



GREAT YARMOUTH
BOROUGH COUNCIL

Development Control Committee

Date: Wednesday, 03 April 2019

Time: 18:30

Venue: Council Chamber

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

AGENDA

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

Agenda Contents

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

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

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

Conduct

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

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

DEVELOPMENT CONTROL COMMITTEE

PUBLIC CONSULTATION PROCEDURE

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

Protocol

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

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

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

1 APOLOGIES FOR ABSENCE

To receive any apologies for absence.

2 DECLARATIONS OF INTEREST

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

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

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

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

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

3 MINUTES

5 - 12

To confirm the minutes of the meeting held on the 6 March 2019.

4 APPLICATION 06-18-0335-O - LAND OFF MILL ROAD, BURGH CASTLE

13 - 30

Terrace of four dwellings with car ports and parking.

5 APPLICATION 06-19-0048-F - LAND BETWEEN 7 AND 12 COTONEASTER COURT GORLESTON

31 - 50

Construction of a two-bedroom bungalow with vehicular parking/turning space.

6 APPLICATION 06-18-0563-F - FOLLY COURT COTTAGES, COURT ROAD, ROLLESBY

51 - 70

Proposed self-build detached dwelling and garage.

7 DELEGATED AND COMMITTEE DECISION LIST BETWEEN 02 71 - 80
MARCH 2019 AND 26 MARCH 2019

Report attached.

8 ANY OTHER BUSINESS

To consider any other business as may be determined by the Chairman of the meeting as being of sufficient urgency to warrant consideration.

Development Control Committee

Minutes

Wednesday, 06 March 2019 at 18:30

PRESENT:-

Councillor Hanton (in the Chair), Councillors Annison, Bird, G Carpenter, Drewitt, Fairhead, Flaxman-Taylor, Wainwright, Williamson, A Wright & B Wright.

Councillor A Grey attended as a substitute for Councillor Hammond.

Mr A Nicholls (Head of Planning & Growth), Mr D Minns (Planning Manager), Mrs G Manthorpe (Senior Planning Officer), Ms C Whatling (Monitoring Officer), Ms H Ayers (Planning Technician) & Mrs C Webb (Senior Member Services Officer).

1 APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillor Hammond.

2 DECLARATIONS OF INTEREST

The Chairman reported that all of the Committee Members declared a personal interest in items 6 & 7 as they all knew the applicant, Councillor Hammond, as he was Ward Councillor for Yarmouth North.

3 MINUTES

The minutes of the meeting held on 6 February 2019 were confirmed.

It was noted that Councillor G Carpenter had been omitted for the attendance list.

4 PLANNING APPLICATIONS

5 APPLICATION NO 06-16-0190-F FORMER FERRYSIDE BUILDING & LAND 98 HIGH ROAD GORLESTON

The Committee received and considered the report from the Planning Manager.

The Senior Planning Officer reported that the original application had been submitted in June 2016 and had been amended to the current application for 34 residential dwellings and associated infrastructure. The design of the flats had been amended to provide 28 flats over three or four storeys. There was a row of six terraced properties at the High Road boundary, all to be three bedroom dwellings with two storeys and rooms in the roof space.

The Senior Planning Officer reported that there had been 15 neighbour objections received to the proposal citing density of properties too high, ignoring the design of the Conservation Officer, no removal of trees, insufficient parking, no disabled parking, no motorbike parking, the closure of Ferry Boat Lane, retention of wall, relocation of bus stop, hard standing to exacerbate drainage issues, Ferryside building to be retained and incorporated into proposal, loss of privacy, building works could damage nearby homes, homes devalued, out of character with area and street scene, massing and height out of scale with area, more modern design preferred and ground destabilisation.

The Senior Planning Officer made reference to the Emerging Local Plan Policies - Local Plan Part 2 and Paragraph 177 of the NPPF which had been amended on 19 February 2019. Consideration had been given to Local Finance considerations under Section 70(2) of the Town & Country Planning Act 1990.

The Senior Planning Officer reported that some trees would be lost as a result of the development and explained which trees were of what species and which on the site were covered by a TPO. The developer would plant five new semi-mature trees in their place and this would be conditioned.

The Senior Planning Officer reported that the application was recommended

for approval with conditions as requested.

A Member asked for confirmation of where the bin storage areas would be situated.

A Member was concerned regarding the six proposed dwellings fronting High Road as he felt that they were too close to the curtilage and were overdevelopment of the site.

Several Members raised concerns regarding the re-siting of the bus stop as the entrance to the proposed development was close to a major roundabout bringing traffic from Great Yarmouth to Gorleston High Street. The development was also sited close to Gorleston Fire Station.

Members were also concerned regarding the loss of trees on site and that some of these were covered by a TPO and should therefore not be removed.

A Member was concerned regarding the proximity of the site to the port and the noise nuisance which arose from port operations which could affect future residents of this development.

A Member remarked that the design proposal reminded him of a prison block with a concrete exercise yard in the centre and asked where the children could safely play. Another Member reported that the nearest play area was Southtown Common and would require children to cross a very busy dual carriageway which was unacceptable in safety terms.

Mr Kelf & Ms Ellis, objectors, addressed the Committee and reported their concerns regarding the proposed development and asked that the application be refused.

Councillor Williamson, Ward Councillor, reported that he welcomed the development of the site but not this application especially the proposed six dwellings along High Road which would result in a tunnel effect to the street scene. This site was very important as it was the gateway to Gorleston and needed to be developed carefully and sympathetically.

Following a vote, it was

RESOLVED:-

That application number 06/16/0190/F be refused on the grounds of no open space, loss of trees including trees covered by TPO's, no houses fronting High Road to protect green space, highways issues resulting from the development as it is in close proximity to the major roundabout leading on to the High Street, over-development of the site, impact on the Conservation Area, no children's play area and parking to be sited at rear of the site and not in the middle.

6 APPLICATION NO 06-17-0681-F FORMER FLORIDA GROUP LTD BUILDING, BELLS MARSH ROAD, GORLESTON

The Committee received and considered the report from the Planning Manager.

The Senior Planning Officer reported that the application had been submitted by a Member of the Council in a personal capacity and the Member had taken no part in the Council's processing of the application.

The Senior Planning Officer reported the salient points of the application detailing the differences between the current application and an application that had previously been refused on flood and drainage grounds with a recommendation for refusal from the LPA and the LLFA.

It was reported that one of the changes that have been made to this application in comparison to the application previously refused is the raising the internal habitable floor levels the development. By proposing this it is assessed as safe for the lifetime of the development. There are areas of land within the vicinity that have been subject to approvals that have or have not been built out and, taking these into account it is deemed that there are not alternative sites within an area of less risk that would be suitable for this type of development, the Senior Planning Officer reported that the sequential and exemption tests are passed.

It was reported that the access to plots 1-7 will be from Bells Marsh Road with undercroft parking and forecourt parking to the frontage. The existing garages at Bells Marsh Road will be retained and are in separate ownership to the applicant. Plots 9 – 13 will share an access with the existing industrial unit and have designated parking areas within the site. There will be a loss of parking spaces at Bells Marsh Road as noted by objections to the application, the Senior Planning Officer reported that this, in the absence of objections from the Highways Authority, was not a reason to refuse the application. It was stated that the Highways Authority had no objections to the application or the shared access between the proposed residential and existing commercial uses.

In response to the objections from the nearby properties as to the existing uses and residential in relation to noise it was reported that Environmental Health were consulted on the application and have recommended a pre commencement condition is placed on the development to ensure that appropriate noise mitigation measures are in place. It was reported that EH were satisfied the uses could co-exist subject to this condition being imposed.

It was reported that the site is located within an area designated under the Core Strategy as land allocated for employment uses. The applicant had, as part of the previous application, submitted additional information which had satisfied Strategic Planning that policy CS6 had been complied with by the marketing of the site for a period in excess of 18 months and as such had complied with this policy and there are no strategic planning objections.

It was reported that amendments to windows had been made and that the overlooking to adjacent properties was not so significant to warrant a recommendation of refusal.

It was reported that the LPA have a 2.6 year housing land supply and that the application site is located within a sustainable development and, on balance, was recommended for approval.

RESOLVED:-

That application number 06/17/0681/F be approved. The permission shall contain all conditions as requested by consulted parties and all that were deemed necessary to ensure a satisfactory form of development as being compliant with the Local Plan policies and the National Planning Policy Framework referred to together with the habitats mitigation payment of £110 per dwelling.

7 APPLICATION NO 06-18-0601-F DAMGATE LANE MARTHAM

The Committee received and considered the report from the Planning Manager.

The Committee received further documentation from an objector which had been approved by the Chairman and Monitoring Officer prior to the commencement of the item.

The Senior Planning Officer reported that the application had been submitted by a Member of the Council in a personal capacity and the Member had taken no part in the Council's processing of the application.

The Senior Planning Officer reported that the proposal was a full application for the erection of 3 bungalows with associated curtilage and parking on an existing vacant site located on the east side of Damgate Lane, Martham, which was a largely residential area. The site is located to the North of Martham and outside the saved development limits of the 2001 Local Plan and in the emerging Local Plan 2.

The Senior Planning Officer reported that it was accepted that the application site was outside of the village development limits and therefore contrary to the adopted Borough Wide Local Plan 2001. However, this Local Plan policy was very dated and the site had been assessed as developable and deliverable and there were no other significant objections in planning terms to the development, subject to conditions to ensure an adequate form of development and submission of reserved matters.

The Senior Planning Officer reported that the development, as proposed, would be a boost to housing supply in accordance with paragraph 59 of the NPPF and the proposal conforms with a range of other relevant Local Plan

policies as detailed in the agenda report.

The Senior Planning Officer reported that no other significant harms were identified that were judged to outweigh the benefits arising from the need for housing, given that the Appropriate assessment had confirmed that there would be no significant adverse impact on Natura 2000 sites subject to the proposed mitigation.

The Senior Planning Officer reported that Anglian Water had confirmed that there were assets on the site which belonged to them. A pre-commencement meeting would be held between all parties to discuss. The proposed development would require land drainage consent in line with the Broads Drainage Boards bye-law number 3. It was also noted that there is a electricity cable running across part of the site.

The Senior Planning Officer reported that a number of objections had been received from local residents and Martham Parish Council citing the impact on the public & visual amenities, highway concerns regarding parking issues in Damgate Lane & Staithe Road, traffic and vehicular access and potential flood risks along Damgate Lane.

The Senior Planning Officer reported that Paragraph 177 of the NPPF stated that where an appropriate assessment was required, the presumption in favour of sustainable development (the "tilted balance") did not apply. The application of Paragraph 177 meant that even though it was accepted that there was not a five year supply of deliverable housing land in the Borough, the tilted balance did not apply.

Mr Les Fearn, objector, addressed the Committee and reiterated his concerns and requested that the Committee refuse the application due to highway safety and surface water flooding concerns.

Members raised concerns regarding the height differences between one side of Damgate Lane and the other side which was approximately 2.2 metres and the effect of this on drainage from the site and highway safety. The Senior Planning officer reported that Highways had requested offsite access to the development and road widening allowing cars to pass safely to protect free vehicular movement along Damgate Lane.

RESOLVED:-

That application number 06/18/0601/F be approved subject to the conditions requested by Highways, Anglian Water, Broads Drainage Boards and the payment of a contribution of £110 per unit towards the Council's Habitats Monitoring & Mitigation Programme. The proposal complied with the aims of Policies CS2, CS3, CS9, CS11 & CS14 of the Great Yarmouth Local Plan:Core Strategy and saved Policies HOU10 and HOU16 of the Great Yarmouth Borough-wide Local Plan.

8 APPLICATION NO 06-18-0224-F 20 ELMGROVE ROAD GORLESTON

The Committee received and considered the report from the Planning Manager.

The Senior Planning Officer reported that the proposal would involve the demolition of the garage and a conservatory that was on the side of 20 Elmgrove Road, Gorleston and the sub-division of the site into two roughly equal sized plots. the Senior Planning officer reported that the submitted design would not have a significant adverse effect on the character of the area and the street scene.

The Senior Planning Officer reported that the application indicated that there would be one off-road parking space to the front of the proposed dwelling. The Highways officer had raised no objection to the proposal.

The Senior Planning Officer reported that 13 neighbour objections had been received to the original application and 12 objections to the revised design citing parking, type of house, building disruption, and would be out of character in the area.

The Senior Planning Officer reported that a Shadow Habitats Regulations Assessment (SHRA) had been submitted and it was the assessment of the LPA, as competent authority, that any adverse effects of the development on Natura 2000 sites could be adequately mitigated for by a contribution to the habitats Monitoring & mitigation Strategy.

The Senior Planning Officer reported that the application was recommended for approval with conditions as requested.

Mrs Helen Skoyles, daughter-in-law of the applicant (deceased), addressed the Committee and asked that the Committee support the revised application.

A Member asked if there were any protected trees on the application site and voiced his concerns regarding this application as it was another example of "backland development" in the Borough.

RESOLVED:-

That application number 06/18/0224/F be approved subject to the conditions requested by Highways and the payment of a contribution of £110 towards the Council's Habitats Monitoring and Mitigation Programme. The proposal complied with the aims of Policies CS1, CS2, CS3, and CS11 of the Great Yarmouth Local Plan:Core Strategy and saved policies HOU7 and HOU17 of the Great Yarmouth Borough-wide Local Plan.

9 DELEGATED AND COMMITTEE DECISION LIST 1-28 FEBRUARY 2019

The Committee received and considered the report from the Planning Manager.

RESOLVED:-

That the Committee note the delegated and committee decision list for the period 1 - 28 February 2019.

10 OMBUDSMAN AND APPEAL DECISIONS

RESOLVED:-

That the Committee receive and note the appeal decision regarding application number 06/17/0485/F which was an officer delegated refusal and had been dismissed by the Planning Inspector.

11 ANY OTHER BUSINESS

A Member requested that all future agenda reports to include a site plan and accompanying proposal to assist them in their preparation for Committee.

