



GREAT YARMOUTH
BOROUGH COUNCIL

Development Control Committee

Date: Wednesday, 22 June 2016

Time: 18:30

Venue: Council Chamber

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

AGENDA

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

Agenda Contents

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

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

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

Conduct

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

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

DEVELOPMENT CONTROL COMMITTEE

PUBLIC CONSULTATION PROCEDURE

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

1 APOLOGIES FOR ABSENCE

To receive any apologies for absence.

2 DECLARATIONS OF INTEREST

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

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

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

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

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

3 MINUTES 5 - 15

To confirm the minutes of the meeting held on 25 May 2016.

4 PLANNING APPLICATIONS

5 APPLICATION NO 06/15/0622/F LAND OFF NEW ROAD BELTON 16 - 45

Construction of 64 residential dwellings (Class C3) with associated highway and landscape works.

6 APPLICATION NO 06/16/0281/0 REAR OF SELWYN HOUSE, 28 THE GREEN, MARTHAM 46 - 58

To erect 3 detached dwellings with garages, vehicle and pedestrian access from Alder Avenue.

7 APPLICATION NO 06/16/0130/CU 38 MARINE PARADE GREAT YARMOUTH 59 - 73

Proposed change of use from Sports Bar to Family Amusement Centre at first floor level.

8 APPLICATION NO 06/16/0139/CU 31 MARINE PARADE GREAT 74 - 88
YARMOUTH

Change of use of first and second floors from Indoor Recreational areas (D2) into amusement use (sui generis)

9 APPLICATION NO 06/16/0191/F 47 LARK WAY BRADWELL 89 - 98

Loft conversion with dormers.

10 PLANNING APPLICATIONS CLEARED UNDER DELEGATED 99 - 107
POWERS AND BY DEVELOPMENT CONTROL COMMITTEE
FROM 1 MAY - 31 MAY 2016

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

11 OMBUDSMAN AND APPEAL DECISIONS

The Planning Group Manager will report any Ombudsman and Appeal decisions at the meeting.

12 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.

13 EXCLUSION OF PUBLIC

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

"That under Section 100(A)(4) of the Local Government Act 1972, the public be excluded from the meeting for the following item of business on

the grounds that it involved the likely disclosure of exempt information as defined in paragraph 1 of Part I of Schedule 12(A) of the said Act."

Development Control Committee

Minutes

Wednesday, 25 May 2016 at 18:30

PRESENT:

Councillor Annison (in the Chair); Councillors Andrews, Flaxman-Taylor, Grant, A Grey, Hammond, Hanton, Reynolds, Thirtle, and Williamson.

Councillor Jeal attended as a substitute for Councillor Wright and Councillor Robinson-Payne attended as a substitute for Councillor Wainwright.

Mr D Minns (Planning Group Manager), Miss J Smith (Technical Officer), Mr J Beck (Planning Officer) and Mrs C Webb (Member Services Officer)

1 APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors Fairhead, Wright & Wainwright.

2 DECLARATIONS OF INTEREST

The Committee noted the following personal Declarations of Interest: Councillor Reynolds reported that with regard to Item 8, that one of the applicants named on the application, Mr D Mavroudis was a Councillor and a member of the Conservative Group and known personally to all Conservative

members on the Committee.

Councillor Williamson reported that with regard to Item 10, that he was a Trustee of Seachange Arts.

However, in accordance with the Council's Constitution, all Members concerned were allowed to speak and vote on the items concerned.

3 MINUTES

The minutes of the meeting held on 5 April 2015 were confirmed.

4 PLANNING APPLICATIONS

5 APPLICATION NO. 06-15-0673-0 MARTHAM BROILER FARM, ROLLESBY ROAD, MARTHAM, GREAT YARMOUTH

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

The Planning Group Manager reported that the site comprised of 2.36 hectares of broiler farm and adjoining agricultural land. The application site was triangular in shape and generally flat. The broiler farm buildings and associated infrastructure were located towards the southern edge of the site with undeveloped land to the north and east. The application was an outline application which included the proposed access off Arcadia Avenue which was accessed via Willow Way off Rollesby Road.

The Planning Group Manager reported that the site was adjacent to the village development limits of Martham and was considered to have good access to a range of facilities. The Highways Authority had indicated that they would not object to the site subject to local improvements and achieving a safe access, which were traffic calming measures, the introduction of a 20 mph zone and a construction management plan. Although the proposed development lied outside the village development limits, the Interim Housing Land Supply Policy stated that developments specifically those for housing outside of the village development limits could be assessed with a view to meeting housing targets prior to the adoption of the site specific allocations. The Core Strategy identified that 30% of new housing development should be located within key service areas or primary villages and Martham was designated as a primary village.

The Planning Group Manager reported that 17 neighbourhood objections to the application had been received. The County Council had reported that there was sufficient capacity at Martham Primary School and Flegg High School so no contributions would be sought for education provision. A contribution would be required for Martham Library and Norfolk Fire Service.

The Planning Group Manager reported that concerns had been raised by objectors and the Parish Council regarding the surface water drainage on the site. Anglain Water had reported that, provided the surface water disposal was not via connection to the public sewer, it would not object.

The Planning Group Manager reported that Natural England had requested information pertaining to a mitigation payment for the impact that the development would have on the Natura 2000 site. It would be conditioned that any relevant Tree Preservation Orders would be served prior to development to ensure that specimens of value were retained.

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

Several Members voiced their concerns regarding the proposed access to the site and possible drainage issues as the local area was prone to flooding. A Member asked if the site had any contamination issues and asked for an assurance that the recommended level of affordable housing units would be provided. A Member was concerned regarding over-development of the site and requested that single storey dwellings be conditioned on the outskirts of the development to prevent overlooking on to the existing bungalows.

A Member requested assurances that the sewerage infrastructure would be in situ before development was commenced. Another Member was concerned that Martham was being targeted by developers and would become a small town rather than a village.

Mr Hartley, applicants agent, reiterated the salient areas of the application and asked that the Committee grant permission for the proposed high quality scheme on the only brownfield site identified in the SHLAA suitable for development.

Mr Bush, an objector, addressed the Committee and reported his concerns regarding access to the site via Acacia Avenue and the blind bend. The increase in vehicular movements could be a safety issue as children often played in the streets and if a delivery lorry was delivering in the area, Maple Close, where he lived would be completely blocked.

Mr Hooper, Parish Councillor, reported that Acacia Avenue was not wide enough to act as the main access to the application site and asked the Committee to condition that the nearby pedestrian crossing be upgraded to a zebra crossing if permission was granted. The Parish Council was concerned that no affordable housing would be provided by the developers and Martham needed affordable housing to allow its children to remain in the village.

Councillor Coleman, Ward Councillor, reiterated that the proposed access via Acacia Avenue and Maple Close was unsuitable and access from the site onto Rollesby Road or Rowan Road was dangerous. The recent number of planning applications in the village was unacceptable as it was piecemeal planning in the absence of a Neighbourhood Plan which would be more

beneficial for the village and its community.

A Member asked if the Ward Councillor would prefer the only access to the site to be via the present unmade road which was used at present by farm vehicles. Councillor Coleman reported that this would cause visibility problems for vehicles exiting the site due to the position of an existing bungalow. Councillor Coleman reported that the proposed parking area would not be utilised as people preferred to park outside their homes. However, he did concede that a 20 mph speed limit and traffic calming measures would be helpful.

A Member stressed the importance of the Council to adopt its Site Specific Plan to prevent similar future planning applications. He was concerned regarding the access to the site and the sewerage implications of the development, to Ormesby, but as the application accorded with the Interim Plan and provided the s106 provision was agreed, he felt that the Committee was in a difficult position and he had no other alternative but to propose the recommendation to grant the application with the agreed conditions as suggested by the officers.

RESOLVED:

That application number 06/15/0673/0 be approved.

It was accepted that the application was outside of the village development limits and contrary to the adopted Borough Wide Local Plan 2001. However, the site had been identified as develop-able and deliverable and there was no objection in planning terms to the development going ahead prior to the formal adoption of the site specific allocations subject to conditions to ensure an adequate form of development and submission of reserved matters. The Interim Housing Land Supply Policy sought to assist in meeting the Local Authorities housing targets and noted that sites that came forward should commence development within two years, it was therefore recommended that the time for the submission of reserved matters is one year from the date of the permission was issued as opposed to the standard three years. With the inclusion of this condition and the submission of reserved matters, the application was in line with the Interim Housing Land Supply Policy (2014).

The application be approved subject to conditions as recommended by consulted parties and those to ensure a satisfactory form of development and obligations as set out by Norfolk County Council and mitigation measures in line with the aims of the Natura 2000 Sites Monitoring and Mitigation Strategy. The recommendation is such that the permission be not issued prior to the signing of an agreement under section 106 for provision for infrastructure, mitigation, affordable housing, children's play equipment/space, Tree Preservation Order and management agreement.

6 APPLICATION NO. 06-16-130-CU 38 MARINE PARADE GREAT YARMOUTH

The Planning Group Manager reported that this application had been withdrawn from the agenda at the applicant's request.

7 APPLICATION NO. 06-16-0139-CU 31 MARINE PARADE GREAT YARMOUTH

The Planning Group Manager reported that this application had been withdrawn from the agenda at the applicant's request.

8 APPLICATION NOS 06-16-105-CU & 06-16-0106-A 34 MARINE PARADE GREAT YARMOUTH

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

The Planning Group Manager reported that the application site was situated on Marine Parade amidst the main visitor attractions and the Golden Mile. The unit itself was formally Yesterdays World which not a museum in the traditional sense and was a mixed use themed exhibit including the uses A1, A3 and largely D2 uses. The proposal was to change the use of the unit to a family entertainment centre. Phase 1 which is to the front of the site is proposed as amusements whilst phase 2 to the rear, is proposed as D2 use, both of which will adjoin to the existing amusements at 35 Marine Parade. Phase 2 will be a children's play area under D2 use with a restaurant/cafe under A3 uses. The Committee is asked to note that both D2 and A3 uses were already utilised by Yesterday's World but the amusements would be categorised as Sui Generis.

The Planning Group Manager reported that with reference to the public objection, the application had been amended to include Mr D Mavroudis and the address 35 Marine Parade. The red line on the plan now includes 35 Marine Parade for the advert consent and the application form had been deemed to be satisfactorily completed upon these amendments being made.

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

The Planning Group Manager reported that the proposed uses were suitable within a prime commercial holiday area and were in character with the wider holiday area. Policy CS8 of the Core Strategy aimed to improve the holiday offer and upgrade facilities. However, it was recognised that the development would represent an increase in amusement floorspace contrary to policy TR9. However, if Members were minded to take a pragmatic approach to Policy TR9 (13), given that this property had been used for amusement use, the application maintained the status quo and hence the officer recommendation for approval.

The Planning Group Manager reported that the development would involve alterations to the frontage and a second application had been submitted for

the installation of an advertisement.

The Planning Group Manager reported that 10 letters of objection had been received but that 1 letter of objection had been received representing 11 businesses on the seafront. One of the concerns raised was that the application was incorrectly completed including one of the applicants was not included on the application, the doors had been omitted, 35 Marine parade was not included in the application, the incorrect description of the use class as D2 and that questions had not been completed.

A Member voiced her concerns that works to the doors had been undertaken before the application had been considered by Committee. A Member cited these works as a retrospective planning application and accepted works to the interior of the premises but not to the frontage and the doors.

A Member could not understand why local businesses had objected to the application, as to his mind, the premises was just reverting to its former use as an amusement arcade.

A Member asked why one of the applicants, who was also a Councillor, had omitted his name from the original application and had only included it once the Planning Department had received letters of objection.

Louise Mantell, applicants agent, reported the salient areas of the application and asked that the Committee grant the application to take the premises back to what it once had been. She also reported that the application would result in more local employment opportunities.

Mr Nichols, objector, reported his objections with regard to the categories of gaming machines allowed in the premises, the conflict of the application in regard to policy TR9 and the planning applications had been poorly advertised resulting in sub-standard public consultation.

The Planning Group Manager assured the Committee that Building Control had been attending the site on a regular basis to oversee the building works but that this was not a planning consideration. He reiterated that there were two applications; one for change of use and one for the advertisement and that all information had been placed in the public domain and on the Council's website.

A Member recalled when the application site had been the Holkham Hotel and when it had closed, the site had been empty and boarded up for a long period of time and he did not wish this to happen again in a prominent position along the Golden Mile.

A Member reported that he was concerned that if the Committee granted the application, which was contrary to policy TR9, that a precedence would be set for future applications along the Golden Mile. He felt strongly that the Committee should adhere to its policies and proposed that the application be refused. The motion for refusal was duly seconded but was lost on vote.

A Member proposed that the application be approved. A Member asked that an addendum be added to the proposal requesting that the siting of the games machines on the floor plan be clarified (as per the plan on page 86 of the agenda).

RESOLVED:

That application numbers 06/16/0105/CU and 06/16/0106/A be approved subject to conditions regarding Advert consent and the conditions put forward by the Highways Department.

Change of use: A restriction on gambling machines (fruit machines and one-arm bandits) in accordance with the further information and their position within the floor plan as indicated on the application form. Subject to Highway conditions, opening hours will need to be agreed as indicated on the application form. Opening to 12:30 could be considered and no amplified sound/music played outside the building, within the building it should be limited until 11:30.

9 APPLICATION NO 06-16-0125-F FORMER PERENCO SITE THAMESFIELD WAY GREAT YARMOUTH

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

The Planning Group Manager reported that the application was for the removal of two conditions attached to the original consent for the site which restricted the use of the buildings and land. The conditions restricted the use of the site to open storage, offices, warehouse and ancillary parking and prevented the offices from being used separately to the open storage and only in connection with offshore related activities.

The Planning Group Manager reported that removal of the conditions would allow the sites to be used by companies other than offshore and allow for subdivision of the site into smaller units. In addition, other changes, such as the proposed school for the academic year 1st August to 31st July 2016, under permitted development under The Town and Country Planning (General Permitted Development) (England) Order 2015 would also be permissible. The site reverted to its previous lawful use at the end of the academic year or planning approval sought for continued use. A planning application would need to be submitted for continued use of the site as a school.

The Planning Group Manager reported a letter received today from the Directors of Tank Hire, which were adjacent to the former Perenco site, stating that if this application was approved that it would affect their plans to expand their business as they were hoping to acquire the site.

The Planning Group Manager reported that on letter of support from a County

Councillor and two letters of objection. He reported that the application was recommended for approval as it was considered that the removal of the conditions complied with the aims of Policy CS6 of the Core Strategy in that it would allow a wider use of the site.

A Member asked if there was any contamination on the site as he was concerned that children would be present on the site if the proposed school went ahead. Another Member raised concerns that the proposed site was in a very congested area and he had fears for the safety of the schoolchildren.

Catherine Seddon, Education Trust representative, reported that a Phase II Contamination Survey had been carried out prior to a PDR submission to prove to the Minister concerned that the site was safe. A Travel survey had been undertaken and if approved, the Minister would evoke Emergency Powers to ensure the site was open in September for the 150 children who had enrolled.

Councillor Waters-Bunn, Ward Councillor, reported her concerns regarding the unlit footpath which ran down the side of B & Q which the school children would be expected to use, the heavy traffic in the area and a potential contamination issue on site.

A Member reported his concerns regarding potential contamination from the Tank Hire premises next door to the proposed school. Another Member reported that he was certain that the Department of Education would not allow a school to open on this site if the contamination survey revealed any contamination.

A Member stated that he would feel more secure if the Minister could assure the Committee that they would not be held accountable if they passed the application and contamination issues arose at a latter date.

RESOLVED:

That application number 06/16/0125/F be approved as the proposal complied with Policy CS6 of the Great Yarmouth Local Plan Core Strategy.

10 APPLICATION NO 06-15-0782-F ST. GEORGES PARK

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

The Planning Group Manager reported that the application site was within St. Georges Park, which is a Conservation Area, in Great Yarmouth. The proposed Fountain Bar would be positioned central to the park between two of the pathways. the bar would be an open bar/cafe with a central water feature, which could be open outwards to provide a canopy for the seating area and retracted when closed. The bar area would serve drinks and sell cold and hot food for consumption under the canopy making an A3 (cafe/restaurant) use. The area was designated open amenity space under Policy REC11 of the

Borough Wide Local Plan. However, the creation of commercial enterprises within an area of open space was largely contrary to REC11. However, the park has a relatively limited amount of food and drink sellers within the vicinity so if the Committee was minded to approve, a temporary permission was recommended to assess the wider impact, to ensure the structure did not decline in appearance and the impact on the wider area.

The Group Manager Planning reported that subsequent correspondence with the applicant has suggested a take-away unit under A5 and A1 use rather than a cafe/bar.

The Planning Group Manager reported that the structure would be decorated by local artists and Environmental Health had raised serious objections to the development in relation to toilet provision and Legionella disease as the water feature was a possible hazard without specific preventive measures and the scheme did not provide toilets for customer or staff use. Staff would use the toilets in the Drill House which was situated on York Street. The Planning Group Manager reported that the unit would be portable and could be moved to other sites.

