



GREAT YARMOUTH
BOROUGH COUNCIL

Development Control

Date: Tuesday, 17 September 2013
Time: 18:30
Venue: Council Chamber
Address: Town Hall, Hall Plain, Great Yarmouth, NR30 2QF

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.

AGENDA

DECLARATIONS OF INTEREST

You have a PERSONAL INTEREST in a matter being discussed at a meeting IF

- It relates to something on your Register of Interests form; or
- A decision on it would affect you, your family or friends more than other people in your Ward.

You have a PREJUDICIAL INTEREST in a matter being discussed at a meeting IF

- It affects your financial position or that of your family or friends more than other people in your Ward; or
- It concerns a planning or licensing application you or they have submitted
- AND IN EITHER CASE a reasonable member of the public would consider it to be so significant that you could not reach an unbiased decision.

If your interest is only PERSONAL, you must declare it but can still speak and vote. If your interest is PREJUDICIAL, you must leave the room. However, you have the same rights as a member of the public to address the meeting before leaving.

- | | | |
|------------|---|----------------|
| 1 | <u>Minutes</u> | 5 - 9 |
| | To confirm the minutes of the meeting held on 22 August 2013. | |
| 2 | <u>Public Consultation</u> | 10 - 10 |
| | Members are reminded that at the beginning of the meeting those applicants who have requested to address the Committee on their application, and with the approval of the Chairman, will be allowed to do so in accordance with the agreed procedure a copy of which is attached. This session will last for 30 minutes only. | |
| 3 | <u>Planning Applications - Applications List</u> | |
| | To consider the Planning Group Manager's schedule of planning applications as follows: | |
| (a) | <u>Application No. 06-13-0413-F - Lidl Foodstore, Pasteur Road, Great Yarmouth</u> | 11 - 39 |
| | Provision of a left turn egress onto Pasteur Road from the Lidl Car Park. | |

(b) Application No. 06-13-0422-F - Lidl Foodstore, Pasteur Road, Great Yarmouth 40 - 49

Variation of Condition 4 of Planning Permission 06/04/0317/F to permit deliveries on Sundays and Bank Holidays during the hours 8am to 6pm.

(c) Application No. 06-13-0436-SU - North Drive Car Park, Great Yarmouth 50 - 55

Change of use and alterations of two further tennis courts to additional car parking.

4 Planning Applications Cleared in August 2013 56 - 68

To note the planning applications cleared in August 2013 by the Planning Group Manager and the Development Control Committee.

5 Ombudsman and Appeal Decisions

(a) To note any appeal decisions.

(b) To note any Ombudsman decisions.

6 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.

7 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 involves the likely disclosure of exempt information as defined in paragraph(s).....Part 1 of Schedule 12(A) of the said Act”.

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DEVELOPMENT CONTROL COMMITTEE

22 August 2013 – 10.00 am

PRESENT:

Councillor Castle (in the Chair); Councillors Blyth, Collins, Field, Holmes, Jermany, Marsden, Shrimplin and D Thompson.

Councillor Pratt attended for Councillor Fairhead.

Apologies for absence were received from Councillor Cuncliffe, Reynolds and Robinson-Payne.

Mr D Minns (Group Manager Planning) Mr R Hodds (Cabinet Secretary) and Mrs E Helsdon (Technical Assistant).

1. MINUTES

The minutes of the meeting held on the 16 July 2013 were confirmed.

2. PLANNING APPLICATIONS – APPLICATIONS LIST

- (a) **Application Number 06/13/0292/F – Erection of a pair of two bedroom semi-detached houses, revised parking layout and relocation of Public Footpath at Kingfisher Close (Land to the north of 146) Bradwell, Great Yarmouth.**

The Group Manager (Planning) reminded Members that a planning application for a terrace of three two bedroom houses on this site was considered at the last meeting, and Members had deferred consideration of the application as it was considered that the proposal would have a significant impact on the amenities of the dwellings to the north of the site. The proposal, as amended, is to build a pair of semi-detached, two bedroom houses on the area of amenity land with nine parking spaces to the front and the provision of two new parking spaces on a triangular area of land to the south west of the existing car park.

The applicant's agent Mr J Green reported that the application had been significantly amended to provide two properties and the application was supported by a car parking survey carried out which had shown that the car parking area was under utilised. The proposed amendments would provide 11 car parking spaces of which two would be reserved for residents. The proposal would retain the existing trees and Mr Green reported that the properties would be used for the Borough Council's Housing Allocation pool. He also reported that the revised proposal would reduce the impact on adjoining properties and would provide affordable housing in this area.

Mr Harvey (objector) reported that he objected to the revised application on the grounds of over development of the site and on the loss of car parking spaces and loss of open space. Mr Harvey stated that in his opinion this was an extremely busy road and that children played in this area for a significant part of the day.

The Group Manager (Planning) reported that on balance it was considered that the scheme, as revised, will not have a significant adverse affect on light and outlook to the dwellings immediately to the north of the site. The new houses may have some affect on the outlook to the new windows to number 146 but this will be unlikely to be significant enough to justify refusal of the application. The reduction in the number of houses and the retention of most of the mature trees and hedgerow on the site will also help to reduce any overlooking and adverse impact on the dwellings to the rear.

RESOLVED:

That application number 06/13/0292/F be approved subject to conditions requested by Highways, removal of permitted development rights for extensions and to the retention of trees and hedging.

- (b) **Application Number 06/13/0151/F – Proposed internal alterations, extensions and formation of rooms in roof space for disabled persons at Harmony Patch, Bush Road, Winterton on Sea, Great Yarmouth.**

The Committee undertook a site visit to this site prior to consideration of the application.

The Group Manager (Planning) reported that that application proposes single storey extensions to the front and side of the property and a one and a half storey extension to the rear. In addition it is proposed to alter the shape and form of the roof to the main body of the dwelling to put accommodation in the roof space by introducing a pitched roof, gables and dormer windows. Since the submission of the application, amendments to the original drawings have taken place in order to reduce the impact upon the neighbouring properties and address the neighbours concerns whilst maintaining the accommodation needs of the applicant. The amendments included the removal of two dormer windows to the rear replacing them with roof lights thus reducing the bulk of the roof. To the front lowering the roof and removing the accommodation in the roof space and dormer window which again reduces the overall bulk of the extension. The front single storey extension is lengthened and incorporates a garage and store in addition to a proposed kitchen.

The applicant's builder, Mr R Smith, reported that his clients were disabled residents who required the proposed extensions. He stated that there would be little or no impact to adjoining neighbours and that the proposed development was on a very large plot so that it could not be deemed as over development of the site.

Mrs Daglish (objector) reported that she objected to the proposal as the proposed extensions would be less than 1 metre from her property and stretches for at least 30 metres. She also stated that there would be loss of light to her property but stated that she would welcome a more reasonable development. Mrs Daglish also referred to Policy HOU18 in the Borough-Wide Local Plan which seeks to protect adjoining neighbours from overlooking, over development etc.

The Group Manager (Planning) reported that in consideration of the application in the context of Policy HOU18 in real terms beyond the immediate neighbours the proposal has limited impact outside the site having minimal impact upon the street scene and the areas of nature conservation to the rear of the site. The size of the site makes it difficult to frame a case that

the proposal represents over development of the site or that it would adversely impact upon the character of the area.

RESOLVED:

That application number 06/13/0151/F be approved subject to a controlling condition prohibiting further windows being inserted into the building above ground floor or in the roof.

(c) Application Number 06/13/0304/F – Sub division of garden to form plot for detached house and garage at 14 Beach Road, Scratby.

The Committee undertook a site visit to this property prior to determining the application.

The Group Manager (Planning) reported that 14 Beach Road, Scratby is a detached chalet bungalow on the east side of Beach Road near to the junction with Scratby Road. The property has a large curtilage which extends around the corner which is surrounded by high hedging. The proposed building plot is to the south of the existing dwelling and will not be close to any neighbouring dwellings. The site is also outside the village development limit for Scratby as defined on the East Flegg Proposals Map. The Group Manager reported that one letter of objection had received on the basis that the house is too large and high and that it is outside the village boundary and there was also concern with regard to traffic.

The applicant's agent, Mr M Duffield, reported that the proposal would provide a "statement" house and would improve access to Scratby village. He stated that the proposal should not be regarded as an extension into the urban area. Mr Duffield also questioned the current validity of the policies contained in the Great Yarmouth Borough-Wide Local Plan as the Council had yet to adopt its new local plan. Mr Duffield stated that this would be a sustainable proposal and the applicant would be prepared to reduce the level of the hedge around the site.

The Group Manager (Planning) reported that it was considered that the height and bulk of the dwelling will result in a building that is over prominent and will detract from the character of the area and that, in this instance, there is no justification for allowing a dwelling outside the village development limit.

RESOLVED:

That application number 06/13/0304/F be refused as the application is contrary to Policies NNV3, NNV5 and HOU10 of the Great Yarmouth Borough-Wide Local Plan.

(d) Application Number 06/13/0330/F – Extension to existing Car Park at Grosvenor Casino, Shadingfield Lodge, Marine Parade, Great Yarmouth.

The Group Manager (Planning) reported that the submitted application seeks approval for the change of use of a little used former garden area at the southern western corner of the site to create car parking and the erection of 2.9 metre high fence to screen the car park from adjacent residences and the Hotel Victoria. The Group Manager also reported on issues relating to surface water drainage and the potential and noise and light disturbance to the residents of the adjacent hotel. Members were advised that an objection had been received from the Hotel Victoria relating to disturbance, increase in night time noise, disposal of surface water and the potential adverse impact on their hotel business.

The applicant's agent Mr Murdock, reported that the proposal was to provide 12 additional car parking spaces. He stated that the surface water drainage could be dealt with by the imposition of a condition. He also reported that his clients would erect signage requesting

respect from users of the Casino to minimise the impact to local neighbours. He also reaffirmed that a close boarded fence would be provided to also minimise any problems.

The Group Manager (Planning) reported that the proposed Car Park was considered acceptable as it will not have a significant or adverse impact on assessing of the listed building, would utilise an existing little used garden area and would not have a detrimental impact on the amenities of adjacent residents by virtue of noise and disturbance.

RESOLVED:

That application number 06/13/0330/F be approved subject to a condition with regard to surface water drainage.

- (e) **Application Number 06/13/0226/F – Proposed residential development of site to comprise two number bungalows and two number chalet style bungalows at Bulmer Lane (Site off) Winterton on Sea, Great Yarmouth.**

The Committee undertook a site visit to the above site prior to determination of the application.

The Group Manager (Planning) reported that the application proposed to provide residential development of the site to provide two bungalows and two chalet style bungalows. The land subject to this application, although previously developed with hard standing and agricultural buildings is not classed as a brown-field site due to its agricultural use. The land is also outside but immediately adjacent to the village development limits as defined in the Borough-Wide Local Plan.

The Group Manager (Planning) reported that overall it was considered that the scheme is well thought out and will enhance the visual amenities of the area by removing an old agricultural building and will complete the built form of the village by utilising previously developed but un-used agricultural land and the design will complement existing dwellings and surrounding area.

RESOLVED:

That application number 06/13/0226/F be approved.

3. ITEMS FOR INFORMATION

- (a) **Planning applications cleared in July 2013 Following Determination by the Group Manager (Planning) under Delegated Powers.**

The Committee received the Group Manager's (Planning) Schedule in respect of applications cleared during July 2013 under Delegated Powers.

- (b) **Planning applications cleared in July 2013 Following Determination by the Development Control Committee.**

The Committee received the Group Manager's (Planning) Schedule in respect of applications cleared by the Development Control Committee under Delegated Powers.

4. OMBUDSMAN AND APPEAL DECISIONS

- (a) The Committee noted the following Appeal Decisions:-

- Application Number 06/12/0169/F – Terrace of four three bedroom houses at former Waterworks Storage and Pipe Yard, St Peters Plain, Great Yarmouth – Appeal dismissed.
- Application Number 06/12/0238/CC – Demolition of commercial building and erection of a terrace of four three bedroom houses at former Waterworks Storage and Pipe Yard, St Peters Plain, Great Yarmouth – Appeal dismissed.

Both applications were Officer delegated refusals.

(b) Ombudsman Decision

No issues to consider.

5. CLOSURE OF MEETING

The meeting ended at 12.10 pm.

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, Local Community Partnership and other bodies (where appropriate) wish to speak.
- (b) Due notice of a request to speak shall be submitted in writing to the Group Manager (Planning) one week prior to the day of the Development Control Committee meeting.
- (c) In consultation with the Group Manager (Planning), 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, (v) Local Community Partnership and (vi) Ward Councillors.
- (e) The order of presentation at Committee will be:-
 - (i) Planning Officer presentation.
 - (ii) Agents, applicant and supporters.
 - (iii) Members' questions.
 - (iv) Objectors and interested parties.
 - (v) Members' questions of objectors.
 - (vi) Parish Council or Ward Councillors or Local Community Partnership and Others.
 - (vii) Chairman and Officers' questions of clarification.
 - (viii) Committee debate and decision.

