



GREAT YARMOUTH
BOROUGH COUNCIL

Development Control

Date: Thursday, 22 August 2013
Time: 10:00
Venue: Council Chamber
Address: Town Hall, Hall Plain, Great Yarmouth, NR30 2QF

AGENDA

PUBLIC CONSULTATION

Please be aware that site visits will commence at the start of this meeting with members returning to the Council Chamber approximately one hour later to determine the planning applications

PROCEDURE AT DEVELOPMENT CONTROL COMMITTEE

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

Contents of the Development Control 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 Head of Business Services, Town Hall, Great Yarmouth. NR30 2QF
- (ii) The Monitoring Officer, Town Hall, Great Yarmouth. NR30 2QF.

1 Apologies for Absence

To receive any apologies

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.

3 Minutes 16 July 2013

7 - 10

To confirm the minutes of the meeting held on the 16 July 2013

4 Public Consultation

Members are reminded that at the beginning of the meeting those applicants, who have requested to address the Committee on their application, and with the approval of the Chairman, will be allowed to do so in accordance with the agreed procedure (copy attached to reverse of front cover). This session will last for 30 minutes only.

5 Planning Applications - Applications List

To consider the Group Managers (Planning) schedule of planning applications as follows :-

	<u>06/13/0292/F Kingfisher Close</u>	11 - 20
	<u>06/13/0151/F Harmony Patch Bush Road Winterton</u>	21 - 38
	<u>06/13/0304/F - 14 Beach Road, Scratby</u>	39 - 46
	<u>06/13/0330/F - Grosvenor Casino</u>	47 - 54
	<u>06/13/0226/F - Bulmer Lane Winterton</u>	55 - 68
6	<u>Items for Information</u>	
	<u>Delegated to Group Manager (Planning) - July 2013</u>	69 - 78
	<u>Delegated to Committee - July 2013</u>	79 - 80
7	<u>Ombudsman and Appeal Decisions</u>	
	(a) To note any appeal decisions	
	06/12/0169/F – Terrace of four three-bedroomed houses at Former Waterworks Storage and Pipeyard, St Peters Plain, Great Yarmouth – appeal dismissed.	
	06/12/0238/CC – Demolition of commercial building and erection of a terrace of four three-bedroomed houses at Former Waterworks Storage and Pipeyard, St Peters Plain, Great Yarmouth – appeal dismissed.	
	Both applications were officer delegated refusals.	
	(b) To note any ombudsman decisions	
8	<u>Any other business</u>	
	Discussion of any other business not on the agenda.	

**LARGER PRINT COPY AVAILABLE
PLEASE TELEPHONE: 01493 846325**

DEVELOPMENT CONTROL COMMITTEE

16 July 2013 – 6.30 pm

PRESENT:

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

Councillor Pratt attended for Councillor Robinson-Payne.

An apology for absence was received from Councillor Robinson-Payne.

Mrs J Beck (Director of Customer Services), Mr R Read (Director of Housing & Neighbourhoods), Mr D Minns (Group Manager: Planning), Mr R Hodds (Cabinet Secretary) and Miss J Smith (Technical Assistant).

1. MINUTES

The minutes of the meeting held on the 27 June 2013 were confirmed.

2. PLANNING APPLICATIONS – APPLICATIONS LIST

- (a) **Application Number 06/13/0286F – Proposed demolition of existing vacant Car Show Room and Garage, re-develop to provide eleven family homes with rear courtyards and associated works at Hammond Road, Great Yarmouth.**

The Group Manager (Planning) reported that this application was a re-submission of an earlier scheme for twelve houses which was refused under delegated powers on flood risk grounds and concerns relating to over development and the impact on neighbouring properties. The submitted scheme had been amended and a more robust flood risk assessment had been submitted. The site was classed as a previously developed/brown field site and is in a sustainable location.

The Group Manager (Planning) reported that the current application seeks permission for the erection of eleven two storey three bed houses arranged in an L-shape with the main elevation of seven dwellings facing Belvedere Road and the remaining four facing onto Hammond Road. All properties have some amenity space to the rear with access for bin storage off the main highway. The overall arrangement of the development is not considered unacceptable by virtue of the orientation and scale of the dwellings, when compared to the previous buildings on site. The Group Manager reported that there had been one letter of objection from a neighbouring property concerned about potential de-valuation of property, increased overlooking of the garden, drainage concerns and an increase in parking problems. Overall it was considered that the amended scheme worked quite well on this

difficult site and is an appropriate form of development that respects the overall scale and density of the area and would create eleven affordable dwellings in this residential area of town and the design is not so unacceptable as to warrant refusal of the scheme.

RESOLVED:

That application Number 06/13/0286/F be approved.

(b) **Application Number 06/13/0299/F – Erection of five dwellings (three by one bed bungalows and two by two bed bungalows) and associated works at Grove Close (land at) Martham, Great Yarmouth**

The Group Manager (Planning) reported that there are three individual parcels of land to this application, two of which are located on the south side of Grove Close, using part of two of the grass landscaped areas. Third parcel consists of the car parking area and its adjoining unused garden area. The proposal was for the erection of three one bedroom bungalows on the car parking area (one of which will be detached and the other two semi-detached) and one two bedroom bungalow on each of the other two parcels of land each one attached to the end property of the two existing rows of bungalows. A new car park containing nine spaces is to be created on the unused garden area behind number two. The Group Manager reported that four letters of rejection had been received to the proposal relating to parking and traffic problems.

The applicant's agent Mr J Green reported that the site was within the defined Village Limit and that the proposed development respected the existing properties in the area. He stated that the street scene would not be distracted and that there would be no impact on the appearance of this area.

The Group Manager (Planning) reported that the design of the proposed dwellings was in keeping with the existing bungalows in the surrounding Sheltered Housing Scheme and would provide the future occupants with outdoor amenity space and facilities to meet their particular needs. The design respects the overall character and appearance of the estate. Whilst the loss of the open landscaped areas to two of the proposed bungalows is regrettable overall it would not detract significantly from the street scene within the estate. New tree planting was proposed to compensate for the loss of trees on this area. It was considered that sufficient grassed amenity area would be retained to ensure the present landscaping of the estate is not compromised. The Group Manager reported that the present vehicle access to the rear of 57 – 61 Black Street is to be replaced with a pedestrian access.

Overall it was considered that the scheme provides much needed residential units in the Sheltered Housing Community and is an appropriate form of development.

RESOLVED:

That application Number 06/13/0299F be approved.

(c) **Application 06/13/0298/F – Proposed five dwellings comprising two houses and three bungalows at (land at) Charles Close/Braddock Road, Caister on Sea**

The Group Manager (Planning) reported that this was a re-submission of an earlier approval which was for two two storey two bed houses, two two storey three bed houses and one two bed bungalow. The current application seeks approval for five dwellings comprising of two houses and three bungalows. The site subject to this application is located at the eastern end of Charles Close and is currently used for car parking associated with the existing houses.

The Group Manager reported that two letters of concern had been received regarding lack of lighting in the area and the area becoming a “rat run” and place for people to gather in a secluded unlit area and boundary treatments.

The applicant’s agent Mr J Green reported that the proposed development site lies within an established residential area and that the design and scale of the proposed development would be in sympathy with the existing property. He stated he reported that there would be a loss of car parking but that area which existed was currently under utilised.

Mr Dyble (objector) reported on the need for the retention of the fence to the rear of 72 Braddock Road and also commented on the need to provide additional lighting for this area. He was of the opinion that the current car parking arrangements were well used particularly at weekends and when there are functions arranged for the nearby Community Centre.

The Group Manager (Planning) reported that the proposed dwellings are considered to constitute a more appropriate design giving the restraints of the area than those originally approved, which although not unacceptable would have had a little more impact on the amenities of adjacent residents. The semi-detached dwellings are located so as to minimise any impact on the amenities of adjacent residents by way of overlooking or overshadowing and loss of light and will sit comfortably within the immediate area adjacent to the existing two storey properties. The remaining three properties are all single storey dwellings and given the orientation and sighting it is again considered that they will not have a significant or adverse impact on the overall appearance of the area or the amenities of adjacent residents.

RESOLVED:

That application Number 06/13/0298/F be approved subject to a condition to provide additional lighting in this area.

(d) Application Number 06/13/0292F – Erection of a terrace of three two bedroom house, revised parking layout and relocation of Public Footpath at Kingfisher Close (land to the north of 146) Bradwell, Great Yarmouth

The Group Manager (Planning) reported that the proposal was to build a terrace of three, two storey houses on the area of amenity land with nine parking spaces to the front and the provision of two new parking spaces on a triangular area of land to the south west of the existing car park. Members were advised that three letters of objection had been received relating to the loss of parking/amenity space, overlooking, loss of trees/hedging and the affect on light and outlook to the dwellings to the north.

The applicant’s agent Mr J Green reported that a car parking survey had been carried out having shown that this was not fully utilised. With regard to the loss of tree/hedges he reported that proposal would still retain trees and hedges along the eastern boundary as at present. In connection with the distance between the northern most plot Mr Green reported that the design had now introduced hip roofs to these properties. He also commented that a reduction to two houses and one bungalow would not make the site a viable proposition.

Mr J Harvey (objector) stated that this was an extremely small site and he commented on the effect the development would have on light to the dwellings to the north. He stated that the properties would also be overlooking each other. Mr Harvey stated that the play area was currently well used by young people and he made reference to the shortage of parking spaces in this area.

The Group Manager (Planning) reported that on balance it was considered that the scheme as submitted would have a significant adverse affect on light and outlook to the dwellings immediately to the north of the site. Whilst some form of housing is acceptable on the site consideration should be given to a reduction to two houses or two houses and a bungalow. If such a reduction is not feasible then the design of the submitted scheme should be amended to reduce the impact on the dwellings to the north as much as possible.

RESOLVED:

That application Number 06/13/0292/F be deferred.

3. ITEMS FOR INFORMATION

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

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

(b) Planning applications cleared in June 2013 Following Determination by the Development Control Committee

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

4. OMBUDSMAN AND APPEAL DECISIONS

No issues to consider.

5. CLOSURE OF MEETING

The meeting ended at 7.45 pm.

RH/WS

W:\Central services\Member Services\MemberServices\Development Control\Minutes\2013-2014\16 July 2013.doc

Reference: 06/13/0292/F

Parish: Bradwell

Officer: Mr G Clarke

Expiry Date: 16-07-2013

Applicant: GY Development Company

Proposal: Erection of a pair of two-bedroom semi-detached houses, revised parking layout and relocation of public footpath

Site: Kingfisher Close (land to the north of 146)
Bradwell

REPORT

1. Background / History :-

- 1.1 Members will recall that a planning application for a terrace of three, two-bedroom houses on this site was considered at the last meeting, Members deferred consideration of the application as it was considered that the proposal would have a significant impact on the amenities of the dwellings to the north of the site.
- 1.2 The site involved in the application is an area of land to the east of Kingfisher Close, it consists of a parking area to the front of the site with an area of open space/amenity land behind. To the north of the site is a terrace of three houses which have their principal elevations facing the site, to the south are end terraced houses which have blank gables and to the west are two detached houses on Redwing Drive. There are trees along the western boundary which form part of a hedge that runs in a north/south direction between the rear gardens of Kingfisher Close and the houses on Redwing Drive and Whinchat Way to the west.
- 1.3 The proposal, as amended, is to build a pair of semi-detached, two bedroom houses on the area of amenity land with nine parking spaces to the front and the provision of two new parking spaces on a triangular area of land to the south west of the existing car park.

2. Consultations :-

- 2.1 Neighbours – One letter of objection has been received from the occupier of 146 Kingfisher Close and a petition has been received signed by the occupiers of 14 nearby dwellings (copies attached). The objections are based on car parking, loss of open space, overlooking and loss of light. The period for neighbour comments does not expire until 14 August, if any further comments are received they will be reported at the meeting.
- 2.2 Highways – No objection subject to conditions.
- 2.3 Parish – No comments received regarding the revised scheme.
- 2.4 Anglian Water – No comment.
- 2.5 Norfolk Wildlife Trust – Support inclusion of conditions for biodiversity enhancement as set out in the phase 1 habitat survey report.
- 2.6 Essex & Suffolk Water – We have mains within the vicinity of the proposed development, we cannot accept any buildings or structures within 3 metres either side of our main or within 3 metres either side of our easement.

3. Policy :-

3.1 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.

3.2 POLICY HOU15

ALL HOUSING DEVELOPMENT PROPOSALS INCLUDING REPLACEMENT DWELLINGS AND CHANGES OF USE WILL BE ASSESSED ACCORDING TO THEIR EFFECT ON RESIDENTIAL AMENITY, THE CHARACTER OF THE ENVIRONMENT, TRAFFIC GENERATION AND SERVICES. THEY WILL ALSO BE ASSESSED ACCORDING TO THE QUALITY OF THE ENVIRONMENT TO BE CREATED, INCLUDING APPROPRIATE CAR PARKING AND SERVICING PROVISION.

(Objective: To provide for a higher quality housing environment.)

3.3 POLICY HOU16

A HIGH STANDARD OF LAYOUT AND DESIGN WILL BE REQUIRED FOR ALL HOUSING PROPOSALS. A SITE SURVEY AND LANDSCAPING SCHEME WILL BE REQUIRED WITH ALL REQUIRED WITH 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.

(Objective: To provide for a high quality of new housing development.)

3.4 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.)

