



GREAT YARMOUTH
BOROUGH COUNCIL

Development Control Committee

Date: Wednesday, 10 August 2016

Time: 18:30

Venue: Council Chamber

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

AGENDA

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

Agenda Contents

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

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

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

Conduct

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

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

DEVELOPMENT CONTROL COMMITTEE

PUBLIC CONSULTATION PROCEDURE

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

1 APOLOGIES FOR ABSENCE

To receive any apologies for absence.

2 DECLARATIONS OF INTEREST

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

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

- your well being or financial position

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

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

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

3 MINUTES 5 - 12

To confirm the minutes of the meeting held on the 13 July 2016.

4 PLANNING APPLICATIONS

5 APPLICATION 06/15/0705/F - FIELD ADJACENT TOWER LODGE 13 - 31

Construction of 19 new mixed size/type residential dwellings – application amended to reduce the number of dwellings to 9.

6 APPLICATION 06/16/0387/SU - LAND OFF HERTFORD WAY, GORLESTON 32 - 39

Demolition of existing buildings and structures and erection of 6 residential dwellings (Class C3) together with associated highways and landscaping works.

7 APPLICATION 06/16/0167/F - 115 HIGH STREET, GORLESTON 40 - 48

Single storey rear extension.

8 APPLICATION 06/16/0321/F - LAND ADJOINING BRIARCROFT, PORTERS LOKE, BURGH CASTLE 49 - 59

Self-build chalet bungalow

9 PLANNING APPLICATIONS CLEARED UNDER DELEGATED POWERS AND BY THE DEVELOPMENT CONTROL COMMITTEE FROM 1 JULY - 31 JULY 2016. 60 - 72

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

10 OMBUDSMAN AND APPEAL DECISIONS

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

06/15/0240/CU - Change of use from dwelling house to house in multiple occupation for up to six residents at 45 Nelson Road South, Great Yarmouth - Appeal allowed.

The original application was an officer delegated refusal.

06/16/0007/F - Proposed first floor extension to form additional bedrooms and ground floor kitchen extension at Gresham Nursing Home, 49 John Road, Gorleston - Appeal allowed with conditions.

The original application was an officer delegated refusal.

06/15/0618/F - Variation of condition 4 of p.p. 06/04/0317/F - to allow food store to trade until 22:00 hours Monday to Saturday at Lidl, Pasteur Road, Great Aarmouth - Appeal allowed with conditions.

The original application was refused at Development Control Committee.

11 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.

12 EXCLUSION OF PUBLIC

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

"That under Section 100(A)(4) of the Local Government Act 1972, the public be excluded from the meeting for the following item of business on the grounds that it involved the likely disclosure of exempt information as defined in paragraph 1 of Part I of Schedule 12(A) of the said Act."

Development Control Committee

Minutes

Wednesday, 13 July 2016 at 18:30

PRESENT:

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

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

1 APOLOGIES FOR ABSENCE

Apologies for absence had been received from Councillor Reynolds.

2 DECLARATIONS OF INTEREST

The Committee noted the following Declarations of Interest:

Councillor Thirtle declared a personal interest in Item 5, Councillor Williamson declared a personal interest in Item 7 and Councillors Annison, Wainwright and Wright declared a personal interest in Item 8.

However, in accordance with the Council's Constitution, the Councillors were allowed to speak and vote on the matter.

3 MINUTES

The minutes of the meeting held on 22 June 2016 were confirmed.

4 PLANNING APPLICATIONS

5 APPLICATION 06/15/0705/F - FIELD ADJACENT TOWER LODGE

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

The Planning Group Manager reported that the application had been amended and reduced in number from nineteen to nine dwellings accessed off Rollesby Road, Fleggburgh. The site was 1.66 hectares and was currently in agricultural use with an access for agricultural machinery to the east of the site. There were no relevant planning applications for this site which is adjacent to the village development limits of Fleggburgh which is considered to have relatively poor access to a range of facilities, as it has a complete lack of public services, local facilities and restricted links to public transport.

The Planning Group Manager reported that a high number of objections had been received from local residents consisting of 62 letters of objection plus an additional letter of objection which had been received today, and a petition signed by 153 residents. The Planning Group Manager reported the concerns highlighted by residents and proposed that the Committee should undertake a site visit prior to determining the application.

RESOLVED:

That application number 06/15/0705/O be deferred pending a site visit on Wednesday, 27 July 2016 at 10.00 am.

6 APPLICATION 06/15/0737/F - FORMER CLAYDON HIGH SCHOOL, BECCLES ROAD, GORLESTON

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

The Planning Group Manager reported that this was a full planning application for 113 dwellings, access road and open space. The site would be developed in two separate sections linked by a footpath and open space. The Southern part would be 89 dwellings on the site of the former school buildings and accessed from Beccles Road. The remaining 24 dwellings would be accessed from Burgh Road and the open space was formed of two separate sections. The application proposed 14 two bedroom, 35 three bedroom and 42 four bedroom dwellings together with 22 properties (20%) in line with the Council's affordable housing policy for this part of the Borough.

The Planning Group Manager reported that the application included a foul and surface water drainage strategy showing the use of sustainable drainage systems on site, a soakaway, and connection to the existing sewerage system. According to the correspondence received from Anglian Water, there was capacity to accommodate the new flows and even it appears, the surface water, if required.

The Planning Group Manager reported that this appeared to override the response received by the Council from Anglian Water which stated that Anglian Water had stated that the development would lead to an unacceptable risk of flooding downstream in terms of foul sewerage along with the suggested condition requiring a drainage strategy to be submitted prior to the development commencement. A drainage strategy would need to be prepared in consultation with Anglian Water to determine mitigation measures. The Planning Group Manager was seeking further clarification from Anglian Water.

The Planning Group Manager reported that the recent heavy rain had resulted in flooding in Beccles Road and Burgh Road at the White Horse roundabout. As Anglian Water had not yet responded to the Council with their definitive response to the drainage issues, the Planning Group Manager suggested that the Committee should consider deferring the application.

RESOLVED:

That application number 06/15/0737/O be deferred pending receipt of further correspondence from Anglian Water.

Following the determination of the application as detailed above, the Chairman allowed Councillor Wainwright to speak.

Councillor Wainwright asked why the application was being deferred and not determined, as the only difference since the original submission of the application in 2011, was the addition of three extra dwellings. The drainage was not considered a serious issue on the site in 2011, so why was it considered as such now. The local residents were happy with the proposed development, so the Committee should have approved the recommendation with the appropriate drainage condition attached, as the Government had instructed Local Authorities to build a set number of new homes to meet the national housing crisis.

7 APPLICATION 06/15/0775/LB - 06/15/0779/F - THE DRILL HOUSE (ADJACENT) YORK ROAD, GREAT YARMOUTH

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

The Planning Group Manager reported that the application site adjoins the Drill House (formally referred to as the Drill Hall) for change of use to workshop and multi-purpose facility including overnight accommodation, open pole barn for

storage, minor works and stopping up the alley west of the Drill House with gates either end of the alley.

The Planning Group Manager reported that the application had since been amended to remove the pole barn from the application by the applicant and it would not be assessed further. There was currently an application in with Norfolk County council for the stopping up of the highway to the west of the Drill House and this order cannot be determined without a valid planning permission. The area of highway which was subject to the application for the stopping up order was to be re-surfaced with Yorkstone paving. New external lighting via floor mounted luminaires would be installed.

The Planning Group Manager reported that the building at the south west boundary of the site was proposed to undergo renovation, the addition of a first floor and change of use to a workshop to support residential artists and provide additional storage.

The Planning Group Manager reported that the proposed change of use of the building at the north end of the alley to a multi-use building providing meeting rooms, workshop space and overnight accommodation for up to eight people for up to six months a year. This is not appropriate for long term accommodation for this number of persons and should Members be minded to grant permission, a temporary permission is recommended in order that any impact of the development can be assessed.

The Planning Group Manager reported that the four proposed caravans would act as sleeping accommodation only and be under the control of Seachange Arts. Three of the caravans would be smaller than average and the fourth one would be a standard sized caravan. When not in use during the winter months, the caravans would be stored under cover in the Ice House. Comments were still awaited from Environmental Health in this matter.

The Planning Group Manager reported that objections had been received regarding the closing up of part of the historic Town Wall, however, viewing would be available by appointment and residents that abound the site will have access to the alley by key. The Great Yarmouth Residents Association had requested access via a coded entry system as opposed to a key entry system. They also requested that as the area which was proposed for staff parking had been gifted by the Council, the local residents felt this should also be accessed by residents who themselves did not fall within the resident parking scheme area.

The Planning Group Manager reported that the applications were recommended for approval but conditioned to be temporary for one year. in order that the effect can be assessed and all future information is submitted to ensure the development was carried out in an acceptable way.

A Member was concerned that the Council had gifted another area of land which included part of the historic Town Wall.

Mr Cross, Communications Director, Seachange Arts, reported that the vision for the Drill House was to become an International Creation Centre and the on-site accommodation was a vital part of the scheme. The alley way land had been gifted to them in return for them addressing the condition of the Town Wall which would be undertaken via grant funding. Mr Cross reported that Seachange Arts were conscious of the concerns of local residents.

A Member questioned why the stopping up process of the adjacent alley had been started prior to planning permission being granted. Another Member was concerned that rusty old caravans would be sited in the development. Mr Cross assured the Committee that the caravans were antique and would be used as sleeping pods only.

A Member reported that the stopping up of the alleyway would negate historical anti-social behaviour in that area which should be welcomed by the Committee. He congratulated Seachange Arts for delivering the Arts Policy on behalf of the Council, on a relatively small grant and reported that this proposal should be supported as this level of investment would attract further funding from the Arts Council in the future.

A Member reported that the proposal was contrary to Policy HOU7(E) which stated that the proposal would not be significantly detrimental to the residential amenities of adjoining occupiers or users of land to safeguard the character and form of settlements and should be refused.

Councillor Jeal, Ward Councillor, reported that he spoke on behalf of Councillor Robinson-Payne, Ward Councillor, too.

He reported that he supported Seachange Arts when ever he could, but, as a Ward Councillor, he had been badly let down by Seachange Arts recently and therefore, he was unable to support this application.

Local residents had reported that the Drill House contained a bar which had caused noise nuisance on a regular basis to nearby residents. The stopping-up of the alleyway would affect the amenity of local residents and the proposed siting of caravans presented a substantial fire risk. Many residents had stopped him and voiced their concerns regarding the development and stated that they had been unaware of the public consultation on the proposal so they had not been able to voice their concerns. The gating up of part of the historic Town Wall was also wrong and he urged the Committee to refuse the application.

A Member reiterated that there were serious problems on this road and the alleyway was mainly utilised as a dogs toilet area and urged the Committee to give Seachange Arts the benefit of the doubt and to grant the application with a temporary condition to allow Seachange Arts to prove themselves. He reported that he was aware that there was plenty of accommodation in the locality but that it was expensive for a performing artist to stay in guest accommodation for a week and that was why the siting of the caravans was vital to the scheme.

A Member disputed that local accommodation was expensive and reported that bed and breakfast accommodation could be found for £15 a night.

A Member reported that the gating up of the alleyway would ensure the preservation of the Town Wall which would be brought up to condition via the Preservation Trust at a cost of £30,000, which the Council would not have to fund.

A Member proposed that the application should be refused and this motion was seconded.

RESOLVED:

That application numbers 06/15/0775/LB & 06/15/0779/F be refused as they were contrary to Policy HOU7(E) as the proposal was felt to be significantly detrimental to the residential amenities of adjoining occupiers or users of land to safeguard the character and form of settlements.

8 APPLICATION 06/16/0275/CU - HIGH ROAD, CROWS FARM, BURGH CASTLE, GREAT YARMOUTH

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

The Planning Group Manager reported that the application site was a rectangular piece of land to the south of Crows Farm. The land is adjacent to Mill Road on the west and Market Road to the south. Another piece of land to the south of market Road was also utilised for an outdoor market, the applicant had stated that this would revert back to sole agricultural use.

The Planning Group Manager reported that Highways had not objected in principal but had raised concerns regarding the access from Mill Road and had asked for a condition restricting access from North Market Road and a suitable visibility splay.

The Planning Group Manager reported that there had been 20 neighbour responses to the application, 10 letters in support, 3 raised no objections and 7 objected. The Planning Group Manager reported that Mr Dowsett had since withdrawn his objection, as detailed on page 79 of the agenda. The Broads Authority had not objected subject to a condition restricting the days in use and that the development involved no built structures.

The Planning Group Manager reported that the opening times stated on the application were 06:00 to 15:00 which Members might regard as too early a start and to not affect neighbours, Members might be minded to allow car booters access to the site at 07:00 with the public allowed on site from 08:00. This could be conditioned for 12 months to ascertain the impact upon the neighbouring properties.

A Member was concerned regarding pedestrian access to the site.

Another Member was concerned that hedging would be removed from around the site to accommodate the visibility splay and that the increase from 14 to 28 days would double the amount of noise nuisance to neighbouring properties.

Mrs Church, applicant, reported that the farm would not have survived without the diversification into car boot sales. Mrs Church reported that , to date, there had been no accidents resulting from the Sunday Markets and although some of the hedging would be lost, in line with guidelines from Farming England, this would not be undertaken until the end of July to ensure that nesting birds would not be disturbed. A new copse of trees would be planted to act as screening of the site. Mrs Church reported that the Sunday Markets were a meeting place and a social event for local people and visitors alike.

Mrs Church reported that the 06:00 start was a safety issue as it was necessary to clear the road of stall holders before the customers arrived.

A Member reported that using the land as a Sunday Market was attractive as it left the land unblemished so it could be returned to farming use at any time.

A Member asked the applicant why she had not considered using the land on the other side of the road as it would impact less on local residents. Mrs Church reported that it was a smaller field, 16 acres compared to 18 acres.

A Member asked whether the travelling Circus would use this field in future. Mrs Church reported that this would be the case.

Mr Cole, an objector, who was a resident at Mill Road, Burgh Castle, reported that there was a restricted access to the site just after a tight bend in the road and that traffic was an issue for villagers up until 14:00. Several of the letters of support had been written by people who did not live in the village and experienced the inconvenience and nuisance caused by the Sunday Markets. Mr Cole reported that an extension from 14 days to 28 days had been applied for in 2005 and been refused, and he could not see what the difference was in these two applications, and why it had been recommended for approval now. Mr Cole reported that as a compromise, that villagers would accept 28 days approval on the opposite field.

The Chairman asked Mrs Church whether she would consider using the opposite field. Mrs Church responded that this would not be considered as it was a smaller field.

RESOLVED;

That application number 06/16/0275/CU be approved subject to the following conditions; the approval was temporary so the impact of the development on the neighbouring amenities could be assessed. The temporary condition should be over a year and end following the summer of 2017. In the interests of highway safety, the highways conditions to be included, the conditions

suggested by the Broads Authority to be included, and appropriate opening times to be conditioned.