Reference: 06/13/0413/F

Officer: Mr G Clarke

Expiry Date: 05-09-2013

Applicant: Lidl UK GmbH

Proposal: Provision of a left turn egress onto Pasteur Road from Lidl car park

Site: Lidl Foodstore
Pasteur Road
Great Yarmouth

REPORT

1 Background / History :-

- 1.1 The Lidl store is sited between Pasteur Road to the north west and Station Road to the south east, to the south west of the site is the B & M store and to the north east is the Thurlow Nunn car dealership. There is a housing to the north east at Plevna Terrace and the main residential area of Southtown is on the opposite side of Station Road to the south east.
- 1.2 There is currently vehicular access to the site from Pasteur Road and Station Road but egress is only permitted onto Station Road. When the original planning application for the store was submitted in 2004 the proposed layout showed egress onto Pasteur Road but this deleted at the request of the Highway Authority.
- 1.3 This application is for the formation of a left turn egress onto Pasteur Road.

2 Consultations :-

- 2.1 Highways – Objection to the proposal, a copy of the Highway Officer's letter is attached giving detailed reasons for the objection.
- 2.2 Neighbour - A letter of objection has been received from the General Manager of Thurlow Nunn, the objection is based on road safety grounds (copy attached).
- 2.3 Highways Agency – As the application will not adversely affect the A12 Trunk Road at this location the Highways Agency has no objection.

3 Policy :-

3.1 POLICY TCM13

DEVELOPMENT WILL NOT BE PERMITTED WHERE IT WOULD ENDANGER HIGHWAY SAFETY OR THE SATISFACTORY FUNCTIONING OF THE LOCAL HIGHWAY NETWORK. IN APPROPRIATE CASES A TRAFFIC IMPACT ASSESSMENT WILL BE REQUIRED TO DEMONSTRATE THAT DEVELOPMENT PROPOSALS CAN BE SATISFACTORILY ACCOMMODATED WITHIN THE HIGHWAY NETWORK TAKING INTO ACCOUNT ANY IMPROVEMENTS PROPOSED.

(Objective: To ensure that new development does not prejudice highway safety or the free flow of traffic.)

4 Assessment :-

- 4.1 The B & M store that adjoins the site has the same access and egress arrangements as the Lidl store, the site was originally granted planning permission as a DIY store in 1985 and the following condition was imposed on the consent :-

"After the Great Yarmouth Western Bypass is completed and opened to traffic provision shall be made on the site for vehicles to leave the site only by the access in Station Road. Details of such provision shall be submitted to and approved by the Local Planning Authority after consultations with the highway authority before any development is commenced"

- 4.2 At the time of that permission highways were concerned that if traffic left the site onto Pasteur Road it would cause added risk and potential danger to road users.
- 4.3 When the application for the Lidl store was submitted highways were of the same opinion and asked for the site layout to be amended so that the vehicular access on the Pasteur Road side was access only and egress from the site should only be via Station Road.
- 4.4 According to the submitted information the proposed egress onto Pasteur Road will help to reduce traffic congestion and queuing on Station Road which is partly caused by most of the traffic leaving the site having to pass through the traffic light controlled junction of Station Road with Southtown Road. The application includes a Highway Statement (copy attached) which explains the reasons for the application and a traffic/accident survey.
- 4.5 The County Council's Highways Officer has considered the application and supporting information but is not convinced that the proposal will provide any significant highway benefit and is likely to give rise to increase in conflict on Pasteur Road together with a high probability of rat running from Station Road

and the surrounding residential area. He therefore recommends refusal of the application for the following reasons :-

- *The proposed development would lead to the creation of an access on a stretch of classified highway where the principal function is that of carrying traffic freely and safely between centres of population. The vehicular movements associated with the use of the access would lead to conflict and interference with the passage of through vehicles to the detriment of that principle function and introduce a further point of possible traffic conflict, being detrimental to highway safety. Contrary to Development Plan Policy TCM13.*
- *The application is not supported by sufficient highways and / or transport information to demonstrate that the proposed development will not be prejudicial to the satisfactory functioning of the highway / highway safety.*

- 4.6 An objection has also been received from the manager of the adjoining car dealership who is concerned that egress on to Pasteur Road would be dangerous and that when the surrounding roads are blocked, traffic will cut through the Lidl car park.
- 4.7 Although the proposed egress may reduce congestion on Station Road the Highways Officer is not convinced that this would improve traffic movement in the surrounding area and objects to the proposal, therefore the application should be refused.

5 RECOMMENDATION :-

Refuse – the proposal is contrary to Policy TCM13 of the Great Yarmouth Borough-Wide Local Plan.

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

Your Ref: 06/13/0413/F
Date: 28 August 2013

My Ref: 9/6/13/0413
Tel No.: 01603 638070
Email: stuart.french@norfolk.gov.uk

Dear Graham

Great Yarmouth: Provision of a left turn egress onto Pasteur Road from Lidl car park
Lidl Foodstore Pasteur Road Great Yarmouth NR31 0HB

Thank you for your consultation in respect of the above, and in highway terms I have concerns in relation to the proposed left turn egress on to Pasteur Road.

Pasteur Road is a Principal non Primary route within the Norfolk County Council's Route Hierarchy whose purpose is to link primary destinations and to distribute traffic effectively with minimal disruption.

The proposed egress is just some 60m away from the access to the B&M Home Store and immediately prior to that a signal controlled pedestrian crossing. Apart from an historic access to haulage depot, further out of town, no other development has access to the south bound dual carriageway. Furthermore there is a high probability that rat-running through the site from Station Road, especially by local/regular traffic, to avoid the two sets of traffic lights on Southtown Road. Accordingly the provision of the left turn egress is likely to introduce conflict on this busy distributor road.

With respect to the applicant's supporting Highway Statement, I would make the following observations.

The traffic signal junctions at Southtown Road/Pasteur Road and Southtown Road/Station Road is a complex urban signal junction which are running at optimal capacity for the current traffic conditions. By their very nature minimal delays are likely to occur but signals provide an appropriate means of safe junction control at urban junctions such as in this case. It should also be noted that there is a duty of care on the part of the driver to drive according to the road conditions and environment.

Continued.../

Whilst it is acknowledged accidents are occurring, the current accident trend indicates that the junctions are performing well and that the number of accidents are of a level that could be expected at a complex urban junction.

The applicant has claimed from TRICS data the number of trips that a new store today could be expected to generate and has made several assumptions based on this information. The statement does not include any existing traffic data nor is there any supporting information based on present store use by origin/destination to justify the assignment split provided.

In terms of rat running, it is noted that the application has proposed a barrier on the site to provide security when the site is closed. The stores advertised opening times are 0900 - 2000 hrs Mon - Sat, and 1000 - 1600 Sun) it is likely to have minimal affect to deter rat running during the day.

Having looked at the planning history for the site it is noted that the original application for the store included an for an egress onto Pasteur Road, which was similarly resisted by the Highway Authority

Overall, I am of the opinion that the proposal is unlikely to provide any significant highway benefit and in fact is likely to give rise to increase in conflict on Pasteur Road, together with a high probability of rat running from Station Road and the surrounding residential area.

Accordingly I have no option than to recommend refusal for the following reasons

- SHCR 04 The proposed development would lead to the creation of an access on a stretch of classified highway where the principal function is that of carrying traffic freely and safely between centres of population. The vehicular movements associated with the use of the access would lead to conflict and interference with the passage of through vehicles to the detriment of that principle function and introduce a further point of possible traffic conflict, being detrimental to highway safety. Contrary to Development Plan Policies TCM13.
- SHCR 31 The application is not supported by sufficient highways and / or transport information to demonstrate that the proposed development will not be prejudicial to the satisfactory functioning of the highway / highway safety.

Yours sincerely

Stuart French

Highways Development Management & Licensing Officer
for Director Environment, Transport and Development

Ack 13/8/13

S

Jill K. Smith

From: Andrew Brown [andybrown@thurlownunn.co.uk]
Sent: 13 August 2013 10:47
To: plan
Subject: Lidl Foodstore Pasteur Rd Great Yarmouth.

Mrs E Helsdon

With reference to application 06/13/0413/F

I would like to express my concern about the proposed application.

My main concern is road safety as a driver and pedestrian, this area of Pasteur road is busy enough with the crossing at the traffic lights, Lidl entrance, road crossing and the B and M entrance all this on top of accelerating traffic from the bridge lights is almost certainly inviting disaster. The local police often set up speed traps just past this area and are not short of offenders.

My other concern is congestion it is a regular issue in this area whenever there is an incident on either bridge or major route, the traffic builds up then the side roads Lichfield and Station etc. are used as an attempt to bypass major routes. If traffic could then divert though Lidl then this situation for drivers, patrons and pedestrians can only get worse.

I believe the reason for the application is to improve customer access when this situation occurs, this is certainly something I wish could be improved and I am sure B and M would agree. We have a keep clear section on the road at the entrance to our site but this is usually blocked in these situations.

I have worked in this area in excess of 25 years and I would suggest a traffic survey over a reasonable period of time to experience these situations. Hopefully this would result in restricting traffic to this area and improving Station road, Southtown Rd and Matalan junction.

I would be pleased to consult further my contact numbers are listed below.

Regards

Andy Brown

General Manager

Thurlow Nunn

Station Road

Great Yarmouth

Norfolk, NR31 0HB

Office – 01493 603677

Mobile – 07889 851971



**PROPOSED NEW EGRESS
LIDL STORE**

**PASTEUR ROAD.
GREAT YARMOUTH**

06/13/0413/F

HIGHWAY STATEMENT

October 2012

LIDL UK GmbH

**PROPOSED NEW EGRESS
LIDL STORE**

**PASTEUR ROAD
GREAT YARMOUTH**

HIGHWAY STATEMENT

October 2012

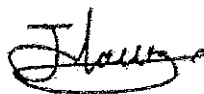
LIDL UK GmbH

Job No. 121001

Authorised By: J. Lowe

Position: Partner

Signed:



Date: 19 October 2012

This report is for the sole use of Lidl UK GmbH. (the Client) and Turner Lowe Associates in connection with the above project. No undertaking or responsibilities are given to any other party. Reproduction of any part of this report is expressly forbidden without the approval of Turner Lowe Associates and the Client.
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Proposed New Egress. Lidl Store
Pasteur Road. Great Yarmouth
Highway Statement

T • L • A

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Drawings

- 1.1 The Lidl store on Pasteur Road in Great Yarmouth currently has a left turn ingress from Pasteur Road and an all movement ingress / egress on Station Road. The current arrangements are shown in Figure 1.
- 1.2 The majority of the trips to the Lidl Store arrive, and ultimately depart, via Pasteur Road, turning left out of the Station Road access and left again at the Southtown Road / Station Road junction. Due to the capacity of signal controlled Pasteur Road / Southtown Road and Southtown Road / Station Road junctions, however, it takes several cycles of the traffic lights before this traffic can reach Pasteur Road at peak and other busy times of the day.
- 1.3 As a result driver frustration increases resulting in drivers using gaps in traffic on Station Road and Southtown Road that would normally not be considered large enough for merging traffic movements. To the south west, Station Road primarily serves the local area, which is predominantly residential. A further consequence of the delays on the route to Pasteur Road via Southtown Road is that some drivers destined for Pasteur Road turn right and drive through the local streets to the south. This is further compounded with the queue of traffic that develops on Station Road making it difficult to see that it is safe to turn right out of the site despite the KEEP CLEAR markings that have been laid.
- 1.4 To improve this situation a new Left Turn Egress is proposed onto Pasteur Road from the Lidl Car Park. This will give traffic wanting to return to the south a direct connection to the classified road network. It will reduce the traffic that currently has to pass through the Pasteur Road / Southtown Road and Southtown Road / Station Road junctions, and remove the incentive for non-local traffic to pass through the Station Road residential area to the south. Any queuing that may develop at the new access would be within the site and not on the highway network.
- 1.5 This statement details the proposed arrangements and the likely changes in traffic movements in the area. As this is an existing store no other matters are considered.

