



GREAT YARMOUTH
BOROUGH COUNCIL

Development Control Committee

Date: Tuesday, 22 April 2014

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 MINUTES

5 - 10

To confirm the minutes of the meeting held on 18 March 2014.

3 PLANNING APPLICATIONS

To consider the Planning Group Manager's schedule of planning applications as follows:-

(a) APPLICATION NO 06-14-0071-F - Lowestoft Road (Old) 11 - 19

Hopton on Sea

Demolition of existing buildings and construction of six two storey dwellings with associated site works etc.

4 PLANNING APPLICATIONS CLEARED BETWEEN 1-31 MARCH 2014 20 - 28

To note the planning applications cleared between 1 - 31 March 2014 by the Planning Group Manager and the Development Control Committee.

5 OMBUDSMAN AND APPEAL DECISIONS

To note the following appeal decision:-

06/13/0505/F - Erection of two two-storey dwellings (in lieu of single storey dwellings approved under reserved matters reference 06/09/0593/D - Plots 43 and 44) at Plots 43 and 44, Martham Road/Common Road, Hemsby, Great Yarmouth - Appeal Dismissed.

The original application was an officer delegated refusal.

6 ANY OTHER BUSINESS

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

7 EXCLUSION OF PUBLIC

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

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

Tuesday, 18 March 2014 at 18:30

PRESENT:

Councillor Castle (Chair), Councillors Blyth, Collins, Cunniffe, Fairhead, Holmes, Marsden, Reynolds, Shrimplin, D Thompson.

Mr D Minns (Group Manager Planning), Mrs E Helsdon (Technical Officer), Ms G Manthorpe (Senior Planning Officer), Mrs C Webb (PA to CEO).

1 APOLOGIES FOR ABSENCE

Apologies for absence had been received from Councillor Field.

2 MINUTES

The minutes of the meeting held on 25th February 2014 were confirmed.

3 PLANNING APPLICATIONS

(a) APPLICATION NO - 06-13-0685-F - HOPTON BEACH

The Group Manager Planning reported that this was a full planning application accompanied by an environmental statement to construct a Coastal Protection Scheme at Hopton on Sea. Emergency works have been and continue to be installed to protect the base of the cliff. The proposed scheme would provide for long term protection of the cliffs and the holiday village. The severe coastal erosion experienced at the site is of concern on a number of levels, including degradation of the coast recreational and visual attractiveness, safety of beach users and of guests of Hopton Holiday Village, severance of beach access, economic impact to local businesses in an area largely dependent on tourism and long term concerns over the threat to the village itself and associated infrastructure. The Group Manager Planning reported that the scheme would be entirely financed by the applicant who were the owners of the holiday village.

The Coastal Manager took the committee through the salient areas of the application.

Ten rock groynes would be constructed and tied into the linear rock revetment to form a single structure with pedestrian access provided at the junctions. The groynes would be spaced at 100 metre intervals and would be 50 metres in length, jutting out into the North Sea from the base of the revetment. It was anticipated that the scheme would have a service life of 20 years.

The Group Manager Planning reported that a monitoring system needed to be included as a condition of the application determination. Any deleterious effect on both the Great Yarmouth Borough Council and Waveney District Councils coastal frontage and/or defences and Port, as a result of the proposed scheme, which was identified from the monitoring, would then need to be rectified at the applicants expense.

The Group Manager Planning reported that 43 letters of support had been received, together with 4 letters raising objection to the proposal. He also reported that a further representation had been received from Great Yarmouth Port Company Ltd regarding the committee report and its recommendations.

Lenny Gent, Chairman of Hopton Parish Council reported that the Parish Council had no objections to the planning application, and gave its full support to the proposals.

Councillor Hilary Wainwright, Ward Councillor reported that she fully supported the application and was pleased that the Borough Council had worked closely with Bourne Leisure and the Hopton Coastal Action Group on this proposal.

A Member reported that it was scandalous that a private company had to undertake the necessary coastal protection and that a better government funding scheme for coastal erosion needed to be introduced as a matter of urgency.

Members recognised that this proposal would help the sustainability of the Bourne Leisure site, provide stability to the remaining defense structures and help alleviate the concerns of the local community. The Group Manager Planning reported that the application for coastal works was recommended for approval with the proviso of an agreed Monitoring Report incorporating trigger points and timescales for action, standard time conditions and a highway condition.

Resolved: That application number 06-13-0685-F be approved subject to the condition outlined in the report.

(b) APPLICATION NO 06-13-0744-F - LAND OFF JONES (GC) WAY - MARSTONS INN

The Group Manager Planning reported that this application had been submitted in two parts. A full application for the public house/restaurant which was to be sited towards the southern end of the site near the roundabout on Pasteur Road and the access road, and an application for a coffee drive through restaurant which would be sited at the northern end near to the Tesco roundabout. The site involved in the application was an area of land between Jones (GC) Way and the A12 to the south of the Tesco store, the access would be from Jones (GC) Way using the existing spare road entry which was currently shut off with concrete blocks. The Group Manager Planning reported that he had received no public responses in objection to the scheme. The Group Manager Planning reported that the Environment Agency required an acceptable Flood Risk Assessment. Further talks would also be required to enable the Waveney, Lower Yare and Lothingland Internal Drainage Board to approve the

scheme. The Group Manager Planning reported that the pub/restaurant would create between 50-60 jobs with 20 full time and the remaining part-time employment. The application included a sequential test, which looked at alternative sites and premises and the conclusion was that there were no suitable alternatives available within the town center or edge of center areas. The application also included an Ecological Assessment Report, which looks at the possible presence of protected species on the site. The report concluded that the site offered little habitat of value to wildlife except for the land drains which provided the potential habitat for water voles. The report goes on to recommend that appropriate mitigation measures should be undertaken to prevent any potential harm to water voles.