The Planning Group Manager reported that further correspondence had been received from the applicant stating that no alcohol would be sold to negate the issue of alcohol related anti-social behaviour, the cafe would have no more than 10 seats to negate the need for customer toilets and the hard standing surface would be Indian sandstone slabs.

The Planning Group Manager reported that the original proposal had indicated a cafe in the Park, however, subsequent correspondence with the applicant had indicated a take-away unit under A5 and A1 use which raised further issues of possible anti-social behaviour and loss of amenity value to the park.

The Planning Group Manager reported that in light of the further correspondence received from the applicant, he was happy to support the application by Seachange Arts to show the Council's support for local community based projects.

A Member was concerned that local artists would decorate the attraction with graffiti which would be unacceptable. Another Member raised concerns regarding toilet provision under the Provision of Public Conveniences Act 1976 and asked whether the Council had a specific policy. The Planning Group Manager reported that for 10 seats or below, no toilet provision was required.

A Member asked if alcohol would be sold from the premises. The Planning Group Manager reported that this would be a matter for the Licensing Committee to decide but he suggested that if the Committee were minded to approve the application then alcohol sales could be restricted.

Joe Mackintosh, MD, Seachange Arts, reported the salient areas of the application and stated that it would be a unique structure in England which had been funded by Arts Council; England and that Seachange Arts were working

in partnership with the Council. Any profit from the cafe would help to sustain youth activities undertaken in the Drill Hall. He reported that he was happy to follow the advice from Environmental Health and Building Control. The cafe would be secured at night via the external aluminium panels which folded down and acted as shutters.

Mr Macintosh reported that it was proposed to name the premises "Mermadelica".

A Member asked when the facility would be open to the public. Mr Macintosh reported that it would be open between April and October in the park and as it was a mobile structure, it was hoped to explore the Festival circuit to generate additional income. It was envisioned that two staff would be on duty at all times.

A Member reported that the provision of a cafe in the park had been discussed at numerous meetings of the Yarmouth Area Committee but a proper installation would have been preferable to the proposed fold away cafe. He requested an assurance that piped music played would not be at a level or at a time when it would upset local residents. Another Member reported that he had tried to get services laid to the park for such a structure during the development phase of the inteGREAT project for the seafront to St. Georges Theatre.

Mr Mackintosh reported that he envisaged that the cafe would not remain open past 10 pm at the latest but it would be the Licensing Committee who would ultimately determine the hours of operation. The Planning Group Manager suggested that if the Committee were minded to approve the application that they should grant temporary permission for a two year period.

A Member asked whether the bar/cafe had gone out to public consultation to ensure that the local community had been given the opportunity to comment on the proposal. He also asked whether the bar/cafe had gone out to tender as this was a good vehicle for the Council to obtain some revenue from.

Members were minded to approve the application for a temporary period of two years with conditions regarding the times for the playing of piped music outside the premises, the conditions requested by Environmental Health and that the matter be referred to the Council's Property department with a view to the permanent provision of services and toilets on the site and to investigate the tender for this business opportunity within the Borough.

RESOLVED:

That application number 06/15/0782/F be approved for a temporary period of two years with the conditions; restricted alcohol sales, pipe music restrictions, submission of an environmental risk assessment and ground conditions. Lighting restrictions subject to Environmental Health opinion.

11 PLANNING APPLICATIONS CLEARED BETWEEN 1 - 30 APRIL 2016

The Committee noted the planning applications cleared between 1 - 30 April 2016 by the Planning Group Manager.

12 OMBUDSMAN AND APPEAL DECISIONS

The Committee noted the following appeal decision:
06/15/0682/CU – Change of use from guest house to HMO at Kingsley House Hotel, 68 King Street, Great Yarmouth – appeal dismissed.

The original application was an officer delegated refusal.

13 ANY OTHER BUSINESS

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

14 EXCLUSION OF PUBLIC

The meeting ended at: 21:30

Reference: 06/15/0622/F

Parish: Belton

Officer: Miss Gemma Manthorpe

Expiry Date: 29th June 2016

Applicant: Dawson Brown Ltd - Mr J Brown

Proposal: Construction of 64 residential dwellings (Class C3) together with associated highway and landscape works.

Site: New Road (Land off) Belton.

1. REPORT

- 1.1 The application site comprises 2.44 hectares of existing grade 3 agricultural land.
- 1.2 The site is adjacent the existing village development limits, to the east of the site there is a single dwelling with large curtilage and access off New Road. To the south of the site on the opposite side of the road is a small grouping of three dwellings, two of which are located on the site of a former restaurant. To the west is the beginning of the built up area of Belton comprising residential dwellings and services are located further within the village. Adjacent the northern boundary of the site is Rose Farm Touring Park.
- 1.3 The application site plan shows that the south western corner of the land is not included in the application and is not within the same ownership as the application site.
- 1.4 There is no site history relevant to the site.

2. Consultations :-

- 2.1 **Parish Council-** The Parish Council, following re-consultation on amended plans do not object and make the following comments:

'Belton with Browston Parish Council would like to approve the plans as they are revised. The Council would like to thank the developers for taking our

comments on board regarding the extended pavement along Stepshort. The Parish Council would like to stress to both Great Yarmouth Borough & Norfolk County that they are concerned there may be parking on New Road when the actual estate is full. For instance delivery vans which might find turning in the estate a problem, & school runs especially when cars might stop & pick up on the main road.'

2.2 **Neighbours** – 7 objections to the application have been received. These are summarised below:

- Overlooking to Whitethorn Lodge.
- The quality of the well water (at Whitethorn Lodge) hasn't been considered.
- Surface water drainage has not been addressed.
- Roundabout will make access to adjacent dwelling difficult.
- Application is premature and should be deferred until a more detailed examination of coalescence is made.
- Concerns over the safety of the access, roundabout unsuitable.
- Heaby rain causes sewerage to flow onto land (objectors), can pumping stations and sewerage network cope.
- Works between Easter and September have potential to disrupt holiday park
- The houses will be adjacent the main touring field of the holiday park.
- Properties will overlook childrens play area.
- New Road is utilised by heavy good vehicles.
- View will be blighted.
- Loss of value of property.
- 2.5 storey dwellings are out of keeping with the character of the area.
- Adverse impact on nature conservation, biodiversity, hedgerow that are deemed ecologically valuable and loss, impact and effect on trees.

2.3 **Norfolk County Council as Highway Authority** – Full comments not received at time of writing. Confirmation that the access roundabout is acceptable subject to a detailed design.

2.4 **Norfolk County Council as Fire Service** – Development must comply with Building Regulations 2000 - Approved Document B (volume 1 – 2006 edition, amended 2007. All turning bays/hammer heads should be a minimum of 19.5mts x 4.5mts x 7.5mts and all roads a minimum of 3.7mts in width.

2.5 **Environmental Health** – No response received.

- 2.6 **Building control** – Fire officer to be consulted (already been carried out), no further comments.
- 2.7 **Police** – The development should be designed to Secure by Design Standards and perimeter boundary treatments 1.8m fencing or 1.8m high masonry walling. Full comments available on file or online.
- 2.8 **Natural England** - Following our letter of 3 December 2015 (ref: 171572), further information has been provided in the form of a Habitat Regulations Assessment. The HRA identifies the potential for significant effects as a result of increased recreational pressure on the Breydon Water Special Protection Area, which is 2.8Km away. The HRA also states that ‘management and monitoring of access to the SPA at Burgh Castle will be necessary to avoid recreational effects, and that additional mitigation may be required’.

It is Natural England’s advice that these effects could be addressed through a proportionate contribution to the council’s draft mitigation and monitoring strategy, and that with this measure in place, as defined by a suitable condition, the development as described would not be likely to have a significant effect on any designated site.

- 2.9 **Lead Local Flood Authority** – Officers have screened this application and it falls below our current threshold for providing detailed comment.
- 2.10 **Anglian Water** – The foul drainage from this development is in the catchment of Caister Pump Lane Water Recycling Centre that will have available capacity for these flows.

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

From the details submitted to support the planning application the proposed method of surface water management does not relate to Anglian Water operated assets. As such, we are unable to provide comments on the suitability of the surface water management. The Local Planning Authority should seek the advice of the Lead Local Flood Authority or the Internal Drainage Board. The Environment Agency should be consulted if the drainage system directly or indirectly involves the discharge of water into a watercourse.

Should the proposed method of surface water management change to include interaction with Anglian Water operated assets, we would wish to be re-consulted to ensure that an effective surface water drainage strategy is prepared and implemented.

- 2.11 **Essex and Suffolk Water** – We would advise you that our existing apparatus does appear to be affected by the proposed development at the above. Our existing 4-inch PVC water main on the south side of New Road will require diverting to permit the construction of the new roundabout for the site access. The cost of our works will be recovered from the Developer.

We have no objection to the proposed development subject to compliance with our requirements. Consent will be given to this development on the condition that a new water main is laid in the highway of the site, and a metered water connection is made onto our Company network for each new dwelling for revenue purposes.

If our existing water main network requires reinforcement to meet the demand of the new development, then our works to upsize the mains will be carried out with the full cost met by the Developer

- 2.12 **Historic Environment** – The proposed development area lies within a complex of cropmarks visible on aerial photographs. The cropmarks are thought to represent land divisions dating to the late Prehistoric and Roman periods with some later features. In addition numerous artefacts have been recorded in the vicinity of the site including a Prehistoric macehead and a number of Roman and medieval metal finds. Consequently there is potential that heritage assets with archaeological interest (buried archaeological remains) will be present at the site and that their significance would be affected by the proposed development.

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

- (A) No development shall take place until an archaeological written scheme of investigation has been submitted to and approved by the local planning authority in writing. The scheme shall include an assessment of significance and research questions; and 1) The programme and methodology of site investigation and recording, 2) The programme for post investigation assessment, 3) Provision to be made for analysis of the site investigation and recording, 4) Provision to be made for publication and dissemination of the

analysis and records of the site investigation, 5) Provision to be made for archive deposition of the analysis and records of the site investigation and 6) Nomination of a competent person or persons/organization to undertake the works set out within the written scheme of investigation.

and,

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

and,

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

In this case the programme of archaeological work will commence with trial trenching to determine the nature and extent of archaeological mitigation measures required. Norfolk County Council Historic Environment Service will issue a brief for the archaeological work on request.

2.13 Norfolk County Council Education Requirement - It is understood that the proposed development comprises 7 no. 1-bed flats and 57 multi-bed houses. The County Council does not seek education contributions associated with 1-bed units and only seeks 50% contributions for multi-bed flats. Therefore in net education terms this represents the equivalent of 57 dwellings, which will generate:

1. Nursery School – 57 dwellings x 0.096 children = 5 children (3 – 5);
2. Primary School – 57 dwellings x 0.261 children = 15 children (5 – 11);
3. High School – 57 dwellings x 0.173 children = 10 children (11 – 16);
4. College/6th Form – 57 dwellings x 0.017 children = 1 children (16-18)

The Department for Education (DfE) provide a range of “basic need multipliers” (2008) which take into account the different school age ranges (see below).

Table 1 Cost per Place

Sector	Basic Need Multiplier Cost Per Place (2008)
Nursery (3-5)	5,822
Primary Sector (5-11)	11,644
High School Sector (11-16)	17,546
Sixth Form (16-18)	19,029

The current situation at local schools is as follows:

School	Capacity	Numbers on Roll (May 2015)	Spare capacity No. of places
Moorlands Primary Academy (5-11)	315	295	+20
Ormiston Venture Academy (11-16)	928	664	+264

Claim

There is sufficient capacity at Primary and High School levels; therefore Norfolk County Council will not be seeking education contributions on this occasion.

- 2.14 **Norfolk County Council Library Provision** - A development of 64 dwellings would place increased pressure on the existing library service particularly in relation to library stock, such as books and information technology. This stock is required to increase the capacity of the library. It has been calculated that a development of this scale would require a total contribution of £3,840 (i.e. £60 per dwelling) towards IT equipment and infrastructure at Gorleston Library.
- 2.15 **Norfolk County Council Fire Services** (infrastructure) - Norfolk Fire Services have indicated that the proposed development, taking into account the location and infrastructure already in place, will require no less than 2 hydrants (on a minimum 90-mm main) for the residential development at a total cost of £895.60 (£447.80 per hydrant).

Please note that the onus will be on the developer to install the hydrants during construction to the satisfaction of Norfolk Fire Service and at no cost.

Given that the works involved will be on-site, it is felt that the hydrants could be delivered through a planning condition.

2.16 **Norfolk County Council Green Infrastructure –**

General Comments;

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

Specific Comments;

There are a number of developments coming forward in this area. As such, pressure on local recreational facilities will increase as occupancy numbers increase. Burgh castle is a particular attraction for local recreation and tourists alike, receiving high visitor numbers on foot, cycle and by car. Angles Way Trail and other local footpaths within the vicinity also offer connectivity and are used by local people and visitors.

Norfolk Trails wish to seek a contribution of £350 per dwelling to contribute toward improving accessibility to the countryside through local PRow, The Angles Way, Burgh Castle and the use of publicity. Information of which will be made available to new residents, promoting sustainable recreation and offering 'new-comers' to the area information on the countryside and local environment.

2.17 **Tree and Landscape Officer** – No preservation orders on site and not in a conservation area.

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

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

3.2 Paragraph 49: Housing applications should be considered in the context of the presumption in favour of sustainable development. Relevant policies for

the supply of housing should not be considered up-to-date if the local planning authority cannot demonstrate a five-year supply of deliverable housing sites.

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

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

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

3.5 Paragraph 17. Within the overarching roles that the planning system ought to play, a set of core land-use planning principles should underpin both plan-making and decision-taking. These 12 principles are that planning should (extract):

- always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings;

3.6 Paragraph 56. The Government attaches great importance to the design of the built Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.

- 3.7 Paragraph 112. Local planning authorities should take into account the economic and other benefits of the best and most versatile agricultural land. Where significant development of agricultural land is demonstrated to be necessary, local planning authorities should seek to use areas of poorer quality land in preference to that of a higher quality.
- 3.8 Paragraph 66. Applicants will be expected to work closely with those directly affected by their proposals to evolve designs that take account of the views of the community. Proposals that can demonstrate this in developing the design of the new development should be looked on more favourably.
- 3.9 Paragraph 75. Planning policies should protect and enhance public rights of way and access. Local authorities should seek opportunities to provide better facilities for users, for example by adding links to existing rights of way networks including National Trails.

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

- 4.2 Paragraph 215 of the NPPF states that due weight should be given to relevant policies in existing plans according to their degree of consistency with the NPPF. The closer the Local Plan is to the policies in the NPPF the greater the weight that is given to the Local Plan policy. The Great Yarmouth Borough Wide Local Plan was adopted in 2001 and the most relevant policies were 'saved' in 2007 and assessed again in January 2016. An assessment of policies was made during the adoption of the Core Strategy December 2015 and these policies remain saved following the assessment and adoption.
- 4.3 The Saved Policies listed have all been assessed as being in general conformity with the NPPF, and add further information to the policies in the NPPF, while not contradicting it. These policies hold the greatest weight in the determining of planning applications.
- 4.4 HOU10: Permission for new dwellings in the countryside will only be given in connection with agriculture, forestry, organised recreation, or the expansion of settlements.
- 4.5 HOU16: A high standard of layout and design will be required for all housing proposal. A site survey and landscaping scheme will be required will all detailed applications for more than 10 dwellings. These should include measures to retain and safeguard significant existing landscape features and give details of, existing and proposed site levels planting and aftercare arrangements.

5 Core strategy – Adopted 21st December 2015

- 5.1 Policy CS2: Achieving sustainable growth. This policy identifies the broad areas for growth, sets out the sustainable settlement hierarchy for the borough and two key allocations. Martham is identified as a Primary Village and is expected to receive modest housing growth over the plan period due to its range of village facilities and access to key services.
- 5.2 Policy CS4: Delivering affordable housing. This policy sets out the thresholds for the provision of affordable housing. The site is within affordable housing sub-market area 2 south west rural with a threshold of 10 delivering 10% affordable housing.
- 5.3 Policy CS9: Encouraging well designed and distinctive places. This policy applies to all new development.
- 5.4 Policy CS11: The Council will work with other partner authorities and agencies to improve the borough's natural environment and avoid any harmful impacts of development on its biodiversity, geodiversity, landscape assets, priority habitats and species.
- 5.5 Policy CS14: New development can result in extra pressure being placed on existing infrastructure and local facilities. To ensure that the necessary infrastructure is delivered the Council will: (a to f)
- e) Seek appropriate contributions towards Natura 2000 sites monitoring and mitigation measures.