- 2.0 Existing Situation
- 2.1 Station Road has been designated as a 20 mph area as a result of its primarily residential status.
- 2.2 The highway authority have advised that the Pasteur Road / Southtown Road and Southtown Road junctions, both signal controlled, are set to the optimum timings considering all traffic movements in the area. There is therefore no potential for improving the existing situation by amending the signal timings.
- 2.3 Whilst Southtown Road widens to three lanes at Pasteur Road, at the Station Road junction it has only one lane with traffic queues often extending back to and Station Road and beyond to the south. Often there will be space in the left or right turning lanes on Southtown Road at Pasteur Road but the queue in the other lane cuts off access to the lane(s) with space at the single lane section.
- 2.4 Traffic trying to exit Station Road can often receive a green signal but is unable to progress due to the queue on Southtown Road. There is only a single lane approach on Station Road so traffic that may wish to turn right onto Southtown Road is unable to do so if the vehicle in front wants to turn left and is unable to make the turn due to queuing back from Pasteur Road. At best only one or two vehicles can exit Station Road at busy times.
- 2.5 All this leads to driver frustration and some potentially dangerous manoeuvres with drivers entering gaps that would normally not be considered safe; continuing through the Southtown Road signals on red; or entering the Yellow Box area that has been provided at the junction when the exit is not clear.
- 2.6 The only drivers that should be turning right out of the site should be those from the local residential area to the south. Even though this is a 20 mph area, there is anecdotal evidence that drivers wanting to return to Southtown Road to go beyond the local area, or even the A12 via William Adams Way, are happy to drive through this area than wait on Station Road.
- 2.7 There have been 4 recorded accidents on Southtown Road between Station Road and Pasteur Road, of types that would benefit from a reduction in queuing in this location. The accident locations are shown on Figure 2 with details provided in Appendix A.
- 2.8 There have been a further 10 accidents since 2005 at the Pasteur Road / Southtown Road junction. Whilst not directly related to queuing on Southtown Road, a reduction in traffic using the junction would reduce future accident risks.
-

Proposed New Egress. Lidl Store
Pasteur Road. Great Yarmouth
Transport Statement

- 2.9 There has been only one accident on Pasteur Road in the vicinity of the Lidl store and that occurred at the pedestrian crossing to the west of the proposed access (the location shown on the accident locations map not be strictly correct). The proposed Egress from the site is well away from the crossing and should not have any adverse effect on road safety on Pasteur Road.

3. Proposed Arrangements

- 3.1 The layout of the store's car park is conducive to the provision of a left turn egress onto Pasteur Road with minimal alterations to the existing arrangements. The proposed arrangements are shown on Drawing No. 121001/01, a copy of which is provided in the Drawings section of this statement.
- 3.2 To improve circulation within the car park some lane markings would also be provided, also as shown on Drawing No. 121001/01. There would be a new barrier providing security for the site when the store was closed that could also be used to prevent "rat-running" through the car park by non-Lidl customers should any develop once the Egress was constructed.
- 3.3 A new Turn Left sign to Diagram No. 606 of the Traffic Signs Regulations and General Directions would be provided opposite the new Egress. At the time of the site visit there was an existing sign opposite the Ingress. It is not known what purpose this sign is intended to serve as the Lidl Ingress is clearly marked "No Exit" within the car park and the alignment on the Ingress would make it difficult to leave the car park should anyone deliberately disobey the signage. If this sign is still present it will be removed as part of the proposed works to avoid confusion.
- 3.4 New tactile paving will be provided where the new Egress crossed for the shared pedestrian / cycleway along the site frontage.
- 3.5 The new Egress has been checked for the required visibility splays for a 30 mph highway (43m measured from a set-back distance of 2.4m). Such splays would lie within the highway verge and indeed far greater visibility would be achievable.
- 3.6 The proposed Egress has been checked for capacity effects considering the worst case time period for a foodstore on a busy road, the weekday pm peak hour.
- 3.7 The Lidl store has an approximate gross floor area of 1380 sq m. A search of the TRICS database for surveys at Discount Foodstores resulted in the output reproduced in Appendix B. The TRICS Database is a database of survey information collected at different types of developments with the observed flows converted to trip rates (the number of trips per 100 sq m gross floor area in the case of Foodstores) so that the results can be applied to proposed developments of different floor areas.
- 3.8 In this instance the existing 1380 sq m store would, had it been proposed as a new store today, be expected to generate 45 arrivals and 55 departures in the pm peak period (17.00 - 18.00) based on the pm peak hour trip rates of 3.228 arrivals per 100 sq m GFA and 3.976 departures per 100 sq m GFA.

Proposed New Egress. Lidl Store
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- 3.9 When surveyed in May 2012, the existing store was found to generate 44 arrivals and 49 departures in this period. The difficulties leaving the site may, therefore be having an actual effect on the traffic generation of the store.
- 3.10 To test the proposed Egress it has been assumed that with the current egress issues resolved or improved, the store would generate traffic in line with its expected generation, i.e. 55 departures in the pm peak hour.
- 3.11 Of the traffic generated by a foodstore, it is usual to assume that around 30% of the trips are made by customers who were passing the site in any event as part of another trip (such as the journey home from work in the pm peak hour). In this instance, therefore, it is likely that around 15 of the existing departures, with this potentially increasing to around 17 departures with the proposed Egress, would be pass-by trips, and with the central reservation of Pasteur Road preventing pass-by trips being made from traffic on the northern carriageway these 17 vehicles would use the new Egress to return to Pasteur Road as opposed to 15 using Station Road and Southtown Road at the present time.
- 3.12 The remaining trips (34 existing / 38 potential) would be trips made specifically to the foodstores (primary trips), with the customers returning to their origin after completing their shopping. With the relatively even distribution of population around the site, for this exercise it has been assumed that 30% of these trips are made from the local area to the south either via the local roads or Southtown Road, with the remaining 70% trips split equally between trips from the north and trips from the south. The total trips are so low that different distribution assumptions would not lead to materially different effects.
- 3.13 With the presence of the central reservation the maximum use of the egress would be by all Pasteur Road traffic (those returning to the north travelling south and turning round at the B&Q Roundabout).
- 3.14 In reality some drivers wishing to return to the north would see this as being too much of a detour and still continue to use Southtown Road, but assuming all would use the new Egress gives a worst case figure.
- 3.15 There would potentially, therefore, be 17 pass-by trips and 27 primary trips using the new Egress in the pm peak period, or 44 vehicles per hour (1 vehicle, on average, every 1.3 minutes) with an equivalent reduction on Station Road / Southtown Road.
- 3.16 The new Egress could be tested using computer programs and the flow of traffic on Pasteur Road but these assume that the flow on the main road is continuous. Here, traffic on the main road is controlled by the traffic signals at Southtown Road and every cycle of the lights two gaps are created during which one vehicle (or two if there were two waiting at the new egress) could leave the site without any difficulty
-

Proposed New Egress. Lidl Store
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or effect on the Pasteur Road flow. The cycle time at these traffic lights varies but tends to average around 90 seconds in the pm peak hour, thereby giving at least 80 gaps during which 1 or two vehicles could leave the car park via the new egress, far higher than the likely worst case demand of 44 vehicles.

- 3.17 Should the pedestrian crossing on Pasteur Road to the west of the access be operated then usual driver behaviour is to let a driver waiting at an access or side road upstream of a crossing leave the side road or access before moving off after the crossing returns to green for vehicles. This would result in more opportunities for traffic to leave the new Egress.
- 3.18 It is concluded that the new Egress could be used by potentially up to 44 vehicles in the pm peak hour, with there being no effect on Pasteur Road traffic. These vehicles would no longer use Station Road, Southtown Road and for most of the 44 vehicles, the Pasteur Road / Southtown Road junction, resulting in a reduction in loading of these junctions which will lead to shorter queues and delays for other vehicles.

Proposed New Egress. Lidl Store
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Transport Statement

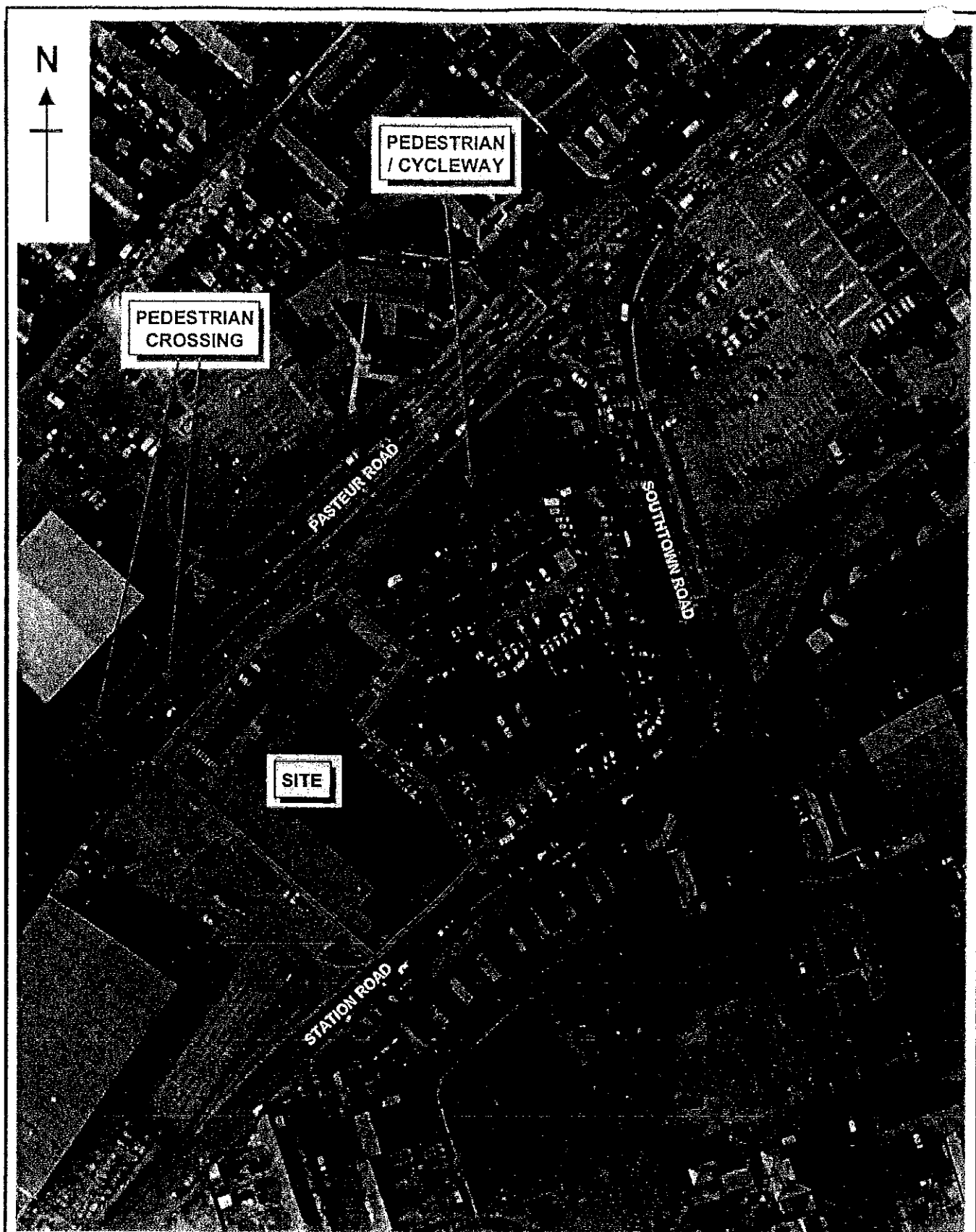
4. Conclusions

- 4.1 The existing situation causes driver frustration and potentially dangerous manoeuvres in the vicinity of the store.
- 4.2 The proposed Egress would reduce queuing in the area and improve road safety.
- 4.3 The proposed Egress could be constructed with visibility splays in excess of the desired standard with no adverse effects on any other junction / highway feature.
- 4.4 At the busiest time, there would be ample highway capacity at the new Egress to accommodate the worst case demand, with there being a corresponding reduction in traffic using Station Road / Southtown Road. There would also be an overall reduction in traffic passing through the Pasteur Road / Southtown Road junction.
- 4.5 It is concluded that there are no highways / traffic related reasons why the proposed new Egress should not be approved with benefits being experienced by all highway users in this area through the Egress's approval.