The Group Manager Planning reported that in conclusion it was considered that although the proposal might be considered to not comply with Policy EMP10 of the Borough Wide Local Plan it did conform with the aims of the NPPF and emerging policies CS6 and CS7. It was an existing employment site and the proposals would generate employment for people in the local area. The recommendation was for approval subject to the resolution of the drainage issues to the satisfaction of the Environment Agency and the Internal Drainage Board.

Mr Trew, Applicants Agent reported the salient part of the application and assured the committee that an acceptable drainage design would be achieved with the Environment Agency and the Internal Drainage Board.

Councillor Linden, Ward Councillor reported that she welcomed the proposal and the improvement it would make to the visual appeal to one of the main gateways to Great Yarmouth. However she had concerns regarding vehicular access as the access to the site was nearby to a very busy roundabout where in the summer season there were often long queues of traffic. She welcomed the prospect for local jobs for the residents of Southtown and Cobholm.

Councillor Holmes, Ward Councillor also welcomed the proposal and the much needed prospect of employment for local residents.

Resolved: That application number 06-13-0744-F be approved subject to satisfying the Environment Agencies concerns regarding flood risk and drainage.

(c) APPLICATION NO 06-14-0021-F - FRANKIE AND BENNY

The Group Manager Planning reported that the proposal was for full planning permission for a restaurant, servicing, car and cycle parking, landscaping and associated works. The proposed restaurant would be sited towards the southern end of the site, close to the junction between Jones (GC) Way and the new access. The car park and servicing area would be to the north of the building. The restaurant building would be for Frankie and Bennys who were a national brand with over 200 restaurants throughout the United Kingdom. The building would be a single storey building with a shallow mono pitched roof and would follow the standard design guidelines of the brand. The usual opening hours of the restaurant were between 9am and 11pm, offering a breakfast, lunchtime and evening menu. The application included a sequential assessment which looked at alternative sites and premises and the conclusion was that there were no suitable alternatives available within the town center or out of center areas.

The Group Manager Planning reported that the only outstanding matter to be resolved with this application was the surface water drainage from the site. In their

response, the Environment Agency stated that they would have no objection providing the Internal Drainage Board confirmed that the proposed run off rates would not increase flood risk elsewhere. The Group Manager Planning reported that it was considered that although the proposal might be considered to not comply with Policy EMP10 of the Borough Wide Local Plan, it did confirm with the aims of the NPPF and emerging policies CS6 and CS7. It was an existing employment site and the proposals would generate employment for people in the local area. The recommendation was to approve subject to the resolution to the drainage issues to the satisfaction of the Environment Agency and the Internal Drainage Board.

Mr Wheeler, Applicants Agent took the Committee through the salient areas of the application.

Councillor Linden, Ward Councillor reported that she welcomed the proposal but again had highways concerns due to the access from the busy adjacent road network. She was also concerned regarding the provision of paving as local pedestrians needed safe pedestrian access and unobscured views at pedestrian crossings.

Councillor Homes, Ward Councillor reported that he also welcomed the application, but he requested that the applicant consider the installation of safe pedestrian pavement access from the bypass to the Cobholm and Lichfield Resource Center which would be most welcomed by local residents.

Resolved: That application number 06-14-0021-F be approved subject to satisfying the Environment Agencies concerns regarding drainage.

(d) APPLICATION NO 06-14-0012-F - 44 SUSSEX ROAD GORLESTON

The Group Manager Planning reported that this item had been deferred pending further discussions with the applicant.

Resolved: That application number 06-14-0012-F be deferred.

(e) APPLICATION NO 06-13-0748-O - CORNER HOUSE, STEPSHORT, BURGH CASTLE

The Group Manager Planning reported that the application site was currently used as a garden area and it was proposed to sub divide this to form a building plot for a single storey dwelling with integral garage. The character of the area was mixed with larger detached single and two storey dwellings to small terraced properties. The site was within the village development limits for Burgh Castle as defined in the adopted Great Yarmouth Borough Wide Local Plan. The site itself was currently used as garden space and had a large outbuilding located in situ.

The Group Manager Planning reported that there had been 3 letters of objection received in relation to the proposal which cited that new vehicular access would be a traffic hazard, there was considerable potential for an accident, the position of the new dwelling would be very close to the existing property, loss of residential amenity and it was an unacceptable level of in-filling and development.

The Group Manager Planning reported that there had been some concerns raised by Norfolk County Highways, it was considered that these could be overcome by

handing the property and making some other minor alterations to the scheme. If Norfolk County Highways were satisfied with the amendments then they would remove their holding objection and would be satisfied with the proposal. It was considered that the dwelling would sit quite comfortably in the immediate surroundings and would represent an acceptable form of development within the village. The Group Manager Planning reported that the applicant and an objector who had requested to address the committee were unable to attend.

The Chairman reported that as the main objector was Norfolk County Highways and he was a Norfolk County Councillor that he would declare a personal non pecuniary interest in the matter.

Resolved: That application number 06-13-074-0 be approved subject to acceptable amendments and removal of objections from Norfolk County Highways. The development was considered to accord with the provisions of the adopted Great Yarmouth Borough Wide Local Plan and in particular policy HOU8.

(f) **APPLICATION NO 06-13-0679-F - ELMHURST COURT ESTATE, LEMAN ROAD, GORLESTON**

The Group Manager Planning reported that this planning application was considered that the previous committee meeting of the 25th February 2014 when it was resolved to defer consideration to request the applicant to remove the seating area from the application and submit further details of the dimensions of the play trail equipment. However, no response has been received from the applicant. The Group Manager Planning reported that 5 letters of objection had been received from local neighbours. Their main objection was possible antisocial behaviour from the bbq/seating area, the other concern was nuisance caused by teenagers using the play equipment and possible danger from its proximity to the A12.

