangerous. Mr Allen could not understand why Highways had stated in 2002 that the access road was unsuitable to serve any further development but had not objected in 2017 as nothing had changed in the interim period. Mr Allen was unhappy that no traffic surveys had been undertaken as part of the application and he requested that the committee undertake a site visit at school times before determining the application.

Councillor Wright, Ward Councillor, reported that the proposed access road between numbers 9 & 11 East Anglian Way was too narrow and dangerous to serve the proposed development and requested that a site visit be undertaken.

Councillor Fairhead, Ward Councillor, seconded the proposal for a site visit to be undertaken.

A Member asked for clarification regarding the Right to Connect under the Water Act to the Anglian Water network. The Right to Connect was confirmed by the Planning Manager.

A Member reported that he could find no reason to refuse the application as most areas where there were schools in the borough experienced heavy traffic congestion during school drop off and collection times.

A Member asked for clarification regarding the applicants reticence to organise a management company to undertake the future maintenance of the open space. The Solicitor, nplaw, reported that the Committee was considering the full application before them this evening and any proposed changes would need to come back as a new application.

A Member asked whether an additional access on to Beccles Road was feasible. Mr Gilder reported that this was not financially feasible for the developer as it would entail the complete resignalling of Beccles Road near the bypass.

RESOLVED:

That determination of application number 06/17/0247/F be deferred pending a site visit.

5 APPLICATION 06/17/0225/F

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

The Senior Planning Officer reported that this was a full application for the erection of three buildings to comprise 22 dwellings of a mix of one and two bedroom flats. Undercroft parking and external parking would provide 22 parking spaces to serve the development which was deemed acceptable. The site was located within Flood Zone 3a and the Environment Agency had requested that the habitable first floor levels were set to an appropriate height. The Port had noted that there might be disturbance to future occupiers by ongoing and pre-existing port operations.

The Senior Planning Officer reported that the Lead Local Flood Authority had objected to the proposal, but following additional work details being submitted by the developer to mitigate an amount of the medium flood risk, the objection had been removed and was not a reason for refusal.

The Senior Planning Officer reported that the site was located within land that was currently designated employment land under Policy CS6 of the Core Strategy. Information submitted in support of the application stated that the land had been marketed since 16 February 2016 and that no interest in the land had been received from commercial operatives. It was considered that Policy CS6 had been complied with as a commercial use had been sought for the site and the applicants would retain a brick built office building at the north east corner of the site in accordance with Policy CS6 of the Core Strategy which sought to retain some employment on mixed sites where possible.

The Senior Planning Officer reported that Environmental Health had requested a contaminated land condition and amendments to the acoustic protection measures to minimise the impact on future occupiers.

The Senior Planning Officer reported that one letter of objection had been received from a neighbour citing that there were no details of materials, the four storey section of the development was set close to a junction which would limit visibility and the proposed development should be set further back.

The Senior Planning Officer reported that Building Control had stated that the timber cladding must be in hardwood capable of achieving class 1 9c-s3-d2) surface spread of flame without the adoption of treatment systems.

The Senior Planning Officer reported that the application was recommended for approval, subject to conditions, as it complied with Policy CS6 of the Core Strategy and was in accordance with the National Planning Policy Framework (NPPF) which stated that LPA's should not seek to protect available employment land over that longer period. There were no objections from statutory consultees, one objection from a neighbour and the site was located within a sustainable location in accordance with the adopted Core Strategy and the Core Principles of the National Planning Policy Framework.

RESOLVED:

That application number 06/17/0225/F be approved, subject to conditions as recommended by consulted parties and those deemed appropriate, whether expressly noted within the agenda report or not, to ensure a satisfactory form of development and obligations as set out by Norfolk County Council and Great Yarmouth Borough Council. Permission to not be issued prior to the signing of an agreement under section 106 for provision for infrastructure, mitigation, affordable housing, children's play equipment, open space, payment in lieu of open space if required, and management agreement.

6 APPLICATION 06/17/0066/F

Councillor Hammond declared a pecuniary interest in this item and left the meeting.

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

The Senior Planning Officer reported that the application was a full application for the erection of 13 houses with associated curtilage and parking. The application originally included the retention of an industrial unit however, following consultations with Highways, this was removed and replaced with two houses in this position. Highways have requested conditions but have no objections to the application. The site is subject to Policy CS6 which had been complied with as evidence had been submitted to prove that the site had been marketed for commercial use for a period in excess of 18 months with no interest.

The Senior Planning Officer reported that the site was located within Zone 3a and consultations had been carried out with the Environment Agency. The Environment Agency had noted the potential risks to the site by flooding and that the Lead Local Flood Authority (LLFA) should advise if the mitigation

through flood resilient construction measures and water entry strategy as shown in the Flood risk assessment submitted in support of the application was acceptable.

The Senior Planning Officer reported that the LLFA had objected to the application as they did not believe that the application site was safe for its lifetime owing to the actual risk of flooding, with potential rapid inundation of 0.5m depth as demonstrated by the Great Yarmouth Strategic Flood Risk Assessment. Anglian Water had stated that the details submitted were unacceptable with regards to the surface water management strategy/flood risk assessment and requested additional consultation with them and LLFA.

The Senior Planning Officer reported that the applicant had not complied with policy CS13 of the adopted Core Strategy or the national Planning Policy Framework (NPPF) with regards to flood risk and drainage. The applicant had requested that it be noted that a meeting was arranged with the LLFA but was subsequently cancelled and not re-organised.

The Senior Planning Officer reported that it was recommended to refuse the application as the application had failed the exception test as it had not been demonstrated that the development was safe for its lifetime and contrary to policy CS13 on flood and drainage grounds and the NPPF and the consultation response from the LLFA.

Mr Wilkins, applicant's agent, reported the salient areas of the application. He reminded the Committee that the Environment Agency had not objected to the application and that the LLFA did not fully understand the flood risk in the application site and had cancelled the planned meeting with his client. Mr Wilkin's reported that his client might be agreeable to install a holding tank on site to alleviate concerns with the level of attenuation and that the Committee could condition this if they were minded to approve the application.

The Chairman asked whether the applicant had considered building three storey dwellings with the ground floor offering parking and storage but no accommodation as the application site was situated in a flodd zone.

A Member asked whether the proposed development would help with the surface water issue on site as it would alleviate the vast areas of concrete with garden areas which would soak up any excess water. He also asked whether any grant of permission could have the conditon attached to it which had been requested by the applicant's agent.

Mr Taylor, Solicitor, representing Mr Everard a local businessman, reported that that applicant had a reserved right of way across his land which had not been utilised for the past 34 years which would affect the safety of his business site if it was initiated. Mr Everard had not had the obligatory Certificate B Notice served on him 21 days prior to the Committee meeting.

The Senior Planning Officer reported that Planning had received confirmation from the applicant that the Certificate B Notice had been received and signed.

The Solicitor, nplaw, reminded the Committee that they should only attach conditions to a grant of a planning application if they were confident that they could work and with flooding and drainage issues, it was difficult to state whether a condition could adequately solve this type of issue.

A Member reported that he agreed with the officer's recommendation that the application should be refused as it did not comply with our policy CS13.

RESOLVED:

That application number 06/17/0066/F be refused for the reasons stated within the consultation response from the LLFA and that the application had failed the exception test as it had not been demonstrated that the development was safe for its lifetime and was thus contrary to policy CS13 on flood and drainage grounds and the NPPF.

7 APPLICATION 06/17/0485/F

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

The Planning Manager reported that this was a retrospective application for the change of use of the building formally to a House in Multiple Occupancy. Proposed internal alterations to provide 14 bedrooms and a basement flat raised an issue of policy compliance. Saved policy HOU23 of the Great Yarmouth Boroughwide Local Plan was a set of criteria by which to measure the potential impact of the development.

The Planning Manager reported that factors to be considered were the impact upon the amenities of neighbours, the affect upon the character of the area and quality of accommodation for future residents.

The Planning Manager reported that the previous application which had been for the change of use was withdrawn at the may 2017 Committee meeting as it had shown the layout and amenities as they existed. The letting room sizes and amenities were not considered to be of sufficient quality for use as a HMO and it was suggested that any improvements the applicant wished to make should be included in a revised application which had resulted in a decrease in letting rooms from 18 to 14. The applicants had stated that they would be willing to have a personal condition imposed on the property to tie the management and occupancy to the permission. Information had been supplied that the guest house use had proven to be unviable as a business and that the rental of rooms on a permanent basis had allowed it to remain open.

The Planning Manager reported that whilst each application was considered on its individual merits this application was similar to appeal number APP/U2615/C/16/3151866 which was refused and dismissed at appeal by the

Inspector on the basis of the size of rooms and quality of accommodation for residents.

The Planning Manager reported that the application was recommended for refusal.

The Chairman asked for confirmation that the stated room sizes included the bathroom facilities.

A Member asked for clarification regarding the difference between Bed & Breakfast and HMO accommodation for use by visiting contractors. The Solicitor, nplaw, reported that the background to the application did not matter and the applicant could apply for a Certificate of Lawfulness, if they could prove length of operation as 10 years or over, as opposed to applying to the Committee to a change of use from guest house to HMO.

Councillor Walch, Ward Councillor, spoke in support of the application as this type of safe, secure housing was required in the Borough.

RESOLVED:

That application 06/17/0485/F be refused as the current use of the site as a HMO was considered to be contrary to policy CS1, CS2, and CS3 of the Great Yarmouth Local Plan - Core Strategy and Saved Policies HOU23 of the Great Yarmouth Boroughwide Local Plan. The over-intensive use of the building, lack of parking, storage or amenity areas and quality of accommodation would result in harm to the character of the area, upon the amenity of neighbouring residents, visitors and businesses and provide inadequate amenity and accommodation for current and future residents.

8 APPLICATION 06/17/0238/F

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

The Planning Manager reported that this was a full application for the construction of four dwellings and the conversion of the barn. The access position was proposed to be altered to enter the site from a safer westerly position. Highways had been consulted and have no objections on the condition that the current access was permanently closed.

The Planning Manager reported that site was outside the village development limit for Ormesby which was a departure from the Local Plan. However, as it was development on three sides, this would represent an infill of the village and would not be isolated in the countryside. The location of the development was considered acceptable in principle and contributed to the supply of housing as set out in the adopted Core Strategy.

The Planning Manager advised Members that the site was located in a Conservation Area and that there was a Listed Building within the vicinity of the site and that special regard had to be paid to Sections 16 & 66 of the planning (Listed Buildings and Conservation Areas) Act 1990, which required the Council to have special regard to the desirability of preserving listed buildings, their settings and any features of special architectural or historic interest, and also, that Section 72 required that special attention be paid to the desirability of preserving or enhancing the character or appearance of the Conservation Area. He advised that the proposal had minimal impact upon the setting of the Listed Building and the Conservation Area.

The Planning Manager reported that the individual designs of the properties were considered acceptable and were in keeping with the farming heritage of the site. The car port was designed to resemble a cart shed and overall the design and layout was considered acceptable.

The Planning Manager reported that a full landscaping plan would be conditioned. The trees at the rear provided good screening of the site whilst those to the front and adjacent the access and pond provide good aesthetic value. The design and access statements stated that planting would occur to strengthen the tree belt.

The Planning Manager reported that the Parish Council did not object to the proposal but requested that the culvert near the access was maintained and the site was adequately drained. Two letters of objection had been received from local residents citing concerns regarding loss of trees, loss of privacy and peace, impact to wildlife, overlooking and access and light pollution.

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

Mr Kelf, applicant's agent, reported the salient areas of the proposal and asked the committee to approve.

Councillor Reynolds, Ward Councillor, reported that this was a welcome application which he had no hesitation to support.

RESOLVED:

That application 06/17/0238/F be approved subject to conditions ensuring a suitable development including; conditions relating to landscaping, highways conditions, details of boundary treatments, Environmental Health conditions and conditions relating to water drainage, suitable mitigation to protect bats and newts and conditions ensuring the integrity of the barn was retained.

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

The Planning Manager reported that the application site lied outside of the development limits of Rollesby, but as it was classed as a secondary village and the site was adjacent to the development limit boundary, the Interim Housing Land Supply Policy and Policy CS2 of the Great Yarmouth Core Strategy, would in certain circumstances, allow this type of development which would not adversely harm the landscape. The application site was therefore deemed to be in a sustainable location.

The Planning Manager reported that the Parish Council had requested a Traffic Management Plan to ensure construction vehicles did not use the full length of Back Lane and accessed the site from the west end of Back Lane to avoid undue traffic disruption. Highways had not objected to the proposal but had suggested conditions to be attached to any grant of permission.

The Planning Manager reported that one resident had object to the proposal whose property adjoined the western boundary of the application site, citing that the application site was outside the village development boundary, had no supporting policies and strongly opposed the bungalows intended for plots 2 and 3. However, they did not oppose the remainder of the proposed development.

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

RESOLVED:

That application 06/17/0316/F be approved subject to conditions. Whilst the site was located outside of the current development boundary, weight was given to the Interim Housing Land Supply Policy, and the relative sustainability of the location, which had access to a range of services from the nearby footpath and village. On balance, and considering both Policy CS1 of the Great Yarmouth Local Plan Core Strategy, and giving some weight to the Council's Interim Land Supply Policy (2014), the site was a sustainable location suitable for residential development.

10 DELEGATED PLANNING DECISIONS MADE BY THE DEVELOPMENT CONTROL COMMITTEE AND OFFICERS 1 - 31 AUGUST 2017

The Committee noted the planning decisions made by Development Control Committee and Officers for the period 1 - 31 August 2017.

11 OMBUDSMAN AND APPEAL DECISIONS

The Committee noted the following appeal decision:-

Application reference 06/16/0529/0 - proposed 3 no. new dwellings at Burgh Hall Leisure Centre, Lords Lane, Burgh Castle, NR31 9EP - Appeal Dismissed - Original Committee Refusal.

12 ANY OTHER BUSINESS

There was no other business as was determined by the Chairman as being of sufficient urgency to warrant consideration.

13 EXCLUSION OF PUBLIC

The meeting ended at: 21:00

Reference: 06/17/0339/O

Parish: Hopton

Officer: Mrs Gemma Manthorpe

Expiry Date: 23rd November 2017

Applicant: Norfolk County Council

Proposal: Proposed residential development (up to 200 dwellings) and open space/associated works including allotments.

Site: Lowestoft Road (Land East of) Hopton.

