



GREAT YARMOUTH
BOROUGH COUNCIL

Development Control Committee

Date: Tuesday, 21 January 2014

Time: 18:30

Venue: Council Chamber

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

AGENDA

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

Agenda Contents

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

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

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

Conduct

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

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

DEVELOPMENT CONTROL COMMITTEE

PUBLIC CONSULTATION PROCEDURE

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

1 MINUTES

5 - 12

To confirm the minutes of the last meeting held on 17 December 2013.

2 PUBLIC CONSULTATION

Members are reminded that at the beginning of the meeting those applicants who have requested to address the Committee on their application, and with the approval of the Chairman, will be allowed to do so in accordance with the agreed procedure as detailed above. This session will last for 30 minutes only.

3 PLANNING APPLICATIONS

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

- (a) **Application No. 06-13-0594-F - Fritton Lake Lodges, Church Lane, Fritton** **13 - 40**
- Proposed lodges and associated infrastructure, comprising 45 new lodge positions and change of use.
- (b) **Application No 06-13-0614-CU - Former Mecca Bingo Hall, 85-87 Regent Road, Great Yarmouth** **41 - 64**
- Change of use to add use class 4 (drinking establishments) and sui generis (night club), A1 shop from part D (assembly & leisure)
- (c) **Application No. 06-13-0650-CU - Rembrandt, 7 Trafalgar Road, Great Yarmouth** **65 - 84**
- Change of use from guest-house to residential dwelling.
- (d) **Application No. 06-13-0643-F - Land to South of Kings Drive, Bradwell** **85 - 96**
- Residential development of 28 dwellings including all site works.
- (e) **Application No. 06-13-0614-CU - Land at Wheatcroft Farm, Bradwell (A143 Link Road)** **97 - 107**
- Construction of a new Link Road from A143 Beccles Road, Bradwell, to a proposed roundabout to be constructed to serve retail development at Beaufort Way, Gorleston, and to link with A12. Proposed Link Road to comprise of a single carriageway highway, including grass verges, shared cycleway and footway and other associated works; including highway improvements on the A143 in the vicinity of the junctions with Browston Lane and New Road.

4 PLANNING APPLICATIONS CLEARED BETWEEN 1-31 DECEMBER 2013 **108 - 116**

To note the planning applications cleared between 1 to 31 December 2013 by the Planning Group Manager and the Development Control Committee.

5 OMBUDSMAN AND APPEAL DECISIONS

To note that there are no appeal or Ombudsman decisions to report.

6 ANY OTHER BUSINESS

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

7 EXCLUSION OF PUBLIC

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

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

Development Control Committee

Minutes

Tuesday, 17 December 2013 at 18:30

PRESENT:

Councillor Castle (in the Chair), Councillors Collins, Cunniffe, Fairhead, Field, Germany, Marsden, Reynolds, Robinson-Payne, Shrimplin and D Thompson.

Councillor J Smith attended as substitute for Councillor Holmes.

Councillors Jeal, Linden and M Thompson attended as Ward Councillors.

An apology for absence was received from Councillor Holmes.

Mr D Minns (Planning Group Manager), Miss J Smith (Technical Officer) and Miss S Davis (Senior Member Services Officer).

1. Minutes

The minutes of the last meeting held on 15 October 2013 were confirmed.

2. Public Consultation

In accordance with the agreed procedure for public consultation, the Committee considered the following applications:

2a Application No. 06-13-0538-F - Two Bears Hotel, Pasteur Road, Cobholm

The Committee received details of the application for the demolition of the Two Bears Hotel and its replacement with an A1 (Bulky Goods) unit with associated works, including a totem pole sign at the front of the site.

The Planning Group Manager reported that 14 letters of objection had been received expressing concern with regard to increased traffic, delivery times, the need for another shop unit, method piling at that the existing building or at least the frontage should be retained. An additional letter had also been received in relation to the loss of parking and concern over vehicular movements. It was noted that the Highways Authority had not objected to the proposal, subject to conditions, including restricting

deliveries to 7.5 tonnes rigid goods vehicles and a loading restriction being put in place along the Mill Road frontage between Pasteur Road and High Mill Road. The Environment Agency also had no objections, subject to conditions that the floor levels be raised. The Conservation Officer had requested that the front range and facade be retained as they were regarded as a heritage asset. The Planning Group Manager reported that although the building had been put forward for "local listing" in the emerging Local Plan, this did not afford it any protection and it could still be demolished. He added that the applicant considered that it would not be viable to retain the facade. The Environmental Health Officer had requested that conditions be imposed regarding hours of work and details of any external lighting and ventilation/air conditions systems be submitted for approval. The Committee was informed that a retail sequential test had taken place but in reality the size of the store was below normal threshold requirements. A flooding sequential test had also been carried out, however, the risk was mitigated due to the use class of the building changing from a hotel to retail. It was added that the proposal would lead to 15 full time jobs, 12 in store and 3 on deliveries.

The Planning Group Manager concluded that the application was recommended for approval, subject to conditions restricting the type of goods to be sold, Highways Authority conditions, which included hours of use, working hours and method of piling (if required) as well as standard application conditions.

Members were informed that there were 26 parking spaces available on site and lorries would access the site from Pasteur Road/Mill Road into the site. It was added that a condition could also be imposed to restrict the use to A1 which meant that any proposed change would require a new planning application. Concern was expressed that the name of the applicant had not been disclosed, however, the Group Manager pointed out that Members needed to consider the application on its merits irrespective of who the applicant was.

The applicant's agent reported that the costs of refurbishing the existing building and/or retaining the facade were prohibitive. He added that the site was defined as edge of town centre and the existing building had been granted permission for various different uses, none of which had proven viable. He also informed Members that he did not know who the end user was. Following a query, the agent indicated that other locations had been considered, including the former Bennetts Store but it was too small and very expensive to bring up to the standard they want.

A local resident indicated that he supported the preservation of local landmark buildings and felt that this site did not show any signs of structural defects so should be saved as the loss of this prominent Edwardian building would be a loss to the local area. With regard to the proposed design, he suggested that it was bland and mediocre, lacking in local character. He requested that the existing benches remain. He clarified that he was not opposed to the proposal for retail use but was against the loss of the facade.

Councillor Linden, Ward Councillor, sympathised with the objectors on the grounds that this was a locally important building that should be preserved, especially bearing in mind its position as an iconic gateway to the town. She stated that she had received an email from a resident asking for the two bears on the top of the building to be rescued and relocated. She pointed out that other local buildings of historic interest had been rescued over the years and suggested that this could have become a Conservation Area. She expressed disappointment at the mediocre design and that no details were available regarding the end user. Notwithstanding this, she endorsed the proposed conditions if Members were minded to approve the application.

Councillor Castle, Ward Councillor, pointed out that local residents had objected to other planning applications in the past eg a marquee to the rear which, if approved, might have saved the hotel. He added that the Committee was now faced with a derelict building in a prominent position that needed to be developed. He clarified that the end user of the site was not a Planning Committee consideration.

The Committee considered the application and the point was made that this was an important gateway into the town which needed to be made attractive and whilst there was some sympathy in retaining the facade, it was felt that it was not practical to retain it bearing in mind the costs.

RESOLVED:

That Application No. 06/13/05/38/F be approved, subject to a condition restricting the type of goods to be sold, Highways Authority conditions, hours of use, working hours and method of piling (if required) as well as standard application conditions, in order to comply with Policies TCM9 and EMP10 of the Great Yarmouth Borough-Wide Local Plan and in line with the requirements of the NPPF and emerging Core Strategy Policy CS7.

2b Application No. 06-13-0472-O - Northgate Hospital, Northgate Street, Great Yarmouth

The Committee considered the Outline Planning Application for the demolition of two existing buildings and the residential development of up to 79 units including of the Silverwood Centre and associated highway works. Members also received an indicative layout and noted that the means of access was to be considered as part of the proposal. The Planning Group Manager reported that access to the site would be from Beaconsfield Road and would include a new roundabout. Access to the Hospital would still be available from Churchill Road. There were also a number of Tree Preservation Orders on the site.

The Planning Group Manager outlined the Environment Agency's consultation response, together with that of Anglian Water. Members noted that the site was within Zone 3 of the Environment Agency's Flood Risk Maps and was in a critical drainage area for surface water. Whilst a significant amount could be accommodated by soakaways and undergrounds storage tanks, Anglian Water had stated that no additional water could enter existing sewage pipes and, therefore, a Surface Water Drainage Plan was required to show how the issue would be dealt with. The Highways Authority had no objection in principle but did not support the indicative layout and had suggested restrictions and footpaths along the frontage. A letter of objection had been received from a resident concerned at the noise during demolition and parking for residents although the latter should be mitigated by the retention of 12 public car parking spaces on the edge of the site, together with parking spaces within. The Officer clarified that the detailed planning application would consider the type of houses which included the height. He added that the application was recommended for approval, subject to conditions.

Reference was made to the Cranbrook Centre and it was noted that, whilst this would be demolished, Archaeologists had requested a condition that a historic recording of the building be undertaken.

The Applicant's agent reported that a review of services had concluded that half the site was surplus to requirements and, therefore, redevelopment had been explored to enable the income to be re-invested for the Trust. He explained that the development

accorded with National and Local Plan Policies in that it was in a sustainable location and was an effective re-use of the land. It was added that whilst this was an outline application, the infrastructure had been submitted and this showed it would not have an adverse impact on the hospital or nearby residents. He added that buildings of significant value would be retained. He informed Members that following a public consultation exercise a number of changes had been made including the retention of public car parking to the north of the site. Discussions were ongoing with Norfolk County Council and it was now proposed to create a roundabout on Beaconsfield Road. He referred to the fact that their proposals would mitigate the concerns of Environment Agency and Anglian Water. It was clarified that the majority of the site was owned by the NHS Trust with a small strip owned by Great Yarmouth Borough Council.

A resident reported that she was concerned with regard to the proposed roundabout on Beaconsfield Road bearing in mind this would result in the loss of on-street parking which would be detrimental to the many elderly and disabled residents who lived on the Road. She pointed out that many spaces were also taken up by GYBS Depot workers. She asked that the hours of work during development be adhered to as residents were concerned about the level of noise. She clarified that she was not opposed to the residential redevelopment of the site itself.

Councillor Castle, Ward Councillor, reported that this was an ideal site for residential development bearing in mind its sustainable location but agreed with the concerns expressed regarding the potential impact on parking in the area. He concluded that this was only an outline application and suggested this should be supported in principle whilst also supporting the residents regarding parking issues.

It was clarified that there would be a 10% provision of affordable homes on the site.

RESOLVED:

That Application No.06/13/0472/O be approved, subject to the applicant entering a Section 106 Agreement regarding affordable housing, contributions required by the County Council, together with a commuted payment and capitalised maintenance sum in respect of the shortfall of open space provision, together with the imposition of conditions required by the Highways Authority, Environment Agency, Anglian Water, Planning Archaeologists and the Emergency Planning Officer in order to comply with Policies HOU4 and HOU15 of the Borough-Wide Local Plan and NPPF.

