



GREAT YARMOUTH
BOROUGH COUNCIL

Development Control Committee

Date: Tuesday, 15 December 2015

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 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.

2 APOLOGIES FOR ABSENCE

To receive any apologies for absence.

3 MINUTES

5 - 13

To confirm the minutes of the meeting held on 17 November 2015.

4 PLANNING APPLICATIONS

5 APPLICATION 06/15/0579/F 101 CHURCHILL ROAD GREAT YARMOUTH

14 - 28

Change of use from public parking to private (GYBS) parking. 2 no. 8m columns with LED floodlights.

Report attached.

6 APPLICATION 06/15/0618/F LIDL PASTEUR ROAD GREAT YARMOUTH

29 - 32

Variation of Condition 4 of planning permission 06/04/0317/F to allow food store to trade until 22:00 hours Monday to Saturday.

Report attached.

7 APPLICATION 06/15/0607/F 57A TAN LANE CAISTER

33 - 65

Modification to corner of building to improve access and visibility to private drive.

Report attached.

8 PLANNING APPLICATIONS CLEARED UNDER DELEGATED POWERS AND BY DEVELOPMENT CONTROL COMMITTEE FROM 1 NOVEMBER - 30 NOVEMBER 2015

66 - 76

Report attached.

9 OMBUDSMAN AND APPEAL DECISIONS

The Committee to note any Ombudsman/Appeal decisions.

The Planning Group Manager to report.

10 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.

11 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, 17 November 2015 at 18:30

PRESENT:

Councillor Reynolds (in the Chair); Councillors Andrews, Annison, Collins, Grant, Lawn, Myers, Jermany, Linden, Sutton, T Wainwright and Wright.

Councillor Walker attended as a substitute for Councillor Blyth.

Councillors Cutting and Connell attended as Ward Councillors for Item 5.

Mr D Minns (Planning Group Manager), Miss G Manthorpe (Senior Planning Officer), Mrs E Helsdon (Technical Planning Officer) and Mrs C Webb (Senior Member Services Officer)

1 MINUTE'S SILENCE

The Chairman asked that all those present at the meeting to stand for a minute's silence in memory of those who had lost their lives in the recent Paris terrorist attacks.

2 DECLARATIONS OF INTEREST

It was noted that Councillor Jermany declared a Personal Interest in Item 9 as he was the Chairman of the Licensing Committee and in accordance with the constitution was allowed to both speak and vote on the matter and a Disclosable Pecuniary Interest in Item 5 and therefore left the room whilst the matter was dealt with.

Councillors Andrews and Annison declared a Personal Interest in Item 6 and in accordance with the constitution were allowed to both speak and vote on the matter.

Councillors Lawn and Reynolds declared a Personal Interest in Item 5 and in accordance with the constitution were allowed to both speak and vote on the matter.

3 APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillor Blyth.

4 MINUTES

The minutes of the meeting held on 20 October 2015 were confirmed.

5 PLANNING APPLICATIONS

6 06/15/0309/F CONSTRUCTION OF 194 DWELLINGS AND ASSOCIATED INFRASTRUCTURE.

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

The Chairman reported that there was an error in the report and that the proposed dwellings designated schools would be the infant and junior schools in Ormesby and the high school in Martham and the parish precepts and S106 agreements would have to be recalculated to take this into account.

The Chairman reported that the application was, if approved, to be subject to a holding order which would prevent the decision being issued. This would be so that the Secretary of State can assess the application to see if it was to be called in for consideration.

The Senior Planning Officer reported that the application site was located within the parish of Ormesby St.Margaret with Scratby adjacent to Caister and the current land use was agricultural with hedgerow boundaries. There was a portion of land to the north of the application site which was not part of the application which was used for equestrian purposes.

The Senior Planning Officer reported that the application had undergone amendments which had reduced the numbers from 194 to 189 proposed homes and that this is the number under consideration.

The Senior Planning Officer reported the details of the consultations which had been undertaken, Caister Parish Council, Ormesby St Margaret with Scratby Parish Council's and neighbours were summarised. It was noted that there were 65 letters of objection with 10 additional being received after the report had been published and a petition signed by 172 individuals and one letter of support. The primary reasons for objection were summarised as: lack of facilities such as doctors and dentists, lack of schools within walking distance, the development would remove the boundary between Caister and Ormesby, Great Yarmouth's' Core Plan sought to maintain strategic gaps between settlements to prevent coalescence, increased traffic, the effect on Reynolds Avenue; concerns over loss in value of homes, difficulty trying to sell property, overflowing cemetery, contrary to Local Planning Policies HOU6 and HOU10, disruption caused by noise, building works, dust, loss of Grade One Agricultural Land, foul water pumping station badly located,inappropriate when there were brown field sites available, lagoon makes this development unsuitable, traffic increase would be detrimental to public safety, proposed buildings were out of character with the area, the site was green belt and should not be built on, merging Caister with Ormesby, flood risk, single access point, wildlife would suffer, drains cannot cope and a smaller development would be better, noise from the bypass, loss of views, loss of land used for growing food, no jobs in Caister and the precept would go to Ormesby St.Margaret with Scratby Parish Council.

It was reported that a selection of objections were attached to the report before the Committee.

Ormesby St.Margaret with Scratby Parish Council's objections were summarised and commented on. The objections were that there were driveways leading onto Ormesby Road, the Senior Planning Officer noted that the plan had been amended in accordance with these and Highways comments and the amended plans showed shared access off of Ormesby Road, not direct access for vehicles. One access was inadequate, the Senior Planning Officer noted that the emergency access had been amended to be a second access to the site, in accordance with these and Highways comments, the joining up of Caister with Scratby, open space to be included to the south of the site abutting Reynolds Avenue, impact of additional traffic on Ormesby St.Margaret, clarification of the cycle link, lack of bus services, footpaths and street lighting, an undertaking that the figure of 194 houses would not be exceeded, disappointed at the loss of Grade One agricultural land and the urbanisation of a very special rural environment.

Caister Parish Council objections were summarised as too close to the Caister Boundary, over-development of the site, there should be a gap of 500 metres between the boundaries of Ormesby and Caister, development on green belt land, local doctor's and dentist's surgeries were already over-subscribed, utilities could not cope with the demand at present time, sewerage plant overloaded and the infrastructure of the village could not take any more development.

It was reported that there had been amendments in line with some of the comments received, including the additional access, the re-orientation of buildings and access at the Ormesby Road frontage, the additional bungalows adjacent the new proposed development at Meadowcroft House. It was further noted that the site was not green belt and it was explained that green belt was a legal term and there was no green belt land within the Borough. The site was Grade One agricultural land.

The Senior Planning Officer reported that the ground levels between the site and the surrounding areas varied with the site lying lower than the surrounding land. It was reported that the location of the bungalows and the difference in land levels would reduce the overlooking and potential effect on the properties adjoining the site. It was reported that the difference in land levels and the attenuation basin would take surface water as detailed in the submitted details.

It was reported that there had been an objection from the RSPB and that following an amended Shadow Habitats assessment, the objections were still in place. It was reported that the Little Terns, whilst not present on site, could be affected by an increase in numbers of dog walkers to the surrounding areas. It was reported that a mitigation figure based on the draft Natura 2000 Planning Policy had been agreed with the applicants and this could be secured under S106 Agreement if the application was approved. It was reported that there were no protected species present on the site.

The Senior Planning Officer reported that with regard to paragraph 4.14 of the agenda, that bespoke advice was still awaited on this issue.

A Member was concerned that a policy of the upcoming Core Strategy had been omitted from the report. The Senior Planning Officer reported that the current policies of the adopted plan also covered loss of agricultural land and this had been considered in the report and that all applications were dealt with as they arrived and,

given the make-up of the Borough, agricultural land would come forward for housing.

A Member was concerned that hedgerows would be removed from the borders of the application site which were vital habitats for local wildlife.

A Member raised concerns that this application would result in no clear green land division between the parishes of Ormesby St. Margaret with Scratby and Caister.

A Member raised concerns that two large water mains supply pipes ran underneath the proposed site and that possible flooding events could occur during the development if the water pipes were burst. The Senior Planning Officer reported that there were no objections from the water provider other than the planting of trees would have to be amended owing to the proximity of the water line. It was reported that in the absence of an objection the houses would not have an adverse effect on the water line.

A Member asked what made land green belt and was told that green belt and was told that green belt land was legally designated and that this land was not designated.

A Member was concerned regarding the inclusion of a play area in the scheme as the Council's Sport and Leisure Strategy aimed to reduce the numbers of play areas in the Borough and the associated maintenance costs. The Planning Group Manager reported that as part of negotiations, a Maintenance Company would be set up to deal with this issue.

Laura Towns, applicant's agent, reported the salient areas of the application and asked the Committee to support the Planning Group Manager's recommendation.

Members were concerned that the Developer had miscalculated the number of children who would reside on the development and require school places. They raised concerns over drainage issues on the site and questioned why the Developers had not applied to build on available Grade III land in Ormesby.

Mr Lavan, objector, re-iterated the concerns of local residents and strongly urged the Committee to refuse the application and save the integrity of their village of Caister-on-Sea.

Mr Freeman, Chairman of Ormesby St.Margaret and Scratby Parish Council reported that the Parish Council supported the application as it ticked all the boxes of the Council's Core Strategy and could not be refused on planning grounds. There had been no housing development in Ormesby and Scratby for the last fifteen years and the villages must accept that they needed to accept their fair share of future housing developments required by the Government.

A Member reported that the updated Core Strategy would not be adopted by Council until 21 December 2015. The Planning Group Manager reported that, to date, the Core Strategy had been through a rigorous inspection process by the Planning Inspector and although it had not been adopted by Council, the document must be acceded to.

Mrs Connell, Caister Parish Council, detailed the objections from Caister Parish Council and other residents within Caister. Mrs Connell stated that the wildlife would be affected and that the application would remove natural boundaries. Mrs Connell stated that there could be flooding problems on the site and that there had been localised flooding in the area which could be made worse by the development. Mrs

Connell stated that there was insufficient infrastructure in Caister to deal with the additional housing and that there were already long waiting times at the doctors and pharmacy. Mrs Connell noted the distance that the children would have to travel to school and that Caister school would get children and their associated traffic as it was not in walking distance. Mrs Connell stated that the application would affect Caister but be in Ormesby and that there was Grade Three agricultural land available to build on it Ormesby. Mrs Connell showed a map to Members giving the location of a Grade Three agricultural site and stated that this should be built on first. Mrs Connell requested that Members refuse the application as Caister was a village which wanted to remain a village and was proud of its individuality and heritage.

Councillor Myers asked why this brownfield site was not being built on and the answer given was that applications came forward and were assessed on their merit. It was noted that the site in question would probably also come forward for development and could be assessed at this time.

The Chairman, who was also a Ward Councillor, reported that the Borough had been set a target by Government to build 7,240 houses over the next fifteen years and the Flegg villages would be required to take their fair share. He had spent the last thirty years trying to protect his ward but there were no valid planning grounds to refuse this application.

A motion was made to refuse this application on the grounds that it would lead to the loss of Grade I Agricultural Land, as it was contrary to Policies NNV16, HOU4(f), HOU6(j), HOU11(i) and would lead to the loss of boundary segregation as it was contrary to Policy NNV5 of the adopted Boroughwide Local Plan 2001 was proposed and seconded.

Following a vote, the motion was lost.

A second motion was made to approve the application in line with the recommendation of the Planning Group Manager.

RESOLVED:

That application number 06/15/0309/F be approved subject to conditions as recommended by consulted parties and any additional to ensure a satisfactory form of development and, not to issue prior to signing of an agreement under section 106 for obligations as set out by Norfolk County Council, provision for schools, infrastructure, mitigation, affordable housing, children's play equipment/space and open space management mitigation measures in line with the aims of the Natura 2000 Sites Monitoring and Mitigation Strategy and that the permission be for a maximum of 189 houses only.

It was also noted that the decision could not be issued until the Secretary of State made a decision in respect of the call-in.

7 06/15/0521/CC DEMOLITION OF RAYNSCOURT HOTEL, 83 MARINE PARADE, GREAT YARMOUTH

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

The Senior Planning Officer reported that the application site currently comprised a substantial sized hotel located in a prominent corner position within a Conservation Area and a Secondary Holiday Accommodation Area as defined within the Boroughwide Local Plan. The proposal sought to demolish the existing hotel in order to create an area for additional car parking to serve the adjacent Raynscourt Lodge which would require a separate planning application.

The Senior Planning Officer reported that the application contravened Policy BNV9 and TR1 of the Boroughwide Local Plan 2001 and was recommended for refusal.