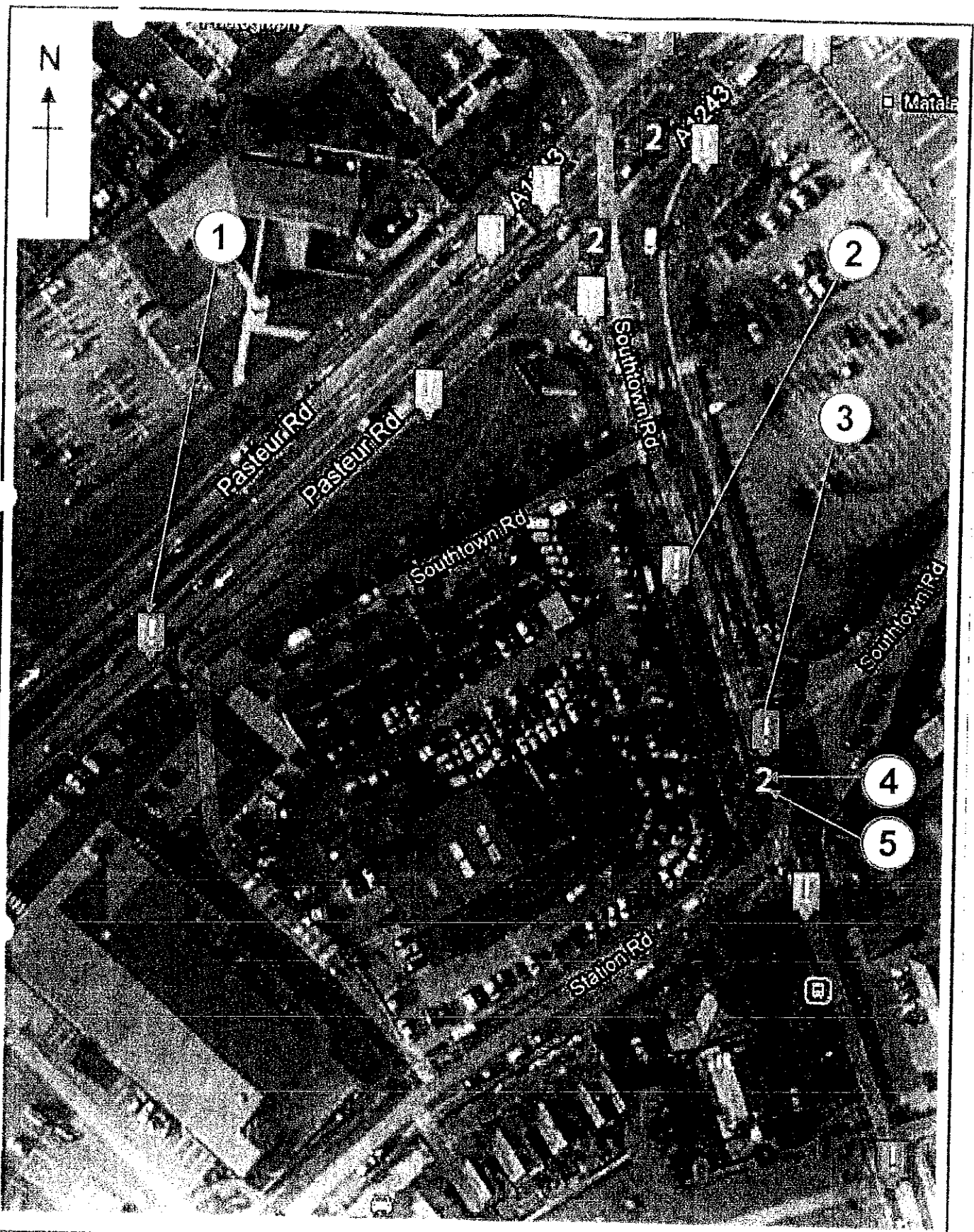
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Proposed New Egress, Lidl Store
Pasteur Road, Great Yarmouth
Highway Statement

Figures



Turner Lowe Associates 22 Guest Road, Manchester, M25 3DL Tel: 0161 798 7898 Fax: 0161 798 6642 E-mail: turnerlowe@btinternet.com	Job Title Proposed New Egress. Lidl Store Pasteur Road, Great Yarmouth		
Client Lidl UK GmbH	Drawing Title Surrounding Highway Network Details		
	Scale N.T.S.	Date Oct 2012	Doc Sheet No.
	Drawn By J L	Checked	Approved
Job No. 121001	Org No Figure 1		Rev.



Turner Lowe Associates
 20 Guest Road, Manchester, M25 3DZ
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 Email: t.associates@btopenworld.com

C:\p

Lidl UK GmbH

Job Title		Proposed New Egress - Lidl Store	
		Pasteur Road - Great Yarmouth	
Drawing		Accident Locations	
T.B.			
Scale	1:1	Date	1/12/12
Drawn By		Checked By	
Drawn By		Checked By	
Drawn By		Checked By	

Proposed New Egress. Lidl Store
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Appendix A
Accident Details

Pasteur Road / Southtown Road, Great Yarmouth

Road Traffic Accident Details January 2005 -

Ref:	Date	Time	Weather	Type / Details	Injuries
1	22/01/10	17.08	Wet	3 vehicle collision on Pasteur Road on Approach to Pedestrian Crossing (pedestrian not involved). Vehicle 2 collides with rear of Vehicle 1 slowing down for Pedestrian crossing. Vehicle 3 collides with rear of Vehicle 2. Drivers in Vehicles 1 and 2 receive Slight Injuries	Slight
2	26/08/11	13.23	Fine	2 vehicle collision Vehicle 1 stopped in queue at traffic lights. Vehicle 2 collides with rear of Vehicle 1. Driver in Vehicle 2 receives slight injuries	Slight
3	26/08/11	13.23	Wet	Car / Motorcycle Collision Car turning right collides with Motorcycle. Motorcyclist receives slight injuries	Slight
4	05/11/08	09.30	Dry	Car / Motorcycle Collision Car turning right collides with Motorcycle. Motorcyclist receives slight injuries	Slight
5	11/02/10	14.20	Dry	2 vehicle collision at traffic lights. Vehicle 1 stopped at traffic light, Vehicle 2 collides with rear of Vehicle 1. Driver of Vehicle 2 receives Slight injuries	Slight
There were a further 10 accidents at the Pasteur Road / Southtown Road Junction not directly associated with Queuing on Southtown Road but which would benefit from a reduction in traffic using the junction					

Proposed New Egress. Lidl Store
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Appendix B

TRICS Database Output
Discount Foodstores

TRIP RATE CALCULATION SELECTION PARAMETERS:

Land Use : 01 - RETAIL
 Category : C - DISCOUNT FOOD STORES

VEHICLES

Selected regions and areas:

02 SOUTH EAST	
ES EAST SUSSEX	1 days
03 SOUTH WEST	
DC DORSET	1 days
05 EAST MIDLANDS	
NR NORTHAMPTONSHIRE	1 days
06 WEST MIDLANDS	
SH SHROPSHIRE	1 days
07 YORKSHIRE & NORTH LINCOLNSHIRE	
NY NORTH YORKSHIRE	1 days
08 NORTH WEST	
MS MERSEYSIDE	2 days
10 WALES	
GW GWYNEDD	1 days
PS POWYS	1 days
11 SCOTLAND	
HI HIGHLAND	1 days
PK PERTH & KINROSS	1 days

Filtering Stage 2 selection:

Parameter: Gross floor area
 Actual Range: 1150 to 1900 (units: sqm)
 Range Selected by User: 865 to 2703 (units: sqm)

Public Transport Provision:

Selection by: Include all surveys

Date Range: 01/01/01 to 11/10/11

Selected survey days:

Monday	2 days
Tuesday	4 days
Wednesday	3 days
Thursday	1 days
Friday	1 days

Selected survey types:

Manual count	11 days
Directional ATC Count	0 days

Selected Locations:

Edge of Town Centre	5
Suburban Area (PPS6 Out of Centre)	4
Edge of Town	1
Neighbourhood Centre (PPS6 Local Centre)	1

Selected Location Sub Categories:

Industrial Zone	1
Commercial Zone	1
Residential Zone	2
Retail Zone	2
Built-Up Zone	1
No Sub Category	4

LIST OF SITES relevant to selection parameters

- | Index | Address | Area (sqm) | Survey Date | Survey Type | County |
|-------|--|------------|-------------|-------------|------------------|
| 1 | DC-01-C-02
POOLE ROAD
BRANKSOME
BOURNEMOUTH
Suburban Area (PPS6 Out of Centre)
Commercial Zone
Total Gross floor area:
Survey date: TUESDAY | 1334 | 15/07/08 | MANUAL | DORSET |
| 2 | ES-01-C-01
LONDON ROAD

BEXHILL
Suburban Area (PPS6 Out of Centre)
Built-Up Zone
Total Gross floor area:
Survey date: THURSDAY | 1222 | 04/10/01 | MANUAL | EAST SUSSEX |
| 3 | GW-01-C-01
HIGH STREET

BANGOR
Edge of Town Centre
No Sub Category
Total Gross floor area:
Survey date: FRIDAY | 1310 | 10/07/09 | MANUAL | GWYNEDD |
| 4 | HI-01-C-01
CAMANACHD CRESCENT

FORT WILLIAM
Edge of Town Centre
Retail Zone
Total Gross floor area:
Survey date: TUESDAY | 1285 | 19/05/09 | MANUAL | HIGHLAND |
| 5 | MS-01-C-02
SMITHDOWN ROAD
WAVERTREE
LIVERPOOL
Neighbourhood Centre (PPS6 Local Centre)
Residential Zone
Total Gross floor area:
Survey date: MONDAY | 1200 | 18/06/07 | MANUAL | MERSEYSIDE |
| 6 | MS-01-C-03
LAUREL ROAD
ELM PARK
LIVERPOOL
Suburban Area (PPS6 Out of Centre)
Residential Zone
Total Gross floor area:
Survey date: WEDNESDAY | 1165 | 20/06/07 | MANUAL | MERSEYSIDE |
| 7 | NR-01-C-01
DALTON ROAD

CORBY
Edge of Town
Industrial Zone
Total Gross floor area:
Survey date: WEDNESDAY | 1345 | 19/11/08 | MANUAL | NORTHAMPTONSHIRE |

LIST OF SITES relevant to selection parameters (Cont.)

8	NY-01-C-02	LIDL, THIRSK		NORTH YORKSHIRE
	STATION ROAD			
	THIRSK			
	Edge of Town Centre			
	No Sub Category			
	Total Gross floor area:	1527 sqm		
	Survey date: TUESDAY	11/10/11		Survey Type: MANUAL
9	PK-01-C-01	ALDI, PERTH		PERTH & KINROSS
	GLASGOW ROAD			
	PERTH			
	Edge of Town Centre			
	Retail Zone			
	Total Gross floor area:	1400 sqm		
	Survey date: WEDNESDAY	11/05/11		Survey Type: MANUAL
10	PS-01-C-01	ALDI, BRECON		POWYS
	RICH WAY			
	BRECON			
	Edge of Town Centre			
	No Sub Category			
	Total Gross floor area:	1150 sqm		
	Survey date: MONDAY	15/09/08		Survey Type: MANUAL
11	SH-01-C-01	LIDL, TELFORD		SHROPSHIRE
	CASTLE STREET			
	HADLEY			
	TELFORD			
	Suburban Area (PPS6 Out of Centre)			
	No Sub Category			
	Total Gross floor area:	1900 sqm		
	Survey date: TUESDAY	16/06/09		Survey Type: MANUAL

TRIP RATE for Land Use 01 - RETAIL/C - DISCOUNT FOOD STORES

VEHICLES

Calculation factor: 100 sqm

BOLD print indicates peak (busiest) period

Time Range	ARRIVALS			DEPARTURES			TOTALS		
	No. Days	Ave. GFA	Trip Rate	No. Days	Ave. GFA	Trip Rate	No. Days	Ave. GFA	Trip Rate
00:00 - 01:00	0	0	0.000	0	0	0.000	0	0	0.000
01:00 - 02:00	0	0	0.000	0	0	0.000	0	0	0.000
02:00 - 03:00	0	0	0.000	0	0	0.000	0	0	0.000
03:00 - 04:00	0	0	0.000	0	0	0.000	0	0	0.000
04:00 - 05:00	0	0	0.000	0	0	0.000	0	0	0.000
05:00 - 06:00	0	0	0.000	0	0	0.000	0	0	0.000
06:00 - 07:00	0	0	0.000	0	0	0.000	0	0	0.000
07:00 - 08:00	6	1405	0.308	6	1405	0.131	6	1405	0.439
08:00 - 09:00	10	1362	1.021	10	1362	0.654	10	1362	1.675
09:00 - 10:00	11	1349	2.979	11	1349	2.211	11	1349	5.190
10:00 - 11:00	11	1349	4.084	11	1349	3.666	11	1349	7.750
11:00 - 12:00	11	1349	4.084	11	1349	3.828	11	1349	7.912
12:00 - 13:00	11	1349	3.949	11	1349	4.131	11	1349	8.080
13:00 - 14:00	11	1349	3.565	11	1349	3.579	11	1349	7.144
14:00 - 15:00	11	1349	4.084	11	1349	3.835	11	1349	7.919
15:00 - 16:00	11	1349	3.841	11	1349	4.138	11	1349	7.979
16:00 - 17:00	11	1349	3.619	11	1349	3.633	11	1349	7.252
17:00 - 18:00	11	1349	3.228	11	1349	3.976	11	1349	7.204
18:00 - 19:00	11	1349	2.568	11	1349	2.911	11	1349	5.479
19:00 - 20:00	10	1362	1.028	10	1362	1.594	10	1362	2.622
20:00 - 21:00	4	1393	0.449	4	1393	0.610	4	1393	1.059
21:00 - 22:00	1	1400	0.143	1	1400	0.286	1	1400	0.429
22:00 - 23:00	0	0	0.000	0	0	0.000	0	0	0.000
23:00 - 24:00	0	0	0.000	0	0	0.000	0	0	0.000
Total Rates:			38.950			39.183			78.133