Councillors Cuncliffe and Shrimplin declared a personal, non-prejudicial interest in the following item on the grounds that they were acquainted with the applicant but were allowed to speak and vote:

2c Application No. 06-13-0559-F - Beach Road, Kiosk Site and Land, Hemsby

The Committee considered the application to convert an existing retail kiosk (A1) to provide a takeaway hot food kiosk (A5) with outdoor tables and chairs, together with the conversion of adjacent land to a Go-Kart Track with raised viewing area. Members were informed that the applicant had now agreed that the Go-Karts would be electric rather than motorised.

The Planning Group Manager reported on several letters of objection, however, it was noted that the Parish Council had not objected to the Go-Kart track with customer toilets but did feel that there were enough takeaway hot food facilities with outdoor

tables and chairs in the area. He pointed out that not all of these facilities were open all year round. It was proposed that the Go-Kart track would be open from 9am-10pm Monday to Friday & Sundays, and 9am-10.30pm Saturdays. The Committee noted that the application, as amended by the use of electric Go-Karts, was recommended for approval, however, Members were asked to consider whether they wished to restrict the kiosk's hours of use which was proposed to be open from 8am-1.30am Monday to Saturdays, and 8am-12am Sundays.

The applicant reported that he had secured a 10 year lease and wished to invest £100K in the site to provide a year round attraction in an area that was predominantly seasonal which was why he needed the kiosk to remain open for as long as possible. He confirmed that, following conversations with Environmental Health and other local business owners, he was now proposing to use electric Go-Karts that were three times more expensive but had no noise output or exhaust emissions. He indicated that most Beach Road operators were supportive with only a few objectors who appeared to be mainly from the same family. He referred to the other Go-Kart facilities in the area and pointed out that his would be for adults and give a different offer to visitors. He added that the facility would provide several permanent jobs.

The owner of the nearby Belle Aire Caravan Park reported that he no longer objected to the application if electric Go-Karts were used as his main concern had related to noise nuisance, although he did query whether the owners would use any loudspeakers/music that could create a disturbance. He concluded that other local business owners had asked him to point out that there were other Go-Kart operations and hot food takeaway outlets in the vicinity.

Councillor Jermany, Ward Councillor, reported that similar attractions using electric Go-Karts in the Borough had not generated any noise nuisance.

The point was made that, whilst there were several similar attractions in the area, these were aimed predominantly at children and most of the takeaways did not operate during the winter so this application would provide an all-year round facility.

RESOLVED:

That Application No. 06/13/0559/F be approved as amended by the use of electric Go-Karts for the hours as detailed above in accordance with Policies SHP15, SHP16, TR2, TR5 and TR7 of the Borough-Wide Local Plan, together with Emerging Core Strategy Policy CS8 and the NPPF.

2d Application No. 06-13-0583-CU - Waveney House, Priory Road, St. Olaves

The Committee considered the application for a change of use from holiday lets to two residential dwellings of the former stable block/outbuildings which were located to the north of the main dwelling.

The Planning Group Manager reported that the buildings had previously been used as holiday accommodation, however, they were not performing as well as had been anticipated and it was, therefore, being suggested that residential occupancy would be more economically viable. No objections had been received to the proposed change of use and there was sufficient amenity space and parking areas to cater for all the properties. He reported that the application was recommended for approval but suggested that, if Members did approve it, then the residential curtilage and parking areas should be comprehensively defined and permitted development rights removed from both the dwelling and the curtilage in order to ensure that over-development of the site did not occur.

The applicant's agent referred to the fact that permission had been granted in 2012 for one residential unit with 7/8 bedrooms which meant that the principle of residential units had already been established. He added that no external works would be required to change the building into two residential units. He pointed out that the NPPF was about creativity and requested Members support the proposal as a way of keeping the property going.

Councillor M Thompson, Ward Councillor, indicated that he had asked for the application to be considered by the Committee after he had been approached by residents on Priory Road who were concerned that the applicant would not need to contribute towards the upkeep of this private road. He queried whether a condition could be imposed or Section 106 Agreement entered into requiring that there would be no further development on the site or that Herringfleet road be used as the access/egress. The Planning Manager clarified that this was not reasonable on a private road given the existing use.

RESOLVED:

That Application No. 06/13/0583/CU be approved in accordance with Policies HOU11 and TR19 of the Borough-Wide Local Plan.

2e Application No. 06-13-0569-F - The Hollies, High Road, Burgh Castle

The Committee considered the application for the demolition of a store and stable block with the erection of a new three bay garage block with storage over, together with a retrospective application for changes to the main house. It was noted that the latter included the alteration of the integral garage into a study, amendments to the design of the porch and the installation of a velux roof-light on the southern elevation.

The Planning Group Manager reported that the Broads Authority had expressed concerns about the proposed new garage which could be overcome by reducing the number of roof-lights to make it appear less domesticated. It was also noted that the Parish Council were concerned that this included a retrospective application and that works had commenced already, however, the application still needed to be made on its own merits and it was considered that the alterations as submitted were acceptable. He concluded, therefore, that the application be approved.

The Applicant's agent reported that the owner had originally intended to sell the property but now wished to reside there himself which had led to the original design being amended to suit his personal taste. He added that as these were relatively minor amendments to the original planning permission, it had been their understanding that further permission was not required.

The Parish Council representative expressed concern that the applicant had commenced works without permission being granted and that this was not the first time he had done so. The Officer reported that, unless a building was within a Conservation Area, it was not illegal to submit retrospective permission. He clarified that the Planning Enforcement Officer had requested the applicant submit an application.

Councillor M Thompson, Ward Councillor, reiterated the Parish Council's comments. He pointed out that this practice was putting the Parish Council in a difficult position and he suggested that guidance should be given to them and applicants on this issue.

RESOLVED:

That Application No. 06/13/0569/F be approved in accordance with Policy HOU18 of the Borough-Wide Local Plan.

3. Planning Applications

The Committee considered the remaining application on the Planning Group Manager's schedule as follows:

3a Application No. 06-13-0600-F - 18 Copperfield Avenue, Great Yarmouth

The Committee considered the application for a two-storey 3m wide extension across the full width of the rear of the property with new dormers over existing first floor windows. The Planning Group Manager reported that, whilst there would be minimal additional overlooking, the main issue was the detrimental impact on the neighbour in terms of loss of outlook and, therefore, on balance the application was recommended for refusal.

Councillor Jeal, Ward Councillor, reported that he had asked for the application to be considered by the Committee because he felt the two storey proposal was overbearing on the neighbours and would create a precedent. He suggested that a single storey, smaller extension would be more appropriate. He also queried whether the extension would be an over-development bearing in mind how far out it would come into the garden.

Councillor Robinson-Payne, Ward Councillor, reiterated Councillor Jeal's concerns and added that this proposal if approved would be out of keeping with the rest of the estate, as was the dropped kerb and driveway which had previously been approved by Officers.

RESOLVED:

That Application No. 06/13/0600/F be refused as being unacceptable development and contrary to Policy HOU18 of the Borough-Wide Local Plan.

4. Planning Applications Cleared between 1 October-30 November 2013

The Committee received the Planning Group Manager's schedule in respect of applications cleared during the period 1 October and 30 November 2013 under delegated powers, together with those determined by the Development Control Committee.

5. Ombudsman and Appeal Decisions

The Committee noted that, whilst there were no Ombudsman decisions to report, the following Appeal decisions had been received:

06/13/0306/F – Single storey side extension at 29 Grove Road, Martham, Great Yarmouth

..... Appeal dismissed (Officer delegated refusal)

06/12/0711/F – New single storey bungalow at land to rear of 20 North Road,

Ormesby St Margaret

..... Appeal dismissed (Officer delegated refusal)

06/12/0740/EU – Application for a certificate of lawfulness validity of Condition 4 of
PP:06/98/0969/O to allow unit 1 to be used for unrestricted use within use class A1 –
B & Q Plc, Thamesfield Way, Great Yarmouth

..... Appeal dismissed (Officer delegated refusal)

06/12/0741/EU – Application for a certificate of lawfulness validity of condition 3 of
PP:06/03/0538/F to allow units 2-4 to be used for unrestricted use within use class A1
– Units 2-4, Thamesfield Way, Great Yarmouth

..... Appeal dismissed (Officer delegated refusal)

06/12/0742/EU – Application for a certificate of lawfulness validity of condition 1 of
PP:06/03/1112/F to allow unit 5 to be used for unrestricted use within use class A1 –
Argos Ltd, Thamesfield Way, Great Yarmouth

..... Appeal dismissed (Officer delegated refusal)

The meeting ended at: 20:25

Reference: 06/13/0594/F

Parish: Fritton & St Olaves

Officer: Mrs M Pieterman

Expiry Date: 20-01-2014

Applicant: Lord Somerleyton, The Fritton Lake Partnership

Proposal: Proposed lodges and associated infrastructure, comprising 45 new lodge positions and change of use

Site: Fritton Lake, Church Lane, Fritton

REPORT

1. Background / History :-

- 1.1 Fritton Lake has undergone many different uses over the last 30 years or so from leisure-park to wedding venue, riding centre & hotel/restaurant. The predominant current use is as a restaurant with associated woodland holiday lodges located in the wider landscape. There is a very long planning history related with the venue, the most recent being the holiday lodges. However a full copy of the planning history is attached for members' information.
- 1.2 There has been some confusion over the precise number of lodges proposed, however, to clarify; in total there 6 additional lodges already approved under 06/07/0755/F are being repositioned to suit the new layout of the application area and the proposed addition of 45 lodges thereby taking the total number of lodges to 51.
- 1.3 There are various land uses in the immediate area including agricultural land, leisure and recreation and small residential settlements and isolated dwellings.

2. Consultations :-

- 2.1 Site Notice/Neighbours: 2 letters of objection concerning over development and unsuitable access (full copies of letters attached)
- 2.2 GYB Services: trade waste collection already in situ which will be extended to accommodate additional lodges

- 2.3 Fritton & St Olaves Parish Council: No objection subject to agreement over sewerage as problems have been prevalent (full copy of correspondence attached)
- 2.4 EDF Energy: No response received
- 2.5 Essex & Suffolk Water: buildings and structures are subject to a minimum of 3 metres clearance either side of the outside edge of the main. There should be no trees, hedges, shrubs or non-boundary fences erected within this 3 metres, nor should the level of the surface of the land be altered.
- 2.6 Norfolk Constabulary: no response received
- 2.7 Norfolk Fire & Rescue: No objection subject to installation of a fire hydrant
- 2.8 Highways Agency: Do not wish to comment
- 2.9 Norfolk County Highways: No objection subject to the imposition of conditions
- 2.10 Environment Agency: No objection
- 2.11 Greater Yarmouth Tourist Authority
- 2.12 Building Control Manager: The lodges are exempt from Building Regulations
- 2.13 Strategic Planning Manager: the proposal is broadly consistent with the NPPF and local plan policy (full copy of comments attached)
- 2.14 Environmental Health: No comments
- 2.15 Norfolk Historic Environment Service: No objection subject to imposition of archaeological condition
- 2.16 Norfolk Wildlife Trust: No response received
- 2.17 Natural England: No objection
- 2.18 GYB Services - Tree Officer: No response received
- 2.19 Belton Parish Council: No response received
- 2.20 Anglian Water: No response received

3. Policy :-

3.1 POLICY TR1

THE BOROUGH COUNCIL'S STRATEGY IS TO SEEK TO MAINTAIN THE PRESENT LEVEL OF TOURISM AND FULFIL ANY POTENTIAL FOR GROWTH GIVING DUE REGARD TO THE NEED TO CONSERVE AND ENHANCE THE NATURAL AND BUILT ENVIRONMENT AND SAFEGUARD COMMUNITY INTERESTS.