3.5 POLICY TCM17

ALL NEW OPERATIONAL DEVELOPMENT, AND WHERE POSSIBLE OR NECESSARY CHANGES OF USE IN SPECIFIED TOWN CENTRES, SHOULD COMPLY WITH THE COUNCIL'S STANDARDS FOR PARKING AND SERVICING SET OUT IN APPENDIX (A) TO THIS CHAPTER OF THE PLAN.

(Objective: To safeguard highway safety by reducing congestion of the public highway.)

4. **Assessment :-**

- 4.1 The proposal is for the erection of a pair of two-storey, semi-detached houses on the area of amenity land to the rear of the existing car park. The houses will be aligned in a north/south direction and will be sited between the end gable of 146 Kingfisher Close to the south and the front elevation of the terrace of houses to the north - 168, 170 and 172 Kingfisher Close.
- 4.2 Each new house is shown as having two parking spaces leaving five spaces for general use within the existing car park, two additional parking spaces will be provided on the grassed area to the south west.
- 4.3 The application includes a parking survey which was carried out on the evenings of Thursday 14th March, Sunday 17th March and Monday 18th March. The survey showed that the existing car park is underutilised and at any one time there was always a minimum of two parking spaces available within the designated parking area at the front of the site. The proposal will provide 11 car parking spaces in total with 4 to be dedicated to the new houses leaving 7 for use by existing residents. Whilst the parking standards would require two spaces per dwelling, Highways have requested a condition be imposed that would only require one space to be dedicated to each of the new dwellings with the remaining spaces being unrestricted. This would seem a fairer use of the parking spaces, the future occupiers of the new dwellings may not have two cars and to have two dedicated spaces per dwelling could result in the parking area being underused.

- 4.4 When it was first submitted the application showed the established trees and hedgerow at the rear of the site as being removed, the amended drawing shows these as being retained which will help to reduce any potential overlooking of the dwellings to the rear of the site. The first floor windows at the rear of the new houses will partly overlook the front garden of 24 Redwing Drive however the front garden of no. 24 is open to public view from the footpath that runs between Kingfisher Close and Redwing Drive so the new dwellings will not have any significant adverse effect on that property. The original scheme would have introduced some overlooking of the rear of 18 Redwing Drive but the deletion of one house and the retention of the trees will reduce any potential overlooking of that property.
- 4.5 The most significant adverse effect of the original development would have been on light and outlook to the three dwellings to the north of the site particularly nos. 168 and 170 whose living room windows face the development site. The distance between the windows of the existing houses and the side wall of the end house would have been just over 8 metres with the original scheme which would have had a significant impact on those dwellings. In the revised layout this distance has been increased to 13.5 metres and it is considered that this increased spacing between the existing and proposed dwellings will reduce any adverse effects on outlook and overshadowing of those dwellings.
- 4.6 The occupier of no. 146 Kingfisher Close has planning permission for a two – storey extension at the rear of her property, as a result of this extension new bedroom and dining room windows will be inserted into the gable end of the house facing the application site. These windows will be 1.3m from the boundary with the site, the new dwellings will be 1m from the boundary so there will be a gap of 2.3m between the new windows and the new houses.
- 4.7 In their consultation response Essex & Suffolk Water indicated that there is a water main crossing the site and that building would not be allowed within 3 metres either side of the main. The location of the main has been identified and it will not be affected by the proposed development.
- 4.8 On balance it is considered that the scheme, as revised, will not have a significant adverse effect on light and outlook to the dwellings immediately to the north of the site. The new houses may have some effect on the outlook to the new windows to no. 146 but this will be unlikely to be significant enough to justify refusal of the application. The reduction in the number of houses and the retention of most of the mature trees and hedgerow on the site will also help to reduce any overlooking and adverse impact on the dwellings to the rear.

5. RECOMMENDATION :-

- 5.1 Approve – subject to conditions requested by Highways, removal of permitted development rights for extensions and retention of trees and hedging.
- 5.2 The proposal complies with Policies HOU7, HOU15, HOU16, HOU17 and TCM17 of the Great Yarmouth Borough-Wide Local Plan.

ACK 13 | 8 | 13



Ms Victoria Brown
146 Kingfisher Close
Bradwell
Great Yarmouth
NR31 8PQ

9th August 2013

Planning Services Department
Town Hall
Great Yarmouth
NR30 2QF

Dear Mrs Helsdon,

Re: PLANNING APPLICATION NO: 06/13/0292/F

As a resident homeowner, I object to the proposed planning application number 06/13/0292/F - taking place at Kingfisher Close directly adjacent to my property, for the following reasons:

1. As you are aware, I have planning permission for an extension on my house, reference number 06/12/0543/F. Within the aforementioned plans, two windows will directly face this proposed site and will be only 2 metres from the house wall. Although I appreciate I am not entitled to a view, I feel having a bedroom window opening onto a brick wall would be very claustrophobic.
2. There is a lack of provision made for the loss of 15/18 car parking spaces, which are taken up evenings and weekends. Usually the proposed area is used as an overflow car park however, just before the survey was conducted, a number of cars had been keyed and were currently not using the car park for that reason.
3. The doctor's surgery, dentist's surgery and primary schools in the vicinity of the proposed development are all full to capacity. Therefore any further development in the area is an added strain on already overstretched amenities.
4. As a single mother of young children, the proposed parking would mean being more remote from the car, which is an unnecessary burden.

5. When the site is not being used as an overflow car park, it is a much frequented play area for the younger children of the surrounding houses. As it is not too far for them to go on their own, parents trust that their children will be safe there. My youngest daughter recently learnt to ride her bike using this area. The children of the neighbourhood used to be able to play on a grassy area at the bottom of the road, however this area was developed upon, leaving the proposed site as the only area that the children can access by themselves.
6. Having only owned my property for five years, I am not only worried about negative equity due to the economic climate, but also the proposed development would be so close to my boundary that this would also have a detrimental impact.

In conclusion, I feel that the proposal is an over development of an already excessively populated road.

Yours sincerely



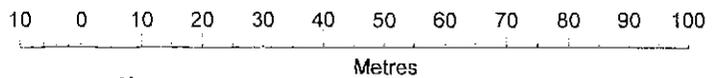
Victoria Brown

06/13/0292/F



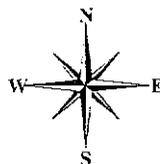
GREAT YARMOUTH
BOROUGH COUNCIL

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



Metres

Scale = 1:1250 @ A4



© Crown copyright and database rights [2013]
Ordnance Survey [100018547]

Reference: 06/13/0151/F

Parish: Winterton-on-Sea

Officer: Mr D Minns

Expiry Date: 10-05-2013

Applicant: Mrs E Hunt

Proposal: Proposed internal alterations, extensions and formation of rooms in roof space for disabled persons.

Site: Harmony Patch Bush Rd, Winterton-on-Sea, Great Yarmouth

REPORT

1. Background / History :-

- 1.1 Harmony Patch occupies a large plot on Bush Road in an area identified in the Great Yarmouth Borough Wide Local Plan as comprising residential/holiday accommodation. The property is an older style bungalow with a hipped roof built in the 1950's which has over the years been altered and extended in a minor way. The property stands on a relatively large plot, particularly in depth, and has residential properties to the north and south Swiss House and Mony Musk.
- 1.2 The application proposes single storey extensions to the front and side of the property and a one and half storey extension to the rear. In addition it is proposed to alter the shape and form of the roof to the main body of the dwelling to put accommodation in the roof space by introducing a pitched roof, gables and dormer windows.
- 1.3 Since the submission of the application amendments to the original drawings have taken place in order to reduce the impact upon the neighbouring properties and address the neighbours concerns whilst maintaining the accommodation needs of the applicant.
- 1.4 The amendments included the removal of two dormer windows to the rear replacing them with roof lights thus reducing the bulk of the roof. To the front lowering the roof and removing the accommodation in the roof space and dormer window which again reduces the overall bulk of the extension. The front single storey extension is lengthened and incorporates a garage and store in addition to a proposed kitchen.
- 1.5 The application now proposes:
 - a) To the Rear: Ground Floor utility and bedroom with en-suite 7.6m by 7.9m wide
 - b) In the Roof Space: Bedroom with en-suite with roof-lights to southern elevation and window to en-suite in eastern elevation.
 - c) Main body of dwelling roof raised with gable ends to incorporate carers room with dormer windows to front and rear and Sunroom to southern

boundary 3m by 8.5m (depth of existing dwelling) The highest part of the roof remains same as existing.

d) to the front, kitchen and garage, store towards northern boundary 16m by 6.4m wide approx 4.3m to ridge height and 2.7 m to eaves. All materials are to match existing.

Neighbours and the Parish Council were re-consulted on the application and the responses received are included below.

1.6 Previous planning applications on the site include:-

06/99/0810/F - Front/rear/side extensions, internal alterations demolish conservatory and replace with front garage. Approved 23 Nov 1999.

06/12/0709/F –Extension and Alterations and formation of rooms in the roof space. Withdrawn following concerns raised by neighbours and Officers. There is also a caravan in the front garden which was considered to be permitted development.

1.7 To the rear of the site is a Natural Conservation Area which is both a Site of Special Scientific Interest and Special Protection Area.

2. Consultations :-

2.1 Parish Council: The Chairman noted that a similar application had been considered in January 2013. The Parish Council voted again to unanimously **not** to approve this application for the following reasons: overdevelopment of the site ; unneighbourly, out of keeping with the surrounding properties, objections from neighbours. Revised Plans: The Parish Council's comments and objections to the previous plans remain the same with respect to the revised drawings. Article 8 notice/neighbours: 1 letter of objection received (full copy attached)

2.2 Article 8 notice/neighbours: 3 letters of objection received (full copy attached)
In summary

- Overlooking to neighbouring properties invasion of privacy
- Overdevelopment of site
- Design out of keeping with other properties in this section
- Overlooking /overshadowing of neighbouring properties.
- Contrary to Policy HOU18 of the GYBC adopted plan
- Oppressive, overbearing, un-neighbourly, loss of daylight
- Adverse impact on residential amenity

2.3 Building Control – No adverse comments

2.4 Norfolk County Highways: No objection subject to the imposition of conditions

3. Policy :-

3.1 POLICY HOU18

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

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

4. Assessment :-

- 4.1 There is no doubt that in plan form the proposed extensions in particular seem rather long and in conjunction with the existing dwelling run approximately 33m along the northern boundary of the application site. The rear extension also abuts building in the rear garden which is to be retained. The proposal however has to be considered in the context of the surroundings and the size of the plot. Drawing a centre line down the site the plot measures 75 m long and 17 m in wide.
- 4.2 A number of properties in the area have been subject to alteration and extension including garages to the front of the properties and this includes the immediate neighbouring properties. Swiss House to the north is a two storey property with a blank gable abutting the application site and has outbuildings abutting the northern boundary of the application. Those buildings coupled with the fact that the proposed front extension has been reduced to single storey will reduced the impact of the extension on the outlook of the occupiers of Swiss House. Mony Musk is single storey.
- 4.2 In terms of overlooking the removal of the dormer windows in the southern elevation of the rear extension replacing them with roof lights should, because of the angle that they sit in the roof help to offset overlooking into the adjacent garden Mony Musk. There is a window in the gable end of the extension which the neighbour in Swiss House is concerned about in terms of overlooking and if considered a problem could be glazed with obscure glass.
- 4.3 The dormer windows to the front and rear also introduce the potential for overlooking to Mony Musk to both their front and rear garden albeit at an angle particularly to the rear however this should be offset by the existing boundary treatment of fencing and planting.
- 4.4 In consideration of the application in the context of Policy HOU18, in real terms beyond the immediate neighbours the proposal has limited impact outside the site having minimal impact upon the street scene and the areas of

Nature Conservation to the rear of the site. The size of the site makes it difficult to frame a case that the proposal represents over development of the site or that it would adversely impact upon the character of the area.

5. RECOMMENDATION :-

- 5.1 On balance the application is recommended for approval being considered in accordance with Policy HOU18 and subject to a controlling condition prohibiting further windows being inserted into the building above ground floor or in the roof. Given the sensitive nature of the proposal it is subject to a Members site visit.

Lesley V. Penn

From: Gill Lack [clerkwinterton@yahoo.com]
Sent: 28 May 2013 17:24
To: Lesley V. Penn
Cc: CHAIR
Subject: 06/13/0151/F Revised drawings for Harmony Patch

Hi Lesley

The Parish Council's comments and objections to the previous plans remain the same with respect to the revised drawings.

Regards

Gill

Gill Lack
Parish Clerk
Winterton on Sea

Tel/Fax: 01493 393306

Please note: My normal office hours are 10.00 a.m. to 1.00 p.m. Monday to Thursday. If your enquiry is urgent please contact Michael Blake on wintertonchair@yahoo.co.uk

Elaine Helsdon

From: Gill Lack [clerkwinterton@yahoo.com]
Sent: 03 July 2013 17:50
To: plan
Cc: Vicechair; CHAIR; Lesley V Penn
Subject: Planning Applications

06.13.0151 F Harmony Patch revised drawings - Reject as follows Overdevelopment of the site, unneighbourly, out of keeping with the surrounding properties, objections from neighbours.

~~06.13.0300 F Erection of two storey side & single storey front extension/ Erection of a shared double garage and access 1 & 2 High Burn Farm - No objections received from any Councillors~~

Gill Lack
Parish Clerk
Winterton on Sea

Tel/ Fax: 01493 393306

Please note: My normal office hours are 10.00 a.m. to 1.00 p.m. Monday to Thursday. If your enquiry is urgent please contact Michael Blake on wintertonchair@yahoo.co.uk

Winterton Valley Estate

Holiday Chalets

REGISTERED IN ENGLAND NO: 1155455

Edward Road, Winterton on Sea, Nr Great Yarmouth, Norfolk, NR29 4BX Tel: 01493 393662

F.A.O. Miss J Smith
Planning & Business Services,
Town Hall,
Great Yarmouth
Norfolk
NR30 2QF



ACC'D
30/4/13

26th April 2013

Planning Application: 06/13/0151/F

Location: Harmony Patch, Bush Road, Winterton on Sea, Great Yarmouth

Dear Miss Smith

Thank you for your letter dated 8th April regarding the above planning application. Our comments concerning the development are as follows.