Councillor Trevor Wainwright, Ward Councillor reported that he had seen sight of the proposed play equipment to be sited, which was too large for small children to use safely. The proposed play equipment would be a magnet for older children to use it and congregate there, which could possibly result in antisocial behaviour to neighbouring properties. He reported that he objected to the proposed application and asked that the committee refuse the application.

Mr Fisk, Objector, reported that the local residents would raise no objection to the replacement of the goal posts with smaller goal posts and netting but were against the introduction of the proposed large play equipment which could lead to antisocial behaviour.

A Member raised concerns that the trim trail was sited only 10 foot away from the nearest residential property.

Resolved: That against the recommendation of the Group Manager Planning that application number 06-13-0679-F be refused as the proposal would encourage antisocial behaviour and would adversely impact on the residential amenity of the area.

4 PLANNING APPLICATIONS CLEARED BETWEEN 1 - 28 FEBRUARY 2014

The Committee received the Group Manager Plannings schedule i respect of applications cleared during the period 1st February to 28th February 2014 and the delegated powers, together with those determined by the Development Control Committee.

5 OMBUDSMAN AND APPEAL DECISIONS

Ombudsman Decisions

The Group Manager Planning reported that the Ombudsman had ruled that the Council had nothing to answer with regard to the maladministration claim brought by the applicant for the application at 38 Yallop Avenue, Gorleston.

6 ANY OTHER BUSINESS

There was no other business as was determined by the Chairman of the meeting as of being of sufficient urgency to warrant consideration.

The meeting ended at: 19:20

Reference: **06/14/0071/F**

Parish: Hopton on Sea

Officer: G Manthorpe

Expiry Date: 03-04-2014

Applicant: Tredwell Developments Limited

Proposal: Demolition of existing buildings and construction of six two storey dwellings with associated site works etc.

Site: Lowestoft Road (Old)

REPORT

1. Background / History :-

1.1 The application site is 0.11 ha (0.27 acres) located to the east of Lowestoft Road (old) Hopton; the previous use of the site was a car repair and sales business which is no longer in operation. To the north of the site is Hopton Recreation ground, to the east properties and curtilage of existing residential units 'The Laurels' with 30, 32, 34, 36 and 38 The Laurels abutting the site, to the south is the residential dwelling Ford house and to the west over Lowestoft Road (old) is open space and the Old Post House a residential dwelling.

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1.2 The planning history for the site includes an application in 2005 for a larger porta cabin (approved with conditions) and 2005 car sales to the front and rear, porta cabin, valet shed and customer parking (approved with conditions)

2.0 The Proposal

2.1 The application proposes to demolish the existing buildings on the site and construction of six two storey dwellings with associated site works. The six houses shall have three bedrooms and off road parking.

3. Consultations :-

3.1 **Hopton-on-Sea Parish Council:** The Parish Council have objected to the proposed development on the grounds of over development.

3.2 **Notice/Neighbours:** There have been four letters of objection to the proposed development from two households and one letter of support.

3.3 Norfolk County Highways: As noted in the correspondance although there were pre application discussions the initial submission has been amended to seek compliance with highway requirements. The revised plans are, in highways terms, acceptable subject to conditions given

3.4 Environmental Health: Conditions recommended regarding hours of work, work to be carried out in accordance with the remediation strategy, validation report prior to occupation, specific floor membrane used during construction, 300mm of demonstrably clean topsoil to garden, water pipes in contact with the ground should be made in a material resistant to the passage of hydrocarbons, water is supplied to mitigate dust issues and that the hours of work are constrained.

3.5 Strategic Planning: no comment.

3.6 Norfolk Fire Service: no comment

3.7 Building Control: no comment that would affect the planning decision.

3.8 Norfolk constabulary: comments regarding safeguarding the development against crime.

3.9 GYB Services: Advised to keep bins within the boundary and present to (old) Lowestoft Road.

4. Policy :-

4.1 Planning Policy

4.2 POLICY HOU8 INDIVIDUAL DWELLINGS OR SMALL GROUPS OF DWELLINGS* MAY BE PERMITTED IN THOSE AREAS WHERE POLICY HOU7 APPLIES AND

WITHIN THE VILLAGE DEVELOPMENT LIMITS OF BURGH CASTLE, FRITTON AND ST OLAVES, HOPTON-ON-SEA (LINKS ROAD/WARREN ROAD), ORMESBY ST MARGARET (YARMOUTH ROAD), ORMESBY ST MICHAEL, REPPS, ROLLESBY, RUNHAM, STOKESBY, THURNE, WEST SOMERTON AND WINTERTON. IN ALL CASES CRITERIA (A) TO (E) OF POLICY HOU7 SHOULD BE MET.

(Objectives: To ensure an adequate supply of appropriately located housing land whilst safeguarding the character and form of settlements.)
developments generally comprising not more than 5 dwellings.

4.3 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.

4.4 POLICY HOU15

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

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

4.5 POLICY HOU16

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

BE REQUIRED WITH ALL REQUIRED WITH ALL DETAILED APPLICATIONS FOR MORE THAN 10 DWELLINGS THESE SHOULD INCLUDE MEASURES TO RETAIN AND SAFEGUARD SIGNIFICANT EXISTING LANDSCAPE FEATURES AND GIVE DETAILS

OF, EXISTING AND PROPOSED SITE LEVELS PLANTING AND AFTERCARE ARRANGEMENTS.

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

5 National Policy: National Planning Policy Framework (NPPF)

5.1 Paragraph 4 of the NPPF sets out the presumption in favour of sustainable development.

5.2 Paragraph 49 reads as follows: 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.

5.3 Paragraph 51 reads as follows: 51. Local planning authorities should identify and bring back into residential use empty housing and buildings in line with local housing and empty homes strategies and, where appropriate, acquire properties under compulsory purchase powers. They should normally approve planning applications for change to residential use and any associated development from commercial buildings (currently in the B use classes) where there is an identified need for additional housing in that area, provided that there are not strong economic reasons why such development would be inappropriate.

