



GREAT YARMOUTH
BOROUGH COUNCIL

Development Control Committee

Date: Wednesday, 09 January 2019
Time: 18:30
Venue: Council Chamber
Address: Town Hall, Hall Plain, Great Yarmouth, NR30 2QF

AGENDA

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

Agenda Contents

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

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

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

Conduct

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

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

DEVELOPMENT CONTROL COMMITTEE

PUBLIC CONSULTATION PROCEDURE

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

Protocol

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

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

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

1 APOLOGIES FOR ABSENCE

To receive any apologies for absence.

2 DECLARATIONS OF INTEREST

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

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

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

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

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

3 MINUTES

5 - 9

To confirm the minutes of the meeting held on 14 November 2018.

4 06-18-0340-F 4 BARN CLOSE HOPTON ON SEA GREAT YARMOUTH

10 - 23

Sub-division of site - new 3 bedroom chalet bungalow and vehicular access. Amended plans shows single store dwelling.

5 PLANNING UPDATE

The Planning Manager will report at the meeting.

6 PLANNING APPLICATION CLEARED BETWEEN 1 NOVEMBER - 31 DECEMBER 2018

24 - 40

The Committee to note the planning applications made by

Development Control Committee and Delegated Officer Decisions
for the period 1 November to 31 December 2018.

7 OMBUDSMAN AND APPEALS DECISIONS

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

(i) Appeal Reference: APP/U2615/W/18/3201388

Land between 7 & 12 Cotoneaster Court, Gorleston, Great
Yarmouth, NR31 8 EH. Appeal dismissed - Officer Delegated
Decision.

(ii) Appeal Reference: APP/U2615/W/18/3202121

137 Beccles Road, Bradwell, Great Yarmouth, NR31 8PP. Appeal
dismissed - Officer Delegated Decision.

8 ANY OTHER BUSINESS

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

9 EXCLUSION OF PUBLIC

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

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

Development Control Committee

Minutes

Wednesday, 14 November 2018 at 18:30

Councillor Hanton (in the Chair); Councillors Annison, Bird, Fairhead, Flaxman-Taylor, Galer, Hammond, Wainwright, Williamson, A Wright and B Wright.

Councillor Hacon attended as a substitute for Councillor Drewitt.

Mr D Minns (Planning Manager), Mr A Nicholls (Head of Planning and Growth), Mrs G Manthorpe (Senior Planning Officer), Ms C Whatling (Monitoring Officer), Mr G Bolan (Technical Officer) and Mrs S Wintle (Member Services Officer).

1 APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillor Drewitt.

2 DECLARATIONS OF INTEREST

Councillor Flaxman-Taylor declared a Personal Interest in the item relating to 9 Youell Avenue, Gorleston as she was known to both the applicant and objector and she advised that she would leave the meeting during the debate and decision for this item.

Councillor Hanton declared a Personal Interest in the item relating to Repps Road (Land North of), Martham in that he had received a letter from the applicant with respect to the application.

3 MINUTES

The minutes of the meeting held on the 17 October 2018 were confirmed subject to an amendment adding Councillor Williamson to the list of those who were present at the meeting.

4 APPLICATION 06-18-0149-O, REPPS ROAD (LAND NORTH OF), MARTHAM

The Committee received and considered the Senior Planning Officer's report which presented outline planning permission with all matters reserved, except access for redevelopment of the site for residential dwellings with new access points, associated landscaping and open space.

The Senior Planning Officer reported that there had been a number of objections to the application on the grounds of highway safety from residents. She advised that the applicant had, following discussions with Norfolk County Highways, provided additional information and as such Highways had no objection to the access points as submitted, subject to their requested conditions being attached to any grant of permission. The increase in traffic utilising the Repps Road had been taken into consideration by Highways when assessing the application and they had requested that off-site improvements as shown on the additional details be carried out in order to make the development acceptable.

A further objection had been received from a local land owner who had been granted planning permission for the erection of 144 dwellings to the south of Repps Road. Members were advised that Highways had answered in full to this objection (included in the committee report) and the suggested conditions by the land owner were not recommended as it has been assessed as not being necessary to allow the development to proceed.

The Senior Planning Officer reported that no objections to the application from some residents had been made in relation to the proposed footpath. The footpath had been requested by Norfolk County Highways and Natural England, and she advised therefore that the footpath had been deemed as necessary to provide an adequate form of development.

The Senior Planning Officer reported that the appraisal by the Strategic Planning Department had highlighted that the site offered a potential contribution to the Council's overall housing supply. However, in light of the proposals within the revised NPPF (July 2018) and as an outline planning application, it would benefit the proposal further if the application were to include evidence on the timely delivery of the site. The Senior Planning Officer reported that the applicant's agent had provided details of a developer that had agreed, subject to permission being granted, to buy and develop the site. The assurance of a named developer adds weight to the assertion that the site is deliverable; a shorter than average time limit can be placed upon any grant of planning permission to seek to bring the development forward.

The Senior Planning Officer reported that the potential impacts of the site on European designated Nature Conservation sites (Natura 2000 sites) had been considered carefully. As Competent Authority, the officers' assessment was that sufficient information had been submitted by the applicant to enable the Appropriate Assessment to be undertaken. The on-site mitigation measures and the financial contribution (£110 per dwelling) towards monitoring and mitigating the cumulative impacts on Natura 2000 sites in the Borough were considered sufficient to mitigate any potential effects.

The Senior Planning Officer reported that the site had not been identified for allocation in the emerging Draft Local Plan Part 2 which had recently been consulted upon; however, as this plan is at an early stage it is afforded only limited weight. The Core Strategy identifies that 30% of new housing development should be located within key service areas or primary villages. The application, being located within the village of Martham, a primary village, has access to village amenities including schools and shops. The development as proposed is in a sustainable location.

The Senior Planning Officer reported that the application was recommended for approval with conditions and planning obligations in accordance with local and national planning policy. Members were advised that should the Committee be minded to approve the application, the recommendation is such that the permission would not be issued prior to the signing of an agreement under section 106 for provision for infrastructure.

The applicant's agent hereby spoke on behalf of the applicant and summarised the proposals and benefits for the outline permission being requested. She reiterated to Members that no objection had been received from the Parish Council and advised that the applicant had a developer waiting to purchase the site and were looking to progress with the application as soon as possible.

A Member asked in relation to flooding and what assurances could be given in respect of what would be put in place for the prevention of flooding, the applicant's agent reported that infiltration had been undertaken on the site to satisfy the Lead Local Flood Authority and that a sustainable drainage system would be looked into at the reserved matters stage.

Mr Turner, objector to the application presented his objections to the application to the Committee and suggested that an alternative footpath route be considered in light of his concerns with regard to safety.

Members entered into a general debate and in discussing the application the following concerns were raised :-

- The use of Grade 1 agricultural land
- That no comments had been received from the Parish Council
- The issue of the current footpath access and the potential for a overspill of

cars parking on Deepdale Avenue

RESOLVED :

That application 06/18/0149/O be approved with conditions and planning obligations in accordance with local and national planning policy.

Councillor Flaxman-Taylor hereby left the meeting.

5 APPLICATION 06-18-0476-F, 9 YOUELL AVENUE, GORLESTON

The Committee received and considered the Senior Planning Officer's report which presented a first floor extension over existing garage and gym.

The Senior Planning Officer reported that a request had been received from an objector to defer the application due to not receiving paperwork. However, it was noted that this had been declined in light of the agenda and documents being published within the required statutory time frame.

The applicants agent summarised the application on behalf of the applicant and advised that the application would cause limited additional impact and that scaffolding would be erected without affecting the neighbouring property.

Mr Davie, Objector, summarised his main objections to the Committee and stated that in his opinion the illustrations shown did not show how imposing the application in question would be on his property. He also raised concern in relation to the cladding to be used and the potential risk of fire.

A Member asked if white cladding were to be used, whether this would mitigate some of the concerns raised by Mr Davie. Mr Davie advised that this would provide a better solution than the grey colour suggested.

RESOLVED :

That application 06/18/0476/F be approved subject to a condition requiring the use of white cladding.

6 DELEGATED AND COMMITTEE DECISION LIST 1-31 OCTOBER 2018

RESOLVED :

That the Delegated and Committee Decision List 1-31 October 2018 be noted.