We are once again concerned with the size of the development in relation to the plot size. The plans show the proposed alterations extending outwards to the edges of boundaries, whilst we are aware these have changed since the first application made in 2012 in our opinion could be considered an over development of the land.

We would add that the proposed design, appearance and layout of the property is not in keeping with other buildings on this section of road and furthermore contribute towards overshadowing/overlooking adjoining properties.

It should also be noted that within the deeds of this property there is a covenant stating that all planning applications for Bush Road must first be approved by this company and we must inform you that on this occasion once again no plans have been submitted for our approval.

Yours Sincerely

J D Cole

Great Yarmouth Borough Council
Customer Services

30 APR 2013

Winterton Valley Estate

Holiday Chalets

REGISTERED IN ENGLAND NO: 1155455

Edward Road, Winterton on Sea, Nr Great Yarmouth, Norfolk, NR29 4BX Tel: 01493 393662

F.A.O. Miss J Smith
Planning & Business Services,
Town Hall,
Great Yarmouth
Norfolk
NR30 2QF

ACC'D
22/5/13



21st May 2013

Planning Application: 06/13/0151/F

Location: Harmony Patch, Bush Road, Winterton on Sea, Great Yarmouth

Dear Miss Smith

Thank you for your letter dated 15th May regarding alterations to the above planning application. Our comments concerning this development are still reflected by our concerns detailed in our letter dated 26th April.

Yours Sincerely

A handwritten signature in blue ink, which is partially obscured by a thick blue scribble.

J D Cole

Great Yarmouth Borough Council
Customer Services

22 MAY 2013

ACK'D
26/4/13

Jill K. Smith

From: Christina Stone [christinastone@netmail.co.uk]
Sent: 26 April 2013 12:05
To: plan
Subject: Re:Planning application 06/13/0151/F

Monymusk
Bush Road
Winterton-on-sea
Great Yarmouth
NR29 4BY
26th April 2013

Dear Ms Penn,

Re: Planning application. 06/13/0151/F

I am writing to express my concerns regarding the proposed extensions and formation of rooms in the roof space of Harmony Patch, Bush Road, Winterton on sea, Great Yarmouth NR29 4BY. Dormer windows as shown in the plan would overlook my gardens both to the front and the rear of my property. It may also be possible that a view from the proposed dormer windows could look into my house and cause a distinct invasion of my privacy.

Yours Faithfully

Christina Stone



Mr & Mrs C J Daglish
Swiss House,
Bush Road
Winterton-on-Sea
NORFOLK. NR29 4BY

Your Ref: 06/13/0151/F

12th August 2013.

PLANNING APPLICATION NO 06/13/0151/F - INTERNAL ALTERATIONS,
EXTENSIONS AND FORMATION OF ROOMS IN ROOF SPACE FOR DISABLED
PERSONS AT HARMONY PATCH, BUSH ROAD, WINTERTON, GREAT YARMOUTH

Dear Mr Mirns.

Thank you for your letter dated 6th August 2013 informing us of progress to the above application, we would be grateful for a hard copy report to be sent to us as soon as it becomes available.

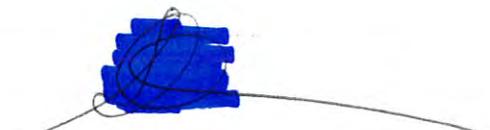
Please accept this letter as confirmation of our request to address the Development Control Committee at its meeting on Thursday 22nd August 2013.

We would like to suggest that Committee Members would be both welcome and better informed for the decision process by viewing the proposal from our properties perspective during the prior site visit and trust we will be notified of the correct procedure in due course.

Yours Sincerely



Mr C J Daglish



Mr C J Daglish

A.C.E.'s

5/7/13

Page 10, 2



Mr & Mrs C J Daglish
Swiss House
Bush Road
Winterton-on-Sea
Norfolk NR29 4BY

F.A.O. Mrs L Penn

3rd July 2013.

Planning Application Ref: 06/13/0151/F

Proposal: Proposed internal alterations, extensions and formation of rooms in roof space for disabled persons.

Location: Harmony Patch, Bush Road, Winterton-on-Sea
Great Yarmouth, NR29 4BY



Dear Mr Minns.

Thank you for your letter dated 24th June 2013 advising us of the third set of revised plans now submitted for the above application.

We are extremely concerned and fail to understand how Great Yarmouth Planning Services Department can still be deliberating over these proposals, which clearly increase the overall footprint of "Harmony Patch" along the northern boundary from earlier plans. 06/12/0709/F submitted in January this year, which the applicant was advised by yourselves to withdraw.

The overall design has not changed, it still constitutes an unbalanced, unsympathetic form of development certainly not in keeping with the current design or neighbouring properties.

Page 2 of 2.

These revised plans propose extensions in excess of 33 metres directly adjacent to our property. 15 metres of which would be two storeys high at 5.7 metres with a gable wall facing directly onto us. Simply by virtue of the total height and length as a result would be significant overshadowing with obvious loss of daylight and sunlight to our living rooms, kitchen and garden area.

In addition there are clear relevant Planning decisions which affect this application and its locale.

Planning Refusal no 06/07/0257/F Detached Chalet Bungalow and garage adj Seaview "Swiss House" Bush Road.

Planning Passed. no. 06/08/01100/F Detached Bungalow and garage (Details as per your records)

Planning Refusal no 06/09/0040/F Garage. Swiss House

Planning Passed no 06/09/0252/F Garage. Swiss House

Garage moved to a westerly position some 17 metres distant from adjoining boundary with "Harmony Patch". Conditions: no windows or other openings shall be inserted above ground floor level in either roof slope or gable wall in order to prevent overlooking into adjoining properties. (Details as per your records)

We trust our objections are reasonable and will receive them due consideration under Policy HOV18 of the Borough wide Local Plan.

Yours sincerely



Mr E J Dagle



Mrs S J Dagle

Jill K. Smith

ACK'D
29/4/13

From: [redacted]
Sent: 29 April 2013 13:00
To: plan
Subject: Planning Application 06/13/0151/F Winterton

F.A.O. Mrs L Penn
Planning Application 06/13/0151/F
Harmony Patch, Bush Road, Winterton-on-Sea, Great Yarmouth, Norfolk, NR29 4BY

Ref; Additional information to objection letter dated 26th April 2013.

Dear Mrs Penn,

During your visit to our property (Swiss House) with respect to the above. Please find reference No below for The Planning Inspectorate Appeal Decision. Bush Road Winterton we mentioned.
This covers conditions put in place by The Inspector due to the windows facing adjoining properties close to the boundary, North/South e.g. Obscure glass over 1.8m, nor the installation of any additional windows or dormer windows, also no enlargement or improvement of the dwelling and further erection of buildings within the curtilage.

APP/U2615/A/08/2067843

We also failed to mention that the plans appear to show the removal of the Barn Store, being replaced with a parking area for two vehicles.
This would obviously make sense as currently Harmony Patch vehicles exit onto the public footpath in reverse. Both our Garage Planning Permission Ref; 06/09/0252/F and Conservatory, Garden, Cabin/store Permission Ref; 06/10/0069/F contain conditions regarding a parking/turning area.

Finally as both the Barn Store and Caravan are not shown on the plans are they being removed and if so conditions placed to ensure this.

Again Thank You for your consideration of our objection points, whilst we do not expect a written explanation reply to this email, we would appreciate a confirmation of receipt reply so that we are aware you have the information contained during the decision process.

Yours sincerely

Mr & Mrs C J Daglish
Swiss House
Bush Road
Winterton-on-Sea
NR29 4BY

ACIC 10
2ed cell 3

page 1 of 3



Mr & Mrs C J Daglish
Swiss House
Bush Road
Winterton-on-Sea
Norfolk NR29 4BY

26th April 2013

F.A.O Mrs L Penn

Planning Application Ref: 06/13/0151/F

Proposal: Proposed internal alterations, extensions and formation of rooms in roof space for disabled persons

Location: Harmony Patch, Bush Road, Winterton-on-Sea Great Yarmouth NR29 4BY

Dear Mr Minns,

Thank you for your letter dated 8th April 2013, notifying us of the above. Having viewed the submitted application, we wish to lodge our formal objection in writing, as follows.

We understand Harmony Patch has fallen into disrepair over the past 15 years and therefore requires considerable updating, but feel this proposal fails to meet several criteria set out under Policy HOU18 of the adopted Great Yarmouth Borough wide local plan and trust this will ensure a refusal of permission at this time.

- ① Previous Planning decisions;
- ② Design appearance and layout;
- ③ Residential amenities;

① Previous Planning Decisions.

The withdrawal of Planning Application 06/12/0709/F 24th January 2013 due to GYBC Planning Department advice, this subsequent replacement provides no benefit to ourselves or neighbours

planning Refusal no. 06/07/0257/F Detached Chalet Bungalow and garage ad. Seaview, Bush Road

planning Passed no. 06/08/0100/F Detached Bungalow and garage

planning Refusal no. 06/09/0040/F Proposed garage Swiss House.

planning Passed no. 06/09/0252/F Garage at Swiss House moved to a position some 17 metres from the Harmony Patch property boundary area due to objection from same.

② Harmony Patch is currently a single storey bungalow built facing East/West, centrally in its plot. The proposal significantly alters this orientation to North/South, resulting in a 23 metre building along the northern boundary of Swiss House. Creating an unbalanced design, unharmonious with the neighbouring properties.

The extensions are so substantial it would be hard to recognise the existing bungalow or its character which to all intents and purposes would be completely rebuilt unympathetically in the Bush Road location.

page 3 of 3

③ The consequences upon Swiss House and our residential amenities as neighbours, would be a significant loss of daylight/sunlight to our living room, dining room, kitchen and garden area. Two sets of french doors would also allow an invasion of our privacy within our main habitable rooms.

Harmony Patch would become an oppressive, overbearing building, overshadowing our home which we feel is inconsiderate and unneighbourly.

Thank you for your consideration of our objections,

Yours sincerely

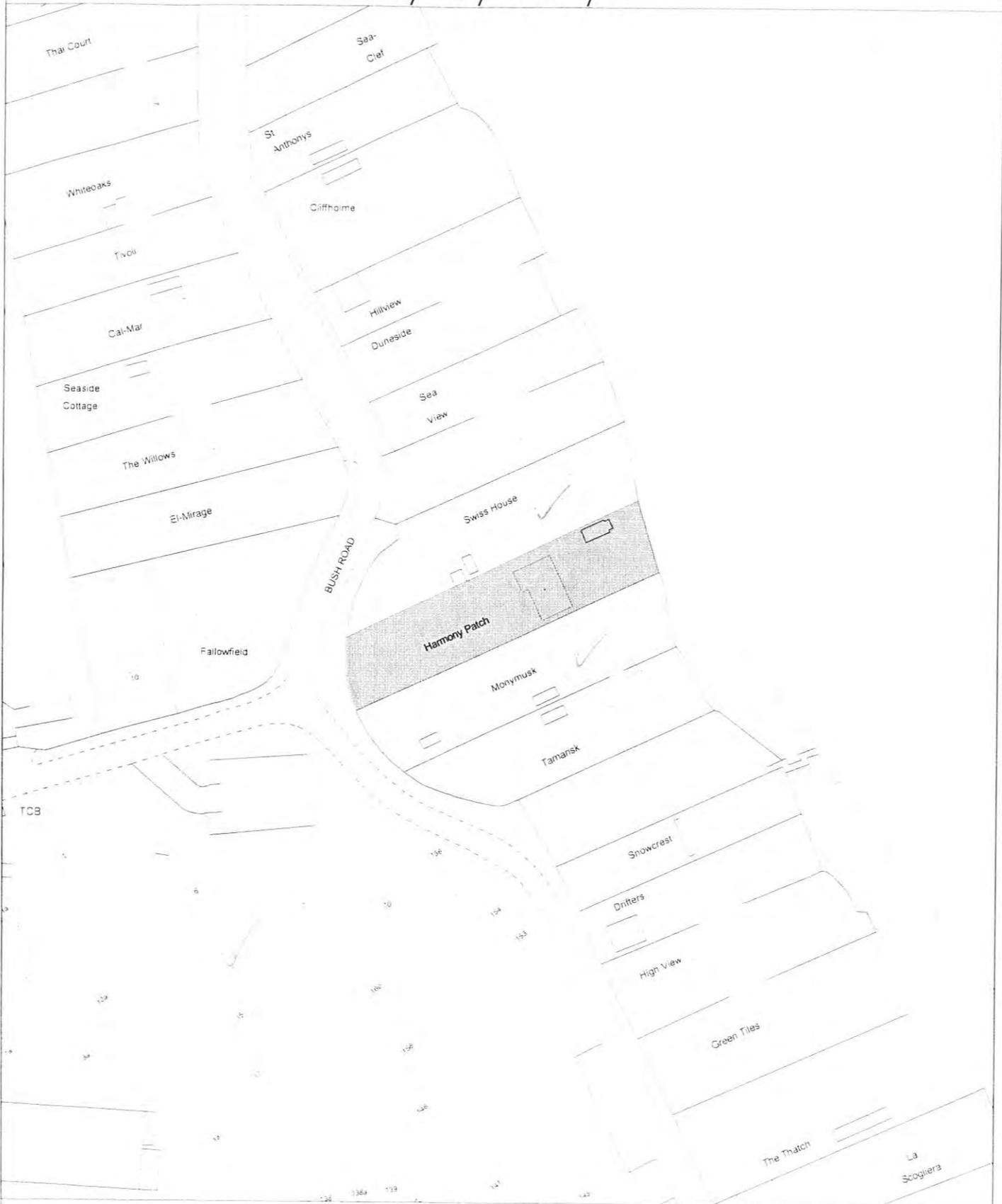


Mr C J Dayles



Mrs J J Dayles

06/13/0151/F



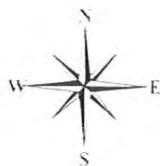
GREAT YARMOUTH
BOROUGH COUNCIL

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

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

Metres

Scale = 1:1250 @ A4



© Crown copyright and database rights (2013)
Ordnance Survey [100018547]

Reference: 06/13/0304/F

Parish: Ormesby St Margaret with Scratby

Officer: Mr G Clarke

Expiry Date: 01-08-2013

Applicant: Mr T Philpott

Proposal: Sub-division of garden to form plot for detached house and garage

Site: 14 Beach Road, Scratby

REPORT

1. Background:-

- 1.1 No. 14 Beach Road is a detached chalet bungalow on the east side of Beach Road near to the junction with Scratby Road. The property has a large curtilage which extends around the corner which is surrounded by high hedging. The proposed building plot is to the south of the existing dwelling and will not be close to any neighbouring dwellings.
- 1.2 The site is outside the village development limit for Scratby as defined on the East Flegg Proposals Map and is shown as being landscape important to the coastal scene and the setting of settlements.