However, if the Committee were minded to approve the application, any approval of permission should be subject to the following conditions:

(i) The works of demolition hereby authorised shall begin not later than 3 years from the date of this consent.

(ii) The works of demolition hereby authorised shall not be carried out before a contract for the carrying out of the works of redevelopment of the site has been made and planning permission has been granted for the redevelopment for which the contract provides.

A Member asked whether the hotel was a Listed Building. The Senior Planning Officer reported that it was not a Listed Building.

Mrs Hammond addressed the Committee in support of the application for demolition. She reported that the hotel had been for sale for four years but a buyer could not be found.

Members were concerned that if the hotel was not demolished that it would fall into disrepair and affect the remainder of the seafront street scene.

RESOLVED:

That against the recommendation from the Planning Group Manager, that application number 06/15/0521/CC be approved subject to the recommended conditions and those required to form a satisfactory demolition and the following conditions:

(i) The works of demolition hereby authorised shall begin not later than 3 years from the date of this consent.

(ii) The works of demolition hereby authorised shall not be carried out before a contract for the carrying out of the works of redevelopment of the site has been made and planning permission has been granted for the redevelopment for which the contract provides.

8 06/15/0548/F & 06/0550/CC DEMOLITION OF VACANT PUBLIC HOUSE & ERECTION OF PETROL FILLING STATION AND LANDSCAPING WORKS

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

The Senior Planning Officer reported that the application site comprised of the existing Sainsbury's supermarket car park and a vacant public house, the Tudor

Tavern, which was owned by Sainsbury's and fronted on to St.Nicholas Road to the South. The site was located within a Conservation Area and Edge of Centre Area as defined under the adopted Boroughwide Local Plan. The proposal included a sales kiosk, forecourt and canopy with a corporate sign.

The Senior Planning Officer reported that nine letters of objection had been received together with a petition containing 402 signatures. One letter of support had also been received.

The Senior Planning Officer reported that the Conservation Officer did not support the application as the public house was a reasonable building in the Conservation Area which could be utilised as the shop/payment point for the new petrol filling station.

The Senior Planning Officer reported that Highways and the Environment Agency did not object to the proposals but had suggested conditions if permission was granted. The application accorded with Policies SHP12, BNV10 and BNV15 of the Great Yarmouth Boroughwide Local Plan 2001 and was therefore recommended for approval.

A Member was concerned that the building works could have a detrimental affect on traffic which used St.Nicholas Road.

A Member was concerned that the demolition could lead to the tenants who occupied the flats above the public house to become homeless.

A Member was concerned that the new petrol filling station could lead to unfair competition with the existing petrol filling station located nearby. The Chairman reported that, unfortunately, competition was not a planning consideration.

Mr Peplar, Agent, reported the salient areas of the application to the Committee. He reported that it was a modest application for four petrol pumps which could service eight cars at a time. The proposal could create between ten to fifteen full and part-time jobs.

Mr Oldberry, Objector, reported that the development would have a detrimental affect on the St.Nicholas and Northgate Conservation Area and that the apparent reduction in footfall for Sainsbury's, as seen through the number of empty car parking spaces during peak shopping times, did not warrant a second petrol filling station. The excess parking spaces would serve a better use if they were used to public advantage in the Conservation Area.

A Ward Councillor reported that he held concerns regarding light and noise pollution emanating from the site but the enhanced planting scheme would mitigate these concerns.

RESOLVED:

That applications 06/15/0548/F and 06/15/0550/CC be approved as the proposal complied with Policies SHP12, BNV10 and BNV15 of the Great Yarmouth Boroughwide Local Plan 2001. Approval should be subject to the conditions recommended by the Local Highway Authority and Environment Agency.

Approval should be subject to conditions to ensure satisfactory form of development and those recommended by the Highways Authority and the Environment Agency.

9 06/15/0534/F FIXED LEISURE FACILITIES TO HAVE PERMANENT PLANNING APPROVAL.

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

The Senior Planning Officer reported that the application was for permanent approval to the existing facilities which included children's play equipment, a go-track track and a wooden maze. In addition, a new permanent cafe would replace the existing temporary structures. The cafe would remain on site all year as opposed to the existing structures which currently are removed outside of the season.

The Senior Planning Officer reported that the application was recommended for approval subject to conditions as it conformed to Policies TR1 and TR2 of the Boroughwide Local Plan 2001.

A Ward Councillor reported that he welcomed the application and the investment in tourism and local employment opportunities in Hemsby.

Mr Hirst, applicant, reported that further discussions were required with the planning department to agree the screening measures required adjacent to the cafe so as not to create a vermin problem.

A Member was concerned that the condition regarding the seasonal opening times of March till November could be restrictive. Mr Hirst reported that he would like to open at Easter and close after half-term in October. The Chairman reported that he did not see this request as a problem and that the Planning Group Manager could agree this under delegated powers.

RESOLVED:

That application number 06/15/0534/F be approved subject to conditions set out in paragraph 5.1 of the agenda, to include opening times from March to November the 6th, as the application represented an improvement to existing tourism facilities which already has permission to remain for several years meaning the proposal conforms to Policy TR1 and TR2 of the adopted Boroughwide Local Plan 2001.

10 06/15/0540/F VARIATION OF CONDITION 2 OF PP 06/76/901/F & 06/08/0059/F & CONDITION 3 OF PP 06/15/0153/F

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

The Planning Group Manager reported that the application proposed to open the restaurant from 8am to 1am on any given day. The site included 4/5 Beach Road and 16 Limmer Road and the area was predominantly residential. Highways had not objected to the proposal as the increased opening hours is unlikely to significantly impact upon the existing parking and access or create additional traffic congestion.

The Planning Group Manager reported that the application was recommended for approval with conditions as listed in paragraph 5.1 of the agenda.

The Chairman suggested that approval should only be granted for a trial 12 month period and that the extended opening times could be limited to weekends (Friday and

Saturday).

A Member was concerned that Environmental Health had opposed the application and recommended refusal as it would be detrimental to the quality of life for local residents but that it had been recommended for approval by the Planning Group Manager.

A Member suggested that a three month trial basis would be more acceptable in this case.

A Ward Member reported that this proposed extension would adversely affect the lives of local residents as the premises would be operating more like a nightclub than a restaurant and asked the Committee to refuse the application.

RESOLVED:

That against the recommendation from the Planning Group Manager, that application number 06/15/0540/F be refused to avoid noise pollution giving rise to significant adverse impact on health and quality of life for local residents.

11 PLANNING APPLICATIONS CLEARED BETWEEN 1 - 31 OCTOBER 2015

The Committee received and noted the planning applications cleared between 1 and 31 October 2015 by the Planning Group Manager and the Development Control Committee.

12 OMBUDSMAN AND APPEAL DECISIONS

a Item Title

The Committee noted the appeal decision.

b Item Title

The Committee noted the appeal decision.

c Item Title

The Committee noted the appeal decision.

13 ANY OTHER BUSINESS

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

14 EXCLUSION OF PUBLIC

The meeting ended at: 21:20

Reference: 06/15/0579/F

Parish: Great Yarmouth
Officer: Richard Fitzjohn
Expiry date: 5/11/15

Applicant: GYB Services Ltd

Proposal: Change of use from public parking to private (GYBS) parking. 2 No. 8m columns with LED floodlights.

Site: 101 Churchill Road, GREAT YARMOUTH, Norfolk, NR30 4JJ

REPORT

1 Background/History:-

1.1 The application site is located to the west side of North Denes Road from which it is accessed. The site is visible from both North Denes Road and Beaconsfield Road and has an open character, sited adjacent to an area of public open space.

1.2 The planning history relevant to the application site is shown below:

9881 – Garages – 18-07-57.

06/82/1018/SU – Erection of 50' Radio Aerial – Approved with conditions (Deemed Approval) 15-02-1983.

06/89/0564/SU – Office accommodation – Approved with conditions (Deemed Approval) 14-07-1989.

06/93/0788/SU – Residential development at Borough and County depot Churchill Rd. & adj. car park & open space – Withdrawn 22-11-1993.

06/98/0808/SU – Removal of radio antenna (height 21m) and replacement with new antenna to a height of 27m – Approved with Conditions (Deemed Approval) 13-11-1998.

06/05/0026/F – Alterations to depot entrance to form a distinct entrance and exit - Approved with Conditions 02-03-2005.

06/12/0682/SU – Demo 4 buildings, construction of steel clad garage building and siting of new modular building for meeting room – Approved with Conditions (Deemed Approval) 02-01-2013.

06/13/0371/SU – Installation of a new 8 metre high floodlight on South boundary to illuminate yard area – Approved with Conditions (Deemed Approval) 12-08-2013.

2 Consultations:-

2.1 Eighteen letters of objection have been received in relation to the application, which are attached to this report. The main points are given below:

- Car park would not retain enough parking spaces for residents – currently full during evenings and weekends.
- Few nearby properties have private parking and there are double yellow lines outside many nearby properties so car park is required.
- Nearest on street parking would be the east part of Beaconsfield Road, outside the school and playing field which could create safety issues for children.
- Car park entrance/exit isn't wide enough for vehicles to pass.
- Lack of turning/manoeuvring area - when the car park is full, anyone entering the car park would have to reverse out onto North Denes Road.
- Part demolition of the old stone wall alongside the old railway track.
- Removal of healthy trees and bushes.
- To make the access and egress safer, the wooden fence at the entrance needs to be replaced with different fencing which allows improved vision.
- More room should be made for parking as there is already dangerous parking on nearby roads.

2.2 Norfolk County Council Highways – Proposal will displace some parking. Some will be offset by employees of GYB Services Ltd. On street parking is likely however there is likely to be some spare capacity and where necessary parking restrictions are already in place to control on street parking.

Recommend the following condition and informative note be appended to any grant of planning permission the Local Authority is minded to make:

SHC34 – No external lighting shall be installed other than in accordance with the lighting plan as illustrated and described on the submitted plans and is to be retained such that it will not cause glare beyond the site boundaries.

INF.3 – This development involves a sign that may affect the public highway. The Applicant should note that Norfolk County Council, as Highway Authority, reserves the right under the general provisions of Common Law and Section 152 of the Highways Act 1980 to seek the removal of any sign causing an obstruction or nuisance or which obscures or hinders the ready interpretation of a road traffic sign. Advice on this matter can be obtained from the County Council's Highway Development Management Group based at County Hall in Norwich.

3 Local Policy:- Great Yarmouth Borough-Wide Local Plan 2001

3.1 Policy TCM13

Development will not be permitted where it would endanger highway safety or the satisfactory functioning of the local highway network.

3.2 Policy BNV13

By the control of development, and where necessary by initiating and/or supporting improvement schemes, the Council will retain and enhance those aspects of the existing built urban and rural environments which are fundamental to the borough's traditional character and identity.

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

4.1 Policy CS9

High quality distinctive places are an essential part in attracting and retaining residents, businesses, visitors and developers. As such the Council will ensure that all new developments within the borough:

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

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

5.1 Paragraph 58 - Planning policies and decisions should aim to ensure that developments:

- Respond to local character and history, and reflect the identity of local surroundings and materials, while not preventing or discouraging appropriate innovation.

6 Assessment:-

- 6.1 The application site currently comprises a car park within the ownership of GYB Services which is used by employees of GYB Services and the public for parking vehicles.
- 6.2 Eighteen letters of objection have been received with the main objections to the application relating to loss of parking for local residents, the impacts upon highway and pedestrian safety, loss of trees/bushes and part-demolition of an existing wall.

- 6.3 A number of objections have been received following public consultation which relate to the loss of car parking spaces for local residents. It is accepted that few nearby residential properties benefit from off-road parking and there are existing parking restrictions along large sections of the surrounding roads. However, Norfolk County Council Highways department have raised no objection, stating that the surrounding roads are likely to have some spare capacity for on-street parking and the loss of space to the existing car park will be somewhat off-set by employees of GYB Services Ltd.
- 6.4 It is also noted that the reduction in space within the car park would result in it being more difficult for vehicles to turn and manoeuvre to exit the car park in a forward gear. However, the submitted plan shows an area within the car park which is indicated as being 'Inaccessible for parking' and may provide a turning/manoeuvring area for vehicles. This could be ensured by an appropriate planning condition.
- 6.5 The existing wall adjacent to the car park does not provide a significant contribution to the character or appearance of the area and it is considered that the part-demolition to form an opening into the existing GYB Services car park would not detract from the local character or identity.
- 6.6 It is proposed that a new 2.4m high palisade fence would be erected around the boundary of the car park intended for use by GYB Services. There are existing examples of this type of fencing within the nearby vicinity and the proposed fencing would be significantly set back from the public highway to prevent it creating a significant detrimental impact upon the character and appearance of the area.
- 6.7 Comments have also been received relating to the existing fence and access adjacent North Denes Road. However, no details have been submitted with the application to suggest any alterations to the existing fencing or access adjacent North Denes Road are proposed.
- 6.8 Although the proposal would likely result in the loss of some existing trees or bushes, the application site is not located within a Conservation Area and there are no protected trees within the site and therefore permission would not be required for this aspect of the proposal.