5.4 It is stated in the NPPF that weight shall be given to policies in emerging plans, the relevant paragraph is 216 as follows: 216. From the day of publication, decision-takers may also give weight to relevant policies in emerging plans according to:

- the stage of preparation of the emerging plan (the more advanced the preparation, the greater the weight that may be given);
- the extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given); and
- the degree of consistency of the relevant policies in the emerging plan to the policies in this Framework (the closer the policies in the emerging plan to the policies in the Framework, the greater the weight that may be given).

6 Emerging Local Plan: Draft Core Strategy (Regulation 19, 2013)

6.1 Policy CS2

6.2 Policy CS2 identifies the areas for growth and sets out the sustainable settlement hierarchy for the Borough. Policy CS2 identifies Hopton as one of the primary villages capable of growth and also promotes the use of previously developed land.

7 Assessment

7.1 The application is for the demolition of the existing buildings and the construction of six three bedroom two storey dwellings. The land has previously been used for the sale of cars, vehicle repair and a petrol station. The current application provides for two types of dwellings to be constructed, units 1,2 and 3 are proposed to be 3 bedroom dwellings with an en suite to the master bedroom and family bathroom on the first floor. The ground floor comprises a wc, kitchen/dining area and living accommodation. Units 4,5 and 6 are of slightly larger construction with three bedrooms, master with ensuite and family bathroom to the first floor and a wc, kitchen, living and dining room and a garden room to the ground floor.

7.2 The site is currently a brownfield site located within the village development limits of the Borough Wide Local Plan 2001. There is a presumption in favour of development for sites which are within the village development limits as they have been assessed as sustainable locations for residential development. Given the current condition of the land the development would offer a degree of betterment by removing derelict buildings which shall fall into further disrepair if another use is not identified.

7.3 There were initial concerns regarding the parking and sewer protection although through revised plans and the submission of additional information these have been over come. The Highways Officer has suggested a number of conditions to be applied should planning permission be granted.

7.4 Accompanying the application is a 'Desk Study, Quantitative risk Assessment, Including Site Investigation' for the site. This study details the levels of contamination on the site and has been seen and commented on by Great Yarmouth Borough Council Community Protection Manager Glenn Buck. Mr Buck has acknowledged the Stage 1 and 2 investigation into the contamination issues and has noted the remediation strategy. Mr Buck has suggested a number of conditions to be placed on any grant of planning which are acceptable from a planning standpoint.

7.5 There have been concerns raised regarding the number of dwellings amounting to over development of the site. The provision of six dwellings to a 0.11 ha (0.27 acres) which would equate, as a rough estimate not taking into account population change and varying house types to 54 dwellings per hectare. The rear gardens are of modest size to units 1,2 and 3 with the smallest measuring a little over 5mx5m. The rear gardens are sufficient to accommodate a cycle shed as shown on the approved plan and private outdoor space. The size of amenity space, although limited is adequate for this size of dwelling.

7.6 There are further objections regarding overlooking. The overlooking by unit 6 is not significant owing to the orientation and placement on the plot. The potential overlooking for units 5 and 4 is greatly minimised by the distance the properties are from other properties and the length of the rear gardens. Units 1,2 and 3 will overlook the gardens at the Laurels to a degree although owing to the layout of the Laurels they are currently overlooked by neighbouring properties within the same development. The additional overlooking is not deemed significant enough to recommend refusal on these grounds.

7.7 The loss of the view of the church has been noted as a point of objection; the loss of a view has been considered although it does not hold sufficient weight in this instance to refuse the application.

7.8 The three objections all raised concerns regarding over development. The number of properties at the site can provide adequate parking and private open space to each dwelling indicating that the site is able to accommodate this level of development.