(Objective: To ensure the tourist industry's future prosperity whilst protecting environmental and community interests.)

3.2 POLICY TR2

THE BOROUGH COUNCIL WILL SEEK TO ENSURE THAT A WIDE RANGE OF HOLIDAY ACCOMMODATION AND TOURIST FACILITIES AND ATTRACTIONS IS PROVIDED TO SATISFY ALL SECTORS OF THE TOURISM MARKET AND WILL ENCOURAGE CONTINUING IMPROVEMENTS TO THE EXISTING PROVISION IN ORDER TO MEET INCREASING CUSTOMER EXPECTATIONS.

(Objective: To maintain and enhance the Borough's status as a holiday destination.)

3.3 POLICY TR3

IN ORDER TO CONSERVE THE CHARACTER OF THE REMAINING UNDEVELOPED COAST AND COUNTRYSIDE, AND TO PROTECT SENSITIVE LOCATIONS FROM VISITOR PRESSURE, NEW TOURIST RELATED DEVELOPMENT WILL BE FOCUSED PRIMARILY ON THE EXISTING COASTAL HOLIDAY CENTRES OF GREAT YARMOUTH, GORLESTON, HOPTON, CAISTER, CALIFORNIA, SCRATBY, NEWPORT, HEMSBY AND WINTERTON.

(Objective: To protect the remaining open coast and countryside.)

3.4 POLICY TR11

THE COUNCIL WILL PERMIT DEVELOPMENTS WHICH IMPROVE THE RANGE OF GOOD QUALITY HOLIDAY ACCOMMODATION. HOWEVER, WITHIN PRIMARY HOLIDAY ACCOMMODATION AREAS, AS SHOWN ON THE PROPOSALS MAP, THE LOSS OF HOLIDAY ACCOMMODATION WILL ONLY BE PERMITTED WHERE IT CAN BE DEMONSTRATED THAT AN ALTERNATIVE USE WOULD BE TO THE OVERALL BENEFIT OF THE

TOURIST INDUSTRY.

(Objective: To satisfy visitor requirements and expectations.)

3.5 POLICY TR15

DEVELOPMENT PROPOSALS FOR THE COMPREHENSIVE UPGRADING OF EXISTING HOLIDAY ACCOMMODATION ON CHALET AND CARAVAN PARKS WILL BE REQUIRED TO BE OF A HIGH STANDARD OF LAYOUT AND DESIGN AND WILL BE CONSIDERED AGAINST THE FOLLOWING CRITERIA:-

- (A) INCLUSION OF A LANDSCAPING SCHEME THAT WOULD INTEGRATE THE DEVELOPMENT INTO THE COUNTRYSIDE, MINIMISE INTRUSION AND CREATE A HIGH QUALITY ENVIRONMENT THROUGHOUT THE SITE;
- (B) SYMPATHETIC DESIGN WHICH WOULD RELATE TO THE SITE, AND WHERE APPLICABLE RETAIN ANY EXISTING NATURAL FEATURES;
- (C) PROVISION OF AN INFORMAL LAYOUT WITH RESIDENTIAL UNITS ARRANGED IN SMALL GROUPS AS PART OF AN INTEGRATED DESIGN, ALLOWING FOR REASONABLE PRIVACY AND SPATIAL SEPARATION BETWEEN UNITS, AND WITH OPEN SPACE TO CATER FOR THE RECREATIONAL NEEDS OF OCCUPIERS;
- (D) PROVISION OF A VARIETY OF TYPES OF ACCOMMODATION AND DENSITIES, WITH NO STRUCTURE MORE THAN 2 STOREYS HIGH;
- (E) INTEGRATION OF ANY ON-SITE COMMERCIAL, RECREATION OR ENTERTAINMENT ACTIVITIES IN A MANNER WHICH WOULD NOT CAUSE INCONVENIENCE OR DISTURBANCE TO THE OCCUPIERS OF NEIGHBOURING LANDS;
- (F) PROVISION OF CAR PARKING IN ACCORDANCE WITH THE COUNCIL'S PARKING AND SERVICING STANDARDS SET OUT AT APPENDIX (A) TO CHAPTER 3 OF THE PLAN.

(Objectives: To achieve an improvement in the quality of provision and prevent visual intrusion on the countryside.)

3.6 POLICY TR16

ANY PLANNING PERMISSION GIVEN FOR NEW HOLIDAY ACCOMMODATION WILL BE SUBJECT TO CONDITIONS PREVENTING THE ACCOMMODATION BEING USED FOR PERMANENT RESIDENTIAL PURPOSES.

(Objective: To prevent the unauthorised use of holiday accommodation.)

3.7 POLICY NNV6

THE BOROUGH COUNCIL WILL ONLY PERMIT DEVELOPMENT WHICH WOULD NOT HAVE A SIGNIFICANT ADVERSE EFFECT ON AREAS OF IMPORTANT LANDSCAPE CHARACTER, AS SHOWN ON THE PROPOSALS MAP, AND THE APPLICANT CAN DEMONSTRATE THAT:-

- (a) THE INTRODUCTION OF BUILDINGS/STRUCTURES ETC. INTO THE LANDSCAPE WOULD BE IN KEEPING WITH THE INTRINSIC LANDSCAPE QUALITIES AND TRADITIONAL BUILT FORM OF THE AREA.
- (b) FEATURES OF LANDSCAPE IMPORTANCE WHICH CONTRIBUTE TO THE CHARACTER OF THE AREA WOULD NOT BE DAMAGED, DESTROYED OR PERMANENTLY ALTERED IN ANY WAY.

(Objective: To retain the character of local landscapes.)

3.8 POLICY BNV20

IN CONSIDERING PROPOSALS FOR NEW DEVELOPMENT IN RURAL AREAS, THE COUNCIL WILL REQUIRE A HIGH STANDARD OF DESIGN.

(Objective: To protect the rural scene.)

3.9 National Planning Policy Framework

Para.28 states that planning policies should support economic growth in rural areas in order to create jobs and prosperity by taking a positive approach to sustainable new development. To promote a strong rural economy, local and neighbourhood plans should:

- Support the sustainable growth and expansion of all types of business and enterprise in rural areas, both through conversion of existing buildings and well designed new buildings;
- Promote the development and diversification of agricultural and other land-based businesses;
- Support sustainable rural tourism and leisure developments that benefit businesses in rural areas, communities and visitors, and which respect the character of the countryside. This should include supporting the provision and expansion of tourist and visitor facilities in rural service centres; and

- Promote retention and development of local services and community facilities in villages, such as local shops , meeting places, sports venues, cultural buildings, public houses and places of worship.

3.10 The NPPF states that decision-makers may also give weight to relevant policies in emerging plans according to:

- The stage of preparation of the emerging plan (the more advanced the preparation, the greater the weight that may be given);
- The extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the great weights that may be given); and
- The degree of consistency with the NPPF.

3.11 Emerging Core Strategy Policies:

3.12 Policy CS2:

Sets out the Council's locational strategy. Fritton is identified in this policy as being a Secondary Village. The policy encourages approximately 5% of all future development towards the secondary and tertiary villages. Development in these locations however should be proportionately limited in scale and well related to the existing settlement and infrastructure. As the proposed development is outside the defined village limits of Fritton it could technically be viewed as being in the countryside as such careful consideration must be given to the need for additional development in this location and the impact it may have on infrastructure and the surrounding environment.

3.13 Policy CS8

Sets out the Council's preferred approach to promoting tourism, leisure and culture by seeking to encourage the enhancement of existing visitor accommodation to meet changes in consumer demands and encourage year round tourism (a) and supporting the development of new accommodation that are designed to a high standard, easily accessed and have good connectivity with existing attractions (e).

3.14 Policy CS11

Sets out the Council's approach to enhancing the natural environments. Point d) is specifically relevant with regards to safeguarding and enhancing

landscape character. Points f) and g) are also relevant to this application as they seek to ensure that new development takes measures to avoid or reduce negative impacts on biodiversity and appropriately contributes to the creation of bio-diversity.

4. Assessment :-

- 4.1 As stated above, Fritton Lake is a well known tourist facility within the borough and is used by locals and visitors alike. The lake itself and its surroundings have had a number of uses with the most recent being the erection of timber holiday lodges.
- 4.2 Planning permission was originally granted for the creation of the lodge area in 2007 thereby turning it into a relatively exclusive holiday centre. In addition there is Fritton House (also known as Fritton Old Hall) which is a Grade II* listed building and offers hotel accommodation and restaurant.
- 4.3 The submitted application seeks permission to re-site 6 existing lodges and erect an additional 45 bringing the total up to 51 on that particular site, along with the remainder of the Fritton Lake site which currently houses approximately 60 lodges bringing the total number to just over 100 lodges. The site subject to this application is 7.7 hectares and is currently meadowland surrounded by woodland.
- 4.4 There have been 2 objections received in relation to the proposal mainly concerning the decline of the surrounding area and the state of the access road which is in a poor state of repair. In addition there are concerns over Church Lane and the continued use of this to access the site rather than the main access off Beccles Road, which affects local residents and concerns over the capacity of the sewerage station to cope with added pressures.
- 4.5 With regards the use of Church Lane by visitors, there is unfortunately very little that we can do about this and there are already directions signs in place and short of making this road one way or closing it to traffic there is little, in planning terms, that can be done to prevent people using the lane to access Fritton Lake.
- 4.6 With regard sewerage this has been of some concern and has been raised by the Parish Council as an ongoing issue, however Anglian Water have yet to respond to the application and members will be updated verbally at committee should any comments be received.
- 4.7 It is important to fully assess policy implications in relation to a relatively large development such as proposed here and paragraph 28 of the National

Planning Policy Framework (NPPF) generally supports sustainable tourism and leisure developments that benefit businesses in rural areas, communities and visitors, and which respect the character of the countryside. This should include supporting the provision and expansion of tourist and visitor facilities in appropriate locations where identified needs are not met by existing facilities. This is supported by policies TR1, TR2, TR3, TR11, TR15, TR16, NNV6 and BNV20 of the current adopted Great Yarmouth Borough Wide Local Plan and emerging policies CS2, CS8 and CS11 of the Core Strategy (Regulation 19 September/November 2013). These policies are all outlined above in paragraphs 3.1 to 3.14.