9 PLANNING APPLICATIONS CLEARED UNDER DELEGATED POWERS AND BY DEVELOPMENT CONTROL COMMITTEE FROM 1 JUNE - 30 JUNE 2016

The Committee noted the planning applications cleared by the Planning Group Manager and the Development Control Committee between 1 and 30 June 2016.

10 ANY OTHER BUSINESS

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

11 EXCLUSION OF PUBLIC

The meeting ended at: 20:05

Reference: 06/15/0705/F

Parish: Fleggburgh

Officer: Miss Gemma Manthorpe

Expiry Date: 11-04-16

Applicant: Mrs R Brooks

Proposal: Construction of 19 new mixed size/type residential dwellings – application amended to reduce the number of dwellings to 9.

Site: Field adjacent Tower Lodge

1. REPORT

- 1.1 The application was deferred by Members at the Development Control Committee on the 13th July 2016 for a site visit to take place, the site visit was conducted on the 27th July 2016. Minutes of the previous Development Control Committee are included within the agenda. Full Highways comments are attached to the report and commentary is included at paragraph 2.3 of this report.
- 1.2 The application has been amended and reduced in size and is currently an application for 9 no. dwellings accessed off Rollesby Road Fleggburgh. The site in total is 1.66 hectares and this includes the land which was originally proposed for 19 no. dwellings, ten of which have been removed from the application.
- 1.3 The site is currently in agricultural use with an access for agricultural machinery being shown to the east of the site. There are no relevant planning applications for this site.

2. Consultations :-

- 2.1 **Parish Council-** The Parish Council objected to the application for 19 dwellings on the following grounds:

The Parish Council object on the grounds of 10 access/exits onto Tower Road for individual dwellings. Plus surface water drainage from hard standings into the pond/pit on Rollesby Road will not be able to cope with additional water, which has already flooded across the road in the past.

Following the amendments to the application the Parish Council have no objections to the revised application.

- 2.2 **Neighbours** – 62 objections to the proposal and a petition signed by 153 people. A selection of objections are attached to this report with all being able

to view online or at the Town Hall during opening hours. In summary the objections raised are as follows:

- Drainage problems.
- Village has had sufficient development.
- Building on and therefore loss of agricultural land.
- Location of junction taking into account other junctions is not safe.
- The duck pond needs to be made safer.
- Extra traffic will make the roads less safe.
- Inadequate infrastructure.
- Pedestrian crossings at the corner of Tower Road and Rollesby Road will cause a danger.
- Tower Road won't be able to cope with the added traffic.
- Lack of pathways in Fleggburgh.
- Speeding traffic.
- Lack of visibility at proposed entrance.
- If this is allowed it will be more difficult to object to other applications in the future.
- Doctors are overstretched.
- Lack of facilities in the village.
- Fleggburgh has already had a large development known as 'The Village'.
- No need for additional housing.
- No need for housing in Fleggburgh.
- Risk of flooding.
- Inadequate foul sewerage.
- Recent application at Mill Lane refused.
- Contrary to Core Strategy.
- Not a sustainable location.

There has also been a consultation response in support of the application.

2.3 Norfolk County Council as Highway Authority – It is noted that the scale of the development has been reduced, but the footway links etc discussed have been retained which is welcomed infrastructure improvement within the village especially in terms of pedestrian links.

I previously requested that improvements be carried out to the junction of Tower Road and Main Road, but given the reduction in scale of the development I no longer consider that this can be justified, but if future development is proposed I will be minded to request this improvement due to the cumulative increase in traffic movements.

Whilst the development is for nine properties, the Highway Authority is prepared to accept this development as a private drive provided appropriate maintenance agreements are in place to ensure that there is no maintenance costs are borne by the local Highway Authority. However, the Highway

Authority would consider adopting the access road stub and turning head with the two spur roads being retained as private drives.

Accordingly in highway terms only I have no objection to the proposals but I would recommended the following (attached at end of report) conditions and informative note to be appended to any grant of permission your Authority is minded to make.

- 2.4 **Norfolk County Council as Fire Service** – No objection providing the proposal meets the necessary requirements of the current Building Regulations 2000 Approved Document B(volume 1 – 2006 edition, amended 2007) as administered by the Building Control Authority.
- 2.5 **Environmental Health** – No response received.
- 2.6 **Building control** – No comment.
- 2.7 **Police** – The development should be designed to Secure by Design Standards.
- 2.8 **Norfolk County Council Pubic Right of Way Officer** – The nearby public right of way remains unaffected by the proposal and therefore there are no comments or objections.
- 2.9 **Norfolk County Lead Local Flood Authority** – Consultation response received for the original application, no further response following reduction of site. The site is below the threshold for providing detailed comment.
- 2.10 **Anglian Water** –

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

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

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

Should the proposed method of surface water management change to include interaction with Anglian Water operated assets, we would wish to be re-

consulted to ensure that an effective surface water drainage strategy is prepared and implemented.

3. National Planning Policy Framework

- 3.1 The presumption in favour of sustainable development is set out under paragraph 4.
- 3.2 Paragraph 49: Housing applications should be considered in the context of the presumption in favour of sustainable development. Relevant policies for the supply of housing should not be considered up-to-date if the local planning authority cannot demonstrate a five-year supply of deliverable housing sites.
- 3.3 Paragraph 50 states that to deliver a wide choice of high quality homes, widen opportunities for home ownership and create sustainable, inclusive and mixed communities, local planning authorities should:
- Plan for a mix of housing based on current and future demographic trends, market trends and the needs of different groups in the community (such as, but not limited to, families with children, older people, people with disabilities, service families and people wishing to build their own homes);
 - identify the size, type, tenure and range of housing that is required in particular locations, reflecting local demand; and
 - where they have identified that affordable housing is needed, set policies for meeting this need on site, unless off-site provision or a financial contribution of broadly equivalent value can be robustly justified (for example to improve or make more effective use of the existing housing stock) and the agreed approach contributes to the objective of creating mixed and balanced communities.
- 3.4 Paragraph 42: The supply of new homes can sometimes be best achieved through planning for larger scale development, such as new settlements or extension to existing villages and towns that follow the principles of Garden Cities. Working with the support of their communities, local planning authorities should consider whether such opportunities provide the best way of achieving sustainable development.
- 3.5 Paragraph 17. Within the overarching roles that the planning system ought to play, a set of core land-use planning principles should underpin both plan-making and decision-taking. These 12 principles are that planning should (extract):
- always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings;
- 3.6 Paragraph 56. The Government attaches great importance to the design of the built Good design is a key aspect of sustainable development, is indivisible

from good planning, and should contribute positively to making places better for people.

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

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

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

5. Core Strategy:

- 5.1 **Policy CS1:** This policy promotes sustainable communities and development which would complement the character of an area.
- 5.2 **Policy CS2:** This policy identifies the broad areas for growth by setting out the proposed settlement hierarchy for the borough. CS2 seeks to ensure that new residential development is distributed according to the following settlement hierarchy, with a greater proportion of development in the larger and more sustainable settlements:
- Approximately 5% of new development will take place in the Secondary and Tertiary Villages named in the settlement hierarchy.
- 5.3 To ensure that new residential development in the borough meets the housing needs of local people, the Council and its partners will seek to:
- a) Make provision for at least 7,140 new homes over the plan period. This will be achieved by (inter alia a-g.)
- 5.4 **Policy CS9:** This policy seeks to encourage well designed and distinctive places, particularly conserving and enhancing biodiversity, landscape quality and the impact on and opportunities for green infrastructure.

6 Interim Housing Land Supply Policy

- 6.1 The Interim Housing Land Supply Policy falls outside of the statutory procedures for Local Plan adoption it will not form part of Great Yarmouth Borough Council's Development Plan. The Interim Housing Land Supply Policy will however be used as a material consideration in the determination of planning applications.
- 6.2 The Interim Housing Land Supply Policy seeks to facilitate residential development outside but adjacent to development limits by setting out criterion to assess the suitability of exception sites. The criterion is based upon policies with the NPPF and the adopted Core Strategy.
- 6.3 It should be noted that the Interim Policy will only be used as a material consideration when the Council's Five Year Housing Land Supply utilises sites identified in the Strategic Housing Land Availability Assessment (SHLAA). The Council has 7.04 year housing land supply, including a 20% buffer (5 Year Housing Land Supply Position Statement September 2014). This 5 year land supply includes sites within the SHLAA as such the Interim Policy can be used as a material consideration in the determination of planning applications.
- 6.4 New Housing development may be deemed acceptable outside, but adjacent to existing Urban Areas of Village Development Limits providing the following criteria, where relevant to development, have been satisfactorily addressed: inter alia points a to n.

7 Appraisal

- 7.1 The site assessed as part of the Strategic Housing Land Availability comprises 3.9 hectares of agricultural land. The two frontages were split into smaller sections and the area originally submitted comprises FL23, FL22 and F12. The assessment was carried out on the whole but the site has been reduced to comprise FL23 only.
- 7.2 The site is located to the east of Fleggburgh, between Rollesby Road and Tower Road. The site is level and set higher than roads which run along its southern and western boundaries, where it is edged by field banking. The site is currently used for arable farming and is bounded on its limits by intermittent trees and hedgerows, whilst the character of the site is limited to open farmland/grazing to the east and residential development to the west. The site is high grade agricultural land (Grade 1)
- 7.3 The site is adjacent to the village development limits of Fleggburgh which is considered to have relatively poor access to a range of facilities. In terms of highways and access, Norfolk County Council consider the site to be unacceptable for estate scale development. Fleggburgh is considered to have a complete lack of public services, local facilities and has restricted links to public transport. The highway network here is inadequate to support additional large scale development. In terms of environmental suitability, Anglian Water have indicated during the SHLAA assessment that infrastructure upgrades for sewerage treatment would be required to accommodate new development, and cumulative impact of sites may require larger wet well capacity at Pumping Station, and flow attenuation upstream. There is no capacity for surface water sewers therefore alternative drainage solutions such as SuDS may need to be explored where appropriate.
- 7.4 There are further local amenities available in Filby which is relatively contiguous to Fleggburgh, therefore limited development in either settlement could be achievable on this account.
- 7.5 The site is potentially suitable, available and achievable for small scale frontage development along Tower Road, Rollesby road, yielding approximately 10 dwellings per side.

8. Assessment

- 8.1 The site comprises 1.66 ha of grade of agricultural land; the original application for 19 houses fronting Rollesby Road and Tower road has been reduced, removing the Tower Road properties leaving the current application for 9 no. residential dwellings off Rollesby Road. There are a considerable number of objections to the application as summarised above with additional objections to the development off Tower Road since removed from the application.

- 8.2 The application site as reduced is accessed from a singular access from Rollesby Road. Several objectors have noted that there is no pedestrian footway and the doctors surgery is accessed by Rollesby Road leading to Mill Road. Objectors note that there are cars parked on Rollesby Road and this reduces the width. Highways have no objection to the application subject to a number of requested conditions. The application prior to amendment included some improvements to be carried out at the junction of Tower Road and Main Road. These improvements are no longer requested as the Highways officer does not feel that they can be justified. The officer does note that should further development come forward these works may be requested owing to the cumulative increase in traffic.
- 8.3 Several objections note the lack of pedestrian links and pavement within the vicinity of the proposed development. Notwithstanding the reduction in size of the development the application shows the provision of a foot path over 300m in length from adjacent Tower Lodge at Tower Road to opposite Mill Road at Rollesby Road. The additional public foot path provision will increase permeability and provide an infrastructure gain to the village which will further facilitate the use of the doctors surgery.
- 8.4 There are 4 pedestrian crossings shown on the plans along this footpath. Some objectors have stated that the location of the pedestrian crossings are not appropriate however the highways officer is satisfied with the location.
- 8.5 Concerns have been raised about the potential for surface water flooding being exacerbated by the development as there will be a loss of permeable land. The site is under the threshold for the Local Lead Flood Authority to comment on although comments received by the Internal Drainage Board note that further information is required identifying any additional owners of the drains which would be affected by the development and that additional maintenance is acceptable. This information has been requested from the applicant although is not available at the time of writing. Should the information be provided this shall be verbally reported.
- 8.6 The drainage strategy for the development states that all surface water from the hardstanding areas such as roofs, driveways and access roads would flow into dry detention basins located to the west of the site. The report goes onto detail the runoff from contributing hardstanding areas. The report identifies the location of the attenuation basins and the culver which will run between the access road to the site. The report notes that private SUDS including permeable paving and detention basins can be adopted and maintained privately. Private maintenance by way of management company would be recommended should the application be approved.
- 8.7 Objectors note that there have been problems dealing with the foul sewerage within in the vicinity and have voiced concerns about the ability for the network to cope. The assessment undertaken as part of the Strategic Housing Land Availability Assessment indicated that improvements to the sewerage infrastructure would be required. The formal response to the consultation on the application states that there is adequate available capacity for these flows.

- 8.8 The design of the development has the proposed dwellings set back within the site with open space, include a pond feature between the dwellings and Rollesby Road. The positioning of the dwellings reduces the impact that they would have on the street scene. The ground level at the site of the proposed development is higher in comparison to the houses on the opposite side of Rollesby Road and as such setting them back reduces the bearing that they would have on the existing properties.
- 8.9 The dwellings proposed are mixed in size and type which seeks to comply with the aims of the National Planning Policy Framework and the adopted Core Strategy. The mix of houses and the layout that is sought with the offsite improvements to the pedestrian links allow for the village to receive gain from the development proposed. Following on from a recent decision affordable housing contributions are not sought on sites that are 10 or under and therefore this site does not contain an affordable housing contribution.
- 8.10 A number of residents have raised concerns regarding the duck pond. This is marked on the revised plan as being fenced and, if deemed appropriate, can be secured by planning condition. The concerns over the safety of the access and the increase in traffic have been reiterated by objectors however the Highways officer does not have any such concerns and as such the development as proposed is not contrary to highway safety.
- 8.11 The proposed development lies outside of the village development limits however the Interim Housing Land Supply Policy (IHLSP) has been drafted and adopted in order that developments, specifically those for housing outside of the village development limits can be assessed with a view to meeting housing targets prior to the adoption of the site specific allocations. The IHLSP is a material consideration and as such shall be afforded appropriate weight as a means of assessing development for housing outside of village development limits. The IHLSP is only to be utilised when the Council's five year housing land supply policy includes 'deliverable' sites identified through the Strategic Housing Land Availability Assessment. The site, as part of a larger site, has been assessed as part of the Strategic Housing Land Availability Assessment as site FL22 and therefore the IHLSP is applicable.

9. Site Visit

A site visit was carried out by available Members following a deferral of decision. The Members viewed the site from a number of angles.