7 ANY OTHER BUSINESS

There was no other business to be discussed at the meeting.

The meeting ended at: 20:30

Reference: 06/18/0340/F

Parish: Hopton
Officer: Mrs G Manthorpe
Expiry Date: 13/12/2018

Applicant: Mr P Penfold

Proposal: Subdivision of site – New 3 bedroom chalet bungalow and vehicular access. Amended plan shows single store dwelling.

Site: 4 Barn Close Hopton Great Yarmouth

REPORT

1. Background / History :-

- 1.1 The application site is 0.03 hectares of land currently used as the garden for no.4 Barn Close. The application as originally submitted was for a chalet bungalow which was proposed to be 6.9m in height with two bedrooms and a bathroom at first floor level. The ground floor comprised living areas and a third bedroom. The plans have subsequently amended following discussions with the planning department. The application that is to be considered is for a two bedroom bungalow with access and curtilage.
- 1.2 The amended plans show a bungalow to a height of 4.2m with garden, access, turning and parking. There is planning history for the area but no history that directly relates to the application site.
- 1.3 The donor dwelling is a detached bungalow accessed off Barn Close and is one of four bungalows with the rear gardens facing Warren Road. 4 Barn Close benefits from a larger rear garden than the other three with a large boundary to Warren Road. The access as proposed is off Warren Road leaving the donor dwelling accessed off Barn Close.

2 Consultations :-

- 2.1 Neighbour Consultations – There have been 3 objections to the application from neighbours, the objections received prior to the changes are summarised below:

- Loss of views.
- Overlooking.
- Noise and dust during building.

Summary of objections since amendments:

- The development is still too high.
- Loss of daylight.
- Loss of view.

2.2 Highways – No objection the application, conditions requested. Full comments are attached to this report.

2.3 Parish Council – objects on the following grounds:

4 Barn Close Hopton on Sea Ref: 06/18/0340/F

Further to my e-mail of 14 July 2018, setting out the objections as listed below, the Parish Council has considered the revised plan which does not address any of the issues. The Parish Council therefore continues to object as below:-

1. Access to the proposed dwelling crosses a piece of land between the red-marked boundary of the site and the public footpath which is of unknown ownership.

2. This access / egress point is located between a telegraph pole and lamp post amidst mature hedging. No mention is made in the application as to a visibility splay nor the ongoing maintenance of this hedge which is not owned by the applicant.

3. The access / egress point is on Warren Road, the main feeder route for the Hopton Holiday Village, and is a particularly busy road during the holiday season. It is also in close proximity to the sole access to the Watsons Close development.

4. Approval of this development shall set a precedent whereby other occupants of Barn Close and Watsons Close may request vehicular access to their land from Warren Road.

5. The application includes two flooding assessments, one by an independent company and the other by the Environment Agency. Both suggest that the risk of coastal or river flooding are low but further investigation is necessary if surface drainage flooding is suspected. The inclusion of these two reports is telling since this acknowledges that flooding due to rainwater is a regular occurrence close to this site and the proposed soakaways on the site do not appear to adequately mitigate the removal of what at present is predominantly overgrown grass land. It is noted that when the barn stood at the site of Barn Close there was an adjacent pond and the surface water drainage for the area has never been effective since the pond was filled in.

6. The description of the proposed dwelling as a “Chalet Bungalow” is stretching the definition to the limit since the upper story has a very similar floor area to the footprint. A more credible description would be a 2/3 bedroom house. As such it shall dominate the extant bungalow at 4 Barn Close. It is noted that the floor plans contain detailed dimensions but no heights are mentioned anywhere.

7. The proposed style appears to be of a “barn conversion” which is out of keeping with the surrounding 1980’s 2 storey houses and single storey bungalows.

We have asked our Borough Cllrs to bring this matter to the Development Control Committee, and we await a hearing date.

2.4 Strategic Planning - Although the adopted Habitats Monitoring and Mitigation Strategy (July, 2018) seeks a Borough-wide contribution which would include new dwellings at Hopton; we are currently reviewing the extent of this charge and would recommend that at this point in time and for this particular location that a contribution is not sought. Following the completion of the review, we will be taking an amended Habitats Monitoring and Mitigation Strategy to be considered at the Council's Policy & Resources Committee.

2.5 Building Control Officer – No objection.

3 Local Planning Policy :-

3.1 Policy CS3 – Addressing the Borough's housing need

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

- a) Make provision for at least 7,140 new homes over the plan period. This will be achieved by:
 - Focusing new development in accessible areas and those with the most capacity to accommodate new homes, in accordance with Policy CS2

3.2 Policy CS9 – Encouraging well-designed, distinctive places

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 area's distinctive natural, built and historic 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

3.3 Saved Policy HOU7 of the Borough Wide Local Plan.

New residential development may be permitted within the settlement boundaries identified on the proposals map in the parishes of Bradwell, Caister, Hemsby, Ormesby St Margaret, and Martham as well as in the urban areas of Great Yarmouth and Gorleston. New smaller scale residential developments* may also be permitted within the settlement boundaries identified on the proposals map in the villages of Belton, Filby, Fleggburgh, Hopton-on-Sea, and Winterton. In all cases the following criteria should be met:

- (a) the proposal would not be significantly detrimental to the form, character and setting of the settlement;
- (b) all public utilities are available including foul or surface water disposal and there are no existing capacity constraints which could preclude development or in the case of surface water drainage, disposal can be acceptably achieved to a watercourse or by means of soakaways;
- (c) suitable access arrangements can be made;
- (d) an adequate range of public transport, community, education, open space/play space and social facilities are available in the settlement, or where such facilities are lacking or inadequate, but are necessarily required to be provided or improved as a direct consequence of the development, provision or improvement will be at a level directly related to the proposal at the developer's expense; and,
- (e) the proposal would not be significantly detrimental to the residential amenities of adjoining occupiers or users of land.

(Objective: To ensure an adequate supply of appropriately located housing land whilst safeguarding the character and form of settlements.)

* i.e. developments generally comprising not more than 10 dwellings.

4. National Planning Policy Framework:-

4.1 Paragraph 7. The purpose of the planning system is to contribute to the achievement of sustainable development. At a very high level, the objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs.

4.2 Paragraph 11 (partial) For decision-taking this means:

- c) approving development proposals that accord with an up-to-date development plan without delay; or
- d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:
 - i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or
 - ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

4.3 Paragraph 109: Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.

5 Local finance considerations:-

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

6 Assessment:-

- 6.1 The application as originally submitted was for a chalet bungalow which measured, following revised plans, 6.9m in height. The height as proposed was deemed to be out of character with the surrounding area and would have a significant adverse impact on the character. Following discussions the application was revised to seek to provide a single storey dwelling to a height of 4.20m. The revised height is more in keeping with the character of the area and sits more appropriately on the site.
- 6.2 The reduction in height by the loss of a floor removes overlooking and makes the proposed dwelling in keeping with the character of the area. Although the proposed garden is not large there are no set criteria for garden sizes within Local or National planning policy and as such this is not a reason for refusal.
- 6.3 The Parish Council have objected on a number of grounds, the access to the site is not objected to by the highways officer and therefore there are no grounds for refusal on highways grounds. The Parish note that the that there is no mention of visibility splay or maintenance of the hedge however the highways officer has recommended that the visibility splay be provided prior to occupation and thereafter maintained free of obstruction over 0.6m. This condition should alleviate the Parish Councils concerns over the visibility splay as it can be adequately provided and conditioned.
- 6.4 The Parish Councils concern over the design is noted however the revised design is in keeping with the character of the area. The Parish refer to the 'barn style' of the dwelling, it is assumed these comments are in relation to the previous design as opposed to the modest two bedroom bungalow.