- 4.8 Taking the relevant policies into consideration the overall scheme is considered to accord with these and whilst there is some impact on local residents via the highway issues, it will not have a significant or detrimental effect on the surrounding the landscape and with additional planting and landscaping they will be absorbed into the landscape, as has been seen with the existing lodges. The existing lodges are not visible from a public viewpoint and the additional lodges will be similarly screened and will offer alternative accommodation, of a type that is becoming increasingly popular, rather than the original seaside holiday, but will still draw tourists into the borough.

5. RECOMMENDATION :-

- 5.1 Approve: On balance it is considered that the proposed development would not have such a significant or detrimental impact as to warrant refusal of the scheme. It is recognised that some local residents have suffered from some difficulties in relation to highways, however in the absence of objections from Norfolk County Highways and The Highways Agency it would be difficult to sustain an objection on this point alone.

ACK 18/11/13

S

P HICKMAN

3 RAINFORD CLOSE

ROMFORD

RM3 9YS

14/11/2013

Great Yarmouth Borough Council
Customer Services

18 NOV 2013

DEAR SIR

I AM WRITING OBJECT TO THE
PLANNING APPLICATION REF. 06/13/0594/F

THE APPLICATION FOR ANOTHER 45
LODGES AT FRITTON LAKE IS UNACCEPTABLE.

I HAVE HAD A LODGE AT FRITTON FOR
7 YEARS AND HAVE SEEN IN THAT TIME
A DECLINE IN THE SURROUNDINGS. THE
ONE ACCESS ROAD IS IN A POOR STATE
AND WITH NO STAFF TO LOOK AFTER
THE LODGES AND PATHWAYS. WITH 60+
LODGES ALREADY IT WILL PUT A
FURTHER STRAIN ON EVERYTHING.

I FEEL THAT THESE WOULD BE
DETRIMENTAL TO THE PARK AND
SURROUNDINGS

YOURS FAITHFULLY



Ack 13/11/13

S

For the attention of Mrs E. Helsdon,
Planning Services,
Development Control.

12.11.2013.



Dear Mrs Helsdon,

Application: 06/13/0594/F Proposed lodges Fritton Lake.

I have viewed the plans and proposal and must object to it for the following reasons.

The number of lodges proposed will bring the total to 145 units. This number must be equal to or possibly exceed the number of dwellings in the village. I suggest the time has come to take stock of any further expansion of the lodge site as it is rapidly heading towards the village and will eventually become an unwanted suburb.

The infrastructure around this proposal was put in place to cater for the permanent dwellings of Fritton. I am aware the parish council have concerns that the sewage pumping station on Beccles road has limitations and has failed in the past. The drains at the top of Church Lane already give off a noxious odour that will surely be exasperated by the additional lodges.

Using the proposers own figures of up to 98 additional vehicles can be expected add this to the existing units a possible 300 vehicles can be expected to come and go at least twice per day. As experienced in the past a high number of these will use Church Lane which is a single track lane with two passing points. It has steep sides that prevent pedestrians from getting safely out of the way. This problem was raised in the past on application no. 06/07/0755/F, a sign was reluctantly put up at the top end and eventually an arrow/ EXIT painted on the road at the lower end beside the Church. These are in the main ignored and to compound the problem satellite navigation also directs all traffic to the Fritton lake site via Church Lane

I note that there are no changes proposed to the A143 (traffic turning control) at the junction with the entrance road to the lake or position of it, I feel positive this was part of the previous application as a condition of exceeding 50 lodges. I stand corrected if this was not the case.

Under this application traffic travelling to and from Fritton lake must be deterred from using Church lane as the preferred route.

Farm land should be kept for livestock or arable farming and not for creating a caravan site, as this is basically what the lodges are.

The time has come for the voice of individuals to be heard to keep the village as it is instead of letting the demand for making money take priority.

Yours faithfully,

Tony Sutton

Wingtops,
Church Lane,
Fritton,
Gt. Yarmouth.
NR31 9EZ.

Application Ref	06/13/0594/F
Proposal	Proposed lodges and associated infrastructure, comprising 45 new lodge positions and change of use.
Location	Fritton Lake, Fritton, NR31 9HA

Case Officer	Mrs Melanie Van De Pieterman	Policy Officer	Miss Kirsty Stokes
Date Received	06/12/2013	Date Completed	18/12/2013

The current policies specifically affecting the site at the time of writing are as follows:

National Policy: National Planning Policy Framework (NPPF)

The NPPF (Para. 28) generally supports sustainable rural tourism and leisure developments that benefit businesses in rural areas, communities and visitors, and which respect the character of the countryside. This should include supporting the provision and expansion of tourist and visitor facilities in appropriate locations where identified needs are not met by existing facilities.

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

National Planning Policy Framework Para 215 applies to policies adopted under the Town and Country Planning Act 1990. This states that due weight should be given to relevant policies in existing plans according to their degree of consistency with the NPPF. Therefore, the closer that the policy in the Local Plan is to the policies in the NPPF the greater the weight to the Local Plan policy may be given. The Great Yarmouth Borough Wide Local Plan was adopted in 2001, and the most relevant policies were 'saved' in 2007. Therefore, it is necessary to assess whether the saved adopted Local Plan policies are consistent with the NPPF. The policies listed below have all been assessed as being in general conformity with the NPPF, and add further information to the policies in the NPPF, while not contradicting it. These policies hold the greatest weight in the determining of planning applications.

Policy TR1: seeks to ensure that all new tourism proposals have due regard to the need to conserve and enhance the surrounding built/natural environment and safeguard community interests.

Policy TR2: sets out the Council's intention to promote a wide range of holiday accommodation including encouraging the improvement of existing facilities to help meet customer expectations.

Policy TR3: seeks to protect the character of the remaining undeveloped coast and countryside and to protect sensitive locations from visitor pressure. It also identifies key locations where new tourist facilities should generally be focused. The proposed development is not within one of these specified areas.

Policy TR11: states that the Council will seek to permit developments which improve the range of good quality holiday accommodation.

Policy TR15: Sets out the criteria against which proposals for the upgrading of existing holiday accommodation on holiday or caravan parks will be considered

Policy TR16: states that planning permission for new holiday accommodation will be subject to conditions preventing the accommodation from being used for permanent residential purposes.

Policy NNV6: Only permits development which would not have a significant adverse effect on areas of important landscape character.

Policy BNV20: Requires proposals for new development in rural areas to be of a high standard of design

Emerging Policies – Core Strategy Publication – Regulation 19 (September/November 2013):

The NPPF states that decision-takers may also give weight to relevant policies in emerging plans according to:

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

Policy CS2: Sets out the Council's locational strategy. Fritton is identified in this policy as being a Secondary Village. The policy encourages approximately 5% of all future development towards the secondary and tertiary villages. Development in these locations however should be proportionately limited in scale and well related to the existing settlement and infrastructure. As the proposed development is outwith the defined village limits of Fritton it could technically be viewed as being in the countryside as such careful consideration must be given to the need for additional development in this location and the impact it may have on infrastructure and the surrounding environment.

Policy CS8: Sets out the Council's preferred approach to promoting tourism, leisure and culture by seeking to encourage the enhancement of existing visitor accommodation to meet changes in consumer demands and encourage year round tourism (a) and supporting the development of new accommodation that are designed to a high standard, easily accessed and have good connectivity with existing attractions (e).

Policy CS11: sets out the Council's approach to enhancing the natural environment. Point d) is specifically relevant with regards to safeguarding and enhancing landscape character. Points f) and g) are also relevant to this application as they seek to ensure that new development takes measures to avoid or reduce negative impacts on biodiversity and appropriately contributes to the creation of biodiversity.

Other general policies which may also be considered in relation to this application include Policy CS9 which sets out broad design criteria and Policy CS12 which sets out broad criteria to improve the sustainability of new proposals.

Background Evidence: Landscape Character Assessment (2008)

The landscape character assessment describes and classifies the distinct, recognisable and consistent pattern of elements that makes one landscape different from another. The purpose of landscape character assessment is to help ensure that change and development does not undermine what ever is characteristic or valued about a particular place, and that ways of improving the character of a place can be considered.

should also be noted that the proposed site is classified in the landscape character assessment as being part of the Hobland Settled Farmland character area. The main characteristics that define this area include:

- Intimate, small scale fields are locally distinctive, often associated with areas of settlement. Paddocks are distinctive to settlement edges
- Views are often framed, particularly where a more intact historic field boundary pattern persists, although cluttered at points due to the presence of pylons
- To the south the wooded skylines created by vegetation within Waveney Rural Wooded Valley provide containment
- Settlement is defined by compact villages, both linear (Fritton) and nucleated (Belton). Vernacular materials are often apparent, including red brick and clay pantiles
- A landscape of often interrupted and fragmented visual and perceptual character, with localised areas unified by remnants of the enclosure landscape structure and other aspects of the cultural pattern e.g. parkland

Going forward the landscape character assessment suggests that principal considerations in respect of landscape management are to reinforce existing field boundary hedgerows with native species in addition to further native hedgerow tree planting to enhance connectivity. Remaining hedgerow and field oaks are often mature to over mature, with a finite life. Consideration should therefore be given to new tree planting to maintain and enhance continuity as existing mature trees reach senescence or otherwise become vulnerable to fluctuating water levels.

With regards to primary considerations in relation to development should be to monitor settlement edge expansion and to ensure that it is integrated with its landscape context/setting through conservation of existing structural landscape, and the creation of new landscape buffering as part of a co-ordinated approach to planning green infrastructure for urban extensions.

Strategic Planning Recommendation

Generally speaking both saved and emerging local plan policies and the NPPF all recognise the need to support the visitor economy and encourage year round tourism. That being said the location of such facilities has to be carefully considered. As the site is currently used for holiday lodges the suitability for the site for tourism has already been established. However consideration will still need to be given as to whether or not the proposed development which seeks to intensify the existing tourism use will place undue pressure on the local infrastructure and/or the local environment.

The proposed development site is located at Fritton Lake near the village of Fritton which is proposed as a secondary village in the emerging settlement hierarchy. In accordance with Saved Policy TR1 the applicant would also need to demonstrate that the proposal is in the local community's best interest and does not negatively impact upon residential amenity.

With regards to landscape character the site is located in an area of important landscape character (Saved Borough-Wide Local Plan Policy NNV6) as such the design of the proposed scheme must be appropriately integrated with its landscape context/setting through conservation of existing structural landscape and if deemed appropriate the creation of new landscape buffering as part of a co-ordinated approach to planning green infrastructure.

the case officer is satisfied that the proposed development will not place any undue pressure on the local infrastructure and the local environment including landscape character the principle of this development would be deemed acceptable in policy terms providing that the application also complies with the following more generalised policies, which include:

- Ensuring that appropriate consideration has been to ensure that new development takes measures to avoid or reduce negative impacts on biodiversity and appropriately contributes to the creation of biodiversity in accordance with emerging Policy CS11.
- Ensuring that landscaping measures are in place to appropriately integrate the development with the surrounding area and to reinforce the wider landscape characteristics in accordance with Saved Local Plan Policy NNV6, the 2008 Landscape Character Assessment and emerging Policy CS11.
- Ensuring that the scheme is well designed and takes account of its surroundings in accordance with saved policies TR15 and BNV20 and emerging Policy CS9.