6 Interim Housing Land Supply Policy (July 2014)

- 6.1 This policy only applies when the Council's Five Year Housing Land Supply utilised sites identified in the Strategic Housing Land Availability Assessment (SHLAA).
- 6.2 New Housing development may be deemed acceptable outside, but adjacent to existing Urban Areas of Village Development Limits providing the following criteria, where relevant to development, have been satisfactorily addressed: inter alia points a to n.

7. Appraisal

- 7.1 The full site being appraised is 13.42 hectares. The site is located to the east of Belton, and is currently grade 3 agricultural farm land. New Road runs to the south of the site, and there is one property located on this road which intersects the site and a couple of dwellings on the opposite side of New Road, however the character of the road is very open, with agricultural land running along the southern side. A sports playing field with pavilion runs adjacent to the site, along the south-eastern boundary. Along the northern boundary of the site is a caravan park.
- 7.2 The site is adjacent to the village development limits on its western boundary but the full extent of the site stretches significantly north-east – away from Belton and towards Bradwell. Belton is considered to have good access to a range of facilities including local shops and pubs. In terms of highways and access suitability, Norfolk County Council commented that they would not object to small scale development to the west of Whitethorn Lodge subject to a safe and appropriate access and some works to enhance the footpath network to the west of Whitethorn Lodge would also be required. In terms of environmental suitability Anglia Water commented during the Strategic Housing Land Availability Assessment (SHLAA) that there is a need for sewage treatment upgrades in order to accommodate new development. In addition, there is no capacity for surface water sewers therefore other drainage measures such as SuDS should be explored where appropriate. The current response has stated that there is adequate capacity for foul sewerage, surface water is proposed to use SuDS.
- 7.3 The site was considered as part of the SHLAA as being currently available for development as the site has been put forward as an expression of interest for development and is in single ownership. Consultation with the agent received 20/6/2014 confirmed that the site could be brought forward for development in the next 5 years at a rate of 15-30 units per year.
- 7.4 From the information obtained by the agent on the 20/6/2014, the site is readily available for development and there are interested developers prepared to push the scheme forward to deliver housing in the area. There are very few constraints related to the site and the scheme could tolerate 60 to 70 dwellings, however the upper limit would be considered preferable by the agent in order to maximise the viability of the development. This would include affordable housing at 10%. There are not considered to be any major constraints that cannot be overcome, therefore there is a reasonable prospect that housing could be delivered on site. Taking into account appropriate sales and construction costs and alternative land values, the site is considered to be economically viable.
- 7.5 Developing the extent of the site would be incongruous with the settlement pattern of Belton. By reducing the extent of the site to within the boundary of

Whitethorn Lodge the site could fit more appropriately with Belton and could deliver approximately 70 units. From the information received, the site is currently suitable, available for development and delivery of housing could be achieved within the next 5 years.

8. **Assessment**

- 8.1 The site, as noted in the appraisal above was assessed as part of the Strategic Housing Land Availability Assessment (SHLAA) and designated as deliverable and appropriate for development. The site that was put forward in the SHLAA was considerably larger than the site that constitutes this application. The site identified in the SHLAA was 13.42 hectares and the current application, in line with the SHLAA appraisal, has been reduced to only include the land to the west of Whitethorn Lodge. This site is being looked at on merits and it is noted that the possibility of extending the site to the east would be, at the current time, unlikely to be looked on favourably.
- 8.2 The Parish Council strongly objected to the original plans and subsequent revisions were made. Following the revisions the Parish Council, in reply to a consultation, have responded favourably to the application as per paragraph 2.1 of this report. The Parish Council continue to comment on the availability of parking within the site as proposed. Although full Highways comments are not yet available this matter is to be assessed by highways and the properties shall meet highways standards for parking.
- 8.3 Objections have been received from the adjoining residential dwelling to the east of the application site. One of the objections is in relation to overlooking where currently there is none. The plots that are in the closest proximity to the dwelling are plots 55, 56, 57 and 64. Plot 64 is proposed to be a detached dwelling that is orientated so that the gable end faces the adjoining dwelling. There is a first floor window at this elevation, in order to reduce overlooking this can be conditioned to be obscure glaze and no further windows inserted into this elevation.
- 8.4 Plots 55, 56, and 57 are a row of terraces which are south facing. They are, at the closest point 28 metres from the dwelling house. The internal configuration can be arranged so that the first floor of plot 57 (one bedroom dwelling furthest of the three terraced houses to the dwelling) will have the rooms out of the principle elevation are the bathroom and the study. The bathrooms at first floor level of plots 55 and 56 can be orientated to the front of the property and these can be conditioned to be obscure glazed in perpetuity. It is accepted that there will be a degree of overlooking caused by the development notwithstanding the mitigation

that can be undertaken however this is not deemed to be so significant to warrant the recommendation to refuse the application.

- 8.5 The site is adjoining Rose Farm touring park, a year round holiday park for tents and tourers. There are significant differences in the land levels between the application site and the touring site which are noted on the revised topography plans submitted. The properties situated on the boundary comprise a mix of bungalows, terrace, and detached dwellings. The overlooking of the houses to the children's play area has been put forward by the owner of the adjoining site. There will be a degree of overlooking from first floor windows to the adjoining site including the children's play area. The applicant has submitted a proposed landscaping plan which proposes a 1.8m high masonry wall and soft plating from plots 13 to 20. The soft landscaping proposed in this location are new trees of various sizes. This can be conditioned as part of the application and will reduce the degree of overlooking although some will still occur.
- 8.6 Plots 14 and 15 which are opposite at an angle to the children's play area are chalet bungalows and the rear elevation at first floor level is velux windows. These can be conditioned to be 1.7m from the floor level of this room to further reduce overlooking.
- 8.7 The landscaping proposals extend along this boundary and include an existing hedge. This can be conditioned to be maintained to minimise the overlooking to the site. In addition further planting can be required to ensure an adequate mix of coverage with specific reference the boundary with the two storey properties. The bungalow plots (no. 21, 22, 38 and 39) do not cause significant overlooking.
- 8.8 The consultation with Anglian water as part of the SHLAA noted that upgrades to the sewerage system would be required. The consultation as part of this application has been received and the response is that there is adequate capacity in the existing system to accommodate this development. Anglian water have released a Post Meeting Briefing Note which broadly outlines the upgrades that are to be undertaken and a time estimate, an extract is below with the full note attached to this report:

Anglian Water Investment in Great Yarmouth Post meeting briefing, February 2016 Anglian Water provides water and water recycling services to over 44,000 customers in Great Yarmouth and runs 93 operational sites across the borough.

Our five year business plan sets out how we will invest over £5billion in our services between 2015 and 2020. It is the result of extensive consultation with over 50,000 customers, and has been approved by our regulator, Ofwat. More details about our plans can be found on our website,

www.anglianwater.co.uk/ourplan. *In the Pipeline: Planned Projects in Gt. Yarmouth*

Our current and planned projects in Great Yarmouth include:

- *Upgrades to our Morton Crescent (Bradwell), Stepshort Road (Belton), and Burgh Castle Pumping Stations. These projects are currently in the detailed planning phase with a intended completion date of July 2017.*
- 8.9 It is known that there are concerns regarding the ability of the sewerage system to cope with the increased flow and this has been raised in the objections to the application. The consultation response is unequivocal in the statement that the current system has the ability to cope with the increased flow, paragraph 2.10 of this report, and as such it is taken that there is adequate capacity for the increased flows.
- 8.10 Concerns have been raised regarding the access stating that the roundabout is not necessary and will cause difficulty and a dangerous access and approach to the village. Highways have assessed the access and a stage one safety audit has been carried out. The site access has been accepted by Highways as suitable subject to detailed design.
- 8.11 The design of the dwellings gives a unique appearance to the site. The buildings are designed to have a degree of individuality to them with designated focal points. In addition the design takes into account the difference in land levels and the overlooking that could occur. The plot to the north west corner of the development is proposed to be a bungalow. This is to minimise the impact of the development on the approach from Burgh Castle which is to the north. The land is significantly higher at this point in relation to the road and the placement of a bungalow is acceptable and although will be visible it will not have a significant adverse effect on the street scene.
- 8.12 The revised plan has been altered to extend the provision of a public footpath around the site and up Stepshort to increase permeability and improve the pedestrian route around the site. Green buffers and planting will remain at the pedestrian access to the site which will maintain a soft appearance while providing the benefit of a foot path on a rural road. The pedestrian access to the site at the western side (Stepshort) will have bollards to prevent access by small vehicles in line with the Police Architectural Liaison Officers recommendation. The amended plan includes further provision of a public footpath to the opposite side of New Road to further improve pedestrian access around the village.

- 8.13 Natural England requested further information to be submitted as part of the application, this was submitted and the response from Natural England stated that the effects on the protected sites could be mitigated by proportionate contribution in line with the Draft Natura 2000 supplementary planning document. Although the Natura 2000 supplementary planning policy document is not yet adopted the mitigation contribution has been requested and included on previous applications and the applicants have agreed to this contribution.
- 8.14 An objection to the application stated that the application is at present premature and will have an adverse effect on the coalescence of the villages. The Core strategy was adopted in 2015 and can be read in conjunction with the Borough Wide Local Plan. The relevant planning policies are outlined above and include the Interim Housing Land Supply Policy. The coalescence between villages is noted however the section of land identified as Bland Corner will remain as green space. The application does not propose to extend east of the property identified as Whitethorn Lodge and shall not impinge on the boundary to Bradwell in an obvious way as there will still be a dwelling located further to the east.
- 8.15 The proposed development lies outside of the village development limits however the Interim Housing Land Supply Policy (IHLSP) has been drafted and adopted in order that developments, specifically those for housing outside of the village development limits can be assessed with a view to meeting housing targets prior to the adoption of the site specific allocations. The IHLSP is a material consideration and as such shall be afforded appropriate weight as a means of assessing development for housing outside of village development limits. The IHLSP is only to be utilised when the Council's five year housing land supply policy includes 'deliverable' sites identified through the Strategic Housing Land Availability Assessment. The site, as part of a larger site, has been assessed as part of the Strategic Housing Land Availability Assessment as site BE11 and therefore the IHLSP is applicable.
- 8.16 The Core Strategy identifies that 30% of new housing development should be located within key service areas or primary villages as identified in policy CS2. The application, being located within the village of Belton, a primary village, has access to village amenities including schools and shops. The development is, in accordance with the Strategic Housing Land Availability Assessment, a sustainable location.

9 **RECOMMENDATION :-**

- 9.1 It is accepted that the application is outside of the village development limits and contrary to the adopted Borough Wide Local Plan 2001 however the site has been identified as developable and deliverable and there is no objection in

planning terms to the development going ahead prior to the formal adoption of the site specific allocations subject to conditions to ensure an adequate form of development and submission of reserved matters. The Interim Housing Land Supply Policy seeks to assist in meeting the Local Authorities housing targets the application is in line with the Interim Housing Land Supply Policy (2014).

- 9.2 The recommendation is to approve the application subject to conditions as recommended by consulted parties and those to ensure a satisfactory form of development and obligations as set out by Norfolk County Council and mitigation measures in line with the aims of the Natura 2000 Sites Monitoring and Mitigation Strategy. Should members be minded to approve the application the recommendation is such that the permission is not issued prior to the signing of an agreement under section 106 for provision for infrastructure, GI contribution (subject to negotiation), mitigation (Natura 2000), affordable housing, children's play equipment/space contribution and management agreement for open space, drainage, private roads, children's play (if appropriate).



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

AW Reference: 00011328
Local Planning Authority: Great Yarmouth District (B)
Site: Land Off New Road, Belton with Browston
Proposal: Creation of 64 x C3 Dwellings
Planning Application: 06/15/0622/F

Prepared by Mark Rhodes

Date 12 February 2016

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

ASSETS

Section 1 – Assets Affected

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

WASTEWATER SERVICES

Section 2 – Wastewater Treatment

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

Section 3 – Foul Sewerage Network

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

Section 4 – Surface Water Disposal

- 4.1 From the details submitted to support the planning application the proposed method of surface water management does not relate to Anglian Water operated assets. As such, we are unable to provide comments on the suitability of the surface water management. The Local Planning Authority should seek the advice of the Lead Local Flood Authority or the Internal Drainage Board. The Environment Agency should be consulted if the drainage system directly or indirectly involves the discharge of water into a watercourse.
- 4.2 Should the proposed method of surface water management change to include interaction with Anglian Water operated assets, we would wish to be re-consulted to ensure that an effective surface water drainage strategy is prepared and implemented.

Section 5 – Trade Effluent

- 5.1 Not applicable

Anglian Water provides water and water recycling services to over 44,000 customers in Great Yarmouth and runs 93 operational sites across the borough.

Our five year business plan sets out how we will invest over £5billion in our services between 2015 and 2020. It is the result of extensive consultation with over 50,000 customers, and has been approved by our regulator, Ofwat. More details about our plans can be found on our website, www.anglianwater.co.uk/ourplan.

In the Pipeline: Planned Projects in Gt. Yarmouth

Our current and planned projects in Great Yarmouth include:

- Upgrades to our Morton Crescent (Bradwell), Stepshort Road (Belton), and Burgh Castle Pumping Stations. These projects are currently in the detailed planning phase with a intended completion date of July 2017.
- Ongoing planned maintenance work on a number of our smaller pumping stations in the town. This rolling schedule of work is done to ensure all of our assets are working at their optimal efficiency.
- The sewer network in Great Yarmouth is currently being surveyed in a proactive fashion to find and rectify any structural damages that occur through natural wear and tear of the network. We have already completed surveys on 42km of sewer pipe and this will continue. Any sections of sewer that, from the surveys, are deemed to be substandard or a structural risk will be rehabilitated.
- We are currently also investigating possible maintenance work at our Caister Water Recycling Centre. This work will look at reducing site odours.

All of these planned projects will see an investment of around £10million in the Great Yarmouth area, improving and securing vital infrastructure for growth.

These schemes are aimed at reducing flood risk and decreasing the occurrence of odours. We are also investing in the areas bathing water protection, helping to ensure a thriving coastal economy.

In addition to these projects, we will also continue to carry out any reactive work as and when issues arise. Of course, due to their nature, these incidents are not predictable.

Investment in Bradwell

Historic Investment in Bradwell

We have spent over £90,000 refurbishing and maintaining a number of our pumping stations in the Bradwell catchment since 2011.

This work includes:

Site	Work	Cost
Burgh Castle Porters Loke Belton Sharmans Loke Belton St Johns Belton Stepshort Bradwell Morton Crescent	Refurbishment in 2012	£25,000
	New Pumps and refurbishment in 2014	£15,000
	New Pumps/ and a refurbishment in 2013	£20,000
	New Hardened Impellers every 2 years	£2,000
	New pumps (3 and 4) in 2015	
	Replacement Pumps and impellers on pumps 1 and 2	£32,000

Medium-term resilience upgrade at Bradwell Morton Crescent

Last year, pumps 3 and 4 were replaced with Chopper type pumps with hardened impellers. These new to market pumps are much more resilient and can cope with higher than average levels of rag passing through the station from the catchment, reducing the risk of flooding.

Since the refurbishing of pumps 3 and 4 has had a positive impact on the flooding at Morton Crescent, we are now replacing pumps 1 and 2 with the same Chopper pumps. This work will be taking place in around 8 weeks' time at a cost of £25,000, further improving the resilience of the pumping station.

Long-term resilience upgrade at Bradwell Morton Crescent

The aim of this £1.8m project is to tackle the baseline flooding risk - this is the risk of flooding caused by heavy rainfall in the area - by increasing the capacity of the station.

The exact scope of the work to Morton Crescent will be defined during the project design period which has only just begun.

The detailed design phase for the pumping station upgrade scheme should be completed by May. Providing we don't come up against any unplanned delays, the appropriate works can then be planned with a view to completing the upgrades by July 2017.

There are a number of possible options available to the design team, but nothing has been finalised yet as we are working to achieving the best possible solution. As soon as we know the final details of the project, we will share them with Councillors and residents.

How do we prioritise our investments?

The prioritisation of pumping stations and other investments across the Anglian Water region is based on the severity of the problem in environmental terms, customer impact, additional operational costs and safety.

Information on the extent of the issue is used to quantify these impacts and ensure that our customers' money is used in the most cost-beneficial way.

Out of the top 30 sites on that list, 23 have already been submitted for detailed planning, including Morton Crescent and Stepshort Road. Morton Crescent currently sits at number 24 on this list.

Bluebell Meadow Development

Phase One – First 150 properties

These will connect to the foul network in Bradwell and flow through Morton Crescent Pumping Station.

We used a hydraulic model to calculate the impact of these new properties and have determined the development will increase foul water flows through Morton Crescent Pumping Station by less than 1%.

The 150 properties will have an on-site surface water drainage system, most likely in the form of a Sustainable Drainage System (SuDS). This means any rainwater from the new development will not impact the pumping station.

Phase Two - 700 properties

The remaining 700 properties of the development will be connected to a separate catchment to the east of Bradwell. These properties will not connect to the Morton Crescent Pumping Station.