- 6.5 The access crossing the public footpath and land which is in unknown ownership have also been noted by the Parish Council as a reason to object. These points are not reasons to recommend refusal of the application on highways grounds in the absence of a highways objection. The access over unknown land is noted however the grant of planning permission does not extinguish private rights.
- 6.6 The Parish raise the issue of flooding within the objection. The applicant has supplied sufficient information to demonstrate that the application site is within flood zone one, this has been verified by looking at Great Yarmouth Borough Councils mapping system. As such it is noted that no flood risk assessment is required nor should the application be refused on flood grounds.
- 6.7 The Parish Council also note the independent report which states that there is no contamination but the site is within 250 of surface water flooding. The site is within the build-up area of Hopton and soakaways are shown on the application as a means of sustainable drainage. The applicant being aware of the potential for surface water flooding nearby is beneficial to future occupiers and the developer so that they can ensure that adequate drainage is provided.
- 6.8 The application site is a sustainable one and the size of the dwelling, as revised is acceptable and provides a good use of the site. The concern over a precedent being set for accesses off Warren Road was raised however this is not a concern that can have bearing on this application. Should other properties apply (where required) for access these will be assessed on merit.
- 6.9 The consultation response from Strategic Planning note that the site is not screened as having the potential for having an impact on a Natura 2000 site and as such there is no need to progress to the appropriate assessment stage. This also means that the applicant is not required to pay the Natura 2000 contribution for the development proposed. At present there is a requirement that all sites that have the potential to have an effect on a Natura 2000 site undergo an assessment as to the effect and, where necessary, the Council as Competent Authority carry out the appropriate assessment to determine the effect. At present a draft document is being prepared which will, as per the comments from Strategic Planning, remove developments of this size and location from the need for a Habitats Regulations Assessment. Although the document is not adopted and still in draft form, Strategic Planning are confident that proceeding with this application is not premature and that there will be no direct or in combination effect resulting from the development on a designated site and the application can therefore be determined.
- 6.10 The application site is a sustainable location within the village of Hopton. The subdivision of the garden provides adequate amenity space for the proposed dwelling and the donor dwelling and is an acceptable subdivision of the site. There are no impacts by virtue of the proposed development that significantly nor demonstrably outweigh the presumption in favour of sustainable development.

7 RECOMMENDATION :-

- 7.1 Approve - subject to conditions as requested by highways, no more than a single storey development and any other conditions to ensure a satisfactory form of development.

Jack Ibbotson
Great Yarmouth Borough Council
Town Hall
Hall Plain
Great Yarmouth
Norfolk
NR30 2QF

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

Your Ref: 06/18/0340/F
Date: 18 July 2018

My Ref: 9/6/18/0340
Tel No.: 01603 638070
Email: stuart.french@norfolk.gov.uk

Dear Jack

Hopton on Sea: Sub-division of site - New 3 bedroom chalet bungalow and vehicular access
4 Barn Close (Rear of) Hopton GREAT YARMOUTH NR31 9ET

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

In highway terms only I have no objection to the proposal, but I would recommend the following conditions and informative note be appended to any grant of permission your Authority are minded to make.

- SHC 08 Prior to the first occupation of the development hereby permitted the vehicular access shall be provided and thereafter retained at the position shown on the approved plan (drawing number 1805:191:01) in accordance with the highway specification (Dwg. No. TRAD 1) attached. Arrangement shall be made for surface water drainage to be intercepted and disposed of separately so that it does not discharge from or onto the highway carriageway.
- Reason: To ensure satisfactory access into the site and avoid carriage of extraneous material or surface water from or onto the highway.
- SHC 12 The gradient of the vehicular access shall not exceed 1:12 for the first 5 metres into the site as measured from the near channel edge of the adjacent carriageway.
- Reason: In the interests of the safety of persons using the access and users of the highway.

Continued/...

S

Jill K. Smith

From: Hopton Parish Council <hoptonparishclerk@hotmail.com>
Sent: 11 October 2018 13:09
To: plan
Subject: 06/18/0340/F Land to the rear of 4 Barn Close Hopton on Sea Revised Plans

Hello Planning

4 Barn Close Hopton on Sea Ref: 06/18/0340/F

Further to my e-mail of 14 July 2018, setting out the objections as listed below, the Parish Council has considered the revised plan which does not address any of the issues. The Parish Council therefore continues to object as below:-

1. Access to the proposed dwelling crosses a piece of land between the red-marked boundary of the site and the public footpath which is of unknown ownership.
2. This access / egress point is located between a telegraph pole and lamp post amidst mature hedging. No mention is made in the application as to a visibility splay nor the ongoing maintenance of this hedge which is not owned by the applicant.
3. The access / egress point is on Warren Road, the main feeder route for the Hopton Holiday Village, and is a particularly busy road during the holiday season. It is also in close proximity to the sole access to the Watsons Close development.
4. Approval of this development shall set a precedent whereby other occupants of Barn Close and Watsons Close may request vehicular access to their land from Warren Road.
5. The application includes two flooding assessments, one by an independent company and the other by the Environment Agency. Both suggest that the risk of coastal or river flooding are low but further investigation is necessary if surface drainage flooding is suspected. The inclusion of these two reports is telling since this acknowledges that flooding due to rainwater is a regular occurrence close to this site and the proposed soakaways on the site do not appear to adequately mitigate the removal of what at present is predominantly overgrown grass land. It is noted that when the barn stood at the site of Barn Close there was an adjacent pond and the surface water drainage for the area has never been effective since the pond was filled in.
6. The description of the proposed dwelling as a "Chalet Bungalow" is stretching the definition to the limit since the upper story has a very similar floor area to the footprint. A more credible description would be a 2/3 bedroom house. As such it shall dominate the extant bungalow at 4 Barn Close. It is noted that the floor plans contain detailed dimensions but no heights are mentioned anywhere.
7. The proposed style appears to be of a "barn conversion" which is out of keeping with the surrounding 1980's 2 storey houses and single storey bungalows.

We have asked our Borough Cllrs to bring this matter to the Development Control Committee, and we await a hearing date.

Regards

Julie McNair

FCILEX, Clerk and RFO to Hopton-on-Sea Parish Council

Office at the Village Hall Station Road Hopton on Sea NR31 9BE open Mon, Tues, Thurs, Fri 9.30am to 1.30pm Tel: 01502 730768 Website <http://hopton-on-sea-parish-council.norfolkparishes.gov.uk/>

Data Protection: We hold personal data about our employees, residents, suppliers and other individuals for a variety of Council purposes. Our Data Protection Policy sets out how we seek to protect personal data and ensure that Councillors and Officers understand the rules governing their use of personal data to which they