In addition if the application were to be recommended for approval, a condition should be put in place to ensure that the site remains solely in holiday use; this is in accordance with saved policy TR16. Holiday occupancy conditions are necessary to ensure that premises are only used by visitors and do not become part of the housing stock. This is because holiday properties are not always suitable for year round use and permanent occupancy could put a strain on local infrastructure and services.

EMAILED TO AGENT

30/12/13



ESSEX & SUFFOLK
WATER

Great Yarmouth Borough Council
Planning Services
Town Hall
Hall Quay
GREAT YARMOUTH
NR30 2QF

Great Yarmouth Borough Council
Customer Services

23 DEC 2013

Sandon Valley House, Canon Bams Road,
East Hanningfield, Essex, CM3 8BD
Telephone: +44 (0) 845 782 0999
Fax: +44 (0) 1268 664 397
Website: www.eswater.co.uk

Direct line:

Email: GISesw@eswater.co.uk

Your ref: 06/13/0594/F
Our ref: RB/PA/13/270
Date: 17 December 2013

Dear Sir/Madam

Planning Application at Fritton Lake, Church Lane, Fritton.

We have recently checked the planning application listing dated 8 November 2013 and have concerns relating to the above proposal.

We have abandoned mains within the vicinity of the proposed development and wish to bring this to your attention. If the applicant/agent requires a copy of our record drawing we would be happy to supply this upon receipt of their request.

We would like you to inform the applicant that buildings and structures are subject to a minimum of 3 metres clearance either side of the outside edge of our main.

There should be no trees, hedges, shrubs or non-boundary fences erected within three metres on either side of the outside edge of the water main, nor should the level of the surface of the land be altered.

If the applicant/agent requires further information on the location of this main we can arrange for a site visit to discuss this further.

Should you require any further information, please do not hesitate to contact us.

Yours faithfully

Rachel Blakebrough
Asset Records Technician



Jill K. Smith

From: Linda [li
Sent: 03 December 2015 14:10
To: plan
Subject: ELAINE HELSDON /PLANNING/ URGENT PLEASE

FRITTON & ST OLAVES PARISH COUNCIL

Elaine Helsdon,

06/13/0594/F FRITTON LAKE

In reference to the above our reply is as follows:

Over the past two years we have been in touch with the Planners over sewage overflows, both Anglian Water and the Planners must assure the Parish that the present systems fit for the purpose, it is incumbent on them to be sure before considering passing any more development.

We have no objection to the 45 new ones but a detailed Sewage system must be clear to all parties.

Both the Parish and the estate are agreed to work towards this.

Our Chairman also supports this opinionion.

I will put a copy of this into the post to you

Kind regards

Linda Clark

(Clerk to the Council)

I am using the Free version of SPAMfighter.

SPAMfighter has removed 16783 of my spam emails to date.

Do you have a slow PC? Try a free scan!

S

From: Andrew Smith
Sent: 02 January 2014 14:34
To: Elaine Helsdon
Subject: FW: 06/13/0594/F - Fritton Lake [Scanned]
Attachments: PA 13 270 PLAN.pdf

Dear Elaine

Further to your emails relating to the above application at Fritton, I have made enquires of Essex and Suffolk water. Please see emails below.

The map attached shows no detail in our part of the site and I understand the mains in the area are abandoned.

I will make it clear to my client and all concerned that any excavations will need to account for the possibility of encountering water main routes. Otherwise it appears ESW have no further concerns.

Please would you advise if you require any further input from me on this matter to enable the application to proceed?

Please note Eleanor has now left the practice.

Best regards for new year

Andrew

Andrew Smith MCSD
Associate



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and Jarrolds for the Jarrold Bridge in Norwich. Details [HERE](#)

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paul robinson partnership (uk) llp

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Mel Pieterman
Great Yarmouth Borough Council
Town Hall
Hall Plain
Great Yarmouth
Norfolk
NR30 2QF

Your Ref: 06/13/0594/F

My Ref: 9/6/13/0594

Email:

Dear Mel Pieterman

**Great Yarmouth: Proposed lodges and associated infrastructure, comprising 45 new lodge positions, and change of use
Fritton Lake, Church Lane, Great Yarmouth, NR319HA**

Thank you for consulting the Highway Authority on the above application. This application is one of a string of applications dating back to 2000 when application 06/00/0360/F was determined. This set the principle that no more than 60 lodges would be built before off-site works and access improvements are carried out. This application will not bring the total cabins on site to above 60 so the requirement for the highway works is not triggered.

The Highway Authority recommends no objection subject to the following condition being placed on any permission granted:-

SHC 24

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

Reason: To ensure the permanent availability of the parking / manoeuvring area, in the interests of highway safety.

If you have any queries on the above advice or recommendation please contact me.

Yours sincerely

David Higgins

Principal Engineer - Major & Estate Developments
for Director Environment, Transport and Development

Great Yarmouth Borough Council
Planning Department
Town Hall
Great Yarmouth
Norfolk
NR30 2QF

Our ref: AE/2013/116910/02-L01
Your ref: 06/13/0594/F
Date: 11 December 2013

Dear Sir/Madam

**PROPOSED LODGES AND ASSOCIATED INFRASTRUCTURE, COMPRISING 45
NEW LODGE POSITIONS, AND CHANGE OF USE FRITTON LAKE AND
FRITTON HOUSE HOTEL BECCLES ROAD FRITTON GREAT YARMOUTH**

Thank you for consulting us on this application.

We consider that the development area is 0.4 hectares and if you concur then a Flood Risk Assessment is not be required and we have no objection. For sites under one hectare you should determine if the proposed drainage strategy will ensure that the surface water will be managed in accordance with our Standing Advice, cell F5 and that priority is given to the use of SUDS in accordance with paragraph 103 of National Planning Policy Framework. We also recommend you consult with your building control department and Lead Local Flood Authority.

Yours faithfully

Mr GRAHAM STEEL
Sustainable Places - Planning Advisor

Direct dial 01473 706008
Direct fax 01473 271320
Direct e-mail graham.steel@environment-agency.gov.uk

Environment Agency
Cobham Road, Ipswich, Suffolk, IP3 9JD.
Customer services line: 03708 506 506
www.environment-agency.gov.uk
Cont/d..

Our ref: G473001
Your ref: 06/13/0594/F

Great Yarmouth District Council
Town Hall
Hall Plain
Great Yarmouth
Norfolk
NR30 2QF

Roger Chenery
Network Delivery & Development - East
Woodlands
Manton Lane
Bedford MK41 7LW

Direct Line: 01234 796008

2 December 2013

Dear Sir/Madam

**TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT
PROCEDURE) ORDER 2010**

PLANNING APPLICATION: 06/13/0594/F

**PROPOSAL: Proposed lodges and associated infrastructure, comprising 45 new
lodge positions and change of use**

LOCATION: Fritten Lake, Church Lane, Fritten, Great Yarmouth, NR31 9HA

Thank you for your consultation received 11 November.

Development proposal is remote from The Strategic Road Network. The Highways
Agency does not wish to comment

Yours Sincerely

Roger Chenery
NDD East Asset Development
Email: PlanningEE@highways.gsi.gov.uk

From: Albone, James
Sent: 02 December 2013 14:35
To: plan
Subject: 06/13/0594/F Fritton Lake, Church Lane, Fritton
Attachments: GenericWUASCBrief.pdf

Our Ref: CNF45359_1

Dear Mrs Pieterman,

06/13/0594/F Fritton Lake, Church Lane, Fritton

Cropmarks of enclosures and field boundaries of unknown date have previously been recorded at the proposed development site. Consequently there is potential that heritage assets with archaeological interest (buried archaeological remains) may be present at the site and that their significance will be affected by the proposed development.

If planning permission is granted, we therefore ask that this be subject to a programme of archaeological work in accordance with *National Planning Policy Framework* para. 135. We suggest that the following conditions are imposed:-

A) No development shall take place until an archaeological written scheme of investigation has been submitted to and approved by the local planning authority in writing. The scheme shall include an assessment of significance and research questions; and 1) The programme and methodology of site investigation and recording, 2) The programme for post investigation assessment, 3) Provision to be made for analysis of the site investigation and recording, 4) Provision to be made for publication and dissemination of the analysis and records of the site investigation, 5) Provision to be made for archive deposition of the analysis and records of the site investigation and 6) Nomination of a competent person or persons/organization to undertake the works set out within the written scheme of investigation.

and,

B) No development shall take place other than in accordance with the written scheme of investigation approved under condition (A).

and,

C) The development shall not be occupied until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the archaeological written scheme of investigation approved under condition (A) and the provision to be made for analysis, publication and dissemination of results and archive deposition has been secured.

In this instance the programme of archaeological work will comprise the monitoring of groundworks for the development under archaeological supervision and control for which a brief is attached.

Date: 26 November 2013
Our ref: 103935
Your ref: 06/13/0594/F



Mrs M Pieterman
Great Yarmouth Borough Council
Town Hall
Hall Plain
Great Yarmouth
Norfolk
NR30 2QF

Customer Services
Hornbeam House
Crewe Business Park
Electra Way
Crewe
Cheshire
CW1 6GJ

T 0300 060 3900

BY EMAIL ONLY

Dear Mrs Pieterman

Planning consultation: Proposed lodges and associated infrastructure, comprising 45 new lodge positions and change of use

Location: Fritton Lake, Church Lane, Fritton, Great Yarmouth, NR31 9HA

Thank you for your consultation on the above dated 6 November 2013 and received by Natural England on 11 November 2013.

Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development.

The Wildlife and Countryside Act 1981 (as amended)

The Conservation of Habitats and Species Regulations 2010 (as amended)

Natural England's comments in relation to this application are provided in the following sections.

Statutory nature conservation sites – no objection

Based upon the information provided, Natural England advises the Council that the proposal is unlikely to affect any statutorily protected sites or landscapes.

Protected species

We have not assessed this application and associated documents for impacts on protected species.

Natural England has published Standing Advice on protected species. The Standing Advice includes a habitat decision tree which provides advice to planners on deciding if there is a 'reasonable likelihood' of protected species being present. It also provides detailed advice on the protected species most often affected by development, including flow charts for individual species to enable an assessment to be made of a protected species survey and mitigation strategy.

You should apply our Standing Advice to this application as it is a material consideration in the determination of applications in the same way as any individual response received from Natural England following consultation.

The Standing Advice should not be treated as giving any indication or providing any assurance in respect of European Protected Species (EPS) that the proposed development is unlikely to affect the EPS present on the site; nor should it be interpreted as meaning that Natural England has

reached any views as to whether a licence may be granted.