2. History:-

- 2.1 In 2005 an application for residential development of the site was submitted (06/05/0537/O) but this was withdrawn before a decision was made. In 1998 an application for a dwelling was refused on the triangular area of garden to the north of no. 14 (06/98/0168/O). The reasons for refusal were that the site was outside the village development limit, that it would be harmful to the rural landscape and poor visibility at the access would be detrimental to highway safety.

3. Consultations :-

- 3.1 Neighbours/Article 13 Notice – One letter of objection has been received the objections are on the basis that the house is too large and high and that it is outside the village boundary, also concerned about traffic. A copy of the letter is attached.

- 3.2 Parish Council – Object on the grounds that the access would be dangerous, the house is too big, the site is outside the village development limit and plans for the same plot have been refused before.
- 3.3 Highways – The plans do not indicate any visibility splay dimensions from the proposed point of access to the public highway, only that the existing hedge shall be removed to improve visibility around the bend in the road. The drawing should be amended to show these visibility splays.

4. Policy:-

4.1 POLICY NNV3

IN THE AREAS SHOWN ON THE PROPOSALS MAP AS 'LANDSCAPE IMPORTANT TO THE COASTAL SCENE' THE COUNCIL WILL ONLY PERMIT DEVELOPMENT THAT WOULD NOT SIGNIFICANTLY DETRACT FROM THE ESSENTIAL OPEN CHARACTER OF THE AREAS.

(Objective: To protect the remaining open coast.)

4.2 POLICY NNV5

IN THE AREAS AROUND SETTLEMENTS SHOWN ON THE PROPOSALS MAP AS 'LANDSCAPE IMPORTANT TO THE SETTING OF SETTLEMENTS' THE COUNCIL WILL PERMIT DEVELOPMENT PROVIDED A DEVELOPER CAN DEMONSTRATE ESSENTIAL NEED OR THAT THE DEVELOPMENT WOULD NOT IMPINGE ON THE PHYSICAL SEPARATION BETWEEN SETTLEMENTS PARTICULARLY BETWEEN GREAT YARMOUTH AND CAISTER AND GORLESTON AND HOPTON WHICH ARE MAJOR GATEWAYS TO THE TOWN, OR GIVE RISE TO ANY OTHER SIGNIFICANT ADVERSE IMPACT.

(Objectives: To protect the setting of settlements and prevent urban sprawl.)

4.3 POLICY HOU10

PERMISSION FOR NEW DWELLINGS IN THE COUNTRYSIDE WILL ONLY BE GIVEN IF REQUIRED IN CONNECTION WITH AGRICULTURE, FORESTRY, ORGANISED RECREATION, OR THE EXPANSION OF EXISTING INSTITUTIONS.

THE COUNCIL WILL NEED TO BE SATISFIED IN RELATION TO EACH OF THE FOLLOWING CRITERIA:

- (i) THE DWELLING MUST BE REQUIRED FOR THE PURPOSE STATED

- (ii) IT WILL NEED TO BE DEMONSTRATED THAT IT IS ESSENTIAL IN THE INTERESTS OF GOOD AGRICULTURE OR MANAGEMENT THAT AN EMPLOYEE SHOULD LIVE ON THE HOLDING OR SITE RATHER THAN IN A TOWN OR VILLAGE NEARBY
- (iii) THERE IS NO APPROPRIATE ALTERNATIVE ACCOMMODATION EXISTING OR WITH PLANNING PERMISSION AVAILABLE EITHER ON THE HOLDING OR SITE OR IN THE NEAR VICINITY
- (iv) THE NEED FOR THE DWELLING HAS RECEIVED THE UNEQUIVOCAL SUPPORT OF A SUITABLY QUALIFIED INDEPENDENT APPRAISOR
- (v) THE HOLDING OR OPERATION IS REASONABLY LIKELY TO MATERIALISE AND IS CAPABLE OF BEING SUSTAINED FOR A REASONABLE PERIOD OF TIME. (IN APPROPRIATE CASES EVIDENCE MAY BE REQUIRED THAT THE UNDERTAKING HAS A SOUND FINANCIAL BASIS)
- (vi) THE DWELLING SHOULD NORMALLY BE NO LARGER THAN 120 SQUARE METRES IN SIZE AND SITED IN CLOSE PROXIMITY TO EXISTING GROUPS OF BUILDINGS ON THE HOLDING OR SITE
- (vii) A CONDITION WILL BE IMPOSED ON ALL DWELLINGS PERMITTED ON THE BASIS OF A JUSTIFIED NEED TO ENSURE THAT THE OCCUPATION OF THE DWELLINGS SHALL BE LIMITED TO PERSONS SOLELY OR MAINLY WORKING OR LAST EMPLOYED IN AGRICULTURE, FORESTRY, ORGANISED RECREATION OR AN EXISTING INSTITUTION IN THE LOCALITY INCLUDING ANY DEPENDANTS OF SUCH A PERSON RESIDING WITH THEM, OR A WIDOW OR WIDOWER OR SUCH A PERSON
- (viii) WHERE THERE ARE EXISTING DWELLINGS ON THE HOLDING OR SITE THAT ARE NOT SUBJECT TO AN OCCUPANCY CONDITION AND THE INDEPENDENT APPRAISOR HAS INDICATED THAT A FURTHER DWELLING IS ESSENTIAL, AN OCCUPANCY CONDITION WILL BE IMPOSED ON THE EXISTING DWELLING ON THE HOLDING OR SITE
- (ix) APPLICANTS SEEKING THE REMOVAL OF ANY OCCUPANCY CONDITION WILL BE REQUIRED TO PROVIDE EVIDENCE THAT THE DWELLING HAS BEEN ACTIVELY AND WIDELY ADVERTISED FOR A PERIOD OF NOT LESS THAN TWELVE MONTHS AT A PRICE WHICH REFLECTS THE OCCUPANCY CONDITIONS*

IN ASSESSING THE MERITS OF AGRICULTURAL OR FORESTRY RELATED APPLICATIONS, THE FOLLOWING ADDITIONAL SAFEGUARD MAY BE APPLIED:

- (x) WHERE THE NEED FOR A DWELLING RELATES TO A NEWLY ESTABLISHED OR PROPOSED AGRICULTURAL ENTERPRISE,

PERMISSION IS LIKELY TO BE GRANTED INITIALLY ONLY FOR TEMPORARY ACCOMMODATION FOR TWO OR THREE YEARS IN ORDER TO ENABLE THE APPLICANT TO FULLY ESTABLISH THE SUSTAINABILITY OF AND HIS COMMITMENT TO THE AGRICULTURAL ENTERPRISE

- (xi) WHERE THE AGRICULTURAL NEED FOR A NEW DWELLING ARISES FROM AN INTENSIVE TYPE OF AGRICULTURE ON A SMALL ACREAGE OF LAND, OR WHERE FARM LAND AND A FARM DWELLING (WHICH FORMERLY SERVED THE LAND) HAVE RECENTLY BEEN SOLD OFF SEPARATELY FROM EACH OTHER, A SECTION 106 AGREEMENT WILL BE SOUGHT TO TIE THE NEW DWELLING AND THE LAND ON WHICH THE AGRICULTURAL NEED ARISES TO EACH OTHER.

NOTE: - THIS WOULD NORMALLY BE AT LEAST 30% BELOW THE OPEN MARKET VALUE OF THE PROPERTY.

4.4 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. Assessment :-

- 5.1 The proposal is for the erection of a large three storey dwelling with the top floor contained within the roof space, the house will be much taller and bulkier than the existing modest chalet bungalow which can hardly be seen from outside the site due to the tall hedges around the boundary of the site. The application shows part of the hedge to the north of the vehicular access as being removed which will make the new building appear very prominent however even if this hedge is retained the height and bulk of the proposed house will be result in it being very visible in the surrounding landscape.
- 5.2 Although Highways have requested further details before commenting further the indication is that there will be no Highway objection subject to the provision of satisfactory visibility splays.
- 5.3 The site is outside the village development limit and therefore in a location where new dwellings will only be allowed if they fulfil the requirements of Policy HOU10 of the Borough-Wide Local Plan. No justification for a dwelling in this location has been submitted with the application other than that a recent development in the area was permitted which was also outside the village development limit. This presumably refers to the three houses which were approved as enabling development to allow the construction of the

village hall. At the time that application was considered Members felt the benefit to the community was sufficient reason to justify a departure from the Local Plan provided the village hall was built prior to the erection of the dwellings.

- 5.4 Taking the above into account it is considered that the height and bulk of the dwelling will result in a building that is over prominent and will detract from the character of the area and that, in this instance, there is no justification for allowing a dwelling outside the village development limit.

6. RECOMMENDATION :-

- 6.1 Refuse – the proposal is contrary to Policies NNV3, NNV5 and HOU10 of the Great Yarmouth Borough-Wide Local Plan.

Great Yarmouth Borough Council
Customer Services

26 JUN 2013

ACC 13
26/6/13

CIASB 384479

Mr. G. Sitchey
18 Beach Road,
Scratby,

Application 06/13/0304/F

NR29 3AJ

Dear Miss Smith,

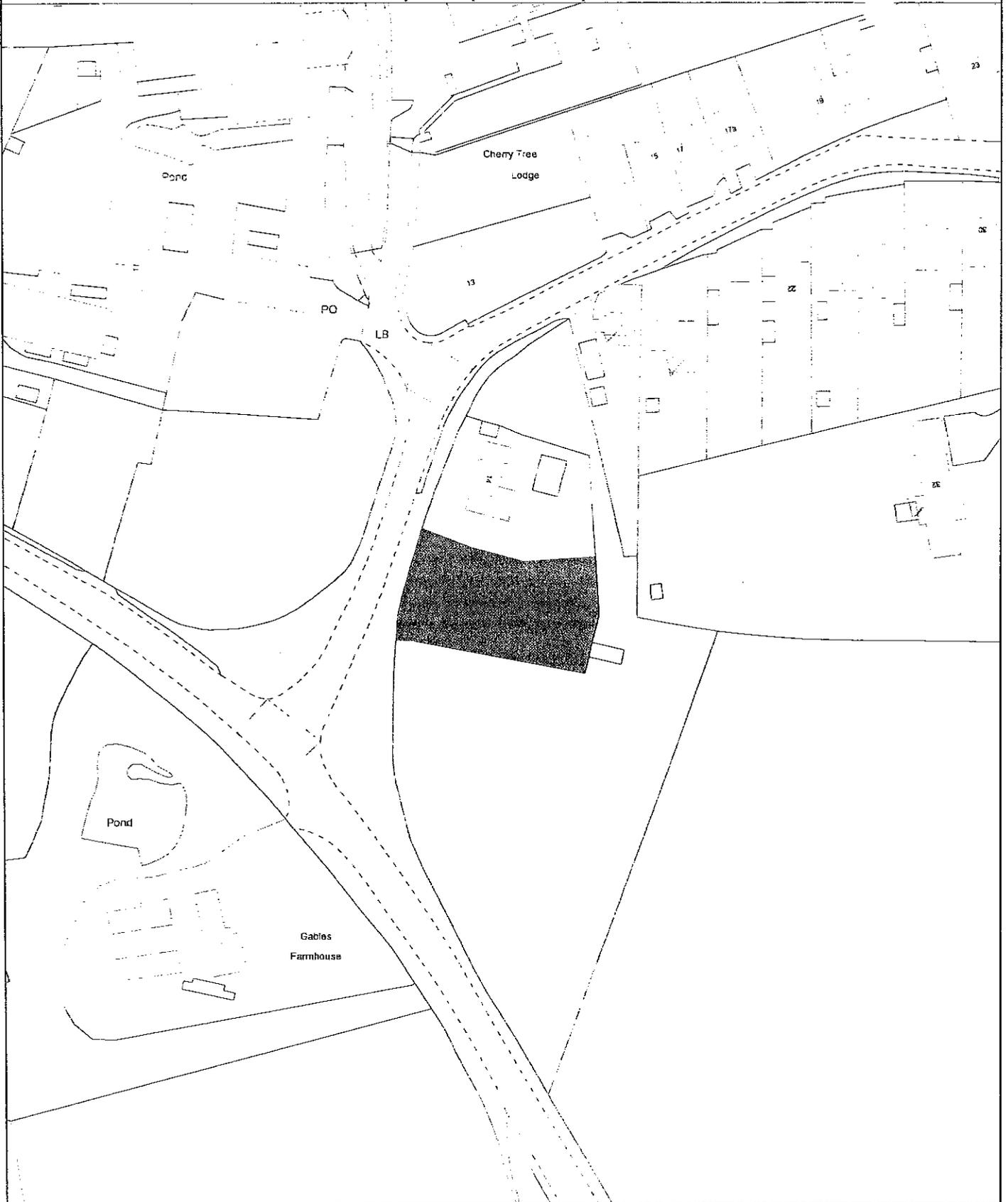
I'm writing this letter to tell you of my objections to the proposed house to be built on part of the garden at no 14 Beach Road, NR29 3AJ. Firstly it's much to large and high, you be told there is a height restriction in Scratby, also it's outside the village boundary. It's a dangerous section of road and will only get worse with more traffic, I'm already concerned about the opposite of the road when the other houses are built there, also this house is out of character with the rest of the buildings nearby. To me it will be an eyesore.