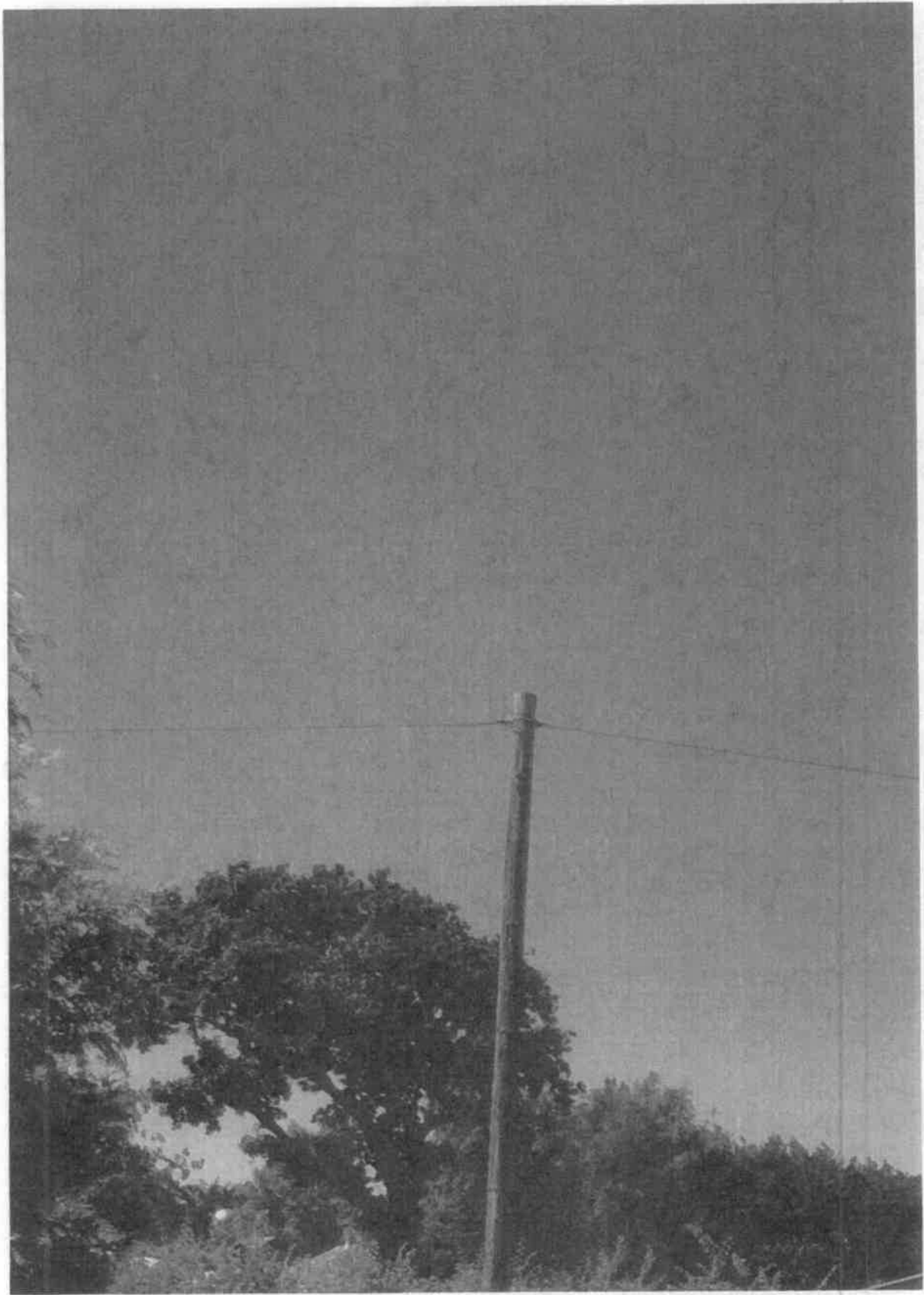
5
Elaine Helsdon

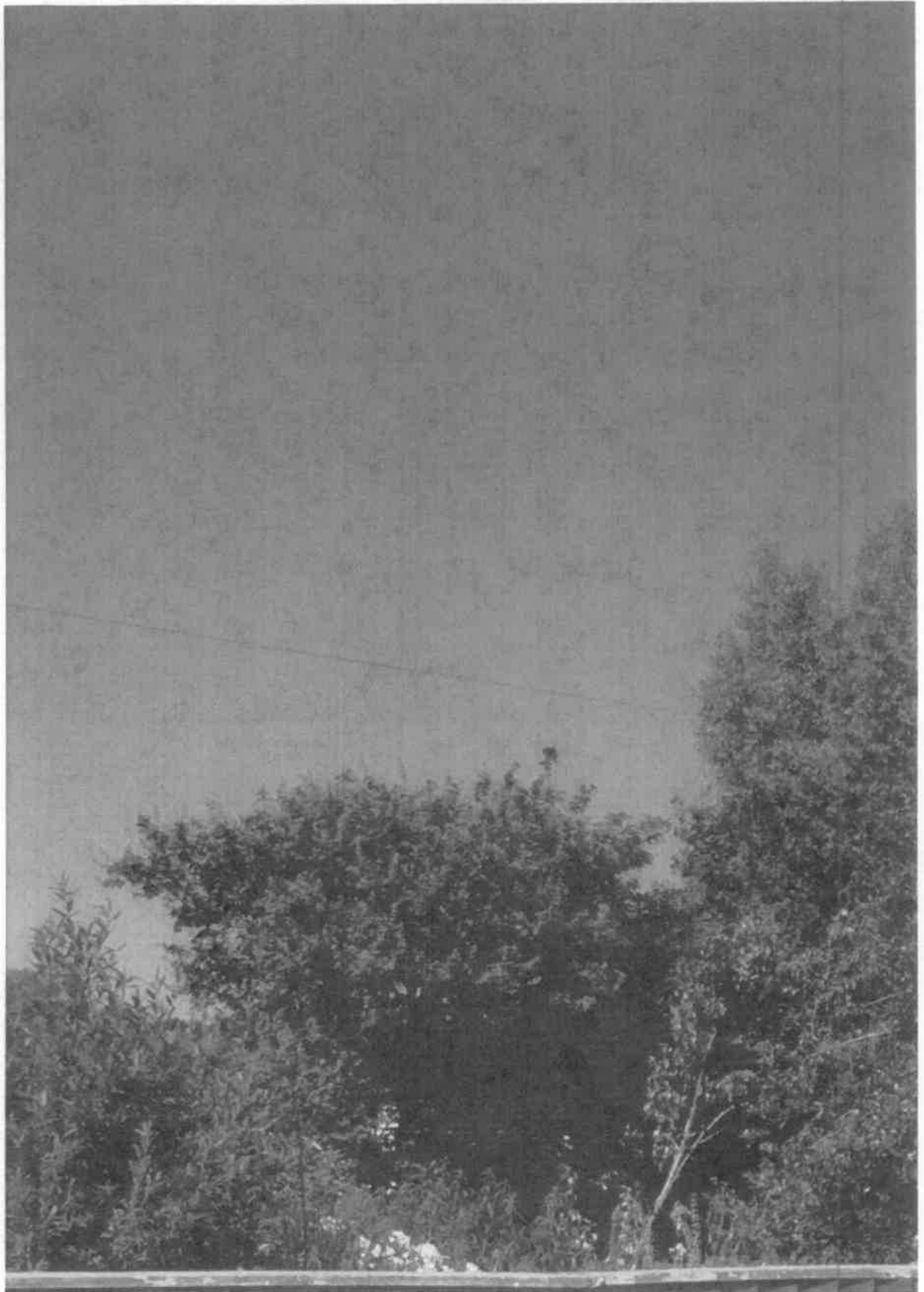
From: Clare Wood [REDACTED]
Sent: 01 July 2018 15:13
To: plan
Subject: 06/18/0340/F 3 bedroom chalet bungalow

Dear Dean

Thank you for the letter dated 26th June 2018 informing us of a planning application, 4 Barn Close.

I personally would not like this to go ahead, please see my views below that I currently have at the end of my back garden, green trees etc, I would not wish to be looking out of my kitchen/bedroom window at a building, my views currently are pleasant and would not like this spoilt as the building would be directly at the end of my garden.





Internet Consultees

S

Application Reference

06/18/0340/F

Attachments

Invalid Consultee Comment?

☐

Copy to existing Consultee?

☐

Name

Sara Jay

Address

7 WATSONS CLOSE

HOPTON

Post Code

NR31 9BJ

Telephone

Email Address

For or Against

☐ OBJ ☐ Object

Speak at Committee

My initial objection was the height of the building and although the plans have changed to a 2 bedroom chalet bungalow rather than a 3 the height remains much taller than a one story building. The fact is that no matter how many bedrooms the height of the structure is going right against my back fence which is going to block daylight and views. I still strongly object this proposal as the plans stand at the moment.

Date Entered

11-10-2018

Internet Reference

OWPC1976



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Ordnance Survey 100018547

PLANNING APPLICATIONS CLEARED BETWEEN 01-NOV-18 AND 31-DEC-18 FOLLOWING DETERMINATION BY THE DEVELOPMENT CONTROL COMMITTEE