Anglian Water's role in the Planning Process

Anglian Water is not a statutory consultee in the planning process for new developments and has no powers to permit or deny planning applications. That power lies with the local planning authority, in this case Great Yarmouth Borough council.

Housing developers have a legal right to connect to our network, and we work closely with the developer to ensure that this can be done without causing detriment to existing customers in an area.

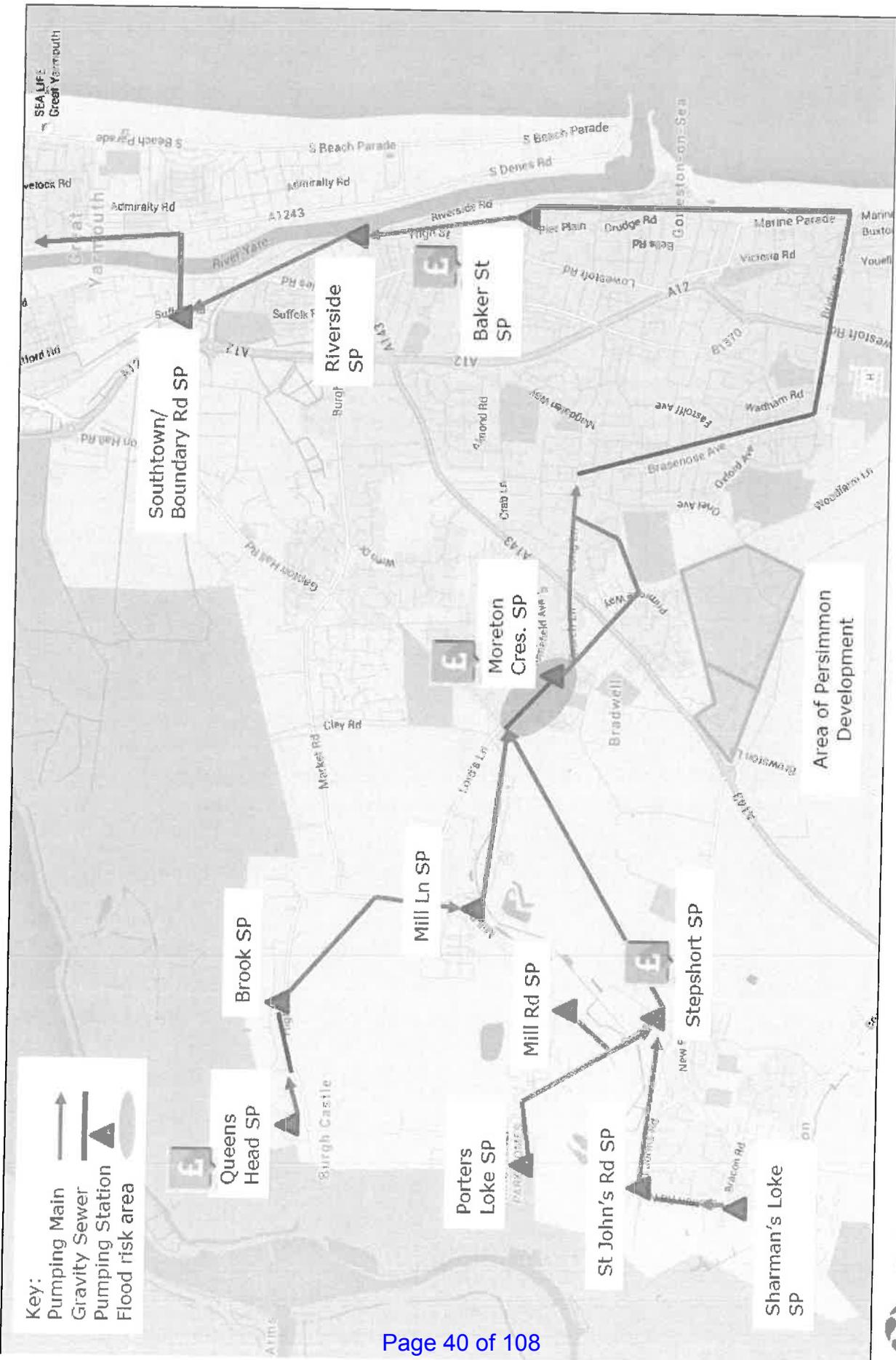
Our Growth and Planning teams actively liaise with developers and local planning authorities to make recommendations throughout the planning process to ensure all necessary infrastructure is in place for developments.

We encourage developers to complete a pre-planning enquiry with us prior to submitting an application. This service provides developers with an assessment of the impact of the proposed development and the details of any mitigation measures if required.

We seek to closely monitor the rate of development set out in Local Development Plans and use the planning system to align the phasing of development with infrastructure improvements.

We operate on the basis of 'no detriment' and if a new development is expected to cause impairment to existing customers' service, we will recommend that the local planning authority enforce a condition on the development; setting out the infrastructure improvements that a developer will be required to carry out if planning is agreed.

Summary Schematic of Foul Pumping Stations in Southern Great Yarmouth 2016



Internet Consultees

Application Reference

Invalid Consultee Comment?

Copy to existing Consultee?

Name
Address

Post Code
Telephone
Email Address

For or Against
Speak at Committee

Rose farm touring Park is one of Great Yarmouths' principal holiday parks, dedicated to the touring holidaymaker. We are open all year round, providing high quality facilities for touring caravans, motorhomes and tents. We have very high occupancy levels and a constant change over of holidaymakers who all contribute extensively to local businesses and attractions. The largest percentage of our guests are repeat business. Holidaymakers use Rose Farm touring Park because we offer a peaceful, safe and friendly environment from which to enjoy the beaches, Broads and attractions, returning to thier valuable units to enjoy the peaceful surroundings, family BBQ's etc. We are extremely careful in our own working habits to ensure that our holidaymakers are not disturbed in any way.

Date Entered

Internet Reference

Internet Consultees

Application Reference **0015/0622F**

Attachments

Invalid Consultee Comment?

Copy to existing Consultee?

Name **sue myhra**

Address **ROSE FARM TOURING PARK Stepshort**

Belton

Norfolk

Post Code **NR31 9JS**

Telephone

Email Address

For or Against **GC** General Comments

Speak at Committee

we avoid all works between easter and September and even essential work like grass cutting and garbage collection is completed as discreetly and quickly as possible
The proposed development area as well as being very close to the two residential properties on site (our home and that of our parent) is immediately adjacent to our main touring field which is used for the siting of all touring units, but particularly tents, in the holiday season. This area is preferred by families with tents due to its visibility to the children's playground. Our guests' children invariably play unattended since their parents view it as a safe environment. The playground, which at present is unscreened stands around only four metres from the development

Date Entered **26-11-2015**

Internet Reference **OWPC593**

Internet Consultees

Application Reference 06/15/0622/F

Attachments

Invalid Consultee Comment?

Copy to existing Consultee?

Name sue myhra

Address ROSE FARM TOURING pARK Stepshort

Belton

Norfolk

Post Code NR31 9JS

Telephone [REDACTED]

Email Address [REDACTED]

For or Against GC General Comments

Speak at Committee

that of our parent) is immediately adjacent to our main touring field which is used for the siting of all touring units, but particularly tents, in the holiday season. This area is preferred by families with tents due to its visibility to the children's playground. Our guests' children invariably play unattended since their parents view it as a safe environment. The playground, which at present is unscreened stands around only four metres from the development area.
We ask that all due consideration be made to the all important enjoyment of our holidaymakers' experience whilst at Rose Farm touring Park

Date Entered 26-11-2015

Internet Reference OWPC593

Internet Consultees

Application Reference 06/15/0622/F

Attachments

Invalid Consultee Comment?

Copy to existing Consultee?

Name Paul Marjoram

Address 20 Church Lane

Bekton

Post Code

Telephone

Email Address

For or Against

OBJ

Object

Speak at Committee

Having today reviewed the revised plans for this development my original reasons for objecting to this development and other like it remain. I will reiterate my concerns; I am concerned about the safety of the proposed access to the site (i.e. a roundabout in such close proximity to a blind brow of a hill, a junction and a mini roundabout); I am concerned about the lack of services (Schools, Shops, Doctors etc.) in the village which will undoubtedly increase traffic in and out and which in turn will add to the strain already placed on the poor roads in the area and add to journey times of those currently using them. I am concerned that the drains and sewers already struggle to cope. I also wish to reiterate my protest that although I realise and appreciate that residential development is needed in the

Date Entered 10-05-2016

Internet Reference DWPC749

Internet Consultees

Application Reference 06/15/0622/F

Attachments

Invalid Consultee Comment?

Copy to existing Consultee?

Name Paul Marjoram

Address 20 Church Lane

Belton

Post Code

Telephone

Email Address

For or Against

OBJ Object

Speak at Committee

borough the council owe to local residents to ensure that the sites it selects for medium/large sized developments are in areas that have the services and infrastructure in place first and that they do not grant permission for developments that will do nothing to enhance the social wellbeing of local residents nor improve commerce in the borough. GYBC and the planning office have a duty of care which in my opinion should firstly be to concentrate on regenerating the heart of the town rather than pushing for the majority of residents to live out of it.
Yours sincerely
Paul Marjoram

Date Entered 10-05-2016

Internet Reference OWPC749

06/15/0622/F



UPRN:



GREAT YARMOUTH
BOROUGH COUNCIL
Planning and Business Services
Enforcement

Town Hall, Hall Plain, Great Yarmouth NR30 2D
01493 856100 enquires@great-yarmouth.gov.uk



Date: 15:06:16

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Ordnance Survey [100018547]

Reference: 06/16/0281/O

Parish: Martham

Officer: Miss Gemma Manthorpe

Expiry Date: 24th June 2016

Applicant: Mr N Dyball

Proposal: Three detached dwellings with garages with domestic garages with vehicle and pedestrian access from Alder Avenue.

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

1. REPORT

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

2. Consultations :-

- 2.1 **Parish Council-** The Parish Council had not responded at the time of writing. Should a response be received prior to the Committee this will be verbally reported.

2.2 **Neighbours** – 11 objections to the proposal. In summary the objections raised are as follows

- Trees and hedging should remain.
- Asbestos (outbuilding to be removed) should be removed so as not to cause harm or danger to nearby residents.
- Dwellings should be single storey only.
- A bat survey should be carried out and bats protected.
- Access over private road would be detrimental to existing residents.
- If access is granted the cost of maintenance should be shared.
- Loss of wildlife habitat.
- Where will the bins be located.
- Loss of light- is approved the developments should be single storey.
- Properties proposed are too large, cramped design.
- Dwellings would have an adverse effect on the conservation area.
- Access to the site by builders could damage the private road.
- Private road should be 4.2m in width.
- Dwellings will be seen from The Green.
- New dwellings should be made to be part of the management company.
- Reasons for previous refusal have not been addressed.

The site notice response date had not expired at the time of writing, should any further comments be received these shall be verbally reported.

2.3 **Norfolk County Council as Highway Authority** – No objections ; original comments suggested that the private road be 4.2m in width however revised comments have been received stating the following:

‘ In terms of the access road width issue, you will be aware that in my latest response I made a suggestion for the LPA to consider despite the fact the site is accessed off a private road. Whilst the suggestion made was that the road should be maintained at 4.2m wide in accordance with our guidance for private drives. The suggestion was made on the basis of satisfactory development as opposed to highway terms. As advised the site access road is outside the jurisdiction of the Highway Authority and in this respect I do not have a major issue with it being retained at 4.0m; certainly it would not cause any highway related issues and I doubt in reality it will create any operational issues. I trust this is of assistance with any decision you make.’

2.4 **Norfolk County Council as Fire Service** no comments received at time of writing.

2.5 **Environmental Health** – No response received.

- 2.6 **Building control** – Fire officer to be consulted (already been carried out), no further comments.
- 2.7 **Police** – The development should be designed to Secure by Design Standards and boundary treatments considered (1.8m fencing). Notes that can only provide limited comments on information provided.
- 2.8 **Conservation** – The application is supported but the units should be sensitively designed taking into account the materials and the conservation area.
- 2.9 **Strategic Planning** – The proposal seeks to redevelop an area of underutilised land within the existing housing area of Martham. The strategic planning team does not object to the proposal but welcomes consideration of the detailed scale and design of the scheme at the detailed consent stage.

3. National Planning Policy Framework

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

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

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

POLICY HOU7 –

NEW RESIDENTIAL DEVELOPMENT MAY BE PERMITTED WITHIN THE SETTLEMENT BOUNDARIES IDENTIFIED ON THE PROPOSALS MAP IN THE PARISHES OF BRADWELL, CAISTER, HEMSBY, ORMESBY ST MARGARET, AND MARTHAM AS WELL AS IN THE URBAN AREAS OF GREAT YARMOUTH AND GORLESTON. NEW SMALLER SCALE RESIDENTIAL DEVELOPMENTS* MAY ALSO BE PERMITTED WITHIN THE SETTLEMENT BOUNDARIES IDENTIFIED ON THE PROPOSALS MAP IN THE VILLAGES OF BELTON, FILBY, FLEGGBURGH, HOPTON ON-

SEA, AND WINTERTON. IN ALL CASES THE FOLLOWING CRITERIA SHOULD BE MET:

(A) THE PROPOSAL WOULD NOT BE SIGNIFICANTLY DETRIMENTAL TO THE FORM, CHARACTER AND SETTING OF THE SETTLEMENT;

(B) ALL PUBLIC UTILITIES ARE AVAILABLE INCLUDING FOUL OR SURFACE WATER DISPOSAL AND THERE ARE NO EXISTING CAPACITY CONSTRAINTS WHICH COULD PRECLUDE DEVELOPMENT OR IN THE CASE OF SURFACE WATER DRAINAGE, DISPOSAL CAN BE ACCEPTABLY ACHIEVED TO A WATERCOURSE OR BY MEANS OF SOAKAWAYS;

(C) SUITABLE ACCESS ARRANGEMENTS CAN BE MADE;

(D) AN ADEQUATE RANGE OF PUBLIC TRANSPORT, COMMUNITY, EDUCATION, OPEN SPACE/PLAY SPACE AND SOCIAL FACILITIES ARE AVAILABLE IN THE SETTLEMENT, OR WHERE SUCH FACILITIES ARE LACKING OR INADEQUATE, BUT ARE NECESSARILY REQUIRED TO BE PROVIDED OR IMPROVED AS A DIRECT CONSEQUENCE OF THE DEVELOPMENT, PROVISION OR IMPROVEMENT WILL BE AT A LEVEL DIRECTLY RELATED TO THE PROPOSAL AT THE DEVELOPER'S EXPENSE; AND,

(E) THE PROPOSAL WOULD NOT BE SIGNIFICANTLY DETRIMENTAL TO THE RESIDENTIAL AMENITIES OF ADJOINING OCCUPIERS OR USERS OF LAND.

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

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

POLICY HOU17 -

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

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

5. **Core Strategy:**

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

- 5.2 **Policy CS2:** This policy identifies the broad areas for growth by setting out the proposed settlement hierarchy for the borough. It is expected that Primary Villages, such as Martham would see some additional growth during the plan period to help support the local facilities in the area.
- 5.3 **Policy CS9:** This policy seeks to encourage well designed and distinctive places, particularly conserving and enhancing biodiversity, landscape quality and the impact on and opportunities for green infrastructure.

7. Assessment

- 8.1 The previous application, recommended for approval, was refused by members for reasons detailed in the refusal notice. The current applications differs from the previous as a reduced scale of the proposed dwellings has been submitted, a turning head has been shown and an ecological assessment has been submitted. The reduced scale, although not part of the application, indicates a scale which is appropriate to the area can be submitted at the reserved matters stage. The footprint of the dwellings or a maximum floor area could be conditioned should members be minded to approve the application.
- 8.2 The previous refusal and members concerns noted the impact of the removal of the buildings on the local wildlife. The ecological assessment has assessed the site for protected species and suggested that enhancements can be provided. Objectors to the application have also stated that there are bats present within the application site although the ecological assessment has not given evidence of this. It is noted that the buildings present on the site are not within the conservation area and as such can be removed without consent by the Local Authority although legislation regarding protected species still applies.
- 8.3 The ecological assessment submitted as part of the application. The ecological assessment assesses the site as having

‘low quality foraging habitat for bats and contains relatively poor habitat links to surrounding bat habitat of high quality over the Broads. The buildings on site are assessed as of low roost suitability for bats, and none of the trees have bat roosting potential.’

Conditions can be, if deemed necessary, placed on the development to provide bat boxes to enhance the development and the ecological climate. There are no objections from Norfolk County Highways and as such the

application complies with HOU7 of the Borough Wide Local Plan as a suitable access to the site can be provided.