10. Recommendation

- 10.1 APPROVE revised plan for 9 dwellings only - It is accepted that the application is outside of the village development limits and contrary to the adopted Borough Wide Local Plan 2001 however the site has been identified as developable and deliverable and for small scale development in the SHLAA. The Interim Housing Land Supply Policy seeks to assist in meeting

the Local Authorities housing targets and notes that sites that come forward should commence development within two years and therefore any permission should be subject to such a condition in line with the Interim Housing Land Supply Policy (2014) and other conditions as referred to above and required to ensure a satisfactory development.

Background Files 06/15/0705/F

Elaine Helsdon

From: Chris Bond <[REDACTED]>
Sent: 28 May 2016 10:23
To: plan
Subject: Fw: Ref 06/15/0705/F Planned development on Rollesby Road, Fleggburgh

From: Chris Bond <[REDACTED]>
Sent: 28 May 2016 08:06:36
To: gm@great-yarmouth.gov.uk
Subject: Ref 06/15/0705/F Planned development on Rollesby Road, Fleggburgh

Dear Miss Manthorpe,

We write with reference to planning application number 06/15/0705/F.

We wish to register our objection at the amended plans for the now proposed smaller development. We feel that it would still cause the majority of the problems we listed in our previous objection on the 22nd of January to the application for the thirty five houses. It doesn't take a genius to work out that presumably the twenty six houses will follow at a later date.

In particular we really feel that having three t junctions (five if you include Tretts Loke and Tower Road) within the space of approximately three hundred metres is an accident waiting to happen. With the speed of some vehicles coming into Fleggburgh from Rollesby on the Rollesby Road it's hard enough to be safe coming out of Mill Lane now, looking up the Rollesby Road and also downwards for vehicles coming out of St Margaret's Way potentially behind the cars parked in front of the council houses. If we now have to look at another junction as well for traffic emerging it's going to be very dangerous. As far as we are concerned as well the bend and the junction of Tower Road are also very dangerous. Add to this the much needed agricultural vehicles and school buses, and it all adds up to a lot of vehicles. Also, we wouldn't to lose the sight of families going past our house on their bicycles and also the horse riders and even the occasional horse drawn cart. We hope that Fleggburgh can retain the quaintness and tranquility of the Norfolk village we moved into.

We have heard the duck pond is going to be made larger to help with the drainage of the development. If it is, that would also need to be made a lot safer than it is from the point of view of potentially more younger children living in the new development.

We feel this development would have been much better in the Bygone Village site where there are still expensively priced properties sitting empty and in the main the residents of the site do not really bring value to the village in terms of using amenities like the school and church.

Yours faithfully

Chris and Sarah Bond

1 Fir Tree Close,
 Mill Lane,
 Fleggburgh
 NR29 3DU

Internet Consultees	
Application Reference	06/15/0705/F
<input type="button" value="Attachments"/>	
Invalid Consultee Comment?	<input type="checkbox"/>
Name	E J & B A Coleman
Address	Brickle Hatch
	Tretts Lane
	Fleggburgh
	Great Yarmouth
Post Code	NR29 3AT
Telephone	
Email Address	
For or Against	<input type="radio"/> For <input type="radio"/> Object
Speak at Committee	<input type="checkbox"/>
<div>We wish to confirm that the objections and observations in our letter of 13th January 2016 remain our view.</div>	
Date Entered	29-05-2016
Internet Reference	OWPC785

Woodland Bungalow
Tower Road
Fleegburgh

26 MAY 16

Planning Officer
Great Yarmouth Council



Dear Sir.

Re Planning Application 06/15/0705/F

I have received a letter from you about the above, and wish to stand by my previous objection, as all the new plans show is that Tower Road development has been deleted. For now I suspect.

It will be even more dangerous for me to walk to the Doctors with all the extra traffic and no changes to the infrastructure of the village.

Yours faithfully

MRS M. WALLS

3 Royden Way
Fleggburgh, NR29 3AZ

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

20th May 2016

Dear Mr Minns

RE: Planning Application 06/15/0705/F

Further to your letter of the 16th May, with regards to the above planning application, we object to planning permission being given. After viewing the new plans, we are very concerned and disappointed to see that after all the objections raised by the residents initially, that these amended plans have even been considered. All that has changed from the original plans is that the building proposed in Tower Road has been deleted off the plans. It seems that if this development is given permission, it will give the green light, for all future development on this field, especially the original proposal for Tower Road. We do not feel that any of the concerns from residents about traffic, flooding and lack of infrastructure from the previous objections have been addressed fully and taken into account.

As for the entrance from the development still being shown as into Rollesby Road, this surely has not been thought out carefully and feel that this is an accident waiting to happen. You just do not realise the potential hazards of this road, with parked cars in Rollesby Road, traffic turning and coming out of St. Margaret's Way and Mill Lane the potential lethal junction with Tower Road and going out of the village, there is a very dangerous blind bend just past Tretts Lake. It's all very well, Highways departments and other council departments involved saying there is no problems with the roads etc., but they do not live in the village 24/7, and this development, we have no doubt will increase traffic and dangers in our village as has been brought to your attention with previous objections. If, as we suspect that Phase 2 will be slipped through for the development along Tower Road, then this road will also become a problem for the residents of the village.

As well as that, has the problem of flooding been really thought out, increasing the size of the pond, will only make this more of a hazard, as we can foresee an accident where maybe a car may end up in the pond, as well as it being a hazard for children.

We sincerely hope that you will give this objection and concerns your careful consideration.

Yours sincerely


Mr T & Mrs M Easen



Jill K. Smith

From: [REDACTED]
Sent: 26 May 2016 15:47
To: plan
Subject: 06/15/0705/F

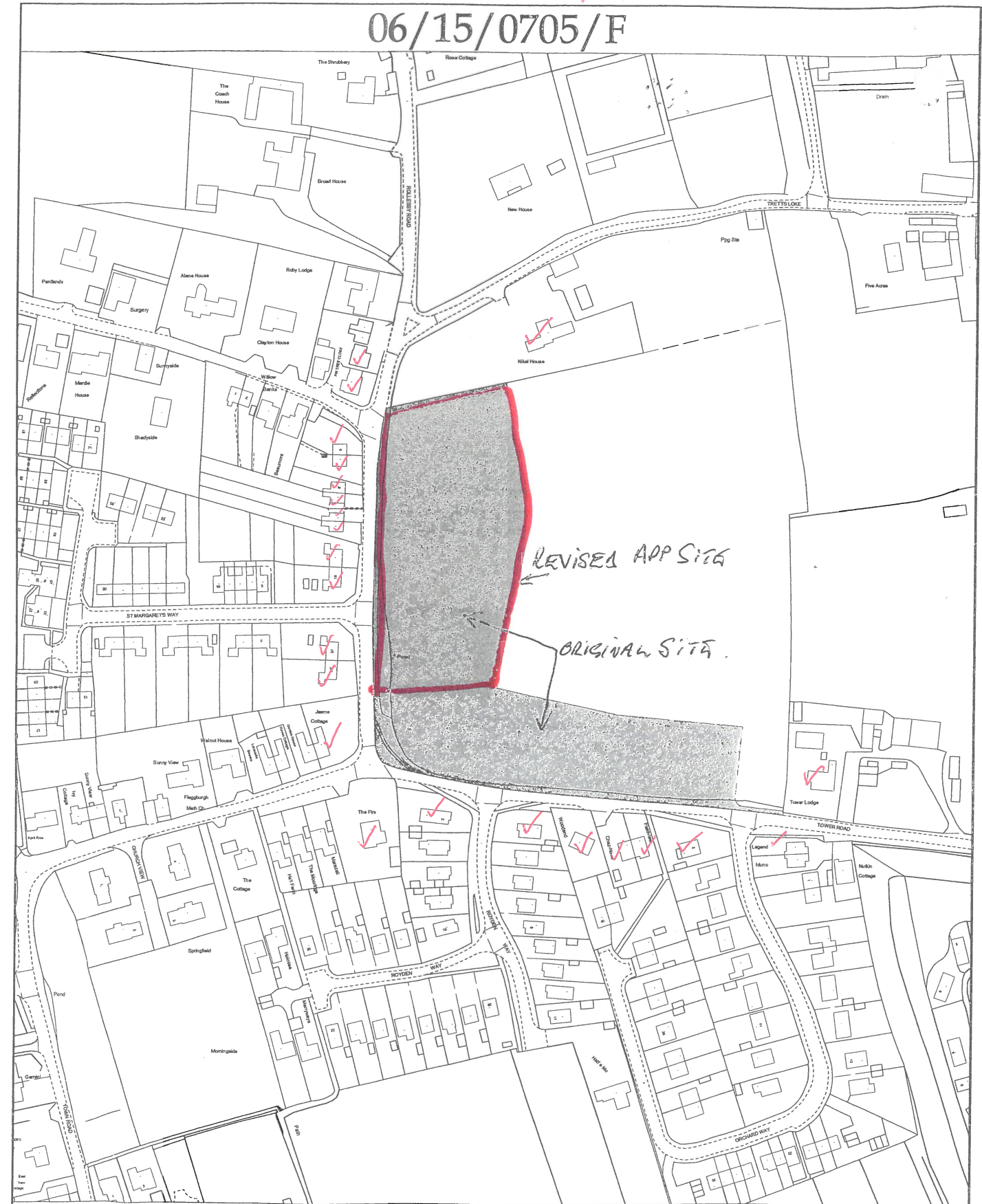
Having seen the revised plans for this application I must take issue with the proposed positioning of the two pedestrian crossings nearest to the corner of Rollesby Road and Tower Road. This blind corner is a natural traffic hazard and if this lack of visibility is to be coupled with two traffic-stopping crossings it must increase the likelihood of accidents/injuries from a possibility to a definite within a very short time frame!

My reservations concerning Tower Road's ability to cope with added traffic remain although the reduction in proposed numbers will obviously ameliorate this to an extent.

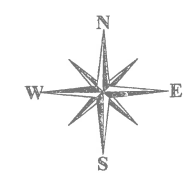
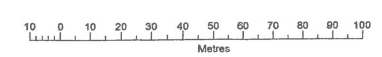
P. H. Ely

SITE NOT OF POUTED

06/15/0705/F



Planning and Development Department,
Trafalgar House, Greyfriars Way,
Great Yarmouth, Norfolk. NR30 2QE



Scale = 1:2500 @ A4

© Crown copyright and database rights [2011]
Ordnance Survey [100018547]



Red brickwork
White uPVC windows & doors

Dark brown timber cladding

Block of 3 No. 3 Bed Houses with integrated single garage

Type D

Page 30 of 72

IMPORTANT - TO BE READ BY THE CLIENT

Construction (Design and Management) Regulations 2015:CDM

The client should be aware that CDM may be required for their project and they should seek further professional advice regarding CDM regulations and appointment of Project Co-ordinator.

Further information can be obtained from the HSE website.

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

Scale: 1:1250 @ ISO A1

0 5 10 15 20 25 30 35 40m

Scale: 1:500 @ ISO A1

0 2 4 6 8 10 12 14 16m

Scale: 1:200 @ ISO A1

0 1 2 3 4 5 6 7 8m

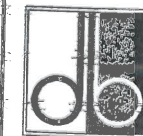
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L.P.A.

Planning Ref No:

Building Control Ref No:

COPYRIGHT OF



David Bullen Limited

Chartered Building Surveyors
Novus Centre,
The Conge, Great Yarmouth,
NR30 1NA

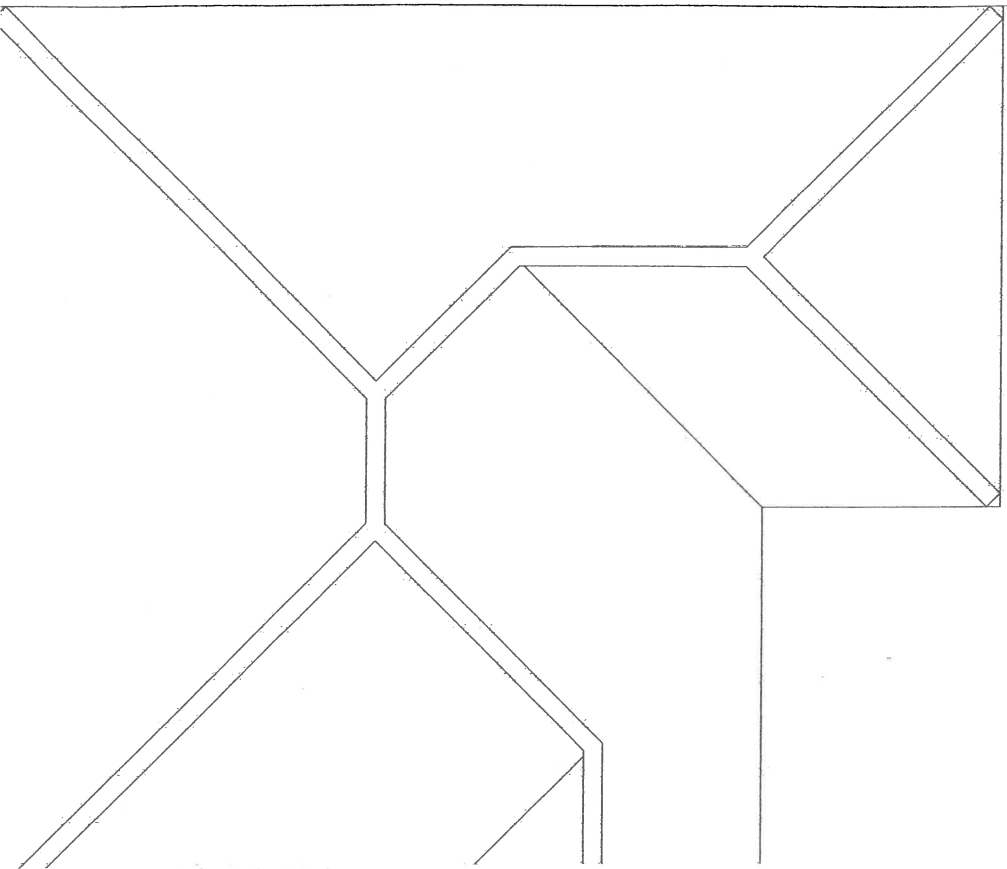
Tel: (01493) 842 168

Fax: (01692) 583 066

e.mail: info@dbsurveyors.co.uk



RICS



White fascias & soffits

Red pantiles

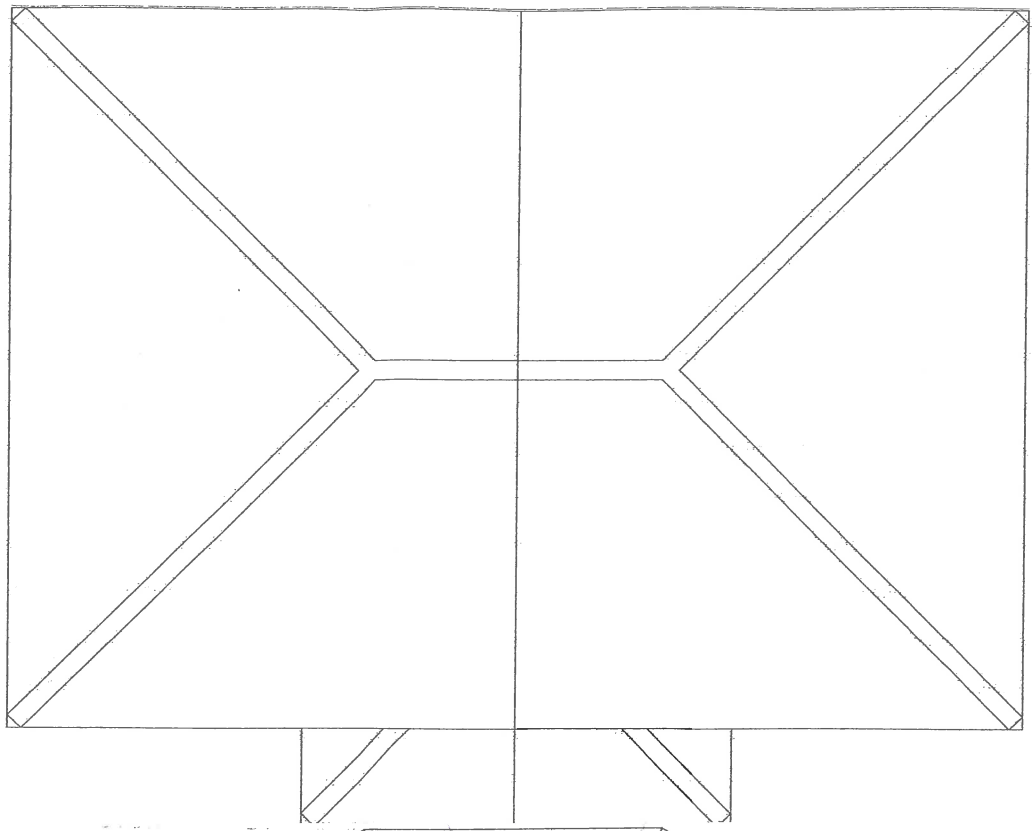


Red brickwork

White uPVC windows & doors

3 Bed Bungalow

Type A

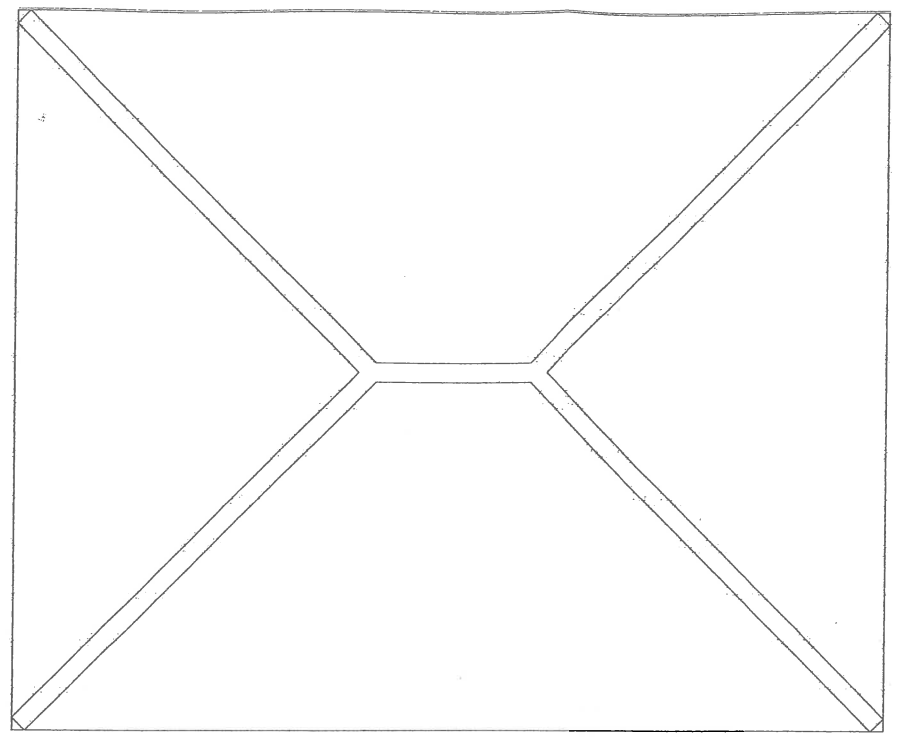


Red brickwork

White uPVC windows & doors

3 Bed Semi-Detached House

Page 31 of 72
Type B



Grey slates



White uPVC windows & doors

4 Bed House

Type C

Reference: 06/16/0387/SU

Parish: Gorleston

Officer: Mr G Clarke

Expiry Date: 05-08-2016

Applicant: Great Yarmouth Borough Council

Proposal: Demolition of existing buildings and structures and erection of 6 residential dwellings (Class C3) together with associated highways and landscaping works

Site: land off Hertford Way
Gorleston

REPORT

1 Background / History :-

- 1.1 The application site consists of the former Norse maintenance depot and adjoining two rows of lock-up garages to the north of Hertford Way, the site is surrounded on all sides by two storey houses on Hertford Way to the south, Charter Close to the west, St Anne's Crescent to the north and Pembroke Avenue to the east. The existing main vehicular access to the site is from Charter Close which serves the depot, lock-up garages and parking spaces at the rear of some of the houses on Hertford Way. There is also a lowered kerb and parking to the front of the office building facing Hertford Way.
- 1.2 The depot and office is currently empty as Norse have relocated to new premises, 14 of the lock-up garages were leased to Norse and were vacated when they moved, the remaining garages were leased to local residents for parking/storage, the tenants were offered alternative parking nearby and all of the garages are currently empty and fenced off.
- 1.3 The existing buildings on the site will all be demolished and replaced with 6 dwellings consisting of 2 x one bedroom flats, 2 x two bedroom semi-detached houses and 2 x three bedroom semi-detached houses. The access to the site will be from Hertford Way with dwellings being arranged around a courtyard which will provide parking and open space. The existing access from Charter Close will remain to serve the parking at the rear of the Hertford Way houses only, there will be no access to the application site from Charter Close.

2 Consultations :-

- 2.1 Highways – no objection subject to standard highway condition regarding access and parking.
- 2.2 Environmental Health – no objection subject to a condition that prior to the construction phase a further site investigation shall be carried out to check for possible pollutants and contaminants and a condition restricting working hours.
- 2.3 Neighbours – one letter has been received asking question about the proposed development and possible adverse effects (copy attached)

3 Policy :-

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 CS3 – Addressing the Borough’s housing need

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

- a) Make provision for at least 7,140 new homes over the plan period. This will be achieved by:
 - Focusing new development in accessible areas and those with the most capacity to accommodate new homes, in accordance with Policy CS2
 - Allocating two strategic Key Sites; at the Great Yarmouth Waterfront Area (Policy CS17) for approximately 1,000 additional new homes (a minimum of 350 of which will be delivered within the plan period) and at the Beacon Park Extension, South Bradwell (Policy CS18) for approximately 1,000 additional new homes (all of which will be delivered within the plan period)
 - Allocating sufficient sites through the Development Policies and Site Allocations Local Plan Document and/or Neighbourhood Development Plans, where relevant
 - Ensuring the efficient use of land/sites including higher densities in appropriate locations
 - Using a ‘plan, monitor and manage’ approach, which uses a split housing target to ensure that the plan is deliverable over the plan period (as shown in the Housing Trajectory: Appendix 3), to ensure the continuous maintenance of a five-year rolling supply of deliverable housing sites
- b) Encourage the effective use of the existing housing stock in line with the Council’s Empty Homes Strategy
- 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
- d) Ensure that new housing addresses local housing need by incorporating a range of different tenures, sizes and types of homes to create mixed and balanced communities. The precise requirements for tenure, size and type of housing units will be negotiated on a site-by-site basis, having regard to the Strategic Housing Market Assessment, Policy CS4 and the viability of individual sites
- e) Support the provision of housing for vulnerable people and specialist housing provision, including nursing homes, residential and extra care facilities in appropriate locations and where there is an identified need
- f) Encourage all dwellings, including small dwellings, to be designed with accessibility in mind, providing flexible accommodation that is accessible to all and capable of adaptation to accommodate lifestyle changes, including the needs of the older generation and people with disabilities
- g) Promote design-led housing developments with layouts and densities that appropriately reflect the characteristics of the site and surrounding areas and make efficient use of land, in accordance with Policy CS9 and Policy CS12

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 Assessment :-

- 4.1 The proposed development will consist of a pair of semi-detached houses and a building comprising two flats on the west side of the site in the area currently occupied by the lock-up garages and a pair of semi-detached houses to the eastern side. The area between the buildings will provide parking, turning and open space. The houses will each have a private garden at the rear and there will be a shared garden area for the two flats. The existing access to the site from Charter Close is too narrow to serve the development so a new access will be constructed from Hertford Way which meets current highway standards. The Charter Close access will remain to serve those dwellings on Hertford Way

which have parking in their rear gardens, a fence will be provided to prevent access into the development site from this direction.

- 4.2 The buildings have been designed to reduce overlooking of the adjoining dwellings as much as possible but it has to be accepted that this is an urban area where mutual overlooking already exists and it is unlikely that the proposal will result in any significant loss of privacy to the existing dwellings.
- 4.3 The distances between the existing dwellings and the proposed vary from 15m to 20m, there is a pair of houses on St Anne's Crescent to the north which are closer to the site boundary than their neighbour but these will be next to the parking area so will not suffer from any significant overshadowing from the proposed development.
- 4.4 Some of the existing buildings on the site are built on the boundary with the adjoining dwellings and provide the boundary walls to those properties, the applicant is aware of this situation and the drawing shows that replacement walls or fences will be erected to the affected properties following demolition.
- 4.5 The application site is surrounded by housing, the existing use as a depot and lock-up garages would have the potential to cause noise and disturbance to the occupiers of the adjoining dwellings by the depot operation itself and by traffic movements associated with the uses. The proposed housing will remove this use and replace it with a more appropriate type of development taking into account the context of the surrounding area.
- 4.6 The development will provide 6 well designed units of affordable rented accommodation, the site is well served by public transport, it is close to amenities and open space and provides an ideal location for new housing.

5 RECOMMENDATION :-

- 5.1 APPROVE – the proposal complies with Policies CS1, CS2 and CS3 of the Local Plan: Core Strategy and saved Policy HOU7 of the Great Yarmouth Borough-Wide Local Plan.

Jill K. Smith

From: Davin Stilwell <D.Stilwell@nra.co.uk>
Sent: 06 July 2016 18:34
To: plan
Subject: Planning Application 06/16/0387/SU

ACIC's
8/7/16

Dear Sir/Madam

I will not be able to attend to proposal of the planning application of Land of Hertford way, due to work commitments.

How ever I did attend the consultation that was held at Peter House School.

Questions I asked were,

Boundary Fences, How high, and what replaced with?

How near will the proposed Dwelling will be to my property? IE I know my garden will be overlooked more than by my other neighbours, causing concerns about my outlook and view.

How will it effect the value of my Property?

I also have concerns about noise, garage roofs , as what are they made of?

How long will the demolition/other building work take

Pollution as in dust other materials ,will my garden/property be protected

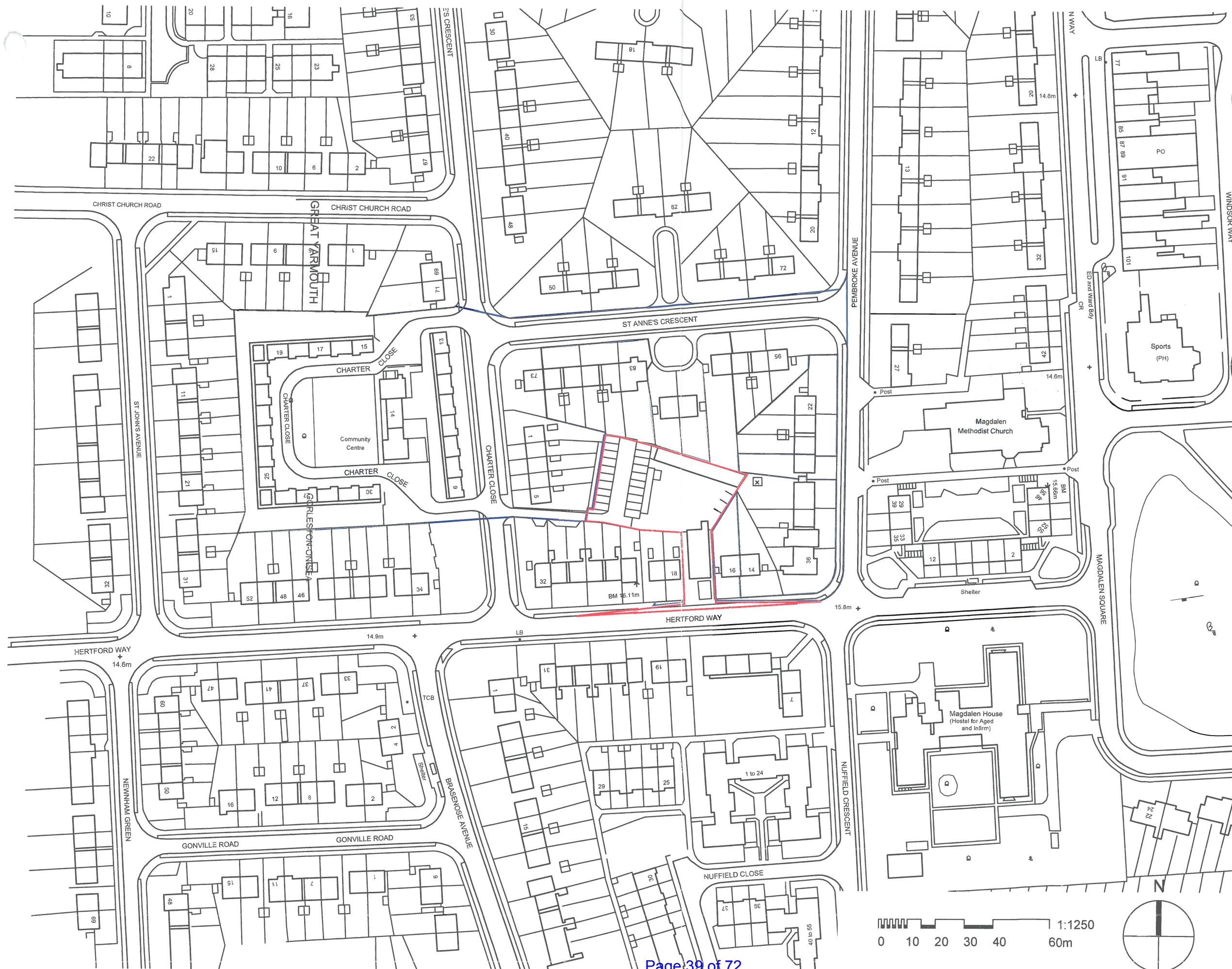
When will building work commence and what hours will contractors be working?