1. REPORT

1.1 The application is an outline application for the erection of up to 200 dwellings with associated works, open space and allotments. The site comprises approximately 9.3 hectares of agricultural land with only the means of access to be considered as part of this application. To the north of the site is an existing residential development; to the east is existing residential development and part vacant land. To the south of the site, separated by existing highway is agricultural land and to the west lies the A47 (formally A12).

1.2 There is no planning history for the site.

2. Consultations :-

2.1 **Parish Council-** The Parish Council do not object to the application and have requested a number of conditions. The Parish Council have at the time of writing, provided two consultation responses to the application, following a second consultation should an additional response be received prior to the Development Control Committee meeting this will be verbally reported. The response received from Hopton Parish Council is extensive and the full copy is attached to this report. A summary of requested conditions are below:

- No buildings to be higher than two storeys.
- Open plan frontages.
- A maximum of 200 dwellings.
- Adoption of roads.
- Permitted development rights removed.
- Management of market flats.
- Traffic Assessment.
- Notice boards at site entrance.
- Water bowers used during dry weather.
- Wheel cleaning on site and off road parking for workers.

- All trees that are protected by TPO to be retained and protected throughout development.
- No development to commence until all conditions have been met.

The second part of the first response from Hopton Parish Council raises matters regarding the s106 agreement, the points raised are summarised below:

- Education Provision Contribution – query as to why there is no contribution for secondary education.
- Environment/Green Infrastructure, compost bin and fitted water butt for all properties together with a grit bin and sufficient waste bins with an agreement to empty the litter bins.
- Play and Open Space Contribution – Open space should have multi-purpose games area with commuted sum for ongoing maintenance. Consultation on allotments will need to be undertaken.
- Utility Provision – Broadband from the start.
- Employment Provision – Apprentices should be secured by 106 agreement.

In addition Hopton Parish Council are in talks with the agent for the development regarding restrictive covenants to be placed on properties to prevent caravans, fences and boats in front gardens, no businesses to be run from the properties, no vehicles 3.5 tonne or over to be parked and no keeping of pigs, poultry, pigeons or other livestock except for domestic pets.

The second response received from the Parish Council on the 31st July 2017 states that there is no objection to the application.

2.2 Neighbours – One neighbour consultation response has been received following consultation on the application. The consultation response requested conditions which are summarised below:

- Open space is fixed in the location given on the indicative plan and not altered at reserved matters stage.
- Existing boundary hedge adjacent to no.52 Church Road is preserved and potentially enhanced by further planting.
- Potential to increase the land allocated to allotments.
- A condition limiting the number of access points from Lowestoft Road.

2.3 Norfolk County Council as Highway Authority – The consultation response on the application prior to the amendments did not generate any objections to the application. At the time of writing no response had been received on the amended layout which includes a potential additional access to Longfulans Lane. The conditions requested by the Highways Authority would be placed on any grant of permission and should there be a need to amend the scheme in relation to the additional access which is marked as closed pending a future

application this can be carried out through negotiation prior to the issue of a decision.

2.4 **Police Architectural Liaison Officer** – Full and complete comments submitted. (attached to report)

2.5 **Highways England** – No objection to the application provided requested conditions placed upon any grant of planning permission. Condition as follows:

- A Travel Plan will be implemented for the site and monitored by Norfolk County Council. The Travel Plan will be approved by both Norfolk County Council and Highways England.
- The development shall not commence until a site wide travel plan has been submitted to and approved by Highways England and Norfolk County Council.
- The Travel Plan shall remain in place until it is reviewed by Norfolk County Council and Highways England and the condition can be discharged if all parties agree.

2.6 **Norfolk County Council Green Infrastructure** – General Comments

As outlined in the Norfolk County Council Planning Obligations Standards (2017), the scope of the County Council's green infrastructure responsibilities include:

- Public Rights of Way (PRoW)
- Norfolk Trails
- Ecological Networks

Green infrastructure should be included within the proposed site in line with local policy. Connections into the local Green Infrastructure (GI) network, including Public Rights of Way and ecological features, should be considered alongside the potential impacts of development. We would advise the Local Planning Authority that a maintenance/mitigation contribution or commuted sum for new and existing GI features may be required in addition to the County response, in order to comply with local policy. Thus allowing the local GI network to facilitate the development without receiving negative impact and equally, allow the development to integrate and enhance the existing network.

Specific Comments

The Natural Environment Team require a new PRoW connection from the development to Hopton-On-Sea FP4 alongside the securing by agreement that access will be provided by dedication onwards to the next phase of the England Coast Path across land in the applicants control. The next phase of the England Coast path is expected to come online during the 2018/19 financial year and so would be timely with this development.

Availability of sustainable informal recreation is an important consideration and developments should seek to ensure that relevant forms are made available.

By providing new PRow connections in this location, the development will integrate with the existing PRow network whilst providing prospective residents with an attractive local circular route for day-to-day recreation purposes. The PRow network in this area is relatively poor, with majority of routes being linear and following the edge of the coastline or severed by the A12 trunk road. Improved connectivity between development and the existing network would therefore enable circular network movements. Provision of this infrastructure locally can also aid in mitigating the potential recreational impacts on sites of ecological interest and reduce regular car journeys for regular activities such as running or walking a dog.

- 2.7 **Norfolk County Lead Local Flood Authority** – Following the submission of additional information, a revised flood risk assessment which addresses our objection by lowering the base of the infiltration basin to 2.0 mbgl (to reflect test pit depth), and revising calculations based on base only soakage (to address the shallow clay layer in the vicinity of the basin). The applicant has also shown that should the shallow clay layer present in the southern section of the site prevent the successful implementation of permeable paving, these properties can be drained effectively via the infiltration basin if required.

The revised flood risk assessment has also considered general principles of exceedance flow management on site and the future management and maintenance of the drainage system.

The Lead Local Flood Authority therefore removes their objection subject to conditions being attached to any consent.

- 2.8 **Anglian Water** - Anglian Water has assets close to or crossing this site or there are assets subject to an adoption agreement. Therefore the site layout should take this into account and accommodate these assets within either prospectively adoptable highway or public open space. If this is not practicable then the sewers will need to be diverted at the developers cost under Section 185 of the Water Industry Act 1991 or, in the case of apparatus under an adoption agreement, liaise with the owners of the apparatus. It should be noted that the diversion works should normally be completed before development can commence.

Foul Sewerage Network:

The development will lead to an unacceptable risk of flooding downstream. However a drainage strategy has been agreed with Anglian Water to determine the required mitigation measures. We will request a condition requiring the drainage strategy covering the issue(s) to be agreed.

Surface Water Disposal:

From the details submitted to support the planning application the proposed method of surface water management does not relate to Anglian Water operated assets.

- 2.9 **Historic Environment Service** - An archaeological evaluation comprising a geophysical survey and trial trenching has been carried out at the proposed development site and the results submitted in support of the current planning application. The trial trenching identified localised areas of late prehistoric activity at the site in the form of pits and ditches containing pottery and worked flints. Consequently there is potential that further heritage assets with archaeological interest (buried archaeological remains) will be present at the site and that their significance will be adversely affected by the proposed development.

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

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

and,

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

and,

C) The development shall not be occupied until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the archaeological written scheme of investigation approved under condition (A) and the provision to be made for analysis, publication and dissemination of results and archive deposition has been secured.

In this case the programme of archaeological mitigatory work will comprise areas of targeted archaeological excavation for which a brief can be obtained from Norfolk County Council Historic Environment Service.

- 2.10 **Natural England** – No objection to the application subject to appropriate mitigation being secured as per below:

- Pro Rota contribution in accordance with the Mitigation and Monitoring Strategy.

- Open space design should include safe off lead dog walking areas walking routes sufficient length, suitable street furniture and minimise conflict with other open space uses. We advise that the development include notice boards pointing residents to suitable places to walk, whilst highlighting sensitive sites and features of interest that may be easily disturbed and appropriate codes of conduct.
- Confirmation that sewerage and drainage from the site will not impact on water quality of designated sites.

Full consultation response is available on file.

2.11 Great Yarmouth Borough Council Tree and Landscape Officer – There are trees on site that are worthy of retention and they are located on the boundary of the development and do not require a Tree Preservation Order.

2.12 Norfolk County Council Education Requirements – Education The County Council expects the following number of children to arise from any single new dwelling:

- Early Years Education (2-4) – 0.096 children;
- Primary School Age (4-11) – 0.261 children;
- High School Age (11 – 16) – 0.173 children; and
- College/Sixth Form School Age (16-18) – 0.017 children.

These figures are used as demographic multipliers to calculate the education contribution arising from a development. The County Council does not seek education contributions on 1-bed units and only seeks 50% contributions in relation to multiple bedroom flats. Therefore, two multi-bed flats would attract the same contributions as one family house equivalent.

School Capacity including numbers on roll:

Early Education sector (2-4) Capacity: 27 Numbers on roll January 2017: 20
Spare capacity No. of places: +7

Hopton CE VA Primary (4-11) Capacity:210 Numbers on roll January 2017:
179 Spare capacity No. of places: +31

Cliff Park Ormiston Academy (11-16) Capacity (excluding mobile):1049
Numbers on roll January 2017:879 Spare capacity No. of places +170

When the permitted developments in Table 3 (see full consultation response) are taken into account there is still spare capacity at High school level, and Hopton CE VA Primary school will still have some spare capacity. Therefore at this period in time the proposed development at Land east of Lowestoft Road would be gifted 20 of the 31 primary spare places (4- 11 places required from the planning applications in table 3, i.e. 31 spare places minus 11 pupils from permitted sites). Norfolk County Council will seek Education contributions as set out in table 2 above (see full consultation response for tables) but no contributions will be sought for Hopton CE VA primary school on the first 80 multi-bed dwellings (i.e. 20 spare places x 4 = 80, as shown in

table 5). Although there is a small amount of spare capacity at Early Education level, from September 2017 additional places will be needed due to the introduction of 30 Hours Free Entitlement for eligible families. These places will need planning for now, so Early Education contributions are being sought in this instance, as set out in table 2 above (see full consultation response for tables).

The above contributions will be used to fund the following projects:

- Early Education - to develop childcare places within Hopton Primary School (new Nursery class)
- Hopton CE VA Primary School – contribute to internal remodelling

2.13 **Norfolk County Council Libraries** – A development of 200 dwellings would place increased pressure on the existing library service particularly in relation to library stock, such as books and information technology. This stock is required to increase the capacity of the library. It has been calculated that a development of this scale would require a total contribution of £15,000 (i.e. £75 per dwelling). This contribution will be spent on Books and other material for mobile service CEN3411.

2.14 **Norfolk County Council Fire** - With reference to the proposed development, based on the location and distance from existing infrastructure our requirements remain the same. We will require 4 hydrants (on a minimum 90mm main) at a cost of £577.23 each.

Condition requested:

No development shall commence on site until a scheme has been submitted for the provision of the fire hydrant on the development in a location agreed with the Council in consultation with Norfolk Fire and Rescue Service

Informative: With reference to the condition, the developer will be expected to meet the costs of supplying and installing the fire hydrant.

2.15 **Great Yarmouth Borough Council Affordable Housing** – The application would be subject to a 10% affordable housing contribution on site. Should planning permission be granted.

2.16 **Great Yarmouth Borough Council Local Authority s106** - The policy requirement for public open space is 40 square metres to be provided per dwelling. As the application is an outline application, notwithstanding the indication plan, the s106 agreement shall be worded to require 40 square metres of open space per dwelling and a payment in lieu equalling £12 per square metre for should there be an agreed shortfall in meeting this provision.

Children's recreation may be agreed to be provided on site at the absolute discretion of the Local Authority. A payment in lieu of the provision is required at £920 per dwelling should none be provided on site. This payment can be adjusted should onsite provision be agreed.

The Local Authority will not take liability nor ownership of public open space or children's recreation equipment. The applicant and successors in title will be required to ensure management of public open space and children's recreation and, where applicable, drainage provision, through the creation of a management company or nominated body with the full understanding that the Local Authority will not accept liability at this time or any in the future.

2.17 Strategic Planning

The application is strongly supported from a Strategic Planning perspective. Hopton is one of the six Primary Villages identified by the adopted Core Strategy to provide, between them, around 30% of the housing growth (amounting to circa 2140 dwellings) in the Borough over the period to 2030. As one of the least constrained of the Primary Villages Hopton will likely need to accommodate more than the Primary Villages' average growth of around 360 dwellings.

The Borough Council's Local Plan Working Party has agreed the application site should be a draft allocation in the forthcoming Consultation Draft Local Plan Part 2 (Site Allocations and Development Management) for housing, as should another site Longfulans Lane to the south, in order to deliver local highway improvements.

I note that the application has been revised to facilitate the Local Plan Working Party's ambitions, and in addition to housing provision has been redesigned to ultimately provide a significant upgrading of much of Longfulans Lane in concert with the development of the other potential housing site to the south. As such it would be very helpful in delivering the Local Plan Working Party's intentions.

Note that confirmation of these sites as a Draft Allocation is subject to the agreement of the Council's Policy and Resources Committee, and whether these were actually carried forward as allocations in the development plan will depend on both the results of consultation on the Draft Local Plan Part 2 and the independent Examination of that Plan. However, given the constraints, opportunities and other considerations, it does seem to me highly likely that this site would ultimately be allocated for housing development.

Ideally, decisions on significant housing sites would follow completion of the Local Plan process, in order to allow all competing considerations and interests to be properly aired and independently judged. However, housing delivery is currently very substantially below the Core Strategy target, and the Borough area faces very significant adverse effects if this is not urgently redressed. Therefore deferring a decision until the Local Plan process is completed cannot be justified in this instance.

From a strategic perspective the proposed development has significant advantages, would deliver much needed housing, and in a location consistent with the Core Strategy. It would facilitate the pattern of growth for Hopton and local highway improvements sought by the Local Plan Working Party. I am

not aware of other reasons why eventual development of this site would be inappropriate. I therefore strongly support the proposed development from a Strategic Planning perspective.