- 8.4 The current application has been altered from the previous application to show a turning area for vehicles within the application site. Concerns were raised regarding emergency vehicle access to the site. Although the written response from Norfolk County Fire service has not been received it has been verbally confirmed that there is no objection to the application and Norfolk County Fire are satisfied that their vehicles will be able to access the site. This shall be confirmed in writing prior to the committee.
- 8.5 The site is within the current village development limits in a sustainable location and as such is in accordance with Local and National Planning Policy which looks to promote suitable development in sustainable locations. Both the Core Strategy and the National Planning Policy Framework go on to state that development which accords with these planning principles, in the absence of any overriding factors, should be approved.
- 8.6 The character of the area is predominately residential given the recent development which adjoins the site known locally as the Avenues comprising Alder Close, Sycamore Avenue, Aspen Close, Walnut Tree Avenue and Cherry Tree Avenue. These properties are predominately single storey in design and have provided an attractive addition to the village. It has been noted by objectors to the application that the scale of the dwellings is not given as the application is outline only. Plans have been resubmitted showing a revised footprint of the dwellings which indicates a reduced scale which is more in keeping with the size of the surrounding properties to the south.
- 8.7 The application, being outline only, does not include the scale at this stage of the process. The plots are bigger than those at the adjoining development although this is a matter for the detailed stage of the application process should the application be approved. A maximum footprint could be conditioned if necessary although this will adequately be dealt with at the reserved matters stage should permission be granted.
- 8.8 There are also objections to the possibility of two storey dwellings on the site. Were the application to be approved a condition restricting the dwellings to single storey with no accommodation in the roof space would be placed on the permission. Single storey dwellings would complement the existing developed area and reduce adverse overlooking thereby creating a form of development that does not have significant adverse effects on the amenities of the adjoining dwellings.

- 8.9 Objections have been raised about the additional traffic utilising the private road which is managed by a management company and, from comments received, distributes the costs of maintenance between residents. The applicants agent had, on the previous application, provided information demonstrating that the applicant has right of way over the land. The information provided states that the 'right over the private road subject to the transferees or their successors in title paying or contributing a fair proportion of the cost of repairing maintaining, renewing or cleansing the same'. Although the legal right over land is not required for the assessment of a planning application this right has been demonstrated in this instance as has the obligation to contribute to the maintenance of the road.
- 8.10 The use of the road by construction traffic has also been noted. It is possible, prior to the commencement of the development, to require by condition a construction plan to be submitted to and approved by the Local Planning Authority. This plan can include the route that the traffic will take. In the alternative or addition a condition requiring the road to be surveyed prior to the commencement of the development and after and any detriment repaired prior to occupation of the development subject to the application.
- 8.11 The removal of the existing outbuildings has been raised with concern regarding the removal of asbestos from the site. The safe removal of asbestos is an environmental consideration and must comply with the relevant safeguarding legislation. A condition requiring the removal prior to commencement of the development can be placed upon any grant of planning permission.
- 8.12 The previous application for Alder Close has a condition in place protection the hedge which abuts Broom Close. This is to maintain the privacy and character of the area. A similar condition can be applied to the current application although it is noted that a portion of the hedge (to the eastern boundary of the site) bounds private gardens and as such a condition would need to reflect this and not place unnecessary burden on the adjoining party.
- 8.13 Bin presentation has been noted as a concern by residents of Alder Avenue. Current residents have to place their bins for collection at the bottom of the road according to information received as part of this application. GYB services have commented stating that the bins will have to be presented at the public highway. The distance currently travelled by residents to have the bins collected is noted, as is the fact that this may be the same for future residents should the application be approved however this alone is not sufficient to recommend refusal of the application.

8.14 A section of the application site is within the conservation area and the effect upon the area is assessed as not significantly detrimental. The control over design shall come at the reserved matters stage should the application be approved although it is noted that the development will not be visible from the green other than through the existing access to no.28 the donor property. This view will be severely obstructed by the placement of the existing dwellings. The conservation officer does not object to the application although notes the need to take account of materials and design.

8.15 The applicant has suggested that construction traffic utilise the access from the Green to minimise disruption to the residents if Alder Avenue. This would need to be assessed by Norfolk County Council Highways as the access would need to be acceptable, under their standards, for this use.

9. Conclusion

9.1 The application site lies adjacent a recently developed section of land and proposes a similar development. Conditions can adequately protect the amenities of the adjoining properties and the detailed design will be assessed to ensure that it takes into account the surrounding area and the proximity of nearby dwellings.

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

10. Recommendation

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

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

Your Ref: 06/16/0281/O
Date: 31 May 2016

My Ref: 9/6/16/0281
Tel No.: 01603 638070
Email: stuart.french@norfolk.gov.uk

Dear Gemma

**Martham: 3 no detached dwellings with domestic garages together with vehicle and pedestrian access from Alder Avenue
28 The Green Selwyn House Martham GREAT YARMOUTH NR29 4PA**

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

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

However, should your Authority be minded to grant permission you may wish to consider the following conditions

SHC 11V Notwithstanding the submitted details unless otherwise agreed in writing by the Local Planning Authority the proposed private drive shall be maintained in perpetuity at a minimum width of 4.2 metres for its complete length .

Reason: In the interest of satisfactory development.

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

Reason: In the interests of satisfactory development.

Yours sincerely

Stuart French

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

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

17, Broom Close
Martham
Gt. Yarmouth
NR29 4RZ
8th June 2016

Planning Application 06/16/0281/O

Dear Sir,

Having inspected the second proposal for this application (the first being 06/15/0780/O) I can find no evidence that it addresses the previous concerns.

All previous concerns raised on that application remain and I would add to these the following -

From your condition text for refusal of 06/15/0780/O

Point 1) – Appears not to have been addressed

Point 2) – Appears not to have been addressed

Point 3) – since the issue of this refusal 22 mtrs of foliage and some 15 mtrs of hedge row has been removed mitigating your reasons outlined .

The revised proposal fails to meet Policy HOU7 A) and E) and Policy CS9 as far as using close boarded fencing to replace hedge rows is clearly detrimental.

On the previous assessment 6.2 makes reference to adverse overlooking which needs further consideration due to the land elevation of this plot. A min of a 3 mtr border hedge would be needed.

On the previous assessment 6.6 refers to the presence of bats in the westerly boundary, since this has now been removed there are no bats present.

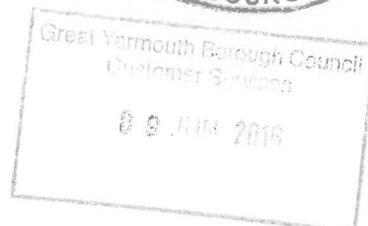
If members are mindful to approve this application reinstatement of hedge rows both north / south and east / west should be a condition as some 60 mtrs of hedge row and mature trees have been removed for this application and during the construction of Alder Close. This area of Martham has just seen approval of 55 dwellings almost adjacent to this site which will impact further on the wild life habitat. For an area previously indicated as an area of great landscape value little has been done to maintain this status.

If adequate conditions can not be attached to this application it should be refused.

I would request to speak as an objector at Development Control meeting.

Yours Faithfully

Mr M J Huke





Mr. M.D. Hill
7 Alder Avenue
Martham
Great Yarmouth
NR29 4FA
Tel: - 01493 888888
Mobile:- 01493 888888
Email - martham@martham.gov.uk

ALREADY
RECEIVED
VIA WAB

05/06/2016

Dear sir/madam

Please consider our strong objections to the planning application **06/16/0248/O**

Access being requested is in Question?

Please see letter dated 31/5/2016 from Norfolk County Council from Stuart French to Gemma Manthorpe Great Yarmouth Borough Council consultation response planning document **3/6/2016**.

This letter raises requirements necessary to meet SHV 11V – SHV24 for 3 Detached dwellings with domestic garage together with vehicle and pedestrian access from Alder Avenue for this planning application?.

Please also note that access continues via a Private Driveway in front of plots 8 & 9 which does not meet the **4.2 Meters requested to meet SHV 11V – SHV24**.

The submitted design & access statement 20/5/2016 Planning application says Existing Access **"NO Part of the access road is to be less than 4 Meters in width between Kerbs"**?

The Electric Sub-Station will be so very near to the Heavy Plant site for construction of the proposed new dwellings so raises many concerns over Health and Safety issues?

The proposed land is of outstanding beauty and has many established species of birds, trees, hedgerows and wildlife (Deer roam freely) and whether legally protected or not their natural habitat will be destroyed and lost forever as this valuable land is part of Martham Village History and The Green.

Planning application was recently refused /06/15/0780/O Point's refusal decided 10/03/16 These matters are still outstanding as this outline planning application has not addressed all the above reasons for objection **HOU17, HOU7?**

1) The proposal is contrary to policy HOU7 of the Borough Wide Local Plan as the applicant has not adequately demonstrated that suitable access arrangements can be made for the future occupiers of the proposed dwellings. The access as demonstrated does not appear adequate to serve the dwellings as applied for. In addition to the lack of suitable access for future occupiers

there is insufficient detail to determine whether there is suitable access for emergency vehicles to access the properties.

2) There are no appropriate refuse pick up points available and in the absence of such the development would have an adverse effect on the character and amenity of the area. The size of the dwellings demonstrated on the indicative plan would be out of character with the area contrary to policy HOU17 and HOU7 of the Borough Wide Local Plan.

3) The removal of outbuildings and foliage would have an adverse effect on the natural environment by way of removing natural habitat and displacing species.

Alder Avenue is a private road and "any resident who shares access rights shall also bear the shared burden of all the financial costs of The Road".

All the above should be taken into consideration to preserve Martham Village as these proposed Dwellings will be seen from The Green and its Old English Character and Charm will be lost Forever.

Yours faithfully

Mr. & Mrs. M D Hill

Reference: 06/16/0130/CU

Parish: Great Yarmouth

Officer: Mr J Beck

Expiry Date: 13-04-2016

Applicant: Pleasure and Leisure

Proposal: Proposed change of use from sports bar to family amusement centre at first floor level

Site: 38 Marine Parade
Great Yarmouth

REPORT

1. Background / History :-

1.1 The application site is positioned on Marine Parade which forms a main tourist attraction for Great Yarmouth and part of the 'Golden Mile'. The site is amongst a number of holiday commercial uses. The surrounding uses are predominantly amusements, food and entertainment based, but with residential units to the north and south. The site is within an area designated Prime Commercial Holiday and is within a conservation area (number 16 Seafront).

1.2 The application site is currently a mixed use of amusements on the ground floor under with a sports bar on the first floor. The application is to change the use of the first floor to a family amusement centre under use class Sui Generis from a sports bar under use class A4. The second floor will remain as a snooker Hall. The ground and first floor will fall under use class Sui Generis whilst the top floor would remain under D2 (assembly and leisure) use.

1.4 Planning History:

7832 – Kiosk on forecourt. 25-05-1951

4428 – Toilets. 19-09-1963

4504 – Use of first floor extension. 01-10-1963

A/9101 – Illuminated fascia. 25-07-1968

06/84/0820/F – Alterations to form new entrances from Marine Parade and Apsley Road and construction of new canopy. Approved with conditions. 08-11-1984

06/86/1008/CU – Proposed change of use of existing second floor to form additional area for snooker club. Approved with conditions. 30-10-1986

06/87/0324/A – Fascia sign and two returns and under canopy. Advert Consent. 02-06-1987

06/90/0093/F – Two residential flats. Refused. 14-03-1990

06/90/0375/F – Managers flat. Approved with conditions. 09-05-1990

06/90/0728/F – Club room extension. Advert Consent. 07-08-1990

06/90/0877/F – Club room extension at first floor. Approved with conditions. 18-09-1990

06/92/0543/A – Projecting sign. Advert Refusal. 28-07-1992

06/04/0287/F – Realignment of doors and new façade and first floor extension. Approved with conditions. 17-06-2004

06/05/0567/F – Extension at 2nd floor level to increase size of snooker club. Approved with conditions. 13-10-2005.

06/14/0115/F – Install external doors to North elevation remove existing staircase and fire exit doors. Install fire exit door to south elevation. Approved with conditions. 16-05-2014.

2. Consultations :-

2.1 Public consultation – 1 letter received raised concerns regarding the parking arrangements.

2.2 **Highways** – No objection.

2.3 **Property Services** – No comment.

2.4 **Strategic Planning** – No comment.

2.5 **GYBServices** – Recommended applicant signs up to Floodline.

2.6 **British Pipeline Agency** – No comment.

2.7 **Conservation** – No comment

3. Policy and Assessment:-

3.1 Saved policies from the Borough Wide Local Plan:

POLICY TR7

Proposals for new visitor facilities and attractions may be permitted in the prime commercial holiday areas of Caister-on-sea, California, Gorleston-on-sea, Great Yarmouth, Hemsby, Hopton-on-sea, Newport and Scratby and will be assessed having particular regard to their scale, design and relationship to other uses and to landscape, environmental, residential amenity and traffic considerations.

(Objective: To meet increasing visitor expectations and changing tourist trends whilst safeguarding the natural environment.)

POLICY TR9

Planning permission for new amusement arcades, whether involving a change of use, extension to existing premises or redevelopment, will only be permitted in the following areas:

- (A) Prime holiday attraction sites which are self-contained units and where access to the arcade would be from within the complex;
- (B) In prime commercial holiday complexes/areas where only changes of use within existing premises will be permitted

provided there is no net increase in the total amount of floorspace or frontage used for amusement arcade purposes.

- (C) Holiday parks and complexes : subject to there being a proven need and the use being solely for residents of the site.

(Objective: To prevent an over-provision of amusement arcades.)

Note: PRIME ATTRACTION (PA) includes sites such as the Marina Centre, Britannia and Wellington Piers, the Sea Life Centre and the Pleasure Beach which have a predominant single use and are destinations in their own right.

PRIME COMMERCIAL HOLIDAY COMPLEXES (PC) includes blocks of mixed uses, predominantly in the sea front area. These include individual arcade premises food and drink outlets novelty shops etc.

HOLIDAY PARKS (PH) includes major holiday accommodation sites of all types ie. chalets, caravans etc. and where amusement provision on site is aimed principally at residents.

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.

3.2 Core Strategy:

CS8 – Promoting Tourism, Leisure and Culture

A) Encourage and support the upgrading, expansion and enhancement of existing visitor accommodation and attractions to meet changes in consumer demands and encourage year-round tourism

C) Safeguard key tourist, leisure and cultural attractions and facilities, such as the Britannia and Wellington Piers, Pleasure Beach, Hippodrome, the Sea Life Centre, the Marina Centre, Great Yarmouth Racecourse, St Georges Theatre and Gorleston Pavilion Theatre

d) Maximise the potential of existing coastal holiday centres by ensuring that there are adequate facilities for residents and visitors, and enhancing the public realm, where appropriate

E) Support the development of new, high quality tourist, leisure and cultural facilities, attractions and accommodation that are designed to a high standard, easily accessed and have good connectivity with existing attractions

Policy CS9 - Encouraging well-designed, distinctive places

A) Respond to, and draw inspiration from the surrounding area's distinctive natural, built and historic characteristics, such as scale, form, massing and materials, to ensure that the full potential of the development site is realised; making efficient use of land and reinforcing the local identity.

C) Promote positive relationships between existing and proposed buildings, streets and well lit spaces, thus creating safe, attractive, functional places with active frontages that limit the opportunities for crime.

F) Seek to protect the amenity of existing and future residents, or people working in, or nearby, a proposed development, from factors such as noise, light and air pollution and ensure that new development does not unduly impact upon public safety.

4. Assessment and Recommendation:

4.1. The application site is situated on Marine Parade amidst the main visitor attractions and the 'Golden Mile'. The area is classified as Prime Commercial Holiday Use which aims to encourage the visitor economy. The area is predominantly formed of amusements, food and drink as well as entertainment uses; there are also residential uses to the north and south the site. The unit itself is currently a mixed use of amusements on the ground floor with a sports bar on the first floor and a snooker club on the top floor.

4.2 The application is to change the use of the first floor currently under use class A4 (drinking establishment) to a family amusement centre in Sui Generis use class. The second floor will remain as a snooker Hall. Consequently the ground and first floor will fall under use class Sui Generis whilst the top floor would remain under D2 use (Assembly and Leisure). The proposal does not involve any changes to the frontage.

4.3 The proposed use is suitable within a prime commercial holiday area and is in character with the wider holiday area in addition policy CS8 of the Core Strategy aims to improve the holiday offer and upgrade existing facilities. The proposed development is not likely to significantly and adversely affect the neighbouring properties as there are existing amusement uses close to the application site in addition the ground floor of the site is currently used as amusements. Access road either side of the building means the property maintains a gap on both the north and

south elevations where residential properties are located which will lessen any impact upon the amenities of the neighbouring properties. The proposal is not considered to significantly affect the amenities of the neighbouring properties.

4.4 No outright objections to the proposal have been received however an occupier of a flat at 40 Marine Parade has raised concerns regarding damage to her vehicle and people blocking her car. It is not considered that the change of use will significantly affect traffic levels and Highways have not raised any objections. In addition the way people utilise the existing parking arrangements is not a planning matter.