Yours sincerely

[Redacted signature]

06/13/0304/F



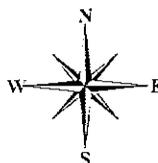
GREAT YARMOUTH
BOROUGH COUNCIL

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

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

Metres

Scale = 1:1250 @ A4



© Crown copyright and database rights [2013]
Ordnance Survey [100018547]

Reference: 06/13/0330/F

Parish: Great Yarmouth

Officer: Mrs M Pieterman

Expiry Date: 18th July 2013

Applicant: Grosvenor Casinos Limited

Proposal: Extension to existing car park

Site: Grosvenor Casino, Shadingfield Lodge, Marine Parade, Great Yarmouth.

REPORT

1. Background / History :-

- 1.1 The Grosvenor Casino (formerly known as The Shadingfield or Shadingfield Lodge) and is a fairly large, imposing, detached Grade II listed building, which was constructed between 1862-65 and is located towards the southern end of the seafront. The building itself is a quite ornate and attractive building located within the Seafront Conservation Area as defined in the adopted Great Yarmouth Borough Wide Local Plan and is also within the immediate environment of the Carlton Hotel and the Masonic Lodge and within the wider area which includes Camperdown, Albert Square and the main tourist area of the seafront and associated attractions.
- 1.2 The building was originally constructed as a private residence and it was latterly used as a hotel. It was then converted into a casino in the early 1990's and has proved to be a very popular feature with both locals and tourists alike.
- 1.3 With regards the planning history of the property, there have been many and varied previous applications which have included, change of use to casino, opening hours, adverts/new/replacement signage, internal alterations and the erection of a smoking shelter to name but a few.
- 1.4 An application for a car park extension into an existing but little used garden area at the rear of the premises was refused under delegated powers due to concerns over potential late night noise and disturbance and insufficient

information pertaining to noise attenuation measures and surface water drainage.

2. Consultations :-

2.1 Article 8 Notice/Neighbours: 1 letter of objection received (full copy attached) however main concerns are:

- Disturbance to paying guests
- Considerable increase in night time noise
- Adverse impact on hotel business
- Disposal of surface water
- However if planning is granted can a condition be added restricting use to between 07:00 and 23:00 with it being closed overnight

2.2 Conservation Officer: No objection in principle but has made some suggestions as to surface material and landscaping.

2.3 Norfolk County Highways: No objection subject to the imposition of conditions

3. Policy

3.1 POLICY BNV7

DEVELOPMENT WITHIN THE CURTILAGE OF A LISTED BUILDING WILL ONLY BE PERMITTED IF IT WOULD PRESERVE THE BUILDING OR ITS SETTING OR ANY FEATURES OF SPECIAL ARCHITECTURAL OR HISTORIC INTEREST WHICH IT POSSESSES, UNLESS AN APPLICANT IS ABLE TO JUSTIFY DEVELOPMENT PERMISSION WOULD NOT BE GRANTED.

(Objective: To safeguard the character and setting of listed buildings.)

3.2 POLICY BNV10

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

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

3.3 POLICY BNV18

THE COUNCIL WILL REQUIRE ALTERATIONS AND EXTENSIONS TO BUILDINGS TO BE SYMPATHETIC TO THE CHARACTER OF THE BUILDING TO BE EXTENDED AND TO ITS SETTING.

Assessment :-

The submitted application seeks approval for the change of use of a little used former garden area at the south western corner of the site to create car parking and the erection of a 2.9m high fence to screen the car park from adjacent residences and the Hotel Victoria.

As stated above in paragraph 1.4, the previous issues with the refused application were mainly concerned with surface water drainage and the potential noise and light disturbance to the residents of the adjacent hotel.

With regards to drainage of the site, this can be quite easily resolved and it has been proposed to lay a loose gravel border around the perimeter of the new car park and this can be further expanded into the very south-western corner which is unusable for car parking and this could be left for planting and as an additional soakaway, if members considered this necessary, which would also help to mitigate any potential flooding of adjacent properties. Regardless of this there have been no reported cases of flooding of the area and it is considered that the change of use to car parking will not increase this risk to any significant degree.

The main issue however, appears to concern noise and general disturbance from the car park to the amenities of adjacent residents of the Hotel Victoria. It has been proposed to remove the existing fence and replace this with a more substantial 2.9m high fence in order to reduce glare from car headlights. There is, in reality, little that can be done with regards to noise, unless a very large acoustic fence is erected, however it is considered unlikely that noise will increase to such a significant and detrimental degree to warrant refusal of the scheme on this point alone. The owner of the adjacent hotel has requested that if planning permission is granted that a condition be attached requiring the new car park to be closed between 23:00 hours and 07:00 hours and this could be added as a condition if members felt that the harm from the car park would be so harmful that this action would be absolutely necessary to protect the amenities of residents of the hotel. However, as stated above it is

questionable as to how much more of an impact the new car park will have, over and above the existing car park.

Therefore given the above, proposed car park is considered acceptable as it will not have a significant or adverse impact on the setting of the listed building, would utilise an existing, little used garden area and would not have a detrimental impact on the amenities of adjacent residents by virtue of noise and disturbance.

RECOMMENDATION :-

Approve: The proposed change of use from garden area to car parking in association with the car park is considered, for the reasons given above, to comply with the provisions of the adopted Great Yarmouth Borough Wide Local Plan and, in particular, policies BN7, BNV10 & BNV18.

Norfolk County Council
at your service

Mel Pieterman
Great Yarmouth Borough Council
Town Hall
Hall Plain
Great Yarmouth
Norfolk
NR30 2QF

Environment, Transport, Development
County Hall
Martineau Lane
Norwich
NR1 2SG
NCC contact number: 0344 800 8020
Textphone: 0344 800 8011

Your Ref: 06/13/0330/F
Date: 10 July 2013

My Ref: 9/6/13/0330
Tel No.: 01603 638070
Email: stuart.french@norfolk.gov.uk

Dear Mel

**Great Yarmouth: Extension to existing car park
Grosvenor Casino Shadingfield Lodge Marine Parade Great Yarmouth NR30 3JG**

In highway terms only i have no objections to the proposals as outlined, but I would recommend the following condition be appended to an any grant of permission your Authority is minded to make.

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

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

Yours sincerely



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

Unmilked

Hotel Victoria Great Yarmouth.

www.hotelvictoria.org.uk

*ACC'D
18/7/13*



John Hemsley
Hotel Victoria
Kings Road
Great Yarmouth
Norfolk
NR30 3JW
Tel 01493 843872
E-mail booking@hotelvictoria.org.uk

16th July 2013.

Dear Sir or Madam

Planning applications 06/13/0330/F.

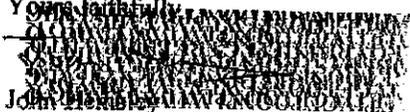
I note the above planning application and I am very concerned that with Vehicles being parked close to the Hotel at night time there will be a considerable increase in night time noise which will cause a disturbance to our paying guests and consequently must appeal against this request. I feel that with the nature of a Casino which is used considerably at night time there will be noise throughout the night with Cars arriving and departing and doors opening and closing.

Whilst appreciating in the peak season we do sometimes have Cars parked at the rear of the Hotel most of the time this area is empty. Even when Cars are parked at the rear it is very seldom that the Cars are ever moved at night time so there is very little night time noise. There is only a fence between us and where it is proposed to install the Car Park and I am sure the sound at night will lead to a number of complaints from our Guests. I cannot see how erecting another fence will help to avoid the problems. By erecting this additional fence at a height of 2.9 metres it will actually remove the possibility of a sea view from some of the Hotel rooms so I must seriously oppose to this suggestion as it will have an adverse effect on my business and the quality of a guests stay at our Hotel and would not appear to have any benefits as it would not remove the noise or car light problems as the Hotel is over Four levels at that point.

I cannot see there is any problem with night time parking in the area as most of the roads nearby have unrestricted night time parking throughout the Year and should you agree to the use of this area as a Car Park must request that you place a stipulation on this part of the Car Park being closed, cordoned off and access denied between the hours of 2300 and 0700 hours. This should not cause any difficult for the Casino as there is plenty of free parking available in the Area at those times

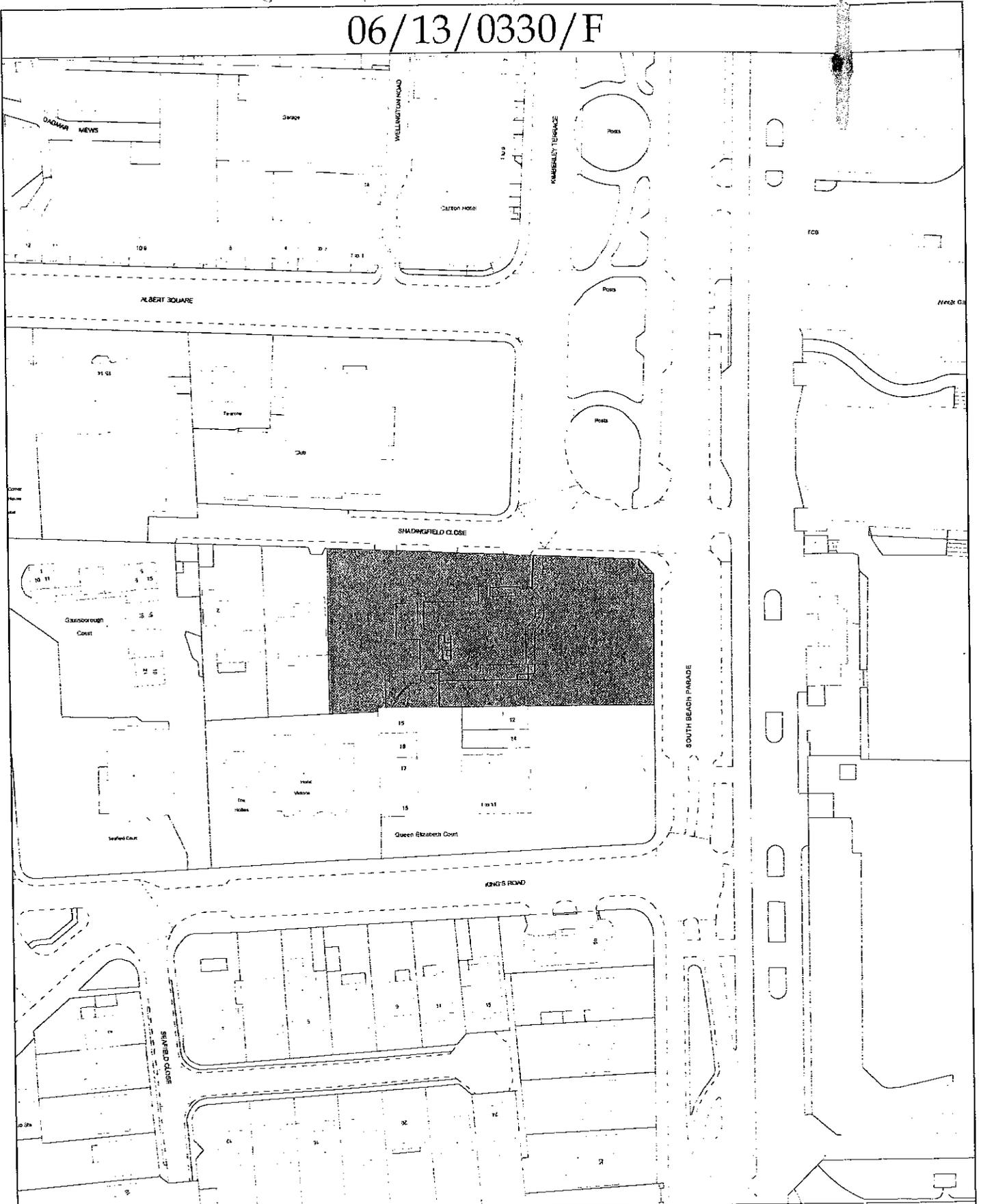
We already receive numerous complaints regarding the unnecessary traffic noise caused with the Cars and motor bikes racing up and down the Road on Sunday nights and when our guest request a quite room we always place them in the room at the back of the Hotel. When customers book into a Hotel the last thing they want is to be disturbed at night time and I feel that if planning permission is given for the area to be used for night time car parking it will instigate a number of complaints from our Guests.