7 Recommendation:-

- 7.1 Approve - The proposal accords with Policies TCM13 and BNV13 of the Great Yarmouth Borough-Wide Local Plan.
- 7.2 The following highways condition is recommended:

No external lighting shall be installed other than in accordance with the lighting plan as illustrated and described on the submitted plans and is to be retained such that it will not cause glare beyond the site boundaries.

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

Your Ref: 06/15/0579/F
Date: 12 November 2015

My Ref: 9/6/15/0579
Tel No.: 01603 638070
Email: stuart.french@norfolk.gov.uk

Dear Gemma

**Great Yarmouth: Change of use from public parking to private (GYBS) parking. 2 no
8m columns with LED floodlights
101 Churchill Road GREAT YARMOUTH Norfolk NR30 4JJ**

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

Undoubtedly the proposals are likely to displace some parking, however, irrespective of this, the right to park on the land is at the discretion of the land owner and therefore public parking is not guaranteed in perpetuity. Furthermore it may be that some of the existing parking is employees of GYB Services Ltd and therefore there will be some off-set.

Whilst on street parking is likely to under varying pressure in this area I am of the opinion that there is likely to be some spare capacity and where necessary parking restrictions are already in place to control on street parking.

Accordingly, on balance I consider it would be difficult for me to sustain an objection to the proposals.

I would however recommend that the following condition and informative note be appended to any grant of permission your Authority is minded to make.

SHC 34 No external lighting shall be installed other than in accordance with the lighting plan as illustrated and described on the submitted plans and is to be retained such that it will not cause glare beyond the site boundaries.

Reason: In the interests of highway safety.

Continued/...

Inf. 3 This development involves a sign that may affect the public highway. The Applicant should note that the Norfolk County Council, as Highway Authority, reserves the right under the general provisions of Common Law and Section 152 of the Highways Act 1980 to seek the removal of any sign causing an obstruction or nuisance, or which obscures or hinders the ready interpretation of a road traffic sign. Advice on this matter can be obtained from the County Council's Highways Development Management Group based at County Hall in Norwich.

Yours sincerely

Stuart French

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

Miss pauline reed

109 north uenes road

ACK'D
21/1/15

Great yarmouth

Norfolk

Nr304ln

01493302174



01 November 2015

12:14

Miss j smith

Im wrighting this letter to object to the planning permission of the car park on churchill road great Yarmouth norfolk nr304jj application 06\15\0579\ if you wish to take more than half of the public car park which will leave a lot of people with out spaces for there cars. of an evening we use most of the car park up as you aware there is double yellow lines out side so without this car park we would have to park round the corner which is no good if you car alarm is going off or you have shopping or a baby to carry. i cant see why it cant stay as it is the people from the depot are using the car park and it doesn't affect us as its during the day its of a night we need more spaces when people come home from work if you take it away there will be nowhere for us to park also we have 3 b&b along north denes road that use spaces and the pub has been turned into 4 houses witch are also going to need parking you do have to rember that its not just north denes that use the car park its also churchill road as well.

Thankyou

PERSED

pauline

ACK 11/11/15

S



MR + MRS D. CLARKE
102 NORTH DENES RD
GREAT YARMOUTH
NORFOLK

7/11/2015.

NR30 4LN

RE-APPLICATION 06/15/0579/F

Dear Mr Minns,

We are appalled + object, to the recent planning permission application (as above), for the change of use, of the car park opposite our home. When we bought this home, 13 years ago, we were informed, that the car park was for the use of the terrace of homes opposite. There was even a sign stating 'Private car park' !!!

As you are aware, there are double yellow lines outside our premises, so we are need to park our cars.

Approx. 16 homes, some of which are multiple occupancy, are opposite this car park, all of which have at least one car.

The proposed planning application would obviously not leave enough car parking spaces for all residents. Also, the new flats/homes, which was formerly the Earl of Beaconsfield public house have residents needing car parking. We have noticed quite a few more residents from Beaconsfield Rd, now use the proposed car park

I'm sure all our car insurances will increase dramatically, due to having to park on road, when spaces are not available, especially

77
during the summer season.

Also, I'm sure the High School, will be complaining about the amount of extra cars parking, near the School (Beaconsfield Rd), which will increase safety hazards, for the children.

We are hoping you will take our these comments, into consideration, before making a decision on the proposed application.

Regards.

ANITA CLARKE - a.clarke.

DAVID CLARKE - D.Clark.

1/2

ACK 11/11/15



MR ALAN M. BERNIET
104 NORTH DENIER RD
GT YARMOUTH
NORFOLK
NR30 4LN

DEAR SIR

REF PLANNING APPLICATION
06/15/0579/F

MY OBJECTIONS TO THE ABOVE ARE

- (1) THE KNOCKING DOWN OF PART OF THE OLD STONE WALL THAT RAN ALONGSIDE THE OLD RAILWAY TRACK, TO GAIN ACCESS TO THE COUNCIL SITE (GT YARMOUTH HERITAGE)
- (2) CUTTING DOWN HEALTHY TREES & BUSHES,
- (3) NOT LEAVING ENOUGH PARKING SPACES SO WHEN IT IS FULL, ANYONE ENTERING THE CAR PARK WILL HAVE TO REVERSE OUT (BLINDLY) ONTO NORTH DENIER ROAD A VERY DANGEROUS MANOEUVRE, NOT RECOMMENDED BY ANY MOTORING SAFETY BODY. IT WILL BE A SERIOUS ACCIDENT WAITING TO HAPPEN.
- (4) HOW CAN THE APPLICANT CONDUCT THEIR OWN SURVEY.
- (5) THE NEAREST ON STREET PARKING WILL BE THE EAST PART OF BEACONFIELD RD OUTSIDE THE SCHOOL & SCHOOL PLAYING FIELD.

2/2 CONT.

- (5) CAUSING A PROBLEM WITH THE CHILDREN CROSS THE ROAD.

IN THE SOCIETY OF TODAY THE MOTOR CAR IS AN ESSENTIAL PART OF LIVING, WITH A LOT OF HOUSEHOLDS HAVING TWO OR EVEN THREE VEHICLES & THEY HAVE TO PARK THEM SOMEWHERE. AT THE MOMENT, WE ARE VERY FORTUNATE TO HAVE AN OFFROAD PUBLIC PARKING AREA THAT IS CONVENIENT TO MOST OF THE RESIDENTS NEARBY, AS VERY FEW PROPERTIES HAVE PRIVATE PARKING.

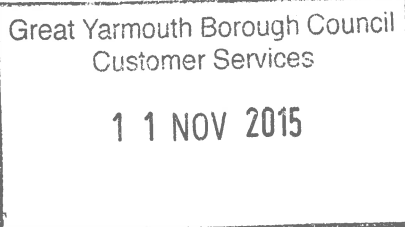
I ASK THAT THIS APPLICATION IS RETURNED.

YOURS SINCERELY
A. J. Bennett

ACK 11/11/15

S

Mr Dean Minns
Planning Services
Town hall
Hall Plain
Great Yarmouth
Norfolk, NR30 2QT



Mr N A Howard
110 North Denes Rd
Great Yarmouth
Norfolk
NR30 4LN

5th November 2015

Regarding Planning Application Ref - 06/15/0579/F

Dear Sir

I would like to raise my objection and concern at the proposed change from public car park to private parking, to a section of the car park situated directly opposite my family home at the above address.

My main concerns are that the area being left after the proposed changes will not accommodate the local resident's vehicles, especially as the car park is unsurfaced and spaces are not marked out for organised parking. This morning I counted the private residents vehicles at 5am and the total was 22.

At present the parking works very well, with council workers using it during the day and local residents in the evenings and weekends. Although to make the access and egress safer, the wooden fence at the entrance needs to be removed and replaced with fencing which allows improved vision.

Yours Faithfully

A handwritten signature in blue ink, appearing to read "N A Howard".

N A Howard



APPLICATION
06/15/0579 F.

ACC'D
a/l/l/s

MR & MRS I. J. DAVEY
106, NORTH DENES ROAD
ST. YARMOUTH.

RE: CAR. PARK.



MR 30 4 L M.

10.11.15

01493 331161.

Dear Sir,

With reference to proposed changing of the car park on North Denes Rd, that having parked there for years the proposed amount of car parking spaces will be inadequate as more cars are parked at night & weekend. I am sure if the photos were taken at such times it would have shown how many do park there, like workers who come in late and are away all day.

I need to park near my house as my husband is very disabled so need to have my car parked near at hand.

This brings me to another point, which is, the entrance to the car park at the present time ~~is~~ isn't wide enough for two vehicles to pass so after someone has to wait to go into the car park waiting on the busy road. If all spaces are taken up whoever comes in & can't park will then have to reverse all the way out onto the road, which I would add is like a race track. I feel that if you need to save money

2

Why cant the car park be left as it is
unless there is another motion to make
it smaller

How room should be available for
residents, we already have dangerous parking
on some road round here.

J. S. Naoy

NORTH DENES ROAD

INACCESSIBLE FOR PARKING 3.7m

PUBLIC CAR PARK

grounds vehicle parking

Parks equipment Store 90 x 190 m

2Nth 8mth New flood-light columns

ONE WAY

New 2.4m Police fence

New opening

GYBS Ltd Car Park

2Nth additional high level CCTV

00/15/057917



| | | | | | | | | | | | | | |
|----|----|----|----|----|----|----|----|----|----|----|----|----|----|
| 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13 | 14 |
| 15 | 16 | 17 | 18 | 19 | 20 | 21 | 22 | 23 | 24 | 25 | 26 | 27 | 28 |

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Joinery Workshop

GYBS Ltd Car Park

CAR PARK ENTRANCE

Meeting Rm.

Site Entry

BM 3.09m

Offices

vehicle workshops

Reference: 06/15/0618/F

Officer: Mr G Clarke

Expiry Date: 07-12-2015

Applicant: Lidl UK

Proposal: Variation of condition 4 of planning permission no. 06/04/0317/F to allow food store to trade until 22.00 hours, Monday to Saturday

Site: Lidl
Pasteur Road
Great Yarmouth

REPORT

1 Background / History :-

- 1.1 The Lidl store is sited between Pasteur Road to the north west and Station Road to the south east, to the south west of the site is the B & M store and to the north east is the Thurlow Nunn car dealership. There is housing to the north east at Plevna Terrace, the main residential area of Southtown is on the opposite side of Station Road to the south east.
- 1.2 When the original planning application for the store was approved in 2004 (ref: 06/04/0317/F) a condition was imposed restricting the opening hours of the store to 8am to 9pm Monday to Saturday and 9am to 6pm on Sundays and Bank Holiday and limiting deliveries to 7.30am to 21.30pm Monday to Saturday with no deliveries on Sundays or Bank Holidays unless otherwise agreed in writing by the Local Planning Authority.
- 1.3 In September 2014 a temporary planning permission was granted (06/13/0422/F) for a period of six months for a variation of condition 4 of planning permission 06/04/0317/F to allow deliveries on Sundays and Bank Holidays during the hours of 8am to 6pm. This variation of the condition was made permanent in August 2015 but with the hours limited to 12 midday to 6pm, reference 06/15/0277/F.
- 1.4 The current application is to vary the opening hours of the store to allow it to open for an extra hour in the evenings (10pm instead of 9pm) on Monday to Saturday.

2 Consultations :-

2.1 Highways – No objection

2.2 Environmental Health – No comments received.

2.2 Neighbours – one objection has been received a copy of which is attached. The objection is on the grounds of noise and disturbance caused by the increased activity.