REFERENCE	06/18/0476/F
PARISH	Great Yarmouth 7
PROPOSAL	First floor extension over existing garage and gym
SITE	9 Youell Avenue Gorleston
APPLICANT	GREAT YARMOUTH
DECISION	Mr S and Mrs J Brenkley APPROVE
REFERENCE	06/16/0188/F
PARISH	Great Yarmouth 9
PROPOSAL	Development of 22 no flats (14 no 1 bedroom flats and 8 no 2 bedroom flats) with associated external works
SITE	132 Gordon Road Great Yarmouth
APPLICANT	Norfolk NR31 0EA
DECISION	Dawson Brown Ltd APPROVE
REFERENCE	06/18/0046/F
PARISH	Great Yarmouth 15
PROPOSAL	Convert ground flr from retail into cafe/restaurant. Convert first, second and third flr to 7 no. flats/duplex
SITE	43 Market Row GREAT YARMOUTH
APPLICANT	Norfolk NR30 1PB
DECISION	Mr & Mrs Thompson APPROVE
REFERENCE	06/18/0047/LB
PARISH	Great Yarmouth 15
PROPOSAL	Convert ground flr from retail into cafe/restaurant. Convert first, second and third flr to 7 no. flats/duplex
SITE	43 Market Row GREAT YARMOUTH
APPLICANT	Norfolk
DECISION	Mr & Mrs Thompson LIST.BLD.APP
REFERENCE	06/17/0225/F
PARISH	Great Yarmouth 19
PROPOSAL	Construction of three number buildings to create 22 no. one and two bedroom flats with parking and amenity areas
SITE	Land off Dock Tavern Lane Gorleston
APPLICANT	GREAT YARMOUTH NR31 6PX
DECISION	R&G Cooper (Projects) Ltd APPROVE
REFERENCE	06/17/0247/F
PARISH	Great Yarmouth 19
PROPOSAL	Extn of East Anglian Way & construct 71 dwells, car park& drop off point for adj school & construction acc Church Lane
SITE	St Marys Roman Catholic School (Land rear of) East Anglian Way Gorleston
APPLICANT	GREAT YARMOUTH NR31 6TY
DECISION	Badger Building (E. Anglia) Ltd REFUSED

**PLANNING APPLICATIONS CLEARED BETWEEN 01-NOV-18 AND 31-DEC-18 FOLLOWING
DETERMINATION BY THE DEVELOPMENT CONTROL COMMITTEE**

REFERENCE	06/17/0726/F
PARISH	Hemsby 8
PROPOSAL	Change of use to the stationing of 25 no. static holiday caravans with associated works and planting
SITE	Sundowner Holiday Park Newport Road Hemsby GREAT YARMOUTH NR29 4NW
APPLICANT	Sundowner Holiday Park
DECISION	APPROVE

* * * * End of Report * * * *

PLANNING APPLICATIONS CLEARED BETWEEN 01-NOV-18 AND 31-DEC-18 FOLLOWING DETERMINATION BY THE GROUP MANAGER (PLANNING) UNDER DELEGATED POWERS

REFERENCE	06/18/0542/F
PARISH	Belton & Browston 10
PROPOSAL	Pitch roof over garage, increase in parking area and rear extension
SITE	The Hideaway Bure Close Belton GREAT YARMOUTH
APPLICANT	Mr & Mrs J Ward
DECISION	APPROVE
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REFERENCE	06/18/0550/F
PARISH	Belton & Browston 10
PROPOSAL	Variation of conditions 2 and 3 re: PP 06/17/0622/F - Revised drawings and construction methods
SITE	Heath Liveries (Land at) Browston Lane Browston GREAT YARMOUTH
APPLICANT	Mr P Needham
DECISION	APPROVE
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REFERENCE	06/18/0556/F
PARISH	Belton & Browston 10
PROPOSAL	Proposed two storey side extension including bespoke disabled facility
SITE	12 Bracon Road Belton GREAT YARMOUTH
APPLICANT	Mr & Mrs K Miller
DECISION	APPROVE
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REFERENCE	06/18/0592/F
PARISH	Belton & Browston 10
PROPOSAL	Proposed storage unit/shed in front garden to store motorcycle
SITE	12 Dashwood Close Belton GREAT YARMOUTH
APPLICANT	Mr M Halliday
DECISION	APPROVE
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REFERENCE	06/18/0606/F
PARISH	Belton & Browston 10
PROPOSAL	Proposed extension to front of bungalow
SITE	1 The Staithe Belton GREAT YARMOUTH
APPLICANT	Mrs Winning
DECISION	APPROVE
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PLANNING APPLICATIONS CLEARED BETWEEN 01-NOV-18 AND 31-DEC-18 FOLLOWING DETERMINATION BY THE GROUP MANAGER (PLANNING) UNDER DELEGATED POWERS

REFERENCE **06/18/0610/F**
 PARISH Belton & Browston 10
 PROPOSAL Single storey rear, side and front extension

SITE 11 Berry Close Belton
 GREAT YARMOUTH

APPLICANT Mr S Robinson
 DECISION **APPROVE**

REFERENCE **06/18/0519/F**
 PARISH Bradwell N 1
 PROPOSAL Proposed new light industrial unit

SITE Masco House Shuttleworth Close
 Bradwell GREAT YARMOUTH

APPLICANT STM Engineering Ltd, Mr G Shears
 DECISION **APPROVE**

REFERENCE **06/18/0522/F**
 PARISH Bradwell N 1
 PROPOSAL Renewal of planning permission 06/17/0474/F - Use of garage as hairdressing salon

SITE 48 Lark Way Bradwell
 GREAT YARMOUTH

APPLICANT Mr D French
 DECISION **APPROVE**

REFERENCE **06/18/0540/F**
 PARISH Bradwell N 1
 PROPOSAL Single storey rear extension and side extension with rooms in the roof. Strip and retile the existing roof

SITE 30 Homefield Avenue Bradwell
 GREAT YARMOUTH

APPLICANT Mr and Mrs D Vettese
 DECISION **APPROVE**

REFERENCE **06/18/0544/F**
 PARISH Bradwell N 1
 PROPOSAL Proposed rear and side single storey extension

SITE 3 Sparrow Close Bradwell
 GREAT YARMOUTH

APPLICANT Mrs J Whelan
 DECISION **APPROVE**

REFERENCE **06/18/0549/F**
 PARISH Bradwell N 1
 PROPOSAL Proposed construction of a detached house and car port

SITE 25 Whinchat Way (land adj) Bradwell
 GREAT YARMOUTH

APPLICANT Mr M Watson
 DECISION **REFUSED**

PLANNING APPLICATIONS CLEARED BETWEEN 01-NOV-18 AND 31-DEC-18 FOLLOWING DETERMINATION BY THE GROUP MANAGER (PLANNING) UNDER DELEGATED POWERS

REFERENCE **06/18/0551/F**
 PARISH Bradwell N 1
 PROPOSAL Variation of condition 2 re: Planning Permission
 06/16/0555/F - Change of design plots 2 & 3
 SITE 158 Burgh Road (land to rear of) Bradwell
 GREAT YARMOUTH
 APPLICANT Mr A Panteli
 DECISION **APPROVE**

REFERENCE **06/18/0587/F**
 PARISH Bradwell N 1
 PROPOSAL Two storey rear extension
 SITE The Birches Mill Lane
 Bradwell GREAT YARMOUTH
 APPLICANT Mr D McMahon
 DECISION **APPROVE**

REFERENCE **06/18/0637/PDE**
 PARISH Bradwell N 1
 PROPOSAL Notification for Prior Approval for a Proposed Larger
 Home Extension - Proposed single storey rear extension
 SITE 34 Neptune Close Bradwell
 GREAT YARMOUTH
 APPLICANT Mr & Mrs Alp
 DECISION **PERMITTED DEV.**

REFERENCE **06/18/0530/F**
 PARISH Bradwell S 2
 PROPOSAL Loft conversion with flat roof dormer & side extension
 SITE 162 Beccles Road Bradwell
 GREAT YARMOUTH
 APPLICANT Mr L Batterbee
 DECISION **APPROVE**

REFERENCE **06/18/0546/F**
 PARISH Bradwell S 2
 PROPOSAL Proposed rear and side extension and Victorian
 greenhouse
 SITE Camelot Beech Rise
 Bradwell GREAT YARMOUTH
 APPLICANT Mr T Kemp
 DECISION **APPROVE**

REFERENCE **06/18/0555/F**
 PARISH Bradwell S 2
 PROPOSAL Proposed single storey side and rear extensions
 SITE 18 Elm Avenue Bradwell
 GREAT YARMOUTH
 APPLICANT Mr B Darling
 DECISION **APPROVE**

PLANNING APPLICATIONS CLEARED BETWEEN 01-NOV-18 AND 31-DEC-18 FOLLOWING DETERMINATION BY THE GROUP MANAGER (PLANNING) UNDER DELEGATED POWERS

REFERENCE	06/18/0599/F
PARISH	Bradwell S 2
PROPOSAL	Demolition of existing rear extension and replace with new single storey rear extension
SITE	17 Crab Lane Bradwell GREAT YARMOUTH
APPLICANT	Mr T Mansi
DECISION	APPROVE

REFERENCE	06/18/0608/F
PARISH	Bradwell S 2
PROPOSAL	Renewal of planning permission 06/13/0729/F for childminding purposes
SITE	14 Pinecot Avenue Bradwell GREAT YARMOUTH
APPLICANT	Mrs M Duffield
DECISION	APPROVE

REFERENCE	06/18/0636/PDE
PARISH	Bradwell S 2
PROPOSAL	Notification of larger home extension - proposed single storey rear extension
SITE	6 Marjoram Road Bradwell GREAT YARMOUTH
APPLICANT	Mr L Cooper
DECISION	PERMITTED DEV.