If you have any specific questions on aspects that are not covered by our Standing Advice for European Protected Species or have difficulty in applying it to this application please contact us at with details at consultations@naturalengland.org.uk.

Local sites

If the proposal site is on or adjacent to a local site, e.g. Local Wildlife Site, Regionally Important Geological/Geomorphological Site (RIGS) or Local Nature Reserve (LNR) the authority should ensure it has sufficient information to fully understand the impact of the proposal on the local site before it determines the application.

Biodiversity enhancements

This application may provide opportunities to incorporate features into the design which are beneficial to wildlife, such as the incorporation of roosting opportunities for bats or the installation of bird nest boxes. The authority should consider securing measures to enhance the biodiversity of the site from the applicant, if it is minded to grant permission for this application. This is in accordance with Paragraph 118 of the National Planning Policy Framework. Additionally, we would draw your attention to Section 40 of the Natural Environment and Rural Communities Act (2006) which states that *'Every public authority must, in exercising its functions, have regard, so far as is consistent with the proper exercise of those functions, to the purpose of conserving biodiversity'*. Section 40(3) of the same Act also states that *'conserving biodiversity includes, in relation to a living organism or type of habitat, restoring or enhancing a population or habitat'*.

Landscape enhancements

This application may provide opportunities to enhance the character and local distinctiveness of the surrounding natural and built environment; use natural resources more sustainably; and bring benefits for the local community, for example through green space provision and access to and contact with nature. Landscape characterisation and townscape assessments, and associated sensitivity and capacity assessments provide tools for planners and developers to consider new development and ensure that it makes a positive contribution in terms of design, form and location, to the character and functions of the landscape and avoids any unacceptable impacts.

We would be happy to comment further should the need arise but if in the meantime you have any queries please do not hesitate to contact us.

For any queries regarding this letter, for new consultations, or to provide further information on this consultation please send your correspondences to consultations@naturalengland.org.uk.

We really value your feedback to help us improve the service we offer. We have attached a feedback form to this letter and welcome any comments you might have about our service.

Yours sincerely
Dawn Presutti
Customer Service Consultation Team

Mrs M Pieterman
Great Yarmouth Borough Council
Planning Services
Development Control
Town Hall, Hall Plain
Great Yarmouth
NR30 2QF

Please ask for: Jonathan Wilby
Direct Dial: -
Email: -
My Ref: 00016145
Your Ref:

14 November 2013

Dear Madam

Planning Application No: 06/13/0594/F
Development at: Fritton Lake, Church Lane, Fritton, Great Yarmouth NR31 9HA
For: Proposed lodges and associated infrastructure, comprising 45 new lodge positions, and change of use.

Thank you for your consultation letter dated 6 November 2013.

I acknowledge receipt of the above application and I do not propose to raise any objections providing the proposal meets the necessary requirements of the current Building Regulations 2000 – Approved Document B (volume 1 – 2006 edition, amended 2007) as administered by the Building Control Authority.

Compliance must be achieved on section 15 of the above document with reference to firefighting mains and water for firefighting.

Should you require any further assistance please do not hesitate to contact me on the number shown above.

Yours faithfully


Jonathan Wilby
Station Manager
for Chief Officer



5

To: F.A.O Peter Stockwell
Churchill Road Great Yarmouth

My Ref: 06/13/0594/F

From: Development Control Manager

Date: 6th November 2013

Case Officer: Mrs M Pieterman
Parish: Fritton/St Olaves 10

Development at:-

Fritton Lake
Church Lane
Fritton
Great Yarmouth NR31 9HA

For:-

Proposed lodges and associated
infrastructure, comprising 45
new lodge positions, and
change of use

Applicant:-

Lord Somerleyton
Manor Barn, Herringfleet Road
Somerleyton
Lowestoft
Suffolk

Agent:-

Paul Robinson Partnership (UK)
The Old Vicarage
Church Plain
Great Yarmouth
NR30 1NE

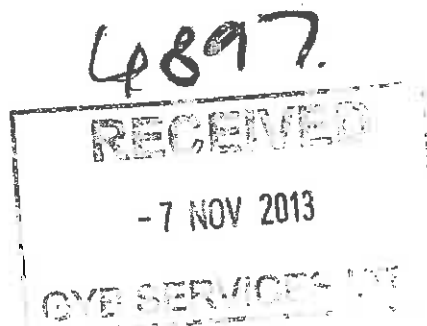
The above mentioned application has been received and I would be grateful for your comments on the following matters:-

REFUSE COLLECTION

Please let me have any comments you may wish to make by 20th November 2013.

COMMENTS:

A large amount of these properties dispose of their waste as trade due to renting out the properties. We currently enter the site and empty bins presented at the boundary of each lodge, we cannot see any reason to comment at this time.



ALL DOCUMENTS & PLANS CAN BE
VIEWED ON THE GYBC WEBSITE
USING THE FOLLOWING LINK:

<http://planning.great-yarmouth.gov.uk/OcellaWeb/planningSearch>

Application Reference 02/13/0594/F Attachments

Invalid Consultee Comment? ☐Copy to existing Consultee? ☐

Name P A Bond

Address Norfolk Fire and Rescue Service HQ

Whitegates

Hethersett

Post Code NR9 3DN

Telephone 03001231165

Email Address p

For or Against GC General Comments

Speak at Committee

Norfolk Fire and Rescue Service would like to add the following as a planning condition to this development:

Taking into account the location and lack of existing infrastructure;

Norfolk Fire & Rescue Service will require a fire hydrant to be installed. Where no piped water supply is available or there is insufficient pressure and flow in the water main or should any other means of providing a water supply for fire fighting operations be proposed it must be considered appropriate by the fire and rescue authority.

No development shall commence on site until a scheme has been submitted for the provision of the fire hydrant / alternative water supply on the development in a location agreed with the Council in consultation with Norfolk Fire and Rescue Service.

Informative

With reference to the condition, the developer will be expected to meet the costs of supplying and installing the fire hydrant / alternative water supply.

Reason for Condition

Condition is needed to ensure adequate water infrastructure provision is made on site for the local fire service to tackle any property fire.

Date Entered 12-11-2013

Internet Reference IOWPC120

Handwritten: *Handwritten signature*
Building Control Manager

My Ref: 06/13/0594/F

Handwritten: *to*
From: Development Control Manager

Date: 6th November 2013

Case Officer: Mrs M Pieterman
Parish: Fritton/St Olaves 10

Development at:-

Fritton Lake
Church Lane
Fritton
Great Yarmouth NR31 9HA

For:-

Proposed lodges and associated
infrastructure, comprising 45
new lodge positions, and
change of use

Applicant:-

Lord Somerleyton
Manor Barn, Herringfleet Road
Somerleyton
Lowestoft
Suffolk

Agent:-

Paul Robinson Partnership (UK)
The Old Vicarage
Church Plain
Great Yarmouth
NR30 1NE

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 20th November 2013.

COMMENTS:

THESE LODGES ARE EXEMPT FROM BUILDING
REGULATIONS PROVIDING THEY ARE LESS THAN
30M² & ARE TRANSPORTED ON THE BACK OF
A LORRY IN A MAX OF 2 NO SECTIONS.
& BOLTED TOGETHER ON SITE

Handwritten: *Handwritten signature*
6-11-13

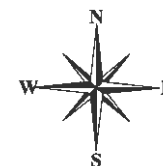


GREAT YARMOUTH
BOROUGH COUNCIL

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

06/13/0594/F

Page 40 of 116



Scale = 1:4000 @A4

© Crown copyright and database rights [2013]
Ordnance Survey [100018547]

Reference: 06/13/0614/CU

Parish: Great Yarmouth

Officer: Mrs M Pieterman

Expiry Date: 05-12-2013

Applicant: Mr & Mrs Bromwich

Proposal: Change of use to add use class 4 (drinking establishments) and sui generis (night club), A1 shop from part D (assembly & leisure)

Site: 85-87 Regent Road (Former Mecca Bingo hall)

REPORT

1. Background / History :-

- 1.1 The building subject to this application is a very prominent and architecturally significant Grade II listed building on Regent Road and is also within a Conservation Area. It was the former Regent Cinema which opened in 1914 and was later turned into a bingo hall with amusement arcade in the mid 1980's. Mecca bingo left in December 2011 and an alternative use has not been found thus far.
- 1.2 The submitted application seeks approval for a change of use from bingo hall to a club. The supporting documents state that the club will be for adults only providing entertainment in cabaret form together with a night club.
- 1.3 The Design & Access Statement suggests that the night club element will play a secondary role to the main activities of family orientated concerts and a comedy club element, which will be all year round and not seasonal although naturally, the summer season is likely to be busier than the winter.

2. Consultations :-

- 2.1 Site Notice/Neighbours: 3 letters of objection (concerns are outlined below and copies of the letters received are attached for members' information), 1 letter of support
- 2.2 Head of Property Services: no response received

- 2.3 Norfolk County Highways: No objection
- 2.4 Environmental Health: No objection to family daytime food/drinking establishment but object to the proposed use of the premises as a nightclub on the basis of noise (Full copy of comments attached)
- 2.5 Building Control Manager: No concerns with Building Regulations
- 2.6 GY Tourist Authority: No response received
- 2.7 Norfolk Police: No response received
- 2.8 GYB Services: No objection (Trade waste collection required)
- 2.9 Norfolk Fire Services: No objection
- 2.10 Strategic Planning Manager: No objection in terms of use in that location but residential amenity and a potential increase in crime/antisocial behaviour is a concern. Amending or controlling the operating hours may help with this and we could potentially seek contributions for community safety measures.

3. Policy

3.1 POLICY BNV5

THE COUNCIL WILL ONLY GRANT LISTED BUILDING CONSENT FOR WORKS TO A LISTED BUILDING IF THEY PRESERVE THE BUILDING, ITS SETTING OR ANY FEATURES OF SPECIAL ARCHITECTURAL OR HISTORIC INTEREST WHICH IT POSSESSES.

3.2 POLICY BNV6

SUBJECT TO OTHER POLICIES IN THE PLAN, THE COUNCIL WILL GRANT PLANNING PERMISSION FOR THE CHANGE OF USE OF A LISTED BUILDING IF THE USE IS COMPATIBLE WITH THE ORIGINAL DESIGN CONCEPT OF THE BUILDING, AND ANY DEVELOPMENT AND/OR WORKS ASSOCIATED WITH THE CHANGE OF USE WOULD PRESERVE THE BUILDING ITS SETTING OR ANY FEATURES OF

SPECIAL ARCHITECTURAL OR HISTORIC INTEREST WHICH IT POSSESSES.

(Objective: To protect listed buildings and ensure that they are recorded.)

3.3 POLICY BNV7

DEVELOPMENT WITHIN THE CURTILAGE OF A LISTED BUILDING WILL ONLY BE PERMITTED IF IT WOULD PRESERVE THE BUILDING OR ITS SETTING OR ANY FEATURES OF SPECIAL ARCHITECTURAL OR HISTORIC INTEREST WHICH IT POSSESSES, UNLESS AN APPLICANT IS ABLE TO JUSTIFY DEVELOPMENT PERMISSION WOULD NOT BE GRANTED.