Parameter summary

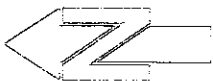
Trip rate parameter range selected: 1150 - 1900 (units: sqm)
 Survey date range: 01/01/01 - 11/10/11
 Number of weekdays (Monday-Friday): 11
 Number of Saturdays: 0
 Number of Sundays: 0
 Surveys manually removed from selection: 0

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Proposed New Egress. Lidl Store
Pasteur Road. Great Yarmouth
Highway Statement

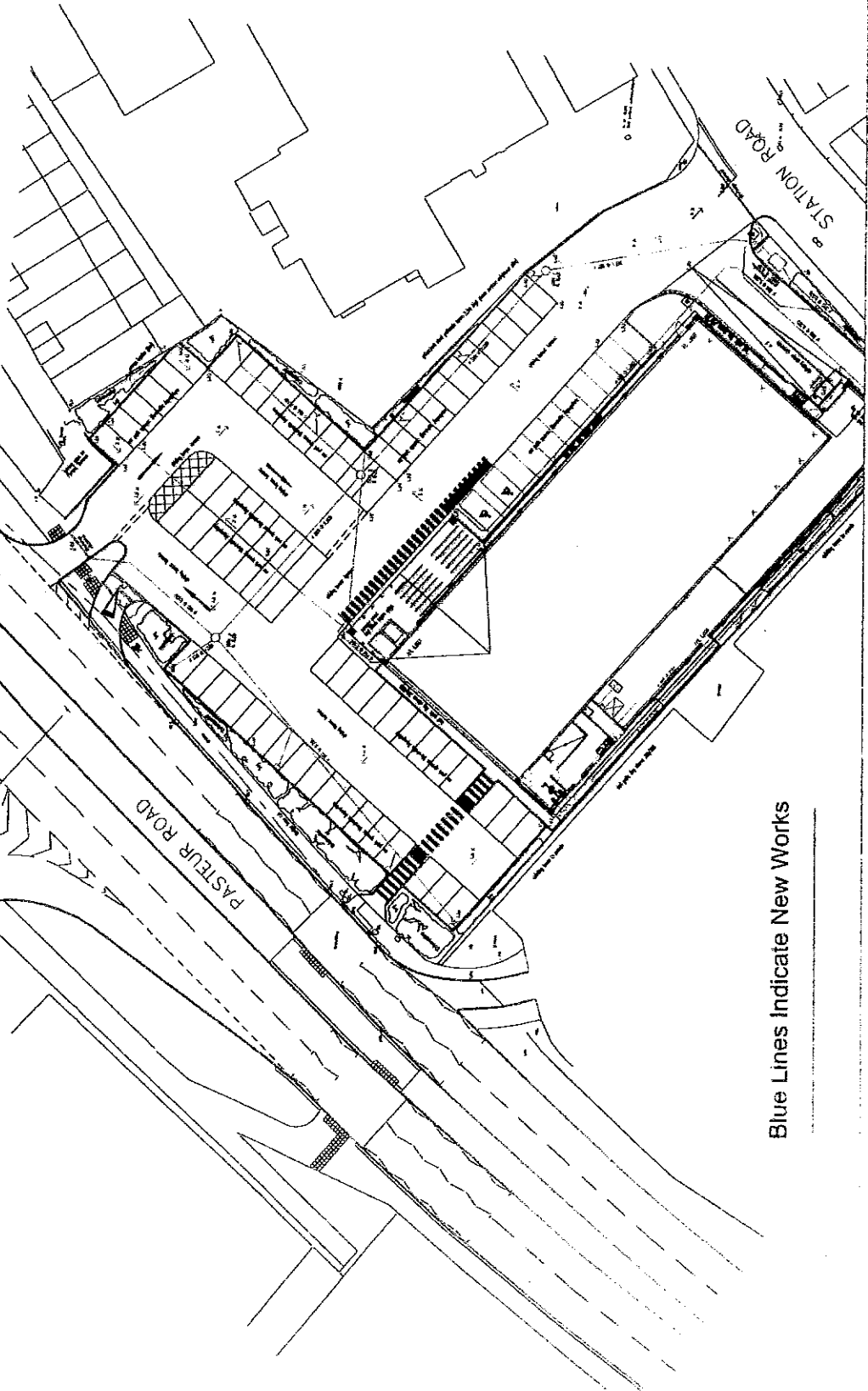
?

Drawings



New Traffic Turn Left Sign (Dia 606)

Visibility At New Egress Well in Excess
of 2.4 x 43m (30 mph Standard)



Blue Lines Indicate New Works

No.	Signature / Name	Date

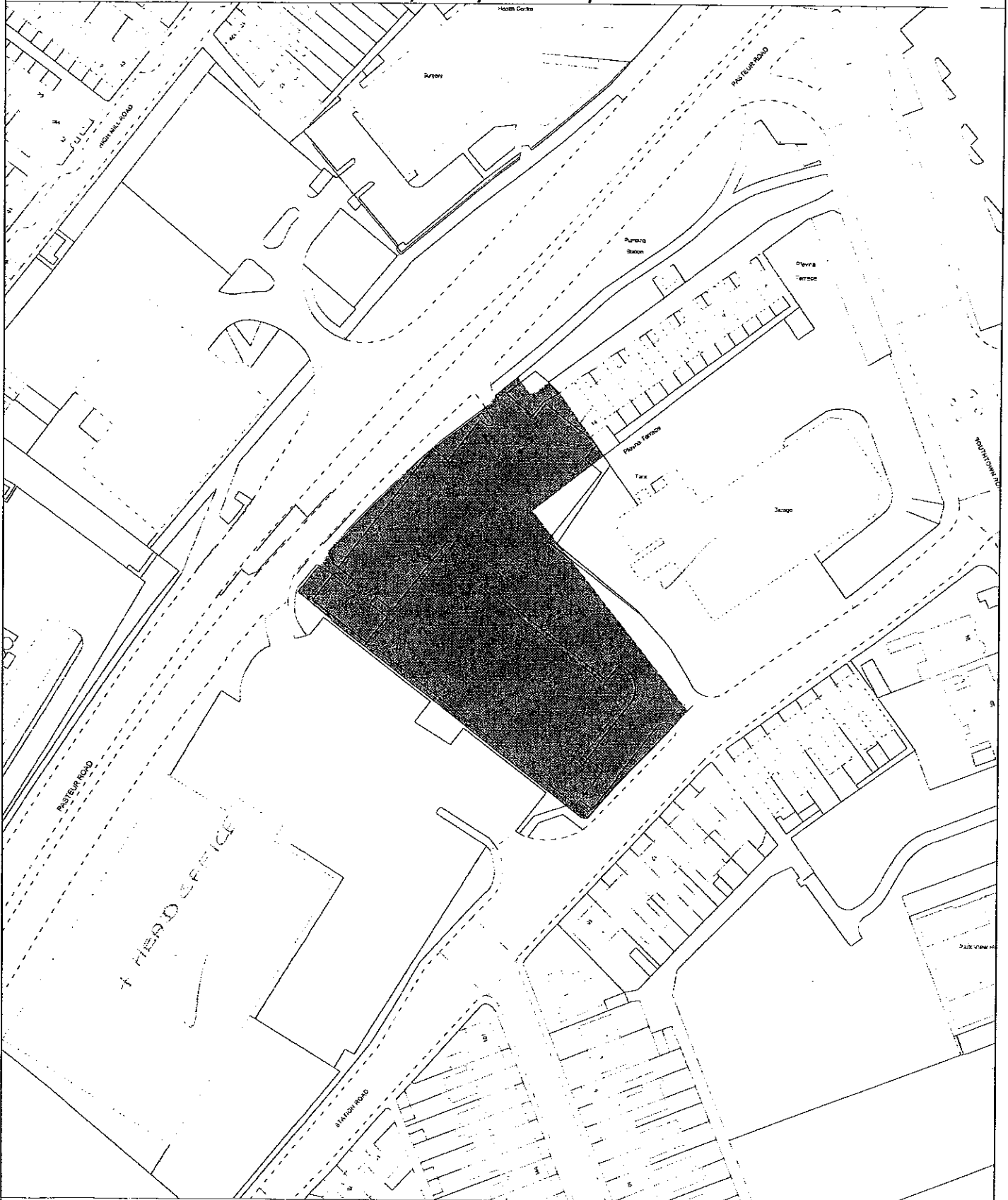
Turner Lowe Associates
22 Guest Road
Manchester M25 3DL
Tel: 0161 798 7898
Fax: 0161 798 6642
Email: info@turnerlowe.co.uk

Lidl UK GmbH

Lidl Store
Pasteur Road,
Great Yarmouth
Proposed New Egress

No.	Signature / Name	Date
12/001	J.L.	
Oct 2012	J.L.	
1/500 @ A3	12/001/01	

06/13/0413/F



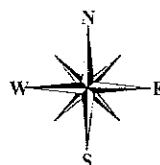
GREAT YARMOUTH
BOROUGH COUNCIL

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

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

Metres

Scale = 1:1250 @ A4



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Ordnance Survey [100018547]

Reference: 06/13/0422/F

Officer: Mr G Clarke

Expiry Date: 09-09-2013

Applicant: Lidl

Proposal: Variation of condition 4 of pp 06/04/0317/F to permit deliveries on Sundays and Bank Holidays during the hours 8am -6pm

Site: Lidl

Pasteur Road

Great Yarmouth

REPORT

1 Background / History :-

- 1.1 The Lidl store is sited between Pasteur Road to the north west and Station Road to the south east, to the south west of the site is the B & M store and to the north east is the Thurlow Nunn car dealership. There is a housing to the north east at Plevna Terrace and the main residential area of Southtown is on the opposite side of Station Road to the south east.
- 1.2 When the original planning application for the store was approved in 2004 (ref: 06/04/0317/F) a condition was imposed restricting the opening hours of the store and limiting deliveries to 7.30am to 21.30pm Monday to Saturday with no deliveries on Sundays or Bank Holidays unless otherwise agreed in writing by the Local Planning Authority.
- 1.3 In 2007 a planning application was submitted (ref: 06/07/0899/F) to vary condition 4 to allow deliveries on Sundays and Bank Holidays during trading hours (10am to 4pm). This application was refused on the basis that the extended delivery times would cause disturbance to nearby residents on days when they would not normally experience such activity.

2 Consultations :-

- 2.1 Highways – No objection
- 2.2 Environmental Health – There have been no formal complaints received by Environmental Health regarding vehicle movements. I therefore believe that activities at the current development do not subject nearby residents to

unreasonable levels of noise. I also note that the hours of use will be restricted to between 08.00 and 18.00 and that the development is adjacent to the main road serving Southtown and Great Yarmouth from the north bound A12. Accordingly I would expect that the use of the development would coincide with elevated background noise from the use of what is already a busy main road.

- 2.3 Neighbours – two objections have been received copies of which are attached. The objections are on the grounds of noise and disturbance caused by delivery vehicles.

3 Assessment :-

- 3.1 The loading bay for the store is on the side of the building nearest to the dwellings on Station Road, when the original application was considered concerns were raised by the nearby residents regarding potential noise and disturbance from vehicles delivering to the site. When the application was approved it was with a condition limiting the opening hours of the store to 8am to 9pm Monday to Saturday and 9am to 6pm on Sundays and Bank Holidays. The condition also restricted deliveries to 7.30am to 9.30pm Monday to Saturday with no deliveries on Sundays or Bank Holidays.
- 3.2 The applicant now wishes to vary the condition to allow deliveries to take place on Sundays and Bank Holidays during the hours of 8am to 6pm. In 2007 an application to vary the condition to allow deliveries on Sundays and Bank Holidays during the hours of 10am to 4pm was refused. This was on the grounds that the condition had been imposed to protect the nearby residents from noise and disturbance caused by deliveries outside the permitted hours and particularly on Sundays and Bank Holidays. The relaxation of the condition would be contrary to the intentions of the original permission and would result in activity and disturbance on days when residents could reasonably expect the peaceful enjoyment of their homes.
- 3.3 This previous refusal was for shorter hours than are now proposed and deliveries would have been made during the opening hours of the store when residents would expect there to be some activity at the site from customers of the store. The start time now proposed would be before the store is open in the morning and therefore noise from deliveries would be more noticeable.
- 3.4 Since the store has been open, complaints have been made to the planning department in 2007, 2011 and 2012 regarding deliveries being made to the store outside the permitted hours. The breaches alleged included Sunday deliveries, deliveries early in the morning and late at night. In 2007 a Breach of Condition Notice was served on Lidl requiring compliance with the condition.
- 3.5 Lidl have submitted with the application a copy of their Service Yard Management Plan (copy attached) which sets out the way that the service yard should operate. However from the two letters of objection that have been

received it seems that the Management Plan has either not been complied with or is ineffective in preventing disturbance to the nearby residents.