3 Assessment :-

- 3.1 Since the store has been open, complaints have been made to the planning department on a regular basis regarding deliveries being made to the store outside the permitted hours. The breaches alleged included deliveries early in the morning and late at night, lorries leaving their engines and refrigerator units running and also delivery vehicles arriving early and parking on the road outside the site. The objector to this application has repeatedly complained about noise and disturbance from deliveries and the use of the compactor unit within the site however this is a separate matter from the current application which is to increase the opening hours of the store with no change to the approved delivery times.
- 3.2 The proposal is to open the store until 10pm instead of 9pm Monday to Saturday. The B & M store which adjoins the site to the west does not have any conditions restricting opening hours or delivery times although it currently only opens from 9am to 8pm Monday to Saturday and 10am to 4pm on Sundays. Both stores have access from Pasteur Road but cars have to egress onto Station Road, Lidl was granted planning permission for a left turn egress onto Pasteur Road in 2013 (06/13/0413/F) but this has not been carried out.
- 3.3 The main part of the car park and the entrance to the store are on the north side of the site furthest away from the dwellings on Station Road which should mean that the additional customer movement in and out of the store will not cause any disturbance to neighbours. The only aspect of the proposal that is potentially a problem is the traffic exiting the car park onto Station Road later in the evening. Under the existing planning condition deliveries can be made up to 9.30pm so, in effect, there will potentially only be an additional half hour of traffic movement which is unlikely to have any significant adverse effect on the amenities of neighbouring properties.
- 3.4 Taking the above into account it is considered that the proposed increase in opening hours should not result in any increased disturbance but permission should initially be for a temporary period of one year to allow the situation to be monitored.

4 RECOMMENDATION :-

Approve – one year temporary permission.

Elaine Helsdon

From: Stuart Robertson <rdiamond.pwgc@outlook.com>
Sent: 25 November 2015 14:19
To: Matt Whitton; Elaine Helsdon; Graham A. Clarke; Helen Hill; Brandon Lewis et al.
Subject: 06/15/0618/F Variation of condition 4 of PP 06/13/0317/F - Lidl, Pasteur Road

REF : Planning Permission for LIDLs, Pasture road, Great Yarmouth

Good Afternoon,

I write in connection with the above planning application. I wish to object strongly to the change of the Lidl Food Stores Trading hours proposed (application 06/15/0618/F)

This once again over rides the original Planning application & subsequent applications for changes over the years which have been refused with the same decision mentioned below- whether it be for deliveries or Opening hours.

Mr.Minns you are correct, any Further relaxation of **the original condition and would undoubtedly result in activity that would lead to significant disturbance to the occupiers of nearby dwellings on days when residents could reasonably expect the peaceful enjoyment of their homes.**

All this trouble has had a detrimental effect Personally & Financially.

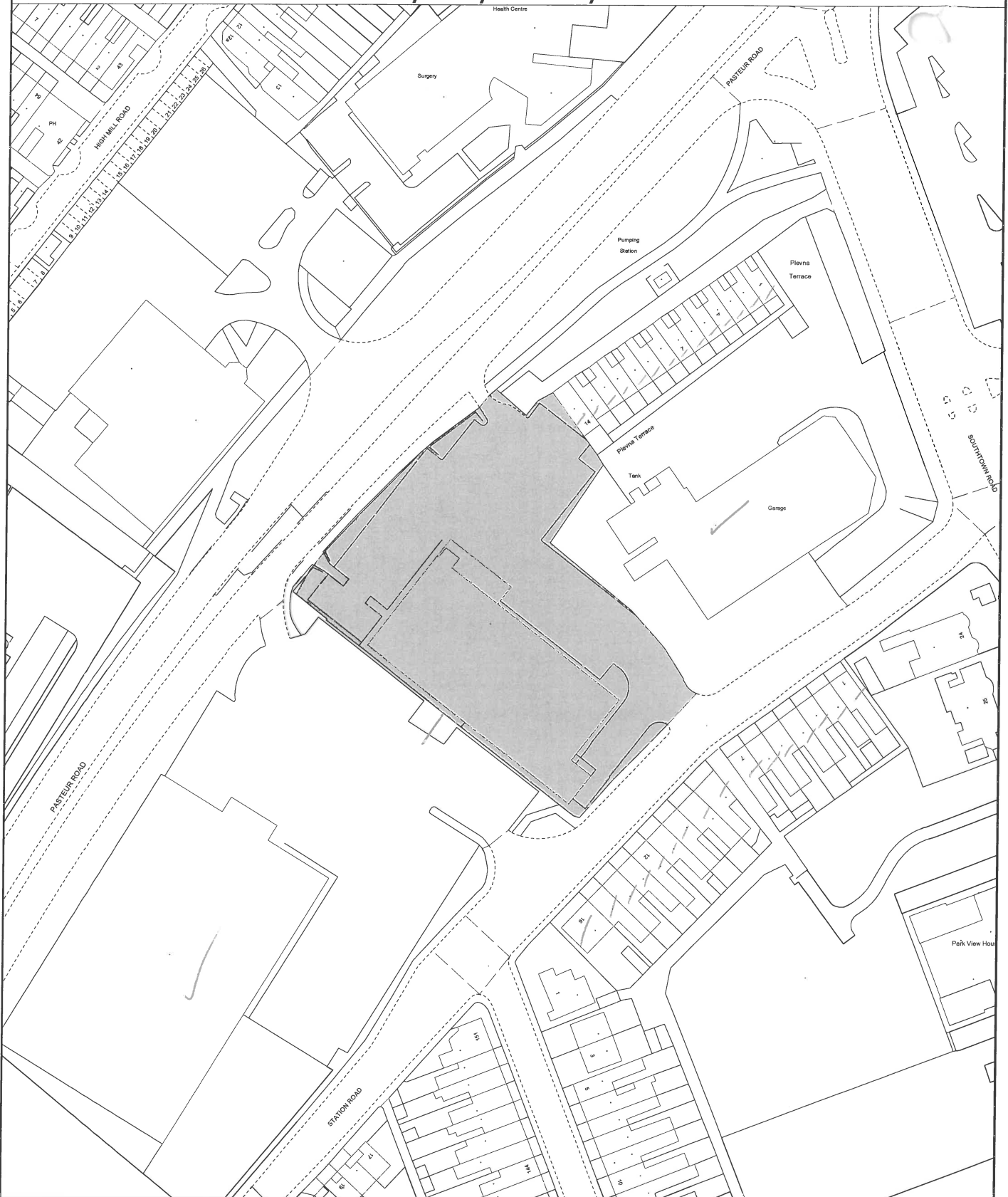
Regards
Stuart Robertson
10 Station Road
Southtown
Great Yarmouth
NR31 0HB

Part 2 - Particulars of Decision

1. The restriction on deliveries to and from the site contained within condition 4 of planning

Page 31 of 76

06/15/0618/F



GREAT YARMOUTH
BOROUGH COUNCIL

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

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

Scale = 1:1250 @ A4



Reference: 06/15/0607/F

Parish: Great Yarmouth
Officer: Richard Fitzjohn
Expiry date: 13/11/15

Applicant: Mr A Youngs

Proposal: Modification to corner of building to improve access and visibility to private drive

Site: 57A Tan Lane, Caister, Great Yarmouth, NR30 5DT

REPORT

1. Background/History:-

1.1 The site is located to the south side of Tan Lane which is predominantly residential in nature and within the village development limits of Caister.

1.2 The relevant planning history is shown below:

06/95/0692/F – Remove occupancy condition to allow residential use of bungalows – Withdrawn 12-09-1995.

06/95/0735/F – Relaxation of condition to allow extended habitation period for bungalows i.e. 1st March – 14th January – Refused 17-10-1995.

06/95/0845/F – Relaxation of condition to allow extended habitation period for bungalows i.e. 1st March – 14th January – Refused 19-01-1996.

06/96/0872/F – Relaxation of condition to allow occupation of cottage No.3 during winter months by caretaker – Approved with Conditions 31-01-1997.

06/14/0751/F – Variation of condition 2 of Planning Permission 06/81/0807/F to allow year round holiday use – Refused 17-03-2015 (Appeal not determined yet).

2 Consultations:-

2.1 Eighteen letters of objection have been received in relation to the application, which are attached to this report. The main points are given below:

- Ownership and rights of use of the access
- Increased risk of pedestrian and vehicle collision
- There is no improvement in visibility

- Damage to an historic asset
- The application proceeds other proposals.

- 2.2 Caister Parish Council – Objects. Not enough information on application, also not going to improve the access for vehicles.
- 2.3 Highways – No objection. The proposed visibility improvement does not accord with any standard, will only aid pedestrians and vehicles approaching from the west and will prove of little value to vehicles leaving the private means of access. However, it is nevertheless a minimal visibility improvement and will primarily aid pedestrians in seeing vehicles emerging from the private access.
- 2.4 Public Rights of Way Officer – No objection. The nearby public right of way (FP4) does not extend as far as the public road and as such is not affected.
- 2.5 Building Control – No adverse comments.

3 Local 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.

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

- 4.1 Paragraph 58 - Respond to local character and history, and reflect the identity of local surroundings and materials, while not preventing or discouraging appropriate innovation.

5 Assessment:-

- 5.1 The application seeks to remove the north-east corner of No.57 Tan Lane and reposition the entrance door to facilitate the development.

57A Tan Lane is currently utilised as a hairdresser and adjoins 57 Tan Lane. Its principal elevation is formed of a cream render and a traditional shop front. The frontage is traditional in nature and bares similarities to many properties on Tan Lane; the rear of the unit is more developed with additional modern outbuildings. The corner which is the subject of the application is adjacent a narrow private access.

The plans state that the purpose of the modification is to improve visibility from the adjoining access which is a narrow gap between 59 and 57A Tan Lane. It is recognised that the existing access has poor visibility to both pedestrians and traffic whilst existing onto Tan Lane. Highways were consulted on these alterations who stated that although the visibility still does not accord with the current standards the changes will represent a small improvement which will primarily aid pedestrians in seeing emerging vehicles. Highways have not objected to the development.

The public rights of way officer also had no objections.

The application has received a number of objection letters from the public consultation. The main concerns raised relate to:

- Ownership and rights of use of the access.
- Increased risk of pedestrian and vehicle collision.
- There is no improvement in visibility.
- Damage to a historic asset.
- The application proceeds other proposals.

One letter has been received which does not object to the application as it would make car manoeuvres safer for present traffic levels but does not feel it would justify a year-round use of the holiday accommodation.

The application is for the corner of the building only and it may be reasonable to assume that construction vehicles may require use of the access. However, the ownership and rights of use of the access is a civil matter between the applicant and the owner and is not a material planning consideration which the planning application can be assessed against.

Objections have been raised that there would be no improvement in the safety of the access and the proposal would increase traffic to the immediate vicinity. However, Norfolk County Council Highway department consider the proposal would create a small improvement to visibility and would not exacerbate any existing safety issues. No information has been supplied which would suggest the proposal would significantly increase traffic levels.

The building is not within a conservation area, nor is it listed. It is considered that the removal of the corner would have a modest impact upon the character of the existing building and would not be unsympathetic to the surrounding area.

One neighbour letter of support was received, although they did raise concerns over holiday occupancy again. The application is for the removal of the corner only and has been assessed on its own merit, not in conjunction with any current or forthcoming applications.

6 Recommendation:-

- 6.1 The application is recommended for approval as it conforms to policy BNV18 of the Borough Wide Local Plan. The removal of the corner is not considered to adversely affect the visibility onto Tan Lane and would create a small improvement. The modifications to the building would not significantly detract from the character of the existing building or appear unsympathetic to the wider character of the area.

Recommendations from Caister Parish Council

06/15/0459/F Provide new W.C. at 49 High Street, Caister for (Mr R Sharp)

Recommendation - **No Objection**

06/15/0593/F Proposed side extension and conservatory at 17 Saxon Gardens, Caister for (Mr R Carriage and Mrs S Todd)

Recommendation - **No objection, but concerns regarding privacy on neighbours**

06/15/0607/F Modification to corner of building to improve access and visibility to private drive at 57a Tan Lane, Caister for (Mr A Youngs)

Recommendation - **Object – not enough information on application, also not going to improve the access for vehicles**

06/15/0616/F Conversion of outbuilding and garage of residence to annexe of living accommodation at 57 Tan Lane, Caister for (Ms L Langton)

Recommendation - **Object – increase in traffic, overdevelopment of site, insufficient utilities, these are already overloaded**

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

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

Your Ref: 06/15/0607/F
Date: 23 November 2015

My Ref: 9/6/15/0607
Tel No.: 01603 638070
Email: stuart.french@norfolk.gov.uk

Dear Gemma

Caister on Sea: Modification to corner of building to improve access and visibility to private drive
57A Tan Lane Caister GREAT YARMOUTH NR30 5DT

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

The proposals are to improve access visibility and is presumably to be an aid for both vehicular and pedestrian traffic, and indeed it is accepted that the visibility is restricted from the private means of access to the side of 57A Tan Lane.

The private means access is off an unmade track over part of which is a public right of way (Caister Footpath No 4) and whilst not a vehicular highway, in that vehicles may use this with the consent of the land owner, there is obviously some permitted vehicular use

Whilst the proposed visibility improvement does not accord with any standard and which to some extent only will aid pedestrians and vehicles approaching from the west, and I suspect it will prove of little value to vehicles leaving the private means of access. However, it is nevertheless a minimal visibility improvement and given it will primarily aid pedestrians in seeing vehicles emerging from the private access, I therefore have no objection to the proposals.