I am also still concerned with the arrangement for disposal of rain water from the area that is proposed to be covered in tarmac as they do not appear to have made any further arrangements for surface water disposal. We already suffer from flooding in the corner next to the Queen Elizabeth Court flats and should any of the water from the tarmac area be diverted on to my land this would increase flooding. Should permission be granted I would like an assurance that water would be diverted away from this area and the Car Park is lower than the level of my land?

Yours faithfully,


John Hemsley
Hotel Victoria

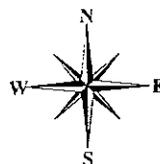
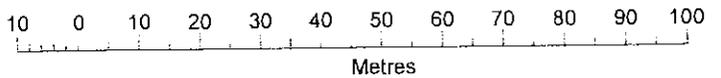
06/13/0330/F



GREAT YARMOUTH
BOROUGH COUNCIL

Planning and Business Services,

Town Hall, Great Yarmouth,
Norfolk. NR30 2QF



Scale = 1:1250 @ A4

© Crown copyright and database rights [2013]
Ordnance Survey [100018547]

Reference: 06/13/0226/F

Parish: Winterton-on-Sea
Officer: Mrs M Pieterman
Expiry Date: 12/07/2013

Applicant: Mr & Mrs Tweed

Proposal: Proposed residential development of site to comprise 2 no. bungalows and 2 no. chalet style bungalows.

Site: Bulmer Lane (site off), Winterton-on-Sea, Great Yarmouth

REPORT

1. Background / History :-

- 1.3 The land subject to this application is located at the southern entrance to the village from Hemsby and associated villages, and the plot forms an infill parcel of land situated between 78 Bulmer Lane (formerly Downing Farm house) and relatively new dwellings of single storey construction immediately adjoining the site, which is located to the north west of The Craft.
- 1.2 The immediate area is characterised by residential properties of varying sizes, styles and ages, with the wider village is a traditional seaside/fishing village with some degree of holiday accommodation and agriculture.
- 1.3 The land subject to this application, although previously developed with hard-standing and agricultural buildings is not classed as a brownfield site due to its agricultural use. The land is also outside, but immediately adjacent to village development limits as defined in the adopted Great Yarmouth Borough Wide Local Plan. However the site may be classed as a windfall site and the definition of this, along with further assessment is contained within the main report

2. Consultations :-

- 2.1 Article 8 notice/neighbours: 1 letter of objection received (full copy attached)
- 2.2 Parish Council: No objection to development but concerns over demolition of buildings which may contain asbestos
- 2.3 Environmental Health: No objection subject to the imposition of conditions concerning hours of construction, construction noise and contaminate land.
- 2.4 Norfolk County Highways: No objection subject to the imposition of conditions

3. Policy :-

- 3.1 POLICY BNV20

IN CONSIDERING PROPOSALS FOR NEW DEVELOPMENT IN RURAL AREAS, THE COUNCIL WILL REQUIRE A HIGH STANDARD OF DESIGN.

(Objective: To protect the rural scene.)

3.2 POLICY HOU15

ALL HOUSING DEVELOPMENT PROPOSALS INCLUDING REPLACEMENT DWELLINGS AND CHANGES OF USE WILL BE ASSESSED ACCORDING TO THEIR EFFECT ON RESIDENTIAL AMENITY, THE CHARACTER OF THE ENVIRONMENT, TRAFFIC GENERATION AND SERVICES. THEY WILL ALSO BE ASSESSED ACCORDING TO THE QUALITY OF THE ENVIRONMENT TO BE CREATED, INCLUDING APPROPRIATE CAR PARKING AND SERVICING PROVISION.

(Objective: To provide for a higher quality housing environment.)

3.3 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.)

3.4 POLICY NNV7

THE COUNCIL WILL PROTECT THE REMAINDER OF THE COUNTRYSIDE OUTSIDE THE AREAS SHOWN ON THE PROPOSAL MAP AS BEING OF LANDSCAPE INTEREST BY PERMITTING ONLY THOSE PROPOSALS THAT ARE IN KEEPING WITH THE RURAL CHARACTER OF THE AREA.

(Objective: Protection of the countryside for its own sake).

4. **Assessment :-**

4.1 The submitted application seeks approval for the residential development of the site to comprise two three-bed bungalows and two four-bed chalet bungalows.

4.2 The site is currently unused, and is no longer associated with the adjacent former farmhouse, it has been used previously for agricultural purposes and contains 3 barn style buildings constructed from brick and asbestos roofing which are currently screened by 'Herras' type fencing. The land lies immediately adjacent to the village development limit and does, it is

suggested, form an 'infill' plot between the former farmhouse and the start of the built form of the village at the southern end.

- 4.3 There were some issues with Norfolk County Highways, concerning access but these appear to have been satisfactorily resolved and the highways officer has offered no further comments except to request the imposition of conditions (copy attached).
- 4.4 There has been one letter of objection to the proposed dwellings concerned with the land in question being outside the defined village development limits, access issues, overlooking of his property and potential for future development (full copy of letter attached).
- 4.5 Whilst it is undeniable that the site is located outside village development limits and is not technically designated as previously developed 'brownfield' land by virtue of its former use for agricultural purposes, it is also noted that the development would, it is considered, add a certain sense of completeness to the immediate area.
- 4.6 Nevertheless the site could be construed as being classified as a windfall site. Windfall sites are areas that have come forward unexpectedly and have not been identified for housing within the local plan. They are generally small infill sites within the urban area. The criteria for assessing windfall sites generally include sustainability, capacity of infrastructure to cope with additional pressures generated by housing and the balance of benefits or disadvantages of the proposal.
- 4.7 It is considered that the site would comply with the assessment outlined above as it would complete the form of built development of the village and is close to public transport links and the main road into and out of the village, and there have been no concerns raised about infrastructure capacity. The development is of an appropriate design that would sit well with both the existing properties in the immediate vicinity and the character of the village as a whole. Therefore it is considered that the development would comply with the test for windfall sites.
- 4.8 The adjacent resident who has raised concerns with the application, and in particular, its location outside development limits has, it would appear, taken some of his facts from the Strategic Housing Land Availability Assessment (SHLAA). However, it should be noted that the SHLAA is a technical exercise and although it does allocate sites for future development, in policy terms, it currently has very limited weight. The comment below should help to clarify the situation:

"The identification of potential sites, buildings or areas for housing development within the Strategic Housing Land Availability Assessment (SHLAA) does not imply that the Council would necessarily grant planning permission for residential development. The SHLAA does not assess sites in terms of planning policy. All planning applications incorporating residential development will continue to be assessed against the appropriate

development plan and material planning considerations. For example, a site in the SHLAA may currently be in use for employment and any planning application to change the use of this site to residential would be assessed against planning policy that seeks to protect employment land and other material planning considerations”

- 4.9 However it is important to note that although the land was put forwards as part of the SHLAA assessment, as it is for below 10 dwellings it has not been assessed for future development, nevertheless this does not mean that it is unacceptable and undevelopable. Smaller sites will be assessed as part of a village development review which will inform the emerging site allocation and development management policy document. Winterton-on-Sea is classed as a Primary village in settlement hierarchy as defined in the emerging core strategy, which will be allocated some land for new development in the future, although this land has not been definitively defined. Nevertheless, as stated previously it is considered that the site could be classed as a windfall site which would create completeness to the immediate street-scene and would enhance the visual aesthetics of the area by removing old and unsightly buildings from the village entrance and exit.
- 4.10 In addition to the above The National Planning Policy Framework (NPPF) states that every effort should be made to objectively identify and meet the housing needs of an area and respond positively to wider opportunities for growth and encourage the effective reuse of land. Paragraph 55 of the NPPF states that sustainable development should be promoted in rural areas and housing should be located where it would enhance or maintain the vitality of rural communities.
- 4.11 The remaining issues of access across land and overlooking would appear to have been resolved and regardless of this access rights are a civil matter and agreement should be reached between the applicant and the adjacent resident. The roof-lights associated with the store have been moved to the northern elevation, although there is one remaining roof-light in the southern elevation this is for escape purposes, and it is considered that due to its positioning and distance this will not impact on the amenities of adjacent residents to a significantly detrimental degree. However, if members feel it so harmful to the amenities of adjacent residents a condition could be attached requesting that it be obscure glazed.
- 4.12 It does remain however that there may be some issues with contamination, considering the sites former use for agricultural purposes, however a contaminated land survey will be added as a condition and at the request of Environmental Health, if members are minded to grant permission, and mitigation of any contamination found can be implemented prior to the commencement of construction.
- 4.13 Overall it is considered that the scheme is well thought out and will enhance the visual amenities of the area by removing an old agricultural building and will complete the built form of the village by utilising previously developed but

unused agricultural land and the design will complement the existing dwellings and surrounding area.

5. RECOMMENDATION :-

- 5.1 Approve: For the reasons given above the proposed development is considered acceptable in this particular location and it accords with the general provisions of both the National Planning Policy Framework and policies BNV20, HOU15, HOU17 & NNV7 of the adopted Great Yarmouth Borough Wide Local Plan and the emerging Core Strategy.

Norfolk County Council
at your service

Environment, Transport, Development
County Hall
Martineau Lane
Norwich
NR1 2SG

NCC contact number: 0344 800 8020
Textphone: 0344 800 8011

Lesley Penn
Great Yarmouth Borough Council
Town Hall
Hall Plain
Great Yarmouth
Norfolk
NR30 2QF

Your Ref: 06/13/0226/F
Date: 25 July 2013

My Ref: 9/6/13/0226
Tel No.: 01603 638070
Email: stuart.french@norfolk.gov.uk

Dear Lesley

**Winterton on Sea: Proposed residential development of site to comprise 2 no. bungalows and 2 no. chalet style bungalows
Bulmer Lane (site off) Winterton Great Yarmouth NR29 4AF**

Having reviewed the revised plans it is noted that my earlier comment have now been encompassed within the proposals and are duly reflected on the plans.

The proposed footway works will constitute off site highway improvements, as referred to in the recommended conditions below, and could be carried out by the applicant with an approved contractor, using a Small Highway Works Permit. Further details of the permit can be supplied should planing permission be granted.

Accordingly, in highway terms only I have no objection to the revised proposals but I would recommend that the following conditions and informative notes are appended to any grant of permission your Authority is minded to grant.

SHC 08 Prior to the first occupation of the development hereby permitted the vehicular accesses shall be provided and thereafter retained at the position shown on the approved plan (drawing number 805/1 Rev.A in accordance with the highway specification (Dwg. No. TRAD 1) attached. Arrangement shall be made for surface water drainage to be intercepted and disposed of separately so that it does not discharge from or onto the highway carriageway.

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

Continued.../

SHC 11 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 and shall be constructed perpendicular to the highway carriageway for a minimum length of 10 metres as measured from the near edge of the highway carriageway.

Reason: In the interest of highway safety and traffic movement.

SHC 12 The gradient of the vehicular access shall not exceed 1:12 for the first 5 metres into the site as measured from the near channel edge of the adjacent carriageway.

Reason: In the interests of the safety of persons using the access and users of the highway.

SHC 19 Prior to the first occupation of the development hereby permitted (or Prior to the commencement of the use hereby permitted) a visibility splay shall be provided in full accordance with the details indicated on the approved plan. The splay shall thereafter be maintained at all times free from any obstruction exceeding 1.05 metres above the level of the adjacent highway carriageway.

Reason: In the interests of highway safety.

SHC 24 Prior to the first occupation of the development hereby permitted (or Prior to the commencement of the use hereby permitted) the proposed access / on-site car and cycle parking / servicing / loading, unloading / turning / waiting area** shall be laid out, demarcated, levelled, surfaced and drained in accordance with the approved plan and retained thereafter available for that specific use.

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

SHC 39A Notwithstanding the details indicated on the submitted drawings no works shall commence on site until a detailed scheme for the off-site highway improvement works as indicated on drawing number 805/1 Rev A have been submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority.

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

Continued.../

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

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

Inf. 1 It is an OFFENCE to carry out any works within the Public Highway, which includes a Public Right of Way, without the permission of the Highway Authority. This development involves work to the public highway that can only be undertaken within the scope of a Legal Agreement between the Applicant and the County Council. Please note that it is the Applicant's responsibility to ensure that, in addition to planning permission, any necessary Agreements under the Highways Act 1980 are also obtained and typically this can take between 3 and 4 months. Advice on this matter can be obtained from the County Council's Highways Development Management Group based at County Hall in Norwich. Please contact Stuart French on 0344 800 8020

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

If required, street furniture will need to be repositioned at the Applicants own expense.

Yours sincerely



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

Great Yarmouth Borough Council
Planning Services
Town Hall
Hall Quay
GREAT YARMOUTH
NR30 2QF



Your reference: 06/13/0226/F
Our reference: RB/PA/13/123
Date: 14 June 2013

Dear Sir/Madam,

Planning Application at Bulmer Lane (site off) Winterton, Great Yarmouth.

We have recently checked the weekly planning applications dated 24 May 2013 and we have the following comments to make on the application above.

We have mains, which appear to be, within the vicinity of the proposed development and wish to bring this to the attention of the applicant.

The application, as currently submitted, does not however affect our apparatus.

As we wish to protect our apparatus any future applications submitted for this site may prompt us to comment as we cannot accept any buildings or structures within 3 metres either side of our main, which is protected by an easement.