(Objective: To safeguard the character and setting of listed buildings.)

3.4 POLICY BNV10

NEW DEVELOPMENT IN OR ADJACENT TO A CONSERVATION AREA WILL BE REQUIRED TO BE SYMPATHETIC TO THE CHARACTER OR APPEARANCE OF THE AREA IN TERMS OF SCALE, HEIGHT, FORM, MASSING, MATERIALS, SITING AND DESIGN.

(Objective: To retain and enhance the character and appearance of conservation areas.)

3.5 POLICY SHP14

SUBJECT TO THE SIZE OF THE PROPOSAL, THE CONVERSION OR REDEVELOPMENT OF PROPERTIES TO PROVIDE CLASS A1 OR CLASS A3 USES WILL BE PERMITTED IN THE PRIME COMMERCIAL HOLIDAY AREAS SHOWN ON THE PROPOSALS MAP.

(Objective: To ensure the continued commercial vitality of designated tourist shopping areas.)

3.6 POLICY TR2

THE BOROUGH COUNCIL WILL SEEK TO ENSURE THAT A WIDE RANGE OF HOLIDAY ACCOMMODATION AND TOURIST FACILITIES AND ATTRACTIONS IS PROVIDED TO SATISFY ALL SECTORS OF THE TOURISM MARKET AND WILL ENCOURAGE CONTINUING IMPROVEMENTS TO THE EXISTING PROVISION IN ORDER TO MEET INCREASING CUSTOMER EXPECTATIONS.

(Objective: To maintain and enhance the Borough's status as a holiday destination.)

3.7 POLICY TR5

THE COUNCIL WILL PRESERVE AND ENHANCE THE EXISTING CHARACTER OF HOLIDAY AREAS BY ENSURING THAT THEY ARE NOT SPOILT BY OVER-DEVELOPMENT. PROPOSALS FOR USES SUCH AS FUN-FAIRS, DISCOTHEQUES OR OTHER USES LIKELY TO GENERATE SIGNIFICANT LEVELS OF NOISE OR DISTURBANCE OR OPERATE DURING UNSOCIAL HOURS WILL BE PERMITTED ONLY IN THE PRIME COMMERCIAL HOLIDAY AREAS (AS DEFINED ON THE PROPOSALS MAP) AND WHERE THE APPLICANT CAN DEMONSTRATE THAT THERE WOULD BE NO SIGNIFICANT DETRIMENT TO THE OCCUPIERS OF ADJOINING PROPERTIES AND USERS OF LAND.

(Objective: To preserve and enhance the character of existing holiday areas.)

3.8 POLICY TR22

THE COUNCIL WILL SAFEGUARD SHOPPING AND COMMERCIAL LAND-USES IN REGENT ROAD, AND RETAIN THE OPEN FORM OF THE LAND ON THE REGENT ROAD FRONTAGE OF QUEEN'S SQUARE BY ONLY PERMITTING DEVELOPMENT THAT CONTRIBUTES TO THE CHARACTER AND APPEARANCE OF THE AREA.

(Objective: To maintain and enhance existing commercial areas whilst safeguarding adjoining users.)

5. **Assessment :-**

- 4.1 As stated above the building is a very prominent and important Grade II listed building within the town and was opened as the Regent cinema in 1914. The cinema closed in the mid 1980's and was turned into a bingo hall which remained until December 2011. The building has been empty since this date. The only internal alterations required are the removal of the former bingo hall accoutrements and there are minimal external alterations proposed.
- 4.2 The application seeks approval for a number of uses including cabaret/entertainment bar, concert & show venue and nightclub on a year round basis opening from 11:00am to 04:00am all week, with the shop element opening from 08:00 to 22:00 Monday to Friday on a seasonal basis.
- 4.3 Whilst there have been 4 letters of objection received these mainly relate to the nightclub element of the proposal and not the use of the premises for concerts and entertainment although there have been significant concerns

raised with regards noise, anti-social behaviour and lack of parking and the potential impact on local residents amenities.

- 4.4 It has been suggested that a contribution could be sought in order to increase CCTV coverage in the area to help combat anti-social behaviour; however there has been no response received from Norfolk Constabulary on this matter and precisely how much of an issue they feel this may be. Members will be updated verbally on this matter at committee if any response or comments have been received.
- 4.5 There have been no other objections from consultees excepting the Council's Environmental Health Officer who has recommended that the application be refused on noise grounds, due to the proximity of residential premises, opening hours and the difficulty in achieving satisfactory noise insulation of the listed building.
- 4.6 Whilst noise is, of course, a significant issue, it is considered that this could be resolved via conditions relating to opening times and it is suggested that perhaps later opening times on Friday and Saturday evenings with no night club element on weeknights or Sundays (Excepting Friday nights or Bank Holidays) with a closing time of 23:00 hours could be a more appropriate solution and prove more acceptable to local residents, if members deemed this necessary.
- 4.7 It is of course recognised that the a nightclub will have some impact on the amenities of local residents, however members are also invited to note that until quite recently there were additional night-time features within the immediate area such as the former Zen/Bourbon Street nightclub and the Long Bar. The council is fully apprised of the issues surrounding the Long Bar, particularly in relation to noise and anti-social behaviour; however the majority of complaints were generated by the New Beach Hotel, which has since purchased the Long Bar and are looking to refurbish and re-open it.
- 4.8 Members are well aware of the issues surrounding the town's night-time economy and the loss of some of the nightclubs such as the Garibaldi and Rosie's along with the premises mentioned above and this type of venture would represent a significant opportunity to try and enhance and revitalise the area whilst adding to the available offer in relation to night time activities and entertainment. However this does need to be balanced with the needs of local residents and therefore, if members feel the scheme is acceptable and it is

necessary, the opening hours could be restricted as suggested above in paragraph 4.6.

4.9 However, National Planning Policy Framework Guidance (Beta) suggests that the subjective nature of noise means that there is not a simple relationship between noise levels and the impact of those affected. This will depend on how various factors combine in any particular situation. These factors include:

- The source and absolute level of the noise together with the time of day it occurs. Some types and level of noise together with the time of day it occurs. Some types and level of noise will cause a greater adverse effect at night than if they occurred during the day – this is because people tend to be more noise sensitive at night. The adverse effect can also be greater simply because there is less background noise at night;
- For non-continuous sources of noise, the number of noise events, and the frequency and pattern of occurrence of the noise;
- The spectral content of the noise (i.e. whether or not the noise contains particular high or low frequency content) and the general character of the noise (i.e. whether or not the noise contains particular tonal characteristics or other particular features). The local topology and topography should also be taken into account along with the existing and, where appropriate, the planned character of the area.

4.10 Overall, the scheme is considered acceptable and it would breathe life back into this unused but imposing Grade II listed building. It is your officer's opinion that it would be difficult to foresee any other type of use that could be found for the building, given its listed status and the virtual impossibility of creating smaller units within the building and thereby providing suitable alternative uses. It is also important to remember that when the building was originally constructed 100 years ago it was for pleasure and social purposes and the proposed use would closely align to the original purpose of the building. In addition to this it has been stated that the use is to be pitched towards family entertainment and the older clientele, perhaps with the exception of the nightclub element, however with the time restrictions and other measures suggested it is considered an acceptable proposal in this instance.

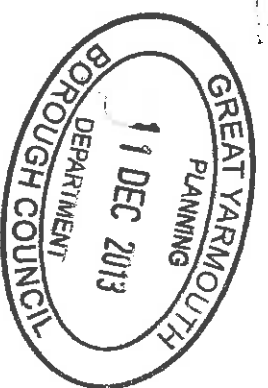
5. **RECOMMENDATION :-**

- 5.1 On balance therefore the recommendation is to approve the scheme: the proposal is considered to constitute a suitable re-use of this large and significant building and with appropriate conditions on opening times and potential agreement over additional CCTV coverage, if members deem this necessary.
- 5.2 Given the above the scheme is thought to be an acceptable form of development that accords with the provisions of the adopted Great Yarmouth Borough Council and the National Planning Policy Framework.

wholly residential. A night club open until 4am, 7 days a week has the potential to create a great deal of noise pollution and problems from associated anti social behaviour. Even though

I reside on St George's Road, noise was audible from the Brunswick, 151, Zen and the Mission when they were open. The age and listed status of the Regent Cinema mean that the pitting of sound proofing will be very difficult. The residents of this area already suffer greatly from disturbance and anti-social behaviour on Friday and Saturday nights, often into the early hours of the morning, it would be awful if this was increased.

From reading the Planning Application, I understand that the nightclub is intended only as a secondary activity. I very much hope



09.12.2013

LORRAINE FINCH A
87 ST GEORGE'S R
Ct YARMOUTH
NORFOLK
NR30 2JR

ACIC10

Dear Sir or Madam, 11/12/13

I am writing ^{reference} to Planning Application No: 06/13/0614/10

Regent Cinema, and the request for the addition of Sui Generis - Nightclub. I b that the Regent Cinema is an inappropriate location for a nightclub. Regent Road may be a commercial area but one sim has to look above the shops to realise it is also a residential area. Indeed, streets surrounding the Regent Cinema are

Application Reference 06/13/0614/CLU Attachments

Invalid Consultee Comment? ☐Copy to existing Consultee? ☐

Name scott walden
Address 29
Crown Road
Great Yarmouth

Post Code NR30 2JN

Telephone 441493857898

Email Address jagman1995@hotmail.co.uk

For or Against OBJ Object

Speak at Committee ☐

This would be totally unacceptable for local residents, this is a highly populated residential area and as such the noise and drunk rowdy people leaving this place at all hours of the night and the increased vandalism that always follows such places opening is not something that is going to be welcomed by the local community, please do not allow this travesty to happen !!!

Date Entered 08-12-2013

Internet Reference OWPC127

Application Reference 06/13/0814/CU

Attachments

Invalid Consultee Comment? ☐Copy to existing Consultee? ☐

Name Ken Smith Secretary Middle market Road Res

Address 7 Nelson Road North

Gt Yarmouth

Post Code NR30 2AS

Telephone 01493857372

Email Address kencher51@googlemail.com

For or Against NOS Subject to Condition

Speak at Committee

We represent the local community and while we are fully aware that a commercial property the size of the Gala Bingo Hall will be put to some use at some time we do have some concerns over the current application. 1 the application made by Mr Bromwich states that Regent Road is sited in the main holiday area quoting the Troll Cart and the Prince Regent . Regent Road itself is a thin ribbon that leads from the town centre TO the main holiday areas on either side of the road it is heavily residential . The Troll Cart and the Regent both shut at a reasonable hour, the Regent sometimes in the Summer months has later nights at weekends. Mr Bromwich has applied for a licence to open 365 days per year until 4am. There is already an unacceptable level of antisocial behaviour in the area and Gt Yarmouth as a whole late at night and this would only add to it.