- 3.6 Although the Council has some sympathy with Lidl's efforts to have more efficient deliveries this should not be at the expense of the amenities of the occupiers of nearby dwellings. In this case the delivery area to the store is sited close to the residential area and over the years that the store has been open the planning department has received complaints regarding breach of the existing conditions. The applicant has suggested the construction of an acoustic fence along the Station Road frontage and this may help to restrict noise from within the site. However complaints have mainly been made about delivery vehicles arriving early and parking on the road outside the site and the fence will not help with these situations.
- 3.7 When the application was originally approved the condition was imposed so that residents would have some break from activities at the site, when the application to vary the condition was refused in 2007 it was for the same reasons. The present application is for longer hours than the 2007 application and as circumstances do not appear to have changed since then, there is no reason to approve the current application.

4 RECOMMENDATION :-

Refuse – the extended delivery hours will be likely to result in increased noise and disturbance to the occupiers of nearby dwellings.

ACK 29/8/13

S
Jackie Schneider
11, station road
Great Yarmouth
NR31 0HB

25th August 2013



Dear Sir,

Application: 06/13/04422/F

Planning permission to permit deliveries on Sundays and Bank Holidays
at LIDL, Pasteur Road, Great Yarmouth

With regards to the above planning application, I would like to raise objections to the above proposal

When LIDL first sought consent to build their outlet on Pasteur Road it was with the implicit agreement that deliveries did not take place on either Sunday or Bank Holidays, I assume out of consideration for those residents, such as my family, who live in close proximity (approx 7 metres away) and who would be disturbed by off-loading on what are predominantly days of rest

Initial plans for the store showed a much higher wall between the residents opposite and the delivery bay than currently exists, this may have prevented some noise exchange. However this did not occur and despite requests for additional screening only some fencing around the ugly and very noisy compactor was provided.

While actual unloading of deliveries to LIDL generally take place within stated timeframes, this does not prevent Trucks from arriving earlier and leaving engines running, dropping tail-gates, opening roller doors and moving pallets around outside of agreed times.

I wish LIDL well and can see the benefits of the store to our local community, however I feel if the existing limitations were deemed appropriate in the first instance and again when the request was raised more recently, the limitations should be upheld as nothing has changed. I strongly believe we are entitled to some respite on Sundays and Bank Holidays and therefore request that you give this consideration when reviewing this application

Yours sincerely

[Redacted signature]

Jackie Schneider



From: Stuart Robertson [<mailto:smrobertson73@ntlworld.com>]
Sent: 27 August 2013 19:45
To: Penny S. Linden
Cc: Gemma M. Manthorpe
Subject: application 06/13/0422/F proposal to change delivery times

Dear Mrs. Manthorpe,

Reason for contact: Lidl Store on Station road, Southtown & Curfew operating Hours.

We've recently been away on holiday to come home and find Lidl's have requested a proposal to amend their operating Hours for deliveries- Now to include Sundays and Bank Holidays.

I gather this was originally rejected when they first applied for planning permission to build and operate the store, **Are you able to confirm what the objections were then and what has changed now?**

I write in connection with the above planning application. I have examined the plans and I know the site well. I wish to object strongly to the change in the permitted Delivery times proposed (application 06/13/0422/F)

Lidl's have continually failed to operate within the guideline set out in the original agreed Planning application allowing Lidl's to build and operate from this residential location.

They have failed numerous times to adhere to verbal and written warnings to operate within the parameters of the agreed Planning application and continue to do so (Admittedly not as frequently)

I will be sending this to the appropriate department to voice my objection before the date set out in the letter, read on the 28th of August 2013.

I do look forward to hearing from you regarding the highlighted question above.

Yours sincerely,
Stuart Robertson.

Service Yard Management Plan
Lidl UK GmbH
Pasteur Road
Great Yarmouth

06/13 / 0422 / F

Introduction

This document sets out Lidl's Service Management Plan (LSMP) for their foodstore in Great Yarmouth.

Service Management Objective

The objective will be to ensure that the service yard operates efficiently and effectively; thereby minimising any incidence of potential disruption on the highway and noise disturbance to local residents.

Service Yard Management Strategies

A combination of strategies will contribute to the operation of the LSMP. These are:

- The Revised Delivery Process;
- Delivery Vehicle Manoeuvres;
- Delivery Schedules for Lidl's Vehicles; and
- Direct Delivery Strategy.



Revised Delivery Process

Lidl has recently introduced a revised method of service yard operation; this is known as 'The Revised Delivery Process'. The underlying basis of the process is to increase and improve availability of products to the customer. This is achieved by the introduction or increased emphasis on the following key targets:

- Improvements to, or reductions in the number of processes;
- 24-hour ordering of stock, this is basically 'just in time' deliveries, which are designed to reduce the amount of stock being carried over;
- All deliveries to be worked twice in each 24-hour period, resulting in stock being transferred to shelves quickly;
- Processes in place to return empty pallets and TK Boxes;
- Stores targeted on delivery vehicle turnaround; and

- Depots also targeted on delivery vehicle turnaround.

The introduction of the above processes delivers faster, more effective operations in the store service yard, reduces time and congestion in those yards and improves product availability to customers.

Delivery Schedule for Lidl's Vehicles

The envisaged typical daily delivery programme for a Lidl store is for the mixture of perishables, non-perishables, frozen and kitchen-line goods to be delivered once a day. The process sets targets that aim to minimise the time taken for vehicle turnaround, reducing potential for noise in the yard.

Direct Delivery Strategy

In line with Lidl's policy, all transport contractors will be issued with a brief, detailing a map indicating the correct route (avoiding any restricted highways) and vehicle manoeuvre on site.

Store Operations

There are also a number of management and operations measures to reduce noise levels within the service yard which include:

The Journey

- During the final approach to the store, refrigeration units within vehicles will be switched off (during the hours of darkness) and remain switched off during unloading; and
- When within the service yard, vehicles will switch off their engines (during the hours of darkness); and
- Access into the service yard should be unrestricted. However, if entry is restricted, vehicles should stop; switch off engines, radios and headlights, and contact store staff.

Within the Service Yard

- Vehicle radios will be switched off;
- Vehicle headlights will be switched off when stationary and vehicle lights will be used for vehicle manoeuvring only, to aid safe movement;

- The use of external alarms or speakers will be prohibited within the service yard;
- The internal alarm will be muffled to reduce potential for disturbance;
- Drivers will be advised to use signage within and outside the yard, reminding staff and drivers to be quite at all times;
- Noise generation from vehicle manoeuvring into loadings to be kept to a minimum;
- Vehicle reversing 'audible warning' to be switched off during night-time periods (ie when dark), without compromising safety;
- At all times drivers will be advised to:
 - engage gears within minimal noise;
 - keep engine revs to a minimum;
 - apply brakes gently; and
 - close doors with minimal noise.

Unloading/Re-loading

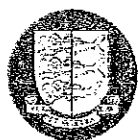
- Drivers should ensure that engine and refrigeration units are switched off once the vehicle is stationary and in the unloading position;
- Drivers should seek to:
 - lower loading plates into the correct position with minimal noise;
 - avoid making contact with trailer walls, lift guardrails and other obstructions; and
 - maintain conversation to a minimum.

The Return Journey

- All vehicle doors will be closed with minimal noise;
- Drivers should refrain from starting up vehicle refrigeration units (if required) until the vehicle is a reasonable distance from the store and neighbouring dwellings;
- Drivers should seek to:
 - engage gears within minimal noise;
 - keep engine revs to a minimum;
 - apply brakes gently; and
 - accelerate gently until the vehicle is a reasonable distance from the store.

Conclusion

It is concluded that the LSMP will help to improve the overall operation of the delivery strategy at the Great Yarmouth store, removing issues relating to vehicles causing noise disturbance to local residents.



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Ordnance Survey [100018547]

Reference: 06/13/0436/SU

Parish: Great Yarmouth

Officer: Mrs M Pieterman

Expiry Date: 08-10-2013

Applicant: Great Yarmouth Borough Council

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

Site: North Drive Car Park

REPORT

1. Background / History :-

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

2. Consultations :-

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

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

3. Policy

3.1 POLICY BNV9

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

3.2 POLICY BNV10

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

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

3.3 POLICY REC9

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

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

3.4 POLICY REC10

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

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

3.5 POLICY TR21

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

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

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

4. Assessment :-

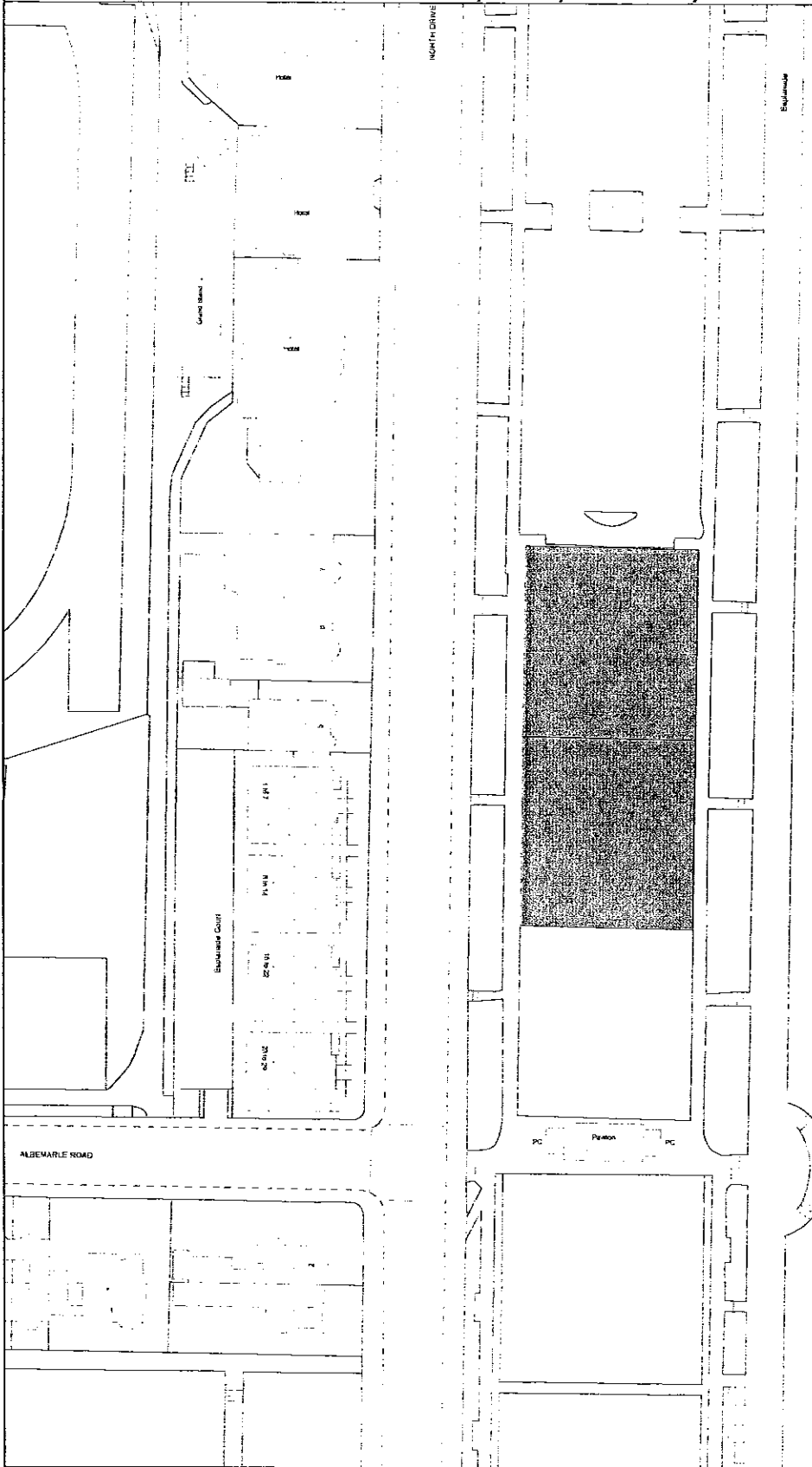
- 4.1 The submitted application seeks approval for the change of use of the existing tennis courts into additional car parking at the northern end of the Seafront. An earlier application for a similar development was approved in 1997 (Ref: 06/97/0765/SU).
- 4.2 The committee will be well aware of the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

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

5. RECOMMENDATION :-

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

06/13/0436/SU



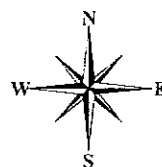
GREAT YARMOUTH
BOROUGH COUNCIL

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

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

Metres

Scale = 1:1250 @ A4



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Ordnance Survey [100018547]

**PLANNING APPLICATIONS CLEARED BETWEEN 01-AUG-13 AND 31-AUG-13 FOLLOWING
DETERMINATION BY THE DEVELOPMENT CONTROL COMMITTEE**

REFERENCE **06/13/0330/F**
PARISH Great Yarmouth 14
PROPOSAL Extension to existing car park

SITE Grosvenor Casino Shadingfield Lodge
 Marine Parade Great Yarmouth
APPLICANT Grosvenor Casinos Limited
DECISION **APPROVE**