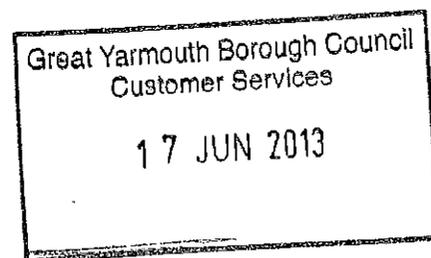
If the applicant/agent requires a copy of our asset record plan we would be happy to supply this upon receipt of their written request quoting the reference number above.

Should you require any further information, please do not hesitate to contact us.

Yours faithfully,



Rachel Blakebrough
Asset Records Technician



MEMORANDUM

From Environmental Services

To: Group Manager - Planning
Attention: Lesley Penn

cc: Chief Building Control Officer

Date: 7 June 2013

Our ref: WI/0011/00000/00000 – RAWS

Please ask for: Richard Alger



Your ref: 06/13/0226/F

Extension No: 622

DEVELOPMENT AT BULMER LANE WINTERTON GREAT YARMOUTH

I refer to the above consultation.

1. Dust

Every effort should be made to reduce the impact of dust generation to local residential properties and commercial business in the proximity of the development. Where possible a supply of water protected against frost should be available to address this problem; alternatively, erection of hoardings to prevent dust travel must be considered.

2. Construction: Hours of Operation

The following hours of construction should be adhered to:-

Monday to Friday	07.30 to 18.00
Saturday	08.00 to 13.00

Other hours including Sundays and Bank Holidays - no work producing audible noise at the nearest noise sensitive property.

3. Noise Generation

The works have the potential to cause a noise nuisance to local residents living nearby from the construction phases. The applicant should undertake a noise assessment of this aspect. This should address issues surrounding, for example, choice of plant, hours of work and deliveries of materials, with reference to relevant

standards and codes of practice, such as BS 5228 – 'Noise Control on Construction Sites'.

4. Contaminated Land

If the land that is being built on has had any previous industrial uses then a Phase 1 Contaminated Land Assessment should be carried out to highlight areas of the site where contaminative activities could have been carried out and which may require a Phase 2 Assessment. Areas that may require a Phase 2 Assessment include oil storage areas, workshops, maintenance sheds and other similar sites.

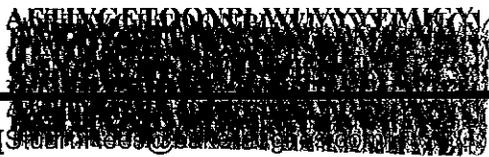
An intrusive site investigation should be carried out based on Phase 1 Contaminated Land Assessment findings.

If contamination is identified then Environmental Health will expect a Remediation Plan to be submitted, outlining how the contaminated land will be dealt with.



Richard Alger
Environmental Health Officer

Elaine Helsdon



ACK'D
30/5/13

From: Rees, Stuart R [mailto:stuart.rees@bakerhughes.com]
Sent: 30 May 2013 13:48
To: plan
Subject: Planning Application 06/13/0226/F

Dear GY Planning department

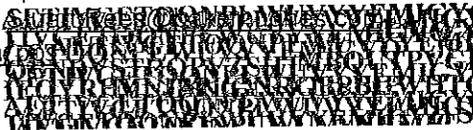
First and foremost on review of the Borough Wide Plan I note that W104 is classified as 'below size threshold'. Please provide detail as to how and why this can be considered as viable in relation to current policy as the 'development' falls out with the current permitted village development limit. In addition and as the occupant /owner of 78 Bulmer lane, Winterton on sea (formerly downing farm) and with reference to reviewing the above mentioned planning application I wish to raise and object on the following points.

- As per title deeds access is to be maintained to the 2.5 metre rear access gate of 78 Bulmer Lane. As illustrated on the plan the access/ entrance of plot 2 appears to bridge / overlap the established rear access by 50% restricting the aperture by half of the original width, this is not acceptable.
- The south facing Velux windows of alleged 'store' located above the garage area of plot 2 over looks and impairs the privacy of my property, this can be avoided by installing the Velux on the opposing roof area facing North, otherwise unacceptable
- The existing side access rights to the rear of 78 Bulmer lane as per the title deeds are to be maintained at no less than 5.5 Meters in width from the centre of established hedge line then from front to rear of the property in length. This needs to be illustrated on drawing 805/3 and detailed within the application, otherwise unacceptable.

As I am sure you may appreciate I have enjoyed 100% privacy for the past 8 years and whilst in favour of general improvement to the area adjacent to my property, this certainly raises levels of concern for me and fellow villagers with respect to how this example has the potential to open the development floodgates to the other key expressions of interest such as W103, potentially a significant development which faces onto the south aspect of my home. I look forward to a response in the near future.

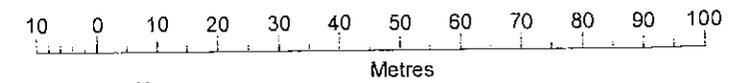
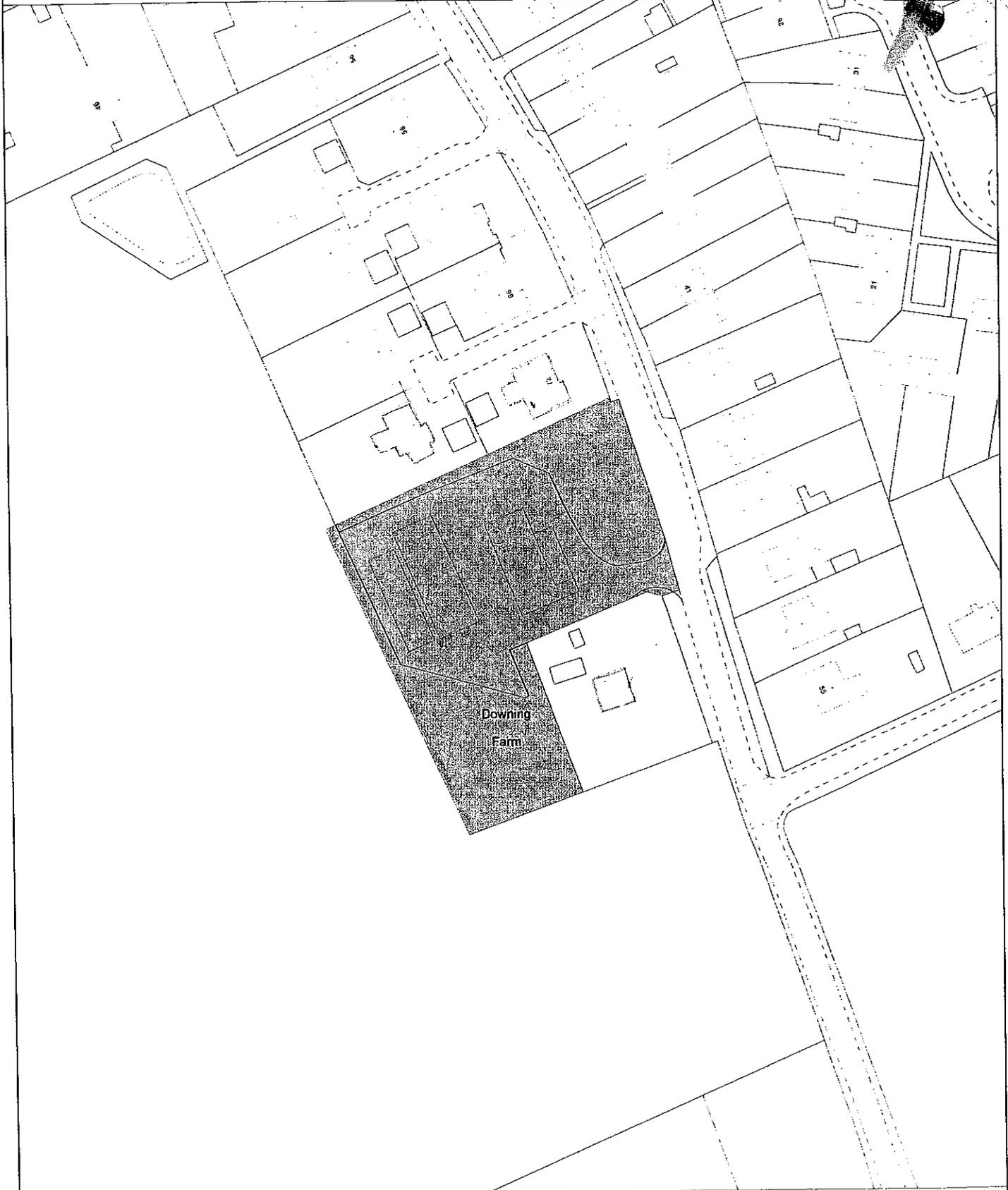
Kind regards

Stuart Rees | Manager-Great Yarmouth
Baker Hughes | Process and Pipeline Services – Great Yarmouth
Office: +44 1493 442398 | Fax: +44 1493 656258
Mobile: 07985 874006 | stuart.rees@bakerhughes.com
www.bakerhughes.com

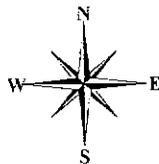


This message is intended exclusively for the individual or entity to which it is addressed. This communication may contain information that is proprietary, privileged, confidential or otherwise legally exempt from disclosure. If you are not the named addressee, or have been inadvertently and erroneously referenced in the address line, you are not authorized to read, print, retain, copy or disseminate this message or any part of it. If you have received this message in error, please notify the sender immediately by e-mail and delete all copies of the message.

06/13/0226/F



Scale = 1:1250 @ A4



GREAT YARMOUTH
BOROUGH COUNCIL

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

© Crown copyright and database rights (2013)
Ordnance Survey [100018547]

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

REFERENCE **06/13/0272/F**
PARISH Belton & Browston 10
PROPOSAL Proposed extensions to front and side

SITE Barn 3, Hall Farm Beccles Road
Belton, Great Yarmouth NR31 9JQ

APPLICANT Mr A Lowe
DECISION **APPROVE**

REFERENCE **06/13/0283/F**
PARISH Belton & Browston 10
PROPOSAL Proposed extension to front of existing house

SITE 102 Station Road South Belton
Great Yarmouth NR31 9NA

APPLICANT Mr M Bessey
DECISION **APPROVE**

REFERENCE **06/13/0287/F**
PARISH Belton & Browston 10
PROPOSAL Proposed two storey side and single storey rear extensions.
Replacement porch

SITE 31 Provan Crescent Belton
Great Yarmouth NR31 9LW

APPLICANT Mr G Towells
DECISION **APPROVE**

REFERENCE **06/13/0302/F**
PARISH Belton & Browston 10
PROPOSAL Pro.garage conversion to annexe,proposed new garage,
retro.app.for 3 velux roof win 2 gable win & cons.to main hse

SITE Fairview Lodge Stepshort Belton
Great Yarmouth NR31 9JS

APPLICANT Mrs C Boyne
DECISION **APPROVE**

REFERENCE **06/13/0277/F**
PARISH Bradwell N 1
PROPOSAL Proposed garden room to the rear elevation

SITE 4 Briar Avenue Bradwell
Great Yarmouth NR31 8NB

APPLICANT Mrs J Nichol
DECISION **APPROVE**

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

REFERENCE **06/13/0268/F**
PARISH Bradwell S 2
PROPOSAL Use of part of public house car park for display and sale
of cars. Resurfacing of car park & new chain link fencing
SITE The Arches Free House Beccles Road
Bradwell Great Yarmouth
APPLICANT Mr J & S Crosby
DECISION **APPROVE**

REFERENCE **06/13/0317/F**
PARISH Burgh Castle 10
PROPOSAL Erection of Victorian style greenhouse
SITE The Grange High Road Burgh Castle
Great Yarmouth NR31 9QL
APPLICANT Mr C Dowsett
DECISION **APPROVE**

REFERENCE **06/13/0056/F**
PARISH Caister On Sea 3
PROPOSAL Proposed conservatory
SITE 25 Wright Close Caister on Sea
Great Yarmouth NR30 5XQ
APPLICANT Miss S Fenner
DECISION **APPROVE**

REFERENCE **06/13/0291/F**
PARISH Caister On Sea 3
PROPOSAL Proposed two storey side extension and reposition car
space
SITE 93 Covent Garden Road Caister
Great Yarmouth NR30 5WA
APPLICANT Mr A D Cooper
DECISION **APPROVE**

REFERENCE **06/13/0367/F**
PARISH Caister On Sea 3
PROPOSAL Flat roof extension to rear
SITE 52 Roman Way Caister
Great Yarmouth NR30 5JX
APPLICANT Mr N Beckett
DECISION **APPROVE**

REFERENCE **06/13/0261/F**
PARISH Caister On Sea 4
PROPOSAL Rear extension to form lounge, bedroom and garage
SITE 9 Links Close Caister on Sea
Great Yarmouth NR30 5DD
APPLICANT Mr A Liffen
DECISION **APPROVE**

of 80

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

REFERENCE **06/13/0313/F**
PARISH Caister On Sea 4
PROPOSAL Outbuilding extension to form home office complete with
shower room for occasional family guests
SITE 1 Honeymoon Loke Caister
Great Yarmouth NR30 5DU
APPLICANT Mr A Brown
DECISION **APPROVE**

REFERENCE **06/13/0338/F**
PARISH Caister On Sea 4
PROPOSAL Proposed conservatory on side elevation
SITE 1 Elizabeth Crescent Caister
Great Yarmouth NR30 5LT
APPLICANT Mr L Degenhard
DECISION **APPROVE**

REFERENCE **06/13/0276/F**
PARISH Fleggburgh 6
PROPOSAL Erection of special needs bungalow with integral garage
SITE Rose Cottage (Land at) Rollesby Road
Fleggburgh, Great Yarmouth NR29 3AR
APPLICANT Mr N Brown
DECISION **REFUSED**