REFERENCE	06/18/0620/F
PARISH	Burgh Castle 10
PROPOSAL	Removal of existing conservatory and construction of new single storey extension
SITE	33 Butt Lane Burgh Castle GREAT YARMOUTH
APPLICANT	Mrs Harris
DECISION	APPROVE

REFERENCE	06/18/0515/F
PARISH	Caister On Sea 3
PROPOSAL	Proposed single storey side extension to front porch
SITE	6 Wight Drive Caister GREAT YARMOUTH NR30 5UN
APPLICANT	Mr M Gibbs
DECISION	APPROVE

REFERENCE	06/18/0561/CD
PARISH	Caister On Sea 3
PROPOSAL	Discharge of conditions 3 and 6 of Planning Permission 06/17/0361/F
SITE	Redmond (Adj) Drift Road Caister GREAT YARMOUTH
APPLICANT	Mr W Bensley
DECISION	APPROVE (CONDITIONS)

PLANNING APPLICATIONS CLEARED BETWEEN 01-NOV-18 AND 31-DEC-18 FOLLOWING DETERMINATION BY THE GROUP MANAGER (PLANNING) UNDER DELEGATED POWERS

REFERENCE	06/18/0578/F
PARISH	Caister On Sea 3
PROPOSAL	demolition of existing bungalow and detached garage and erection of 2 storey dwelling
SITE	1 Carter Close Caister GREAT YARMOUTH
APPLICANT	Mr & Mrs Mclean
DECISION	REFUSED
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REFERENCE	06/18/0616/F
PARISH	Caister On Sea 3
PROPOSAL	Proposed 2 storey side extension
SITE	11 Oxnead Drive Caister GREAT YARMOUTH
APPLICANT	Mr & Mrs Smith
DECISION	APPROVE
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REFERENCE	06/18/0628/F
PARISH	Caister On Sea 4
PROPOSAL	Two dormers to front elevation
SITE	9 and 11 Norwich Road Caister GREAT YARMOUTH
APPLICANT	Mr G Halladay
DECISION	APPROVE
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REFERENCE	06/18/0535/F
PARISH	Fleggburgh 6
PROPOSAL	Extension to the existing house and associated internal works
SITE	5 Trust Close Rose House Fleggburgh GREAT YARMOUTH
APPLICANT	Mr P Green
DECISION	APPROVE
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REFERENCE	06/18/0573/F
PARISH	Fleggburgh 6
PROPOSAL	Demolition of existing garage and single storey lean-to and construct new two storey side extn & single storey rear extn
SITE	Near Church Main Road Fleggburgh GREAT YARMOUTH
APPLICANT	Miss T Ruffle
DECISION	APPROVE
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REFERENCE	06/18/0557/F
PARISH	Great Yarmouth 5
PROPOSAL	Vary condition 1 06/17/0600/F - To allow petrol filling station to permanently 5.00am-midnight 7 days a week
SITE	White Horse Filling Station Beccles Road Gorleston GREAT YARMOUTH
APPLICANT	Motor Fuel Group
DECISION	APPROVE
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PLANNING APPLICATIONS CLEARED BETWEEN 01-NOV-18 AND 31-DEC-18 FOLLOWING DETERMINATION BY THE GROUP MANAGER (PLANNING) UNDER DELEGATED POWERS

REFERENCE	06/18/0560/F
PARISH	Great Yarmouth 5
PROPOSAL	Proposed 4 no storage units with access yard and security gates
SITE	2-8 Maple Way (rear of) Gorleston
	GREAT YARMOUTH
APPLICANT	Mr J Symonds
DECISION	REFUSED

REFERENCE	06/18/0572/PDE
PARISH	Great Yarmouth 5
PROPOSAL	Notification for Prior Approval for a Proposed Larger Home Extension - Single storey rear extension
SITE	49 Western Road Gorleston
	GREAT YARMOUTH
APPLICANT	Mr and Mrs Butler
DECISION	PERMITTED DEV.

REFERENCE	06/18/0584/F
PARISH	Great Yarmouth 5
PROPOSAL	Renewal of planning permission 06/14/0527/F - for five commercial units with associated roads and parking
SITE	Townlands Business Park Harfreys Road
	Harfreys Industrial Estate GREAT YARMOUTH
APPLICANT	Brent Land Ltd - Mr I Peters
DECISION	APPROVE

REFERENCE	06/18/0585/O
PARISH	Great Yarmouth 5
PROPOSAL	Renewal of planning permission 06/14/0529/O - for 13 industrial units and associated roads and parking
SITE	Townlands Business Park Harfreys Road
	Harfreys Industrial Estate GREAT YARMOUTH
APPLICANT	Brent Land Ltd - Mr I Peters
DECISION	APPROVE

REFERENCE	06/18/0612/F
PARISH	Great Yarmouth 5
PROPOSAL	Proposed porch/lobby extension to principal elevation
SITE	The Vestry Garnham Road
	Gorleston GREAT YARMOUTH
APPLICANT	Mrs Grapes-Harris
DECISION	APPROVE

REFERENCE	06/18/0613/F
PARISH	Great Yarmouth 5
PROPOSAL	Single storey front extension
SITE	1 St Hildas Crescent Gorleston
	GREAT YARMOUTH
APPLICANT	Mr R Jarvis
DECISION	APPROVE

PLANNING APPLICATIONS CLEARED BETWEEN 01-NOV-18 AND 31-DEC-18 FOLLOWING DETERMINATION BY THE GROUP MANAGER (PLANNING) UNDER DELEGATED POWERS

REFERENCE	06/18/0477/F
PARISH	Great Yarmouth 7
PROPOSAL	Single storey rear extension Front/side extension above existing garage. Pitched roof to existing canopy
SITE	24 Buxton Avenue Gorleston GREAT YARMOUTH
APPLICANT	Mr A Crosswell
DECISION	APPROVE
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REFERENCE	06/18/0520/F
PARISH	Great Yarmouth 7
PROPOSAL	Single storey rear/side extension
SITE	7 Barnard Close Gorleston GREAT YARMOUTH NR31 7RN
APPLICANT	Mr & Mrs C & L Soards
DECISION	APPROVE
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REFERENCE	06/18/0537/F
PARISH	Great Yarmouth 7
PROPOSAL	Demolish existing garage & utility area. Proposed ground and first floor side extension with recessed balcony
SITE	15 Warren Road (Parish of Hopton) GREAT YARMOUTH
APPLICANT	Mr M Gray
DECISION	APPROVE
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REFERENCE	06/18/0539/F
PARISH	Great Yarmouth 7
PROPOSAL	Addition of new shutter to the north elevation and removal and infill of an existing shutter (west elevation)
SITE	Ambulance Station Excalibur Road Gorleston GREAT YARMOUTH
APPLICANT	East of England Ambulance Service
DECISION	APPROVE
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REFERENCE	06/18/0558/F
PARISH	Great Yarmouth 7
PROPOSAL	Proposed two storey side extension
SITE	58 Links Road (Parish of Hopton) GREAT YARMOUTH
APPLICANT	Mr Marcel Gray
DECISION	APPROVE
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REFERENCE	06/18/0579/F
PARISH	Great Yarmouth 7
PROPOSAL	Proposed single storey rear and first floor extension
SITE	63 Lower Cliff Road Gorleston GREAT YARMOUTH
APPLICANT	Mrs L Payne
DECISION	APPROVE
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PLANNING APPLICATIONS CLEARED BETWEEN 01-NOV-18 AND 31-DEC-18 FOLLOWING DETERMINATION BY THE GROUP MANAGER (PLANNING) UNDER DELEGATED POWERS