12 EXCLUSION OF PUBLIC

The meeting ended at: 20:30

Reference: 06/18/0335/O

Parish: Burgh Castle

Officer: Mr G Clarke

Expiry Date: 05-04-2019

Applicant: Mrs Sawyer

Proposal: Terrace of four dwellings with car ports and parking

Site: land off Mill Road
Burgh Castle

REPORT

1 Background / History :-

- 1.1 The application site is an area of land on the western side of Mill Road, there is a terrace of four houses to the south west and land used as paddocks to the west and north. The site is outside but adjoining the Village Development Limit which runs along the boundary of the dwelling at the end of the terrace (Oaktree Cottage).
- 1.2 The site is overgrown and has one large tree and a number of small trees on it which will have to be removed if the development takes place, there is a line of five oak trees along the boundary with Oaktree Cottage that are subject to a Tree Preservation Order.
- 1.3 There has been a history of refusals for dwellings on the site with the last application being refused and an appeal dismissed in 1988 (06/87/0254/O), the application was refuse as the site was outside the development area in the South West Area Local Plan which was then in force.
- 1.4 The current proposal is for a terrace of four houses with four car ports sited between the houses and Oaktree Cottage and six parking spaces elsewhere on the site. The development will be served by a single vehicular access point towards the north eastern boundary of the site.

2 Consultations :-

- 2.1 Highways – No objection subject to standard highway conditions.
- 2.2 Parish Council – It was agreed to object to the application due to the splay at the entrance to the site being too small, major concerns on safety due Mill Road being very busy road. Over development of a small site. Also, there is no

footpath or street lighting and the current sewer service is inadequate. An exert from a previous planning enquiry was also highlighted which stated “NCC consider the site unacceptable for residential development and that further residential development in Burgh Castle should not be supported due to Highway amenity issues (few footpaths, and highway safety at Mill Road/Butt Lane junction).

2.3 Building Control – No adverse comments.

2.4 Trees Officer – No objection.

2.5 Neighbours – Five objections have been received, copies of which are attached. The main reasons for objection are too many houses, potential parking problems, road safety due to lack of pavements/street lighting and speed of traffic. Several comments suggest that one or two dwellings may be acceptable but a terrace of four dwellings is too much.

3 Policy :-

GREAT YARMOUTH LOCAL PLAN: CORE STRATEGY

3.1 POLICY CS1 – Focusing on a sustainable future

For the Borough of Great Yarmouth to be truly sustainable it has to be environmentally friendly, socially inclusive and economically vibrant not just for those who currently live, work and visit the borough, but for future generations to come. When considering development proposals, the Council will take a positive approach, working positively with applicants and other partners to jointly find solutions so that proposals that improve the economic, social and environmental conditions of the borough can be approved wherever possible.

To ensure the creation of sustainable communities, the Council will look favourably towards new development and investment that successfully contributes towards the delivery of:

- a) Sustainable growth, ensuring that new development is of a scale and in a location that complements the character and supports the function of individual settlements
- b) Mixed adaptable neighbourhoods, which provide choices and effectively meet the needs and aspirations of the local community
- c) Environmentally friendly neighbourhoods that are located and designed to help address and where possible mitigate the effects of climate change and minimise the risk of flooding
- d) A thriving local economy, flourishing local centres, sustainable tourism and an active port

- e) Safe, accessible places that promote healthy lifestyles and provide easy access for everyone to jobs, shops and community facilities by walking, cycling and public transport
- f) Distinctive places that embrace innovative, high quality urban design that reflects positive local characteristics and protects the borough's biodiversity, unique landscapes, built character and historic environment

Planning applications that accord with this policy and other policies within the Local Plan (and with policies in adopted Neighbourhood Plans, where relevant) will be approved without delay, unless other material considerations indicate otherwise. Where there are no policies relevant to the application or relevant policies are out of date at the time of making the decision then the Council will grant permission unless material considerations indicate otherwise, taking into account whether:

- Any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the National Planning Policy Framework taken as a whole
- Specific policies in that Framework indicate that development should be restricted

3.2 POLICY CS2 – Achieving sustainable growth

Growth within the borough must be delivered in a sustainable manner in accordance with Policy CS1 by balancing the delivery of new homes with new jobs and service provision, creating resilient, self-contained communities and reducing the need to travel. To help achieve sustainable growth the Council will:

- a) Ensure that new residential development is distributed according to the following settlement hierarchy, with a greater proportion of development in the larger and more sustainable settlements:
 - Approximately 35% of new development will take place in the borough's Main Towns at Gorleston-on-Sea and Great Yarmouth
 - Approximately 30% of new development will take place in the borough's Key Service Centres at Bradwell and Caister-on-Sea
 - Approximately 30% of new development will take place in the Primary Villages of Belton, Hemsby, Hopton on Sea, Ormesby St Margaret, Martham and Winterton-on-Sea
 - Approximately 5% of new development will take place in the Secondary and Tertiary Villages named in the settlement hierarchy
 - In the countryside, development will be limited to conversions/replacement dwellings/buildings and schemes that help to meet rural needs
- b) To ensure compliance with Policy CS11, the proportions of development set out in criterion a) may need to be further refined following additional work on the impact of visitor pressures on Natura 2000 sites

- c) Ensure that new commercial development for employment, retail and tourism uses is distributed in accordance with Policies CS6, CS7, CS8 and CS16
- d) Promote the development of two key strategic mixed-use development sites: the Great Yarmouth Waterfront area (Policy CS17) and the Beacon Park extension, south Bradwell (Policy CS18)
- e) Encourage the reuse of previously developed land and existing buildings

To ensure that the Council delivers its housing target, the distribution of development may need to be flexibly applied, within the overall context of seeking to ensure that the majority of new housing is developed in the Main Towns and Key Service Centres where appropriate and consistent with other policies in this plan. Any changes to the distribution will be clearly evidenced and monitored through the Annual Monitoring Report.

3.3 Policy CS11 – Enhancing the natural environment

The Council will work with other partner authorities and agencies to improve the borough's natural environment and avoid any harmful impacts of development on its biodiversity, geodiversity, landscape assets, priority habitats and species. This will be achieved by:

- a) Conserving and enhancing designated nature conservation sites, including Sites of Special Scientific Interest (SSSIs), Special Protected Areas (SPAs), Marine SPAs, Special Areas of Conservation (SAC), RAMSAR sites, National Nature Reserves, Local Nature Reserves Norfolk County Wildlife Sites and Norfolk County Geodiversity Sites
- b) Working in partnership with relevant nature conservation organisations to ensure that protected species, such as Little Terns, are adequately protected from any adverse effects of new development. This includes the preparation of the Natura 2000 Sites Monitoring and Mitigation Strategy and ensuring assessment of development proposals in the vicinity of the colonies
- c) Relevant development will be required to deliver the mitigation measures identified in the Natura 2000 Sites Monitoring and Mitigation Strategy. This document is being prepared and will secure the measures identified in the Habitat Regulations Assessment which are necessary to prevent adverse effects on European wildlife sites vulnerable to impacts from visitors
- d) Ensuring that the Norfolk Coast Area of Outstanding Natural Beauty (AONB), the Broads and their settings are protected and enhanced
- e) Safeguarding and where possible enhancing the borough's wider landscape character, in accordance with the findings of the borough's and the Broads Authority's Landscape Character Assessment

- f) Improving the borough's ecological network and protecting habitats from fragmentation by working with our partners to:
- create coastal habitats, including those along developed stretches
 - enhance and protect the quality of the habitats, including buffering from adverse impacts
- g) Ensuring that all new development takes measures to avoid or reduce adverse impacts on existing biodiversity and geodiversity assets. Where adverse impacts are unavoidable, suitable measures will be required to mitigate any adverse impacts. Where mitigation is not possible, the Council will require that full compensatory provision be made
- h) Ensuring that all new development appropriately contributes to the creation of biodiversity and/or geodiversity features through the use of landscaping, building and construction features, sustainable drainage systems and geological exposures
- i) Further developing public understanding of biodiversity and geodiversity and where appropriate, enabling greater public access to any notable biodiversity and/or geodiversity assets
- j) Protecting and where possible enhancing the quality of the borough's resources, including inland and coastal water resources and high quality agricultural land, in accordance with Policy CS12
- k) Working with developers and landowners to ensure land management practices protect and enhance landscapes and to restore landscapes where valued features and habitats have been degraded or lost
- l) Identifying and where appropriate reassessing the locations of strategic gaps to help retain the separate identity and character of settlements in close proximity to each other
- m) Identifying and where appropriate reassessing the locations of local green spaces to help protect open spaces that are demonstrably special to a local community and hold a particular local significance.

3.4 Interim Housing Land Supply Policy

This policy only applies when the Council's Five-Year Housing Land Supply utilises sites identified in the Strategic Housing Land Availability Assessment.

New housing development may be deemed acceptable outside, but adjacent to existing Urban Areas or Village Development Limits providing the following criteria, where relevant to the development, have been satisfactorily addressed:

- a) The scale of the development is appropriate to the size, character and role of the settlement as indicated in the settlement hierarchy and the level of housing

proposed in any one settlement is generally in accordance with the level of housing proposed in emerging Policy CS2.

- b) The proposed mix of housing sizes, types and tenures reflect local housing requirements in accordance with the latest Strategic Housing Market Assessment, this may include self-build schemes and lower density housing.
- c) At least 10% or 20% affordable housing depending on the affordable housing sub-market area is proposed unless exceptional circumstances can be demonstrated i.e. the proposal would result in the significant regeneration of a brownfield site.
- d) The townscape and historic character of the area including designated heritage assets are conserved and enhanced. The final design should appropriately respond to and draw inspiration from distinctive local natural and built characteristics such as scale, form, massing and materials.
- e) The proposed density and layout is appropriate and reflects the character and appearance of the surrounding area. Where 'higher' densities are proposed these will only be permitted if potential impacts have been mitigated by a well thought-out design.
- f) A sequential approach has been taken to steer development to areas with the lowest probability of flooding, where this is not consistent with sustainability objectives (as set out in the Exception test) a Flood Risk Assessment should be provided incorporating appropriate mitigation measures, including emergency and evacuation plans.
- g) Measures have been taken to avoid reductions in water quality and ensure that adequate foul water capacity is available to serve the development.
- h) Measures have been taken to avoid or reduce adverse impacts on existing biodiversity and geodiversity assets. Where adverse impacts are unavoidable, suitable measures will be required to mitigate any adverse impacts. Where mitigation is not possible, the Council will require that full compensatory provision be made.
- i) The landscape character of the surrounding area is conserved and enhanced, especially where the proposed development is in close proximity to an important landscape area, such as the Broads or the Norfolk Coast Area of Outstanding Natural Beauty. It is advisable that schemes in close proximity to the Broads also seek pre-application design advice from the Broads Authority.
- j) The proposed development creates a safe and accessible environment that offers convenient access to key facilities and public transport.
- k) The strategic and local road network can accommodate the proposed development without obstructing existing pedestrian and vehicular movements or negatively impacting upon public safety.

- l) The development, having regard to other committed developments, would not be constrained by the need for significant off-site infrastructure which is not planned or funded.
- m) The proposed development fulfils the day-to-day needs of residents and visitors including the provision of suitable private and communal open space, provision of sufficient car parking, planning for cycle storage and ensuring appropriate waste and recycling facilities are provided.
- n) The proposal is demonstrated to be deliverable and viable, having regard to necessary contributions towards infrastructure, service provision and affordable housing, and the intention to develop is demonstrated by the applicant. To maximise housing delivery the Council will seek to ensure that the development commences within 2 years of planning permission being granted.

4 Local finance considerations : -

- 4.1 Under Section 70(2) of the Town and Country Planning Act 1990 the council is required, when determining planning applications, to have regard to any local finance considerations so far as they are material to the application. Local finance considerations are defined as a government grant, such as new homes bonus or the Community Infrastructure Levy. It is noted that the Borough of Great Yarmouth does not have the Community Infrastructure Levy. Whether or not a local finance consideration is material to a particular decision will depend on whether it could help to make the development acceptable in planning terms. It would not be appropriate to make a decision on the potential for the development to raise money for a local authority. In this case local finance considerations are not considered to make the development more acceptable.

5 Assessment :-

- 5.1 The application has been on hold awaiting the submission of a Shadow Habitats Regulations Assessment (SHRA) to determine whether the application will be likely to have significant effects on one or more Natura 2000 sites. Permission may only be granted if it is determined that the application will not adversely affect the integrity of any Natura 2000 site. A SHRA has now been submitted and it is the assessment of the Local Planning Authority, as Competent Authority, that any adverse effects of the development on Natura 2000 sites can be adequately mitigated for by a contribution to the Habitats Monitoring and Mitigation Strategy and the applicant has paid a contribution of £110 per dwelling towards the Council's Monitoring and Mitigation Programme. This assessment is made having taken into account both the direct and cumulative effects that the site may have in terms of recreational pressures on any Natura 2000 sites.
- 5.2 An important factor when determining applications is whether a Local Authority has the ability to demonstrate a 5-year housing land supply. If a Local Planning Authority cannot show that they are meeting this requirement, their policies with regards to residential development will be considered to be out of date. There is currently a housing land supply of 2.6 years (2018/19).

- 5.3 The site is outside but adjoins the Village Development Limit and as such the site may be considered as being suitable for development subject to the scale of the proposal being appropriate for the area and there not being any significant adverse effects on the character of the area or the amenities of the occupiers of nearby dwellings.
- 5.4 The application has been submitted in outline form with the access, layout and scale to be considered at this stage leaving the appearance of the development to be considered at the detailed stage if the principle of development is accepted.
- 5.5 The nearest dwellings to the site are the terrace of four houses to the south west and a detached house on the opposite side of the road (Fenside), the proposed houses will be set back on from the road frontage by approximately 16 metres and the nearest part of the end house will be approximately 9 metres from the boundary with Oaktree Cottage. There are no windows in the end elevation of the proposed house so there will not be any direct overlooking of Oaktree Cottage and the house is far enough away so as to not have any effect on light or outlook to that property.
- 5.6 The main concerns regarding the proposed development are over-development, potential parking problems and highway safety due to lack of pavements and street lighting and the speed of traffic along Mill Road.
- 5.7 The application site has a road frontage of 46 metres and a depth of 31 metres, the frontage of the adjoining terrace is approximately 38 metres including the large side garden to Oaktree Cottage. These older houses have much longer gardens but the proposed development site has a wider frontage and the dwellings will have adequate amenity space by modern standards and will not look out of place, being built next to an existing terrace of houses.
- 5.8 There is parking within the site for 10 cars which allows for two spaces per dwelling and two visitor spaces, there is also room within the site for delivery vehicles to park rather than having to stop on the road. The vehicular access has been sited towards the north eastern end of the site to allow visibility splays to be provided that will conform with the highway standard.
- 5.9 It has been suggested that the site may be suitable for one or two dwellings rather than the four proposed but any problems due to a lack of pavement or street lighting on this stretch of the road would be the same however many dwellings were built. The Highways Officer has no objections to the development on the grounds of highway safety subject to visibility and parking being provided in accordance with requested conditions, so it would be difficult to justify a refusal on highway grounds.
- 5.10 There is a line of 5 oak trees along the southern boundary of the site with Oaktree Cottage which will be retained, within the site there is one large sycamore tree which is close to the line of oak trees and a number of small trees. The sycamore and the other trees within the site will have to be removed to allow the development to take place, the trees are not of any great amenity value and their

removal will not cause any significant harm to the character of the area. The Trees Officer has looked at the tree survey submitted with the application and is satisfied that the development will not harm the TPO trees.