3. National Planning Policy Framework

- 3.1 The presumption in favour of sustainable development is set out under paragraph 4.
- 3.2 Paragraph 49: Housing applications should be considered in the context of the presumption in favour of sustainable development. Relevant policies for the supply of housing should not be considered up-to-date if the local planning authority cannot demonstrate a five-year supply of deliverable housing sites.
- 3.3 Paragraph 50 states that to deliver a wide choice of high quality homes, widen opportunities for home ownership and create sustainable, inclusive and mixed communities, local planning authorities should:
- Plan for a mix of housing based on current and future demographic trends, market trends and the needs of different groups in the community (such as, but not limited to, families with children, older people, people with disabilities, service families and people wishing to build their own homes);
 - identify the size, type, tenure and range of housing that is required in particular locations, reflecting local demand; and
 - where they have identified that affordable housing is needed, set policies for meeting this need on site, unless off-site provision or a financial contribution of broadly equivalent value can be robustly justified (for example to improve or make more effective use of the existing housing stock) and the agreed approach contributes to the objective of creating mixed and balanced communities.
- 3.4 Paragraph 42: The supply of new homes can sometimes be best achieved through planning for larger scale development, such as new settlements or extension to existing villages and towns that follow the principles of Garden Cities. Working with the support of their communities, local planning authorities should consider whether such opportunities provide the best way of achieving sustainable development.
- 3.5 Paragraph 17. Within the overarching roles that the planning system ought to play, a set of core land-use planning principles should underpin both plan-making and decision-taking. These 12 principles are that planning should:
- always seek to secure high quality design and a good standard of amenity For all existing and future occupants of land and buildings;

(extract only)

- 3.6 Paragraph 56. The Government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.
- 3.7 Paragraph 112. Local planning authorities should take into account the economic and other benefits of the best and most versatile agricultural land. Where significant development of agricultural land is demonstrated to be necessary, local planning authorities should seek to use areas of poorer quality land in preference to that of a higher quality.
- 3.8 Paragraph 66. Applicants will be expected to work closely with those directly affected by their proposals to evolve designs that take account of the views of the community. Proposals that can demonstrate this in developing the design of the new development should be looked on more favourably.
- 3.9 Paragraph 75. Planning policies should protect and enhance public rights of way and access. Local authorities should seek opportunities to provide better facilities for users, for example by adding links to existing rights of way networks including National Trails.
- 3.10 Paragraph 206. Planning conditions should only be imposed where they are necessary, relevant to planning and to the development to be permitted, enforceable, precise and reasonable in all other respects.

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

- 4.1 Local Policy - Saved Great Yarmouth Borough-Wide Local Plan Policies (2001):
- 4.2 Paragraph 215 of the NPPF states that due weight should be given to relevant policies in existing plans according to their degree of consistency with the NPPF. The closer the Local Plan is to the policies in the NPPF the greater the weight that is given to the Local Plan policy. The Great Yarmouth Borough Wide Local Plan was adopted in 2001 and the most relevant policies were 'saved' in 2007. An assessment of policies was made during the adoption of the Core Strategy December 2015 and these policies remain saved following the assessment and adoption.
- 4.3 The Saved Policies listed have all been assessed as being in general conformity with the NPPF, and add further information to the policies in the NPPF, while not contradicting it. These policies hold the greatest weight in the determining of planning applications.
- 4.4 HOU10: Permission for new dwellings in the countryside will only be given in connection with agriculture, forestry, organised recreation, or the expansion of settlements.

- 4.5 HOU16: A high standard of layout and design will be required for all housing proposals.

5. Core Strategy:

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

- 5.2 **Policy CS2:** This policy identifies the broad areas for growth by setting out the proposed settlement hierarchy for the borough. CS2 seeks to 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 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

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

a) Make provision for at least 7,140 new homes over the plan period. This will be achieved by (inter alia a-g.)

- 5.4 **Policy CS4:** The need to provide additional affordable housing is one of the greatest challenges facing the borough. To ensure that an appropriate amount and mix of affordable housing is delivered throughout the borough, the Council and its partners will seek to: (partial)

b) Ensure that affordable housing is either:

- Provided on-site using this contribution to deliver homes of a type, size and tenure agreed by the developer and the local authority based on local evidence and where appropriate, delivered in partnership with a Registered Provider; or
- Provided via an off-site financial contribution, in exceptional circumstances

c) Ensure that new affordable housing, when provided as part of a market housing site, is well integrated into the development in terms of its design and layout.

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

5.6 **Policy CS14:** New development can result in extra pressure being placed on existing infrastructure and local facilities. To ensure that the necessary infrastructure is delivered the Council will: (partial)

c) Assess all development proposals and encourage early engagement with service/utility providers to establish whether any infrastructure or infrastructure improvements are needed to mitigate the impacts of the proposed development

d) Ensure that the relevant improvements to local infrastructure are made by the developer. Where this is not practical financial contributions will be sought

e) Seek appropriate contributions towards Natura 2000 sites monitoring and mitigation measures

f) Make certain that new developments for which a planning obligation is necessary does not take place until a planning obligation agreement has been secured and approved. Payments should be made in a timely and fair manner to minimise the impact on existing services and infrastructure

6. Interim Housing Land Supply Policy

6.1 The Interim Housing Land Supply Policy falls outside of the statutory procedures for Local Plan adoption it will not form part of Great Yarmouth Borough Council's Development Plan. The Interim Housing Land Supply Policy will however be used as a material consideration in the determination of planning applications and appropriate weight shall be applied.

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

6.3 It should be noted that the Interim Policy will only be used as a material consideration when the Council's Five Year Housing Land Supply utilises sites identified in the Strategic Housing Land Availability Assessment (SHLAA).

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

7. Appraisal

7.1 The site was assessed as part of the Strategic Housing Land Availability Assessment (SHLAA) and was found to be deliverable and developable. The SHLAA appraisal follows.

- 7.2 The site is located south of the recent housing development in Hopton, between Lowestoft Road and Longfulans Lane. Large in size with a gentle slope eastwards and the site is currently used for agricultural and grazing purposes. The agricultural land is Grade 2.
- 7.3 The site is adjacent to the village development limits of Hopton and is considered to have a good access to a range of facilities such as local shops, bus services and medical facilities. In terms of highways and access, Norfolk County Council commented that the site is generally acceptable for estate scale development as the site is in an acceptable location for the provision of local services and public transport. The site would require access from Lowestoft Road and frontage should be set back from Longfulans Lane.
- 7.4 In terms of environmental suitability, Anglian Water have indicated that there are major constraints in regard to sewerage infrastructure and that flow attenuation would be required that would need a larger wet well at the pumping station. In addition there is no capacity for surface water sewers therefore alternative drainage measures such as may need to be explored where appropriate.
- 7.5 The site is potentially suitable as a greenfield extension to the south of Hopton and could yield 200 units at 30dph whilst maximising an appropriate range of dwelling types for this area.

8. Assessment

- 8.1 The application site has been assessed through the SHLAA and has also been to the Local Plan Working Party in June 2017 for the Primary Villages (as identified in the Core Strategy) Housing Allocations Recommendations. The site was recommended to the Local Plan Working Party as recommended site for development within Hopton. The assessment of Hopton in relation to the two recommended sites is as follows:

Hopton overall context:

- Identified as 'Primary Village' in CS with modest range of facilities serving both resident and tourist needs. Served by regular public transport to Great Yarmouth, Gorleston and Lowestoft. Very accessible by car via A47 (formerly A12) trunk road.
- Important and strengthening local tourist industry – £8m spent on Hopton's New coastal defences, funded by Bourne Leisure. Further coastal defences to be funded by Potters Holiday Resort (hosts Bowls World Championship).
- Popular residential location. Recent housing growth i.e. 150 dwellings completed to east of A12. Post 2013 c. 50 completions and c. 200 dwellings in pipeline.
- Parish Council preparing a neighbourhood plan. (Whole parish of Hopton-on-Sea designated as a Neighbourhood Plan Area on 7 March 2017.)
- Relatively unconstrained compared to most other Primary Villages. Significant amount of land has been put forward for development, mainly Norfolk County Council owned agricultural land.

- Challenge to ensure new development successfully integrates to existing village area i.e. appropriate walking and cycling links. Appropriate design measures to reduce cellular development.

- 8.2 The Local Plan Working Party assessed the site and agreed to recommend that the current application site and the site to the south known as site 32 on the Local Plan Working Party documents be recommended for allocation. Following the recommendation of the Local Plan Working Party the agent was contacted to discuss amendments to this current application which would allow for the site to be looked at in conjunction with site 32 to enable a complimentary access between the sites and to look to the required highway improvement works which would allow site 32 to be brought forward. The application being looked at is for the development of up to 200 houses although the amended plans show the provision of additional accesses which may be utilised to bring forward other developments.
- 8.3 Following the submission of the revised details, further consultation responses have been requested and have not currently been received at the time of writing. Any responses received prior to the Development Control Committee can be verbally reported. The application has been brought to Committee in the absence of further consultation responses as the amendments which have been made have been made at the request of the Local Planning Authority. Should the amendments result in objections to the application that cannot be overcome the application will be brought before members again. This is not an envisaged outcome and therefore in the interest of keeping applications moving and not frustrating development the application in current form is the subject of the recommendation.
- 8.4 There has been one consultation response from a local resident. The response requested conditions are placed upon any grant of planning permission. One of the requested conditions was that the public open space is conditioned to be sited where it is located on the indicative plans. Although this is not applied for at this stage and cannot be conditioned the location of the public open space has come about following pre-application discussions and is the preferred option, from a planning perspective, for the open space and would therefore be the preferred option for a reserved matters application. The location of the open space as demonstrated on the indicative plan mitigates the impact of the development on the properties that adjoin the application site and integrates the site to the existing built form of Hopton. The integration into the existing village was one of the points noted by Strategic Planning while making recommendations for future site allocations and this development in the indicative form addresses this issue partially through the geographical location but also by the location of the proposed public open space.
- 8.5 A further condition requested is the retention of and the strengthening of existing hedging which would encourage wildlife. As stated within the planning statement submitted in support of the application this shall be conditioned, as details of landscaping, to be submitted and approved as part of the reserved

matters application. The concern regarding the loss of boundary hedging was also stated in relation to the access requesting that a reduction in accesses off Lowestoft Road should be considered. The access from Lowestoft Road form part of the application and are supported by Norfolk County Council Highways and as such there is not a request to reduce or alter these access points.

- 8.6 The Parish Council have provided extensive comments on the application and have stated that they are liaising directly with the agent to seek to have their requested restrictive covenants placed upon the site. Restrictive covenants do not fall within the remit of the Borough Council and are therefore between the Parish Council and the applicant. Some of the requested conditions by the Parish Council fall within the remit of the Highways Authority. While a further Traffic Assessment has been requested by the Parish without this being requirement of the Highways Authority it is not considered a necessary requirement to enable the development to progress and would therefore fail the tests laid down with the National Planning Policy Framework for conditions on a planning permission.
- 8.7 Planning conditions must be assessed against paragraph 206 of the National Planning Policy Framework which is at 3.10 of this report. The requested condition for all of the proposed dwellings to be no more than two storeys is not in line with paragraph 206 and would not be upheld at appeal as it is not necessary for the development to be approved. There is no current local or national planning policy which restricts developments to specific storeys and this is a matter for the reserved matters application which will look at the design and scale of the development. A development should be well integrated to the existing character and form of the area and this shall be taken into account and appropriate weight allotted to the design and heights of the dwellings at reserved matters stage.
- 8.8 Permitted development rights are afforded by virtue of the General Permitted Development Order 2015 (as amended). These rights grant buildings and land, such as dwellings, permitted rights to carry out works without having to apply for express planning permission. To remove permitted development rights at the outline stage would be an inappropriate use of power and would fail the test under paragraph 206 of the National Planning Policy Framework. If, at reserved matters stage, the removal of permitted development rights is deemed appropriate to dwellings this will be applied.
- 8.9 A restriction on the number of dwellings approved under an outline application is a consistently applied condition although it should be noted that should a full application be submitted or a variation of condition application be submitted this will be assessed on merit and it may be appropriate to vary a condition when assessed on planning merits. The request for an open plan development also fails the test for a condition to be applied to an outline application with all matters reserved apart from access. Although Great Yarmouth does not have a design guide large applications, at reserved matters stage, are looked at and encouraged to be well designed places to live. The Parish Council, while requesting these as planning conditions are

undertaking discussions with the agent for the development about restrictive covenants which is a proactive way of seeking their desired outcome.

- 8.10 The Parish Council have requested the adoption of roads in a phased manner. The adoption of roads as public highway is for the Highway Authority although conditions have been requested by the Highway Authority and shall be on any grant of planning permission that is made regarding the surfacing of the roads and the details required. The management of market flats has been requested. At this stage the type of dwellings is not applied for and therefore a condition relating to a specific type of dwelling is not appropriate. Management of open space and public areas is covered by the s106 agreement.
- 8.11 Wheel cleaning and a site compound for parking are standard conditions as requested by the Highways Authority and shall form part of the conditions of any grant of planning permission. Protected trees shall be protected throughout the development and this can be conditioned as is the norm for protected trees on large application sites. It is noted by the Tree and Landscape Officer that the trees that are worthy of protection and retention are not located within an area of construction and he has not requested a specific condition. This can change as the application is outline only and therefore the exact layout is not known and can be placed on this permission if granted or at reserved matters stage. A request not to start development until all conditions are met is appropriate to pre-commencement conditions which are applied where necessary.
- 8.12 The Parish requests regarding the s106 agreement are useful points of discussion. S106 agreements are based on policy and mitigation and as such are open to some negotiation. Green Infrastructure has been amended following the comments from Natural England and Norfolk County Council to include an additional public footpath which has been shown on the revised drawings. In addition payment will be requested in line with Natural England's consultation response and policy CS14 of the adopted Core Strategy.
- 8.13 The education contribution is requested by Norfolk County Council and is detailed within the full consultation response. Where there is adequate provision of spaces at different levels of education no contribution is sought. The public open space and children's play area is requested in accordance with current policy and is detailed at paragraph 2.16 of this report. The provision of apprenticeships to form part of the section 106 agreement has been utilised by other local authorities in appropriate circumstances and while it can be requested there is no local policy which would support a negotiation on this point.
- 8.14 Members will note the comments in the SHLAA assessment and the response from Anglian Water note the existence of Anglian Water assets and the risk of flooding downstream in relation to the foul sewer networks capacity. In response to this specific application Anglian Water have stated that the foul drainage from this site is in the Lowestoft Water Recycling Centre that will have available capacity for the these flows. In terms of the impact upon the fol

drainage network whilst stating that there the flows from this development will lead to unacceptable risk downstream they have stated that a drainage strategy has already been agreed and that this can be overcome by planning condition. Following the submission of additional information the LLFA are also satisfied that the development can be adequately drained in relation to surface water.