However, given that this proposals may also affect a Public Right of Way I would request that your authority also consult with the Norfolk County Council's Public Rights of Way Officer.

Yours sincerely

Stuart French

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

Jill K. Smith

From: Public Rights of Way <prow@norfolk.gov.uk>
Sent: 30 November 2015 13:27
To: plan
Subject: Re: 06/15/0607/F

FAO Mr J Beck

Re: Modification to corner of building to improve access and visibility to private drive at 57A Tan Lane, Caister-on-Sea

Thank you for consulting with us regarding the above application. The nearby public right of way (FP4) does not extend as far as the public road and as such is not affected.

Therefore we have no objection to the application.

Regards

Sarah Price
Public Rights of Way Officer
Community and Environmental Services
Norfolk County Council
0344 800 8020
highways@norfolk.gov.uk

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To see our email disclaimer click here <http://www.norfolk.gov.uk/emaildisclaimer>

To: Building Control Manager

My Ref: 06/15/0607/F

From: Development Control Manager

Date: 2nd November 2015

Case Officer: Miss G Manthorpe

Parish: Caister On Sea 4

Development at:-

57A Tan Lane
Caister
GREAT YARMOUTH
NR30 5DT

For:-

Modification to corner of
building to improve access and
visibilty to private drive

Applicant:-

Mr A Youngs
57A Tan Lane
Caister
GREAT YARMOUTH

Agent:-

Mr B Willimott
Architectural Draughting
17 Hall Quay
GREAT YARMOUTH
NR30 1HJ

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

Please let me have any comments you may wish to make by 16th November 2015.

COMMENTS:

NO ADVERSE COMMENTS



6.11.15

ACK'D 23/11/15

Ref 06/15/0607/F

Our property, 2 Clay Road,
is directly opposite the site
in question.

We have no objection to this
proposal as it will make car
manoeuvres safer for present
traffic levels. We do not feel,
however, that this improvement
to access would justify the
proposed year-round use of
the holiday accommodation.

Yours, Lindsay Blackmore
Jack Crampton



HA CON
Mr Caradoc/Mrs Phyllis Hacon
59 Tan Lane
Caister-on-Sea
Great Yarmouth
Norfolk
NR30 5DT

ACK'D
25/11/15



Ref: Modification of corner of 57 Tan Lane
Ref No: 06/15/0607/F


I am objecting to the modification of corner of 57 Tan Lane. To me it will make no difference to visibility or safety issues. This proposal should go hand in hand with provisions for pedestrians, in fact proposed modification will make it easier for vehicles to pass by shop doorway as customers exit or enter. Therefore I feel this proposal invokes the law of unintended consequences impacting more risk on hairdressers customers, pedestrians or general public. Vehicles still entering or exiting private passage cannot turn any easier and still have to turn in the centre of private road to straighten up into passage and not to damage 59 Tan Lane boundary post or gable end corner.

As shown by my deeds supplied I am the owner of the private road including private passage I have access and rights of way at all times regardless of circumstances, any proposals of this structural alteration would prevent continuous rights of way and access, therefore I cannot possibly sanction any obstruction by scaffolding supports or structural building requirements unless in an emergency situation.

I intend to re-establish a gate post with a view of providing privacy and safety for residents of private passage. Unfortunately for the proposer of modification the position of the post is established and outlined in the rendering of the corner of 57a Tan Lane, photographic evidence supplied deeming it an unnecessary alteration, costly and pointless alteration that would cause major disruption and inconvenience to residents and public for weeks.

Yours Faithfully

Mr. Caradoc Hacon and Mrs. P. R. Hacon


MRS. P. R. Hacon



59, TAN HAWES,
CIPSON-ON-SH
NORTON
NR305DT

I HAVE ALSO SOUGHT LEGAL ADVICE
FROM "SWINTON" MY HOOF INSURER
WITH WHOM I HAVE LEGAL COVER.
THEY ADVISED ME TO WAIT AND
SEE THE OUTCOME OF THE PLANNING
DECISIONS ON PROPOSALS 06/15/0607/K
+ 06/15/0616/F.
BEFORE THEY MY ~~INTEREST~~ INTERVENE

Yours faithfully,
Phane
CARADOC HAGON

①

Acic's
25/11/15

1A HONEYMOON - LOKE,
CALSTER-ON-SEA,



NR GT. YARMOUTH

NR30 5DU

Nov 23/2015

Ref 06/15/0607/P
+ 06/15/0616/P

To whom it may concern.

I was disappointed not to be informed by letter of plans to change a brick shed (directly behind 1 Honeymoon-Loke) to an annexe.

However my neighbour informed me of the proposals and I would like you to consider my comments.

We would be directly affected by additional residency in such a small/cramped space. As I understand it the idea is for a car parking space to be made available on the chalet site! I have recently sent my concerns re use of winter residency of the 8 holiday chalets to independent Inspector.

The main concern is safety. I have included two photos of cars parked on 'Tan Lane.'

This is a frequent occurrence - numerous

②

car parked on double yellow lines allowing drivers to frequent the four business establishments in the immediate area of concern.

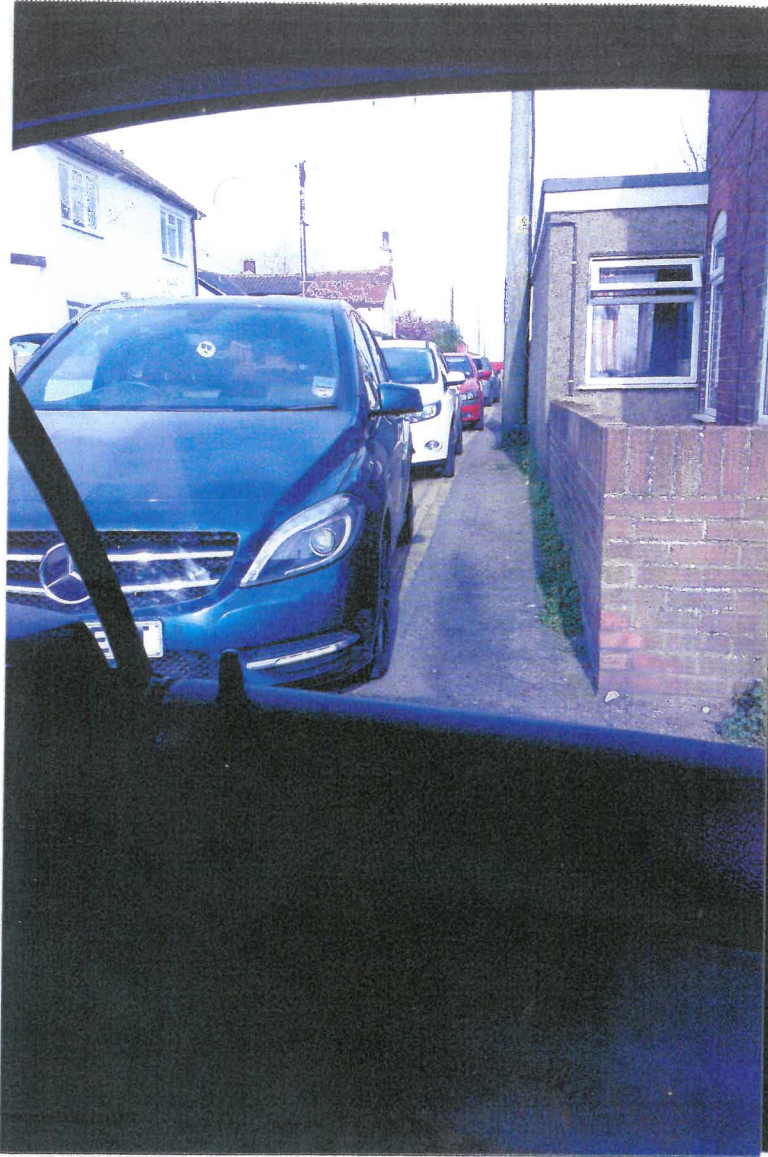
Residents of Honeymoon-Lake are frequently forced to drive out 'blind' to Tan Lane with parked delivery lorries / vans and cars blocking a safe view.

Additional occupancy of an annexe would add to an already serious problem.

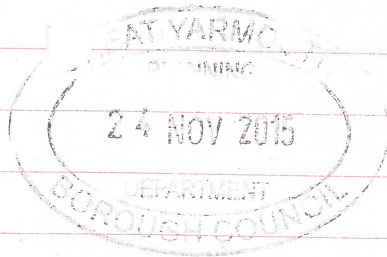
As I was left off the mailing list may I request a site visit? Thank you for your consideration of concern

Yours faithfully,

Dawn Roper



ACK'D 25/11/15



Mr A. JEFFERY
6, BERGFORD Rd.
CAISTER ON SEA
GREAT YARMOUTH
Norfolk

NR30 5DR

Ref: 06/15/0607/F

22/11/15

Dear Sirs/Madam.

Please find this an official
objection to the modification of
57a Tan Lane.

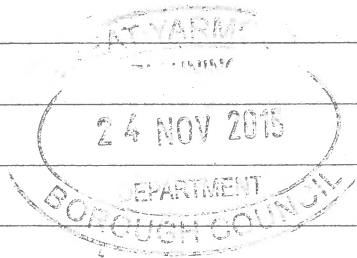
I believe this will affect the
historical value of the area
and destroy the unique look
of old Caister as ~~an~~ ~~old~~ ~~and~~
a valued area.

We need to retain and support
the local and warm community
and its tranquil look

Yours faithfully

A Jeffery

ACK'D
25/11/15



34 Aspen Road,
Caister on Sea
Norfolk
NR30 5BG

REF/ 06/15/0607/F

November 22nd 2015.

Dear Sir / Madam,

RE : Planning Application

I am writing to express concern at the proposal to modify the corner of 57 Tan Lane.

I find the proposal an unnecessary alteration to the fabric of an old, established and beautiful part of the village.

I am also concerned that the request for this alteration is actually another attempt at securing planning permission for the previously declined year round dwellings at the rear of 59 and 61 Tan Lane. The alteration would not address any of the objections raised during the previous application, such as poor access, restrictions for emergency vehicles, increased traffic etc, and therefore in my view is a pointless exercise/proposal with no obvious advantages.

Yours sincerely,

Page 48 of 76

MR NEIL HACON

ACK'D
25/11/15

PLANNING + DEVELOPMENT DEPT.
TOWN HALL
/ GREAT YARMOUTH
NORFOLK

Mr + Mrs M Chambers
64 Tan Lane
Caister-On-Sea
Norfolk
NR30 5DT

YOUR REF 06/15/0607/F

19th Nov 2015

Dear Sir



RE - 57A TAN LANE, CAISTER-ON-SEA
Modification to corner of building
to improve access and visibility to private
drive

~~We~~ I would like to oppose the above proposal for the
following reasons

- Proposal not in keeping with the surrounding buildings
- Health + Safety issues ie. (area to be cordoned off during works.)
- Increased traffic to immediate vicinity ie (deliveries + parking for tradespeople)
- No Pathways and double yellow lines

I feel that the proposal would not serve any purpose
as access + visibility would not be improved. We would
like to request a 'Site visit' to discuss further.

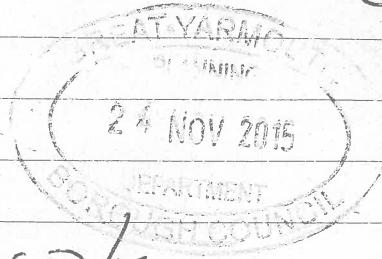
Yours Sincerely

Mr M Chambers
+ Mrs M Chambers

Page 49 of 76

A handwritten signature in black ink, appearing to be 'M. Chambers'.

8 CHAY RD,
CRISTON ON-SHA.
NORRIS
NR30 9 HB



REF 06/15/0607/K

ACK'D
25/11/15

THE ABOVE PROPOSER WISHED TO
CHANGE THE LOOK OF A BUILDING WHICH ONE OF
THE LOST HISTORICAL "OLD CRISTON".

WE HAVE NEW "HERITAGE" BUILDINGS
TO THE "OLD" PART AND WISHING HISTORY LEFT
AND MY D. S. S. WOULD CHANGE THE
LOOK OF OLD CRISTON FOREVER.

I OBJECT TO THIS PROPOSAL.

Yours faithfully,

Thedeth

THEDETH (U)DOT.