I did ask all this at the consultation but no one had no real answers or got back to me.

I was told We would be informed of the planning application throughout all stages. I have had a letter received today (06.07.16 addressed to owner/occupier) stating about the proposed planning application.

Regards

Davin Stilwell
79 St Annes Crescent
Gorleston
Great Yarmouth
NR31 7LB



any shop drawings or work whatsoever either on their own behalf or that of sub-contractor.
 Report any discrepancies to the Contract Administrator at once.
 This drawing is to be read with all relevant Architect's and Engineer's drawings and other relevant information.
 © Ingleton Wood LLP

LEGEND:
 Site Boundary
 Land within ownership of Great Yarmouth Borough Council

DO NOT SCALE

16/0387/SU



19.05.16	Issued to client	KZ
Revision	Date	Description
		Drawn
		Chk

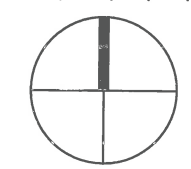
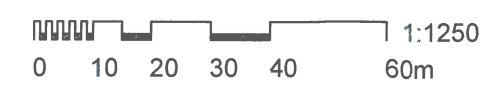
Ingleton Wood
 Vision, form and function
 Norwich
 8 Whiting Road
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 Norwich NR4 6DN
 T: 01603 666847
 www.ingletonwood.co.uk

Project
 Hertford Way
 Gorleston
 Great Yarmouth

Drawing Title
 Site Location Plan

Client
 Great Yarmouth Borough Council

Drawn	Checked	Date	Scale	Paper Size
KZ	-	19.05.16	1:1250	A3
Job No	Dwg No	Stage	Revision	
31469	101	Planning	-	



Reference: 06/16/0167/F

Parish: Gorleston

Officer: Mr G Clarke

Expiry Date: 05-05-2016

Applicant: Butler Le Gallez Properties Ltd

Proposal: Single storey rear extension

Site: 115 High Street
Gorleston

REPORT

1 Background / History :-

- 1.1 The application site is the southern part of a group of three flat roofed shops built in the 1960's, the shop is currently occupied by Peacocks, the adjoining unit to the north is a British Heart Foundation shop. There is a footpath immediately to the south of the site which links the High Street to Blackwall Reach to the east, this widens towards the eastern end where it also serves as vehicular access to two bungalows to the south of the site and a house which faces Blackwall Reach. There is a car park and servicing area at the rear of the shops which has access from Blackwall Reach.
- 1.2 The proposal is to build an extension at the rear of the shop into the car park which will increase the floor area of the shop, the application has been amended since it was originally submitted in an attempt to overcome objections received from the occupiers of the two bungalows (no's. 15 & 16 Blackwall Reach).
- 1.3 The site is within conservation area no. 16.

2 Consultations :-

- 2.1 Highways – no objection
- 2.2 Conservation Officer – no objection
- 2.3 Neighbours – two letters of objection have been received (copies attached), the reasons for objection area loss of outlook and light, anti-social behaviour and possible obstruction to access during building work.

3 Policy :-

3.1 POLICY BNV18

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

3.2 Policy CS7 – Strengthening our centres

Overall, the majority of town, district and local centres within the Borough are performing well, despite the national economic downturn. To enable them to continue to compete with centres outside of the borough, out-of-town retailers and the internet, the Council will:

a) Focus future development and investment using the retail hierarchy in Table 12 below

Table 12: Retail Hierarchy Classification	Location
Main Town Centre	Great Yarmouth
Town Centre	Gorleston-on-Sea
District Centres	Bradwell (Proposed) and Caister-on-Sea
Local Centres	Well defined groups of shops and services in the borough's villages and main towns, such as The Green, Martham; Bells Road, Gorleston and Northgate Street, Great Yarmouth

b) Seek to allocate in accordance with the retail hierarchy and the sequential approach between 2,152sqm (net) and 4,305sqm (net) of new 'food' shopping floor space, and up to 8,865sqm (net) of new 'non-food' shopping floor space, in identified opportunity sites in the borough, up to 2031.

c) Promote the extension of the Great Yarmouth's centre to include The Conge and parts of North Quay as a mixed-use development scheme through Policy CS17 and the Great Yarmouth Waterfront Supplementary Planning Document

d) Aim to improve the vitality and viability of our town and district centres by:

- Safeguarding the retail function and character of each centre. Primary, Secondary and Holiday Shopping frontages will be identified in the Development Policies and Site Allocations Local Plan Document where appropriate
- Enhancing the appearance, safety and environmental quality of the centres
- Encouraging a diversity of uses within each centre, enabling a wide range of retail, leisure, social, educational, arts, cultural, office, commercial and where appropriate, residential uses

- Supporting small and independent businesses, including retaining and enhancing important local markets
 - Promoting the short and long-term reuse of vacant buildings
 - Enhancing the early evening economy
 - Improving access to the centre by sustainable modes of transport and encouraging multi-purpose trips
- e) Maintain and strengthen the role of local centres and local shops in the borough to better serve the day-to-day needs of local communities
- f) Ensure that all proposals for town centre uses outside defined centres demonstrate that there are no sequentially preferable sites available and that the proposal can be accessed by sustainable transport. Proposals over 200sqm (net) will also be required to submit a Retail Impact Assessment demonstrating that there will be no significant adverse impact on existing designated centres, including those beyond the borough boundary, such as Lowestoft.

4 Assessment :-

- 4.1 The extension as originally proposed was for a flat roofed structure that would have projected 12.6 metres from the rear of the existing building with the south elevation being built on the boundary of the site. The land slopes downwards from west to east and in order to maintain a level floor within the building the height would have been 4.3m nearest the building and 4.9m at the eastern end. The occupiers of the two bungalows to the south of the site which currently face the car park objected because of the effect on light and outlook amongst other reasons.
- 4.2 The application was subsequently amended by setting the extension in from the boundary by 1.3m and splaying the corner, the extension has also been reduced in height by 600mm. The drawing also shows that the existing wall and fence along the southern boundary will be retained. The occupiers of the bungalows were reconsulted on the revised proposal but maintained their objections.
- 4.3 The extension, as revised, will be set into the site and the existing wall and fence will remain so the building work should not affect the vehicular access to the bungalows.
- 4.4 The front elevations of the bungalows are just over 20m to the south of the south wall of the extension, taking into account this separation and that the extension is to the north of the bungalows, it is unlikely to have a significant adverse effect on light to those dwellings. The bungalows currently have an open aspect to the front where they face the chain link fence along the side of the car park, the extension will mean that the bungalows will face a brick wall that will be between 3.7m and 4.3m in height. This will have an effect on the outlook but due to the distance between the dwellings and the extension, it is considered that it would be difficult to justify a refusal of the application on the basis of loss of outlook alone.

5 RECOMMENDATION :-

5.1 Approve – the proposal complies with saved Policy BNV18 of the Great Yarmouth Borough-Wide Local Plan and Policy CS7 of the Core Strategy.

ACK 27/6/16

Edward Atkinson
16 Blackwall Reach
Gorleston
Great Yarmouth
Norfolk NR31 6SA



24 June 2016

Mr D Minns
The Group Manager (Planning)
Planning Services Development Control
Great Yarmouth Borough Council
Town Hall
Hall Plain
Great Yarmouth
Norfolk NR30 2QF

Town Hall Reception
Date: 24/6/16

Dear Sir

Planning Application - Application: 06/16/0167/F Proposal: Single storey rear extension
Location: 115 High Street Gorleston Great Yarmouth NR31 6RE

I write with regard to the above planning application. I have examined the revised plans which now show a splayed corner 2.5 metres and the extension is now 2.5 metres back from the existing fence line but we are still objecting on the following grounds as previously stated in our letter 17 May 2016:

Loss of outlook and light:

It will cause us to lose a significant level of sunlight and daylight. We would feel a greater sense of enclosure and of being hemmed in at our property because of the close proximity and height of the extension which would be dominant and overbearing.

Loss of light would affect the front of our property namely lounge, dining room and kitchen.

The above is in breach of the Planning Policy Statement A34 *In terms of daylighting, the effect on all rooms, apart from halls, landings, bathrooms and utility rooms will be considered. Where an extension would be likely to reduce the amount of light entering the window of a room, other than those indicated above, to an unreasonable degree, planning permission is likely to be refused.*

At present, the rear of the building is a bricked area which contains rubbish bins. This is not shown on the new plans put forward for planning permission, will this no longer be the case or should it have been incorporated into the new plans? At present the brick wall is approximately 6ft high.

ASB issues:

There have been lots of problems with ASB (Anti Social Behaviour) as listed within the Anti Social Neighbourhood Plan within this area, especially as Morrisons Supermarket provide stone seating opposite and youngsters congregate in this area in the evening, causing noise, littering and intimidating members of the public passing by.

This overbearing extension along the passage in front of our property would be another area these youngsters could use hidden from general view.

Should any extension planning rights be granted in this vicinity then strong consideration should be given to Council CCTV cameras to be positioned in this area in order to eliminate the increased risk of any ASB/Crime.

Our right of access which runs along the south side of the boundary is not just a pedestrian right of way. Within the deeds to our property it states clearly that we have the right to pass and repass over and along Bussey's Lane with or without horses, carts, motor vehicles and carriage.

On the revised plans showing it will be set 2.5 metres inside the fenceline would it still be the case that our right of access to our property, due to building works, would create Health & Safety Issues not only for us and our neighbours but also the general public usage of this thoroughfare and would it, if planning consent given, have to be closed whilst the building work is undertaken?

Consideration should be given to emergency services wishing to access our properties fire, ambulance etc.

Can you verify whether any consideration or thought has been given to the point that if this building, is extended, it would create a lot less space within the existing car park for large lorries making deliveries and large refuse collection vehicles to the business outlets within this car park. There is already a problem with lorries negotiating the very tight maneuvering space to access and exit the car park from the public road and if this extension was to go ahead even less space available.

If this extension is granted it will cause my property to be **devalued** because of the previously stated factors

Could you inform me as to when this proposal will be put before the relevant Planning Development Control Committee.

I await your comments regarding our ongoing concerns and objections.

Yours faithfully

Edward Atkinson

A large, dark, irregular redacted area covering the signature of Edward Atkinson.

ACK 27/6/16

Anne & Richard Hunter
15 Blackwall Reach
Gorleston
Great Yarmouth
Norfolk NR31 6SA



24 June 2016

Mr D Minns
The Group Manager (Planning)
Planning Services Development Control
Great Yarmouth Borough Council
Town Hall
Hall Plain
Great Yarmouth
Norfolk NR30 2QF

Town Hall Reception

Date: 24/6/16

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Loss of light would affect the front of our property namely lounge, dining room and kitchen. I have, in my previous letter, attached photos showing the present outlook from the bungalow as well as photos of the actual height of the extension.

The above is in breach of the Planning Policy Statement A34 *In terms of daylighting, the effect on all rooms, apart from halls, landings, bathrooms and utility rooms will be considered. Where an extension would be likely to reduce the amount of light entering the window of a room, other than those indicated above, to an unreasonable degree, planning permission is likely to be refused.*

At present, the rear of the building is a bricked area which contains rubbish bins. This is not shown on the new plans put forward for planning permission, will this no longer be the case or should it have been incorporated into the new plans? At present the brick wall is approximately 6ft high.

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If this extension is granted it will cause our property to be **devalued** because of the previously stated factors

Could you inform my husband and I when this proposal will be put before the relevant Planning Development Control Committee.

We await your comments regarding our ongoing concerns and objections.

Yours faithfully

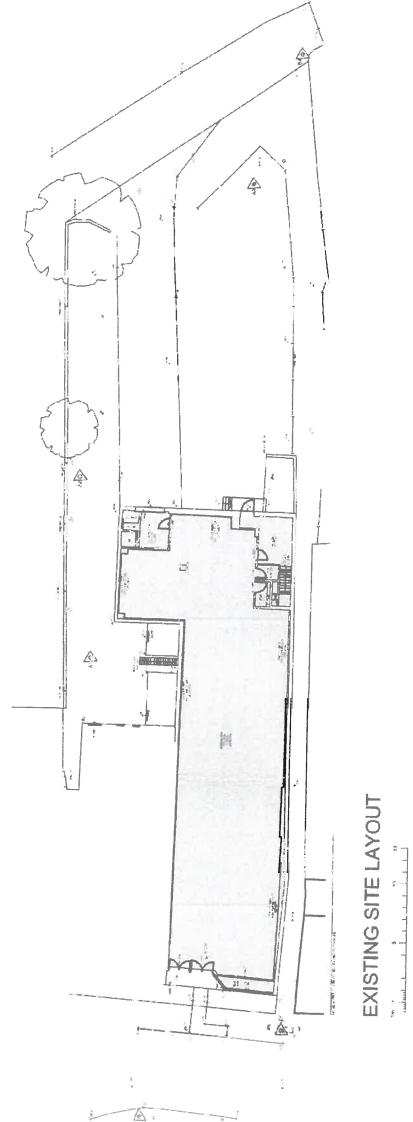
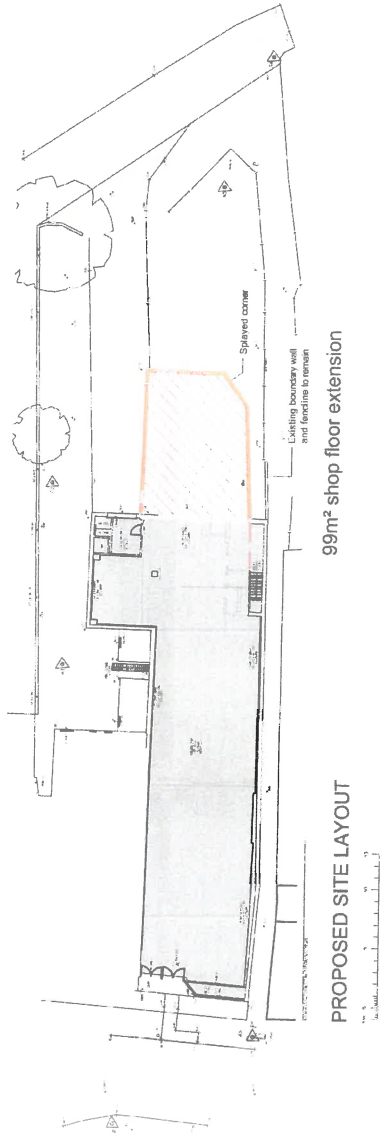
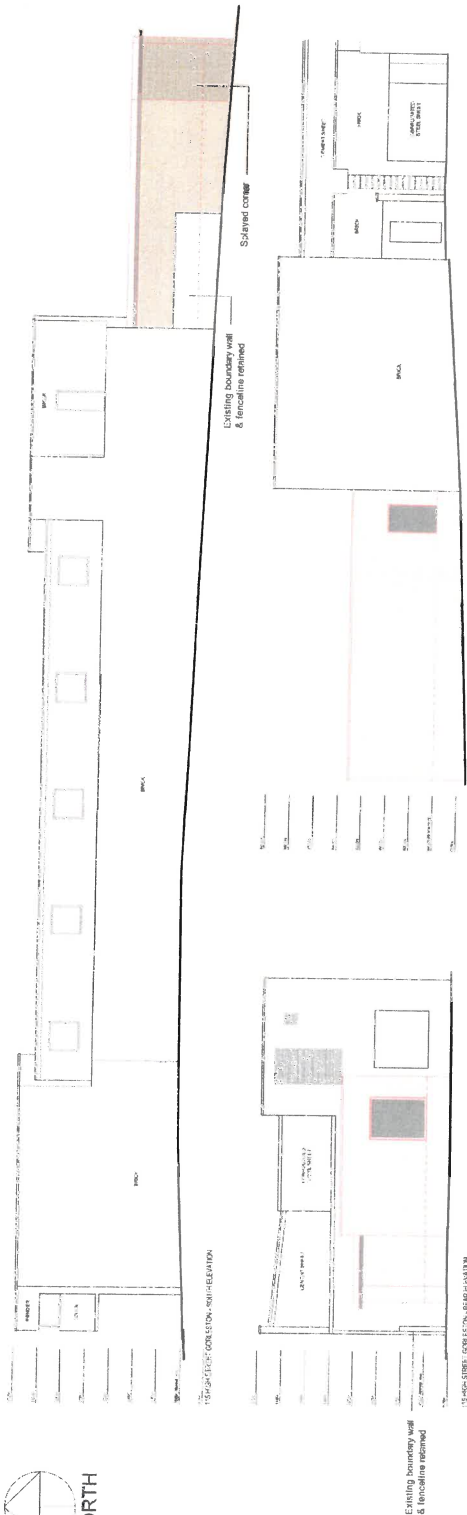