- 8.15 The proposed development lies outside of the village development limits however the Interim Housing Land Supply Policy (IHLSP) has been drafted and adopted in order that developments, specifically those for housing outside of the village development limits can be assessed with a view to meeting housing targets prior to the adoption of the site specific allocations. The IHLSP is a material consideration and as such shall be afforded appropriate weight as a means of assessing development for housing outside of village development limits. The IHLSP is only to be utilised when the Council's five year housing land supply policy includes 'deliverable' sites identified through the Strategic Housing Land Availability Assessment. The site has been assessed as part of the Strategic Housing Land Availability Assessment as site HO05 and therefore the IHLSP is applicable, the objections found during the SHLAA assessment have been overcome and therefore this report finds the site deliverable and developable.
- 8.16 The site has also been assessed through the potential site allocations by the Local Plan working party with the recommendation to allocate the site for residential development at a future date. This was undertaken in the full knowledge, and has been assessed as part of this application against the National Planning Policy Framework. While the development will result in the loss of Grade 2 agricultural land, by bringing forward a large scale development with the potential to facilitate further development the application, on balance, complies with both local and national planning policy.

9. Recommendation

- 9.1 Approve the application with requested conditions by consulted parties and appropriate conditions to ensure an adequate form of development. This specifically excludes the conditions that do not meet the requirements of paragraph 206 of the National Planning Policy Framework.
- 9.2 It is recommended that permission is not issued until a s106 agreement has been agreed and signed by all relevant parties. The s106 agreement shall include those provisions requested by consulted parties barring those excluded within this report and those of the Local Planning Authority to include Natura 2000 contribution, affordable housing, public open space or payment in lieu of and children's recreation or payment in lieu of. The s106 agreement will include provision for a management agreement to exclude any liability for open space, children's play space or drainage which shall be managed by nominated body which can include management company.

Secured by Design



NORFOLK
CONSTABULARY

Our Priority is You

FAO
Miss G Manthorpe
Planning Services
Development Control
Town Hall
Hall Plain
Great Yarmouth
Norfolk
NR30 2QF

Norfolk Constabulary

Community Safety Department
Police station
Howard St North
GT Yarmouth
NR30 1PH

Tel: 01493 333349
Mobile: 07920 878216
Email: wolseyr2@norfolk.pnn.police.uk

www.norfolk.police.uk
Non-Emergency Tel: 101

Ref: 06/17/0339/O

Date: 20/06/17

Planning Application

Proposed res. development (up to 200 dwellings) & open space associated works including allotments at Lowestoft Road (Land East of), Hopton, GREAT YARMOUTH, NR31 9DB

Dear Miss Manthorpe,

Thank you for inviting me to comment on the above outline Planning Application. In terms of this application I have the following observations and comments:

I believe the provision of two entrance roadways off Lowestoft Road to be appropriate for the needs of this development but I am mindful that should the central roadway connect through to Coast Road (*not part of this application*), this development will suffer from additional vehicular use from estates to the east and become an obvious cut through. I would prefer that any subsequent application to develop the parcel of land to the east onto Coast Road, does not necessarily link the two developments together.

I am pleased to see *criminally* restrictive cul-de-sac's in the design rather than linked and overly permeable roadways and problematic parking courts are I am pleased to note absent.

Because of its distant position, the large Public Open Space (POS) in the north-eastern corner of the site will not be provided with adequate active surveillance from surrounding



dwellings and the potential for criminality and anti-social behaviour is likely without nearby surveillance. Such a large space should be surrounded by the active frontages of dwellings to provide such beneficial cover. I would be keen to know whether any play facilities are considered likely for this space.

I am uncertain as to the value of the split and centrally located POS's situated adjacent to the main roadway. This split location has the potential to increase danger for younger users crossing between the parcels and consequently drivers using the roadway. I would encourage the parcels to be joined and positioned so that active frontages of dwellings provide beneficial surveillance cover and potential roadway dangers are negated.

I am pleased to note no unnecessary footpath permeability to/from the site and gardens are designed back to back without potential for criminally attractive, lengthy rear access pathways.

Allotment crime is an ongoing issue in the district mostly due to land being isolated from nearby dwellings and thereby vulnerable to attack. Locating the allotment facility along the southern elevation beside Longfulans Lane, screened off by vegetation and without nearby overlooking surveillance will likely bring crime to it. Boundary hedging or other vegetation cannot be regarded as security treatment and must be reinforced by appropriate security features/products as per Secured by Design (SBD), Homes 2016 guidance. As each plot is provided with a garden, I would ask the need for allotment space to be reconsidered.

I look forward to providing further comment and recommendations when additional detail is available.

I recommend the applicant fully embraces the principles of Crime Prevention through Environmental Design (CPTED) and the adoption of the principles contained within SBD, Homes 2016 which can be downloaded from www.securedbydesign.com. If the applicant wishes to discuss how Secured by Design could be delivered or requires any further assistance, please do not hesitate to contact me.

Yours sincerely

Mr Dick Wolsey
Architectural Liaison Officer
GT Yarmouth Police station
www.securedbydesign.co.uk





NOTES:

This drawing is submitted for use in the application and design to be used for planning purposes.
 The proposed development is shown in relation to the site and its surroundings as shown on the aerial photograph.
 This drawing may not be reproduced in any form without prior written agreement.
 Do not scale from this drawing, use metric dimensions only.



App. No. 06/17/039/0
REVISED PLAN
 Received 2nd October, 2017

DATE SUBMITTED	22/09/17	DATE RECEIVED	22/09/17
PROJECT NAME		Planning Submission	
PROJECT LOCATION		PLANNING AREA	
PROJECT DESCRIPTION		AS	
CLIENT: Hertford County Council PROJECT: Land Use of Lymington Road DRAWING: Lymington Plan SCALE: 1:1000 SHEET: 17 TOTAL SHEETS: 18 PROJECT NO: 01-01-15-2-1182 DRAWING NO: 01			

Reference: 06/17/0390/F

Parish: Fleggburgh

Officer: Mrs Gemma Manthorpe

Expiry Date: 20/10/17

Applicant: Mr M Dixon

Proposal: Proposed construction of 3 no. accommodation lodges.

Site: The Kings Arms Public House, Main Road, Fleggburgh.

1. REPORT

- 1.1 The application site is part of the outdoor space attached to a public house. The land is currently grassed and is used for purposes incidental to the use of the public house including the provision of a fenced in storage area which is proposed to be removed should the proposed development be approved. The site is located adjacent to the Grade 2 listed church and as such the setting of the listed building must be considered as part of the application.
- 1.2 The application is for the erection of three detached accommodation lodges to allow for overnight accommodation to be provided at the site. The planning statement states that the existing building is not able to facilitate such development and as such the detached option is being applied for.
- 1.3 The location of the proposed lodges has been altered in accordance with a consultation response from the Conservation Officer and full consultations were carried out following the submission of the revised plans.
- 1.4 There is previous history on the site as follows:

07/07/0764/F – Siting of residential caravan, catering trailer, smokers pergola, games room and storage container and erection of a fence – Withdrawn 27-05-2009.

06/07/0865/F – Temporary siting if static caravan for additional family – Approved 30-11-2007.

06/10/0459/CU – Retrospective application for change of use of part of the public house to hot food takeaway – Approved 27-10-2010

06/11/0005/F – New side and rear extensions to accommodate new restaurant, kitchen, staff and public toilets. Covered area for bins and smokers area - Withdrawn 25-01-11

06/11/0086/F – Side and rear extensions to accommodate new restaurant, kitchen, staff and public toilets. Covered area for bins and smokers area - Approved 11-04-2011

2. Consultations :-

2.1 Neighbours – There has been objections from six properties to the application, the main reasons for objection are as follows:

- May be a 5m high wall visible from neighbouring property.
- The parking marked as 'additional' is existing.
- Parking is already a problem as users of the public house already have to park on the road or at the village hall.
- No need for accommodation in this location.
- Guests of the lodges will come and go at any hour, not those limited by the opening hours of the pub.
- The site layout drawing is out of date and inaccurate.
- There is security fencing around the store room that is not shown, will this be removed.
- Is the willow tree going to be removed.
- The lighting will cause a disturbance.
- Soakaways are not permitted in stated location, has drainage been assessed.
- Overdevelopment of the site.
- Outdoor music and events.
- Not complaint with building regulations.
- No consultation with neighbours by applicant was carried out therefore the information submitted is incorrect.
- Increase in private functions will cause nuisance.
- The units will be accessible all hours including when the business is closed.
- The revised plans put the units nearer other properties.
- Increased noise by people coming and going from units.
- Soakaways too close to adjacent property.
- Overdevelopment.

2.2 Parish Council – The Parish Councils first response to the application was an objection by a majority of 5/1, the reasons for the objection are; insufficient

parking provision, proposed parking spaces currently in use. Loss of amenity by neighbours.

The Parish Council object to the revised drawings noting that the proposed buildings have been moved on the site. The Council objects to the revision as it is too close to the neighbouring property, which is underpinned with 9 metre piles. Concern has been raised that the use of soakaways may undermine neighbouring properties.

- 2.3 **Norfolk County Council as Highway Authority** – No objection to the application, a condition has been requested to have the four parking spaces annotated on the plans laid out and demarcated prior to the commencement of the use applied for. A secondary consultation response was sought for clarification as the car parking spaces are in existence and a further response was received:

I am aware that the parking spaces to the rear of the property are existing spaces, which are clearly marked on site (as observed on my site visit).

However, notwithstanding this, in highway terms I consider it is a requirement of the proposals for parking to be permanently available for occupiers of the proposed holiday units. It seems acceptable to me for these spaces, being remote from the main car park, to be used for the holiday units rather than spaces on the main car park where the spaces are better suited to the short term turn around that will occur from patrons of the pub/restaurant. If there are periods where it is known the lodges will not be occupied then it could be that the spaces are opened to general use, however, I consider this would be difficult to enforce and would conflict with the aims of ensuring longer term parking availability on site for the lodges given the occupiers of these may be there for several days as opposed to hours.

Further parking could be provided to offset the above but would remove all the amenity land from the property, something I suspect that would not be acceptable in planning terms or from neighbouring properties who presently that buffer.

Accordingly my earlier response and recommend condition stands.

As an aside, whilst I have read some of the comments made in response to this application, it should be noted that the application is for three no. detached accommodation lodges; I see nothing in the application for expansion of any other facilities/use other than in relation to servicing the needs of the lodges. In highway terms the application has been assessed accordingly. The existing activities and the success/or failure thereof that are

permitted under the permitted use of the development are a matter of fact and have no bearing on this application. Existing issues of inconsiderate, obstructive or dangerous parking on the highway is a matter for the Police.

- 2.4 **Historic Environment Service** – The proposed development site lies within the historic core of Fleggburgh immediately adjacent to St. Margaret's church, the closest proposed lodge being less than 10 metres from the church tower. Churches were often the focus settlement activity in the Anglo-Saxon and medieval periods. In addition, it is possible that the western churchyard boundary was relocated eastwards in the late medieval or early post medieval periods. It is possible, therefore, that significant heritage assets, buried archaeological remains relating to human burials and settlement activity of Anglo-Saxon and medieval date may be present within the area of the proposed lodges.

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

In this instance the programme of archaeological work will comprise the monitoring under archaeological supervision and control of groundworks associated with the development.

We suggest that the following conditions are imposed:-

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

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

C) The development shall not be occupied until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the archaeological written scheme of investigation approved under condition (A) and the provision to be made for analysis,

publication and dissemination of results and archive deposition has been secured.

- 2.5 **Building control** – Following revised drawings and materials at the request of the Building Control Officer further comments are yet to be received. These shall be available prior to committee and shall be reported verbally.
- 2.6 **Environmental Health** – No objection to the application, condition requested restricting hours of work to 07:30 to 18:00 hours Monday to Friday and 08:00 hours to 13:00 hours Saturdays with no work on Sundays or bank holidays. This is for the construction of the lodges and not the hours of operation. A second consultation was carried out to both the commercial and the domestic teams to enquire as to whether there were any noise complaints received at the site. There have been no noise complaints received to either team within the Environmental Health Department.

3 National Policy:- National Planning Policy Framework (NPPF)

- 3.1 Paragraph 128: In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes or has the potential to include heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.
- 3.2 Paragraph 129: Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this assessment into account when considering the impact of a proposal on a heritage asset, to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposal.
- 3.3 Paragraph 131: In determining planning applications, local planning authorities should take account of:
- the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;

- the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- the desirability of new development making a positive contribution to local character and distinctiveness.

3.4 Paragraph 28. Planning policies should support economic growth in rural areas in order to create jobs and prosperity by taking a positive approach to sustainable new development. To promote a strong rural economy, local and neighbourhood plans should:

- support the sustainable growth and expansion of all types of business and enterprise in rural areas, both through conversion of existing buildings and well designed new buildings;
- promote the development and diversification of agricultural and other land-based rural businesses;
- support sustainable rural tourism and leisure developments that benefit businesses in rural areas, communities and visitors, and which respect the character of the countryside. This should include supporting the provision and expansion of tourist and visitor facilities in appropriate locations where identified needs are not met by existing facilities in rural service centres; and
- promote the retention and development of local services and community facilities in villages, such as local shops, meeting places, sports venues, cultural buildings, public houses and places of worship.

4 Core strategy – Adopted 21st December 2015

4.1 Policy CS6 – Supporting the local economy

4.2 The Borough of Great Yarmouth has a diverse local economy. It is the main service base in England for the offshore energy industry and has a thriving seasonal visitor economy. To ensure that the conditions are right for new and existing businesses to thrive and grow, there is a need to continue to strengthen the local economy and make it less seasonally dependent. This will be achieved by (partial):

g) Supporting the local visitor and retail economies in accordance with Policies CS7 and CS8

h) Encouraging the development of small scale business units, including those that support the rural economy and rural diversification

4.3 Policy CS8 – Promoting tourism, leisure and culture

4.4 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

5. Legislation

- 5.1 In considering whether to grant planning permission [or permission in principle] for development which affects a listed building or its setting, the local planning authority must have regard to Sections 16 and 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 which requires the Council to have special regard to the desirability of features of special architectural or historic interest, preserving listed buildings and their settings in exercise of planning functions.