- 5.11 Taking the above into account and the lack of a five-year land supply it is considered that it would be difficult to justify refusal of the application and the recommendation is to approve.

6 RECOMMENDATION :-

- 6.1 Approve – the proposal complies with Policies CS1, CS2 & CS11 of the Great Yarmouth Local Plan: Core Strategy and the Interim Housing Supply Policy.

Elaine Helsdon

ACK 15/8/18

S

From: Terry Blyth <tebyjb@gmail.com>
Sent: 10 August 2018 15:20
To: plan
Subject: For Dean Minns please

RE 06/18/0335/O

Thank you for your courtesy note of August 8th.

Putting to one side whether or not this falls outside the Planning Zone; I only have one key objection.

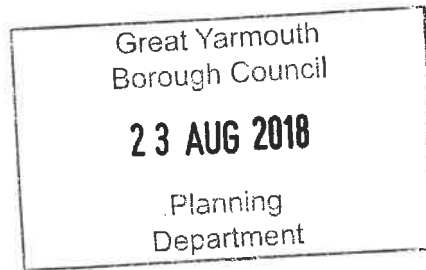
The parking and safety issues tied to the narrow Mill Road. From memory 4 homes, nationally, equates to 6 cars, ignoring visitors and services. By definition this means parking on Mill Road. Looking at the revised site layout, visibility seems very very restricted exiting the site.

I strongly believe this is a serious safety issue.

I cannot decipher from the on-line plan; what are the oblong blocks in a row, at the bottom left of the plan adjacent to Mill Road please?

Thankyou
Terry E Blyth
5 Oaklands Drive
Burgh Castle
NR319GR

01493782120



Valhalla, Mill Road,

Burgh Castle,

Great Yarmouth NR31 9QS

22 August 2018

Planning Services Development Control

Town Hall, Hall Plain,

Great Yarmouth, Norfolk NR30 2QF

PLANNING APPLICATION – 06/18/0335/0. LOCATION – Mill road (Land off) Burgh Castle.

PLEASE READ:-

Dear Mr. Dean Minns,

I feel that there has been a complete disregard of the contents of my last letter, along with those of other neighbours that have written to you with their views regarding the above planning application. Therefore, I have added the recent contents of my last letter for the applicant to read and to contemplate! Again, I shall repeat why I feel that this application is unsuitable.

Firstly, let me address the latest application. Personally, I think it is even more ridiculous than the first application to have 4 terraced houses CRAMMED on such a small plot & that home owner's cars now has to go past the front of its neighbour's windows to park at the back of the properties. Who would want to see their neighbours driving passing past the front of their windows to get access to the back of the garages at the back of the properties? This does not give any privacy whatsoever, but rather invasive. Has anyone considered the ramification of these houses? What do I mean by this? The four proposed properties will consist of 2 cars plus per household; that means that the site will become like a car park to provide for a maximum of 8 cars for the for the four dwellings.

Any visitors/van deliveries and additional home owner's cars will have to park on a busy main road, which reduces visibility to oncoming traffic. It is already difficult for any HGV Lorries/farm machinery/tractors and caravan transporters to pass side by side along this particular section of Mill road which increases the risks of potential accidents. This is an accident waiting to happen & I feel concerns for safety on this matter should be addressed and not ignored. Again, I shall emphasis the dangers & risks to pedestrians & cyclists i.e. – no pavements or street lighting. Surely it would be more appropriate and safer for the site

to have 2 houses or bungalows erected, or does greed become more important than any safety aspects?

Yours sincerely

Mr. Richard Jenner, Mrs Mandy Jenner, & Mr. Jamie Jenner.

PREVIOUS SUBMITTED LETTER

I am writing to strongly object to the proposed 4 starter homes adjacent to our land at Robin's Rest, Mill Road, and Burgh Castle.

Robin's Rest was purchased approximately 10 months ago for the welfare of our livestock, providing them with security & protection. The proposed planning site runs along one side of our adjoining boundary & also to the boundary at the back of it. This increases our concerns for our animals, although a 6ft fence may have been expressed prior to planning?

Having observed the building plans to these cramped starter homes; the layout of the garden spaces or rather lack of, are extremely small that do not fit proportionally to family requirements. We feel that the 4 proposed family 'starter' homes, that being of families with children is definitely not a safe environment or location along Mill Road.

We have lived at our current address for 34 yrs & have seen some drastic changes to the traffic that uses Mill Rd from adjoining villages, the A143 & Gapton Hall roundabout & estate. The road has become increasingly busy, via use of transportation of caravan mobile homes, HGV'S & P. D. Hooks Poultry lorries & also where cars ignore the speed regulations. Police & voluntary traffic surveyors are unable to control traffic speed, & cannot be on site to catch the offenders using the road as a speed track. My husband was struck by a car's wing mirror 2 yrs ago and the driver did not stop, although the car following from behind did.

He did so, because he had witnessed the accident and checked to see if my husband was ok? Unfortunately, neither got the vehicle's registration plate, but it was reported to the Police. Again, my 2 sons have also been knocked off their bicycles whilst cycling to school on two different occasions. This highlights the hazards of this road. Besides adding to the dangers, there are no safe footpaths put in place or street lighting.

If these proposed starter homes are aimed & directed to young people & families, then a suitable site is required for them to have use of amenities & recreational needs in the coming future. The development sites at Meadows End, & surrounding areas of Bradwell delivers this. Here thousands of homes are now being built & in the coming years for expanding communities. (Approx. 1 mile away).

We noted that the applicate of the 4 starter homes have used the planning application that of Sunnydale for the build of a luxury house adjacent to our land/field to give relevance and justification to this planning application. However, I must point out that there was an old cottage already standing on the site which has now been demolished to allow for the new lavish build at Sunnyside.

To conclude with, we understand that the site may be possibly developed, but do not wish to see it over developed on such a small area of ground. We raise the thought of 1or 2 homes/retirement to be could be considered in the future?

Yours sincerely,

Mr Richard Jenner – proprietor of Robins Rest

Mrs Mandy Jenner – proprietor of Robins Rest

Jamie Jenner - proprietor of Robins Rest

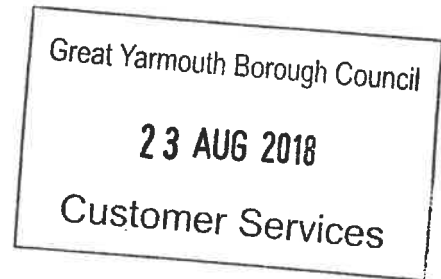
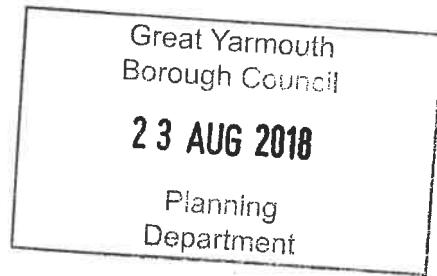
3 of 3

ACK 24/8/18

S

Oak Cottage
Mill Road
Burgh Castle
Great Yarmouth
Norfolk
NR31 9QS

20th August 2018



Dear Sirs

Re: Planning Application 06/18/0335/O

We are writing again to strongly object to the amended planning application on Mill Road as we detailed in our first letter. This amended plan still has all the associated problems as the first plan, overdevelopment of the site, poor visibility exiting the site and still potential for extra noise and blocking the light and overlooking our garden.

This is not a suitable road for starter homes and we hope the planners have the vision to see this as well.

Yours sincerely
Gary and Kirstie Newman

Application Reference 06/18/0335/0

Attachments

Invalid Consultee Comment? ☐Copy to existing Consultee? ☐

Name Mr and Mrs Saunders

Address Orchard house

Beccles Road

St Olaves

Norfolk

Post Code NR31 9HD

Telephone 01493 488622

Email Address cassheetmetal@btconnect.com

For or Against OBJ Object

Speak at Committee

Please note our last letter of objection. I cannot believe that all the letters previous about developing this site have been totally ignored, and everyone is having to repeat themselves. Clearly the site would be suitable for development of 1 or 2 new homes, With plenty of garden and parking for not only the owners, but visitors as well. You only have to look at the new Bluebird meadow parking issues and listen to residents about the arguments and fights over parking. Hopefully these issues will be thought about before granting planning permission.

Regards

Mr and Mrs Saunders (Sunnydale)

Date Entered 26-08-2018

Internet Reference OWPC1873

Jill K. Smith

From: Jasmine Shephard <jazzypop39@aol.co.uk>
Sent: 30 August 2018 11:58
To: plan
Subject: Planning reference: 06/18/0335/O

Dear Sir/Madam,

Having reviewed the revised plans for the above application, we still consider this to be too much for the size of the plot. The road is not safe for the young families who these properties are aimed at. There are no footpaths to the bus stops or street lighting. We still are of the same opinion as my previous email.

Kind regards,

Neil French and Jasmine Shephard

Tree BS:5837 Canopy Spread

Tree BS:5837 Category A-RPA

Tree BS:5837 Category B-RPA

Tree BS:5837 Category C-RPA





Great Yarmouth Borough Council

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

Mapping Browser Export

1:1,250

Reference: 06/19/0048/F

Parish: Gorleston
Officer: Mr G Clarke
Expiry Date: 05-04-2019

Applicant: Hollowdale Homes

Proposal: Construction of a two-bedroom bungalow with vehicular parking/turning space.

Site: land between 7 & 12 Cotoneaster Court
Gorleston

REPORT

1 Background / History :-

- 1.1 The application site is an area of open space to the east of the parking and turning area that serves the western end of Cotoneaster Court, the area is mostly grassed with hedges, shrubs and a small tree to the east, west and south boundaries. The northern boundary is open and adjoins a footpath that serves the bungalows on Cotoneaster Court to the north and west, there are houses on Cherry Road adjoining the southern boundary.
- 1.2 The site is shown as an open area of land on the original layout for the development and appears to have been maintained by the Council (there is a standard Council 'No ball games' sign on the grassed area) but the land does not belong to the Council and is privately owned. The site is currently enclosed by temporary fencing and is not available for public use.
- 1.3 In 2018 a planning application was refused for a three-bedroom bungalow with an integral garage with vehicular access from the turning/parking area (06/18/0029/F), the reasons for refusal were loss of open space, effect on the outlook from the dwellings to the north and loss of parking space for existing dwellings. A subsequent appeal was dismissed but mainly on the grounds that the proposed bungalow was too large and that a three-bedroom bungalow would generate the need for more than one car parking space resulting in a loss of parking space in the adjacent turning head.
- 1.4 The current proposal is for a smaller two-bedroom bungalow without a garage that leaves more space around the dwelling.

2 Consultations :-

- 2.1 Highways - no objections subject to conditions.
- 2.2 Building Control - no adverse comments.

- 2.3 Neighbours - five objections have been received and one comment from 8 Cotoneaster Court that they would have no objection subject to yellow lines being provided on the north eastern side of the road leading into the Court. The main reasons for objection are based on potential parking problems and loss of the open space.

3 Policy :-

GREAT YARMOUTH LOCAL PLAN: CORE STRATEGY

3.1 POLICY CS1 – Focusing on a sustainable future

For the Borough of Great Yarmouth to be truly sustainable it has to be environmentally friendly, socially inclusive and economically vibrant not just for those who currently live, work and visit the borough, but for future generations to come. When considering development proposals, the Council will take a positive approach, working positively with applicants and other partners to jointly find solutions so that proposals that improve the economic, social and environmental conditions of the borough can be approved wherever possible.

To ensure the creation of sustainable communities, the Council will look favourably towards new development and investment that successfully contributes towards the delivery of:

- a) Sustainable growth, ensuring that new development is of a scale and in a location that complements the character and supports the function of individual settlements
- b) Mixed adaptable neighbourhoods, which provide choices and effectively meet the needs and aspirations of the local community
- c) Environmentally friendly neighbourhoods that are located and designed to help address and where possible mitigate the effects of climate change and minimise the risk of flooding
- d) A thriving local economy, flourishing local centres, sustainable tourism and an active port
- e) Safe, accessible places that promote healthy lifestyles and provide easy access for everyone to jobs, shops and community facilities by walking, cycling and public transport
- f) Distinctive places that embrace innovative, high quality urban design that reflects positive local characteristics and protects the borough's biodiversity, unique landscapes, built character and historic environment

Planning applications that accord with this policy and other policies within the Local Plan (and with policies in adopted Neighbourhood Plans, where relevant) will be approved without delay, unless other material considerations indicate otherwise. Where there are no policies relevant to the application or relevant

policies are out of date at the time of making the decision then the Council will grant permission unless material considerations indicate otherwise, taking into account whether:

- Any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the National Planning Policy Framework taken as a whole
- Specific policies in that Framework indicate that development should be restricted

3.2 Policy CS11 – Enhancing the natural environment

The Council will work with other partner authorities and agencies to improve the borough's natural environment and avoid any harmful impacts of development on its biodiversity, geodiversity, landscape assets, priority habitats and species. This will be achieved by:

- a) Conserving and enhancing designated nature conservation sites, including Sites of Special Scientific Interest (SSSIs), Special Protected Areas (SPAs), Marine SPAs, Special Areas of Conservation (SAC), RAMSAR sites, National Nature Reserves, Local Nature Reserves Norfolk County Wildlife Sites and Norfolk County Geodiversity Sites
- b) Working in partnership with relevant nature conservation organisations to ensure that protected species, such as Little Terns, are adequately protected from any adverse effects of new development. This includes the preparation of the Natura 2000 Sites Monitoring and Mitigation Strategy and ensuring assessment of development proposals in the vicinity of the colonies
- c) Relevant development will be required to deliver the mitigation measures identified in the Natura 2000 Sites Monitoring and Mitigation Strategy. This document is being prepared and will secure the measures identified in the Habitat Regulations Assessment which are necessary to prevent adverse effects on European wildlife sites vulnerable to impacts from visitors
- d) Ensuring that the Norfolk Coast Area of Outstanding Natural Beauty (AONB), the Broads and their settings are protected and enhanced
- e) Safeguarding and where possible enhancing the borough's wider landscape character, in accordance with the findings of the borough's and the Broads Authority's Landscape Character Assessment
- f) Improving the borough's ecological network and protecting habitats from fragmentation by working with our partners to:
 - create coastal habitats, including those along developed stretches
 - enhance and protect the quality of the habitats, including buffering from adverse impacts

- g) Ensuring that all new development takes measures to avoid or reduce adverse impacts on existing biodiversity and geodiversity assets. Where adverse impacts are unavoidable, suitable measures will be required to mitigate any adverse impacts. Where mitigation is not possible, the Council will require that full compensatory provision be made
- h) Ensuring that all new development appropriately contributes to the creation of biodiversity and/or geodiversity features through the use of landscaping, building and construction features, sustainable drainage systems and geological exposures
- i) Further developing public understanding of biodiversity and geodiversity and where appropriate, enabling greater public access to any notable biodiversity and/or geodiversity assets
- j) Protecting and where possible enhancing the quality of the borough's resources, including inland and coastal water resources and high quality agricultural land, in accordance with Policy CS12
- k) Working with developers and landowners to ensure land management practices protect and enhance landscapes and to restore landscapes where valued features and habitats have been degraded or lost
- l) Identifying and where appropriate reassessing the locations of strategic gaps to help retain the separate identity and character of settlements in close proximity to each other
- m) Identifying and where appropriate reassessing the locations of local green spaces to help protect open spaces that are demonstrably special to a local community and hold a particular local significance.