ACC'D 25/11/15



Miss A Hacon
6 Beeston Road
Caister-on-Sea
Gt Yarmouth
Norfolk

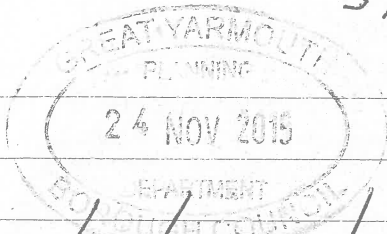
22/11/15

NR30 5DR.

Reference number 06/15/06⁰⁷/f

Modification to the corner of
57A Ten Lane, would
seriously affect the character
of "old Caister", Caister has few
buildings relating to the old fishing
village and I feel this would
damage our heritage. We will have
nothing left to pass onto our
future generations if our
historical buildings are changed

Yours faithfully
Miss A. Hacon



37, TAMARISK WAY
CRYSTAL-ON-SEA

NORWICH
22.11.2015

RK 06/15/0607/R

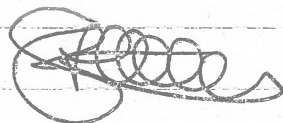
ACK'D
25/11/15

CHANGING THE ASPECT OF

"OLD CRISTAL" WHICH SHOULD BE DESIGNATED
A CONSERVATION AREA. STRUCTURE ALTERATIONS
AS PROPOSED WOULD IRREVOCABLY ALTER THE
OLD PART AND NEVER BE RECLAIMED FOR
THE HERITAGE OF FUTURE GENERATIONS.

THIS LOOKS LIKE AN UNNECESSARY
MODIFICATION WITH LITTLE OR NO BENEFIT
TO HEALTH + SAFETY ISSUES THAT ARE OBVIOUS
AROUND A DANGEROUS JUNCTION. I
OPPOSE THIS MODIFICATION.

Yours faithfully,

 Jason Hoon

ACC'D
25/11/15



55 TON LANE
Enforcement
NORFOLK

N.R.
19.11.2015

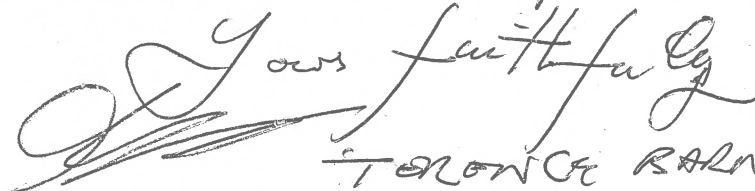
REF 06/15/6607/P

I live in a historical part of
"Old Caister" surrounded by the
few remaining original buildings
from the local historic fishing
community.

This proposed alteration called
a modification would damage
what little remaining heritage we
have.

It is in the interests of "Old
Caister" to preserve itself for
future generations especially around
the "iconic" Lifeboat station.

Highway safety issues remain
no matter what modification occurs.

Yours faithfully

TERENCE BARNARD



THOMPSONS FISH & CHIPS SHOP

53, TAN LANE

CARSTON ROAD

NR 30 5D W

20.11.2018

TO PLANNING COMMITTEE

REF: 06/15/0607/K

I wish to object to ABOVE
REVERSE PROPOSAL. AKE'D 25/11/15
MODIFICATION TO CORNER OF 52A
TAN LANE WILL NOT IN MY OPINION
CHANGE DANGEROUS OPENING AS VEHICLES
CANNOT TURN IN OR OUT AS MY TURNING
CIRCLE REQUIRES ANY VEHICLES TO CARRY
OUT THE SAME MANOEUVRE AS REQUIRED
BEFORE TO ENTER AN EXIT PRIVATE
PASSAGE.

IN FACT IF VEHICLES DO TURN INTO
PROPOSED MODIFICATION THEY WILL
CUT INTO PROPOSED MAIN PASSING ACCESS
CLOSER THAN BEFORE WHICH COMPOUNDS
THE DANGER & SAFETY ISSUE.

Yours faithfully
Nigel PLANT



12, CHAY RD,
COSTON ORSEA,
NORFOLK
NR30 4TS
22.11.2015

Ref 06/15/0607/R. ACK'D
25/11/15

Modification of corner of
57^A Jan Lane will not
address health & safety issues.

Customers of Andrews Hairdressers
will still access shop door
way with no provision of pavement.
for obvious safety reasons.

Exiting an accessing passage
to Sand Dunes Chalets will
still have to take place in middle
of private road on Jan Lane!!

Yours faithfully,
Jarvis PERRIN

49, TAN LANE,
CHRISTON-N-SEA,
NORFOLK
NR 30 5DW



ACK'D
28/11/15

RUR/ 06/15/0607/r

Modification of corner of 57A
Tan Lane, to me will make no
difference to safety or visibility.
This at Best should go ahead
in hand with pedestrian provisions.

There is more outside Haverersens
nearly 57A Tan Lane on customers
are still in danger from vehicles
exiting Land Line Chubbs, now
proposed to be carver accessing
But going faster!!

Unintended consequences

we think,

MR N JONES W Jones
Mrs J. JONES Jones

Yours faithfully
JACKIE JONES
NORMAN JONES

Mr Gareth Hacon
61 Tan Lane
Caister-on-Sea
Great Yarmouth
Norfolk
NR30 5DT

ACK'D
25/11/15



Ref: Modification of corner of 57 Tan Lane
Ref No: 06/15/0607/F

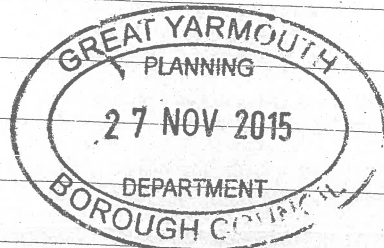
I am objecting to the modification of corner of 57 Tan Lane. The proposed build has no bearing on safety as the frontage of the shop still opens onto the Tan Lane and faces opposite the junction of Clay Road, in fact the proposed movement of the front door will now face "almost" opposite the junction, further increasing the likely hood of a potential accident and not increasing safety. Larger vehicles swing close by Andrews hairdressers frontage to get a turn into Clay Road via Tan Lane and thus be closer to the proposed new door opening. This proposal doesn't change the width of passage which still remains 8ft wide.

The proposed major structural change would require closing off this passage or severely limiting its usage and thus denying my rights of passage over passage in deeds of 61 Tan Lane. Owner of passage Mr. Caradoc Hacon objects to this blocking of passage. I live in 61 Tan Lane and as a user and resident of private passage I require access to my back garden only accessible via the private passage at all times.

Yours Faithfully

Mr. Gareth Hacon

Gareth Hacon



59, TAN LANE,
CAISLETON, NOR

No 1501R

NR305DT

26.11.2015

To / Jason Beck / Planning & Development Officer

WITH REGARD TO PLANNING APP 06/15/0616/R

06/15/0607/R

FOR YOUR INFORMATION:-

IF YOU ACCESS WEBSITE:-

WWW.SITESAGE.CO.UK. YOU WILL FIND
ALL MATTERS CONCERNING ACCESS ON
PRIVATE LAND OR PRIVATE ROAD/PASSAGE ARE
ADDED HERE.

I HAVE NOW SUBMITTED DEEDS AND DOCUMENTS
OVER THE OWNERSHIP OF 59 + 61 TAN LANE,
THE PRIVATE ROAD IN FRONT OF SAID PROPERTIES
AND THIS INCLUDES PRIVATE PASSAGE.

IT APPEARS ANY NEIGHBOURS HAVE ONLY
POSSESSION IN VEHICLES ACCESS FOR
REPAIR AND MAINTENANCE ONLY!! NOT
FOR ANY SORT OF DEVELOPMENT WHICH
OF COURSE NEEDS MY PERMISSION FOR
BUILDING OR EXTENSION!!

AS I AM OBJECTING TO BOTH
PROPOSALS I DO NOT WISH TO GRANT
ANY DEVELOPMENT AT ALL ON MY LAND.

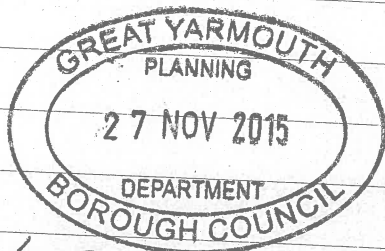
I HOPE THAT UPON READING THIS
WEBSITE ON RECESS AGREEMENTS IT CAN
HELP TO CLARIFY THE SITUATION.

Yours faithfully

C. H. H.

CARADOC WAGON

P.S. I HAVE NO LEGAL COVER WITH
MY HOME INSURER 'SWINTON' WHO
HAS ADVISED ME TO INFORM OF ANY
PLANNING DECISION. C. H. H.



59, TAN LANE,
CAISTON-ON-SEA

NORWICH
NR305DT

07/11/2015

TO / JASON BECK, GT. YAR PLANNING DEVELOPMENT
DEPT

RE / APPLICATIONS 06/15/0616/R
06/15/0607/R

FURTHER TO MY COMMUNICATION
OF THE 26.11.2015 WITH REFERENCE
TO OWNERSHIP OF PRIVATE PASSAGE AND
ITS LEGAL USES!!

HISTORICAL NOTES!

SAND DUNGS COTTAGES WERE DEVELOPED
FROM A CARAVAN SITE IN 1980 BY
MR DACK, A NORWICH BUILDER.

MR DACK KNEW THE LEGAL IMPLICATIONS
OF USING THIS PRIVATE PASSAGE
AND REQUESTED PERMISSION FROM
CAISTON GOLF CLUB TO USE AN ACCESS
TO THE EAST OF 61 TAN LANE
FOR ALL BOOKING PURPOSES.

2

THIS WAS DEEMED WIDE ENOUGH
TO REMOVE CARAVANS, WHICH WERE
OBVIOUSLY TOO LARGE TO USE PRIVATE
PASSAGE WITHOUT DAMAGE TO CARAVANS
OR PRIVATE PROPERTY.

ALL BUILDING MATERIALS AND
BUILDING PLANT ALSO USED EASTON
ACCORD AND NOTHING WHATSOEVER
TRW OR PSC'S PRIVATE PASSAGE/LAND.

MR DARR KNEW HIS LEGAL IMPLICATIONS
IN 1980 PRIVATE PASSAGE WAS OWNED
BY TWO PEOPLE, MYSELF AND JACK
SMITH ACCORDING TO THEIR DEEDS
AND PLANS.

WHEN MR SMITH & EVENTUALLY HIS
WIFE PASSED AWAY & PURCHASED
61 TAN LANE FROM HIS TWO DAUGHTERS
CINDY AND SUSAN, IN 2012 AS PROOF
SUBMITTED TO YOU ^{ON} A PREVIOUS
SUBMISSION.

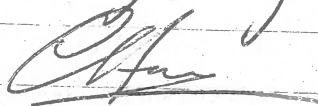
IT THEN BECAME SOLE OWNER
OF PRIVATE PASSAGE AS SET OUT IN
DEEDS OF 59, AND 61 TAN LANE.

3

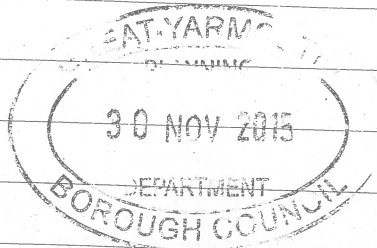
So THEREFORE THERE IS NO PRECEDENT
FOR USING PRIVATE PASSAGE/LAND
BUILDING OR DEVELOPMENT WHATSOEVER."

I REITERATE ONCE AGAIN IN THE
INTERESTS OF CLARITY, AS I UNDERSTAND
IT UNDER ENGLISH LAW FROM
WEBSITE WWW.SITESAGE.CO.UK
PERMISSION FOR BUILDING DEVELOPMENT
OR STRUCTURAL ALTERATIONS MUST
BE SOUGHT FROM OWNER OF PRIVATE
LAND).

AS OWNER OF THIS PARCELS OF LAND
I DO NOT GIVE PERMISSION FOR MY
BUILDING OR ALTERATIONS TO TAKE PLACE
NEIGHBOURS HAVE ONLY PEDESTRIAN AND
VEHICLE ACCESS, ALSO APPLICANTS HAVE NOT
SOUGHT MY PERMISSION!

Yours faithfully,


CAROLE HAEON



59, TAN LANE,
CHISLEWORTH
NORFOLK
NR305DT
27/11/2015

To/John Beck

82/11/11 PLANNING (2) OVERVIEW JOK
RER/APP 06/15/0616/R
06/15/0601/R

IT IS ALSO NOTED IN ANNEX CONVERSION
06/15/0616/R THAT ITS SERVICE
REQUIREMENTS I.E. GAS-WATER-SEWAGE
WOULD BE JOINED UP ON SANIT DUNGS
CHAULTS. THIS CONSTITUTES ANOTHER
BUILDING REQUIREMENT ON AN OVER
PRIVATE (RI) WHICH AS IT IS ALREADY
STATED THERE WILL BE ABSOLUTELY NO
PERMISSION FROM MS, OWNER OR LAND
AND POSITIVE WAIVER TO SANIT
DUNGS CHAULTS.