6. **Assessment**

- 6.1 The three lodges proposed are to serve as overnight accommodation for the Kings Arms Public House Fleggburgh, the design and access statement highlights the success of the business and states that the lodges will increase revenue to the business. Notwithstanding the description as primarily to be used as guest accommodation should the application be approved a condition will be placed upon the land requiring that the use is restricted to holiday accommodation only. The lodges are not capable of being self-contained as there are no cooking facilities.
- 6.2 There are several objections to the application, one of which is that the site plan is inaccurate. The site has been assessed following a site inspection so that the layout of the existing public house is known. The location of the lodges has been amended following consultation from the Conservation section who raised concerns that the original position would have a detrimental impact on the setting of the listed church located in close proximity to the boundary of the application site. The relocation of the lodges has placed the closest lodge 12 metres from the church wall. The conservation department have stated that the application can be supported in its current form and that improvements by way of soft landscaping can be looked at.
- 6.3 The location of the lodges has also been amended to set them 1.5 metres away from the boundary that adjoins the property known as Georgian House. The location of the soakaway, following concerns raised by consulted parties, has also been moved away from the boundary with the Georgian House and placed to the frontage of the proposed lodges. The details submitted in support of the application state that the soakaways will be constructed to building regulations standard.
- 6.4 The height at the boundary of the Georgian House is 2548mm. A boundary fence to the site could be, without express planning permission, 2m in height. It is assessed that the additional 548mm in height is not so significantly detrimental to the enjoyment of the adjoining dwelling to recommend refusal of the application. The movement of the lodges a further 500mm from the boundary will further mitigate the impact that the proposed development will have on the adjoining dwelling.
- 6.5 A number of objections state that the lodges will facilitate additional functions and outdoor activity and note late night music being played at the venue and outside. The application under consideration is for the lodges only and any existing use of the land is not subject to the current application. This point is also noted by the Highways Officer who states that the permitted use of the land is not being applied for, only the holiday lodges are. Further consultations were undertaken

with the Environmental Health Department to enquire as to whether any noise complaints had been made and there are no recorded complaints from this business. Should any activity which is ongoing at the site cause a nuisance to any neighbours this could be adequately addressed through Environmental Health legislation.

- 6.6 The applicants underwent pre application discussions with the Conservation Department prior to the submission of the application and this resulted in changes to the glazing. Although the application site is not located within a conservation area and the public house is not a listed building the site is located at the boundary of to the church which is a listed building and therefore the application affects the setting of a listed building. When assessing the application the effect on the building must be assessed and a decision made taking into account the effect on the listed building. The amendments to the application demonstrate that the effect on the listed building has been considered and the recommendation is made having taken due and proper consideration of the setting of the listed building.
- 6.5 Concerns have been raised that the lodges will not have restricted hours and this will cause noise disturbance. There are no objections raised by Environmental Health Officers regarding the potential impact of noise on the adjoining property and it is therefore assessed that the use is compatible, being e accommodation, adjacent to a residential dwelling. It is noted that there is a potential for persons to drink outside the units although they are located within an existing beer garden which is utilised by the public house for persons to drink in. The absence of restrictions on times that potential future occupants may choose to drink is not, in planning terms, judged as having the likely impact of having a significant adverse effect on the enjoyment of the nearby residential properties. Should noise nuisance occur Environmental Health have legislation that can be used to assess the affect and address statutory nuisances.
- 6.6 Concerns were raised regarding the willow tree on site as this was not shown on the submitted plans. Following the raising of these concerns a Tree Preservation Order has been served on the site and will come into force, provided it is not appealed, by the end of August 2017. No representations had been reported at the time of writing. Given the pending protection the tree shall remain on site unless an application is submitted to remove the tree.
- 6.7 Objections have been raised stating that the parking spaces are already in existence and are therefore not new. The Highways Officer has noted, through additional comments, that the spaces which are currently on site are acceptable. The Highways Officer has commented that should residents have concerns about parking in the vicinity or any dangerous behaviour by road users then police should be notified. The Highway Officers comments are unequivocal that taking

into account all relevant considerations there is no highways objection to the application.

6.8 The Parish Council raised objections to the application on the grounds that the location of the lodges are too close to the neighbouring property and the location of the soakaways. As stated above the soakaways have been relocated on the site following the Parish Councils objection and shall be building regulation compliant, there is no planning reason to recommend refusal on the location of the soakaways. The proximity to the nearest residential property is noted, the appearance and size of the lodges adequately mitigate the visual impact and effect on the adjoining dwelling and as such the effect on the character of the area and residential amenities is not deemed to be significantly detrimental.

6.9 The National Planning Policy Framework encourages and supports economic growth in rural areas. The Core Strategy is in line with this policy and encourages rural diversification and a prosperous rural economy. The additional accommodation to further the business use of the public house is supported by local and national planning policy.

7. RECOMMENDATION :-

7.1 The recommendation is to approve the application with all conditions referenced, requested by consulted parties and any additional ones to ensure an adequate form of development.



Reference: 06/17/0443/O

Parish: Fleggburgh

Officer: Mrs Gemma Manthorpe

Expiry Date: 10-11-17

Applicant: Mr F S Brown

Proposal: Residential Development with garages and parking.

Site: New House (Land adj to) Rollesby Road Fleggburgh

1. REPORT

- 1.1 The application is an outline application with appearance and landscaping reserved. Layout, scale and access are part of the current application. The application has been amended from five proposed dwellings to four proposed new dwellings at land to the east of Rollesby Road Fleggburgh. The land currently forms part of the curtilage of a residential property known as New House. The proposed donor property, New House, is accessed off Tretts Lane
- 1.2 The application site area is 0.374 hectares and is bounded to the north by a track identified on the proposed plans and a pair of semidetached dwellings, the donor property is located to the east and Tretts Lane is located to the south. Across the road to the west are existing residential dwellings.
- 1.3 There is no planning history for the site which is subject to the application.

2. Consultations :-

All consultations are available to view online at Great Yarmouth Borough Councils Website and are on the file which can be seen at the Town Hall during Borough Council opening hours.

- 2.1 **Parish Council-** The Parish Council supports the application. The Council feels it is appropriate to have the four entrances and exits rather than all properties using one access. Concern was expressed about low light levels from overhanging trees. The footway from Tretts Lane to Lilac Cottage would be an advantage, as it will encourage walking. A second consultation response provided by the Parish Council supported the application.
- 2.2 **Neighbours** – There has been one letter in support of the application, the support is summarised as follows:
 - The development, with the previously approved development on the same road, will reduce ongoing speeding issues at this stretch of road.
 - A continuous line of dwellings will encourage drivers to slow down at this stretch of road.

- The provision of pavements will make the road safer.

There have been 8 neighbour objection to the application, a sample of which are attached to this report and they are summarised below:

- The plans are out of date and do not show all properties in the locality.
- The accesses are dangerous.
- Cars speed along this section of road.
- If precedent is set further development could occur on the land outlined in blue.
- The land that the development is proposed upon has restricted light.
- Assurance is required that the existing water supply would not be interrupted or reduced during or after the development.
- Insufficient infrastructure within the village to cope.
- Previously approved developments should supply satisfy the need for new housing at this time.
- Development would be detrimental to the setting of a listed building.
- Plans show a footpath that doesn't exist.
- Contrary to Norfolk Transport Plan 2026 as it does not reduce reliance on cars.
- Application site is the countryside.
- The extension of residential development would have an impact to the landscape of the broads and countryside.
- Contrary to the Borough Wide Local Plan.
- Contrary to HOU17 of the Borough Wide Local Plan.
- Contrary to the Core Strategy.
- How will the new footpath be drained?
- Where will the footpath encourage walking to?

2.3 **Norfolk County Council as Highway Authority** – No objection subject to conditions that restrict obstructions across accesses, visibility splays are provided, that the access and parking is completed prior to use and subject to highway improvements.

2.4 **Broads Authority** – No objection.

2.5 **Environmental Health** – No objection subject to conditions relating to land contamination and hours of work. They have also noted space standards and air quality.

2.6 **Strategic Planning** – No objection

3. **National Planning Policy Framework**

3.1 The presumption in favour of sustainable development is set out under paragraph 4.

- 3.2 Paragraph 49: Housing applications should be considered in the context of the presumption in favour of sustainable development. Relevant policies for the supply of housing should not be considered up-to-date if the local planning authority cannot demonstrate a five-year supply of deliverable housing sites.
- 3.3 Paragraph 50 states that to deliver a wide choice of high quality homes, widen opportunities for home ownership and create sustainable, inclusive and mixed communities, local planning authorities should:
- Plan for a mix of housing based on current and future demographic trends, market trends and the needs of different groups in the community (such as, but not limited to, families with children, older people, people with disabilities, service families and people wishing to build their own homes);
 - identify the size, type, tenure and range of housing that is required in particular locations, reflecting local demand; and
 - where they have identified that affordable housing is needed, set policies for meeting this need on site, unless off-site provision or a financial contribution of broadly equivalent value can be robustly justified (for example to improve or make more effective use of the existing housing stock) and the agreed approach contributes to the objective of creating mixed and balanced communities.
- 3.4 Paragraph 17. Within the overarching roles that the planning system ought to play, a set of core land-use planning principles should underpin both plan-making and decision-taking. These 12 principles are that planning should (extract):
- always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings;
- 3.5 Paragraph 56. The Government attaches great importance to the design of the built Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.
- 3.6 Paragraph 66. Applicants will be expected to work closely with those directly affected by their proposals to evolve designs that take account of the views of the community. Proposals that can demonstrate this in developing the design of the new development should be looked on more favourably.

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

- 4.1 Local Policy - Saved Great Yarmouth Borough-Wide Local Plan Policies (2001):
- 4.2 Paragraph 215 of the NPPF states that due weight should be given to relevant policies in existing plans according to their degree of consistency with the NPPF. The closer the Local Plan is to the policies in the NPPF the greater the

weight that is given to the Local Plan policy. The Great Yarmouth Borough Wide Local Plan was adopted in 2001 and the most relevant policies were 'saved' in 2007. An assessment of policies was made during the adoption of the Core Strategy December 2015 and these policies remain saved following the assessment and adoption.

- 4.3 The Saved Policies listed have all been assessed as being in general conformity with the NPPF, and add further information to the policies in the NPPF, while not contradicting it. These policies hold the greatest weight in the determining of planning applications.
- 4.4 HOU10: Permission for new dwellings in the countryside will only be given in connection with agriculture, forestry, organised recreation, or the expansion of settlements.
- 4.6 HOU17: Subdivision should not lead to development which is out of character and scale with the area.

5. Core Strategy:

- 5.1 **Policy CS1:** This policy promotes sustainable communities and development which would complement the character of an area.
- 5.2 **Policy CS2:** This policy identifies the broad areas for growth by setting out the proposed settlement hierarchy for the borough. CS2 seeks to ensure that new residential development is distributed according to the following settlement hierarchy, with a greater proportion of development in the larger and more sustainable settlements:

Approximately 5% of new development will take place in the Secondary and Tertiary Villages named in the settlement hierarchy.

- 5.3 To ensure that new residential development in the borough meets the housing needs of local people, the Council and its partners will seek to:
 - a) Make provision for at least 7,140 new homes over the plan period. This will be achieved by (inter alia a-g.)
- 5.4 **Policy CS9:** This policy seeks to encourage well designed and distinctive places, particularly conserving and enhancing biodiversity, landscape quality and the impact on and opportunities for green infrastructure.

6 Interim Housing Land Supply Policy

- 6.1 The Interim Housing Land Supply Policy falls outside of the statutory procedures for Local Plan adoption it will not form part of Great Yarmouth Borough Council's Development Plan. The Interim Housing Land Supply Policy will however be used as a material consideration in the determination of planning applications with appropriate weight applied.

- 6.2 The Interim Housing Land Supply Policy seeks to facilitate residential development outside but adjacent to development limits by setting out criterion to assess the suitability of exception sites. The criterion is based upon policies with the NPPF and the adopted Core Strategy.
- 6.3 New Housing development may be deemed acceptable outside, but adjacent to existing Urban Areas of Village Development Limits providing the following criteria, where relevant to development, have been satisfactorily addressed: inter alia points a to n.

7. Legislation

- 7.1 Sections 16 and 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 require the Council to have special regard to the desirability of preserving listed buildings, their settings and any features of special architectural or historic interest

8. Appraisal

- 8.1 The application is an outline application with the access, layout and scale agreed at this stage with the appearance and landscaping as reserved matters. The original application was for 5 new units which have been revised down to 4. The application site is outside the village development limit with the development limit adjacent the south west boundary on the opposite side of the road. A listed building is positioned to the North West called The Shrubbery.
- 8.2 The four dwellings access off Rollesby Road with the northern plot accessing off an existing track. The residential unit is surrounded by residential properties on its north, west and south side with the bowling green to the east. The surroundings are generally of a low density of housing, but there is a higher density to the south west.

9. Assessment

- 9.1 The proposed development is considered to be acceptable in this location. Although it is positioned outside the village development limit it is adjacent on the south west boundary. The proposed development lies outside of the village development limits however the Interim Housing Land Supply Policy (IHLSP) has been drafted and adopted in order that developments, specifically those for housing outside of the village development limits can be assessed with a view to meeting housing targets prior to the adoption of the site specific allocations. The IHLSP is a material consideration and as such shall be afforded appropriate weight as a means of assessing development for housing outside of village development limits. The IHLSP is only to be utilised when the Council's five year housing land supply policy includes 'deliverable' sites identified through the Strategic Housing Land Availability Assessment. The site is positioned on the edge of Fleggburgh, but will act as an infill due to being surrounded by residential properties on three sides. The

properties are not deemed to be isolated and with the offsite improvement works recommended by highways the site is deemed to be sustainable. The site is supported by Strategic Planning and the housing will contribute to the housing requirements of secondary and tertiary villages.