REFERENCE	06/18/0586/F
PARISH	Great Yarmouth 7
PROPOSAL	Proposed 2 storey and single storey rear extensions and detached garage
SITE	159 Burgh Road Gorleston
APPLICANT	GREAT YARMOUTH
DECISION	Mr and Mrs A Youngs APPROVE
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REFERENCE	06/18/0600/F
PARISH	Great Yarmouth 7
PROPOSAL	Rear kitchen extension
SITE	9 Marine Parade Gorleston
APPLICANT	GREAT YARMOUTH
DECISION	Mr E King APPROVE
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REFERENCE	06/18/0621/F
PARISH	Great Yarmouth 7
PROPOSAL	Pro.installation of nitrogen storage silo ancillary to the current workshop operations of of Hydra Rig
SITE	National Oilwell Varco (NOV) Excalibur Road Gorleston GREAT YARMOUTH
APPLICANT	Mr C Aulert
DECISION	APPROVE
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REFERENCE	06/18/0529/F
PARISH	Great Yarmouth 9
PROPOSAL	Ground floor extensions, lean- to pitched to flat roof and associated works
SITE	Coastground Limited Morton Peto Road Bradwell GREAT YARMOUTH
APPLICANT	Coastground Limited, Mr Ayers
DECISION	APPROVE
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REFERENCE	06/18/0532/F
PARISH	Great Yarmouth 9
PROPOSAL	Widening of Purley Court road to provide two-lanes of entry, installation of raised traffic island and associated works
SITE	Gapton Hall Retail Park Gapton Hall Road GREAT YARMOUTH
APPLICANT	Mezen Investment Holdings Ltd
DECISION	APPROVE
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REFERENCE	06/18/0593/F
PARISH	Great Yarmouth 9
PROPOSAL	Proposed rear sun room extensions to chalet bungalows
SITE	129 Mill Road (land r/o Lady Haven) Cobholm GREAT YARMOUTH
APPLICANT	Mr S Atkinson
DECISION	APPROVE
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PLANNING APPLICATIONS CLEARED BETWEEN 01-NOV-18 AND 31-DEC-18 FOLLOWING DETERMINATION BY THE GROUP MANAGER (PLANNING) UNDER DELEGATED POWERS

REFERENCE	06/18/0521/PDE
PARISH	Great Yarmouth 11
PROPOSAL	Notification of Prior Approval for a Proposed Larger Home Extension - Single storey rear extension
SITE	25 St Annes Crescent Gorleston GREAT YARMOUTH
APPLICANT	Mrs S Dudley
DECISION	PERMITTED DEV.

REFERENCE	06/18/0598/F
PARISH	Great Yarmouth 11
PROPOSAL	Single storey rear extension
SITE	195 Lowestoft Road Gorleston GREAT YARMOUTH
APPLICANT	Mr and Mrs C Page
DECISION	APPROVE

REFERENCE	06/18/0607/F
PARISH	Great Yarmouth 11
PROPOSAL	Proposed side and rear extension
SITE	14 Hertford Way Gorleston GREAT YARMOUTH
APPLICANT	Mr G George
DECISION	APPROVE

REFERENCE	06/18/0609/F
PARISH	Great Yarmouth 11
PROPOSAL	Proposed pitch roof extension to rear of dwelling and extension and alterations to garage
SITE	228 Lowestoft Road Gorleston GREAT YARMOUTH
APPLICANT	Mr P Caton
DECISION	APPROVE

REFERENCE	06/17/0534/CU
PARISH	Great Yarmouth 14
PROPOSAL	Outside seating area
SITE	54 Marine Parade Ocean Spray Restaurant GREAT YARMOUTH NR30 2EJ
APPLICANT	Mr M Cutajar
DECISION	APPROVE

REFERENCE	06/18/0358/F
PARISH	Great Yarmouth 14
PROPOSAL	Continued use as a salvage yard storage area
SITE	127/129 South Quay GREAT YARMOUTH Norfolk
APPLICANT	Mr M Allard
DECISION	APPROVE

PLANNING APPLICATIONS CLEARED BETWEEN 01-NOV-18 AND 31-DEC-18 FOLLOWING DETERMINATION BY THE GROUP MANAGER (PLANNING) UNDER DELEGATED POWERS

REFERENCE	06/18/0495/CU
PARISH	Great Yarmouth 14
PROPOSAL	Retrospective application for change of use from residential to HMO
SITE	20 Havelock Road GREAT YARMOUTH Norfolk
APPLICANT	Mr S Bryenton
DECISION	REFUSED
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REFERENCE	06/18/0508/F
PARISH	Great Yarmouth 14
PROPOSAL	Change of use from medical centre to retail on ground floor and offices on upper floors
SITE	4 Greyfriars Way The Ship Resources Centre GREAT YARMOUTH
APPLICANT	Mr Orchant
DECISION	APPROVE
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REFERENCE	06/18/0509/LB
PARISH	Great Yarmouth 14
PROPOSAL	Change of use from medical centre to retail on ground floor and offices on upper floors
SITE	4 Greyfriars Way The Ship Resources Centre GREAT YARMOUTH
APPLICANT	Mr Orchant
DECISION	LIST.BLD.APP
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REFERENCE	06/18/0562/CU
PARISH	Great Yarmouth 14
PROPOSAL	Change of use of guest house to a single dwellinghouse
SITE	110 Nelson Road Central Greenfield House GREAT YARMOUTH
APPLICANT	Mr D Webb
DECISION	APPROVE
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REFERENCE	06/18/0564/CD
PARISH	Great Yarmouth 14
PROPOSAL	Discharge of condition 3 of Planning Permission 06/17/0785/CU
SITE	18A Southgates Road GREAT YARMOUTH Norfolk
APPLICANT	Read Homecare
DECISION	APPROVE (CONDITIONS)
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REFERENCE	06/18/0566/F
PARISH	Great Yarmouth 14
PROPOSAL	Replace existing shop front with re-positioned entrance door to form undercover external seating area. Etc.
SITE	114A Regent Road GREAT YARMOUTH Norfolk
APPLICANT	Taco Time Ltd
DECISION	APPROVE
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PLANNING APPLICATIONS CLEARED BETWEEN 01-NOV-18 AND 31-DEC-18 FOLLOWING DETERMINATION BY THE GROUP MANAGER (PLANNING) UNDER DELEGATED POWERS

REFERENCE	06/18/0567/A
PARISH	Great Yarmouth 14
PROPOSAL	Proposed installation of ex.illuminated fascia sign, double sided projecting. Int. ill.Bell logo & Taco Bell let.
SITE	114A Regent Road GREAT YARMOUTH Norfolk
APPLICANT	Taco Time Ltd
DECISION	ADV. CONSENT
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REFERENCE	06/18/0570/CU
PARISH	Great Yarmouth 14
PROPOSAL	Conversion of former bed and breakfast accommodation into 4 room HMO
SITE	46 St Georges Road Flints GREAT YARMOUTH
APPLICANT	Mr P Burman
DECISION	REFUSED
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REFERENCE	06/18/0577/CD
PARISH	Great Yarmouth 14
PROPOSAL	Discharge of condition 3, 6 and 11 of Planning Permission 06/17/0383/F
SITE	13 St Georges Road GREAT YARMOUTH Norfolk
APPLICANT	Mr R Simpson
DECISION	APPROVE
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REFERENCE	06/18/0595/PDC
PARISH	Great Yarmouth 14
PROPOSAL	Notification for prior approval - conversion of office use (Class B1(A)) to three self-contained flats
SITE	30A Hall Plain GREAT YARMOUTH Norfolk
APPLICANT	Mr D Evans
DECISION	PERMITTED DEV.
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REFERENCE	06/18/0603/F
PARISH	Great Yarmouth 14
PROPOSAL	Install grain silo,infilling of openings.Form new openings & roller shutter door. Provide sec. fencing to enclose silo
SITE	Battery Road (Kingsway Tyres) GREAT YARMOUTH
APPLICANT	Lacons Brewery - Mr M Carver
DECISION	APPROVE
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REFERENCE	06/18/0642/CD
PARISH	Great Yarmouth 14
PROPOSAL	Discharge of conditions 4 and 5 of Planning Permission 06/17/0566/F
SITE	23 Southgates Road GREAT YARMOUTH Norfolk
APPLICANT	Mr J Palmer
DECISION	APPROVE (CONDITIONS)
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PLANNING APPLICATIONS CLEARED BETWEEN 01-NOV-18 AND 31-DEC-18 FOLLOWING DETERMINATION BY THE GROUP MANAGER (PLANNING) UNDER DELEGATED POWERS