REFERENCE **06/12/0061/O**
PARISH Great Yarmouth 19
PROPOSAL Demolition of all existing buildings and erection of 104
 dwellings, 3 office blocks, associated works & open space
SITE Halls Site Riverside Road
 Gorleston Great Yarmouth
APPLICANT Mr & Mrs TW & VJ Hall
DECISION **APPROVE**

REFERENCE **06/13/0151/F**
PARISH Winterton 8
PROPOSAL Proposed internal alterations, extensions and formation of
 rooms in roof space for disabled persons
SITE Harmony Patch Bush Road Winterton on Sea
 Great Yarmouth NR29 4BY
APPLICANT Mrs E Hunt
DECISION **APPROVE**

REFERENCE **06/13/0226/F**
PARISH Winterton 8
PROPOSAL Proposed residential development of site to
 comprise 2 no. bungalows and 2 no. chalet style bungalows
SITE Bulmer Lane (site off) Winterton
 Great Yarmouth NR29 4AF
APPLICANT Mr & Mrs Tweed
DECISION **APPROVE**

* * * * End of Report * * * *

PLANNING APPLICATIONS CLEARED BETWEEN 01-AUG-13 AND 31-AUG-13 FOLLOWING DETERMINATION BY THE GROUP MANAGER (PLANNING) UNDER DELEGATED POWERS

REFERENCE	06/13/0197/F
PARISH	Belton & Browston 10
PROPOSAL	Renewal of PP 06/08/0244/F for vehicle security barrier, timber security hut & extended boundary fencing
SITE	Wild Duck Holiday Park Howards Common Station Road Belton Great Yarmouth NR31 9NE
APPLICANT	Mr P Andrews
DECISION	APPROVE
<hr/>	
REFERENCE	06/13/0320/F
PARISH	Belton & Browston 10
PROPOSAL	Proposed single storey extension front/side elevation and two storey side extension
SITE	43 Heather Road Belton Great Yarmouth NR31 9PR
APPLICANT	Mrs P Calvert
DECISION	APPROVE
<hr/>	
REFERENCE	06/13/0386/F
PARISH	Belton & Browston 10
PROPOSAL	Revised application side and rear extension
SITE	Treetops Sandy Lane Belton Great Yarmouth NR31 9LX
APPLICANT	Mr C Andrews
DECISION	APPROVE
<hr/>	
REFERENCE	06/13/0406/PDE
PARISH	Belton & Browston 10
PROPOSAL	Notification of larger home extension - Single storey rear extension
SITE	Rose Havre Stepshort Belton Great Yarmouth
APPLICANT	Mr B Williamson
DECISION	PERMITTED DEV.
<hr/>	
REFERENCE	06/13/0345/F
PARISH	Bradwell N 1
PROPOSAL	Proposed single storey extension and proposed two storey extension
SITE	15 Cherry Close Bradwell Great Yarmouth NR31 8HZ
APPLICANT	Miss P Nichols
DECISION	APPROVE
<hr/>	

PLANNING APPLICATIONS CLEARED BETWEEN 01-AUG-13 AND 31-AUG-13 FOLLOWING DETERMINATION BY THE GROUP MANAGER (PLANNING) UNDER DELEGATED POWERS

REFERENCE	06/13/0355/A
PARISH	Bradwell N 1
PROPOSAL	Non illuminated roundabout sponsorship signs - retrospective application
SITE	Gapton Hall Road Bradwell Great Yarmouth NR31 9UW
APPLICANT	Mrs J Butcher
DECISION	ADV. CONSENT
<hr/>	
REFERENCE	06/13/0376/F
PARISH	Bradwell N 1
PROPOSAL	Single storey front extension
SITE	8 Pintail Drive Bradwell Great Yarmouth NR31 8JQ
APPLICANT	Mr C Green
DECISION	APPROVE
<hr/>	
REFERENCE	06/13/0380/F
PARISH	Bradwell N 1
PROPOSAL	Single storey extension to rear and side and extended hipped roof to side
SITE	Weismain Burgh Road Bradwell Great Yarmouth NR31 9EG
APPLICANT	Mr I Blanchard
DECISION	APPROVE
<hr/>	
REFERENCE	06/13/0409/F
PARISH	Bradwell N 1
PROPOSAL	Existing garage demolished and erection of new garage - retrospective application
SITE	61 Holly Avenue Bradwell Great Yarmouth NR31 8NL
APPLICANT	Mrs S Curling
DECISION	APPROVE
<hr/>	
REFERENCE	06/13/0388/F
PARISH	Bradwell S 2
PROPOSAL	Construction of 2 detached 2 bedroom bungalows, a double shared garage, associated parking and new access
SITE	7/9 Clover Way Bradwell Great Yarmouth NR31 8RH
APPLICANT	Mr M & T Shanks & Lloyd
DECISION	REFUSED
<hr/>	
REFERENCE	06/13/0359/A
PARISH	Caister On Sea 3
PROPOSAL	Non illuminated roundabout sponsorship signs - retrospective application
SITE	Norwich Road Caister Great Yarmouth NR30 5UF
APPLICANT	Mrs J Butcher
DECISION	ADV. CONSENT
<hr/>	

PLANNING APPLICATIONS CLEARED BETWEEN 01-AUG-13 AND 31-AUG-13 FOLLOWING DETERMINATION BY THE GROUP MANAGER (PLANNING) UNDER DELEGATED POWERS

REFERENCE	06/13/0370/F
PARISH	Caister On Sea 3
PROPOSAL	Proposed rear two storey extension and conservatory
SITE	18 Biscay Gardens Caister Great Yarmouth NR30 5TW
APPLICANT	Mr Bessey
DECISION	APPROVE
<hr/>	
REFERENCE	06/13/0396/F
PARISH	Caister On Sea 3
PROPOSAL	1.8m garden wall to the rear of the house enclosing the rear garden (replacing current hedge)
SITE	23 Ormesby Road Hill House Caister Great Yarmouth
APPLICANT	Mrs J Taylor
DECISION	APPROVE
<hr/>	
REFERENCE	06/13/0401/F
PARISH	Caister On Sea 3
PROPOSAL	Single storey side extension
SITE	12 Norwich Road Caister Great Yarmouth NR30 5JT
APPLICANT	Mr C Anderson
DECISION	APPROVE
<hr/>	
REFERENCE	06/12/0418/CD
PARISH	Caister On Sea 4
PROPOSAL	Discharge of conds 3,4,5,6,7,8 9,10,11,12 of pp 06/11/0777/F. Revised site layout to include 2 additional residential units
SITE	Yarmouth Road (Former Esso Filling Station) Caister on Sea Great Yarmouth, Norfolk
APPLICANT	Brian Newson Developments Ltd
DECISION	APPROVE
<hr/>	
REFERENCE	06/13/0358/A
PARISH	Caister On Sea 4
PROPOSAL	Non illuminated roundabout sponsorship signs - retrospective application
SITE	Main Road West Caister Great Yarmouth NR30 5SL
APPLICANT	Mrs J Butcher
DECISION	ADV. CONSENT
<hr/>	
REFERENCE	06/13/0362/A
PARISH	Caister On Sea 4
PROPOSAL	Non illuminated roundabout sponsorship signs - retrospective application
SITE	Yarmouth Road Caister Great Yarmouth NR30 5TE
APPLICANT	Mrs J Butcher
DECISION	ADV. CONSENT
<hr/>	

PLANNING APPLICATIONS CLEARED BETWEEN 01-AUG-13 AND 31-AUG-13 FOLLOWING DETERMINATION BY THE GROUP MANAGER (PLANNING) UNDER DELEGATED POWERS

REFERENCE	06/13/0307/F
PARISH	Filby 6
PROPOSAL	Installation of 16 Romag photo voltaic panels on the roof of the existing outbldg with curtilage of the dwelling hse
SITE	The Orangery Main Road Filby Great Yarmouth
APPLICANT	Mr & Mrs Rumble
DECISION	APPROVE

REFERENCE	06/13/0308/LB
PARISH	Filby 6
PROPOSAL	Installation of 16 Romag photo voltaic panels on the roof of the existing outbldg within curtilage of the dwelling hse
SITE	The Orangery Main Road Filby Great Yarmouth
APPLICANT	Mr & Mrs Rumble
DECISION	LIST.BLD.APP

REFERENCE	06/13/0347/F
PARISH	Filby 6
PROPOSAL	Proposed extension to existing double garage to form triple garage with storage in roof space
SITE	Taypen Lodge Thrigby Road Filby Great Yarmouth NR29 3HJ
APPLICANT	Mr Taylor
DECISION	APPROVE

REFERENCE	06/13/0373/F
PARISH	Filby 6
PROPOSAL	Two Storey extension to provide additional kitchen and bedroom accommodation
SITE	4 School Cottages Thrigby Road Filby Great Yarmouth
APPLICANT	Ms R Storey
DECISION	APPROVE

REFERENCE	06/13/0395/F
PARISH	Fleggburgh 6
PROPOSAL	Erection of conservatory to plot 3
SITE	Rollesby Road/Mill Lane Plot 3 Fleggburgh
APPLICANT	Mr D Shreeve
DECISION	APPROVE

REFERENCE	06/13/0290/F
PARISH	Fritton/St Olaves 10
PROPOSAL	Demo.of extg toilets & garage. Extn to form enlarged bar & rest.area with new toilets.2 self contained flats at 1st fl
SITE	The Decoy Tavern Beccles Road Fritton Great Yarmouth
APPLICANT	Mr M Harman
DECISION	APPROVE

PLANNING APPLICATIONS CLEARED BETWEEN 01-AUG-13 AND 31-AUG-13 FOLLOWING DETERMINATION BY THE GROUP MANAGER (PLANNING) UNDER DELEGATED POWERS

REFERENCE	06/13/0326/F
PARISH	Fritton/St Olaves 10
PROPOSAL	Demo.of extg garage/store out bldg,replace with grnd flr poo lhse,cart lodge garages,1st fl bedrm,gym,dining area etc
SITE	Heatherbrae Herringfleet Road St. Olaves Great Yarmouth
APPLICANT	Stephanie Harrod
DECISION	APPROVE

REFERENCE	06/13/0344/F
PARISH	Great Yarmouth 5
PROPOSAL	New vehicular access and dropped kerb
SITE	31 Shrublands Way Gorleston Great Yarmouth NR31 8DU
APPLICANT	Mr C Attwaters
DECISION	APPROVE

REFERENCE	06/13/0360/A
PARISH	Great Yarmouth 5
PROPOSAL	Non illuminated roundabout sponsorship signs - retrospective application
SITE	Burgh Road Gorleston Great Yarmouth NR31 0PY
APPLICANT	Mrs J Butcher
DECISION	ADV. CONSENT

REFERENCE	06/13/0364/F
PARISH	Great Yarmouth 5
PROPOSAL	Extension over flat roof extension to form bedroom
SITE	1 Headington Close Gorleston Great Yarmouth NR31 8DW
APPLICANT	Mrs L Bennett
DECISION	APPROVE

REFERENCE	06/13/0365/F
PARISH	Great Yarmouth 5
PROPOSAL	Demolish existing conservatory. Construct garden room at rear
SITE	58 Claydon Grove Gorleston Great Yarmouth NR31 8AU
APPLICANT	Mr S King
DECISION	APPROVE

REFERENCE	06/13/0366/F
PARISH	Great Yarmouth 5
PROPOSAL	Proposed extension to form lounge
SITE	Gunga Din The Walk Gorleston Great Yarmouth NR31 8AS
APPLICANT	Mr & Mrs Gilbert
DECISION	APPROVE

PLANNING APPLICATIONS CLEARED BETWEEN 01-AUG-13 AND 31-AUG-13 FOLLOWING DETERMINATION BY THE GROUP MANAGER (PLANNING) UNDER DELEGATED POWERS

REFERENCE **06/13/0325/O**
 PARISH Great Yarmouth 7
 PROPOSAL Erection of 1 no. detached dwelling with garage

SITE Arnott Avenue (Land at Eureka)
 Gorleston Great Yarmouth

APPLICANT Messrs Sallis
 DECISION **REFUSED**

REFERENCE **06/13/0361/A**
 PARISH Great Yarmouth 7
 PROPOSAL Non illuminated roundabout sponsorship signs - retrospective application

SITE Beaufort Way Gorleston
 Great Yarmouth NR31 7RU

APPLICANT Mrs J Butcher
 DECISION **ADV. CONSENT**

REFERENCE **06/13/0389/PDE**
 PARISH Great Yarmouth 7
 PROPOSAL Notification of larger home extension - Sun lounge with tiled roof and bifold doors

SITE 6 Waunci Crescent Gorleston
 Great Yarmouth NR31 6EB

APPLICANT Mr H Grand
 DECISION **PERMITTED DEV.**

REFERENCE **06/13/0356/A**
 PARISH Great Yarmouth 9
 PROPOSAL Non illuminated roundabout sponsorship signs - retrospective application