- 9.2 The application includes the access whereby each of the houses have their own accesses onto Rollesby Road albeit the northern plot will be indirectly through the use of an existing track. The access has been a subjected commented on by a number of the objectors. Highways have assessed the site and have not objected subject to conditions. One of the conditions is for off-site highway improvement works which were shown in the submitted plans. The pedestrian footpaths and remodelling of the junction will ensure the site is sustainable and could create benefits.
- 9.3 The layout and scale of the site is deemed to be acceptable. The character of the area is a transition from the village through to the countryside where housing would be considered acceptable. Whilst recognising that the density is higher that the properties immediately north and west the density is similar to the properties to the south west. The proposed layout creates a suitable level of curtilage for each property. Accordingly the development is not considered out of character. The application has been reduced in size from 5 units to 4 which better reflects the character of the area. It should be noted that the appearance and landscaping are reserved matters. There are a number of trees on the boundary adjacent Rollesby Road.
- 9.4 Parish Council supports the application as the footpath would encourage sustainable walking and a less reliance on the motor vehicle. They have expressed concerns about light due to the trees. This could be addressed at a detailed stage.
- 9.5 The proposal is not considered to have an adverse or any notable effect on the setting of a listed building. The listed building 'The Shrubbery' is positioned on the opposite side of the road to the north west of the site. A number of neighbours raised the impact to the listed building as a concern. However the development is considered a suitable distance and separated by the road so that the impact to the setting is not considered significantly adverse.
- 9.6 The proposed development is not considered to significantly and adversely affect neighbouring properties. It is largely separated from its neighbours by a track to the north and a road to the west and south.
- 9.7 The water supply is an issue raised during the public consultation, however ensuring the development does not impact upon the water supply is a matter between the applicant and the water supplier. The Lead Local Flood Authority has not responded at the time of writing the report. However the application site is not within a flood zone or an area of critical drainage so they are unlikely to make comment. Accordingly the drainage can be dealt with by way of condition.

- 9.8 Objections had been received that the development encroached upon their land at Rose Cottage accordingly the application has been amended and the amount of units reduced so this land is not proposed to be built on.

10. Recommendation

- 10.1 **Recommended for APPROVAL** - for revised plan for 4 dwellings only with reserved matters to be submitted as part of a detailed application. The application should be subject to both Highway and Environmental Health conditions, drainage conditions, slab levels and any conditions suitable for an acceptable development.

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

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

Your Ref: 06/17/0443/O
Date: 6 October 2017

My Ref: 9/6/17/0443
Tel No.: 01603 638070
Email: stuart.french@norfolk.gov.uk

Dear Gemma

**Great Yarmouth: Residential development with garages and parking
New House (Land adj) Rollesby Road Fleggburgh GREAT YARMOUTH NR29 3AT**

Thank you for your re-consultation following receipt of revised plans.

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

SHC 08 Prior to the first occupation of the development hereby permitted the vehicular access shall be provided and thereafter retained at the positions shown on the approved plan (drawing number 2472.01 Rev F) in accordance with the highway specification (Dwg. No. TRAD 1) attached. Arrangement shall be made for surface water drainage to be intercepted and disposed of separately so that it does not discharge from or onto the highway carriageway.

Reason: To ensure satisfactory access into the site and avoid carriage of extraneous material or surface water from or onto the highway.

SHC 14 Notwithstanding the provision of Class A of Schedule 2, Part 2 of the Town and Country Planning (General Permitted Development) Order 2015, (or any Order revoking, amending or re-enacting that Order) no gates, bollard, chain or other means of obstruction shall be erected across the approved access unless details have first been submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of highway safety.

Continued/...

SHC 19 Prior to the first occupation of the development hereby permitted visibility splays shall be provided in full accordance with the details indicated on the approved plan. The splays shall thereafter be maintained at all times free from any obstruction exceeding 0.6 metres above the level of the adjacent highway carriageway.

Reason: In the interests of highway safety.

SHC 24 Prior to the first occupation of the development hereby permitted the proposed access, on-site car parking and turning area shall be laid out, demarcated, levelled, surfaced and drained in accordance with the approved plan and retained thereafter available for that specific use.

Reason: To ensure the permanent availability of the parking / manoeuvring area, in the interests of highway safety.

SHC 39A Notwithstanding the details indicated on the submitted drawings no works shall commence on site unless otherwise agreed in writing until a detailed scheme for the off-site highway improvement works as indicated on drawing number 2472.01 Rev F, namely footway, access and junction improvement works have been submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority.

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

SHC 39B Prior to the first occupation of the development hereby permitted the off-site highway improvement works referred to in Part A of this condition shall be completed to the written satisfaction of the Local Planning Authority in consultation with the Highway Authority.

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

Inf.1 It is an OFFENCE to carry out any works within the Public Highway, which includes a Public Right of Way, without the permission of the Highway Authority. This development involves work to the public highway that can only be undertaken within the scope of a Legal Agreement between the Applicant and the County Council. Please note that it is the Applicant's responsibility to ensure that, in addition to planning permission, any necessary Agreements under the Highways Act 1980 are also obtained and typically this can take between 3 and 4 months. Advice on this matter can be obtained from the County Council's Highways Development Management Group based at County Hall in Norwich, tel 0344 800 8040.

Continued/...

Public Utility apparatus may be affected by this proposal. Contact the appropriate utility service to reach agreement on any necessary alterations, which have to be carried out at the expense of the developer.

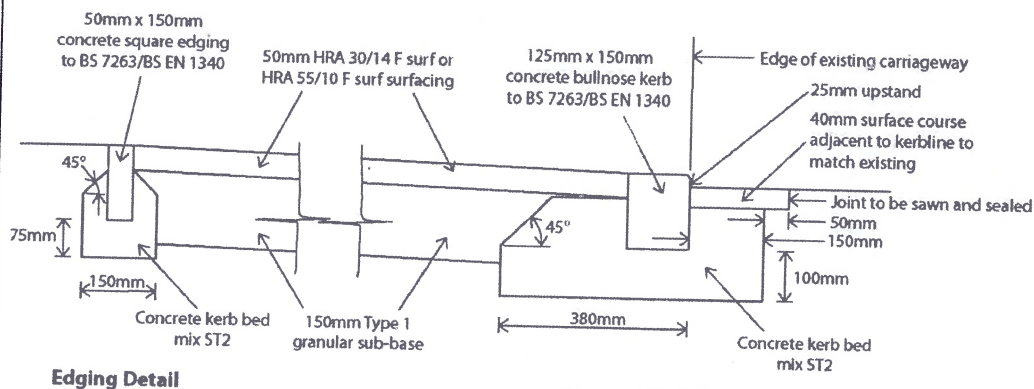
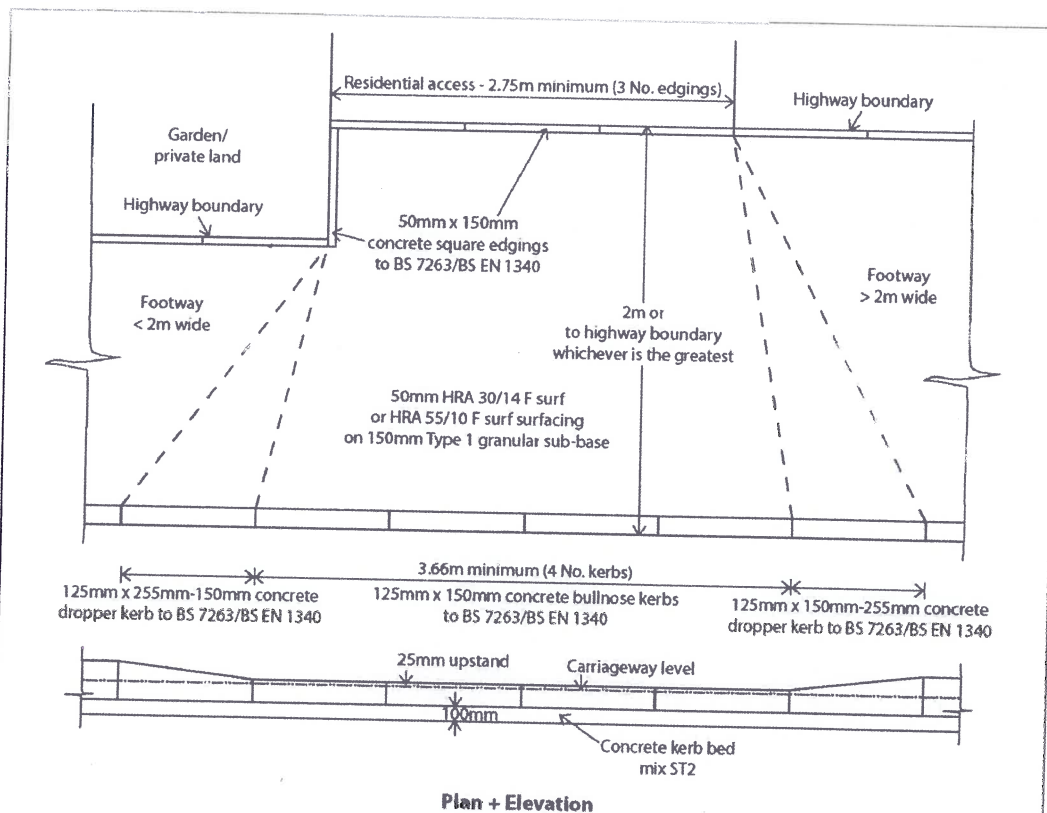
If required, street furniture will need to be repositioned at the Applicant's own expense.

Yours sincerely

Stuart French

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

Encl



Norfolk County Council
at your service

Footway Crossing - Typical Residential Access Details

November 2011

Dwg. No. TRAD 1

NTS

Notes:

Hot rolled asphalt (HRA) surface course references refer to specifications given in PD 6691:2010/BS 594987:2010.

Within conservation areas: -

1. Concrete conservation type kerbs and edgings shall be used in place of the standard BS 7263/BS EN 1340 kerbs and edgings.
2. 10mm/14mm clear resin coated gravel chippings shall be rolled into the surface of the HRA surfacing at a rate of 5.2kg/sq.m to give 50% shoulder to shoulder coverage.

Elaine Helsdon

From: Fleggburgh Parish Clerk <fleggburghpc@gmail.com>
Sent: 24 August 2017 21:01
To: plan
Subject: Planning Application Responses

Dear Planning

Fleggburgh Parish Council has considered the following planning applications, making the following comments.

06/17/0443/O Residential development at New House, Rollesby Road. The Council feels it is appropriate to have the 4 entrances and exits rather than all properties using one access. Concern was expressed about low light levels from overhanging trees. The footway from Tretts Lane to Lilac Cottage would be an advantage, as it will encourage walking. The Parish Council supports the application.

06/17/0479/F - Conversion of existing outbuilding - Tretts Lane - Parish Council supports.

06/17/0477 Extension and alterations, 6 Orchard Way - Parish Council supports.

06/17/0524/F Single storey extension, Barnstable, Pound Lane - Parish Council supports.

Regards

Catherine

Mrs Catherine Moore BSc FILCM
Locum Clerk, Fleggburgh Parish Council

Elaine Helsdon

From: Fleggburgh Parish Clerk <fleggburghpc@gmail.com>
Sent: 01 October 2017 16:05
To: plan
Subject: 06/17/0443/O New House (Land Adj), Rollesby Road, Fleggburgh

Fleggburgh Parish Council has considered the revised plans and **supports** the revised application.

Regards

--

Catherine

Mrs Catherine Moore BSc FILCM
Locum Clerk, Fleggburgh Parish Council

MEMORANDUM

From Environmental Health

To: Development Control Manager
Attention: Mrs G Manthorpe
cc: Building Control

Date: 7th August 2017

Our ref: SRU/ 070286

Your ref: 06/17/044³/O

Please ask for: Aidan Bailey-Lewis

Extension No: 616

APPLICATION FOR OUTLINE PLANNING CONSENT FOR A RESIDENTIAL DEVELOPMENT AT LAND ADJACENT TO NEW HOUSE ROLLESBY ROAD FLEGGBURGH GREAT YARMOUTH NR29 3AT

The above application has been considered and if consent is granted is is advised that the following conditions are imposed:

Land Contamination:

In the event that contamination that was not previously identified is found at any time when carrying out the approved development, it must be reported in writing immediately to the Local Planning Authority. All development shall cease and shall not recommence until:

- a) A report shall be submitted and agreed in writing by the Local Planning Authority which includes results of an investigation and risk assessment together with proposed remediation scheme to deal with the risk identified; and
- b) The agreed remediation scheme has been carried out and a validation report demonstrating its effectiveness has been approved in writing by the Local Planning Authority.

NOTE: The responsibility for the safe development and secure occupancy of the site rests with the developer. The local planning authority has determined the application on the basis of the information available to it, but this does not mean that the land is free from contamination.

Space Standards:

The proposed accommodation should meet the minimum space standards as specified in the *Technical housing standards – national described standards* (DCLG March 2015).

Hours of Work:

Due to the close proximity of other residential dwellings and businesses, the hours of operation should be restricted to:-

- 0730 hours to 1800 hours Monday to Friday
- 0800 hours to 1330 hours Saturdays
- No work on Sundays or Bank Holidays.

Local Air Quality:

The site will potentially generate a significant amount of dust during the construction process; therefore, the following measures should be employed:-

- An adequate supply of water shall be available for suppressing dust;
- Mechanical cutting equipment with integral dust suppression should be used;
- There shall be no burning of any materials on site.

Advisory Note

The applicant is strongly recommended to advise neighbouring businesses and other residential occupiers of the proposals, together with contact details in the event of problems.



Aidan Bailey-Lewis MSc
Environmental Health Officer



Yare House 62 - 64 Thorpe Road
Norwich Norfolk NR1 1RY
tel 01603 610734
broads@broads-authority.gov.uk
www.broads-authority.gov.uk

Mrs G Manthorpe
Planning Services
Development Control
Great Yarmouth Borough Council
Town Hall
Hall Plain
Great Yarmouth
NR30 2QF

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

Date 26 September 2017

Our ref BA/2017/0350/NEIGHB

Your ref 06/17/0443/O

Dear Mrs Manthorpe

Application No : **BA/2017/0350/NEIGHB**
Proposal : **Outline application for residential development with garages and parking.**
Address : **New House, Tretts Lane, Fleggburgh, Norfolk**
Applicant : **Mr F S Brown**

I write further to the above planning application. I can confirm that the Broads Authority does not wish to raise an objection.

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

Yours sincerely


Cally Smith
Head of Planning



Chairman Professor Jacqui Burgess
Chief Executive Dr John Packman

Application Ref	06/17/0443/O		
Proposal	Residential Development with garages and parking		
Location	New House (Land Adj), Rollesby Road, Fleggburgh, Great Yarmouth		
Case Officer	Gemma Manthorpe	Policy Officer	Kimberley Dix.
Date Received	04/08/2017	Date Completed	08/08/2017

Strategic Planning Comments

The proposal seeks a sub division of the plot to form a residential development of two 3 bed detached houses and three 4 bed detached and garages off of Rollesby Road.