7.9 There has been one letter in support of the application.

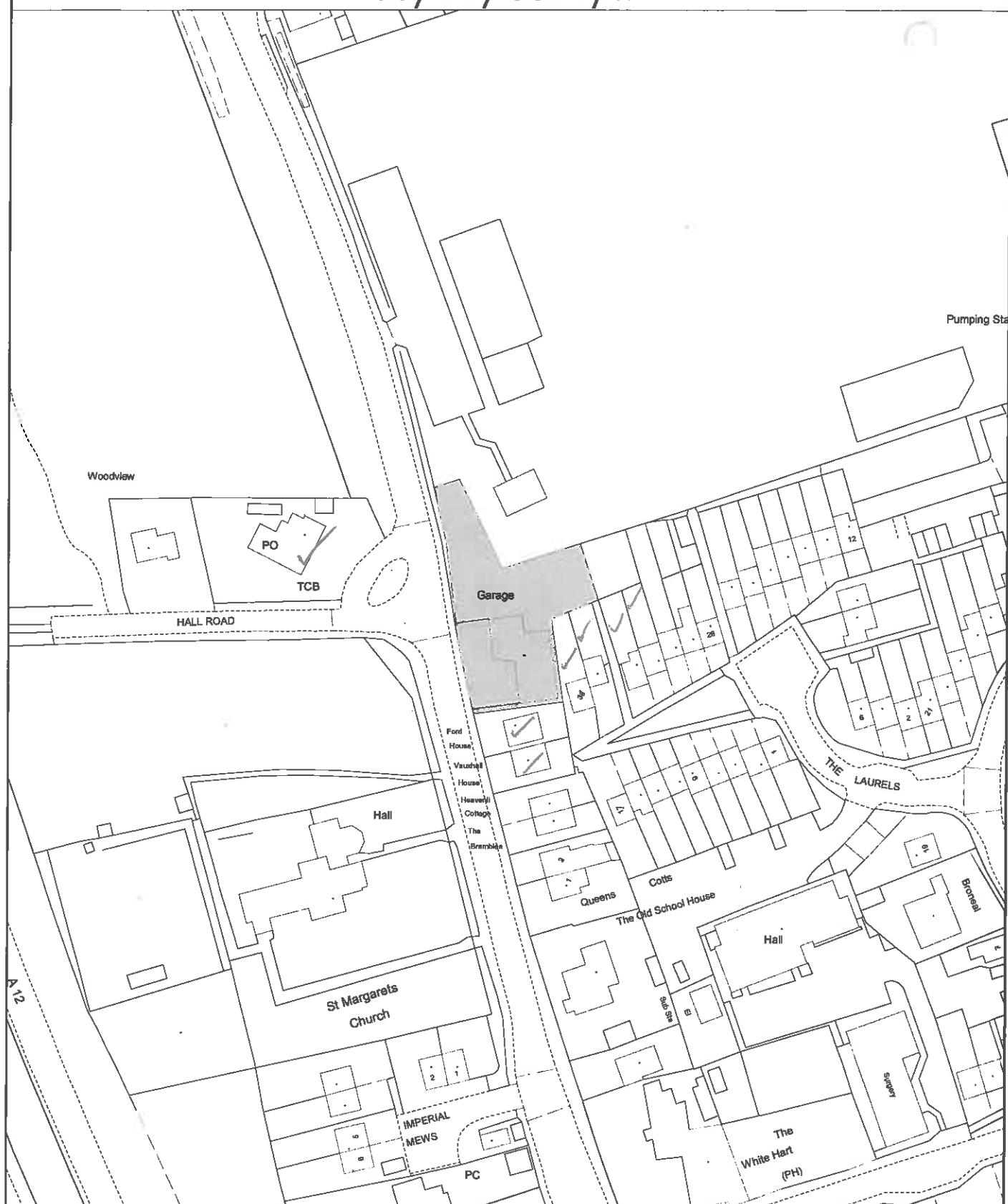
8.0 RECOMMENDATION :-

8.1 Approve – The site is within the village development limits and is a brownfield site which is suitable for residential development. Subject to Highways and Environmental Health conditions and the development being built in accordance with the revised layout.

Reference		Comments
06/14/0071/F	Loretta Tubby 38 The Laurels Hopton Norfolk NR319DD	I wish to put forward the following objections towards the proposed development. * I believe that the proposed site will be overdeveloped with the six properties marked for the land. * With all properties on the site I will directly overlooked from all angles, front, side and rear, especially with the plans to keep the existing fencing. It will be extremely intrusive to my privacy. * I have a right to live in my own property without excessive intrusion and a right to light. * If the proposed development was for bungalows not two storey town houses. Also existing fencing was replaced by higher fence panels I feel my privacy would be protected.
For Or Against	OBJ	
Speak At Committee		
Date Entered	17-MAR-14	
Internet Reference	OWPC177	
06/14/0071/F	dianne utting 28 the laurels hopton gt yarmouth norfolk nr319dd	I STRONGLY OBJECT TO THE PROPOSED DEVELOPMENT. I BOUGHT MY PROPERTY 14 YEARS AGO, THE VIEW OF THE CHURCH FROM M BACK GARDEN BEING UP MOST IMPORTANCE IN MY DECISION TO BUY, IF THE PROPOSED DEVELOPMENT GOES AHEAD MY VIEW WILL BE COMPLEATLEY BLOCKED. THE PROPERTYS WILL ALSO BE INVISIVE TO MY PROPERTY, AND I WILL BE OVER LOOKED STRAIGHT INTO MY DINING ROOM, EXTREAMLY INTRUSIVE TO MY PRIVACY AND AGAIN THIS WAS NOT THE CASE WHEN I BOUGHT MY PRPOERTY.
For Or Against	OBJ	
Speak At Committee		I STRONGLY OBJECT
Date Entered	18-MAR-14	
Internet Reference	OWPC180	
06/14/0071/F	John & Eve Steward The Old Post House Lowestoft Road Hopton on Sea NR31 9AH	We live directly opposite the old garage. It has been empty for some time and will become derelict if it is not developed. We would like to see property on this site asap (preferably completed prior to Cripps development on the field beside our property). We would support any development of privately owned houses / bungalows. Our worst case scenario is that it remains an empty garage or is developed for social housing.
For Or Against	GC	
Speak At Committee		
Date Entered	28-MAR-14	
Internet Reference	OWPC197	
06/14/0071/F	dianne utting 28 the laurels nr319dd	i am still objecting to the above proposal plans, planning application 06/14/0071/f. nothing has changed, my view of the church will be obscured by the height of the six two storey dwellings and my privacy intruded upon as i will be directly over looked straight into my dining room
For Or Against	OBJ	
Speak At Committee		
Date Entered	02-APR-14	
Internet Reference	OWPC202	

Reference	Comments
06/14/0071/F Loretta Tubby 38 The Laurels Hopton	After viewing the new plans I would like to state that my original objections stand. The repositioning of the buildings are even more intrusive to my privacy. I also believe that the site is being over developed and not in keeping with the existing property's on Lowestoft Road.
NR31 9DD	
For Or Against	OBJ
Speak At Committee	
Date Entered	09-APR-14
Internet Reference	OWPC212

06/14/0071/F



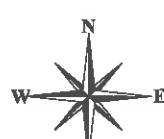
GREAT YARMOUTH
BOROUGH COUNCIL

Planning and Business Services,

Town Hall, Great Yarmouth,
Norfolk. NR30 2QF

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Metres

Scale = 1:1250 @ A4



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PLANNING APPLICATIONS CLEARED BETWEEN 01-MAR-14 AND 31-MAR-14 FOLLOWING DETERMINATION BY THE GROUP MANAGER (PLANNING) UNDER DELEGATED POWERS