4.5 The development is not considered to significantly and adversely affect the viability of the seafront. Policy TR9 of the Borough Wide Local Plan governs extensions to amusement arcades; the policy within prime commercial holiday areas is to resist a net increase in amusements floorspace. It is recognised that the development would represent an increase in amusement floorspace contrary to policy TR9. However there will not be an increase in the arcade frontage and the application is for a family amusement centre which should be inclusive to all ages as opposed to gambling machines. If the committee is minded to approve the application a condition should be considered which limits gambling machines and ensures 'family friendly' machines only.

4.6 The additional floor space used for amusement purposes stands at approximately 343 square metres. There have been two amusement arcade applications in close proximity in 2016 (34 Marine Parade and 31 Marine Parade) however this application is not considered to significantly affect the viability of the sea front, across the entire seafront there have been variations in the level of amusements. The Atlantis resort recently had permission and had started the conversion of a large area of its arcade space to form a bar-restaurant and had previously lost space for different commercial units. It should be noted that 34 Marine Parade was recently approved at the last committee which has added amusement floor space. The committee should consider the impact these changes have upon the wider viability of the seafront and also the continuity of decisions. In addition the loss of the sports bar will not significantly affect the viability of the seafront as the area still contains a relatively high proportion of bars and public houses.

4.7 A Flood Response Plan was submitted with the application, the Flood Resilience Officer has recommended that the applicant signs up to Floodline, but this can be included as a note.

5.1 RECOMMENDATION :- Recommended for approval subject to conditions;

The additional amusements shall be non-gambling machines with a condition similar to the condition used at 34 Marine Parade.

Jason Beck
Great Yarmouth Borough Council
Town Hall
Hall Plain
Great Yarmouth
Norfolk
NR30 2QF

Your Ref: 06/16/0130/CU
Date: 1 April 2016

My Ref: 9/6/16/0130
Tel No.: 01603 638070
Email: stuart.french@norfolk.gov.uk

Dear Jason

**Great Yarmouth: Proposed change of use from sports bar to family amusement
centre at first floor level
38 Marine Parade Merlins Sports Bar GREAT YARMOUTH NR30 2EJ**

Thank you for your recent consultation with respect to the above to which the Highway
Authority raises no objection.

Yours sincerely

Stuart French

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

Jill K. Smith

From: ceri simmone
Sent: 21 March 2016 09:27
To: plan
Subject: Re: 06/16/0130/CU

ACK'D
21/3/16

It's the flat 1, 40 marine parade, Great Yarmouth, Nr30 2EJ

Thanks

Miss Taylor

On 21 Mar 2016, at 09:19, plan <plan@great-yarmouth.gov.uk> wrote:

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

From: ceri simmone
Sent: 19 March 2016 12:01
To: plan
Subject: 06/16/0130/CU

Hi

I am writing in regards the above application for planning permission for a first floor arcade.

I have no issues with the actual plan however I do have issues if my vehicle is blocked in or damaged once works go ahead. Merlin's have already damaged my vehicle by spraying flecks of white/magnolia paint onto my vehicle whilst painting the outside of their building and not notifying me. Nor covering the costs of the damage. It cost me to get my car repaired! When they have had works done on the exterior recently they blocked my vehicle in down the alleyway to the left of the rear entrance without any thought or notification making me late for a hospital appointment.

I have lived next door for over three years now and I am fed up of telling the owners and staff to move their works vehicles from behind my car. Common sense is not to block my vehicle in let alone any vehicle. I have not got the time nor energy to go upstairs and wait for them to find their workers and move their vans. I can barely manage stairs as it is with my health issues. I use my vehicle to get to hospital and doctors appointments which are at specific times. I am fed up of having to cancel or miss or be late for my appointments due to their stupidity and laziness.

As long as they aware of this matter then i have no issues but if they intend on letting workmen block my vehicle in or damage my vehicle again then I will fight for these works to not go ahead! Common courtesy costs nothing and neither does awareness! I can't afford to fix my car again due to Merlin's damaging it and ignoring the costs.

Thank You

Miss Taylor

To: Strategic Planning Manager

My Ref: 06/16/0130/CU

From: Development Control Manager

Date: 24th March 2016

Case Officer: Mr J Beck

Parish: Great Yarmouth 14

Development at:-

38 Marine Parade
Merlins Sports Bar
GREAT YARMOUTH
NR30 2EJ

For:-

Proposed change of use from
sports bar to family amusement
centre at first floor level

Applicant:-

Pleasure & Leisure
Pleasure Beach
South Beach Parade
GREAT YARMOUTH

Agent:-

Mr B Phillips
15B Covent Garden Road
Caister on Sea
GREAT YARMOUTH

The above mentioned application has been received and I would be grateful for your comments on the following matters:-

Please let me have any comments you may wish to make by 7th April 2016.

COMMENTS:

No comment.

Ann Clements 30/3/16

ALL DOCUMENTS & PLANS CAN BE
VIEWED ON THE GYBC WEBSITE
USING THE FOLLOWING LINK:

<http://planning.great-yarmouth.gov.uk/OcellaWeb/planningSearch>

Internet Consultees

Application Reference

Invalid Consultee Comment?

Copy to existing Consultee?

Name
Address

Post Code

Telephone

Email Address

For or Against

Speak at Committee

Business in the vicinity of the seafront, Great Yarmouth. Ensure that the business is signed up to alerts/warnings for tidal flooding, to increase staff and public safety on access and egress to the premises. Environment Agency Flood-Line 0345 988 1188.

Date Entered

Internet Reference

Elaine Helsdon

From: Nicki Farenden <NickiFarenden@bpa.co.uk>
Sent: 07 April 2016 13:21
To: plan
Subject: Planning Applications 06/16/0130/CU and 06/16/0028/F
Attachments: 20160407130945055.pdf

Dear Sirs/Madam

BPA

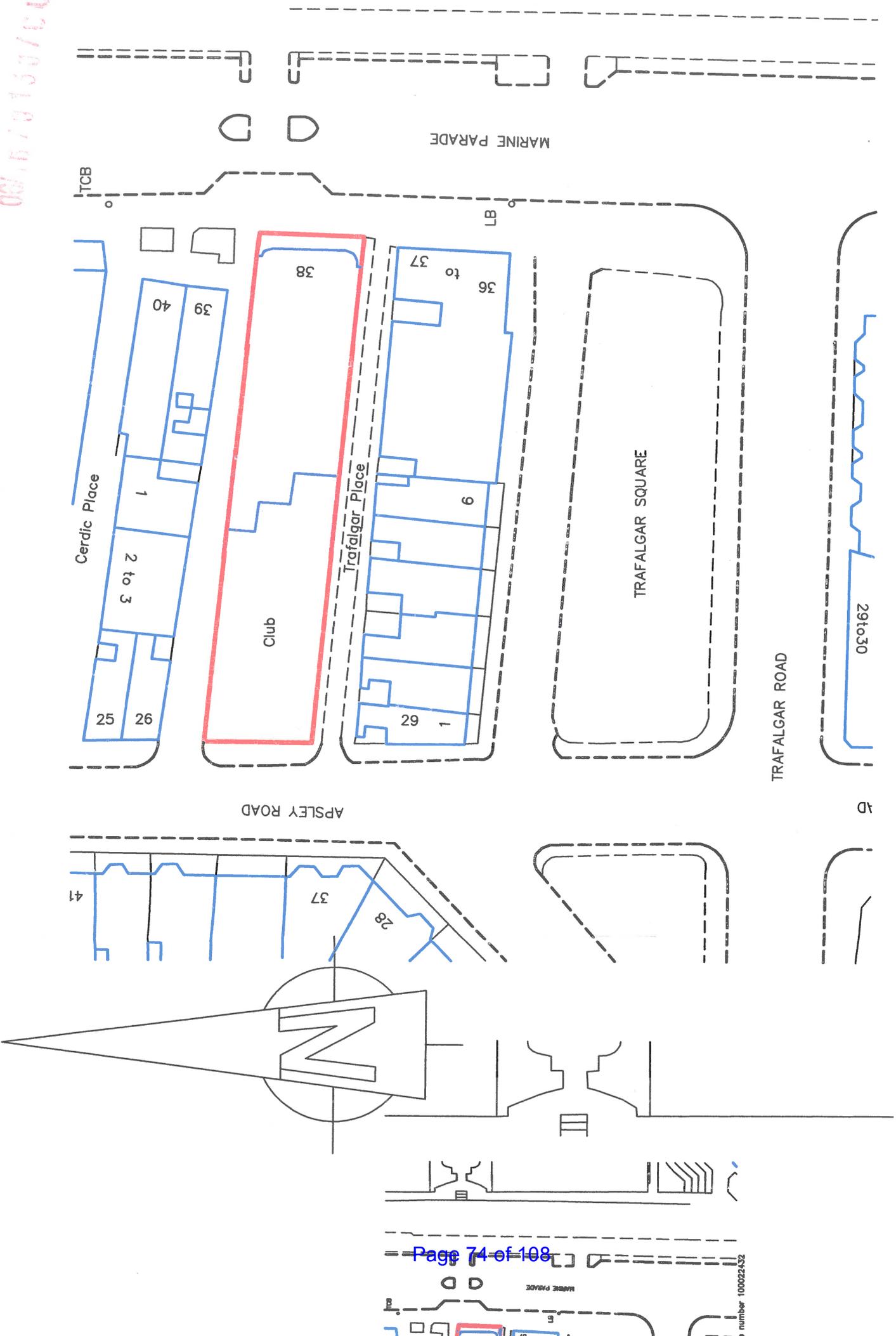
NOT IN ZONE OF INTEREST

Thank you for your correspondence enclosing details of your proposals as listed above. We are not aware that any of BPA apparatus, falls within the vicinity of the above noted location. However, if the location of your work should change, please complete a new Linesearch enquiry immediately, www.linesearch.org whilst we try to ensure the information we provide is accurate, the information is provided Without Prejudice and we accept no liability for claims arising from any inaccuracy, omissions or errors contained herein.

Yours faithfully

BPA
lands@bpa.co.uk
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001.010130/100



Reference: 06/16/0139/CU

Parish: Great Yarmouth

Officer: Mr J Beck

Expiry Date: 14-04-2016

Applicant: Mr C Thurston

Proposal: Change of use of first and second floors from indoor recreation areas (D2) into amusement use (Sui generis)

Site: 31 Marine Parade
Great Yarmouth

REPORT

1. Background / History :-

1.1 The application site is positioned on Marine Parade which forms a main tourist attraction for Great Yarmouth and part of the 'Golden Mile'. The site is amongst a number of holiday commercial uses. The surrounding uses are predominantly amusements, food and entertainment based with hotel to the west. The site is within an area designated Prime Commercial Holiday and is within a conservation area (number 16 Seafront).

1.2 The application site is currently a mixed use of amusements on the ground floor with a Quasar laser tag under D2 use (Assembly and Leisure) on the first and second floor. The application is to change the use of the first and second floor to amusements under use class Sui Generis. The resultant development will mean that amusements will be present on all three floors.

1.4 Planning History:

4676/9734 – Alterations and extensions. 16-02-1957

1920 – Illuminated sign. 15-12-1960

A/2397 – Advert Board. 18-05-1961

A/2397 – Advert. 22-06-1961

A/5292 – Illuminated box sign. 27-08-1964

A/8900 – Lanterns and illuminated signs. 24-05-1968

9641 – Internal and external alterations. 20-03-1969

06/84/0060/F – Change of use to two first floor flats and ground floor amusement arcade erect extension to provide frontage and side entrance to flats. Approved with conditions. 28-02-1984

06/84/0400/A – Shop sign. Advert consent. 14-05-1984

06/84/1249/F – Internal alterations and rear extension to form coffee bar soda fountain staff toilet and office. Approved with conditions. 08-01-1985

06/87/0519/A – Internally illuminated festoon and feature fountain sign. Advert consent. 10-06-1987

06/89/1079/O – Reconstruction of first floor for use for leisure activities (children's pursuits) with associated alterations to ground floor level. Approved with conditions. 27-11-1989

06/91/0273/F – New store to the side. Refused. 19-02-1991

06/91/0273/F – Ground floor store, new entrance corridor and conversion of first floor to 'Quasar live action game'. Approved with conditions. 09-11-1992.

06/92/0270/A – illuminated signs. Advert consent. 11-05-1992.

06/92/0696/A – illuminated signs. Advert consent. 26-10-1992.

06/92/0709/F – Realignment of doors. Refused. 28-09-1992. Appeal allowed subject to conditions 17-08-1993.

06/93/1083/F – Realignment of doors and fascia. Approved with conditions. 17-01-1994.

06/96/0414/A – Themed amusement arcade entrance signage. Advert consent. 12-07-1996.

06/00/0373/A – Illuminated fascia text. Advert Consent. 02-06-2000.

06/04/0833/F – Remove Quasar, convert upper floors to include family entertainment centre, bar/snack bar, pool, bowling, snooker and bookmakers. Approved with conditions. 17-11-2004.

2. Consultations :-

2.1 **Public consultation** – No comments received.

2.2 **Highways** – No objection.

2.3 **Property Services** – No comment.

2.4 **Strategic Planning** – No comment.

2.5 **Environmental Health** – No objection.

2.6 **Great Yarmouth Tourism Authority** – No comment.

2.7 **Conservation** – No comment

2.8 **Licencing** – No comment

3. Policy and Assessment:-

3.1 Saved policies from the Borough Wide Local Plan:

POLICY TR7

Proposals for new visitor facilities and attractions may be permitted in the prime commercial holiday areas of Caister-on-sea, California, Gorleston-on-sea, Great Yarmouth, Hemsby, Hopton-on-sea, Newport and Scratby and will be assessed having particular regard to their scale, design and relationship to other uses and to landscape, environmental, residential amenity and traffic considerations.

(Objective: To meet increasing visitor expectations and changing tourist trends whilst safeguarding the natural environment.)

POLICY TR9

Planning permission for new amusement arcades, whether involving a change of use, extension to existing premises or redevelopment, will only be permitted in the following areas:

- (A) Prime holiday attraction sites which are self-contained units and where access to the arcade would be from within the complex;
- (B) In prime commercial holiday complexes/areas where only changes of use within existing premises will be permitted provided there is no net increase in the total amount of floorspace or frontage used for amusement arcade purposes.
- (C) Holiday parks and complexes : subject to there being a proven need and the use being solely for residents of the site.

(Objective: To prevent an over-provision of amusement arcades.)

Note: PRIME ATTRACTION (PA) includes sites such as the Marina Centre, Britannia and Wellington Piers, the Sea Life Centre and the Pleasure Beach which have a predominant single use and are destinations in their own right.

PRIME COMMERCIAL HOLIDAY COMPLEXES (PC) includes blocks of mixed uses, predominantly in the sea front area. These include individual arcade premises food and drink outlets novelty shops etc.

HOLIDAY PARKS (PH) includes major holiday accommodation sites of all types ie. chalets, caravans etc. and where amusement provision on site is aimed principally at residents.

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.

3.2 Core Strategy:

CS8 – Promoting Tourism, Leisure and Culture

A) Encourage and support the upgrading, expansion and enhancement of existing visitor accommodation and attractions to meet changes in consumer demands and encourage year-round tourism

C) Safeguard key tourist, leisure and cultural attractions and facilities, such as the Britannia and Wellington Piers, Pleasure Beach, Hippodrome, the Sea Life Centre, the Marina Centre, Great Yarmouth Racecourse, St Georges Theatre and Gorleston Pavilion Theatre

d) Maximise the potential of existing coastal holiday centres by ensuring that there are adequate facilities for residents and visitors, and enhancing the public realm, where appropriate

E) Support the development of new, high quality tourist, leisure and cultural facilities, attractions and accommodation that are designed to a high standard, easily accessed and have good connectivity with existing attractions

Policy CS9 - Encouraging well-designed, distinctive places

A) Respond to, and draw inspiration from the surrounding area's distinctive natural, built and historic characteristics, such as scale, form, massing and materials, to ensure that the full potential of the development site is realised; making efficient use of land and reinforcing the local identity.

C) Promote positive relationships between existing and proposed buildings, streets and well lit spaces, thus creating safe, attractive, functional places with active frontages that limit the opportunities for crime.

F) Seek to protect the amenity of existing and future residents, or people working in, or nearby, a proposed development, from factors such as noise, light and air pollution and ensure that new development does not unduly impact upon public safety.

4. Assessment and Recommendation:

4.1. The application site is situated on Marine Parade amidst the main visitor attractions and the 'Golden Mile'. The area is classified as Prime Commercial Holiday Use which aims to encourage the visitor economy. The area is predominantly formed of amusements, food and drink as well as entertainment uses; there is also a hotel directly adjacent to the west. The unit itself is currently a mixed

use of amusements under use class Sui Generis on the ground floor and a Quasar laser tag game on the first and second floors under use class D2.

4.2 The application is to change the use of the first and second floor currently under Use class D2 to amusements in Sui Generis use class. Consequently the whole unit will fall under Use class Sui Generis. The proposal does not involve any changes to the frontage.