3.3 Saved Great Yarmouth Borough-Wide Local Plan Policies

The Great Yarmouth Borough Wide Local Plan was adopted in 2001 and the most relevant policies were 'saved' in 2007 and assessed again in January 2016. An assessment of policies was made during the adoption of the Core Strategy in December 2015 and these policies remain saved following the assessment and adoption. The Saved Policy listed has been assessed as being in general conformity with the NPPF and add further information to the policies in the NPPF, while not contradicting it. These policies hold the greatest weight in the determining of planning applications.

3.4 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.

4 Local finance considerations:-

- 4.1 Under Section 70(2) of the Town and Country Planning Act 1990 the council is required, when determining planning applications, to have regard to any local finance considerations so far as they are material to the application. Local finance considerations are defined as a government grant, such as new homes bonus or the Community Infrastructure Levy. It is noted that the Borough of Great Yarmouth does not have the Community Infrastructure Levy. Whether or not a local finance consideration is material to a particular decision will depend on whether it could help to make the development acceptable in planning terms. It would not be appropriate to make a decision on the potential for the development to raise money for a local authority. In this case local finance considerations are not considered to make the development more acceptable.

5 Assessment :-

- 5.1 The application site has been used as an area of open space since the surrounding development was built, it has always been in private ownership and has never belonged to the Council although it appears to have been maintained by the Council until purchased by the present owner who has erected temporary fencing around the site.
- 5.2 The previous proposal was for a three-bedroom bungalow with integral garage which had an external floor area of 147.63 sq. metres, the current proposal is for a two bedroom bungalow without a garage having a floor area of 99.78 sq.m. The floor area of the proposed bungalow will be 47.85 sq.m less than the previous proposal giving more space around the dwelling and providing a bungalow closer in size to the existing development nearby.
- 5.3 In the appeal decision the Inspector concluded that residential development on the site would be appropriate in principle but the size of the bungalow would have an adverse effect on the character and appearance of the area and the living conditions of nearby occupiers. The current application is for a two-bedroom bungalow that is two thirds the size of the previous design giving more space around the building and providing a similar curtilage to the nearby bungalows. The vehicular access will result in the loss of parking space in the turning head but there is no objection from Highways so a refusal on the grounds of loss of parking would be difficult to sustain.
- 5.4 The application has been on hold awaiting the submission of a Shadow Habitats Regulations Assessment (SHRA) to determine whether the application will be likely to have significant effects on one or more Natura 2000 sites. Permission may only be granted if it is determined that the application will not adversely affect the integrity of any Natura 2000 site. A SHRA has now been submitted and it is the assessment of the Local Planning Authority, as Competent Authority, that any adverse effects of the development on Natura 2000 sites can be adequately mitigated for by a contribution to the Habitats Monitoring and Mitigation Strategy. This assessment is made having taken into account both the direct and cumulative effects that the site may have in terms of recreational pressures on any Natura 2000 sites.
- 5.5 Taking into account the Inspector's conclusion that some form of residential development would be acceptable and the lack of a highway objection it is considered that it would be difficult to justify refusal of the current proposal.

RECOMMENDATION :-

Approve – the proposal complies with the aims of Policies CS1 & CS11 of the Great Yarmouth Local Plan: Core Strategy and saved Policy HOU11 of the Great Yarmouth Borough-Wide Local Plan.

Application Reference 06/19/0048/F

Attachments

Invalid Consultee Comment? ☐Copy to existing Consultee? ☐F
96

Name Andrew M Wemyss

Address 68 Marine Parade

Gorleston-On-Sea

Norfolk

Post Code NR31 6EZ

Telephone 07747797821

Email Address mikeonsear@hotmail.com

For or Against OBJ Object

Speak at Committee

The same criteria still exist whether it is a 2 bed property or as originally planned 3 bed (although I have not had a chance to see the plans I suspect that the footprint will be the same as the 3 bed proposal but with bed room 3 now designated as a dinning room)

My Mother who lives at 14 Cotoneaster is disabled and relies on the Centre 81 bus service for general transport and NHS ambulance for hospital visits night and day, The court is already very congested by cars due to the houses to the East of Mums that do not have vehicle access outside their houses and the only place they can park is at the top of the court where the proposed new house would be and its driveway, this would mean the original householders

Date Entered 04-02-2019

Internet Reference OWPC2518

Application Reference 06/19/0048/F Attachments

Invalid Consultee Comment? ☐Copy to existing Consultee? ☐

Name Andrew M Wemyss

Address 68 Marine Parade

Gorleston-On-Sea

Norfolk

Post Code NR31 6EZ

Telephone 0774779782

Email Address mikeonsea@hotmail.com

For or Against OBJ Object

Speak at Committee

would lose the only parking spaces they have available apart from a few spaces on the close entrance, this would cause major access problems for the centre 81 bus and emergency vehicles Ambulance and fire service, if they needed to gain access in the case of fire or medical emergency.

I believe that this land was never intended to have any property built on it and should not of been sold off by the council in the first place, it has stood as green space for 40 plus years with its wildlife being a great asset to the area.

In conclusion I do not see any difference from the original planning application that was rightly turned down previously

Date Entered 04-02-2019

Internet Reference OWPC2518

Application Reference 06/19/0048/F Attachments

Invalid Consultee Comment? ☐Copy to existing Consultee? ☐

Name Andrew M Wemyss

Address 68 Marine Parade

Gorleston-On-Sea

Norfolk

Post Code NR31 6EZ

Telephone 07747797821

Email Address mikeonsea@hotmail.com

For or Against OBJ Object

Speak at Committee

I believe that this land was never intended to have any property built on it and should not of been sold off by the council in the first place, it has stood as green space for 40 plus years with its wildlife being a great asset to the area.

In conclusion I do not see any difference from the original planning application that was rightly turned down previously by the local planning department, the profit of a property developer should not be given precedence over the quality of life for the current residents of the court some who have lived on the court for 40+ years,

One more property here is one to many!

Date Entered 04-02-2019

Internet Reference OWPC2518

96.
Mr David & Mrs Tracey Borgenvik
8 Cotoneaster Court
Gorleston
Great Yarmouth
Norfolk
NR31 8EH

10th February 2019

Dear Sir/Madam,

Application No: 06/19/0048/F

With regards to the proposal of constructing a 2 bedroom bungalow with vehicular parking/turning space, we are writing to express our view.

As our property is without parking and we rely on the road spaces available, we had originally stated that we would lose these spaces to which the application was declined.

We will now accept the bungalow to be constructed on the grounds that double yellow lines can be painted on the right hand side as you drive into the road. This will allow more cars to be parked on the left instead of only 2 on the right hand side. This small section of parking on the right is used by resident's that live on Cherry Road and they have driveways.

We do not have any objection providing that there can be some compromise from both parties, otherwise we will object to the bungalow being built.

Yours faithfully,

David & Tracey Borgenvik

Application	06/19/0048/F
Name	Mark Faithfull
Address	58 The Street Lound NR325LR
Telephone	07857174534
Email	mark.faithfull@btinternet.com
Response	OBJ Object
Speak	No
Comments	<div> Development of this plot will create parking problems for the existing vehicles on this quiet cul-de-sac as it will remove several vital parking spots for the current residents. It will also add intrusive traffic volumes to those on the access route. In addition, it will remove an important green space and it will intrude on the neighbours opposite, who were entitled to expect that this space </div>
Change Type	<input type="text" value=""/>
OWPC2578	<input type="button" value="Transfer"/> <input type="button" value="Delete or Invalidate"/> <input type="text" value=""/> <input type="button" value="Delete/Invalidate"/>

58 The	<input type="text" value=""/>	<input type="button" value="Find Consultee"/>	<input type="button" value="Show All Consultees"/>
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Development of this plot will create parking problems for the existing vehicles on this quiet cul-de-sac as it will remove several vital parking spots for the current residents. It will also add intrusive traffic volumes to those on the access route. In addition, it will remove an important green space and it will intrude on the neighbours opposite, who were entitled to expect that this space (because it is not suitable as a building plot) would remain undeveloped

Application Reference 06/19/0048/F

Attachments

Invalid Consultee Comment? ☐Copy to existing Consultee? ☐

Name Mr Christopher Wilkinson and Miss Gemma B

Address 16 Cherry Road

Gorleston

Great Yarmouth

Norfolk

Post Code NR31 8EB

Telephone 07990554374

Email Address chrswilkinson2@ntlworld.com

For or Against OBJ Object

Speak at Committee

1. The piece of land is currently used as an open garden area/amenity space for all local occupants to enjoy. The land has developed trees & wild flowers which attract many species of birds & butterflies, together with a large assortment of other creatures. These will be lost if the development goes ahead (loss of enjoyment for all). When you look at the development proposal it appears to cover the 460sqm and there appears to be no plan to re-instate any trees which would have to be removed.

2. The application for the plan states that rain water would be into soak away. I own a property that backs onto the proposal and I have concerns that any such soak away close to my fence and property borders could after a period of time cause

Date Entered 21-02-2019

Internet Reference OWPC2678

Application Reference 06/19/0048/F

Attachments

Invalid Consultee Comment? ☐Copy to existing Consultee? ☐

Name Mr Christopher Wilkinson and Miss Gemma B

Address 16 Cherry Road

Gorleston

Great Yarmouth

Norfolk

Post Code NR31 8EB

Telephone 07990554374

Email Address chriswilkinson2@ntlworld.com

For or Against OBJ Object

Speak at Committee

movement and subsidence. Where would the responsibility lay if this was to happen - the developer or the planning department who gave it permission? Perhaps you could respond to me on this point.

3. We understand the need for more housing, however there is massive development on the old Claydon High School Site, The Arches Pub (5 bungalows), 4 or 5 new properties at the Tesco Convenience Store Site in Bradwell, not forgetting the Persimmon Site at Bluebell Meadow & further development by M H King. Is there a need for the council to sell this small plot for development?

Date Entered 21-02-2019

Internet Reference OWPC2678

Application Reference 06/19/0048/F

Attachments

Invalid Consultee Comment? ☐Copy to existing Consultee? ☐

Name Mrs Patricia Wemyss

Address 14 Cotoneaster Court

Gorleston-On-Sea

Norfolk

Post Code

Telephone 01493 662464

Email Address patriciewemyss23@gmail.com

For or Against OBJ Object

Speak at Committee

I am a disabled 83 year old women I rely heavily on transport by the centre 81 mini bus and NHS ambulance service for hospital visits, if another property were to built in the court which would take away parking for the houses to the east of mine that do not have parking outside their houses the court would be so congested that it would be impossible for larger (ambulance and centre 81 mini bus) vehicles to gain access to my property this would lead me to lose my independence and also risk that I may not be able to be attended in the case of a medical emergency. the green space that has stood for 40 years is a magical area full of birds and other wonderful wildlife including bats which I often watch at dusk, to build on this open land would be criminal, and a blight on our fantastic Court with its great friendship where everybody helps and looks out for each other.

Date Entered 25-02-2019

Internet Reference OWPC2718

Application Reference 06/19/0048/F

Attachments

Invalid Consultee Comment? ☐Copy to existing Consultee? ☐

Name Mrs Patricia Wemyss

Address 14 Coloneaster Court

Gorleston-On-Sea

Norfolk

Post Code

Telephone 01493 662464

Email Address patnciewemyss23@gmail.com

For or Against OBJ Object

Speak at Committee

impossible for larger (ambulance and centre 81 mini bus) vehicles to gain access to my property this would lead me to lose my independence and also risk that I may not be able to be attended in the case of a medical emergency. the green space that has stood for 40 years is a magical area full of birds and other wonderful wildlife including bats which I often watch at dusk, to build on this open land would be criminal, and a blight on our fantastic Court with its great friendship where everybody helps and looks out for each other.

I do not see any change from the original plan that was correctly turned down by the local planning department previously, 2 or 3 beds makes no difference to the amount of disruption that another property would bring to everyone who lives here around the court.

Date Entered 25-02-2019

Internet Reference OWPC2718

Application Reference 06/19/0048/F

Attachments

Invalid Consultee Comment? ☐Copy to existing Consultee? ☐

Name P Ball

Address Hollowdale

69 butt lane Burgh castle

Post Code

Telephone

Email Address pteball44@gmail.com

For or Against GC General Comments

Speak at Committee

For the residents who have made complaints regarding the trees ,shrubs & wild life -

All if not most of theses are staying along the boundaries & parking will be within the development boundary & not taking up any extra spaces as stated in the plans.

The proposed property foot print is now reduced significantly compared to the original plans.

This area is not an amenity area any longer and is now privately owned so cannot be enjoyed by local residents.

Comments should be made after considering the plans and within the time frame given.

Date Entered 04-03-2019

Internet Reference OWPC2876

Appeal Decision

Site visit made on 4 December 2018

by Jonathan Price BA(Hons) DMS DipTP MRTPI

an Inspector appointed by the Secretary of State

Decision date: 14th December 2018

Appeal Ref: APP/U2615/W/18/3201388

Land between 7 and 12 Cotoneaster Court, Gorleston, Great Yarmouth NR31 8EH

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
 - The appeal is made by Mr Ball against the decision of Great Yarmouth Borough Council.
 - The application Ref 06/18/0029/F, dated 15 January 2018, was refused by notice dated 6 March 2018.
 - The development proposed is construction of a 3 bedroom bungalow with integral garage.
-

Decision

1. The appeal is dismissed.

Main Issues

2. The effect of the proposal on (i) the character and appearance of the area and (ii) the living conditions of neighbouring occupiers, with particular regard to outlook and the availability of car parking space.