REFERENCE	06/13/0742/F
PARISH	Belton & Browston 10
PROPOSAL	First floor extension over existing flat roof area to form master bedroom
SITE	5 St James Crescent Belton Great Yarmouth NR31 9JN
APPLICANT	Mr & Mrs J Ward
DECISION	APPROVE
REFERENCE	06/13/0441/F
PARISH	Bradwell S 2
PROPOSAL	Proposed conversion of barn outbuilding to residential dwelling
SITE	Church Farm Belton New Road Bradwell Great Yarmouth
APPLICANT	Mr R Beavor
DECISION	APPROVE
REFERENCE	06/14/0005/F
PARISH	Bradwell S 2
PROPOSAL	Flat roof rear and side extension to form bedroom, dining room and garage
SITE	28 Chestnut Avenue Bradwell Great Yarmouth NR31 8PN
APPLICANT	Mr M Thompson
DECISION	APPROVE
REFERENCE	06/14/0052/F
PARISH	Bradwell S 2
PROPOSAL	First floor extension to form a play room over swimming pool
SITE	The Lodge Church Walk Bradwell Great Yarmouth
APPLICANT	Mr C Simmonds
DECISION	APPROVE
REFERENCE	06/13/0639/SU
PARISH	Burgh Castle 10
PROPOSAL	Variation of conditions to allow for revisions to approved restoration scheme
SITE	Welcome Pit Butt Lane Burgh Castle Great Yarmouth NR31 9PY
APPLICANT	Mr K Lee
DECISION	APPROVED BY NCC

PLANNING APPLICATIONS CLEARED BETWEEN 01-MAR-14 AND 31-MAR-14 FOLLOWING DETERMINATION BY THE GROUP MANAGER (PLANNING) UNDER DELEGATED POWERS

REFERENCE	06/14/0029/F
PARISH PROPOSAL	Burgh Castle 10 Erection of detached dwelling with balconies, double garage, re-positioned vehicular access to existing dwelling
SITE	Laurels Farm (Land at) High Road Burgh Castle Great Yarmouth NR31 9QL
APPLICANT	Mr A Norton
DECISION	APPROVE
REFERENCE	06/14/0045/F
PARISH PROPOSAL	Caister On Sea 3 Erection of 1m high boundary fence
SITE	7 Humber Close Caister Great Yarmouth
APPLICANT	Mr G Greene
DECISION	APPROVE
REFERENCE	06/13/0739/F
PARISH PROPOSAL	Caister On Sea 4 Variation of condition 2 of PP:06/13/0516/F - two more windows to be added to the extension
SITE	26 Seafield Road North Caister-on-Sea Great Yarmouth NR30 5LG
APPLICANT	Mr H Skippen
DECISION	APPROVE
REFERENCE	06/14/0056/F
PARISH PROPOSAL	Fleggburgh 6 Proposed special needs bungalow and garage
SITE	Rose Cottage (Land at) Rollesby Road Fleggburgh
APPLICANT	Mr N & Mr F Brown
DECISION	REFUSED
REFERENCE	06/14/0050/F
PARISH PROPOSAL	Fritton/St Olaves 10 Proposed new chalet bungalow with granny annexe
SITE	Landscape (land to rear of) New Road Fritton Great Yarmouth
APPLICANT	Mr A Brown
DECISION	APPROVE
REFERENCE	06/14/0025/F
PARISH PROPOSAL	Great Yarmouth 5 Garage conversion to bedroom space. Ground floor rear and side extension for disabled person
SITE	307 Beccles Road Gorleston Great Yarmouth NR31 8DD
APPLICANT	Mr E Reynolds
DECISION	APPROVE

PLANNING APPLICATIONS CLEARED BETWEEN 01-MAR-14 AND 31-MAR-14 FOLLOWING DETERMINATION BY THE GROUP MANAGER (PLANNING) UNDER DELEGATED POWERS

REFERENCE	06/14/0027/F
PARISH PROPOSAL	Great Yarmouth 7 Erection of single storey side extension
SITE	32 Victoria Road Gorleston Great Yarmouth NR31 6EF
APPLICANT	Mr C Watts
DECISION	APPROVE
REFERENCE	06/14/0013/F
PARISH PROPOSAL	Great Yarmouth 9 Renewal of planning permission 06/08/0741/F for demonstration /temporary workshop and first floor office building
SITE	Bessemer Way Transmit Container Ltd Harfreys Industrial Estate Great Yarmouth
APPLICANT	Mr A Pratt
DECISION	APPROVE
REFERENCE	06/14/0063/F
PARISH PROPOSAL	Great Yarmouth 9 Replacement mezzanine floor, elevation alterations and associated works to the rear of the unit & trolley bays
SITE	Gapton Hall Road Unit G Great Yarmouth NR31 0NL
APPLICANT	Electricity Supply Nominees Ltd
DECISION	APPROVE
REFERENCE	06/14/0064/F
PARISH PROPOSAL	Great Yarmouth 9 External alterations to Units A, A1, G and B and associated works to external areas
SITE	Gapton Hall Road Units A, A1, G and B Great Yarmouth NR31 0NL
APPLICANT	Electricity Supply Nominees Ltd
DECISION	APPROVE
REFERENCE	06/14/0010/F
PARISH PROPOSAL	Great Yarmouth 11 First floor extension, single storey extension to front and rear
SITE	157 Brasenose Avenue Gorleston Great Yarmouth NR31 7ED
APPLICANT	Mr C Cheeseman
DECISION	APPROVE
REFERENCE	06/13/0710/F
PARISH PROPOSAL	Great Yarmouth 14 Proposed new shop front and replacement windows
SITE	122 King Street Great Yarmouth Norfolk NR30 2PQ
APPLICANT	Mr M Huang
DECISION	APPROVE

PLANNING APPLICATIONS CLEARED BETWEEN 01-MAR-14 AND 31-MAR-14 FOLLOWING DETERMINATION BY THE GROUP MANAGER (PLANNING) UNDER DELEGATED POWERS