4.3 The proposed use is suitable within a prime commercial holiday area and is in character with the wider holiday area in addition policy CS8 of the Core Strategy aims to improve the holiday offer and upgrade existing facilities. The proposed development is not likely to significantly and adversely affect the neighbouring properties as there are existing amusement uses close to the application site including the ground floor of 31 Marine Parade and the adjacent Atlantis Hotel. The unit is on the corner of Marine Parade and Standard Road with a club and residential units on the opposite side of Standard Road and a hotel directly adjacent. The proposal is not considered to significantly affect the amenities of the neighbouring properties.

4.4 No objections to the proposal have been received through the public consultation.

4.5 The development is not considered to significantly and adversely affect the viability of the seafront. Policy TR9 of the Borough Wide Local Plan governs extensions to amusement arcades; the policy within prime commercial holiday areas is to resist a net increase in amusements floorspace. It is recognised that the development would represent an increase in amusement floorspace contrary to policy TR9. However there will not be an increase in the arcade frontage. The use is given as amusements and does not explicitly state the type of arcade machines involved. If the committee is minded to approve the application a condition should be considered which limits gambling machines and ensures 'family friendly' machines only. This will ensure that the additional amusement space is inclusive and does not represent a loss of visitor floor space available to all ages.

4.6 The additional floor space used for amusement purposes stands at approximately 500 square metres. It is recognised that there have been two amusement arcade applications in close proximity in 2016 (34 Marine Parade and 38 Marine Parade) however this application is not considered to significantly affect the viability of the sea front, across the entire seafront there have been variations in the level of amusements. The Atlantis resort was recently granted permission and

started the conversion of a large area of its arcade space to form a bar-restaurant. The committee should consider the impact these changes have upon the wider viability of the seafront and also the continuity of decisions. In addition the loss of Quasar is not considered to significantly affect the viability of the seafront. A Quasar laser tag could be considered similar in nature to some of the simulation shooting games.

5.1 RECOMMENDATION :- Recommended for approval, subject to conditions;

The additional amusements shall be non-gambling machines with a condition similar to the condition used at 34 Marine Parade.

Jason Beck
Great Yarmouth Borough Council
Town Hall
Hall Plain
Great Yarmouth
Norfolk
NR30 2QF

Your Ref: 06/16/0130/CU
Date: 1 April 2016

My Ref: 9/6/16/0130
Tel No.: 01603 638070
Email: stuart.french@norfolk.gov.uk

Dear Jason

**Great Yarmouth: Proposed change of use from sports bar to family amusement
centre at first floor level
38 Marine Parade Merlins Sports Bar GREAT YARMOUTH NR30 2EJ**

Thank you for your recent consultation with respect to the above to which the Highway
Authority raises no objection.

Yours sincerely

Stuart French

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

Jill K. Smith

From: ceri simmone
Sent: 21 March 2016 09:27
To: plan
Subject: Re: 06/16/0130/CU

ACK'D
21/3/16

It's the flat 1, 40 marine parade, Great Yarmouth, Nr30 2EJ

Thanks

Miss Taylor

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Hi

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Thank You

Miss Taylor

To: Strategic Planning Manager

My Ref: 06/16/0130/CU

From: Development Control Manager

Date: 24th March 2016

Case Officer: Mr J Beck

Parish: Great Yarmouth 14

Development at:-

38 Marine Parade
Merlins Sports Bar
GREAT YARMOUTH
NR30 2EJ

For:-

Proposed change of use from
sports bar to family amusement
centre at first floor level

Applicant:-

Pleasure & Leisure
Pleasure Beach
South Beach Parade
GREAT YARMOUTH

Agent:-

Mr B Phillips
15B Covent Garden Road
Caister on Sea
GREAT YARMOUTH

The above mentioned application has been received and I would be grateful for your comments on the following matters:-

Please let me have any comments you may wish to make by 7th April 2016.

COMMENTS:

No comment.

Ann Clements 30/3/16

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VIEWED ON THE GYBC WEBSITE
USING THE FOLLOWING LINK:

<http://planning.great-yarmouth.gov.uk/OcellaWeb/planningSearch>

Internet Consultees

Application Reference

Invalid Consultee Comment?

Copy to existing Consultee?

Name
Address

Post Code

Telephone

Email Address

For or Against

Speak at Committee

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Date Entered

Internet Reference

Elaine Helsdon

From: Nicki Farenden <NickiFarenden@bpa.co.uk>
Sent: 07 April 2016 13:21
To: plan
Subject: Planning Applications 06/16/0130/CU and 06/16/0028/F
Attachments: 20160407130945055.pdf

Dear Sirs/Madam

BPA

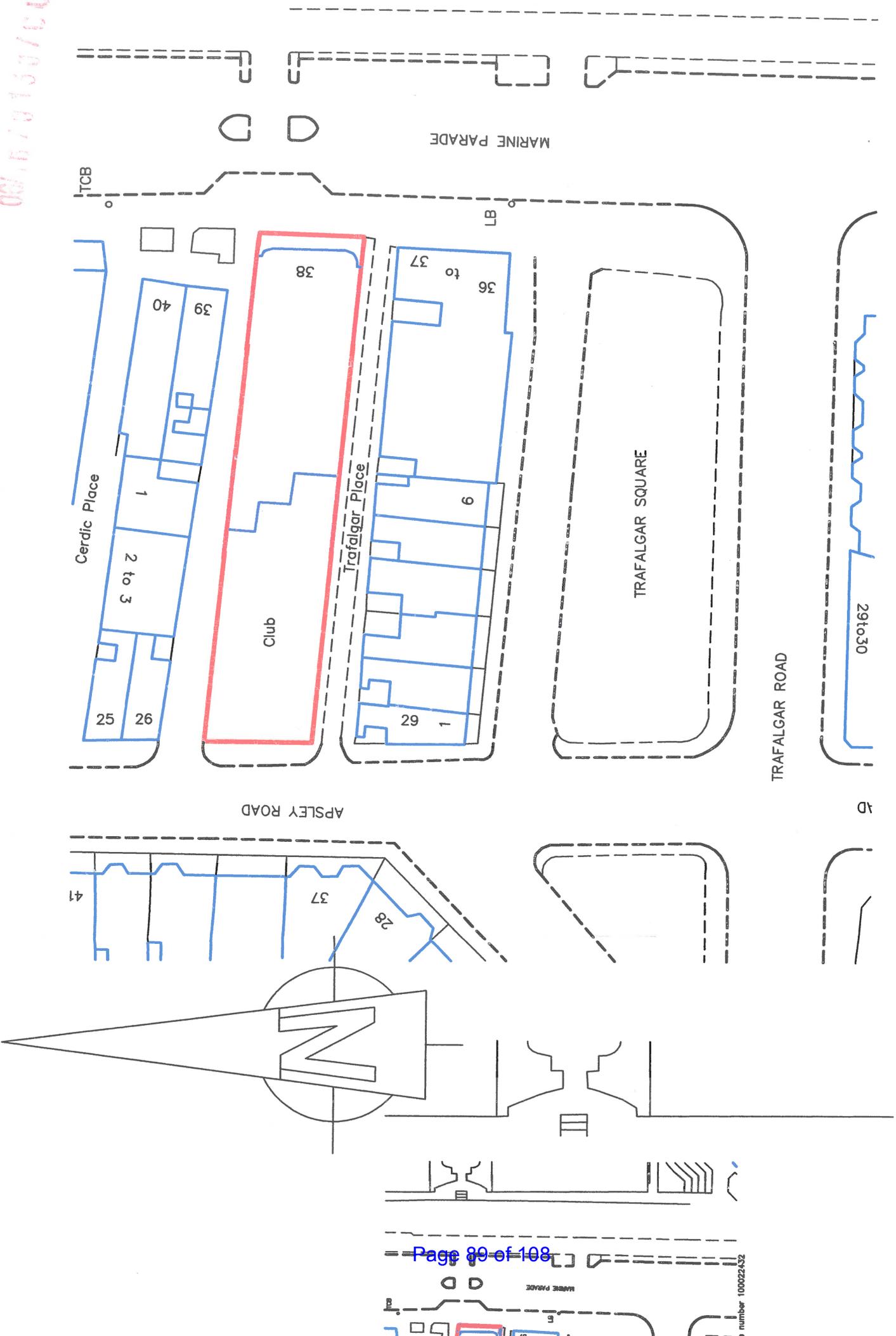
NOT IN ZONE OF INTEREST

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Yours faithfully

BPA
lands@bpa.co.uk
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001.010130/100



Reference: 06/16/0191/F

Parish: Bradwell

Officer: Mr G Clarke

Expiry Date: 01-06-2016

Applicant: Mr R Cavender

Proposal: Loft conversion with dormers

Site: 47 Lark Way
Bradwell

REPORT

1 Background / History :-

- 1.1 The property involved in the application is a semi-detached bungalow that is one of a group of six bungalows served by a private drive on the south side of Lark Way. No. 47 and the other half of the pair of semis (no. 49) are on the east side of the private drive with a detached bungalow (no. 45) to the north of the site. There is a similar arrangement of bungalows on the west side of the drive, to the rear of the application site there is a detached house which faces Lark Way (no. 43).
- 1.2 The application site is part of a development of 20 dwellings which were approved in 1986 – ref: 06/85/0584/F.
- 1.3 The proposal is to form two bedrooms, a store room and a bathroom in the roof space which will involve the construction of a large flat roofed dormer at the rear and two small dormers to the front of the roof. Schedule 2, Part 1, Class B of the General Permitted Development Order allows the construction of dormer windows to the rear of a roof as permitted development so the only parts of the work shown on the submitted drawing that require planning permission are the dormer windows to the front of the roof slope.

2 Consultations :-

- 2.1 Parish Council – No objections subject to consultation with neighbours.

2.2 Building Control – The first floor rooms will require escape windows to comply with Building Regulations.

2.3 Neighbours – Three letters of objection have been received, the reasons for objection are overlooking and loss of privacy and out of character with the area.

4 Policy :-

4.1 POLICY HOU18

EXTENSIONS AND ALTERATIONS TO DWELLINGS WILL BE PERMITTED WHERE THE PROPOSAL:

- (i) IS IN KEEPING WITH THE DESIGN OF THE EXISTING DWELLING AND THE CHARACTER OF THE AREA;
- (ii) WOULD NOT SIGNIFICANTLY AFFECT THE AMENITIES OF ANY NEIGHBOURING DWELLING; AND,
- (iii) WOULD NOT RESULT IN OVER-DEVELOPMENT OF THE SITE.

5 Assessment :-

5.1 The application property is the northern half of a pair of semi-detached bungalows, the objections to the proposal are from the detached bungalow to the north of the site (45), the detached house at the rear (43) and the southern half of the pair of semi-detached bungalows on the opposite side of the private drive (51). The main reasons for objection are overlooking and loss of privacy caused by the first floor windows. The dormer at the rear which will overlook no's 43 and 45 Lark Way can be constructed as permitted development and does not require planning permission, therefore, although there will be a certain amount of overlooking from this part of the development, the Council cannot prevent this dormer from being constructed.

5.2 The two smaller dormers on the front of the roof slope are the only parts of the proposal that require planning permission, the objection to this aspect of the development is from no. 51 Lark Way which is not directly opposite the site. It may be possible to overlook the front windows of that property from the dormers but any overlooking will be from an angle. The bungalows on this part of the development face each other across a private drive so the occupants can already look into the windows on the opposite site of the drive. Taking this into account it is considered that the proposed dormers to the front will not cause any significant adverse effect to the neighbouring bungalows.

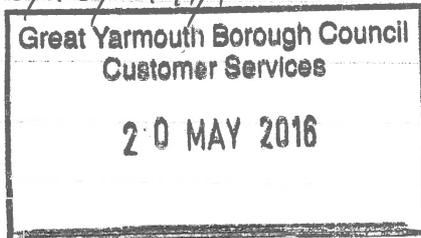
5.3 At present there are no other dormers to bungalows in the immediate area so the proposal will result in a change in character but, as stated previously, dormers to the rear slope can be built as permitted development so there is nothing to prevent other dwellings from doing the same. The two dormers to the front which require consent are relatively small and set back from the eaves so will not have any significant effect on the character or appearance of the area.

6 RECOMMENDATION :-

6.1 Approve – the proposal complies with saved Policy HOU18 of the Great Yarmouth Borough-Wide Local Plan.

ACK 24/5/16

06/10/019/F



5
MR. MRS. B-ARTHUR
51 LARKWAY
BRADWELL,
GT. YARMOUTH
NORFOLK
NR31 8SB

Dear Sir/Madam,

My Comments about loft conversions with dormers at 47 Lark way Bradwell Gt. Yarmouth, these loft conversions with dormers will overlook our property at 51 Lark way which is in a very small confined cul-de-sac and will spoil the general outlook of this quiet and Peaceful Area, also the narrow and PRIVATE road needs to be kept clear for entry and exit.

Yours Sincerely

~~Miss C. H.~~

Ack 3/5/16

S
43 Lark Way
Bradwell

27th April 2016

Ct Yarmouth
NR31 8SB.



Dear Sir/madam.

Planning Application 06/16/0191/F
Hot Conversion 47 Lark Way, Bradwell.

We have received your letter regarding the above.

Firstly, we are sure you will be checking the relevant plans/measurements, but are you quite satisfied that the height of the existing roof is sufficient to allow adequate headroom once all of the alterations are carried out. These bungalows appear to have quite shallow roofs.

Secondly, some years ago when we submitted plans for a second storey over our existing integral garage, the side of which overlooks this bungalow, we were not allowed to put a window in the side wall because the then owners of No 47 said it would

PTD

overlook their rear windows/garden and invade their privacy - and we were advised to remove the window so that our plans would pass. This lobe conversion would, if allowed, overlook our kitchen window and rear garden, and those of our neighbours.

This small development of bungalows are largely occupied by retirement aged owners and we question whether, in addition to our above concerns, this development would be detrimental to the small cul-de-sac area in which it is situated, given that the bungalow has only one space for parking outside No 47, single lane access, and a congested parking area with cars parked both sides of the road and on pavements at the end of lane way.

Yours faithfully

 . 

P.J. + S.P. Foxon

ACK 25/4/16

Mr. J. RUSHBROOKES

45 LARK WAY

BRADWELL

CT. YARMOUTH

App No 06/16/091/E

NORFOLK

NR31 8SS

20.4.16

Dear Sir

PROPOSED LOFT CONVERSION

47. LARK WAY BRADWELL NR31 8SS

I am in receipt of your letter of the 11th instant re the above application for planning for a loft conversion to the above property.

As I live next door and will be overlooked as will many of my neighbours both front and back of No 47, three of them ~~at~~ the Caender will be able to look directly into bedrooms & kitchens.

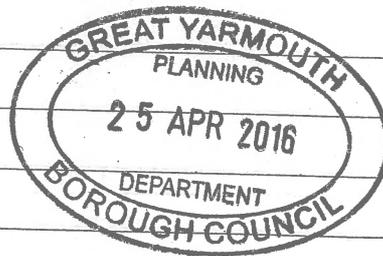
I would also like to point out that on the estate there are no

high conversions so this would be totally out of character for the area. But the biggest downside is there is insufficient head room in the roof space to make this possible.