Reasons

(i) Character and appearance

3. The proposed bungalow would occupy a small parcel of open space located to the rear of housing fronting Cherry Road. The site is accessed from one of the two cul-de-sacs which form Cotoneaster Court and lies adjacent to its turning head. This turning head provides some of the informal car parking available for the small semi-detached bungalows which front directly onto the footpath linking the two sections of Cotoneaster Court and which runs along one side of the appeal site.
4. The site is fenced and there appears no mechanism for securing its future use as public open space. Given this situation, and the fact that the site is surrounded by housing, there would be no conflict with Borough-wide Local Plan (BWLP) Policy REC11 over the principle of the land being used for residential development.
5. However, the large footprint of the bungalow, which occupies a major proportion of this site, would not relate well and be harmfully out of keeping with the adjacent small semi-detached bungalows. These dwellings might provide an appropriate cue for a potentially acceptable development here. However, the relatively large-plan bungalow proposed would be entirely out-of-

character with those nearby. Although the bungalow at 14 Cotoneaster Court is of a similar scale to that proposed it is the closer, smaller semi-detached bungalows which provide the most appropriate reference point.

6. Due to the excessive scale of bungalow proposed, both relative to the size of plot and to the neighbouring single-storey dwellings, the scheme is considered to have a detrimental impact upon the character and appearance of the area. This would be in conflict with Policy CS9 of the Council's Core Strategy (CS) and BWLP Policy HOU7 which both seek that new developments respect the nature of their built surroundings.

(ii) Living conditions

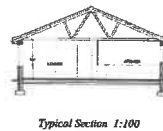
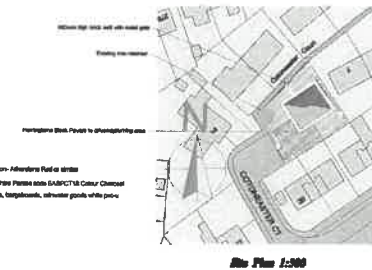
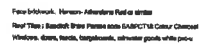
7. Because of the large footprint of dwelling proposed the bungalow would occupy an excessive proportion of the available plot and extend close to the site boundaries, with little and inadequate garden space. The surrounding dwellings have small gardens and the juxtaposition of the large bungalow with these would have an oppressive and over-bearing impact on the outlook enjoyed by the existing occupiers.
8. It is not unreasonable to conclude that a three bedroom bungalow would likely generate the need for more than one car parking space. Both this factor and the new site access would result in a material loss of available car parking in the adjacent turning head, which I observed to be quite well-used.
9. The loss of car parking and manoeuvring space within the adjacent cul-de-sac and the overbearing impact of the scale of bungalow proposed would combine to have an unacceptably adverse impact on the present living conditions of neighbouring occupiers in this location. For this reason the proposal would conflict with Policy CS9 and BWLP Policy HOU7 which both seek that new developments preserve the amenities of existing residents.

Conclusion

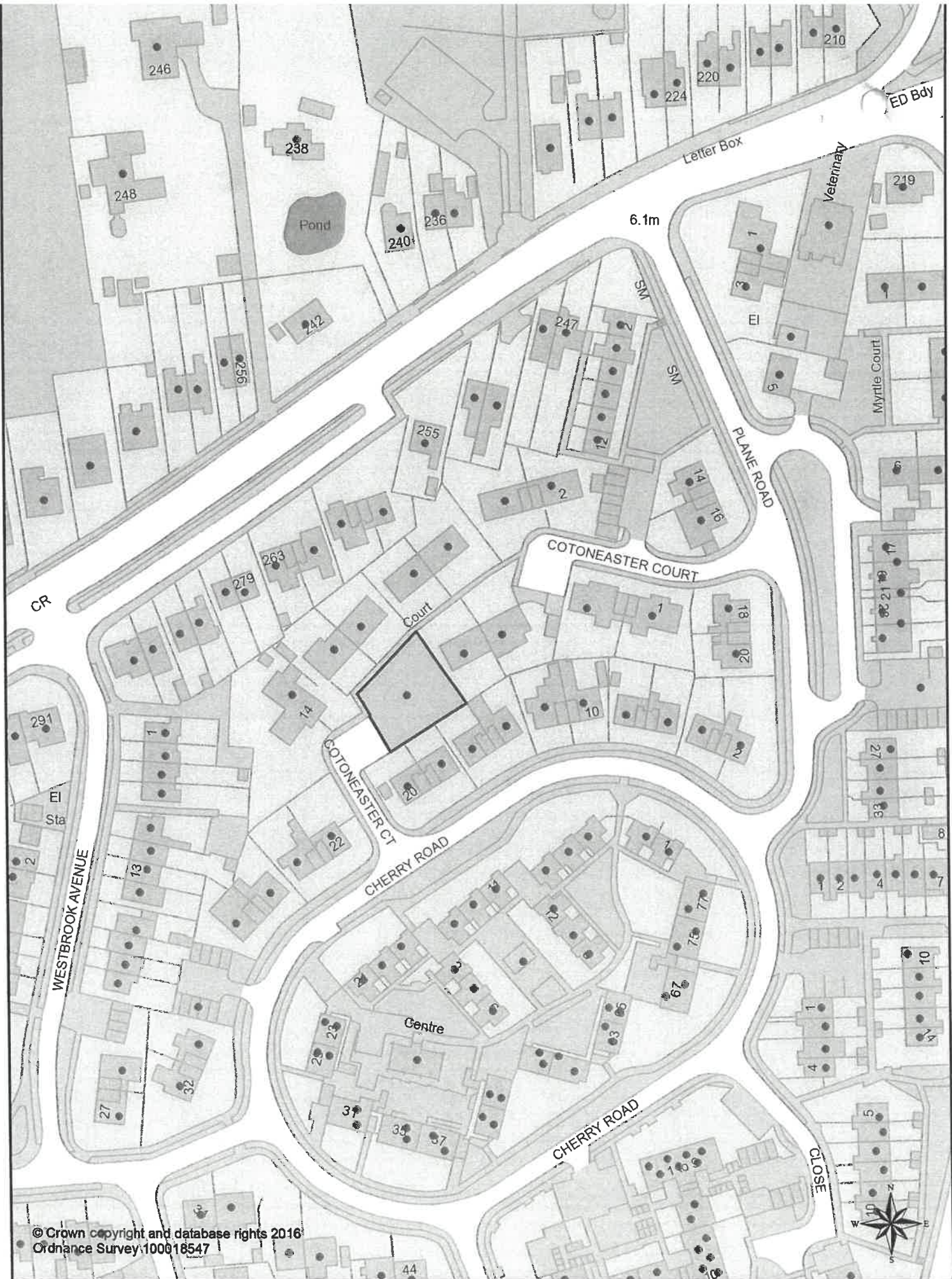
10. The proposal would provide a home in a location where regularly-required needs could conveniently be met without high dependence on private car use and where further residential development would be appropriate in principle. However, these benefits would be outweighed by the harm found from this particular scheme to both the character and appearance of the area and the living conditions of nearby occupiers. I therefore conclude that the appeal should be dismissed.

Jonathan Price

INSPECTOR



PRELIMINARY				
Signature	Date	Print Name		
Middleton & George Ltd. Assistant Publishing Coordinator 4000 Highway 101 400-222-2222 400-222-2222				
Workday	Contract	Amount	<input type="checkbox"/>	<input type="checkbox"/>
	Trade		<input type="checkbox"/>	<input type="checkbox"/>
	Commission		<input type="checkbox"/>	<input type="checkbox"/>
	Reprint		<input type="checkbox"/>	<input type="checkbox"/>
Client	MP 7-1111			
Project	Layoff at Communications Center on the M21 8891 Programmed How Durable			
Info	Phone and Address			
Info	Local Authority Writing Staff Writing Staff	Local Authority Writing Staff	Local Authority Writing Staff	Local Authority Writing Staff
Start Date	8/1/88	2/1/89	2/1/89	2/1/89
End Date	1/1/89	1/1/89	1/1/89	1/1/89



Reference: 06/18/0563/F

Parish: Rollesby

Officer: Mrs G Manthorpe

Expiry Date: 05-04-19

Applicant: Mr J Doyle

Proposal: Proposed self-build detached dwelling and garage

Site: Folly Court Cottages, Court Road, Rollesby

REPORT

1. Background / History:-

- 1.1 The site comprises 2025 square metres of land which fronts Court Road. The land is described within the application form as vacant land.
- 1.2 There has been a previous application on the site in recent years which was refused and subject to a dismissed appeal, the reference and description is as follows:
 - 06/11/0271/F - Change of use for temporary storage of personal touring caravan & retention of shed, erection of brick electricity unit to house existing electric supply to former building.

The reasons for refusal is as follows:

Policy NNV2 of the adopted Great Yarmouth Borough-Wide Local Plan states that in areas identified on the Proposal Map as 'Landscape Important to the Broadland Scene' the Council will only permit development that would not have a significant adverse impact on the landscape character and traditional built form of the area, or destroy or damage features of landscape importance which contribute to the character of the area.

The proposed use of the site for storage of a touring caravan with the associated hardstanding, storage shed and the brick building to house an electricity supply is considered to be domestication of an area of agricultural land, which is out of

keeping with the character of the surrounding area and further compounds the unauthorised development that has already occurred at the site.

The proposal, adjacent to residential property and outside any village development limit, represents the spread of structures and uses usually associated with domestic curtilage, into open countryside. For these reasons the proposal is considered to be contrary to Policy NNV2.

1.3 Since the above application and appeal have been dismissed policy NNV2 is no longer part of the adopted Local Plan having been superseded by the Core Strategy policies. Policy CS2 – Achieving sustainable growth, Policy CS9 – Encouraging well designed distinctive places, Policy CS11 – Enhancing the natural environment.

2 Consultations:- All consultation responses received are available online or at the Town Hall during opening hours.

2.1 Parish Council – The Parish Council objects and comments on the application as follows:

The proposed site is still designated as agricultural land. Previous building on the land had a retrospective application refused and the structure was removed. The site is outside of the development limit for Rollesby. The road is very narrow and not suitable for further development.

2.2 Neighbours – There have been three objections to the application, they are summarised as follows:

- It is an agricultural area outside of the village development limits.
- Services are very limited.
- There is no mains drainage and the road is subject to flooding.
- Previous development has been refused and enforcement action taken.
- Development such as this is more appropriate nearer the centre of the village.
- Inappropriate use of agricultural land.
- There are traffic problems on the road.
- A previous appeal was dismissed.

2.3 Highways – No objection to the application subject to conditions.

2.4 Broads Authority - No comments received at the time of writing, these shall be verbally reported if they are received before the application is heard.

- 2.5 Building Control – Request an escape window and noted that the building was to be fully clad. The applicant's agent came back stating that there is an escape window proposed and the cladding proposed is hardiplank which is compliant. No further comments were received from building control following the additional information.
- 2.6 Strategic Planning – No objection to the application.
- 2.7 Assistant Grounds Manager and Arboricultural Officer – No comments received at the time of writing, these shall be verbally reported if they are received before the application is heard.
- 2.8 Natural England – No comments have been received at the time of writing.

3 National Policy:- National Planning Policy Framework (NPPF), July 2018

- 3.1 Paragraph 2: Planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise. The National Planning Policy Framework must be taken into account in preparing the development plan, and is a material consideration in planning decisions. Planning policies and decisions must also reflect relevant international obligations and statutory requirements.
- 3.2 Paragraph 7: The purpose of the planning system is to contribute to the achievement of sustainable development. At a very high level, the objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs⁴.
- 3.3 Paragraph 8: Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):
- a) **an economic objective** – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;
- b) **a social objective** – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current

and future needs and support communities' health, social and cultural well-being;
and

c) **an environmental objective** – to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

- 3.4 Paragraph 11 (partial): Plans and decisions should apply a presumption in favour of sustainable development.

For decision-taking this means:

c) approving development proposals that accord with an up-to-date development plan without delay; or

d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date⁷, granting permission unless:

i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or

ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

- 3.5 Paragraph 48. Local planning authorities may give weight to relevant policies in emerging plans according to:

a) the stage of preparation of the emerging plan (the more advanced its preparation, the greater the weight that may be given);

b) the extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given); and

c) the degree of consistency of the relevant policies in the emerging plan to this Framework (the closer the policies in the emerging plan to the policies in the Framework, the greater the weight that may be given).

- 3.6 Paragraph 55. Planning conditions should be kept to a minimum and only imposed where they are necessary, relevant to planning and to the development to be permitted, enforceable, precise and reasonable in all other respects. Agreeing conditions early is beneficial to all parties involved in the process and can speed up decision making. Conditions that are required to be discharged before development commences should be avoided, unless there is a clear justification.

- 3.7 Paragraph 59. To support the Government's objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay.
- 3.8 Paragraph 76. To help ensure that proposals for housing development are implemented in a timely manner, local planning authorities should consider imposing a planning condition providing that development must begin within a timescale shorter than the relevant default period, where this would expedite the development without threatening its deliverability or viability. For major development involving the provision of housing, local planning authorities should also assess why any earlier grant of planning permission for a similar development on the same site did not start.
- 3.9 Paragraph 109. Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.
- 3.10 Paragraph 177. The presumption in favour of sustainable development does not apply where development requiring appropriate assessment because of its potential impact on a habitats site is being planned or determined.

4 Core Strategy – Adopted 21st December 2015

- 4.1 Policy CS2 – Achieving sustainable growth: This policy identifies the broad areas for growth, sets out the sustainable settlement hierarchy for the borough and two key allocations.

a) Ensure that new residential development is distributed according to the following settlement hierarchy, with a greater proportion of development in the larger and more sustainable settlements (extract only):

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

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

c) Encourage the development of self-build housing schemes and support the reuse and conversion of redundant buildings into housing where appropriate and in accordance with other policies in the Local Plan

- 4.3 Policy CS9: Encouraging well designed and distinctive places. This policy applies to all new development.
- 4.4 Policy CS11: The Council will work with other partner authorities and agencies to improve the borough's natural environment and avoid any harmful impacts of development on its biodiversity, geodiversity, landscape assets, priority habitats and species.
- 4.5 Policy CS14: New development can result in extra pressure being placed on existing infrastructure and local facilities. To ensure that the necessary infrastructure is delivered the Council will: (a to f)
- e) Seek appropriate contributions towards Natura 2000 sites monitoring and mitigation measures.