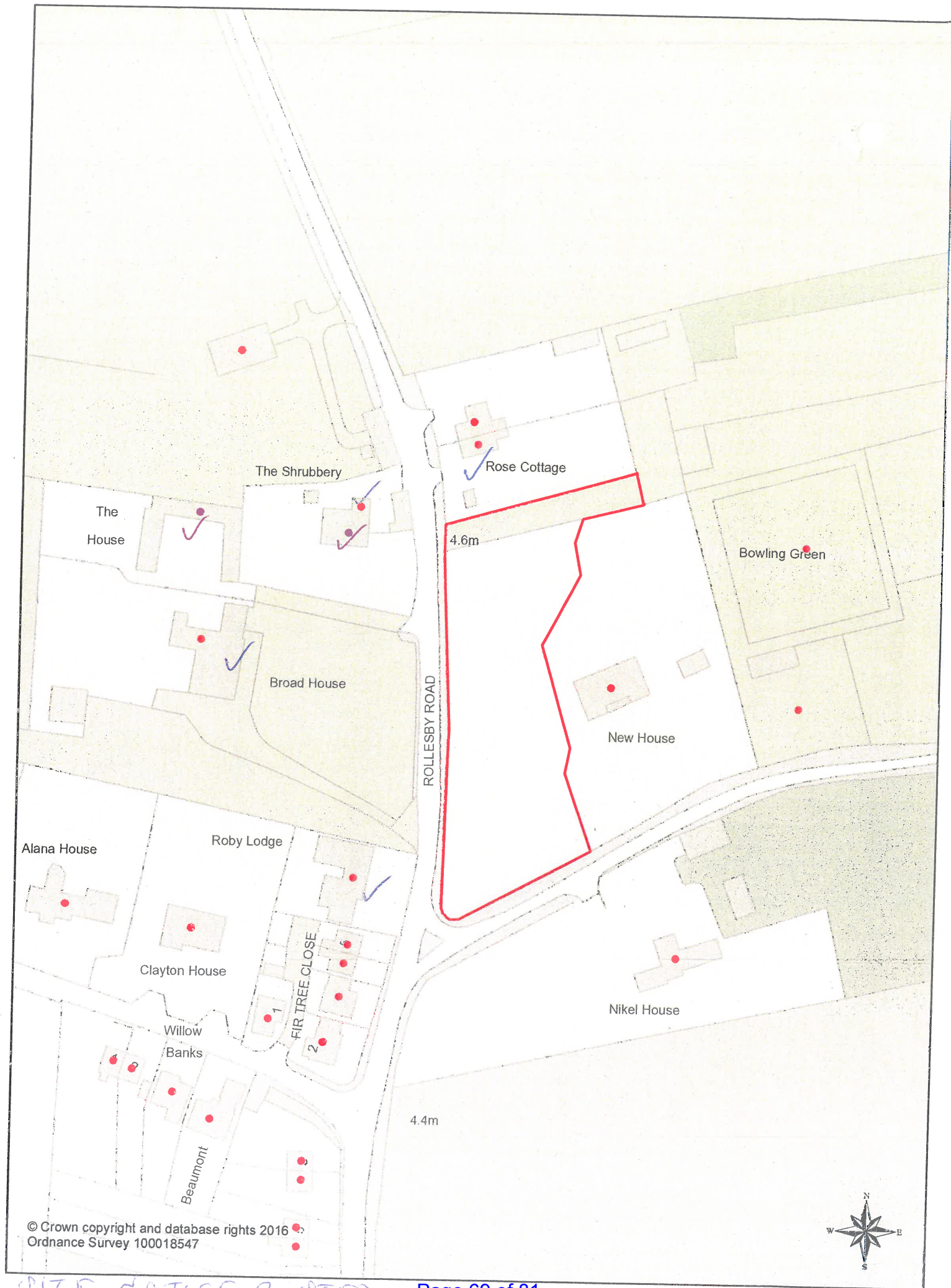
The site is located within Fleggburgh which is identified as a Secondary Village in the Core Strategy settlement hierarchy. The site is located on the north periphery of the settlement and a roads width from the saved Village Development Limits. The site is not ideally located as it is some distance (>650m) from the main village services and footway provision is limited along Rollesby Road. The site is, however, within close proximity to another site which has relatively recently been developed on the opposite side of the road.

Core Strategy Policy CS2 indicates approximately 5% of new development will take place in the Secondary and Tertiary Villages. Policy CS3 sets the Borough's housing provision for the plan period to at least 7,140 new homes, supporting those areas with the most capacity to accommodate new homes in accordance with policy CS2.

The broader context in which the application should be judged includes –

- its potential contribution to overall housing delivery set out in the Core Strategy and the Council's five housing land supply; and
- national planning policy 'to boost significantly' the supply of housing; and
- Housing White Paper's (Feb 2017) central aim to increase the supply of housing.

The Strategic Planning team raises no objection to the proposal, but no doubt you may well have other matters to weigh in reaching a decision. Should you have any queries, please do not hesitate to contact me.



© Crown copyright and database rights 2016
Ordnance Survey 100018547



PLANNING APPLICATIONS CLEARED BETWEEN 01-SEP-17 AND 30-SEP-17 FOLLOWING DETERMINATION BY THE GROUP MANAGER (PLANNING) UNDER DELEGATED POWERS

REFERENCE	06/17/0388/F
PARISH	Belton & Browston 10
PROPOSAL	Proposed garage
SITE	23 Bramble Gardens Belton GREAT YARMOUTH NR31 9PE
APPLICANT	Mr A Eastlake
DECISION	APPROVE
<hr/>	
REFERENCE	06/17/0410/F
PARISH	Belton & Browston 10
PROPOSAL	Proposed new first floor over existing bungalow
SITE	The Bungalow Browston Lane Browston GREAT YARMOUTH
APPLICANT	Mr R Manning
DECISION	APPROVE
<hr/>	
REFERENCE	06/17/0496/O
PARISH	Belton & Browston 10
PROPOSAL	Demolish double garage and build 3 bedroom house, form new access for each property off Beccles Road
SITE	2 Beccles Road (adjacent) Holly Cottage Belton GREAT YARMOUTH
APPLICANT	Mr R Titcombe
DECISION	REFUSED
<hr/>	
REFERENCE	06/17/0516/F
PARISH	Belton & Browston 10
PROPOSAL	Proposed two storey side extension
SITE	19 Bramble Gardens Belton GREAT YARMOUTH NR31 9PE
APPLICANT	Mr S Thompson
DECISION	APPROVE
<hr/>	
REFERENCE	06/17/0480/F
PARISH	Burgh Castle 10
PROPOSAL	Renew PP06/16/0275/CU use fld nth side Market Rd for Sun car boot sales for 28 days in any year.Sth fld to revert to agri
SITE	Crows Farm High Road Burgh Castle GREAT YARMOUTH
APPLICANT	J D Church-Griener
DECISION	APPROVE
<hr/>	

PLANNING APPLICATIONS CLEARED BETWEEN 01-SEP-17 AND 30-SEP-17 FOLLOWING DETERMINATION BY THE GROUP MANAGER (PLANNING) UNDER DELEGATED POWERS

REFERENCE	06/17/0487/F
PARISH	Burgh Castle 10
PROPOSAL	Move overflow carpark for PH & develop a terrace of 4 2 bed cottages with ass. parking on on site of part of current
SITE	Queens Head Public House High Road Burgh Castle GREAT YARMOUTH
APPLICANT	Mr D James
DECISION	APPROVE

REFERENCE	06/17/0553/CD
PARISH	Burgh Castle 10
PROPOSAL	New vehicular access - Discharge of condition 3 re: Planning Permission 06/17/0270/F
SITE	Crows Farm High Road Burgh Castle GREAT YARMOUTH
APPLICANT	Mrs J Church-Greiner
DECISION	APPROVE (CONDITIONS)

REFERENCE	06/17/0490/F
PARISH	Caister On Sea 3
PROPOSAL	Proposed detached garage
SITE	37 Glenmore Avenue Caister GREAT YARMOUTH NR30 5NX
APPLICANT	Mr S Defreitas
DECISION	APPROVE

REFERENCE	06/17/0543/F
PARISH	Caister On Sea 4
PROPOSAL	Single storey side extension and conservatory
SITE	2 Queensway Caister GREAT YARMOUTH NR30 5AF
APPLICANT	Mr & Mrs Hogarth-Coull
DECISION	APPROVE

REFERENCE	06/17/0456/F
PARISH	Filby 6
PROPOSAL	Single storey rear extension to existing bungalow
SITE	1 Grange Farm Close Filby GREAT YARMOUTH NR29 3JH
APPLICANT	F L W Howard and Son
DECISION	APPROVE

REFERENCE	06/17/0457/F
PARISH	Filby 6
PROPOSAL	Erection of 1 single storey dwelling with mezzanine
SITE	Hall Farm Barns (Plot 5) Main Road Filby GREAT YARMOUTH
APPLICANT	J Dixon & Son Contractor Ltd
DECISION	REFUSED

**PLANNING APPLICATIONS CLEARED BETWEEN 01-SEP-17 AND 30-SEP-17 FOLLOWING
DETERMINATION BY THE GROUP MANAGER (PLANNING) UNDER DELEGATED POWERS**

REFERENCE	06/17/0477/F
PARISH	Fleggburgh 6
PROPOSAL	Proposed extension and alterations to existing bungalow
SITE	6 Orchard Way Fleggburgh GREAT YARMOUTH
APPLICANT	Mr K Sharp
DECISION	APPROVE
<hr/>	
REFERENCE	06/17/0479/F
PARISH	Fleggburgh 6
PROPOSAL	Conversion of existing outbuildings to form 1no. dwelling and stables
SITE	Tretts Lane Fleggburgh GREAT YARMOUTH
APPLICANT	Mr M Kelly
DECISION	APPROVE
<hr/>	
REFERENCE	06/17/0518/F
PARISH	Fleggburgh 6
PROPOSAL	Removal of conditions 2 and 3 of Planning Permission: 06/09/0260/F in respect of occupancy condition
SITE	Willow Tree Farm (South of) Former Broiler House Tretts Lane Fleggburgh GREAT YARMOUTH
APPLICANT	Mr & Mrs Dockerty
DECISION	APPROVE
<hr/>	
REFERENCE	06/17/0524/F
PARISH	Fleggburgh 6
PROPOSAL	Proposed single storey side extension
SITE	Barnstable Pound Lane Fleggburgh GREAT YARMOUTH
APPLICANT	Mr & Mrs Barnard
DECISION	APPROVE
<hr/>	
REFERENCE	06/17/0163/F
PARISH	Fritton/St Olaves 10
PROPOSAL	CoU various facilities w/new & extended amenities. CoU gift/education centre to staff facilities. Parking 146 cars
SITE	Redwings Caldecott Hall Estate Beccles Road Fritton GREAT YARMOUTH NR31 9EY
APPLICANT	Ms R Spencer
DECISION	APPROVE
<hr/>	
REFERENCE	06/17/0452/F
PARISH	Great Yarmouth 5
PROPOSAL	Proposed single storey side extension
SITE	8 Lime Way Gorleston GREAT YARMOUTH NR31 8LL
APPLICANT	Mr & Mrs Lichon
DECISION	APPROVE
<hr/>	

**PLANNING APPLICATIONS CLEARED BETWEEN 01-SEP-17 AND 30-SEP-17 FOLLOWING
DETERMINATION BY THE GROUP MANAGER (PLANNING) UNDER DELEGATED POWERS**

REFERENCE **06/17/0494/F**
PARISH Great Yarmouth 5
PROPOSAL Front corner infill and full width rear extension

SITE 44 Lynn Grove Gorleston
GREAT YARMOUTH NR31 8AR

APPLICANT Mr B Smith
DECISION **APPROVE**

REFERENCE **06/17/0497/F**
PARISH Great Yarmouth 5
PROPOSAL Proposed dropped kerb to form vehicular access

SITE 155 Beccles Road Florist Villas
Gorleston GREAT YARMOUTH

APPLICANT Mr A Peck
DECISION **APPROVE**

REFERENCE **06/17/0506/F**
PARISH Great Yarmouth 5
PROPOSAL Additional storey over existing single storey extension

SITE 17 Kalmia Green Gorleston
GREAT YARMOUTH NR31 8LS

APPLICANT Mr and Mrs Calver
DECISION **APPROVE**

REFERENCE **06/17/0527/F**
PARISH Great Yarmouth 5
PROPOSAL Retention of an ATM machine

SITE 86 Church Lane Gorleston
GREAT YARMOUTH NR31 7BJ

APPLICANT Notemachine UK Ltd
DECISION **APPROVE**

REFERENCE **06/17/0528/A**
PARISH Great Yarmouth 5
PROPOSAL Fascia signage

SITE 86 Church Lane Gorleston
GREAT YARMOUTH NR31 7BJ

APPLICANT Notemachine UK Ltd
DECISION **ADV. CONSENT**

REFERENCE **06/17/0481/F**
PARISH Great Yarmouth 7
PROPOSAL Proposed demolition of existing garage and erection of new store/garden room/potting room

SITE 65 Youell Avenue Gorleston
GREAT YARMOUTH NR31 6HR

APPLICANT Mr R Parsons
DECISION **APPROVE**

PLANNING APPLICATIONS CLEARED BETWEEN 01-SEP-17 AND 30-SEP-17 FOLLOWING DETERMINATION BY THE GROUP MANAGER (PLANNING) UNDER DELEGATED POWERS

REFERENCE	06/17/0488/F
PARISH	Great Yarmouth 7
PROPOSAL	Proposed single storey kitchen, dining hall and amenities extension
SITE	Cliff Park High School Kennedy Avenue Gorleston GREAT YARMOUTH
APPLICANT	T Poulter
DECISION	APPROVE

REFERENCE	06/17/0519/F
PARISH	Great Yarmouth 7
PROPOSAL	Proposed demolition of existing garage and erection of new garage/shower room and garden room
SITE	12 Brett Avenue Gorleston GREAT YARMOUTH NR31 6HW
APPLICANT	Mr B Robinson
DECISION	APPROVE

REFERENCE	06/17/0526/PDE
PARISH	Great Yarmouth 7
PROPOSAL	Notification of a larger home extension - Single storey rear extension
SITE	14 Buxton Avenue Gorleston GREAT YARMOUTH NR31 6HG
APPLICANT	Mr and Mrs Crick
DECISION	PERMITTED DEV.