THIS DOES NOT CONSTITUTE
REPAIR OR MAINTENANCE BUT A

2
EXTENSION OR BUILDING REQUIREMENTS
FOR PROPOSED ANNEX CONVERSION.

THEFORE IN MY EYE IT CANNOT
BE SANCTIONED ALONG WITH ANNEX
CONVERSION OR CORNER MODIFICATION
AS IT AN TRANSFORMING PRIVATE
LAND/PASSAGE.

ALSO THERE IS PLAN FOR BIN
AND PARKING AREA FOR ONE OR
MORE DEVELOPMENT AS THERE SEEMS A
TIE UP BETWEEN ANNEX PROPOSAL
AND SANIT DRAINAGE CHART.

I DO NOT SANCTION ANY MORE
DEVELOPMENT WHATSOEVER IN
ANY STATE OR PERT.

Yours faithfully

Ch

CAROL CARRON

SITE NOTICE POSTED

06/15/0607/F

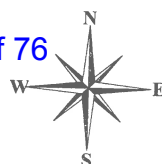


GREAT YARMOUTH
BOROUGH COUNCIL

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

Page 65 of 76

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



Scale = 1:1250 @ A4

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Ordnance Survey [100018547]

PLANNING APPLICATIONS CLEARED BETWEEN 01-NOV-15 AND 30-NOV-15 FOLLOWING DETERMINATION BY THE GROUP MANAGER (PLANNING) UNDER DELEGATED POWERS

| | |
|-----------|---|
| REFERENCE | 06/15/0574/F |
| PARISH | Belton & Browston 10 |
| PROPOSAL | Proposed double garage ancillary to the existing dwelling |
| SITE | High House Lound Road Browston GREAT YARMOUTH |
| APPLICANT | Mr Ian McCreadie |
| DECISION | APPROVE |
| <hr/> | |
| REFERENCE | 06/15/0460/F |
| PARISH | Bradwell N 1 |
| PROPOSAL | Proposed two-storey rear extension |
| SITE | 7 Cormorant Way Bradwell GREAT YARMOUTH NR31 9UH |
| APPLICANT | Mr I Sutton |
| DECISION | APPROVE |
| <hr/> | |
| REFERENCE | 06/15/0537/F |
| PARISH | Bradwell N 1 |
| PROPOSAL | Front porch extension |
| SITE | 6 Martin Close Bradwell GREAT YARMOUTH NR31 8SQ |
| APPLICANT | Mr L F and Mrs S Haynes |
| DECISION | APPROVE |
| <hr/> | |
| REFERENCE | 06/15/0562/F |
| PARISH | Bradwell N 1 |
| PROPOSAL | Proposed 2-storey side extension and internal alterations. Garage/workshop extension |
| SITE | 1 Swallow Close Bradwell GREAT YARMOUTH NR31 8QT |
| APPLICANT | Mr T Mills |
| DECISION | APPROVE |
| <hr/> | |
| REFERENCE | 06/15/0598/CD |
| PARISH | Bradwell N 1 |
| PROPOSAL | Prop dem of exist bungalow & erection of 5 bungalows with garages - DoC 3, 4 & 5 PP: 06/14/0104/F |
| SITE | 60 Mill Lane Bradwell GREAT YARMOUTH NR31 8HN |
| APPLICANT | D M King Ltd |
| DECISION | APPROVE (CONDITIONS) |
| <hr/> | |

PLANNING APPLICATIONS CLEARED BETWEEN 01-NOV-15 AND 30-NOV-15 FOLLOWING DETERMINATION BY THE GROUP MANAGER (PLANNING) UNDER DELEGATED POWERS

| | |
|-----------|--|
| REFERENCE | 06/15/0566/F |
| PARISH | Bradwell S 2 |
| PROPOSAL | VoC 2 and 10 PP 06/14/0697/F - minor alterations to doors & windows and 2 rooflights west elevation plot 1 |
| SITE | 16 Crab Lane (rear of) Bradwell |
| | GREAT YARMOUTH NR31 8DJ |
| APPLICANT | Mr J Leighton |
| DECISION | APPROVE |

| | |
|-----------|--|
| REFERENCE | 06/15/0487/F |
| PARISH | Caister On Sea 3 |
| PROPOSAL | Demolition of ex chalets & dev of 6 no 1 and 2 storey chalet blks & 2 hardstandings for 2 caravans, assoc infrastructure |
| SITE | Caister Holiday Park Ormesby Road |
| | Caister-on-Sea GREAT YARMOUTH |
| APPLICANT | Haven Leisure Ltd |
| DECISION | APPROVE |

| | |
|-----------|-------------------------------|
| REFERENCE | 06/15/0459/F |
| PARISH | Caister On Sea 4 |
| PROPOSAL | Provide new W.C. |
| SITE | 49 High Street Caister on Sea |
| | GREAT YARMOUTH NR30 5EL |
| APPLICANT | Mr R Sharp |
| DECISION | APPROVE |

| | |
|-----------|--------------------------------------|
| REFERENCE | 06/15/0538/F |
| PARISH | Fleggburgh 6 |
| PROPOSAL | Detached garage |
| SITE | Whitethorn Farm Town Road Fleggburgh |
| | GREAT YARMOUTH NR29 3AB |
| APPLICANT | Mr C A Clavin |
| DECISION | APPROVE |

| | |
|-----------|---|
| REFERENCE | 06/15/0601/F |
| PARISH | Great Yarmouth 9 |
| PROPOSAL | Conversion of existing church to six dwellings with conservatory extensions |
| SITE | St Lukes Church Mill Road |
| | GREAT YARMOUTH NR31 0BA |
| APPLICANT | B & C Homes |
| DECISION | APPROVE |

| | |
|-----------|----------------------------|
| REFERENCE | 06/15/0563/F |
| PARISH | Great Yarmouth 11 |
| PROPOSAL | Extension to family room |
| SITE | 1 Stanley Avenue Gorleston |
| | GREAT YARMOUTH NR31 7QU |
| APPLICANT | Mrs S Russell |
| DECISION | APPROVE |

PLANNING APPLICATIONS CLEARED BETWEEN 01-NOV-15 AND 30-NOV-15 FOLLOWING DETERMINATION BY THE GROUP MANAGER (PLANNING) UNDER DELEGATED POWERS

| | |
|-----------|--|
| REFERENCE | 06/15/0477/F |
| PARISH | Great Yarmouth 14 |
| PROPOSAL | Alterations to existing single storey pharmacy |
| SITE | Pharmacy Howard Street South GREAT YARMOUTH NR30 2PS |
| APPLICANT | Tyfarm |
| DECISION | APPROVE |
| <hr/> | |
| REFERENCE | 06/15/0544/F |
| PARISH | Great Yarmouth 14 |
| PROPOSAL | Continued use of land for standing of tables and chairs |
| SITE | 113 Regent Road GREAT YARMOUTH Norfolk NR30 2AE |
| APPLICANT | Fish O Licious (Norfolk) Ltd |
| DECISION | APPROVE |
| <hr/> | |
| REFERENCE | 06/15/0558/F |
| PARISH | Great Yarmouth 14 |
| PROPOSAL | Conversion of existing building to two 1 bedroomed and four 2 bedroomed flats, and associated works. |
| SITE | Deneside House Deneside GREAT YARMOUTH NR30 2HL |
| APPLICANT | Campion Developments Ltd |
| DECISION | APPROVE |
| <hr/> | |
| REFERENCE | 06/15/0568/F |
| PARISH | Great Yarmouth 14 |
| PROPOSAL | Cover/link building between warehouses. Free standing metal construction - Revised application |
| SITE | 26-28 Southgates Road GREAT YARMOUTH Norfolk NR30 3LL |
| APPLICANT | Mr R Thompson |
| DECISION | APPROVE |
| <hr/> | |
| REFERENCE | 06/15/0578/F |
| PARISH | Great Yarmouth 14 |
| PROPOSAL | C.O.U from doctors surgery to residential and conversion to form 6 self contained flats - Revised submission |
| SITE | 55 King Street GREAT YARMOUTH Norfolk NR30 2PW |
| APPLICANT | Mr & Mrs Gomes |
| DECISION | APPROVE |
| <hr/> | |
| REFERENCE | 06/15/0384/A |
| PARISH | Great Yarmouth 15 |
| PROPOSAL | New pub signs |
| SITE | 17 Market Place Market Tavern GREAT YARMOUTH NR30 1LY |
| APPLICANT | Enterprise Inns PLC |
| DECISION | ADV. CONSENT |
| <hr/> | |

PLANNING APPLICATIONS CLEARED BETWEEN 01-NOV-15 AND 30-NOV-15 FOLLOWING DETERMINATION BY THE GROUP MANAGER (PLANNING) UNDER DELEGATED POWERS

| | |
|-----------|---|
| REFERENCE | 06/15/0385/LB |
| PARISH | Great Yarmouth 15 |
| PROPOSAL | New pub signs |
| SITE | 17 Market Place Market Tavern GREAT YARMOUTH NR30 1LY |
| APPLICANT | Enterprise Inns PLC |
| DECISION | LIST.BLD.APP |
| <hr/> | |
| REFERENCE | 06/15/0398/CU |
| PARISH | Great Yarmouth 15 |
| PROPOSAL | Retrospective application for change of use from private dwelling to HMO |
| SITE | 80 Walpole Road GREAT YARMOUTH Norfolk NR30 4NS |
| APPLICANT | Mrs J Alsop |
| DECISION | REFUSED |
| <hr/> | |
| REFERENCE | 06/15/0536/F |
| PARISH | Great Yarmouth 15 |
| PROPOSAL | Shop refit |
| SITE | 7 Market Gates Shopping Centre GREAT YARMOUTH Norfolk NR30 2BG |
| APPLICANT | Mr R Pouch |
| DECISION | APPROVE |
| <hr/> | |
| REFERENCE | 06/15/0575/SU |
| PARISH | Great Yarmouth 15 |
| PROPOSAL | Retrospective app for carpark, site office, weighbridge, int rd, wood shredding & storage & skip/container storage. |
| SITE | East Coast Waste Limited Euro-Centre Industrial Estate North River Road GREAT YARMOUTH NR30 1TE |
| APPLICANT | Mr P Clements |
| DECISION | NO OBJECTION |
| <hr/> | |
| REFERENCE | 06/15/0583/F |
| PARISH | Great Yarmouth 15 |
| PROPOSAL | Renewal of Planning Permission 06/14/0340/CU for change of use from public house garden to fencing business |
| SITE | 5 Caister Road The Lord Roberts Public House GREAT YARMOUTH NR30 4DA |
| APPLICANT | Miss V Patterson |
| DECISION | APPROVE |
| <hr/> | |
| REFERENCE | 06/15/0592/F |
| PARISH | Great Yarmouth 15 |
| PROPOSAL | Installation of a 180 KWP solar PV system on upper deck of car park |
| SITE | Market Gates Shopping Centre GREAT YARMOUTH Norfolk NR30 2BG |
| APPLICANT | Mr A Brooker |
| DECISION | APPROVE |
| <hr/> | |