REFERENCE **06/13/0296/F**
PARISH Fleggburgh 6
PROPOSAL Renewal of planning permission 06/10/0238/F - Ground and
first floor extension. New car shelter
SITE 3 Rollesby Road Fleggburgh
Great Yarmouth NR29 3AN
APPLICANT Mr & Mrs B Payne
DECISION **APPROVE**

REFERENCE **06/13/0171/F**
PARISH Great Yarmouth 5
PROPOSAL Ground and first floor extension to the rear and
first floor extension above existing building.
SITE 266 Beccles Road Gorleston
Great Yarmouth NR31 8AH
APPLICANT Mr L Marsden
DECISION **APPROVE**

REFERENCE **06/13/0279/F**
PARISH Great Yarmouth 5
PROPOSAL Proposed dropped kerb
SITE 326 Beccles Road (Newlands) Gorleston
Great Yarmouth NR31 8AN
APPLICANT Mr J Howell
DECISION **APPROVE**

of 80

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

REFERENCE **06/13/0316/F**
PARISH Great Yarmouth 5
PROPOSAL Proposed single storey front extension

SITE 98 Burgh Road Gorleston
Great Yarmouth NR31 8BD
APPLICANT Mr & Mrs Schoenherr
DECISION **APPROVE**

REFERENCE **06/13/0170/A**
PARISH Great Yarmouth 7
PROPOSAL Three banner signs

SITE The Cliff Hotel Cliff Hill
Gorleston Great Yarmouth
APPLICANT Mr D Ferguson
DECISION **ADV. CONSENT**

REFERENCE **06/13/0303/F**
PARISH Great Yarmouth 7
PROPOSAL Changing flat roofs to lightweight pitched roofs to 3
no. blocks of flats. No's 1-6, 7-18 & 19-30 Hanover Gardens
SITE Hanover Gardens Cliff Park Estate
Gorleston Great Yarmouth NR31 6TT
APPLICANT Mr P Phillips
DECISION **APPROVE**

REFERENCE **06/13/0145/F**
PARISH Great Yarmouth 9
PROPOSAL Positioning of mobile catering unit to be removed each day
SITE Unit 1 Bessemer Way (Crown Decorator Centre)
Harfreys Industrial Estate Great Yarmouth NR31 0LX
APPLICANT Mrs L Gray
DECISION **APPROVE**

REFERENCE **06/13/0241/F**
PARISH Great Yarmouth 9
PROPOSAL Remove existing front bay, build new front extension

SITE 38 Mill Road Cobholm
Great Yarmouth NR31 0BB
APPLICANT Mr C Bilyard
DECISION **APPROVE**

REFERENCE **06/13/0280/F**
PARISH Great Yarmouth 9
PROPOSAL Construction of workshop unit with office accommodation.

SITE Morton Peto Road (Site off) Harfreys Industrial Estate
Great Yarmouth NR31 0LT
APPLICANT Scan Tech Offshore
DECISION **APPROVE**

of 80

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

REFERENCE **06/13/0288/A**
PARISH Great Yarmouth 9
PROPOSAL Aluminium tray sign with applied vinyl lettering with
led trough lighting
SITE Sally Salon Services Unit 3 Jones (GC) Way
Great Yarmouth NR31 0GA
APPLICANT Sally Salon Services Ltd
DECISION **ADV. CONSENT**

REFERENCE **06/13/0309/F**
PARISH Great Yarmouth 11
PROPOSAL Erection of a porch to the front of property
SITE 91 Wadham Road Gorleston
Great Yarmouth NR31 7NX
APPLICANT Mrs J Randall
DECISION **APPROVE**

REFERENCE **06/13/0314/MM**
PARISH Great Yarmouth 14
PROPOSAL GPDO Part 24 Application - one BT Broadband Cabinet
SITE Albert Square Great Yarmouth
Norfolk NR30 3JH
APPLICANT Openreach
DECISION **NO OBJECTION**

REFERENCE **06/13/0224/CU**
PARISH Great Yarmouth 15
PROPOSAL Application for use of single dwelling as
house in multiple occupation
SITE 90 Churchill Road Great Yarmouth
Norfolk NR30 4NQ
APPLICANT Mr Gelu Telegan
DECISION **APPROVE**

REFERENCE **06/13/0247/F**
PARISH Great Yarmouth 15
PROPOSAL Removal of existing shopfront, replacement with new shopfront
SITE 18 Market Place Specsavers Opticians
Great Yarmouth NR30 1LY
APPLICANT Mr M Cater
DECISION **APPROVE**

REFERENCE **06/13/0248/A**
PARISH Great Yarmouth 15
PROPOSAL Fascia & projecting signage
SITE 18 Market Place Specsavers Opticians
Great Yarmouth NR30 1LY
APPLICANT Mr M Cater
DECISION **ADV. CONSENT**

of 80

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

REFERENCE **06/13/0263/F**
PARISH Great Yarmouth 15
PROPOSAL Brick garage to existing bungalow

SITE 72 South Market Road Great Yarmouth
Norfolk NR30 2BQ

APPLICANT Mr J Walker
DECISION **APPROVE**

REFERENCE **06/13/0295/CU**
PARISH Great Yarmouth 15
PROPOSAL Change of use from Charity Shop (A1) to Letting &
Property Management Office (A2)

SITE 76 Howard Street South (Second Time Around)
Great Yarmouth NR30 1LW

APPLICANT Mr A Quin
DECISION **APPROVE**

REFERENCE **06/13/0312/F**
PARISH Great Yarmouth 15
PROPOSAL Construction of attached annexe side extension with
rooms in roof and conversion of existing garage to lounge

SITE 51 Caister Road Great Yarmouth
Norfolk NR30 4DA

APPLICANT Mr A Humphrey
DECISION **APPROVE**

REFERENCE **06/13/0318/F**
PARISH Great Yarmouth 15
PROPOSAL Renewal of PP: 06/12/0348/F - opening hours 11AM - Midnight
Monday to Saturday and 12AM - 11PM Sunday-on a perm.basis

SITE 29 Salisbury Road Great Yarmouth
Norfolk NR30 4LF

APPLICANT Mr A Jones
DECISION **APPROVE**

REFERENCE **06/13/0267/F**
PARISH Great Yarmouth 19
PROPOSAL Change of use to cafe (A3) and takeaway (A5) with alterations
to shop front and roof

SITE 17 Quay Road (Next to) Gorleston
Great Yarmouth NR31 6PJ

APPLICANT Mr M Edwards
DECISION **APPROVE**

REFERENCE **06/13/0278/CU**
PARISH Great Yarmouth 19
PROPOSAL Change of use to taxi office

SITE 2 Anglia House Riverside Road
Gorleston Great Yarmouth

APPLICANT Mr M Colman (Auto Tune GY Ltd)
DECISION **APPROVE**

of 80

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

REFERENCE **06/13/0301/F**
PARISH Great Yarmouth 19
PROPOSAL New lobby and central entrance, rear car park
entrance and proposed parking to front
SITE East Norfolk Sixth Form College Church Lane
Gorleston Great Yarmouth
APPLICANT Ms D King
DECISION **APPROVE**

REFERENCE **06/13/0310/F**
PARISH Hemsby 8
PROPOSAL Renewal of planning permission 06/11/0191/CU - use of golf
course car park to caravan sales and display area
SITE Sundowner Holiday Park Newport Road Hemsby
Great Yarmouth NR29 4NW
APPLICANT Mr Gillett
DECISION **APPROVE**

REFERENCE **06/13/0229/F**
PARISH Hopton On Sea 2
PROPOSAL Proposed garage on parking space allocated for 26 The
Laurels rear of the Old School House
SITE 26 The Laurels Hopton
Great Yarmouth NR31 9DD
APPLICANT Mr C Thurston
DECISION **APPROVE**

REFERENCE **06/13/0262/F**
PARISH Hopton On Sea 2
PROPOSAL Proposed two wooden sheds for storage
SITE Old St Margarets Ruins (Grounds) Coast Road
Hopton Great Yarmouth
APPLICANT Ms V McGee
DECISION **APPROVE**

REFERENCE **06/13/0269/F**
PARISH Hopton On Sea 2
PROPOSAL Proposed summer house and shed at the bottom of the garden
SITE 4 Misburgh Way Hopton
Great Yarmouth NR31 9RU
APPLICANT Mr R Robertson
DECISION **APPROVE**

REFERENCE **06/13/0273/F**
PARISH Hopton On Sea 2
PROPOSAL Proposed covered store
SITE 7 St Margarets Way Hopton on Sea
Great Yarmouth NR31 9RP
APPLICANT Mr J Leech
DECISION **APPROVE**

of 80

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

REFERENCE **06/13/0285/F**
PARISH Hopton On Sea 2
PROPOSAL Proposed 3 bedroom bungalow and detached double garage -
Land off Marine Close
SITE Marine Close (Land off) Gorleston
Great Yarmouth Norfolk
APPLICANT Mr T Hall
DECISION **APPROVE**

REFERENCE **06/13/0244/F**
PARISH Martham 13
PROPOSAL Resubmission - Demo.of extg single storey extn.Construct
double storey extn to rear (North) & side (West) elev.
SITE 84 Repps Road Martham
Great Yarmouth NR29 4QT
APPLICANT Angela Westlake
DECISION **APPROVE**

REFERENCE **06/13/0284/F**
PARISH Martham 13
PROPOSAL Renewal of PP 06/12/0231/F - variation of condition 4 on PP
06/11/0592/CU to allow longer operating hours
SITE 14 The Green Martham
Great Yarmouth NR29 4PA
APPLICANT Murrant Family Funeral Services
DECISION **APPROVE**

REFERENCE **06/13/0306/F**
PARISH Martham 13
PROPOSAL Proposed single storey side ex tension
SITE 29 Grove Road Martham
Great Yarmouth NR29 4PW
APPLICANT Mr & Mrs Brown
DECISION **REFUSED**

REFERENCE **06/13/0331/MM**
PARISH Martham 13
PROPOSAL GODO Part 24 Application - Installation of BT Cabinet -
Location 21 and 23 Black Street Martham
SITE Black Street Martham
Great Yarmouth NR29 4PN
APPLICANT Openreach
DECISION **NO OBJECTION**

REFERENCE **06/13/0117/F**
PARISH Ormesby St.Marg 16
PROPOSAL Conversion of storage barn to a residential unit. Greenhouse
to be demolished. Sub division of existing curtilage
SITE 25 Yarmouth Road Ormesby St Margaret
Great Yarmouth NR29 3QF
APPLICANT Mr J White
DECISION **APPROVE**

of 80

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

REFERENCE **06/13/0275/F**
PARISH Ormesby St.Marg 16
PROPOSAL Revised submission - demolition of existing single
storey extns & construction of 2 storey side extension
SITE 12A Wapping Ormesby St Margaret
Great Yarmouth NR29 3JY
APPLICANT Mr & Mrs Hodgins
DECISION **APPROVE**

REFERENCE **06/13/0400/CD**
PARISH Rollesby 13
PROPOSAL Discharge of Condition 3 of Planning Permission
06/12/0510/F - Erection of steel frame building
SITE Becks Motorhomes Martham Road
Rollesby Great Yarmouth
APPLICANT Mr J Maitland
DECISION **APPROVE (CONDITIONS)**

REFERENCE **06/13/0319/F**
PARISH Thurne 13
PROPOSAL Erection of garden outbuilding
SITE Stable Barn Repps Road
Thurne Great Yarmouth
APPLICANT Mr P Berkeley
DECISION **APPROVE**

REFERENCE **06/13/0300/F**
PARISH Winterton 8
PROPOSAL Erection of a two storey side & single storey front
extension. Erection of a shared double garage & access
SITE 1 & 2 High Barn Farm Winterton-on-Sea
Great Yarmouth NR29 4DA
APPLICANT Mr D Bolton
DECISION **APPROVE**

REFERENCE **06/13/0321/F**
PARISH Winterton 8
PROPOSAL Proposed shed
SITE Innkeepers The Lane Winterton
Great Yarmouth NR29 4BN
APPLICANT Mr D Winter
DECISION **APPROVE**

* * * * End of Report * * * *

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

REFERENCE **06/13/0298/F**
PARISH Caister On Sea 4
PROPOSAL Proposed 5 dwellings, comprising 2 houses and 3
bungalows
SITE Charles Close / Braddock Road Caister on Sea
Great Yarmouth NR30 5LX
APPLICANT GY Development Company
DECISION **APPROVE**

REFERENCE **06/13/0286/F**
PARISH Great Yarmouth 15
PROPOSAL Pro.demolition of extg vacant car showroom & garage.
Redevelop to provide 11 family with rear courtyds & ass.works
SITE Hammond Road (Former Car Showroom & Garage)
Great Yarmouth NR30 4HX
APPLICANT Mr P Hammond
DECISION **APPROVE**

REFERENCE **06/13/0299/F**
PARISH Martham 13
PROPOSAL Erection of five dwellings (3 x 1 bed bungalows and 2 x 2
bed bungalows) and associated works
SITE Grove Close (Land at) Martham
Great Yarmouth Norfolk
APPLICANT GY Development Company
DECISION **APPROVE**

REFERENCE **06/13/0180/F**
PARISH West Caister 4
PROPOSAL Construct solar park,install solar panels to generate up to
14.2MW electric,transformer hg security fencing & cameras,etc
SITE Nova Scotia Farm West Caister
Great Yarmouth Norfolk
APPLICANT Camborne Energy Investments (9) Ltd
DECISION **APPROVE**

* * * * End of Report * * * *