5 Local Policy :-

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

5.2 Paragraph 213 of the National Planning Policy Framework (NPPF) states that due weight should be given to relevant policies in existing plans according to their degree of consistency with the NPPF. The closer the Local Plan is to the policies in the NPPF the greater the weight that is given to the Local Plan policy. The Great Yarmouth Borough Wide Local Plan was adopted in 2001 and the most relevant policies were 'saved' in 2007. An assessment of policies was made during the adoption of the Core Strategy December 2015 and these policies remain saved following the assessment and adoption.

5.3 The Saved Policies listed have all been assessed as being in general conformity with the NPPF and add further information to the policies in the NPPF, while not contradicting it. These policies hold the greatest weight in the determining of planning applications.

5.4 HOU10: Permission for new dwellings in the countryside will only be given in connection with agriculture, forestry, organised recreation, or the expansion of settlements.

5.5 HOU16: A high standard of layout and design will be required for all housing proposal. A site survey and landscaping scheme will be required will all detailed applications for more than 10 dwellings. These should include measures to retain and safeguard significant existing landscape features and give details of, existing and proposed site levels planting and aftercare arrangements.

6 Emerging policy – Local Plan Part 2:-

- 6.1 Rollesby is a relatively well serviced secondary village comprising two separate but socially linked hamlets by footpath. The north-western hamlet has the most historic character centred around the village church, school and a collection of historic farmsteads. To the south-east, the other hamlet consists of a handful of dwellings strung along Low Road. Rollesby services and facilities include a primary/nursery school, restaurant/takeaway, rural business park, a hair salon, and a village hall. The settlement also benefits from bus services along the main road providing connections to larger settlements including Great Yarmouth.

To the east of Rollesby lies the Broads Authority area which is recognised both nationally and internationally as being a critically important site to wildlife, designated as the Broads Special Area of Conservation. In association with these wetland areas, there are some areas at higher risk of flooding (Flood Zones 2 and 3) in the south and east areas of the settlement.

Development limits are defined on the Policies Map for the settlement, including some sites recently granted planning permission for residential development. Development proposals will generally be permitted within development limits where they are in accordance with policies of the Local Plan. Policy G1-dp (the second part of this policy in particular) addresses development proposals outside of development limits, where this lies within the Great Yarmouth plan area, which will be treated as the countryside or areas where new development will be more restricted, subject to the consideration of other relevant policies of the Local Plan.

6.2 Policy G1-dp Development limits

Development will be permitted within the development limits of settlements shown on the Policies Map, provided it is in accordance with the other policies in the Local Plan. The areas outside development limits (excepting specific allocations for development) will be treated as countryside or other areas where new development will be more restricted, and development will be limited to that identified as suitable in such areas by other policies of the Local Plan, including:

- domestic extensions and outbuildings within existing residential curtilages,
- under Policy H8-dp;
- replacement dwellings, under Policy H4-dp;
- small scale employment, under Policy B1-dp;
- community facilities, under Policy C1-dp;
- farm diversification, under Policies R4-dp, L3-dp & L4-dp;
- rural workers' housing, under Policy H1-dp; and
- development relocated from a Coastal Change Management Area, under

- Policy E2-dp.

7 Habitat Regulations Assessment considerations:

- 7.1 Paragraph 177 of the National Planning Policy Frame: The presumption in favour of sustainable development does not apply where the plan or project is likely to have a significant effect on a habitats site (either alone or in combination with other plans or projects), unless an appropriate assessment has concluded that the plan or project will not adversely affect the integrity of the habitats site.
- 7.2 “European” or “Natura 2000” sites are those that are designated for their wildlife interest(s) through the Conservation of Habitats and Species Regulations 2017 and constitute the most important wildlife and habitat sites within the European Union. The Council has an adopted policy approach, the Habitats Monitoring and Mitigation Strategy, prepared alongside the Part 1 Local Plan (and most recently updated at the Policy & Resources Committee meeting on 5th February 2019).
- 7.2 Guidance for applicants is available on Great Yarmouth Borough Council’s website identifying when bespoke shadow Habitat Regulation Assessments (HRA) are required to be prepared by the applicant and submitted to the Council. In this case, in accordance with the guidance issued, a bespoke shadow HRA has been required and submitted. The bespoke shadow HRA found that the in-combination effects of the development cannot rule out an effect on protected sites.
- 7.3 The application, informed by a bespoke HRA has been assessed by the Competent Authority as likely to have significant indirect effects on one or more Natura 2000 sites (but no significant direct effects). As such, permission may only be granted if an Appropriate Assessment demonstrates that, taking into account relevant mitigation measures, the application will not adversely affect the integrity of any Natura 2000 site(s). Mitigation for in-combination effects through the £110 per-dwelling contribution to more general monitoring and mitigation is therefore required. It is therefore the assessment of the Council, as Competent Authority, that the application, if approved, would not adversely affect the integrity of Natura 2000 sites, provided that the mitigation sought is secured.

8 Local finance considerations:-

- 8.1 Under Section 70(2) of the Town and Country Planning Act 1990 the council is required when determining planning applications to have regard to any local finance considerations, so far as material to the application. Local finance considerations are defined as a government grant such as new homes bonus or the Community Infrastructure Levy. It is noted that the Borough of Great Yarmouth does not have the Community Infrastructure Levy. The proposed development is

for a single dwelling and as such the financial considerations are not assessed as so great as to consider a decisive factor.

9 Assessment

- 9.1 The proposal seeks approval for one 'chalet' style detached dwelling and garage. Through discussions with the applicants' agent the application has been amended to bring the proposed dwelling forward within the site towards Court Road. The Broads Authority area is contiguous to the southern boundary of the plot, however by locating the proposed dwelling and garage towards the northern end of the plot, adjacent to the Court Road and broadly parallel with the existing building line established by the adjoining ribbon development the applicant is seeking to mitigate the adverse impact on the character of the Broads. The southern boundary also comprises mature planting and trees helping to screen views of the Broads as well as those obtained within.
- 9.2 There are two mature oak trees located at the frontage of the site, these are being assessed for Tree Preservation Orders at the time of writing although no confirmation of the decision has been made. The application does not seek to remove any of the existing trees on site and the removal of the oaks would have a detrimental impact on the street scene and adverse impact on the character of the area.
- 9.3 When assessing the current application account must be taken of the previous planning decision and appeal decision. Since the previous appeal planning policy has changed and the application is now assessed against current Local and National policy. The National Planning Framework (NPPF) was introduced in 2012 and has been revised in 2018 and amended in 2019. The NPPF was not in place at the time of the previous decision and the application was not for a permanent residential dwelling which is currently being applied for. The differences in the type of application and the change in planning policy require a fresh assessment of the merits to be made taking into account and applying appropriate weight to the existing material considerations.
- 9.4 Although there are no comments currently received from the Broads Authority, as noted above the dwelling has been sited at a position to reduce the impact on the setting of the Broads and will continue an existing ribbon development. The development as proposed will not, in policy terms, create an isolated dwelling in the countryside but will instead add an existing dwelling to the cluster that are in existence.
- 9.5 Concern may be raised that development such as this may create precedent however all applications must be decided on merit according to material considerations. A material consideration is local policy however if a Local Planning

Authority cannot show that they have a five-year housing land supply, their policies with regards to residential development will be considered to be "out of date". There is currently a housing land supply of 2.6 years (2018/19),

- 9.6 The assessment of this application against current policy is taken noting that Great Yarmouth Borough Council cannot demonstrate a 5 year housing land supply, while this does not mean housing at any cost and acknowledging that this development will only provide a very minor contribution being a single dwelling the development, by virtue of being located within an existing ribbon, can be assessed as a sustainable location and therefore the tilted balance in favour of development should be applied.
- 9.7 The emerging Local Plan Part 2 is referenced above and is a material consideration, taking into account 9.6 above. The application, according to the details submitted, is for a self-build property which can have different policy considerations applied. The applicants agent has stated that they are willing to enter into a s106 agreement to ensure that the property is a self-build development. In order to secure the development as a self-build it would have to meet the criteria for planning obligations within the NPPF although as willingness has been asserted without request this can be undertaken as a s106 obligation following discussion with the applicant as to their understanding of the legislation. The agent states that great weight should be applied to this offer of a s106 agreement and while some weight can be applied it needs to be weighed as to whether it is necessary to approve the development. If it is not assessed as necessary it should not be required although can be secured if offered willingly.
- 9.8 The design of the dwelling is for a chalet style dwelling which is not exciting in appearance although will not cause a significant detriment to the character of the area or the street scene. The foot print of the dwelling is larger than those immediately adjacent although the character of the area is signified by individual dwellings with groupings of those in a similar appearance before reaching the more built up sections of Rollesby which have more unity and groupings of design. The dwelling has been designed to minimise overlooking with consideration given to the first floor windows and as such this is not deemed significantly adverse to the occupiers of the adjoining dwellings. The design of the dwelling is assessed as acceptable in this location.
- 9.9 In order to prevent urbanisation of the curtilage to the detriment of the Broads it is recommended that the permitted development rights are removed from the curtilage of the dwelling which is outlined in red (the application site). It is noted that the applicant owns further land outlined in blue however this will not benefit from planning permission as it is excluded from the application.

9.10 The Parish Council, within their objection and comments on the application, note the width of the Court Road. There are no objections received from the Highway Authority to the application and, in accordance with the NPPF at paragraph 109 there are no reasons for the application to be refused on highway grounds.

9.11 When assessed on balance the application in the revised form can be supported with appropriate conditions restricting permitted development rights and those required by the Highways Authority. Should it be the case that the trees at the frontage of the property are not protected at the time of an approval, if granted, a condition for their retention for a period to allow the protection to be in place should be placed upon any grant of planning permission. The development should also offer ecological gains in the form of bat and bird boxes and the mitigation as outlined within the ecology report should be conditioned with specific reference lighting and the time of year that works can be carried out.

10 RECOMMENDATION: -

10.1 Approve – subject to the conditions requested by Highways, and those required to ensure a satisfactory form of development. The £110 Habitat Monitoring and Mitigation Strategy contribution has been paid.

10.2 The proposal complies with the aims of Policies CS2, CS3, CS9 CS11 and CS14 of the Great Yarmouth Local Plan and the National Planning Policy Framework.

5

Application Ref	06/18/0563/F
Proposal	Proposed self build detached dwelling and garage
Location	Folly Court Cottages, Court Road, Rollesby

Case Officer	Mrs G Manthorpe	Policy Officer	Mr K Balls
Date Received	31/10/2018	Date Completed	13/12/2018

Strategic Planning Comments

The proposal seeks approval for one 'chalet' style detached dwelling and garage.

The site is outside of the current village development limits of Rollesby which were 'saved' as part of the former 2001 Borough-Wide Local Plan. The proposal site adjoins a small line of ribbon development of about 6 dwellings, but is otherwise relatively distant from the main built up area of Rollesby located approximately 1km to the north.

The Broads Authority area is contiguous to the southern boundary of the plot, however the location of the proposed dwelling and garage is situated towards the northern end of the plot, adjacent to the main road and broadly parallel with the existing building line established by the adjoining ribbon development. The southern boundary also comprises mature planting and trees helping to screen views of the Broads as well as those obtained within.

Policy CS2 of the Core Strategy indicates that in the countryside, development will be limited to conversion/replacement dwellings and schemes that help to meet rural needs. The site which closely adjoins existing ribbon development in the area would not be considered as contributing towards the development of 'isolated' homes in the context of RNPPF78.

The broader context in which the application should be judged against includes:

- The current lack of a five year housing land supply in the borough
- National planning policy aims to 'boost' significantly the supply of housing
- Providing new housing to meet the rural need, but which is not considered isolated or to have a significant urbanising affect upon the local area or setting of the Broads.

Strategic Planning does not object to the proposal; however I am sure you will have other consideration to weigh in making your decision. If you have any questions regarding these comments, please contact me.

S.

George Bolan

From: Rollesby Parish Clerk <rollesbypc@outlook.com>
Sent: 21 November 2018 09:39
To: plan
Subject: Planning application 06/18/0563/F

Good morning,

Rollesby Parish Council wishes to submit the following comments and objections to planning application 06/18/0563/F:

The proposed site is still designated as agricultural land. Previous building on the land had a retrospective application refused and the structure was removed.
The site is outside the development limit of the village of Rollesby.
The road is very narrow and not suitable for further development.

Kind regards,

Claudia

Mrs Claudia Dickson
Rollesby Parish Clerk
07769 972902

RECEIVED
13 NOV 2018
VIA INTERNAL MAIL

Planning Services
Development Control
Town Hall, Hall Plain
Great Yarmouth
Norfolk, NR30 2QF

Great Yarmouth
Borough Council
12 NOV 2018
Planning
Department

1 Folly Cottage
Court Road
Rollesby
Great Yarmouth
Norfolk, NR29 5HQ

Mob. [REDACTED]
Tel. [REDACTED]

8th November 2018

Attn : Dean Minns, Planning Manager
Sub : Planning Application 06/18/0563/F, Court Road, Rollesby

Dear Sir,

I understand that an application has been received by Great Yarmouth Borough Council, proposing to build on the land immediately adjacent to my home. I would like to notify you of my objection to the proposal, not only for the same reasons that I have laid out below as on previous occasions but also due to some inaccuracies in the application document.

The area in which we live consists of agricultural land and lies outside Rollesby's specified planning limits. The proposed dwelling would be on a piece of land historically specified and used for agricultural purposes, although a previously unauthorised development had to be dismantled as a result of council enforcement. The circumstances from previous applications have not changed, beyond the recent government drive for increased rural land for housing. However, this would be an isolated development not enhancing the community and I do not feel the land is suitable for building.

None of the properties at Narrowgate Corner are on mains drainage and other services are constrained, as opposed to the village where local amenities and service infrastructure are already in place. The access via Court Road is restricted due to the narrowness of the lane and the proximity of the large oak trees. The road there, being at a low point, is regularly flooded and is in frequent use as a rat-run and construction traffic would seriously impact local use.

In conclusion, I believe the application should not be granted due to the site unsuitability.