PLANNING APPLICATIONS CLEARED BETWEEN 01-NOV-15 AND 30-NOV-15 FOLLOWING DETERMINATION BY THE GROUP MANAGER (PLANNING) UNDER DELEGATED POWERS

| | |
|-----------|---|
| REFERENCE | 06/15/0547/F |
| PARISH | Great Yarmouth 19 |
| PROPOSAL | CU from vacant retail unit (A1) to hot food takeaway (A5) Install extraction/ventilation equip & ext alterations |
| SITE | 97-98 High Street Gorleston GREAT YARMOUTH NR31 6RF |
| APPLICANT | Boston Heath Ltd t/a Domino's Pizza |
| DECISION | APPROVE |
| <hr/> | |
| REFERENCE | 06/15/0551/F |
| PARISH | Great Yarmouth 19 |
| PROPOSAL | VoC 4 re: PP 06/08/0691/CU & Cond 2 re: PP 06/15/0328/F - to allow opening between 7.30 to 23.30 Mon to Sun |
| SITE | 175 High Street Gorleston GREAT YARMOUTH |
| APPLICANT | Ms B Plane |
| DECISION | APPROVE |
| <hr/> | |
| REFERENCE | 06/15/0565/F |
| PARISH | Great Yarmouth 19 |
| PROPOSAL | MA 06/13/0637/F - Amendment to side addition roof line and enlargement of 1.4m to the rear |
| SITE | 21 Colomb Road Gorleston GREAT YARMOUTH NR31 8BT |
| APPLICANT | Mr J Fischer |
| DECISION | APPROVE |
| <hr/> | |
| REFERENCE | 06/15/0589/F |
| PARISH | Great Yarmouth 19 |
| PROPOSAL | Material amendment revised house types to previously approved 06/12/0219/F |
| SITE | 1-5 Strowger Court Dock Tavern Lane Gorleston GREAT YARMOUTH NR31 6GD |
| APPLICANT | Herringfleet Developments Ltd |
| DECISION | APPROVE |
| <hr/> | |
| REFERENCE | 06/15/0591/F |
| PARISH | Great Yarmouth 19 |
| PROPOSAL | Proposed annexe accommodation - previously approved 06/11/0575/F |
| SITE | 2 Downing Court Gorleston GREAT YARMOUTH NR31 7BA |
| APPLICANT | Mrs C Sanders |
| DECISION | APPROVE |
| <hr/> | |
| REFERENCE | 06/15/0620/F |
| PARISH | Great Yarmouth 21 |
| PROPOSAL | Extension to sales office building |
| SITE | Seashore Holiday Park North Drive GREAT YARMOUTH NR30 4HG |
| APPLICANT | Bourne Leisure |
| DECISION | APPROVE |
| <hr/> | |

PLANNING APPLICATIONS CLEARED BETWEEN 01-NOV-15 AND 30-NOV-15 FOLLOWING DETERMINATION BY THE GROUP MANAGER (PLANNING) UNDER DELEGATED POWERS

| | |
|-----------|--|
| REFERENCE | 06/15/0479/F |
| PARISH | Hemsby 8 |
| PROPOSAL | Retrospective application - For erection of 2 No. timber structures in the garden of the property. |
| SITE | St Marys Road Sheree Ville Hemsby GREAT YARMOUTH NR29 4JJ |
| APPLICANT | Mr & Mrs Putman |
| DECISION | APPROVE |
| <hr/> | |
| REFERENCE | 06/15/0518/F |
| PARISH | Hemsby 8 |
| PROPOSAL | Erect 2 1.5 storey dwellings (in lieu of single storey dwellings) app under reserved matters 06/09/593/D - Plots 43 & 44 |
| SITE | Common Road Plots 43 & 44 Hemsby GREAT YARMOUTH |
| APPLICANT | Norfolk Homes Ltd |
| DECISION | REFUSED |
| <hr/> | |
| REFERENCE | 06/15/0586/F |
| PARISH | Hemsby 8 |
| PROPOSAL | Demolition of existing single story dwelling and construction of proposed 2 No. bungalows |
| SITE | 401 The Glebe Suncot Hemsby GREAT YARMOUTH NR29 4JA |
| APPLICANT | Mr B Mayes |
| DECISION | APPROVE |
| <hr/> | |
| REFERENCE | 06/15/0588/F |
| PARISH | Hemsby 8 |
| PROPOSAL | Retrospective application for a rear bedroom and sun room extension |
| SITE | 38 Bridge Meadow Hemsby GREAT YARMOUTH NR29 4NE |
| APPLICANT | Miss B Brady |
| DECISION | APPROVE |
| <hr/> | |
| REFERENCE | 06/15/0603/F |
| PARISH | Hemsby 8 |
| PROPOSAL | Proposed alterations and rear single storey extension |
| SITE | The Dapples 97 Fakes Road Hemsby GREAT YARMOUTH NR29 4JL |
| APPLICANT | Mr A Henney |
| DECISION | APPROVE |
| <hr/> | |
| REFERENCE | 06/15/0517/F |
| PARISH | Hopton On Sea 2 |
| PROPOSAL | Proposed conservatory |
| SITE | Plot 5 Lowestoft Road (9 Teulon Close) Hopton GREAT YARMOUTH |
| APPLICANT | Mrs L Price |
| DECISION | APPROVE |
| <hr/> | |

PLANNING APPLICATIONS CLEARED BETWEEN 01-NOV-15 AND 30-NOV-15 FOLLOWING DETERMINATION BY THE GROUP MANAGER (PLANNING) UNDER DELEGATED POWERS

| | |
|-----------|---|
| REFERENCE | 06/15/0529/F |
| PARISH | Hopton On Sea 2 |
| PROPOSAL | Extension of time for go-karts to be used Monday to Saturday from 17:00 to 21:00 - Relates to approval 06/15/0375/F |
| SITE | Coast Road (Land to south of Potters Resort Main Buildings) Hopton GREAT YARMOUTH NR31 9BX |
| APPLICANT | Mr J Potter Potters Leisure Ltd |
| DECISION | APPROVE |
| <hr/> | |
| REFERENCE | 06/15/0569/F |
| PARISH | Hopton On Sea 2 |
| PROPOSAL | Variation of condition 2 re: PP 06/12/0126/F - increased car parking spaces |
| SITE | Sidegate Road Hopton GREAT YARMOUTH |
| APPLICANT | East Coast Hospice Ltd |
| DECISION | APPROVE |
| <hr/> | |
| REFERENCE | 06/15/0570/M |
| PARISH | Hopton On Sea 2 |
| PROPOSAL | Demolition of former nursing home |
| SITE | Warren Road The Old Vicarage (Nursing Home) Hopton GREAT YARMOUTH NR31 9BN |
| APPLICANT | Bourne Leisure Ltd |
| DECISION | DETAILS NOT REQ'D |
| <hr/> | |
| REFERENCE | 06/15/0482/PDC |
| PARISH | Martham 13 |
| PROPOSAL | Change of use to A3 tea rooms |
| SITE | 7 The Green Kiah Homebakes Martham GREAT YARMOUTH NR29 4AH |
| APPLICANT | Mrs E Oxborough Kiah Homebakes |
| DECISION | APPROVE (CONDITIONS) |
| <hr/> | |
| REFERENCE | 06/15/0489/F |
| PARISH | Martham 13 |
| PROPOSAL | COU of strip of land adj 66A Damgate Lane to garden. Plant orchard & fence area with close board fencing & posts |
| SITE | 66A Damgate Lane Applebarn Cottage Martham GREAT YARMOUTH |
| APPLICANT | Mr P Winn |
| DECISION | APPROVE |
| <hr/> | |
| REFERENCE | 06/15/0571/EU |
| PARISH | Martham 13 |
| PROPOSAL | Certificate of Lawfulness for existing use as residential (for six people sharing a kitchen/bathroom/living room) |
| SITE | 66 Black Street Martham Norfolk |
| APPLICANT | Norfolk County Council |
| DECISION | EST/LAW USE CER. |
| <hr/> | |

PLANNING APPLICATIONS CLEARED BETWEEN 01-NOV-15 AND 30-NOV-15 FOLLOWING DETERMINATION BY THE GROUP MANAGER (PLANNING) UNDER DELEGATED POWERS

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|-----------|---|
| REFERENCE | 06/15/0524/F |
| PARISH | Mautby 6 |
| PROPOSAL | 5 dwellings, garaging, community space for bowling green, car park and new highway access |
| SITE | The Street (land to the north) Runham |
| APPLICANT | GREAT YARMOUTH NR29 3AH |
| DECISION | G D Gay REFUSED |
| <hr/> | |
| REFERENCE | 06/15/0545/F |
| PARISH | Ormesby St.Marg 16 |
| PROPOSAL | Detached domestic garage |
| SITE | 34 California Avenue Scratby |
| APPLICANT | GREAT YARMOUTH |
| DECISION | Mr G & Mrs T Harman APPROVE |
| <hr/> | |
| REFERENCE | 06/15/0581/CD |
| PARISH | Ormesby St.Marg 16 |
| PROPOSAL | Discharge condition 4, 6 and 7 of Planning Permission 06/14/0772/F - Proposed detached bungalow |
| SITE | 1 The Promenade Scratby |
| APPLICANT | GREAT YARMOUTH NR29 3PA |
| DECISION | Mr A Beck APPROVE (CONDITIONS) |
| <hr/> | |
| REFERENCE | 06/15/0560/F |
| PARISH | Rollesby 13 |
| PROPOSAL | Conversion of garage to granny annexe |
| SITE | Main Road The Poplars Rollesby |
| APPLICANT | GREAT YARMOUTH NR29 5EH |
| DECISION | Mrs JA and Mr CA Hodds APPROVE |
| <hr/> | |
| REFERENCE | 06/15/0585/F |
| PARISH | Rollesby 13 |
| PROPOSAL | Single storey extension |
| SITE | Willow Farm Heath Road Rollesby |
| APPLICANT | GREAT YARMOUTH NR29 5HJ |
| DECISION | Mr & Mrs J Gillert APPROVE |
| <hr/> | |
| REFERENCE | 06/15/0470/F |
| PARISH | Somerton 8 |
| PROPOSAL | Proposed conversion of existing barn into residential dwelling |
| SITE | 8 Collis Lane (Barn adjacent) East Somerton |
| APPLICANT | GREAT YARMOUTH NR29 4DT |
| DECISION | Mr C Esherwood APPROVE |
| <hr/> | |

PLANNING APPLICATIONS CLEARED BETWEEN 01-NOV-15 AND 30-NOV-15 FOLLOWING DETERMINATION BY THE DEVELOPMENT CONTROL COMMITTEE

| | |
|-----------|--|
| REFERENCE | 06/15/0325/F |
| PARISH | Great Yarmouth 9 |
| PROPOSAL | Erect a non-food retail park of 3 A1 units, 1 A3/A5 & 1 A3 units with car parking spaces and associated works |
| SITE | Land Adjoining to the East Jones (Gc) Way Pasteur Road GREAT YARMOUTH NR31 0DW |
| APPLICANT | Pasteur Retail Park Limited |
| DECISION | REFUSED |
| REFERENCE | 06/15/0390/F |
| PARISH | Great Yarmouth 9 |
| PROPOSAL | Variation of con 4 of PP 06/98/0969/O to allow the sale of bulky goods use of builders yard for 4 retail units |
| SITE | B&Q Pasteur Retail Park Thamesfield Way GREAT YARMOUTH NR31 0DH |
| APPLICANT | EOP ll Prop Co. l S.a.r.l |
| DECISION | REFUSED |
| REFERENCE | 06/15/0521/CC |
| PARISH | Great Yarmouth 15 |
| PROPOSAL | Demolition of Raynscourt Hotel |
| SITE | 83 Marine Parade Raynscourt Hotel GREAT YARMOUTH NR30 2DJ |
| APPLICANT | Mrs K Rockach |
| DECISION | CON.AREA.CONST |
| REFERENCE | 06/15/0548/F |
| PARISH | Great Yarmouth 15 |
| PROPOSAL | Demolition of vacant public house and erection of petrol filling station and landscaping works |
| SITE | St Nicholas Road Sainsbury's Supermarket Great Yarmouth Norfolk |
| APPLICANT | Sainsbury's Supermarkets Ltd |
| DECISION | APPROVE |
| REFERENCE | 06/15/0550/CC |
| PARISH | Great Yarmouth 15 |
| PROPOSAL | Demolition of vacant public house and erection of petrol filling station and landscaping works |
| SITE | Sainsbury's Supermarket St Nicholas Road GREAT YARMOUTH NR30 1NN |
| APPLICANT | Sainsbury's Supermarkets Ltd |
| DECISION | CON.AREA.CONST |
| REFERENCE | 06/15/0540/F |
| PARISH | Great Yarmouth 19 |
| PROPOSAL | VOC 2 of PP 06/76/901/F & 06/08/0059/F & con 3 of PP 06/15/0153/F - to allow opening hrs 8am - 1pm |
| SITE | 4 and 5 Beach Road and 16 Limmer Road Gorleston GREAT YARMOUTH NR31 6BH |
| APPLICANT | Mr D Scales |
| DECISION | REFUSED |

**PLANNING APPLICATIONS CLEARED BETWEEN 01-NOV-15 AND 30-NOV-15 FOLLOWING
DETERMINATION BY THE DEVELOPMENT CONTROL COMMITTEE**

| | |
|-----------|---|
| REFERENCE | 06/15/0534/F |
| PARISH | Hemsby 8 |
| PROPOSAL | Fixed facilities to have perm planning appr. New perm cafe building. Ext of visit period Feb to Nov. |
| SITE | Hirsty's Family Fun Park Yarmouth Road Hemsby GREAT YARMOUTH |
| APPLICANT | Mr R Hirst Hirst Farms Ltd |
| DECISION | APPROVE |

* * * * End of Report * * * *