REFERENCE	06/17/0530/F
PARISH	Great Yarmouth 7
PROPOSAL	Proposed attached brick garage
SITE	25 Hill Avenue Gorleston GREAT YARMOUTH NR31 6HP
APPLICANT	Mr M and Mrs T Weavers
DECISION	APPROVE

REFERENCE	06/17/0083/F
PARISH	Great Yarmouth 9
PROPOSAL	Redevelopment of site to construct 16 self contained flats and a shop unit
SITE	137 Mill Road GREAT YARMOUTH Norfolk NR31 0HS
APPLICANT	Mr W Harrison
DECISION	REFUSED

REFERENCE	06/17/0406/F
PARISH	Great Yarmouth 9
PROPOSAL	Construct 1 storey workshop with attached 2 storey office. Re-position access to Grist Mill, footpath, security fence
SITE	Sauls Wharf Land and Shaw Services Grist Mill, Crittens Road Cobholm GREAT YARMOUTH
APPLICANT	Mr R Hadland
DECISION	APPROVE

PLANNING APPLICATIONS CLEARED BETWEEN 01-SEP-17 AND 30-SEP-17 FOLLOWING DETERMINATION BY THE GROUP MANAGER (PLANNING) UNDER DELEGATED POWERS

REFERENCE	06/17/0529/F
PARISH	Great Yarmouth 9
PROPOSAL	Move garden fence to property boundary - 1.8 metres high
SITE	2 Vincent Close GREAT YARMOUTH Norfolk NR31 0HR
APPLICANT	Mr G Holmes
DECISION	APPROVE

REFERENCE	06/17/0466/F
PARISH	Great Yarmouth 11
PROPOSAL	Single storey flat roof extension
SITE	27 Stanley Avenue Gorleston GREAT YARMOUTH NR31 7QU
APPLICANT	Mr & Mrs Barfield
DECISION	APPROVE

REFERENCE	06/17/0552/F
PARISH	Great Yarmouth 11
PROPOSAL	Proposed two storey side extension and porch. Rear extension 'permitted development'
SITE	2 St Johns Avenue Gorleston GREAT YARMOUTH NR31 2JZ
APPLICANT	Mr D Salah
DECISION	APPROVE

REFERENCE	06/17/0498/F
PARISH	Great Yarmouth 14
PROPOSAL	Division of existing single dwelling house to provide 3 units
SITE	1 Exmouth Place Albion Road GREAT YARMOUTH NR30 2HP
APPLICANT	Mr & Mrs Huggins
DECISION	APPROVE

REFERENCE	06/17/0522/F
PARISH	Great Yarmouth 14
PROPOSAL	Proposed ATM installed through existing glazing
SITE	23 King Street GREAT YARMOUTH Norfolk NR30 2NZ
APPLICANT	Notemachine UK Ltd
DECISION	APPROVE

REFERENCE	06/17/0523/A
PARISH	Great Yarmouth 14
PROPOSAL	Integral ill screen to ATM fascia, int ill free cash withdrawals sign above the ATM Blue LED halo il to surround
SITE	23 King Street GREAT YARMOUTH Norfolk NR30 2NZ
APPLICANT	Notemachine UK Ltd
DECISION	ADV. CONSENT

**PLANNING APPLICATIONS CLEARED BETWEEN 01-SEP-17 AND 30-SEP-17 FOLLOWING
DETERMINATION BY THE GROUP MANAGER (PLANNING) UNDER DELEGATED POWERS**

REFERENCE	06/17/0384/EU
PARISH	Great Yarmouth 15
PROPOSAL	Application for a certificate of lawfulness for existing use as HMO
SITE	Taywood House 111-112 North Denes Road GREAT YARMOUTH NR30 4LN
APPLICANT	Mr S Greenwood
DECISION	EST/LAW USE CER.

REFERENCE	06/17/0436/F
PARISH	Great Yarmouth 15
PROPOSAL	Alterations to form addition of air condition unit to side of property
SITE	12 King Street GREAT YARMOUTH Norfolk NR30 2BA
APPLICANT	Mr G Parton
DECISION	APPROVE

REFERENCE	06/17/0437/A
PARISH	Great Yarmouth 15
PROPOSAL	Proposed advertisement to front
SITE	12 King Street GREAT YARMOUTH Norfolk NR30 2BA
APPLICANT	Mr G Parton
DECISION	ADV. CONSENT

REFERENCE	06/17/0544/F
PARISH	Great Yarmouth 15
PROPOSAL	Single storey front extension
SITE	21 The Pastures Hemsby GREAT YARMOUTH NR29 4HF
APPLICANT	Mr I and Mrs L Fellowes
DECISION	APPROVE

REFERENCE	06/17/0450/A
PARISH	Great Yarmouth 19
PROPOSAL	Signage and 2 lanterns
SITE	176-177 High Street William Adams Gorleston GREAT YARMOUTH
APPLICANT	JD Wetherspoon
DECISION	ADV. CONSENT

REFERENCE	06/17/0482/A
PARISH	Great Yarmouth 19
PROPOSAL	Illuminated fascia signs
SITE	12-17 Quay Road Gorleston GREAT YARMOUTH NR31 6PJ
APPLICANT	Mr M Edwards
DECISION	ADV. CONSENT

PLANNING APPLICATIONS CLEARED BETWEEN 01-SEP-17 AND 30-SEP-17 FOLLOWING DETERMINATION BY THE GROUP MANAGER (PLANNING) UNDER DELEGATED POWERS

REFERENCE	06/17/0483/F
PARISH	Great Yarmouth 19
PROPOSAL	Proposed new windows and doors
SITE	12-17 Quay Road Gorleston GREAT YARMOUTH NR31 6PJ
APPLICANT	Mr M Edwards
DECISION	APPROVE

REFERENCE	06/17/0495/A
PARISH	Great Yarmouth 19
PROPOSAL	Proposed signage
SITE	Palace Cinema 159 High Street Gorleston GREAT YARMOUTH NR31 6RG
APPLICANT	Mr P Duffy
DECISION	ADV. CONSENT

REFERENCE	06/17/0502/A
PARISH	Great Yarmouth 19
PROPOSAL	Rebranding external signage
SITE	Morrisons Blackwall Reach Gorleston GREAT YARMOUTH
APPLICANT	Wm Morrison Supermarkets PLC
DECISION	ADV. CONSENT

REFERENCE	06/17/0554/CU
PARISH	Great Yarmouth 19
PROPOSAL	Change of use from domestic storage to catering company open to the public
SITE	23A Middleton Road Gorleston GREAT YARMOUTH NR31 7AJ
APPLICANT	Mrs D Panico
DECISION	APPROVE

REFERENCE	06/17/0320/F
PARISH	Hemsby 8
PROPOSAL	Demolish existing barn and erect detached residential dwelling
SITE	Fengate Farm (Land at) Common Road Hemsby GREAT YARMOUTH NR29 4NA
APPLICANT	Mr R King
DECISION	APPROVE

REFERENCE	06/17/0367/F
PARISH	Hemsby 8
PROPOSAL	Demolition of existing chalet accommodation and proposed caravan dev.incl.Housekeepers Store & all ass.infrastructure
SITE	Seacroft Holiday Village Beach Road Hemsby GREAT YARMOUTH NR29 4HR
APPLICANT	Richardsons Leisure Ltd
DECISION	APPROVE

PLANNING APPLICATIONS CLEARED BETWEEN 01-SEP-17 AND 30-SEP-17 FOLLOWING DETERMINATION BY THE GROUP MANAGER (PLANNING) UNDER DELEGATED POWERS

REFERENCE	06/17/0467/F
PARISH	Hemsby 8
PROPOSAL	Front extension with a two storey section over the middle front to back with a single storey side extension
SITE	Lifeboat Station The Gap Beach Road Hemsby GREAT YARMOUTH NR29 4HS
APPLICANT	Mr G Roadley-Battin
DECISION	APPROVE

REFERENCE	06/17/0468/A
PARISH	Hemsby 8
PROPOSAL	Proposed new signage
SITE	Lifeboat Station (The Gap) Beach Road Hemsby GREAT YARMOUTH NR29 4HS
APPLICANT	Mr G Roadley-Battin
DECISION	ADV. CONSENT

REFERENCE	06/17/0429/F
PARISH	Hopton On Sea 2
PROPOSAL	Proposed two storey extension to rear of existing house
SITE	3 Suffolk Close Hopton GREAT YARMOUTH NR31 9WD
APPLICANT	Mr P Sugrue
DECISION	APPROVE

REFERENCE	06/17/0439/F
PARISH	Martham 13
PROPOSAL	First floor side extension
SITE	22 Woodstock Way Martham GREAT YARMOUTH
APPLICANT	Mr & Mrs Frankel
DECISION	APPROVE

REFERENCE	06/17/0459/F
PARISH	Martham 13
PROPOSAL	Extension to side and rear of semi-detached house
SITE	19 Hall Road Martham GREAT YARMOUTH NR29 4PD
APPLICANT	Mr & Mrs N Williams
DECISION	APPROVE

REFERENCE	06/17/0451/F
PARISH	Mautby 6
PROPOSAL	Proposed annexe building comprising primary accommodation for immediate family members only
SITE	Thyme Cottage 4 Mautby Lane Mautby GREAT YARMOUTH
APPLICANT	Denise Littlewood
DECISION	APPROVE

PLANNING APPLICATIONS CLEARED BETWEEN 01-SEP-17 AND 30-SEP-17 FOLLOWING DETERMINATION BY THE GROUP MANAGER (PLANNING) UNDER DELEGATED POWERS

REFERENCE	06/17/0364/O
PARISH	Ormesby St.Marg 16
PROPOSAL	One detached dwelling with private garage and shared private drive access
SITE	74 Station Road Beechcroft Ormesby St Margaret GREAT YARMOUTH NR29 3NH
APPLICANT	Mr D Troy
DECISION	APPROVE

REFERENCE	06/17/0428/F
PARISH	Ormesby St.Marg 16
PROPOSAL	Demolish existing amusement arcade & construct 4 semi-detached 1.5 storey 3 bed dwells & 1 x 3 bed bungalow
SITE	104 California Road California Amusements California Ormesby St Margaret GREAT YARMOUTH NR29 3QW
APPLICANT	Mr and Mrs Oakey
DECISION	APPROVE

REFERENCE	06/17/0486/F
PARISH	Ormesby St.Marg 16
PROPOSAL	Construction of sub-station to serve residential development
SITE	Beauchamp Grange (Pointers East) Ormesby Road Ormesby St Margaret GREAT YARMOUTH
APPLICANT	Persimmon Homes (Anglia)
DECISION	APPROVE

REFERENCE	06/17/0454/F
PARISH	Ormesby St.Michael16
PROPOSAL	Two storey rear extension
SITE	Manships Farm Main Road Ormesby St Michael GREAT YARMOUTH NR29 3LN
APPLICANT	Mr & Mrs Ingram
DECISION	APPROVE

REFERENCE	06/17/0460/F
PARISH	Repps 13
PROPOSAL	Single storey side extension
SITE	Wilford Church Road Repps GREAT YARMOUTH NR29 5JP
APPLICANT	Mr & Mrs N Storey
DECISION	APPROVE

REFERENCE	06/17/0300/A
PARISH	Rollesby 13
PROPOSAL	Proposed arrow headed sign
SITE	Hill Farm Martham Road Rollesby GREAT YARMOUTH
APPLICANT	Mr J W Chapman
DECISION	ADV. CONSENT

**PLANNING APPLICATIONS CLEARED BETWEEN 01-SEP-17 AND 30-SEP-17 FOLLOWING
DETERMINATION BY THE GROUP MANAGER (PLANNING) UNDER DELEGATED POWERS**

REFERENCE	06/17/0301/A
PARISH	Rollesby 13
PROPOSAL	Proposed 2 advert signs
SITE	Hill Farm Martham Road Rollesby GREAT YARMOUTH
APPLICANT	Mr J W Chapman
DECISION	ADV. CONSENT

REFERENCE	06/17/0458/F
PARISH	Somerton 8
PROPOSAL	Proposed cart-lodge and workshop
SITE	5 Collis Lane (Land adjacent) East Somerton GREAT YARMOUTH NR29 4DS
APPLICANT	Mr R Cross
DECISION	REFUSED

REFERENCE	06/17/0322/F
PARISH	Winterton 8
PROPOSAL	Kitchen preparation area extension and food service access
SITE	Fishermans Return Public House The Lane Winterton GREAT YARMOUTH
APPLICANT	Mr D Winter
DECISION	APPROVE

* * * * End of Report * * * *

PLANNING APPLICATIONS CLEARED BETWEEN 01-SEP-17 AND 30-SEP-17 FOLLOWING DETERMINATION BY THE DEVELOPMENT CONTROL COMMITTEE

REFERENCE	06/13/0703/O
PARISH	Bradwell S 2
PROPOSAL	New residential development of 130 dwellings
SITE	Meadowland Drive (land south of) Bradwell Great Yarmouth Norfolk
APPLICANT	Mr D King
DECISION	APPROVE

REFERENCE	06/17/0066/F
PARISH	Great Yarmouth 19
PROPOSAL	Redevelopment of site to construct 13 houses
SITE	Former Florida Group Limited Building Bells Marsh Road Gorleston GREAT YARMOUTH
APPLICANT	Mr P Hammond
DECISION	REFUSED

REFERENCE	06/17/0238/F
PARISH	Ormesby St.Marg 16
PROPOSAL	Prop construct 4 x 2 storey dwells w/det car ports.Convert & extend exist barn to form dwell. Move highway access
SITE	37 Yarmouth Road Dairy Farm Ormesby St Margaret GREAT YARMOUTH NR29 3QE
APPLICANT	Ms C Wingrove
DECISION	APPROVE

REFERENCE	06/17/0316/F
PARISH	Rollesby 13
PROPOSAL	Remove 2 x agricultural bldgs convert 1 storey barn to dwelling, 3 x 4 bed bungalows & construct access road
SITE	Kemps Farm Back Lane Rollesby GREAT YARMOUTH NR29 5EB
APPLICANT	Mr G Roll
DECISION	APPROVE

* * * * End of Report * * * *