REFERENCE	06/14/0015/LB
PARISH	Great Yarmouth 14
PROPOSAL	Supply and install two conservation velux's to Lecture Room
SITE	Time & Tide Museum Blackfriars Road Great Yarmouth NR31 9QZ
APPLICANT	Mr H Millman
DECISION	LIST.BLD.APP
REFERENCE	06/14/0032/F
PARISH	Great Yarmouth 14
PROPOSAL	Change of use from Ice Cream Parlour to A1/A3/A5 use including installation of movable servery
SITE	67 Regent Road Great Yarmouth Norfolk NR30 2AL
APPLICANT	Mr S Cook
DECISION	APPROVE
REFERENCE	06/14/0037/F
PARISH	Great Yarmouth 14
PROPOSAL	Change of use from family home to HMO property
SITE	57 Crown Road Great Yarmouth Norfolk
APPLICANT	Mr S Qualters
DECISION	REFUSED
REFERENCE	06/14/0047/F
PARISH	Great Yarmouth 14
PROPOSAL	Reinstating lapsed P.P. 06/08/0641/F to site a portacabin office block
SITE	Selwood Pumps Salmon Road Great Yarmouth NR30 3QS
APPLICANT	Mr P Cashman
DECISION	APPROVE
REFERENCE	06/13/0735/F
PARISH	Great Yarmouth 15
PROPOSAL	Proposed change of use from residential dwelling into 5 no residential flats
SITE	20 Wellesley Road Great Yarmouth Norfolk NR30 2AR
APPLICANT	Mr A Land
DECISION	APPROVE
REFERENCE	06/14/0043/A
PARISH	Great Yarmouth 15
PROPOSAL	Renewal of Planning Permission 06/08/0771/A to display 5 x 48 sheets
SITE	Howard Street South (Car Park) Great Yarmouth Norfolk
APPLICANT	Clearchannel UK Ltd
DECISION	ADV. CONSENT

PLANNING APPLICATIONS CLEARED BETWEEN 01-MAR-14 AND 31-MAR-14 FOLLOWING DETERMINATION BY THE GROUP MANAGER (PLANNING) UNDER DELEGATED POWERS

REFERENCE	06/14/0038/F
PARISH	Great Yarmouth 19
PROPOSAL	Remove existing timber front and rebuild. Replace single glazed windows with double glazed windows.
SITE	106 Pier Plain Gorleston
	Great Yarmouth NR31 6PG
APPLICANT	Mr Shaun Harlow
DECISION	APPROVE
REFERENCE	06/14/0051/F
PARISH	Great Yarmouth 19
PROPOSAL	Proposed single storey front extension
SITE	2 Downing Road Gorleston
	Great Yarmouth NR31 7AP
APPLICANT	Miss F Hole
DECISION	APPROVE
REFERENCE	06/14/0070/PDE
PARISH	Great Yarmouth 19
PROPOSAL	Demolition of conservatory and erection of single storey rear extension
SITE	5 Duke Road Gorleston
	Great Yarmouth NR31 6LL
APPLICANT	Mr M Jolly
DECISION	PERMITTED DEV.
REFERENCE	06/13/0573/F
PARISH	Great Yarmouth 21
PROPOSAL	Proposed conversion and extension of existing garage to form granny annexe in rear garden
SITE	23 Keyes Avenue Great Yarmouth
	Norfolk NR30 4AF
APPLICANT	Mrs R Hogarth
DECISION	APPROVE
REFERENCE	06/14/0023/F
PARISH	Hemsby 8
PROPOSAL	Single storey side extension
SITE	13 Meadow Rise Hemsby
	Great Yarmouth NR29 4HB
APPLICANT	Mr M Burrage
DECISION	APPROVE
REFERENCE	06/14/0028/F
PARISH	Hemsby 8
PROPOSAL	First floor side extension, ground floor utility extension and internal alterations
SITE	Seaview St Mary's Road
	Hemsby, Great Yarmouth NR29 4JQ
APPLICANT	Mr J Buisson
DECISION	APPROVE

PLANNING APPLICATIONS CLEARED BETWEEN 01-MAR-14 AND 31-MAR-14 FOLLOWING DETERMINATION BY THE GROUP MANAGER (PLANNING) UNDER DELEGATED POWERS

REFERENCE	06/13/0603/F
PARISH	Hopton On Sea 2
PROPOSAL	Proposed hot food and drinks retail unit
SITE	Bubbles Amusements 1 Warren Road Hopton on Sea Great Yarmouth NR31 9BN
APPLICANT	Mr W Austrin
DECISION	APPROVE
REFERENCE	06/14/0048/A
PARISH	Hopton On Sea 2
PROPOSAL	Replacement of five entrance signs
SITE	Hopton Holiday Village Warren Road Hopton
APPLICANT	Bourne Leisure Ltd
DECISION	ADV. CONSENT
REFERENCE	06/13/0712/F
PARISH	Martham 13
PROPOSAL	Side and rear single storey extensions
SITE	56 The Green Martham Great Yarmouth NR29 4PA
APPLICANT	Mr & Mrs A Wright
DECISION	APPROVE
REFERENCE	06/13/0758/F
PARISH	Martham 13
PROPOSAL	Erection of agricultural livestock building
SITE	Whitegate Farm Common Road Martham Great Yarmouth NR29 4RD
APPLICANT	Mr C Brown
DECISION	APPROVE
REFERENCE	06/14/0039/O
PARISH	Martham 13
PROPOSAL	Proposed development of three single storey dwellings with garages
SITE	Westgrove Rollesby Road Martham, Great Yarmouth NR29 4RU
APPLICANT	Mr S Barnes
DECISION	APPROVE
REFERENCE	06/13/0694/O
PARISH	Ormesby St.Marg 16
PROPOSAL	Renewal of planning permission 06/10/0453/O - Four detached dwellings with integral garages
SITE	4 West Road Ormesby St Margaret Great Yarmouth NR29 3RJ
APPLICANT	Mr N Fletcher
DECISION	APPROVE