Anne Hunter (Mrs)

Richard Hunter (Mr)



Encs:



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2. This drawing is the property of the architect and is not to be used for any other purpose without the written consent of the architect.
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4. Any use of this drawing for any other purpose without the written consent of the architect is a breach of the architect's professional duty and may be a criminal offence under the provisions of the Architects Act 1967.

App. No. **2016/01016**
REVISED PLAN
Received: **9/1/16**



SITE LOCATION PLAN

PLANNING FEB 16



115-117 HIGH STREET, GORLESTON
NORWICH NR1 1PW
Telephone: 01603 834329
Fax: 01603 834330
www.asquardarchitects.com

Client: Buller and Le Gallez Properties Ltd
Job: Retail development
115 High Street, Gorleston

Drawing Title		Drawing No.	
Existing and proposed site layout		15 / 57 / P10 A	
Proposed elevations, SLP		15/57/P10 A	
Scale		Date	
1:200 / 1:100 @ A1		Jan 2016	
Created by		Checked by	
RM		JL	
Drawing No.		Job No.	
15 / 57 / P10 A		15/57	

Reference: 06/16/0321/F

Parish: Burgh Castle

Officer: Mr G Clarke

Expiry Date: 07-07-2016

Applicant: Mr E Foster

Proposal: Self-build chalet bungalow

Site: land adjoining Briarcroft
Porters Loke
Burgh Castle

REPORT

1. Background / History :-

- 1.1 The application site is to the south of Porter's Loke which is a private, unsurfaced road, to the north of the road is the Kingfisher Holiday park, there is a sewage pumping station to the north east corner of the site and bungalows adjoining the east and west boundaries, to the south there is an area of woodland. There are two other dwellings on the south side of Porter's Loke between the application site and Butt Lane.
- 1.2 The site is mostly open grass land which is currently used as a paddock, there are trees towards the rear of the site, the site is lower than the road and slopes down towards the south.
- 1.3 The site is outside the Village Development Limit and is partly within Flood Zone 3b.
- 1.4 In March 2016 planning permission was refused for a chalet bungalow on the site – reference 06/16/0029/F, the reasons for refusal were that the building was outside any area defined in the Local Plan: Core Strategy where residential development might be permitted, it is an unsustainable location served by an unmade road, visibility at the junction of Porters Loke and Butt Lane is inadequate and the dwelling was sited in an area at high risk from flooding.
- 1.5 The only difference between the current application (as revised) and the previous refusal is that the bungalow has been re-sited so that only part of the garage is within the flood zone.
- 1.6 In 2015 the Council refused planning permission (ref. 06/15/0329/O) for a new dwelling on land next to a property called Shahdara on Mill Road in Burgh Castle

as it was outside the Village Development Limit and contrary to Policy HOU10. This site is served by a public highway and adjoins existing dwellings but it would have extended housing into open countryside and was therefore not considered a suitable site for development. The applicant appealed against the refusal but the appeal was dismissed, the Inspector considered that the proposal would be contrary to saved Policy HOU10 and also Policies CS1 and CS2 of the Core Strategy. The Inspector concluded that the development would have a harmful effect on the character and appearance of the area and that the contribution of a single dwelling to the supply of housing would not be a compelling reason to find in its favour.

2 Consultations :-

- 2.1 Highways - Notwithstanding the current submission and supporting information, the application does not address the Highway Authority's comments on the earlier application which are still relevant in this case and I would refer you to my letter dated 25 February 2016 in that respect. Whilst the application makes reference to the conclusions made in the document Manual for Streets 2, the document does not supersede the requirements of Manual for Streets, and given the characteristics of the highway network in the vicinity of the application site, any increase in vehicular use is clearly not acceptable and could result in vehicular conflict and increase the risk of possible personal injury accidents.

It has previously been acknowledged that visibility to the north could possibly be improved but in relation to the visibility splay to the south, the critical traffic direction, the issue is not one of parked vehicles within the visibility splays, but that the visibility splay cannot be provided without third party land required or secured by agreement.

In light of the above I would recommend that the application be refused for the following reason:-

'As far as can be determined from the submitted plans, the Applicant does not appear to control sufficient land to provide adequate visibility at the site access. The proposed development would therefore be detrimental to highway safety, Contrary to Local Plan Core Strategy Policy CS16'

- 2.2 Parish Council – There were no objections but, as before, concerns were raised regarding proximity to the pumping station and potential flooding.
- 2.3 Environment Agency – Objects on flood risk grounds, this objection was to the siting of the dwelling as originally shown with the current application, following receipt of this objection the bungalow was re-sited so that only part of the garage is within the flood zone. If members resolve to approve the application the EA will have to be re-consulted before any decision is issued.
- 2.4 Neighbours – One letter of objection has been received a copy of which is attached, the main reasons for objection are that the road is a private road and will not be able to cope with additional traffic, sewerage from the pumping station often floods the site and if the Loke is dug up to provide services this will interfere with the access to the Caravan Club site.

3 Policy :-

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 CS16 – IMPROVING ACCESSIBILITY AND TRANSPORT

The Council and its partners will work together to make the best use of, and improve, existing transport infrastructure within and connecting to the Borough, having first considered solutions to transport problems that are based on better management and the provision and promotion of sustainable forms of travel. This will be achieved by:

- a) Supporting improvements that reduce congestion, improve accessibility and improve road safety without an unacceptable impact on the local environment, in accordance with Policy CS11; and communities, in accordance with Policy CS9. High priority schemes that will assist in achieving this include:
 - Working with our partners to mitigate congestion at pinch points and actively manage the road network
 - Supporting any future proposals to dual the A47
 - Supporting the development of a new link road to the south of Bradwell via the A12 through Beacon Park to the A143 Beccles Road, in accordance with Policy CS18
 - Supporting proposals for a third river crossing over the River Yare which appropriately balances the needs of road and river traffic and continuing to protect the route alignment
 - Working with our partners to reduce car dependency by improving both the quantity and quality of the public transport service on offer in the borough and the wider area, including the promotion of a quality bus corridor from Great Yarmouth to Lowestoft
 - Upgrading Great Yarmouth Railway and Bus Stations to provide higher quality facilities that encourage greater use of public transport
 - Improving accessibility to employment, education, health, recreation, leisure and shopping facilities by enhancing linkages between existing 'green travel' routes to create a coherent network of footpaths, cycleways and bridleways
 - Supporting the port and its future development as a passenger and freight intermodal interchange, with facilities to achieve efficient staging, loading and unloading and to realise the potential of the port to function as a sustainable transport corridor
- b) Directing new development towards the most sustainable locations in accordance with Policy CS2, thereby reducing the need to travel and maximising the use of sustainable transport modes
- c) Ensuring that new development does not have an adverse impact on the safety and efficiency of the local road network for all users
- d) Seeking developer contributions towards transport infrastructure improvements, including those made to sustainable transport modes, in accordance with Policy CS14
- e) Minimising the impact of new development on the existing transport infrastructure by encouraging applicants to:

- Produce and implement Transport Assessments and Travel Plans, as appropriate
 - Improve accessibility to sustainable transport modes
 - Ensure that adequate access routes are available for emergency services, waste collection and delivery vehicles
 - Ensure that necessary transport improvements are addressed prior to development, where possible
- f) Working with operators to ensure the continued need for, and appropriate maintenance and upgrading (as appropriate) of, the heliport, coach, bus, rail and heavy goods vehicle facilities
- g) Ensuring that development proposals contribute to the implementation of the Norfolk Local Transport Plan to deliver improved accessibility through integrated and sustainable transport modes

3.4 POLICY HOU10

Permission for new dwellings in the countryside will only be given if required in connection with agriculture, forestry, organised recreation, or the expansion of existing institutions.

The Council will need to be satisfied in relation to each of the following criteria:

- (i) the dwelling must be required for the purpose stated
- (ii) It will need to be demonstrated that it is essential in the interests of good agriculture or management that an employee should live on the holding or site rather than in a town or village nearby
- (iii) there is no appropriate alternative accommodation existing or with planning permission available either on the holding or site or in the near vicinity
- (iv) the need for the dwelling has received the unequivocal support of a suitably qualified independent appraiser
- (v) the holding or operation is reasonably likely to materialise and is capable of being sustained for a reasonable period of time. (in appropriate cases evidence may be required that the undertaking has a sound financial basis)
- (vi) the dwelling should normally be no larger than 120 square metres in size and sited in close proximity to existing groups of buildings on the holding or site
- (vii) a condition will be imposed on all dwellings permitted on the basis of a justified need to ensure that the occupation of the dwellings shall be limited to persons solely or mainly working or last employed in agriculture, forestry, organised recreation or an existing institution in the locality including any

dependants of such a person residing with them, or a widow or widower or such a person

- (viii) where there are existing dwellings on the holding or site that are not subject to an occupancy condition and the independent appraiser has indicated that a further dwelling is essential, an occupancy condition will be imposed on the existing dwelling on the holding or site
- (ix) applicants seeking the removal of any occupancy condition will be required to provide evidence that the dwelling has been actively and widely advertised for a period of not less than twelve months at a price which reflects the occupancy conditions *

In assessing the merits of agricultural or forestry related applications, the following additional safeguard may be applied:-

- (x) Where the need for a dwelling relates to a newly established or proposed agricultural enterprise, permission is likely to be granted initially only for temporary accommodation for two or three years in order to enable the applicant to fully establish the sustainability of and his commitment to the agricultural enterprise
- (xi) where the agricultural need for a new dwelling arises from an intensive type of agriculture on a small acreage of land, or where farm land and a farm dwelling (which formerly served the land) have recently been sold off separately from each other, a section 106 agreement will be sought to tie the new dwelling and the land on which the agricultural need arises to each other.

* Note: - this would normally be at least 30% below the open market value of the property.

4 Assessment :-

- 4.1 The site is outside the Village Development Limit and no justification has been put forward for a dwelling on this site as required by saved Policy HOU10 of the Great Yarmouth Borough-Wide Local Plan.
- 4.2 Policy CS1 of the Core Strategy relates to sustainable growth, criterion e) of the Policy states that new development should provide safe accessible places that promote healthy lifestyles and provide easy access for all to jobs, shops and community facilities by walking, cycling and public transport.
- 4.3 Policy CS2 states that growth within the Borough must be delivered in a sustainable manner by balancing the delivery of new homes with new jobs and service provision creating resilient self-contained communities and reducing the need to travel, it lists Burgh Castle as being a "Secondary Village" where some new development will be allowed subject to growth being in a sustainable manner.

- 4.4 The site is served by an unmade road and is remote from jobs and services it is therefore considered that the proposal is contrary to the aims of Policies CS1 and CS2 in that it would be an unsustainable form of development that would not provide easy access to jobs, shops and community facilities.
- 4.5 The Interim Housing Land Supply Policy 2014 (IHLSP) states that new housing development may be deemed acceptable outside but adjacent to existing urban areas or village development limits subject to various criteria. The site is in an isolated location that is not adjacent to the village development limit so the (IHLSP) does not apply in this case.
- 4.6 The Highways Officer objects to the development and recommends refusal of the application on the grounds that the development will generate additional traffic movements through a junction with already sub-standard visibility which is likely to give rise to conditions detrimental to highway safety contrary to the aims of Policy CS16 of the Local Plan: Core Strategy. In addition to the Highways comments it also has to be taken into consideration that the site is served by an unmade road that is also a public footpath, the surface of this road is poor in places at present and the additional traffic associated with building work is likely to lead to a further deterioration in the road.
- 4.7 The southern part of the site is within Flood Zone 3 and the Environment Agency originally objected to the application on the grounds of risk to the future occupants in the event of a flood. The dwelling has been re-sited so that only part of the garage is within flood zone so the dwelling itself should be safe in the event of a flood but the potential risk to the garden remains.
- 4.8 Planning permission for a dwelling on the site was refused less than six months ago and nothing has changed in policy terms since that refusal, the only difference between the current proposal and the previous application is the re-siting of the dwelling out of the flood zone. This minor change does not overcome the policy reasons for refusal and the Highways Officer still maintains an objection on highway safety reasons due to the inadequate visibility at the junction of Porters Loke and Butt Lane. For these reasons it is considered that there are no grounds to reverse the previous decision to refuse.

5 RECOMMENDATION :-

- 5.1 REFUSE - the proposal is contrary to the aims of Policies CS1, CS2 and CS16 of the Local Plan: Core Strategy and saved Policy HOU10 of the Great Yarmouth Borough-Wide Local Plan.

Bremar Stud

Porters Loke

Burgh Castle

NR31 9PX

ACK 22/6/16

Planning Services Development Control

Town Hall

Hall Plain

Great Yarmouth

NR30 2QF

Dear Sir/Madam



Planning Application 06/16/0321/F

I am rather disappointed that the applicant did not approach me with his intentions, before submitting his planning application.