REFERENCE	06/17/0703/CD
PARISH	Great Yarmouth 15
PROPOSAL	DoC 3,6&7 of PP 06/17/0455/F - Conversion & change of use of former car sales building to create 6 terraced houses
SITE	Hurrells Motor Services Estcourt Road GREAT YARMOUTH NR30 4JQ
APPLICANT	Mr T Philpott Oakville Homes
DECISION	APPROVE

REFERENCE	06/18/0510/A
PARISH	Great Yarmouth 15
PROPOSAL	Proposed 6 flag poles with advertising flags
SITE	Ormond Road Hammond Road Garage Ltd GREAT YARMOUTH NR30 1QB
APPLICANT	Hammond Cars UK - Mr David Johnson
DECISION	ADV. CONSENT

REFERENCE	06/18/0569/F
PARISH	Great Yarmouth 15
PROPOSAL	Conversion of first and second floor from former hotel rooms to 6 holiday apartments
SITE	48-49 Regent Road Regent Road GREAT YARMOUTH
APPLICANT	Mr A Cutajar
DECISION	APPROVE

REFERENCE	06/18/0571/F
PARISH	Great Yarmouth 15
PROPOSAL	Renew planning permission 06/16/0462/F - Siting of night watchmans caravan & display for sale of 4 motor cars
SITE	85B North Quay Carwash Site (next to Kwik Fit) GREAT YARMOUTH
APPLICANT	Italian Hand Car Wash Ltd
DECISION	APPROVE

REFERENCE	06/18/0614/PDC
PARISH	Great Yarmouth 15
PROPOSAL	Notification for Prior Approval - C.O.U of 1st & 2nd floors from office (B1 A) to residential (C3)(8 Apartments)
SITE	40 - 42 Market Place (1st and 2nd Floors) GREAT YARMOUTH
APPLICANT	Alantis Holdings Ltd
DECISION	PERMITTED DEV.

REFERENCE	06/18/0525/F
PARISH	Great Yarmouth 19
PROPOSAL	Single storey extension to 3 no. bedrooms and new entrance foyer
SITE	Gresham Nursing Home 49 John Road Gorleston GREAT YARMOUTH
APPLICANT	Gresham Nursing Home
DECISION	APPROVE

PLANNING APPLICATIONS CLEARED BETWEEN 01-NOV-18 AND 31-DEC-18 FOLLOWING DETERMINATION BY THE GROUP MANAGER (PLANNING) UNDER DELEGATED POWERS

REFERENCE	06/18/0552/F
PARISH	Great Yarmouth 19
PROPOSAL	Proposed rear first floor terrace seating area
SITE	156 High Street Gorleston GREAT YARMOUTH
APPLICANT	Mr W Redmond
DECISION	APPROVE
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REFERENCE	06/18/0489/F
PARISH	Great Yarmouth 21
PROPOSAL	Temp change of use of existing buildings/site for occupation by 4 guardians for up to 12 months
SITE	Alderman Swindell School (former) Beresford Road GREAT YARMOUTH NR30 4AB
APPLICANT	Norfolk County Council
DECISION	APPROVE
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REFERENCE	06/18/0646/F
PARISH	Great Yarmouth 21
PROPOSAL	Construction of new entrance porch
SITE	58 Fremantle Road GREAT YARMOUTH Norfolk
APPLICANT	Mr Presland
DECISION	APPROVE
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REFERENCE	06/18/0497/CD
PARISH	Hemsby 8
PROPOSAL	Discharge of condition 13 of Planning Permission 06/18/0301/F
SITE	5-7 Beach Road Hemsby GREAT YARMOUTH
APPLICANT	Bittern Homes Ltd
DECISION	APPROVE
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REFERENCE	06/18/0591/D
PARISH	Hemsby 8
PROPOSAL	Approval of reserved matters approved under 06/17/0463/O
SITE	Hemsby Belle Aire Ltd Club Belle Beach Road Hemsby GREAT YARMOUTH
APPLICANT	Mr A Duckworth
DECISION	APP. DETAILS
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REFERENCE	06/18/0647/F
PARISH	Hemsby 8
PROPOSAL	Single storey extension and garage conversion
SITE	Field View North Road Hemsby GREAT YARMOUTH
APPLICANT	Mr and Mrs B Halse
DECISION	APPROVE
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PLANNING APPLICATIONS CLEARED BETWEEN 01-NOV-18 AND 31-DEC-18 FOLLOWING DETERMINATION BY THE GROUP MANAGER (PLANNING) UNDER DELEGATED POWERS

REFERENCE	06/18/0523/F
PARISH	Hopton On Sea 2
PROPOSAL	Proposed new bungalow with garage at land adjacent White House Farm
SITE	Whitehouse Farm (Land Adjacent) Hall Road Hopton GREAT YARMOUTH NR31 9AX
APPLICANT	Mr I Everson
DECISION	REFUSED

REFERENCE	06/18/0547/PU
PARISH	Hopton On Sea 2
PROPOSAL	App.for Certificate of Lawful ness for proposed dev.-loft conversion with full dormer to rear & skylight to the front
SITE	4 Ives Way Hopton GREAT YARMOUTH
APPLICANT	Mrs Owodeyi
DECISION	EST/LAW USE CER.

REFERENCE	06/18/0553/PU
PARISH	Hopton On Sea 2
PROPOSAL	Application for Certificate of Lawfulness for proposed single storey rear extension
SITE	4 Ives Way Hopton GREAT YARMOUTH
APPLICANT	Mrs W Owodeyi
DECISION	REFUSED

REFERENCE	06/18/0559/PDE
PARISH	Hopton On Sea 2
PROPOSAL	Notification for Prior Approval for a Proposed Larger Home Extension - Single storey rear extension
SITE	4 Ives Way Hopton GREAT YARMOUTH
APPLICANT	Mrs W Owodeyi
DECISION	Accept Amend Notice

REFERENCE	06/18/0575/F
PARISH	Hopton On Sea 2
PROPOSAL	Conversion of agricultural building to dwellinghouse, including garden area and associated external works
SITE	Sidegate Farm Sidegate Road Hopton GREAT YARMOUTH
APPLICANT	Mr K Hodgkin
DECISION	APPROVE

REFERENCE	06/18/0486/F
PARISH	Ormesby St.Marg 16
PROPOSAL	Demolition of non standard construction bungalow and replacement with 3 bedroom bungalow
SITE	12 Meadowcroft Bungalows Yarmouth Road Ormesby St Margaret GREAT YARMOUTH NR29 3QQ
APPLICANT	Mr D Girdlestone
DECISION	APPROVE

PLANNING APPLICATIONS CLEARED BETWEEN 01-NOV-18 AND 31-DEC-18 FOLLOWING DETERMINATION BY THE GROUP MANAGER (PLANNING) UNDER DELEGATED POWERS

REFERENCE	06/18/0517/O
PARISH	Ormesby St.Marg 16
PROPOSAL	Proposed development of vacant land to create a single detached bungalow and garage
SITE	27 Station Road (Land North of) Ormesby St Margaret GREAT YARMOUTH NR29 3NH
APPLICANT	Mrs J Philpott
DECISION	REFUSED

REFERENCE	06/18/0617/F
PARISH	Ormesby St.Marg 16
PROPOSAL	Single storey rear extension and pitched roof to garage
SITE	3 Beach Drive Stellamaris Beach Drive Scratby GREAT YARMOUTH
APPLICANT	Mr & Mrs S & S Jury
DECISION	APPROVE

REFERENCE	06/18/0574/F
PARISH	West Caister 4
PROPOSAL	Variation of condition 2 of PP's 06/11/0688/F and 06/11/0689/LB to amend the design of the car museum
SITE	Caister Castle Castle Lane West Caister GREAT YARMOUTH
APPLICANT	Caister Castle Trust
DECISION	APPROVE

* * * * End of Report * * * *