PLANNING APPLICATIONS CLEARED BETWEEN 01-MAR-14 AND 31-MAR-14 FOLLOWING DETERMINATION BY THE GROUP MANAGER (PLANNING) UNDER DELEGATED POWERS

REFERENCE	06/13/0695/CC
PARISH	Ormesby St.Marg 16
PROPOSAL	Renew PP:06/10/0478/CC - Demo of extg shop,launderette,out bldgs & ass.living acc.to prov for 4 det.dwellings & garages
SITE	4 West Road Ormesby St Margaret Great Yarmouth NR29 3RJ
APPLICANT	Mr N Fletcher
DECISION	CON.AREA.CONST

REFERENCE	06/14/0019/F
PARISH	Ormesby St.Marg 16
PROPOSAL	Demolition of garage and construction of one detached bungalow
SITE	31 The Promenade (Land at rear) Scratby Great Yarmouth Norfolk
APPLICANT	Mr M Bennett
DECISION	REFUSED

REFERENCE	06/14/0030/F
PARISH	Ormesby St.Marg 16
PROPOSAL	Demolition of garage and erection of two-storey side extension
SITE	22 Firs Avenue Ormesby St Margaret Great Yarmouth NR29 3RT
APPLICANT	Mr M Nicholls
DECISION	APPROVE

REFERENCE	06/14/0042/F
PARISH	Ormesby St.Michael16
PROPOSAL	Use of land for 25 additional car boot sales (Wednesdays)
SITE	Decoy Road/Main Road (Land at - adj Chicken Farm) Ormesby St Michael Great Yarmouth
APPLICANT	Mr A Lanham
DECISION	APPROVE

REFERENCE	06/14/0024/F
PARISH	Repps 13
PROPOSAL	Extension and alterations to existing carport to form home gym and utility room
SITE	2 Repps Mill Barns Mill Lane Repps
APPLICANT	Mr R Downie
DECISION	APPROVE

REFERENCE	06/14/0044/F
PARISH	Rollesby 13
PROPOSAL	Demolish garage and rebuild; new roof to bay window, new doors and windows and demolish conservatory
SITE	3 School Close Rollesby Great Yarmouth NR29 5EJ
APPLICANT	Ms H Shackle
DECISION	APPROVE

PLANNING APPLICATIONS CLEARED BETWEEN 01-MAR-14 AND 31-MAR-14 FOLLOWING DETERMINATION BY THE GROUP MANAGER (PLANNING) UNDER DELEGATED POWERS

REFERENCE	06/14/0003/CD
PARISH	Somerton 8
PROPOSAL	Removal of existing ten wind turbines with two turbowind T400 wind turbines - DOC 3,4,5 ,7,9 & 14 re:PP:06/13/0093/F
SITE	Bloodhills Farm Bloodhills East Somerton Great Yarmouth
APPLICANT	Somerton Energy
DECISION	APPROVE
REFERENCE	06/14/0004/CD
PARISH	Somerton 8
PROPOSAL	Removal of existing ten wind turbines with two turbowind T400 wind turbines - D.O.C 3,4 ,5,7,9 & 14 re:PP:06/13/0093/F
SITE	Bloodhills Farm Bloodhills East Somerton Great Yarmouth
APPLICANT	Acre Energy Limited
DECISION	APPROVE
REFERENCE	06/14/0026/F
PARISH	Somerton 8
PROPOSAL	Variation of condition 15 of PP 06/13/0093/F - small brick building to remain for storage purposes
SITE	Bloodhills Farm Bloodhills Somerton, Great Yarmouth
APPLICANT	Acre Energy LTD
DECISION	APPROVE
REFERENCE	06/14/0034/D
PARISH	Winterton 8
PROPOSAL	Construction of detached three bedroom dwelling
SITE	Tamarisk (Land adjacent) Bush Road Winterton
APPLICANT	Mr K & Mrs S Bowden
DECISION	APP. DETAILS

* * * * End of Report * * * *

PLANNING APPLICATIONS CLEARED BETWEEN 01-MAR-14 AND 31-MAR-14 FOLLOWING DETERMINATION BY THE DEVELOPMENT CONTROL COMMITTEE

REFERENCE	06/13/0672/F
PARISH	Belton & Browston 10
PROPOSAL	Erection of detached house and garage
SITE	The Naze (Land adj. No:6) Belton Great Yarmouth NR31 9LB
APPLICANT	Mrs D Billyard
DECISION	APPROVE
REFERENCE	06/13/0601/O
PARISH	Burgh Castle 10
PROPOSAL	Development of 5 residential dwellings
SITE	Gleneagles (Land adjacent) Butt Lane Burgh Castle Great Yarmouth NR31 9PY
APPLICANT	Mr E Foster
DECISION	APPROVE
REFERENCE	06/13/0748/O
PARISH	Burgh Castle 10
PROPOSAL	Proposed sub-division of garden to form plot for detached bungalow
SITE	Corner House Stepshort Burgh Castle Great Yarmouth
APPLICANT	Mr Gallagher
DECISION	APPROVE
REFERENCE	06/13/0594/F
PARISH	Fritton/St Olaves 10
PROPOSAL	Proposed lodges and associated infrastructure, comprising 45 new lodge positions, and change of use
SITE	Fritton Lake Church Lane Fritton Great Yarmouth NR31 9HA
APPLICANT	Lord Somerleyton
DECISION	APPROVE
REFERENCE	06/13/0736/F
PARISH	Winterton 8
PROPOSAL	Grd & 1st floor extns to form care home at grd floor & add. domestic accom. at 1st, ass. car parking & improved veh. access
SITE	7 May Cottages Back Road Winterton Great Yarmouth NR29 4BG
APPLICANT	Ms J Larter
DECISION	APPROVE

* * * * End of Report * * * *