SITE Pasteur Road Great Yarmouth
 Norfolk NR31 0DH

APPLICANT Mrs J Butcher
 DECISION **ADV. CONSENT**

REFERENCE **06/13/0322/F**
 PARISH Great Yarmouth 11
 PROPOSAL Proposed front extension to create Headteachers office

SITE Peterhouse Primary School Magdalen Square
 Gorleston Great Yarmouth

APPLICANT Peterhouse Primary School
 DECISION **APPROVE**

REFERENCE **06/13/0335/F**
 PARISH Great Yarmouth 11
 PROPOSAL Pro.amendments to PP:06/12/ 0413/F showing amended windows to kitchen, landing and additional windows to garage

SITE 1 Poplar Avenue (Land adjacent to)
 Gorleston Great Yarmouth

APPLICANT Mr J Fellas
 DECISION **APPROVE**

PLANNING APPLICATIONS CLEARED BETWEEN 01-AUG-13 AND 31-AUG-13 FOLLOWING DETERMINATION BY THE GROUP MANAGER (PLANNING) UNDER DELEGATED POWERS

REFERENCE	06/13/0383/F
PARISH	Great Yarmouth 11
PROPOSAL	Conservatory at rear
SITE	238 Lowestoft Road Gorleston Great Yarmouth NR31 6JQ
APPLICANT	Mr V Beevor
DECISION	APPROVE
<hr/>	
REFERENCE	06/13/0353/F
PARISH	Great Yarmouth 14
PROPOSAL	Conversion of residential premises with garage to 4 no. residential units
SITE	112 Exmouth Road Great Yarmouth Norfolk NR30 3DN
APPLICANT	Mr N Bowles
DECISION	APPROVE
<hr/>	
REFERENCE	06/13/0374/CU
PARISH	Great Yarmouth 14
PROPOSAL	Change of use light industrial to training centre (construction services)
SITE	2 Southgates Road ABC Wharf Workshop 2 Great Yarmouth
APPLICANT	Mr A Taylor
DECISION	APPROVE
<hr/>	
REFERENCE	06/13/0384/A
PARISH	Great Yarmouth 14
PROPOSAL	Erection of new company signage to end of existing warehouse building
SITE	South Denes Business Park Unit 1 Seajacks (UK) Ltd South Beach Parade Great Yarmouth
APPLICANT	Mrs F Rowan
DECISION	ADV. CONSENT
<hr/>	
REFERENCE	06/13/0391/F
PARISH	Great Yarmouth 14
PROPOSAL	Revised proposal for retention of one office/shop unit and formation of six residential units
SITE	31/31A Hall Plain Great Yarmouth Norfolk NR30 2QD
APPLICANT	Mr I Miller
DECISION	APPROVE
<hr/>	
REFERENCE	06/13/0257/F
PARISH	Great Yarmouth 15
PROPOSAL	Erection of 2 No: buildings for use in connection with rescue, salvage and recovery work
SITE	North River Road Great Yarmouth Norfolk
APPLICANT	Mr J Cressy
DECISION	APPROVE
<hr/>	

PLANNING APPLICATIONS CLEARED BETWEEN 01-AUG-13 AND 31-AUG-13 FOLLOWING DETERMINATION BY THE GROUP MANAGER (PLANNING) UNDER DELEGATED POWERS

REFERENCE **06/13/0259/A**
 PARISH Great Yarmouth 15
 PROPOSAL Replacement signage

SITE 35 Market Place Halifax Plc
 Great Yarmouth NR30 1LX

APPLICANT Mr M Carroll
 DECISION **ADV. CONSENT**

REFERENCE **06/13/0260/LB**
 PARISH Great Yarmouth 15
 PROPOSAL Replacement signage

SITE 35 Market Place Halifax Plc
 Great Yarmouth NR30 1LX

APPLICANT Mr M Carroll
 DECISION **LIST.BLD.APP**

REFERENCE **06/13/0328/F**
 PARISH Great Yarmouth 15
 PROPOSAL Proposed change of use from PH to office ground floor
 office accommodation.Provision of staircase to first floor

SITE 7 Church Plain Wrestlers Inn
 Great Yarmouth NR30 1PL

APPLICANT Aston Shaw
 DECISION **APPROVE**

REFERENCE **06/13/0329/LB**
 PARISH Great Yarmouth 15
 PROPOSAL Proposed change of use from PH to office ground floor
 office accommodation.Provision of staircase to first floor

SITE 7 Church Plain Wrestlers Inn
 Great Yarmouth Norfolk

APPLICANT Aston Shaw
 DECISION **LIST.BLD.APP**

REFERENCE **06/13/0346/F**
 PARISH Great Yarmouth 15
 PROPOSAL Repair and adaption of rear building to dwelling house

SITE North Quay (Rear of 46/47) Great Yarmouth
 Norfolk NR30 1JE

APPLICANT Mr G Clucas
 DECISION **APPROVE**

REFERENCE **06/13/0348/F**
 PARISH Great Yarmouth 15
 PROPOSAL Conversion of ground floor shop (previously a hair salon)
 into a studio flat

SITE 43 South Market Road Georges of London
 Great Yarmouth NR30 2BT

APPLICANT Mr G Challouma
 DECISION **APPROVE**

PLANNING APPLICATIONS CLEARED BETWEEN 01-AUG-13 AND 31-AUG-13 FOLLOWING DETERMINATION BY THE GROUP MANAGER (PLANNING) UNDER DELEGATED POWERS

REFERENCE	06/13/0357/A
PARISH	Great Yarmouth 15
PROPOSAL	Non illuminated roundabout sponsorship signs - retrospective application
SITE	Fullers Hill Great Yarmouth Norfolk
APPLICANT	Mrs J Butcher
DECISION	ADV. CONSENT
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REFERENCE	06/13/0371/SU
PARISH	Great Yarmouth 15
PROPOSAL	Installation of a new 8 metre high floodlight on South boundary to illuminate yard area
SITE	101 Churchill Road GYBC Services Great Yarmouth NR30 4JJ
APPLICANT	Mr S Rumsby
DECISION	APPROVE
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REFERENCE	06/13/0390/F
PARISH	Great Yarmouth 15
PROPOSAL	Infill extn within extg arch to form office accommodation - revised submission to include rear single storey extension
SITE	25-26 Hall Quay Great Yarmouth Norfolk NR30 1HG
APPLICANT	Breitling Homes Ltd
DECISION	APPROVE
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REFERENCE	06/13/0293/F
PARISH	Great Yarmouth 19
PROPOSAL	Conversion of tanning shop and flat into three flats
SITE	209 High Street Gorleston Great Yarmouth NR31 6RR
APPLICANT	Mr Stuart Roling
DECISION	APPROVE
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REFERENCE	06/13/0332/A
PARISH	Great Yarmouth 19
PROPOSAL	2 internally illuminated fascia panels and 1 internally illuminated projecting sign
SITE	139 High Street Barclays Bank Plc Gorleston Great Yarmouth
APPLICANT	Barclays Bank PLC
DECISION	ADV. CONSENT
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REFERENCE	06/13/0337/F
PARISH	Great Yarmouth 19
PROPOSAL	Renewal of Planning Permission: 06/12/0282/F for two ice cream freezer cabinets in front of beach kiosk
SITE	The Beach Kiosk Lower Esplanade Gorleston Great Yarmouth
APPLICANT	Mr J Formosa
DECISION	APPROVE
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PLANNING APPLICATIONS CLEARED BETWEEN 01-AUG-13 AND 31-AUG-13 FOLLOWING DETERMINATION BY THE GROUP MANAGER (PLANNING) UNDER DELEGATED POWERS

REFERENCE	06/13/0341/F
PARISH	Great Yarmouth 19
PROPOSAL	Extension over kitchen to enlarge bedroom and new conservatory
SITE	35 Lowestoft Road Gorleston Great Yarmouth NR31 6SQ
APPLICANT	Mr P Ward
DECISION	APPROVE
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REFERENCE	06/13/0372/F
PARISH	Great Yarmouth 19
PROPOSAL	Alt.to extg door aperture rear /side elevation to accommodate new secure fire exit.Install 1 ex.twin A/C on ground flr roof
SITE	139 High Street Barclays Bank Plc Gorleston Great Yarmouth
APPLICANT	Barclays Bank Plc
DECISION	APPROVE
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REFERENCE	06/13/0177/F
PARISH	Hemsby 8
PROPOSAL	Demolish rear extensions and erect single storey extension and new balcony
SITE	10 Newport Cottages Newport Hemsby Great Yarmouth NR29 4JS
APPLICANT	Mrs P Bammant
DECISION	APPROVE
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REFERENCE	06/13/0339/F
PARISH	Hemsby 8
PROPOSAL	Proposed fence
SITE	Jasmine Pit Road Hemsby Great Yarmouth
APPLICANT	Miss E Bishop
DECISION	APPROVE
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REFERENCE	06/13/0382/F
PARISH	Hemsby 8
PROPOSAL	Single storey extension to the rear and a separate single storey extension to the side
SITE	6 Chapel Terrace Yarmouth Road Hemsby Great Yarmouth
APPLICANT	Mr G Clarke
DECISION	APPROVE
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REFERENCE	06/13/0375/CU
PARISH	Hopton On Sea 2
PROPOSAL	Change of use of post office to residential
SITE	The Old Post House Lowestoft Road Hopton Great Yarmouth
APPLICANT	Mrs E Steward
DECISION	APPROVE
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PLANNING APPLICATIONS CLEARED BETWEEN 01-AUG-13 AND 31-AUG-13 FOLLOWING DETERMINATION BY THE GROUP MANAGER (PLANNING) UNDER DELEGATED POWERS

REFERENCE **06/13/0408/F**
 PARISH Hopton On Sea 2
 PROPOSAL Proposed front extension to form porch/utility room.
 Proposed single storey rear extension
 SITE 18 The Fairway Hopton on Sea
 Great Yarmouth NR31 6JS
 APPLICANT Mr M Gooch
 DECISION **APPROVE**

REFERENCE **06/13/0218/F**
 PARISH Martham 13
 PROPOSAL New detached garage
 SITE 36 Black Street Martham
 Great Yarmouth
 APPLICANT Mr & Mrs Rhodes
 DECISION **APPROVE**

REFERENCE **06/13/0222/F**
 PARISH Martham 13
 PROPOSAL Redevelop barns to residential dwelling, garage and cart shed
 for existing property
 SITE Sevenoaks Barn Hall Road
 Martham Great Yarmouth
 APPLICANT Mr J & Mrs B Wood
 DECISION **APPROVE**

REFERENCE **06/13/0387/F**
 PARISH Martham 13
 PROPOSAL Proposed single storey side extension
 SITE 9 Willow Way Martham
 Great Yarmouth
 APPLICANT Mr A Hyde
 DECISION **APPROVE**

REFERENCE **06/13/0297/F**
 PARISH Ormesby St.Marg 16
 PROPOSAL Demolition of old kitchen & porch extension at side.
 Erection of new kitchen extension
 SITE 3 Station Road Ormesby St Margaret
 Great Yarmouth NR29 3PU
 APPLICANT Mrs E Holland
 DECISION **APPROVE**

REFERENCE **06/13/0393/F**
 PARISH Ormesby St.Marg 16
 PROPOSAL Extension to front of property and conservatory to rear
 SITE 78 Station Road Ormesby St Margaret
 Great Yarmouth
 APPLICANT P & L Edwards
 DECISION **APPROVE**

PLANNING APPLICATIONS CLEARED BETWEEN 01-AUG-13 AND 31-AUG-13 FOLLOWING DETERMINATION BY THE GROUP MANAGER (PLANNING) UNDER DELEGATED POWERS

REFERENCE	06/13/0399/F
PARISH	Ormesby St.Marg 16
PROPOSAL	Proposed pitched roofs over existing flat roofed areas

SITE	17 Yarmouth Road Ormesby St Margaret Great Yarmouth
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APPLICANT	Mr D Self
DECISION	APPROVE

REFERENCE	06/13/0398/F
PARISH	Rollesby 13
PROPOSAL	Proposed single and double storey extensions

SITE	Myhaven Cottage Main Road Rollesby Great Yarmouth
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APPLICANT	Mr M Peat
DECISION	APPROVE

REFERENCE	06/13/0407/F
PARISH	Rollesby 13
PROPOSAL	Proposed front entrance porch

SITE	4 Park View Main Road Rollesby Great Yarmouth
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APPLICANT	Mr R Storey
DECISION	APPROVE

REFERENCE	06/13/0377/CD
PARISH	Winterton 8
PROPOSAL	Conversion and extn of extg agricultural barns to 3 no. residential dwellings - D.O.C 3,4,5,6,7,9,15-PP:06/13/0130/F

SITE	Barns at Low Farm Somerton Road Winterton Great Yarmouth
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APPLICANT	Burnley Group Partnership Ltd
DECISION	APPROVE (CONDITIONS)

* * * * End of Report * * * *