Yours sincerely


David Parsons

Great Yarmouth Borough Council
12 NOV 2018
Customer Services



Community and Environmental
Services
County Hall
Martineau Lane
Norwich
NR1 2SG

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

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

Your Ref: 06/18/0563/F
Date: 29 October 2018

My Ref: 9/6/18/0563
Tel No.: 01603 638070
Email: stuart.french@norfolk.gov.uk

Dear Gemma

**Rollsby: Proposed self build detached dwelling and garage
Folly Court Cottages Court Road Rollsby GREAT YARMOUTH NR29 5HQ**

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

Whilst the site has a vehicle access, it would appear that any traffic movements are ancillary to the present use and it has not been demonstrated that any such traffic movements associated with the site would be akin to that of a residential unit. Clearly in terms of transport sustainability the site has limited access to public transport provision and it is unlikely that other sustainable mode of transport are unlikely to be primary considerations. Accordingly the development will be highly reliant on the private motor vehicle and based on TRICS data is likely to generate around six vehicle movements per day.

Clearly there are other residential properties adjacent and in terms of both transport sustainability and the development's impact on the highway networks, it is unlikely I could sustain an objection on these grounds for a development of this scale.

However, notwithstanding the statement with respect to access within the Design and Access Statement, whilst accepting the residual impact of the development in transport terms, if approved, will not be severe, the NPPF clearly states that in assessing sites development, it should be ensured that safe and suitable access to the site can be achieved for all users.

The Design and Access Statement also refers to Manual for Streets in terms of visibility, however, whilst acknowledging the wider applications of Manual for Streets, clearly the environment is not akin to a street and given the real location Manual for Streets is not the accepted design guidance in this case.

Continued/...

www.norfolk.gov.uk

SHC 20 Prior to the first occupation/use of the development hereby permitted the proposed access, on-site car parking and turning area shall be laid out, demarcated, levelled, surfaced and drained in accordance with the approved plan and retained thereafter available for that specific use.

Reason: To ensure the permanent availability of the parking/manoeuvring areas, in the interests of satisfactory development and highway safety.

Inf. 2 This development involves works within the public highway that can only be carried out by Norfolk County Council as Highway Authority unless otherwise agreed in writing.

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. Please note that it is the Applicant's responsibility to ensure that, in addition to planning permission, any necessary consents or approvals under the Highways Act 1980 and the New Roads and Street Works Act 1991 are also obtained from the County Council. Advice on this matter can be obtained from the County Council's Highway Design & Development Management Group. Please contact 0344 800 8020.

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

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.

Yours sincerely

Stuart French

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

Encl

F.A.O Dean Minns
Planning Services Development Control
Town Hall
Town Plain
Great Yarmouth
NR30 2QF

Great Yarmouth Borough Council

- 5 NOV 2018

Customer Services

2 Folly Cottages
Narrowgate Corner
Court Road
Rollesby
Great Yarmouth
NR29 5HQ

3rd November 2018

Dear Sir

Planning Application 06/18/0563/F
Proposed Self Build Detached Dwelling & Garage

We write in respect of the above application for a change of use on land immediately to the east of Folly Cottages.

We object to the application on the following grounds:

1. Changes proposed are not in keeping with the isolated nature of this rural locality and would be an inappropriate use of Agricultural land.

2. The land stands outside the Village Development Limit.

3. A previous application for development on the site was dismissed by the Planning Inspectorate on 29th November 2012.

The Inspector J.L.Cheesley outlined several reasons for the dismissal including...

A) The appeal site lies within the Countryside.

B) Buildings on the site will create domestication of the land contrary to the rural landscape of the area.

C) The development will have an adverse effect on the landscape character of the surrounding countryside.

All these reasons are still applicable.

4. Traffic problems on Court Road continue to be a major problem. Sight lines from the land in question make departures hazardous.

5. We have no mains drainage on the narrow access road and the area is subject to flooding during inclement weather.

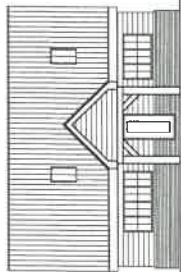
Perhaps you would be good enough to acknowledge receipt of this letter and register our objections to the Planning Application.

Yours sincerely
Mr G & Mrs J Harrop.

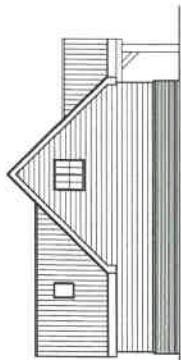
Great Yarmouth
Borough Council

05 NOV 2018

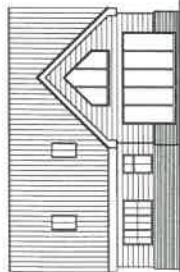
Planning
Department



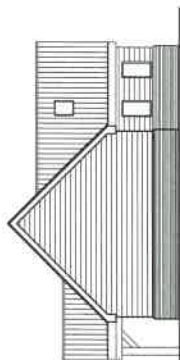
NORTH ELEVATION 1:100



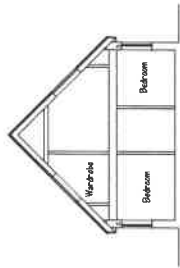
EAST ELEVATION 1:100



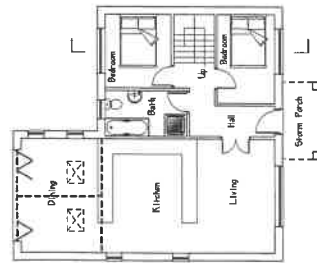
SOUTH ELEVATION 1:100



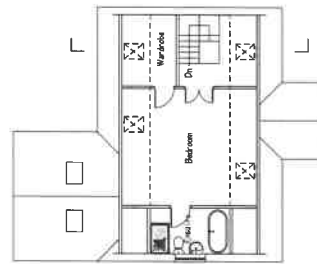
WEST ELEVATION 1:100



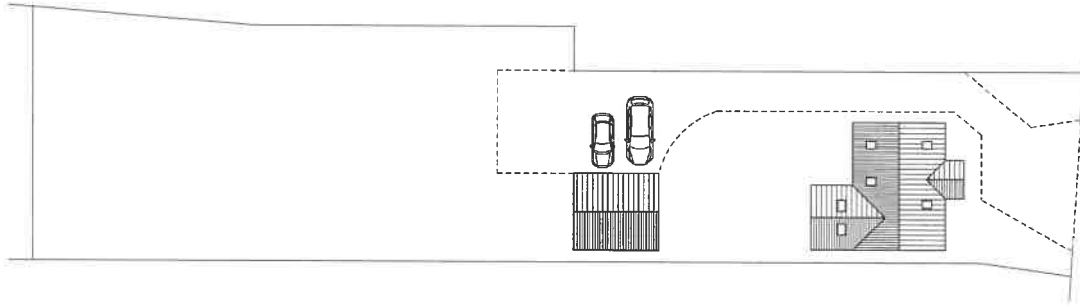
SECTION 1:100



GROUND FLOOR
LAYOUT 1:100



FIRST FLOOR
LAYOUT 1:100



SITE PLAN 1:200

DWELLING

SITE

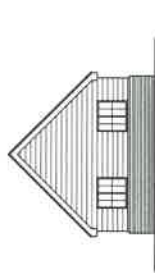
GARAGE



NORTH ELEVATION 1:100



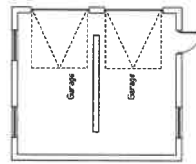
EAST ELEVATION 1:100



SOUTH ELEVATION 1:100



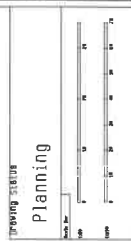
WEST ELEVATION 1:100



FLOOR LAYOUT 1:100

NO	REVISION	DATE	BY	CHKD
1	ISSUED	18/09/2018	GP	GP
2	REVISED	18/09/2018	GP	GP

CLIENT	Mr & Mrs Doyle
CONTRACT	Proposed Dwelling and Garage, at Court Road Rollesby NR29 5HG
PROPOSED	Proposed Details
GP Architectural Services	18 Clarence Road, Gorleston-on-Sea Tel M 07920 920432 Gorleston-on-Sea, Norfolk, NR31 6DT E-Mail glenn.parrott@yahoo.co.uk
Scale	1:100/1:200 (at A1)
Date	September 2018
Project Number	1851-001
Sheet	B



03/09/2018

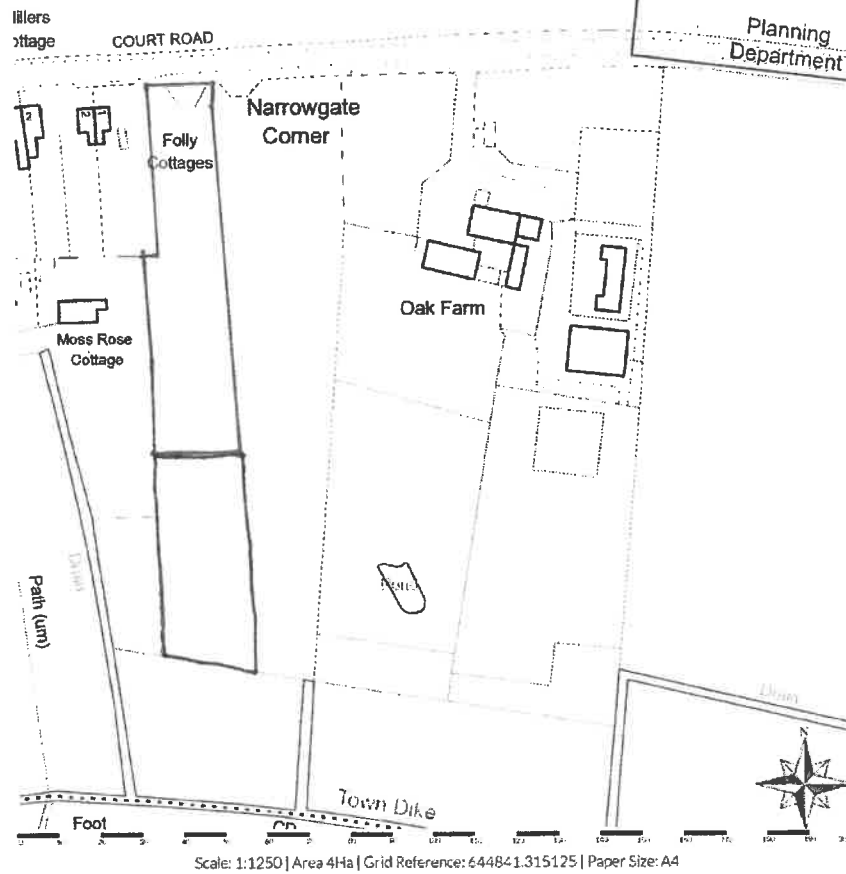
06/18 / 0563 / F 1

1851

CAVALIER LODGE KENNELS, OAK FARM, COURT ROAD, ROLLESBY, NR29 5HQ



Great Yarmouth
Borough Council
16 OCT 2018
Planning
Department



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PLANNING APPLICATIONS CLEARED BETWEEN 02-MAR-19 AND 26-MAR-19 FOLLOWING DETERMINATION BY THE GROUP MANAGER (PLANNING) UNDER DELEGATED POWERS

REFERENCE	06/17/0427/F
PARISH	Belton & Browston 10
PROPOSAL	Proposed two storey extension incorporating carer's accommodation
SITE	Bungalow Crossways Livery Yard Lound Road Browston
APPLICANT	Mr M Chauvin
DECISION	APPROVE

REFERENCE	06/19/0059/F
PARISH	Belton & Browston 10
PROPOSAL	Single storey rear extension
SITE	The Manor Barn Browston Lane Browston GREAT YARMOUTH
APPLICANT	Mr R Smith
DECISION	APPROVE

REFERENCE	06/19/0016/F
PARISH	Bradwell N 1
PROPOSAL	Side and rear extension; raise roof height to provide rooms in the roof; reposition sectional garage
SITE	4 Holly Avenue Bradwell GREAT YARMOUTH
APPLICANT	Mr G London
DECISION	REFUSED

REFERENCE	06/19/0018/F
PARISH	Bradwell N 1
PROPOSAL	Erection of a warehouse with ancillary office space, with associated hard standing, vehicular access and servicing
SITE	Gapton Hall Road (Land off) Bradwell GREAT YARMOUTH
APPLICANT	Brooklyn2 Ltd
DECISION	APPROVE

REFERENCE	06/19/0055/A
PARISH	Bradwell N 1
PROPOSAL	2 static illuminated fascia signs
SITE	Jesters Diner (former) Morton Peto Road GREAT YARMOUTH (Parish of Bradwell)
APPLICANT	Finance Shop
DECISION	ADV. CONSENT

PLANNING APPLICATIONS CLEARED BETWEEN 02-MAR-19 AND 26-MAR-19 FOLLOWING DETERMINATION BY THE GROUP MANAGER (PLANNING) UNDER DELEGATED POWERS

REFERENCE	06/18/0448/O
PARISH	Bradwell S 2
PROPOSAL	Sub-division of garden to form plot for detached bungalow and garage
SITE	15 Crab Lane Bradwell GREAT YARMOUTH
APPLICANT	Mr & Mrs Blaxell
DECISION	APPROVE

REFERENCE	06/19/0064/F
PARISH	Bradwell S 2
PROPOSAL	Proposed porch to front with WC
SITE	48 Clover Way Bradwell GREAT YARMOUTH
APPLICANT	Mr R Woods & Mrs C Woodrow
DECISION	APPROVE

REFERENCE	06/19/0035/F
PARISH	Burgh Castle 10
PROPOSAL	Erection of garage with store above
SITE	Walnut Tree Cottage Mill Road Burgh Castle GREAT YARMOUTH
APPLICANT	Mr C Laurie
DECISION	APPROVE

REFERENCE	06/19/0036/F
PARISH	Burgh Castle 10
PROPOSAL	Proposed erection of 2 bungalows and garages
SITE	Strawlands (land north of) Mill Road Burgh Castle GREAT YARMOUTH
APPLICANT	Mr G Miller
DECISION	APPROVE

REFERENCE	06/18/0665/F
PARISH	Caister On Sea 3
PROPOSAL	Single storey side extension to provide additional waiting room area and office space
SITE	5 Ormesby Road Caister GREAT YARMOUTH
APPLICANT	Mrs R Morrell
DECISION	APPROVE

REFERENCE	06/18/0490/F
PARISH	Caister On Sea 4
PROPOSAL	Change of use from disused funeral home into a ground floor residential flat
SITE	48 High Street Caister GREAT YARMOUTH
APPLICANT	Trinity Waters Ltd
DECISION	APPROVE

PLANNING APPLICATIONS CLEARED BETWEEN 02-MAR-19 AND 26-MAR-19 FOLLOWING DETERMINATION BY THE GROUP MANAGER (PLANNING) UNDER DELEGATED POWERS