My concerns are that the state of the private road is now in the worst state in my 87 years of life. My grandfather, father and for the last 66 years myself, have upkeep the loke. With this new application, with standing for 4 cars, it will make 12 cars using the private road. Nobody helps or says thank you for our work. We have a lot of traffic to and from the farm, with only enough room for one vehicle. The loke is only 10 feet wide with no place to pass.

Sewerage from the pumping station often floods the applicants site or swamp. It smells very bad. I have seen salt water from the river, when the wall burst, right up the loke. Water from the field's runs into the loke, water from the road runs to the pump house as does the surface water from the loke.

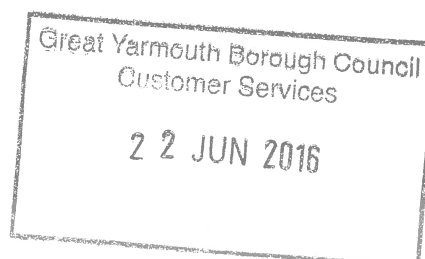
I am worried that if the loke is dug up to lay water, electric and sewer pipes it will interfere with the right of way to the Caravan Club CL which has been mine since 1969.

The applicants' field is 3 feet lower than the private road. It is a public footpath which we at the farm respect.

Yours sincerely

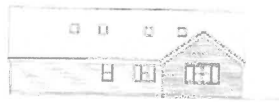
[Redacted signature]

Mr D Smith

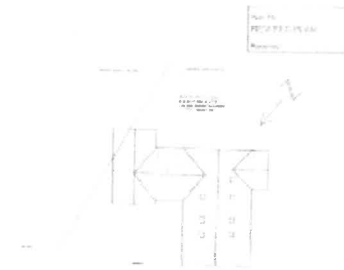




FRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION



NORTH ELEVATION



SOUTH ELEVATION

3-D VIEW PLAN



FIRST FLOOR



SECOND FLOOR



ROOF PLAN



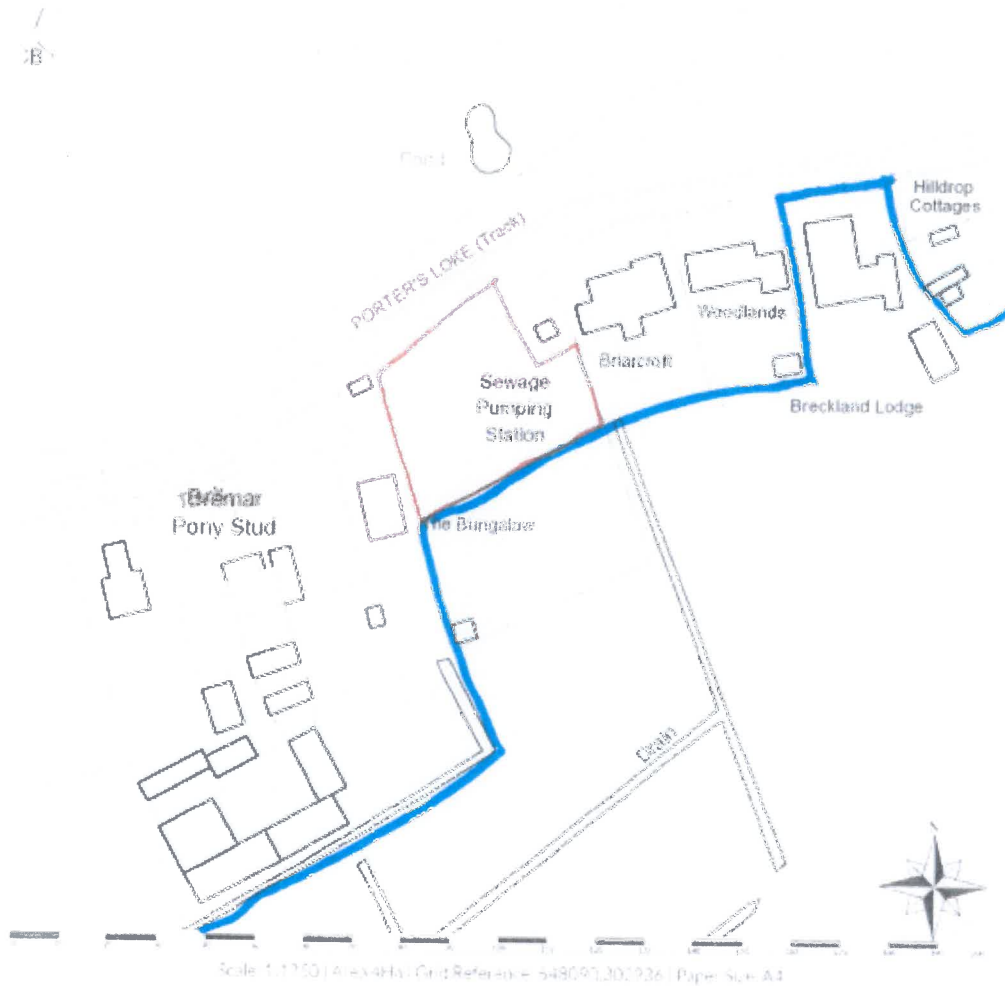
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100035207 PORTER'S LODGE, GREAT YARMOUTH, NENE PARISH



Groundsure

06/16/0321/F 4



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Groundsure

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

REFERENCE **06/16/0172/F**
 PARISH Belton & Browston 10
 PROPOSAL Annexe ancillary to main dwelling

SITE 55 Station Road South Belton
 GREAT YARMOUTH NR31 9AA

APPLICANT Mr I Parrott
 DECISION **APPROVE**

REFERENCE **06/16/0260/F**
 PARISH Belton & Browston 10
 PROPOSAL Proposed two-storey rear extension

SITE 21 Debnam Close Belton
 GREAT YARMOUTH NR31 9LN

APPLICANT Ms A Carter
 DECISION **APPROVE**

REFERENCE **06/16/0294/F**
 PARISH Belton & Browston 10
 PROPOSAL Demolition of existing garage and workshop. Erection of detached bungalow with grass roof & off-road parking
 SITE 92 Station Road North Belton
 GREAT YARMOUTH NR31 9NN
 APPLICANT Mrs B Letang
 DECISION **APPROVE**

REFERENCE **06/16/0314/F**
 PARISH Belton & Browston 10
 PROPOSAL Variation of condition 4 of planning permission no. 06/02/0035/F - changes to opening hours
 SITE 60 Station Road South The Tavern PH
 Belton GREAT YARMOUTH
 APPLICANT Mr M Hole
 DECISION **APPROVE**

REFERENCE **06/16/0315/A**
 PARISH Belton & Browston 10
 PROPOSAL Retrospective application illuminated fascia sign
 SITE 60 Station Road South The Tavern PH
 Belton GREAT YARMOUTH
 APPLICANT Mr M Hole
 DECISION **ADV. REFUSAL**

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

REFERENCE	06/16/0316/F
PARISH	Belton & Browston 10
PROPOSAL	Retrospective application for new flue to existing take-away (A5)
SITE	60 Station Road South The Tavern PH Belton GREAT YARMOUTH
APPLICANT	Mr M Hole
DECISION	APPROVE

REFERENCE	06/16/0319/F
PARISH	Belton & Browston 10
PROPOSAL	Proposed erection of stables
SITE	25 Station Road South Belton GREAT YARMOUTH NR31 9JG
APPLICANT	Mr C Brown
DECISION	APPROVE

REFERENCE	06/16/0393/F
PARISH	Belton & Browston 10
PROPOSAL	Kitchen extension to east of dwelling
SITE	8 The Staithe Belton GREAT YARMOUTH NR31 9LL
APPLICANT	Mr & Mrs J Driver
DECISION	APPROVE

REFERENCE	06/16/0287/F
PARISH	Bradwell N 1
PROPOSAL	Two-storey side extension
SITE	1 Cotman Drive Bradwell GREAT YARMOUTH NR31 9RE
APPLICANT	Mr G Harper
DECISION	APPROVE

REFERENCE	06/16/0304/F
PARISH	Bradwell N 1
PROPOSAL	Proposed front extension
SITE	55 Cotman Drive Bradwell GREAT YARMOUTH NR31 9RE
APPLICANT	Mr D Read
DECISION	APPROVE

REFERENCE	06/16/0162/F
PARISH	Bradwell S 2
PROPOSAL	Demolish existing bungalow and build new chalet bungalow
SITE	Tanfield 3 Clay Lane Bradwell GREAT YARMOUTH
APPLICANT	Mr & Mrs I Lodge
DECISION	APPROVE

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

REFERENCE	06/16/0290/A
PARISH	Bradwell S 2
PROPOSAL	Non illuminated sponsorship acknowledgement signs
SITE	Roundabout A143 Beccles Road Bradwell GREAT YARMOUTH
APPLICANT	Marketing Force Limited
DECISION	ADV. CONSENT
<hr/>	
REFERENCE	06/16/0325/F
PARISH	Bradwell S 2
PROPOSAL	Variation of condition 2 re PP 06/13/0643/F - amend to site layout & associated house type plots 6,10,11,12,25,26,27,28
SITE	Kings Drive (land south of) Bradwell GREAT YARMOUTH NR31 8TF
APPLICANT	Mr D King
DECISION	APPROVE
<hr/>	
REFERENCE	06/16/0342/F
PARISH	Bradwell S 2
PROPOSAL	Proposed rear extension, roof conversion with dormers to front and internal alterations
SITE	6 Browston Corner Bradwell GREAT YARMOUTH NR31 9DJ
APPLICANT	Mr J Codling
DECISION	APPROVE
<hr/>	
REFERENCE	06/16/0086/F
PARISH	Burgh Castle 10
PROPOSAL	Demolish front wall and form dropped kerb
SITE	39 Butt Lane Burgh Castle GREAT YARMOUTH NR31 9PU
APPLICANT	Mrs D Fenton
DECISION	APPROVE
<hr/>	
REFERENCE	06/16/0395/F
PARISH	Burgh Castle 10
PROPOSAL	Single storey side kitchen extension
SITE	The Acorns Butt Lane Burgh Castle GREAT YARMOUTH
APPLICANT	Mr & Mrs D Spicer
DECISION	APPROVE
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REFERENCE	06/16/0202/F
PARISH	Caister On Sea 3
PROPOSAL	Proposed garage extension
SITE	16 Pyke Court Caister GREAT YARMOUTH NR30 5XF
APPLICANT	Mr G and Mrs S I Allen
DECISION	APPROVE
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PLANNING APPLICATIONS CLEARED BETWEEN 01-JUL-16 AND 31-JUL-16 FOLLOWING DETERMINATION BY THE GROUP MANAGER (PLANNING) UNDER DELEGATED POWERS

REFERENCE	06/16/0313/F
PARISH	Caister On Sea 3
PROPOSAL	Change of use from electrical shop (A1) to veterinary practice (D1)
SITE	5 Ormesby Road Caister GREAT YARMOUTH NR30 5JY
APPLICANT	Mr T Morrell
DECISION	APPROVE
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REFERENCE	06/16/0341/F
PARISH	Caister On Sea 3
PROPOSAL	Proposed first floor extension
SITE	12 Fastnet Way Caister GREAT YARMOUTH NR29 5TS
APPLICANT	Mr M Priestley
DECISION	APPROVE
<hr/>	
REFERENCE	06/16/0368/F
PARISH	Caister On Sea 3
PROPOSAL	Proposed single storey rear extension and a detached garage
SITE	18 Winifred Way Caister GREAT YARMOUTH NR30 5AB
APPLICANT	Mr S Jarrold
DECISION	APPROVE
<hr/>	
REFERENCE	06/16/0348/PDE
PARISH	Caister On Sea 4
PROPOSAL	Notification of a larger home extension - Conservatory
SITE	11 Arnold Avenue Caister GREAT YARMOUTH NR30 5PP
APPLICANT	Mrs J Marshall
DECISION	PERMITTED DEV.
<hr/>	
REFERENCE	06/16/0360/F
PARISH	Caister On Sea 4
PROPOSAL	Demolish outbuildings and build new kitchen, WC and utility extension
SITE	51 Yarmouth Road Caister GREAT YARMOUTH NR30 2DL
APPLICANT	Mr D Geary
DECISION	APPROVE
<hr/>	
REFERENCE	06/16/0339/F
PARISH	Fritton/St Olaves 10
PROPOSAL	Retro consent for VoC 2 of PP06/96/0854/F layout revision to rotation angle plot 38 & window change plots 38 & 39
SITE	Fairway Lakes Caldecott Hall Fritton GREAT YARMOUTH NR31 9EY
APPLICANT	Mr L Gage
DECISION	APPROVE
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PLANNING APPLICATIONS CLEARED BETWEEN 01-JUL-16 AND 31-JUL-16 FOLLOWING DETERMINATION BY THE GROUP MANAGER (PLANNING) UNDER DELEGATED POWERS

REFERENCE	06/16/0231/F
PARISH	Great Yarmouth 5
PROPOSAL	Two single storey side extensions and 2 storey rear extension for office accommodation
SITE	Shrublands Cottages Magdalen Way Gorleston GREAT YARMOUTH
APPLICANT	Mr I Hacon
DECISION	APPROVE
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REFERENCE	06/16/0262/F
PARISH	Great Yarmouth 5
PROPOSAL	Demolition of shed and erection of conservatory
SITE	6 Magdalen Square Gorleston GREAT YARMOUTH NR31 7BY
APPLICANT	Mr J Durrant
DECISION	APPROVE
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REFERENCE	06/16/0382/F
PARISH	Great Yarmouth 5
PROPOSAL	Two storey rear extension and associated works
SITE	7 Addison Road Gorleston GREAT YARMOUTH NR31 0PA
APPLICANT	Mr & Mrs G Staff
DECISION	APPROVE
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REFERENCE	06/16/0392/F
PARISH	Great Yarmouth 5
PROPOSAL	Proposed single storey rear extension
SITE	Magdalen Arms Public House Magdalen Way Gorleston GREAT YARMOUTH
APPLICANT	Mr R Pearson
DECISION	APPROVE
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REFERENCE	06/16/0221/F
PARISH	Great Yarmouth 7
PROPOSAL	Revised scheme to previously approved PP 06/16/0020/F
SITE	18 Kennel Loke Hopton GREAT YARMOUTH NR31 6JU
APPLICANT	Mr J Bloomfield
DECISION	APPROVE
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REFERENCE	06/16/0228/F
PARISH	Great Yarmouth 7
PROPOSAL	Erection of dwelling house in garden of 15 Marine Parade
SITE	15 Marine Parade Gorleston GREAT YARMOUTH Norfolk
APPLICANT	BGW Developments Ltd
DECISION	APPROVE
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PLANNING APPLICATIONS CLEARED BETWEEN 01-JUL-16 AND 31-JUL-16 FOLLOWING DETERMINATION BY THE GROUP MANAGER (PLANNING) UNDER DELEGATED POWERS