I think from my comments you are in no doubt I am totally opposed to this application and I hope that you will see it this way

Yours faithfully


J. POSNER



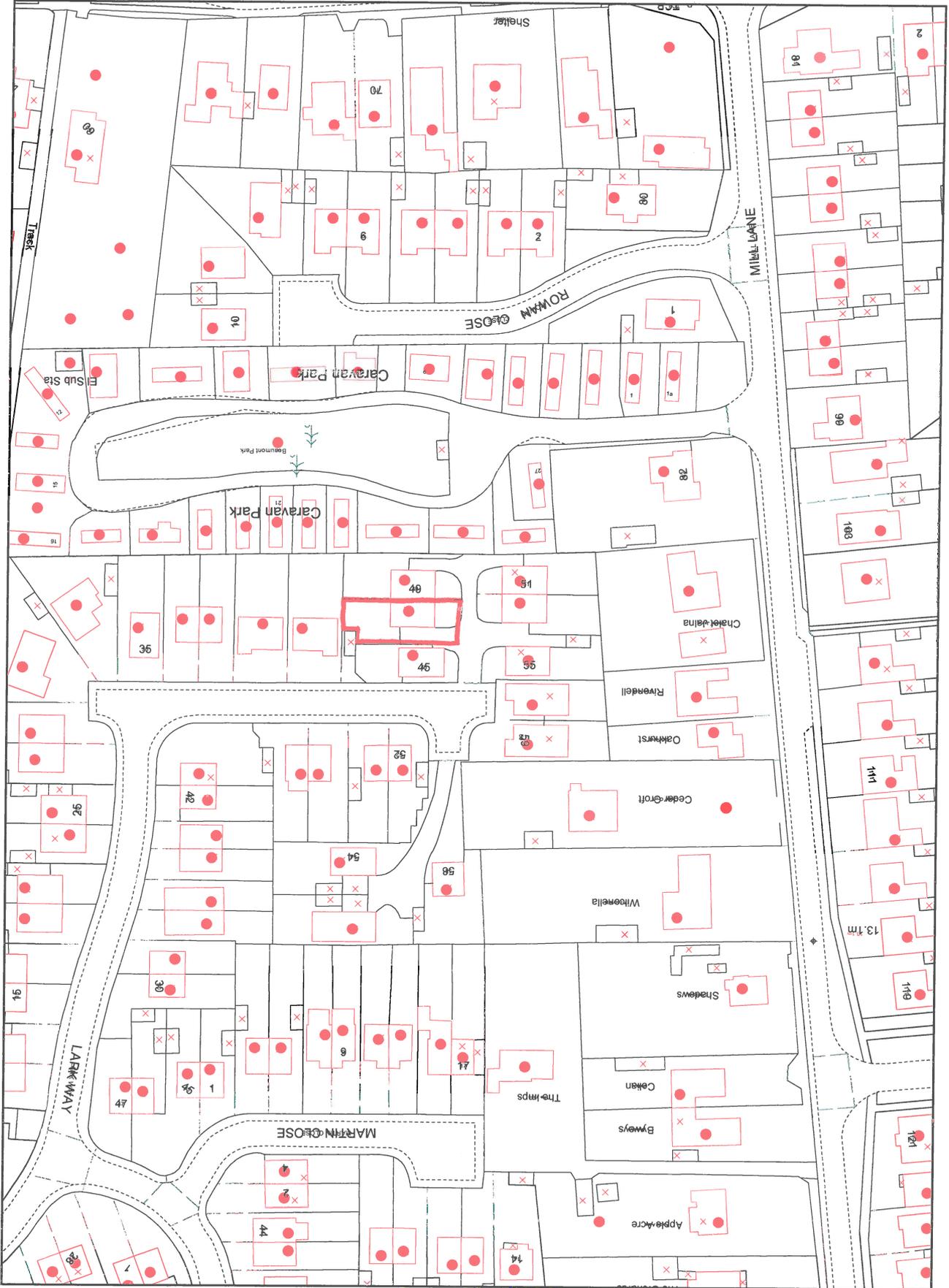


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Date: 09/06/16
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PLANNING APPLICATIONS CLEARED BETWEEN 01-MAY-16 AND 31-MAY-16 FOLLOWING DETERMINATION BY THE GROUP MANAGER (PLANNING) UNDER DELEGATED POWERS

REFERENCE **06/16/0152/F**
PARISH Belton & Browston 10
PROPOSAL Single storey side extension

SITE 40 Bramble Gardens Belton
 GREAT YARMOUTH NR31 9PE

APPLICANT Mr M Hall
DECISION **APPROVE**

REFERENCE **06/16/0153/F**
PARISH Belton & Browston 10
PROPOSAL Proposed lock-up garage

SITE Bure Close (land adjacent No 1) Belton
 GREAT YARMOUTH NR31 9LJ

APPLICANT Mr T Crichton
DECISION **APPROVE**

REFERENCE **06/16/0159/F**
PARISH Belton & Browston 10
PROPOSAL Dem of drs surgery. Conversion of pharmacy and residential
 flat to 2 dwellings. Erection of new dwelling adjacent

SITE St Johns Road Pharmacy Belton
 GREAT YARMOUTH NR31 9JT

APPLICANT Mr D Broughton
DECISION **REFUSED**

REFERENCE **06/16/0163/F**
PARISH Belton & Browston 10
PROPOSAL Renewal of planning permission 06/10/0319/F for poly tunnel

SITE Decoy Farm Browston Lane
 Browston GREAT YARMOUTH

APPLICANT Mrs M Lacey
DECISION **APPROVE**

REFERENCE **06/16/0168/F**
PARISH Belton & Browston 10
PROPOSAL Proposed two story rear extension

SITE 69 Berry Close Belton
 GREAT YARMOUTH NR31 9NU

APPLICANT Mr P Hunt
DECISION **APPROVE**

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

REFERENCE **06/16/0170/F**
 PARISH Belton & Browston 10
 PROPOSAL Erection of single-storey side extension

SITE Highmead Marsh Lane
 Belton GREAT YARMOUTH

APPLICANT Mr I Fraser
 DECISION **APPROVE**

REFERENCE **06/16/0181/F**
 PARISH Belton & Browston 10
 PROPOSAL A proposed double garage ancillary to the existing dwelling

SITE High House Lound Road
 Browston Green, Belton GREAT YARMOUTH

APPLICANT Mr I McCreadie
 DECISION **APPROVE**

REFERENCE **06/16/0201/F**
 PARISH Belton & Browston 10
 PROPOSAL The installation of 1 no 20 metre monopole with 3 no antennas and 2 no equipment cabinets

SITE Hall Farm Beccles Road
 Belton GREAT YARMOUTH

APPLICANT Mr D O'Connell
 DECISION **APPROVE**

REFERENCE **06/16/0176/F**
 PARISH Bradwell N 1
 PROPOSAL New garage for domestic use only

SITE 42 Beccles Road Bradwell
 GREAT YARMOUTH NR31 8DG

APPLICANT Mr M Perry
 DECISION **APPROVE**

REFERENCE **06/16/0229/F**
 PARISH Bradwell N 1
 PROPOSAL New single storey dwelling attached to the existing double garage to the rear of 46 Mill Lane

SITE 46 Mill Lane Bradwell
 GREAT YARMOUTH NR31 8HH

APPLICANT Mr S Boucher
 DECISION **REFUSED**

REFERENCE **06/16/0177/F**
 PARISH Bradwell S 2
 PROPOSAL Proposed roof conversion to existing bungalow with side dormers.

SITE 112 Green Lane Bradwell
 GREAT YARMOUTH NR31 8QE

APPLICANT Mr O Darby
 DECISION **APPROVE**

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

REFERENCE **06/16/0132/F**
 PARISH Caister On Sea 4
 PROPOSAL Demolition of garage and rear conservatory. Erection of front and rear extension
 SITE 23 Norwich Road Caister
 GREAT YARMOUTH NR30 5JP
 APPLICANT Mr M Nichols
 DECISION **APPROVE**

REFERENCE **06/16/0211/O**
 PARISH Caister On Sea 4
 PROPOSAL Sub division of land to form building plot
 SITE 60 Beach Road Caister
 GREAT YARMOUTH NR30 5EX
 APPLICANT Mr N Pearson
 DECISION **REFUSED**

REFERENCE **06/16/0180/F**
 PARISH Fritton/St Olaves 10
 PROPOSAL Renewal of planning permission 06/15/0053/F camping area of 35 pitches and facilities building
 SITE The Fritton Arms Church Lane Fritton
 GREAT YARMOUTH NR31 9HA
 APPLICANT Fritton Lake Ltd
 DECISION **APPROVE**

REFERENCE **06/16/0150/F**
 PARISH Great Yarmouth 5
 PROPOSAL First floor extension to side, single storey extensions to rear, porch to front, pitched roof over flat roof at rear
 SITE 11 Lynn Grove Gorleston
 GREAT YARMOUTH NR31 8AW
 APPLICANT Mr M Prag
 DECISION **APPROVE**

REFERENCE **06/16/0104/F**
 PARISH Great Yarmouth 9
 PROPOSAL Proposed kitchen extension to domestic accommodation
 SITE 129 Mill Road Cobholm
 GREAT YARMOUTH NR31 0AA
 APPLICANT Mr S Atkinson
 DECISION **APPROVE**

REFERENCE **06/16/0198/SU**
 PARISH Great Yarmouth 9
 PROPOSAL Variation of condition 2 PP 06/15/0367/SU - amendments to courtyard roof, car park surface & pathways
 SITE Southtown First School Tamworth Lane
 GREAT YARMOUTH NR31 0HJ
 APPLICANT Childrens Services
 DECISION **APPROVED BY NCC**

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

REFERENCE **06/16/0082/F**
 PARISH Great Yarmouth 11
 PROPOSAL Partial demolition of sub- standard rear extensions.
 Proposed new single storey extension.
 SITE 29 Elm Avenue Gorleston
 GREAT YARMOUTH NR31 7PL
 APPLICANT Mr S Applegate
 DECISION **APPROVE**

REFERENCE **06/16/0165/F**
 PARISH Great Yarmouth 11
 PROPOSAL Proposed rear extension
 SITE 16 Kent Avenue Gorleston
 GREAT YARMOUTH NR31 7LU
 APPLICANT Mrs M Everitt
 DECISION **REFUSED**

REFERENCE **06/16/0179/F**
 PARISH Great Yarmouth 11
 PROPOSAL Construction of new detached garage
 SITE 16 Kent Avenue Gorleston
 GREAT YARMOUTH NR31 7LU
 APPLICANT Mrs M Everitt
 DECISION **REFUSED**

REFERENCE **06/16/0182/CU**
 PARISH Great Yarmouth 11
 PROPOSAL Change of use from domestic garage to small boarding
 cattery business
 SITE 57 Edinburgh Avenue Gorleston
 GREAT YARMOUTH NR31 7HE
 APPLICANT Mrs J Lobban
 DECISION **APPROVE**

REFERENCE **06/16/0197/F**
 PARISH Great Yarmouth 11
 PROPOSAL Single storey rear extension
 SITE 42 Wadham Road Gorleston
 GREAT YARMOUTH NR31 7NS
 APPLICANT Mr I Knights
 DECISION **APPROVE**

REFERENCE **06/15/0399/F**
 PARISH Great Yarmouth 14
 PROPOSAL Renewal of Planning Permission 06/14/0061/F for storing
 scrap/salvage vehicles for dismantling
 SITE 127/129 South Quay GREAT YARMOUTH
 Norfolk NR30 3LD
 APPLICANT Mr M Allard
 DECISION **APPROVE**

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

REFERENCE **06/16/0156/CD**
 PARISH Great Yarmouth 14
 PROPOSAL Discharge conditions 3 & 16 of pp 06/15/0381/F (pair semi-det houses and parking) in respect contamination and levels
 SITE Albert Gate Road (Land off) GREAT YARMOUTH NR30 3HP
 APPLICANT Mr W Harrison
 DECISION **APPROVE (CONDITIONS)**

REFERENCE **06/16/0220/F**
 PARISH Great Yarmouth 14
 PROPOSAL Re-instatement of 4 no attic roof windows, extra roof window. Refurb of attic/second floor accommodation
 SITE The Marine Hotel and Public House 15 Marine Parade GREAT YARMOUTH NR30 3AH
 APPLICANT Mr A Bromwich
 DECISION **APPROVE**

REFERENCE **06/16/0160/CD**
 PARISH Great Yarmouth 15
 PROPOSAL Discharge condition 4 of Planning Permission 06/15/0648/CU in respect of odour control
 SITE 204 Northgate Street GREAT YARMOUTH Norfolk NR30 1DB
 APPLICANT Mr A Yildiz
 DECISION **APPROVE (CONDITIONS)**

REFERENCE **06/16/0207/CU**
 PARISH Great Yarmouth 15
 PROPOSAL Change of use from a guest house to a single residential dwelling
 SITE 50 Wellesley Road Lucerne GREAT YARMOUTH NR30 1EX
 APPLICANT Miss K Sanderson
 DECISION **APPROVE**

REFERENCE **06/15/0736/O**
 PARISH Great Yarmouth 19
 PROPOSAL Demolition of existing workshop and erection of five, two bedroom houses
 SITE Former Shepherd Engineering Premises Riverside Road Gorleston GREAT YARMOUTH
 APPLICANT Mr P Shepherd
 DECISION **APPROVE**

REFERENCE **06/16/0031/F**
 PARISH Great Yarmouth 19
 PROPOSAL Proposed three dwellings to rear of site
 SITE 79 Pier Plain (former TV Palmer builders site) Gorleston GREAT YARMOUTH
 APPLICANT Mr R Grimmer
 DECISION **APPROVE**

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

REFERENCE **06/16/0183/F**
 PARISH Great Yarmouth 19
 PROPOSAL Reinstatement of the old smoke house for use as studio with wind turbine at side of building
 SITE East Side of Cliff Hill Opposite No. 36 Gorleston
 GREAT YARMOUTH NR31 6DQ
 APPLICANT Mr D Allen
 DECISION **APPROVE**

REFERENCE **06/15/0595/F**
 PARISH Hopton On Sea 2
 PROPOSAL One new air conditioning unit replacement for existing. One new louvre to provide fresh air
 SITE Lowestoft Road Co-op Hopton
 GREAT YARMOUTH NR31 9AH
 APPLICANT Mr G Coultert
 DECISION **APPROVE**

REFERENCE **06/16/0094/CU**
 PARISH Hopton On Sea 2
 PROPOSAL CoU of agricultural land to formal and informal gardens, additional car parking in connection with the hospice
 SITE Sidegate Road Hopton
 GREAT YARMOUTH NR31 9AL
 APPLICANT East Coast Hospice Ltd
 DECISION **APPROVE**

REFERENCE **06/16/0043/CD**
 PARISH Martham 13
 PROPOSAL D.O.C Nos.3, 4 & 6 of P.P: 06/ 15/0072/F - (Two residential units) in respect of materials and contamination
 SITE SSAF Window Films Ltd Old Blacksmiths Workshop
 Back Lane Martham GREAT YARMOUTH NR29 4PE
 APPLICANT Mr S Ashton
 DECISION **APPROVE (CONDITIONS)**

REFERENCE **06/16/0119/F**
 PARISH Martham 13
 PROPOSAL Proposed rear, side and front extensions
 SITE 66 Repps Road Martham
 GREAT YARMOUTH NR29 4QT
 APPLICANT Mrs S Banham
 DECISION **APPROVE**

REFERENCE **06/16/0158/CD**
 PARISH Martham 13
 PROPOSAL Discharge of condition 6 of PP 06/15/0640/F (artificial turf pitch) re community use agreement
 SITE Flegg High School Somerton Road Martham
 GREAT YARMOUTH NR29 4QD
 APPLICANT Mrs R Bullard
 DECISION **APPROVE (CONDITIONS)**

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

REFERENCE **06/15/0408/F**
 PARISH Ormesby St.Marg 16
 PROPOSAL Remove conditions 6 & 7 of PP's 06/14/0054/F & 06/14/0055/F (livestock bldgs) to allow for better access
 SITE North Road Hog Farm Ormesby St Margaret
 GREAT YARMOUTH Norfolk
 APPLICANT Mr R Hirst
 DECISION **APPROVE**

REFERENCE **06/16/0226/F**
 PARISH Ormesby St.Marg 16
 PROPOSAL Side and rear extension to bungalow
 SITE 21 The Esplanade Scratby
 GREAT YARMOUTH NR29 3NZ
 APPLICANT Mrs S McDonald
 DECISION **APPROVE**

REFERENCE **06/16/0157/CD**
 PARISH Ormesby St.Michael16
 PROPOSAL Discharge condition 3 of planning permission 06/15/0150/LB in respect of joinery details
 SITE Ormesby Manor Main Road Ormesby St Michael
 GREAT YARMOUTH NR29 3LN
 APPLICANT Mr J Thurston
 DECISION **APPROVE (CONDITIONS)**

REFERENCE **06/15/0204/CU**
 PARISH Rollesby 13
 PROPOSAL Change of use of agricultural land to graveyard
 SITE Rollesby Church Heath Road
 Rollesby
 APPLICANT Rollesby Parish Council
 DECISION **APPROVE**

REFERENCE **06/16/0214/CD**
 PARISH Rollesby 13
 PROPOSAL Discharge conditions 5 and 6 of PP 06/14/0842/F (extensions) in respect of materials and fencing
 SITE Windmill Care Home Main Road Rollesby
 GREAT YARMOUTH NR29 5ER
 APPLICANT Mr Patel
 DECISION **APPROVE (CONDITIONS)**

REFERENCE **06/16/0186/F**
 PARISH Stokesby 6
 PROPOSAL Construction of a straw shed
 SITE Hillborough Hole Filby Road
 Stokesby GREAT YARMOUTH
 APPLICANT Charles Wharton Ltd
 DECISION **APPROVE**

* * * * End of Report * * * *

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

REFERENCE **06/16/0105/CU**
PARISH Great Yarmouth 14
PROPOSAL Use for family entertainment centre

SITE 34 Marine Parade (Former Yesterdays World)
 GREAT YARMOUTH NR30 2EN

APPLICANT Messrs E & G & D Mavroudis
DECISION **APPROVE**

REFERENCE **06/16/0106/A**
PARISH Great Yarmouth 14
PROPOSAL New signage

SITE 34 Marine Parade (Former Yesterdays World)
 GREAT YARMOUTH NR30 2EN

APPLICANT Messrs E & G & D Mavroudis
DECISION **ADV. CONSENT**

* * * * End of Report * * * *