REFERENCE	06/18/0653/F
PARISH	Caister On Sea 4
PROPOSAL	Erection of golf driving range building on existing practice area
SITE	Gt Yarmouth & Caister Golf Club Yarmouth Road
APPLICANT	Caister GREAT YARMOUTH
DECISION	Great Yarmouth & Caister Golf Club APPROVE

REFERENCE	06/19/0030/F
PARISH	Caister On Sea 4
PROPOSAL	Rear and side extension and roof conversion
SITE	15 Belstead Avenue Caister
APPLICANT	GREAT YARMOUTH
DECISION	Mr D & Mrs H Baldwin APPROVE

REFERENCE	06/19/0042/F
PARISH	Caister On Sea 4
PROPOSAL	Erection of tack room and storage room; erection of shelter
SITE	Yarmouth Road (Land at) Caister
APPLICANT	GREAT YARMOUTH Norfolk
DECISION	Mr A Parker APPROVE

REFERENCE	06/19/0044/F
PARISH	Filby 6
PROPOSAL	Pro.rear kitchen extn, 1st flr extn over garage & new glazed sun trap. Demo of prefab struc. over pool area with ass.wks
SITE	Hampden Lodge Main Road
APPLICANT	Filby GREAT YARMOUTH
DECISION	Mr and Mrs Gilbert APPROVE

REFERENCE	06/19/0022/F
PARISH	Fritton/St Olaves 10
PROPOSAL	Erection of detached oak framed garage and store
SITE	Oak Dale Herringfleet Road
APPLICANT	St Olaves GREAT YARMOUTH
DECISION	Mr R Leach APPROVE

REFERENCE	06/19/0062/F
PARISH	Great Yarmouth 5
PROPOSAL	Single storey rear extension and internal alterations
SITE	17 Burgh Road Gorleston
APPLICANT	GREAT YARMOUTH
DECISION	Mr & Mrs D Himpleman APPROVE

PLANNING APPLICATIONS CLEARED BETWEEN 02-MAR-19 AND 26-MAR-19 FOLLOWING DETERMINATION BY THE GROUP MANAGER (PLANNING) UNDER DELEGATED POWERS

REFERENCE	06/19/0061/F
PARISH	Great Yarmouth 7
PROPOSAL	Repositioning and reducing size of detached garage following grant of Planning Permission 06/18/0586/F
SITE	159 Burgh Road Gorleston
	GREAT YARMOUTH
APPLICANT	Mr and Mrs A Youngs
DECISION	APPROVE

REFERENCE	06/19/0081/F
PARISH	Great Yarmouth 9
PROPOSAL	Erection of loading canopy for protection of products from the weather whilst loading lorries
SITE	Unit B Harfreys Road GREAT YARMOUTH
	Norfolk
APPLICANT	Abbeychem Ltd
DECISION	APPROVE

REFERENCE	06/19/0065/F
PARISH	Great Yarmouth 11
PROPOSAL	Proposed single storey rear extension
SITE	35 Pound Lane Gorleston
	GREAT YARMOUTH
APPLICANT	Nexuis LTD
DECISION	APPROVE

REFERENCE	06/18/0708/CU
PARISH	Great Yarmouth 14
PROPOSAL	Retrospective application for change of use to house in multiple occupation
SITE	16 Apsley Road GREAT YARMOUTH
	Norfolk
APPLICANT	Miss C Wheeler
DECISION	REFUSED

REFERENCE	06/19/0013/CD
PARISH	Great Yarmouth 14
PROPOSAL	Discharge condition 18 of PP: 06/17/0469/F - (Housing and Retail) in respect of materials
SITE	90 and 102 Regent Road (Land between) Regent Road
	GREAT YARMOUTH
APPLICANT	Mr Thompson
DECISION	APPROVE (CONDITIONS)

REFERENCE	06/19/0017/F
PARISH	Great Yarmouth 14
PROPOSAL	Porch extension to front and two storey rear extension
SITE	7 Mariners Road GREAT YARMOUTH
	Norfolk
APPLICANT	Mr E Linkevicius
DECISION	APPROVE

PLANNING APPLICATIONS CLEARED BETWEEN 02-MAR-19 AND 26-MAR-19 FOLLOWING DETERMINATION BY THE GROUP MANAGER (PLANNING) UNDER DELEGATED POWERS

REFERENCE	06/19/0053/F
PARISH	Great Yarmouth 14
PROPOSAL	Conversion of first floor office space to 2 x 2 bed apartments and 1 x 1 bed apartment
SITE	164 King Street GREAT YARMOUTH Norfolk
APPLICANT	Mr Kaminski
DECISION	APPROVE

REFERENCE	06/19/0095/LDO
PARISH	Great Yarmouth 14
PROPOSAL	Retention of five two-storey portacabin modules linked together for continued use
SITE	Halliburton Yare Facility South Denes Road GREAT YARMOUTH
APPLICANT	Halliburton
DECISION	PERMITTED DEV.

REFERENCE	06/17/0782/CD
PARISH	Great Yarmouth 15
PROPOSAL	Discharge of Condition 10 of Planning Permission 06/14/0761/F
SITE	22 Market Place GREAT YARMOUTH Norfolk NR30 1LY
APPLICANT	Debbie Kraus
DECISION	APPROVE (CONDITIONS)

REFERENCE	06/19/0020/CU
PARISH	Great Yarmouth 15
PROPOSAL	Change of use from shop (A1) to mixed use, coffee shop and small retail (cat cafe)
SITE	77 Howard Street South (Shop) GREAT YARMOUTH Norfolk
APPLICANT	Miss C Graham
DECISION	APPROVE

REFERENCE	06/19/0029/A
PARISH	Great Yarmouth 15
PROPOSAL	1 hanging sign and 6 other signs
SITE	1-2 Market Place The Gallon Pot PH GREAT YARMOUTH
APPLICANT	Enterprise Inns
DECISION	ADV. CONSENT

REFERENCE	06/19/0033/LB
PARISH	Great Yarmouth 15
PROPOSAL	Change of use from shop (A1) to mixed use, coffee shop and small retail (cat cafe)
SITE	77 Howard Street South (Shop) GREAT YARMOUTH Norfolk
APPLICANT	Miss C Graham
DECISION	LIST.BLD.APP

PLANNING APPLICATIONS CLEARED BETWEEN 02-MAR-19 AND 26-MAR-19 FOLLOWING DETERMINATION BY THE GROUP MANAGER (PLANNING) UNDER DELEGATED POWERS

REFERENCE	06/19/0050/EU
PARISH	Great Yarmouth 15
PROPOSAL	Application for certificate of Lawfulness for proposed change of use - first and second floors to residential
SITE	16 Market Row GREAT YARMOUTH Norfolk
APPLICANT	Mrs King
DECISION	PERMITTED DEV.

REFERENCE	06/18/0524/F
PARISH	Great Yarmouth 19
PROPOSAL	Proposed additional third floor to create 2 flats (giving 7 in total)
SITE	54 Englands Lane Gorleston GREAT YARMOUTH
APPLICANT	Mr E Fernandez
DECISION	APPROVE

REFERENCE	06/18/0719/CD
PARISH	Great Yarmouth 19
PROPOSAL	Discharge of conditions 3 and 17 of Planning Permission 06/17/0225/F
SITE	Dock Tavern Lane (Land off) Gorleston GREAT YARMOUTH Norfolk
APPLICANT	R & G Cooper (Projects) LTD
DECISION	APPROVE (CONDITIONS)

REFERENCE	06/18/0189/CD
PARISH	Hemsby 8
PROPOSAL	Discharge of conditions 4, 5, 6 7 and 11 of Planning Permission 06/16/0353/O
SITE	The Bakery The Street Hemsby GREAT YARMOUTH NR29 4EU
APPLICANT	Mr R Gurney - Bulrush Homes
DECISION	APPROVE (CONDITIONS)

REFERENCE	06/19/0009/F
PARISH	Hemsby 8
PROPOSAL	Two storey side extension
SITE	24 Sweetacres Hemsby GREAT YARMOUTH
APPLICANT	Mr and Mrs Hickman
DECISION	APPROVE

REFERENCE	06/19/0032/F
PARISH	Hemsby 8
PROPOSAL	Single storey rear extension
SITE	38 Four Acres Estate Summer Holme Hemsby GREAT YARMOUTH
APPLICANT	Mr and Mrs Smith
DECISION	APPROVE

PLANNING APPLICATIONS CLEARED BETWEEN 02-MAR-19 AND 26-MAR-19 FOLLOWING DETERMINATION BY THE GROUP MANAGER (PLANNING) UNDER DELEGATED POWERS

REFERENCE	06/19/0040/CD
PARISH	Hemsby 8
PROPOSAL	Discharge of Conditions 3, 4, 5, 8, 12, 14 & 17 of Planning Permission 06/16/0295/F
SITE	79 Common Road Hemsby GREAT YARMOUTH
APPLICANT	Mr Waller
DECISION	APPROVE (CONDITIONS)

REFERENCE	06/19/0041/F
PARISH	Hemsby 8
PROPOSAL	Replace existing conservatory and porch with new; addition of side extn; convert loft to bedrm incl. alteration of roof
SITE	Te-Aroha North Road Hemsby GREAT YARMOUTH
APPLICANT	Mr S Wilson
DECISION	APPROVE

REFERENCE	06/19/0049/F
PARISH	Hemsby 8
PROPOSAL	Demolition of rear conservatory. Construction of rear single storey rear extension
SITE	12 Mill Road Molesey Cottage Hemsby GREAT YARMOUTH
APPLICANT	Mr R Underhill
DECISION	APPROVE

REFERENCE	06/19/0004/F
PARISH	Hopton On Sea 2
PROPOSAL	Single storey side and rear extension; replacement roof and carport addition
SITE	27 Warren Road Gorleston (Parish of Hopton) GREAT YARMOUTH
APPLICANT	Mr & Mrs Brooks
DECISION	APPROVE

REFERENCE	06/19/0024/F
PARISH	Hopton On Sea 2
PROPOSAL	Proposed front entrance porch
SITE	Holly Lodge Hall Road Hopton GREAT YARMOUTH
APPLICANT	Mr J Porter
DECISION	APPROVE

REFERENCE	06/18/0513/F
PARISH	Martham 13
PROPOSAL	Proposed new dwelling
SITE	6 Pyman Close Martham GREAT YARMOUTH
APPLICANT	Mr and Mrs Holland
DECISION	APPROVE

PLANNING APPLICATIONS CLEARED BETWEEN 02-MAR-19 AND 26-MAR-19 FOLLOWING DETERMINATION BY THE GROUP MANAGER (PLANNING) UNDER DELEGATED POWERS

REFERENCE **06/19/0010/F**
 PARISH Martham 13
 PROPOSAL Proposed single storey rear extension

SITE 15 Willow Way Martham
 GREAT YARMOUTH

APPLICANT Mr P Hastings
 DECISION **APPROVE**

REFERENCE **06/18/0632/F**
 PARISH Ormesby St.Marg 16
 PROPOSAL Change of use of former camping field to use for static caravans (13 no)

SITE Tuddenham Caravan Park California Road
 Ormesby St Margaret GREAT YARMOUTH

APPLICANT Mr W Tuddenham
 DECISION **APPROVE**

REFERENCE **06/18/0720/F**
 PARISH Repps 13
 PROPOSAL Single storey rear extension

SITE Homeleigh 3 High Road Repps With Bastwick
 GREAT YARMOUTH

APPLICANT Mr W Davies
 DECISION **APPROVE**

REFERENCE **06/18/0351/F**
 PARISH Rollesby 13
 PROPOSAL Double storey extension to rear

SITE Stone Lane Cottage Main Road
 Rollesby GREAT YARMOUTH

APPLICANT Mr M Kimber
 DECISION **APPROVE**

REFERENCE **06/18/0679/F**
 PARISH Rollesby 13
 PROPOSAL Removal of hedge and bank, provision of brick wall/fence and inclusion of vehicular access

SITE Fishermans Cottage Main Road
 Rollesby GREAT YARMOUTH

APPLICANT Mr P Haney
 DECISION **APPROVE**

REFERENCE **06/19/0002/F**
 PARISH Somerton 8
 PROPOSAL Positioning of shepherds hut for use as a holiday let

SITE 7 Bloodhills Farm Bloodhills Road
 East Somerton GREAT YARMOUTH

APPLICANT Mr I Pallister
 DECISION **APPROVE**

PLANNING APPLICATIONS CLEARED BETWEEN 02-MAR-19 AND 26-MAR-19 FOLLOWING DETERMINATION BY THE GROUP MANAGER (PLANNING) UNDER DELEGATED POWERS

REFERENCE	06/19/0008/F
PARISH	Somerton 8
PROPOSAL	Two storey side and single storey rear extensions

SITE	5 Collis Lane East Somerton GREAT YARMOUTH
------	---

APPLICANT	Mr Dack
DECISION	APPROVE

REFERENCE	06/19/0027/F
PARISH	Winterton 8
PROPOSAL	Renewal of planning permission 06/14/0167/F - Change of use of part of land (car park) for mobile catering units

SITE	Beach Road Cafe and Car Park Winterton GREAT YARMOUTH
------	--

APPLICANT	Mrs J Bowles
DECISION	APPROVE

* * * * End of Report * * * *

PLANNING APPLICATIONS CLEARED BETWEEN 02-MAR-19 AND 26-MAR-19 FOLLOWING DETERMINATION BY THE DEVELOPMENT CONTROL COMMITTEE

REFERENCE	06/18/0224/F
PARISH	Great Yarmouth 11
PROPOSAL	Sub-division of garden to form plot and construction of detached house. Revised submission
SITE	20 Elmgrove Road Gorleston GREAT YARMOUTH NR31 7PP
APPLICANT	Mrs Skoyles
DECISION	APPROVE

REFERENCE	06/19/0023/CD
PARISH	Great Yarmouth 14
PROPOSAL	Discharge of condition 13 of Planning Permission 06/17/0469/F - Surface water/flood levels
SITE	90 and 102 Regent Road (Land between) Regent Road GREAT YARMOUTH
APPLICANT	Mr P Thompson
DECISION	APPROVE (CONDITIONS)

REFERENCE	06/18/0683/F
PARISH	Great Yarmouth 15
PROPOSAL	New 2 storey science block, resurface & extend tennis courts for use as car park & other associated works
SITE	Great Yarmouth Charter Academy Salisbury Road GREAT YARMOUTH Norfolk
APPLICANT	Mr T Barker Department for Education
DECISION	APPROVE

* * * * End of Report * * * *