REFERENCE	06/16/0310/F
PARISH	Great Yarmouth 7
PROPOSAL	Proposed detached double garage
SITE	2 Bernard Road Gorleston GREAT YARMOUTH
APPLICANT	Mr & Mrs Welch
DECISION	APPROVE
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REFERENCE	06/16/0265/A
PARISH	Great Yarmouth 9
PROPOSAL	Proposed signage
SITE	Pets at Home (Unit 4) Pasteur Retail Park Thamesfield Way GREAT YARMOUTH
APPLICANT	Pets at Home
DECISION	ADV. CONSENT
<hr/>	
REFERENCE	06/15/0526/F
PARISH	Great Yarmouth 11
PROPOSAL	Construction of 2 storey extension into existing courtyard with access from the main street hospital corridor
SITE	James Paget Hospital Lowestoft Road Gorleston GREAT YARMOUTH
APPLICANT	Mr B Tate
DECISION	APPROVE
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REFERENCE	06/16/0185/F
PARISH	Great Yarmouth 11
PROPOSAL	Proposed single storey rear and front extension. Replacement of roof hip with gable
SITE	8 Elmhurst Close Gorleston GREAT YARMOUTH NR31 6ST
APPLICANT	Mrs Pollett
DECISION	APPROVE
<hr/>	
REFERENCE	06/16/0087/F
PARISH	Great Yarmouth 14
PROPOSAL	Change of use to form two dwellings
SITE	33 King Street GREAT YARMOUTH Norfolk NR30 2PN
APPLICANT	Anglia Restaurants Ltd
DECISION	APPROVE
<hr/>	
REFERENCE	06/16/0130/CU
PARISH	Great Yarmouth 14
PROPOSAL	Proposed change of use from sports bar to family amusement centre at first floor level
SITE	38 Marine Parade Merlins Sports Bar GREAT YARMOUTH NR30 2EJ
APPLICANT	Pleasure & Leisure
DECISION	APPROVE
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PLANNING APPLICATIONS CLEARED BETWEEN 01-JUL-16 AND 31-JUL-16 FOLLOWING DETERMINATION BY THE GROUP MANAGER (PLANNING) UNDER DELEGATED POWERS

REFERENCE	06/16/0249/F
PARISH	Great Yarmouth 14
PROPOSAL	New residential dwelling
SITE	152 King Street (Land to rear of) GREAT YARMOUTH Norfolk NR30 2PA
APPLICANT	Mr S Jordan
DECISION	APPROVE
<hr/>	
REFERENCE	06/16/0274/F
PARISH	Great Yarmouth 14
PROPOSAL	Retrospective application to convert former office to one first floor flat
SITE	Selby House Selby Place GREAT YARMOUTH NR30 3LG
APPLICANT	Mr A Stead
DECISION	REFUSED
<hr/>	
REFERENCE	06/16/0278/F
PARISH	Great Yarmouth 14
PROPOSAL	Prop CoU at grd flr from night club (sui-generis) to shop(A1) Prop CoU at 1st & 2nd flr from offices(B1) to 8 res flats(C3)
SITE	165 King Street GREAT YARMOUTH Norfolk NR30 2PA
APPLICANT	Mr C Mavroudis
DECISION	APPROVE
<hr/>	
REFERENCE	06/16/0292/LB
PARISH	Great Yarmouth 14
PROPOSAL	Installation of openable high level window lights to each main window bay
SITE	The Old Art School Nelson Road Central GREAT YARMOUTH NR30 2LD
APPLICANT	Mr B Bishop
DECISION	LIST.BLD.APP
<hr/>	
REFERENCE	06/16/0307/PDC
PARISH	Great Yarmouth 14
PROPOSAL	Details of Prior Approval - Change of use class A1 shop to class D2 Gym
SITE	28 Southgates Road GREAT YARMOUTH Norfolk NR30 3LL
APPLICANT	Mr R Thompson
DECISION	APPROVE (CONDITIONS)
<hr/>	
REFERENCE	06/16/0338/PDC
PARISH	Great Yarmouth 14
PROPOSAL	Details of prior approval - change of use from class (B1(a)) to dwellinghouse (C3) residential apartment
SITE	The Gallery The Courtyard Main Cross Road GREAT YARMOUTH NR30 3NZ
APPLICANT	Main Cross Holdings
DECISION	PERMITTED DEV.
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PLANNING APPLICATIONS CLEARED BETWEEN 01-JUL-16 AND 31-JUL-16 FOLLOWING DETERMINATION BY THE GROUP MANAGER (PLANNING) UNDER DELEGATED POWERS

REFERENCE	06/16/0240/O
PARISH	Great Yarmouth 15
PROPOSAL	2 no semi detached houses
SITE	Howard Street North (rear of) GREAT YARMOUTH
APPLICANT	Norfolk NR30 1PF
DECISION	Mr V Watson APPROVE
<hr/>	
REFERENCE	06/16/0248/O
PARISH	Great Yarmouth 15
PROPOSAL	3 no 2 bedroom apartments
SITE	Howard Street North (rear of) Great Yarmouth
APPLICANT	Norfolk NR30 1PF
DECISION	Mr V Watson APPROVE
<hr/>	
REFERENCE	06/16/0272/A
PARISH	Great Yarmouth 15
PROPOSAL	Replace box and projecting signage with illuminated modern sign and two projecting signs
SITE	MFC Chicken and Pizza 1 Nelson Road North
APPLICANT	GREAT YARMOUTH NR30 2AS
DECISION	Mrs B Torbas ADV. CONSENT
<hr/>	
REFERENCE	06/16/0297/CU
PARISH	Great Yarmouth 15
PROPOSAL	Change of use from guest house (C1) to mixed use guest house and catering business
SITE	52 Wellesley Road Beaumont House
APPLICANT	GREAT YARMOUTH NR30 1EX
DECISION	Mrs C Mulders APPROVE
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REFERENCE	06/16/0298/F
PARISH	Great Yarmouth 15
PROPOSAL	Renewal of PP 06/10/0689/CU outside seating and wind breakers
SITE	68 Marine Parade The Dining Room
APPLICANT	GREAT YARMOUTH NR30 2DQ
DECISION	Mr I Dickinson APPROVE
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REFERENCE	06/16/0308/F
PARISH	Great Yarmouth 15
PROPOSAL	Conversion of guest house to 2 no. flats
SITE	22 Wellesley Road GREAT YARMOUTH
APPLICANT	Norfolk NR30 2AR
DECISION	Mr P Huang APPROVE
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PLANNING APPLICATIONS CLEARED BETWEEN 01-JUL-16 AND 31-JUL-16 FOLLOWING DETERMINATION BY THE GROUP MANAGER (PLANNING) UNDER DELEGATED POWERS

REFERENCE	06/16/0312/CU
PARISH	Great Yarmouth 15
PROPOSAL	Change of use from A1 to A1/D1 mixed use. Retail and clinic use
SITE	12A George Street GREAT YARMOUTH Norfolk NR30 1HR
APPLICANT	Miss E Porter
DECISION	APPROVE
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REFERENCE	06/16/0377/F
PARISH	Great Yarmouth 15
PROPOSAL	Proposed dropped kerb and driveway
SITE	2A Caister Road GREAT YARMOUTH Norfolk NR30 4DB
APPLICANT	Mr T Collins
DECISION	APPROVE
<hr/>	
REFERENCE	06/16/0129/F
PARISH	Great Yarmouth 19
PROPOSAL	Proposed construction of detached 2 bedroom dwelling
SITE	96 High Street (rear of) Gorleston GREAT YARMOUTH NR31 6RF
APPLICANT	Mr Spalding
DECISION	REFUSED
<hr/>	
REFERENCE	06/16/0267/SU
PARISH	Great Yarmouth 19
PROPOSAL	Use of existing drying areas for communal parking
SITE	1-37 Conway Road Gorleston GREAT YARMOUTH NR31 6NQ
APPLICANT	Mr R Read
DECISION	APPROVE
<hr/>	
REFERENCE	06/16/0273/D
PARISH	Great Yarmouth 19
PROPOSAL	Prop demolition of existing furniture warehouse to form new res dev of 3 dwells, 1 shop with flat over
SITE	34 Baker Street Gorleston GREAT YARMOUTH NR31 6QT
APPLICANT	Mr and Mrs Wilkinson
DECISION	APP. DETAILS
<hr/>	
REFERENCE	06/16/0305/F
PARISH	Great Yarmouth 19
PROPOSAL	Renewal of PP 06/15/0266/CU use of land r/o garage Sussex Road for storage
SITE	Sussex Road (Garages rear of) Gorleston GREAT YARMOUTH NR31 6QB
APPLICANT	Mr J Symonds
DECISION	APPROVE
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PLANNING APPLICATIONS CLEARED BETWEEN 01-JUL-16 AND 31-JUL-16 FOLLOWING DETERMINATION BY THE GROUP MANAGER (PLANNING) UNDER DELEGATED POWERS

REFERENCE	06/16/0322/F
PARISH	Great Yarmouth 19
PROPOSAL	Re-paving, provision of semi- permanent wind breaks, collapsible umbrellas to existing external seating area
SITE	Pier Hotel South Pier
APPLICANT	Gorleston GREAT YARMOUTH
DECISION	Messrs R and I Scott APPROVE
<hr/>	
REFERENCE	06/16/0335/CU
PARISH	Great Yarmouth 19
PROPOSAL	Proposed change of use from engineering unit to gym
SITE	3 Longs Industrial Estate Englands Lane
APPLICANT	Gorleston GREAT YARMOUTH
DECISION	Mr D McTernan APPROVE
<hr/>	
REFERENCE	06/16/0337/A
PARISH	Great Yarmouth 19
PROPOSAL	Illuminated ATM surround
SITE	Natwest 137 High Street
APPLICANT	Gorleston GREAT YARMOUTH
DECISION	Ms J Thomson ADV. CONSENT
<hr/>	
REFERENCE	06/16/0356/F
PARISH	Great Yarmouth 21
PROPOSAL	Single storey rear extension to replace existing conservatory
SITE	33 Keyes Avenue GREAT YARMOUTH
APPLICANT	Norfolk NR30 4AF
DECISION	Mr J Cotton APPROVE
<hr/>	
REFERENCE	06/16/0390/F
PARISH	Great Yarmouth 21
PROPOSAL	Porch and cloakroom
SITE	32 Chaucer Road GREAT YARMOUTH
APPLICANT	Norfolk NR30 4EZ
DECISION	Mrs A Kitchener APPROVE
<hr/>	
REFERENCE	06/16/0303/F
PARISH	Hemsby 8
PROPOSAL	Proposed alterations and rear single storey extension
SITE	3 Beach Road Hemsby
APPLICANT	GREAT YARMOUTH NR29 4HJ
DECISION	Mr S Pierce APPROVE
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PLANNING APPLICATIONS CLEARED BETWEEN 01-JUL-16 AND 31-JUL-16 FOLLOWING DETERMINATION BY THE GROUP MANAGER (PLANNING) UNDER DELEGATED POWERS

REFERENCE	06/16/0306/CD
PARISH	Hemsby 8
PROPOSAL	Discharge conditions 8, 9 & 10 of PP06/16/0178/F (2 bungalows & garages) re landscaping, levels and materials
SITE	Belmont House Winterton Road Hemsby GREAT YARMOUTH NR29 4HH
APPLICANT	Mrs D Green
DECISION	APPROVE (CONDITIONS)
<hr/>	
REFERENCE	06/16/0324/F
PARISH	Hemsby 8
PROPOSAL	Revised application (06/15/0479/F) - repositioning of outbuilding 2 in garden
SITE	Sheree Ville St Marys Road Hemsby GREAT YARMOUTH NR29 4JJ
APPLICANT	Mr and Mrs Putman
DECISION	APPROVE
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REFERENCE	06/16/0329/F
PARISH	Hemsby 8
PROPOSAL	Proposed new dwelling
SITE	39 Fakes Road Newport Hemsby GREAT YARMOUTH NR29 4JL
APPLICANT	Mr A Phelan
DECISION	APPROVE
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REFERENCE	06/16/0257/F
PARISH	Martham 13
PROPOSAL	Retrospective application for rear conservatory
SITE	8 Saxon Close Rollesby Road Martham GREAT YARMOUTH
APPLICANT	Mr M Gibbs
DECISION	APPROVE
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REFERENCE	06/16/0340/CC
PARISH	Martham 13
PROPOSAL	Demolish existing house and associated out buildings
SITE	66 Black Street Martham GREAT YARMOUTH
APPLICANT	Mrs A Arnold
DECISION	CON. AREA. REFUSE
<hr/>	
REFERENCE	06/16/0280/EU
PARISH	Mautby 6
PROPOSAL	App for Cert of Lawfulness for exist use of site importing, cutting, splitting, storage & distribution of firewood
SITE	Hall Farm (Buildings at) Mautby GREAT YARMOUTH NR29 3JB
APPLICANT	Firewood Great Yarmouth
DECISION	EST/LAW USE CER.
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PLANNING APPLICATIONS CLEARED BETWEEN 01-JUL-16 AND 31-JUL-16 FOLLOWING DETERMINATION BY THE GROUP MANAGER (PLANNING) UNDER DELEGATED POWERS

REFERENCE	06/16/0247/A
PARISH	Ormesby St.Marg 16
PROPOSAL	Display of 1 non-illuminated V board sign
SITE	Caister Bypass (Pointers East) Ormesby St Margaret
APPLICANT	GREAT YARMOUTH Norfolk
DECISION	Persimmon Homes (Anglia) ADV. CONSENT

REFERENCE	06/16/0293/F
PARISH	Ormesby St.Marg 16
PROPOSAL	Single storey rear extension and first floor front enlargement to improve first floor accommodation
SITE	53 California Avenue Scratby
APPLICANT	GREAT YARMOUTH NR29 3NS
DECISION	Mr T Chaney APPROVE

REFERENCE	06/16/0330/F
PARISH	Ormesby St.Marg 16
PROPOSAL	Retrospective application single storey side extension
SITE	7 Gannet Road Scratby
APPLICANT	GREAT YARMOUTH NR29 3NT
DECISION	Mr G Lewington APPROVE

REFERENCE	06/16/0398/F
PARISH	Ormesby St.Marg 16
PROPOSAL	Extension to rear of garage for domestic use only
SITE	13 Spruce Avenue Ormesby St Margaret
APPLICANT	GREAT YARMOUTH NR29 3RY
DECISION	Mr C Wells APPROVE

* * * * End of Report * * * *

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

REFERENCE	06/16/0139/CU
PARISH	Great Yarmouth 14
PROPOSAL	Change of use of first and second floors from indoor recreation areas (D2) into amusement use (Sui generis)
SITE	31 Marine Parade The Mint GREAT YARMOUTH NR30 2EN
APPLICANT	Mr C Thurston
DECISION	APPROVE

* * * * End of Report * * * *