Date Entered 06-12-2013

Internet Reference OWPC126

Application Reference 06/13/0614/CU Attachments

Invalid Consultee Comment? ☐Copy to existing Consultee? ☐

Name Ken Smith Secretary Middle market Road Reg

Address 7 Nelson Road North

Gt Yarmouth

Post Code NR30 2AS

Telephone 01493857372

Email Address kencher51@googlemail.com

For or Against NOS Subject to Condition

Speak at Committee

2 The issue of parking and arriving and leaving the venue. Regent road is pedestrianized and there is no access from the road. At the town end there is a crossing so cars taxis etc cannot come from there. At the crossroads of Regent Road and Nelson Road there is also a crossing so how will people arrive and depart will there be constant noise from cars and taxis at all hours as people come and go. There are no facilities for parking nearby whatsoever the car park at the rear of our properties is private and Nelson Road is double yellow lines and the shopping centre car park closes in the early evening.

3 We understand that the Club will be aimed at a 'family' audience with cabaret type acts and that the extended licence is needed to encourage drinking after the performances are over obviously the sale of alcohol is the main

Date Entered 06-12-2013

Internet Reference OWPC126

Application Reference 06/13/0614/CU

Attachments

Invalid Consultee Comment? ☐Copy to existing Consultee? ☐

Name Ken Smith Secretary Middle market Road Res

Address 7 Nelson Road North

Gt Yarmouth

Post Code NR30 2AS

Telephone 01493857372

Email Address kencher51@googlemail.com

For or Against NOS Subject to Condition

Speak at Committee

money earner in most ventures of this kind. Will this exacerbate an already huge problem that Yarmouth has with drunks and street drinking. A great deal of time and money has recently been spent trying to make the Car Park behind our houses a less attractive place for day and night drinking and antisocial behaviour. Local residents the council and the police worked together very successfully will the good effect of this be totally wasted.

4 If a drinks licence is given to the club will that set a precedent allowing the 4 corner shops within a stones throw from the club to apply for a 24 hour sale of alcohol licence extension? We have already fought one such application successfully.

5 If the permission is granted and the club should not prove to be a success as a Family Entertainment venue would

Date Entered 06-12-2013

Internet Reference OWPC126

Application Reference 06/13/0614/50

Attachments

Invalid Consultee Comment? ☐Copy to existing Consultee? ☐

Name Ken Smith Secretary Middle market Road Res

Address 7 Nelson Road North

Gt Yarmouth

Post Code NR30 2AS

Telephone 01493857372

Email Address kencher51@gmail.com

For or Against NOS Subject to Condition

Speak at Committee

the licence granted then enable the owners should they wish to open as Discotheque proper in a effort to make a success of the venture . That would be a disaster.

6 I would also point out that there was a notice of the planning application pinned to the doors of the building in Regent Road for about 2 days . We heard of the proposed application originally by rumour and looked every day thereafter for the notice so I wonder if people are aware of the application especially those who live behind the building?

The idea of a club for family entertainment , cabaret etc is a good one and one the whole we do not object so long as the points mentioned above are dealt with to our satisfaction well peace of mind really. If it is possible we would

Date Entered 06-12-2013

Internet Reference OWPC126

Application Reference

06/13/0614/CL

Attachments

Invalid Consultee Comment? ☐Copy to existing Consultee? ☐

Name

Ken Smith Secretary Middle market Road Reg

Address

7 Nelson Road North

Gt Yarmouth

Post Code

NR30 2AS

Telephone

01493857372

Email Address

kencher51@googlemail.com

For or Against

NOS

Subject to Condition

Speak at Committee



success of the venture . That would be a disaster.

6 I would also point out that there was a notice of the planning application pinned to the doors of the building in Regent Road for about 2 days . We heard of the proposed application originally by rumour and looked every day thereafter for the notice so I wonder if people are aware of the application especially those who live behind the building?

The idea of a club for family entertainment , cabaret etc is a good one and one the whole we do not object so long as the points mentioned above are dealt with to our satisfaction well peace of mind really. If it is possible we would like to attend any decision making meeting just to air our concerns in front of Mr Bromwich and the Committee

Date Entered 06-12-2013

Internet Reference

OWPC126

: FAO Peter Stockwell
Churchill Road Great Yarmouth

My Ref: 06/13/0614/CU

From: Development Control Manager

Date: 19th November 2013

Case Officer: Mrs M Pieterman
Parish: Great Yarmouth 14

Development at:-

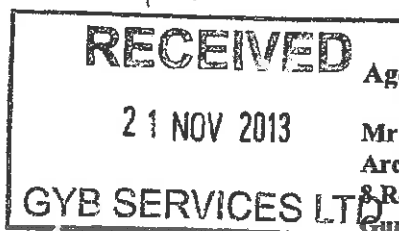
85 - 87 Regent Road
Great Yarmouth
Norfolk
NR30 2AH

For:-

C.O.U to add use class 4
(drinking establishments), sui
generis (night club) A1 shop
from part D" (assembly & leis)

Applicant:-

Mr & Mrs Bromwich
A & I Bromwich Promotions Ltd
Marine Public House
15 Marine Parade
Great Yarmouth



Agent:-

Mr S Barrett
Architectural Consultant
8 Renoir Place
Gunton Park Lowestoft

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

REFUSE COLLECTION

Please let me have any comments you may wish to make by 3rd December 2013.

COMMENTS:

No concern for domestic refuse collection
as change will be a commercial
business so will require a trade
waste
collection.

ALL DOCUMENTS & PLANS CAN BE
VIEWED ON THE GYBC WEBSITE
USING THE FOLLOWING LINK:

<http://planning.great-yarmouth.gov.uk/OcellaWeb/planningSearch>

Staple
Page 55 of 116

Application Reference 06/13/0614/CU

Attachments

Invalid Consultee Comment? ☐Copy to existing Consultee? ☐

Name Richard Lamb

Address 141 Lichfield Road

Post Code

Telephone

Email Address richardlamb141@gmail.com

For or Against NOS Subject to Condition

Speak at Committee

ACK'D
23/12/13

In principle, I support this application and believe that a family entertain club to be good for the town and this area.
The aim of keeping families in the town with suitable entertainment.

The applicant appears to have a successful record of running this type of venture, and I presume your Licencing department will give any input prior to the issuing of a licence

Date Entered 20-12-2013

Internet Reference OWPC134

Application Ref	06/13/0614/CU
Proposal	Proposed change of use to add Use Class A4 (Drinking Establishment), Sui Generis (Nightclub) and A1 (Shop) from Part D2 Assembly and Leisure
Location	Former Mecca Bingo Hall, 85-87 Regent Road, Great Yarmouth NR30 2AH

Case Officer	Mrs Melanie Van De Pieterman	Policy Officer	Miss Kirsty Stokes
Date Received	17/12/2013	Date Completed	20/12/2013

The current policies specifically affecting the site at the time of writing are as follows:

National Policy: National Planning Policy Framework (NPPF)

The National Planning Policy Framework (NPPF) replaced policy PPS4 in March 2012 as part of streamlined Government planning policy. Although national guidance no longer contains specific reference to managing the night time economy, the definition of 'main town centre uses' in the NPPF includes more intensive sport and recreation uses (including cinemas, night-clubs, casinos) and arts, culture and tourism development (including theatres, museums, galleries and concert halls).

The NPPF states that local planning authorities should allocate a range of sites to meet the scale and type of development needed in town centres including leisure, tourism and cultural uses (Para 23). Local authorities should also apply a sequential test to planning applications for main town centre uses not in an existing centre and not in accordance with an up to date Local Plan (Para 24).

National Policy: National Planning Policy Guidance (Beta)

The beta guidance notes that the subjective nature of noise means that there is not a simple relationship between noise levels and the impact on those affected. This will depend on how various factors combine in any particular situation. These factors include:

- The source and absolute level of the noise together with the time of day it occurs. Some types and level of noise will cause a greater adverse effect at night than if they occurred during the day – this is because people tend to be more sensitive to noise at night as they are trying to sleep. The adverse effect can also be greater simply because there is less background noise at night;
- For non-continuous sources of noise, the number of noise events, and the frequency and pattern of occurrence of the noise;
- The spectral content of the noise (i.e. whether or not the noise contains particular high or low frequency content) and the general character of the noise (i.e. whether or not the noise contains particular tonal characteristics or other particular features). The local topology and topography should also be taken into account along with the existing and, where appropriate, the planned character of the area.

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

National Planning Policy Framework Para 215 applies to policies adopted under the Town and Country Planning Act 1990. This states that due weight should be given to relevant policies in existing plans according to their degree of consistency with the NPPF. Therefore, the closer that the policy in the Local Plan is to the policies in the NPPF the greater the weight to the Local Plan policy may be given. The Great Yarmouth Borough Wide Local Plan was adopted in 2001, and the most relevant policies were 'saved' in 2007. Therefore, it is necessary to assess whether the saved adopted Local Plan policies are consistent with the NPPF. The policies listed below have all been assessed as being in general conformity with the NPPF, and add further information to the policies in the NPPF, while not contradicting it. These policies hold the greatest weight in the determining of planning applications.

Policy BNV5: Listed building consent will only be granted for works to a listed building if they preserve the building, setting or features

Policy BNV6: Change of use to a listed building will be granted where this is compatible with the original design concept and would preserve the building, setting or features

Policy BNV10: Requires new development in or adjacent to a conservation area to be sympathetic to the character and appearance of the area.

Policy TR1: seeks to ensure that all new tourism proposals have due regard to the need to conserve and enhance the surrounding built/natural environment and safeguard community interests.

Emerging Policies – Core Strategy Publication – Regulation 19 (September/November 2013):

The NPPF states that decision-takers may also give weight to relevant policies in emerging plans according to:

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

Policy CS7: Sets out the Council's preferred approach to strengthening the borough's centres. This policy encourages a diversity of uses within each centre (d) and seeks to enhance the early economy (d). The proposed town centre boundary for Great Yarmouth set out in the Draft Policies Map includes the former Mecca Bingo Hall as such this policy is relevant.

Policy CS8: Sets out the Council's preferred approach to promoting tourism, leisure and culture by seeking to encourage a variety of early evening and night time economy uses in appropriate locations that contribute to the vitality of the borough and that support the creation of a safe, balanced and socially inclusive evening/night time economy.

Policy CS9: Sets out the Council's preferred approach to encouraging well designed distinctive places. Point f) seeks to protect the amenity of people living and working in or nearby to a proposed development from factors such as noise, light and air pollution.

Policy CS10: Sets out the Council's preferred approach to safeguarding local heritage assets. Point a) seeks to conserve and enhance heritage assets.

Strategic Planning Recommendation

Generally speaking both saved and emerging local plan policies and the NPPF all recognise the need to support the visitor economy and encourage year round tourism. That being said the location of visitor attractions and leisure facilities have to be carefully considered, this is particularly important when considering schemes for early evening and night time economy uses as the impact of residential amenity could potentially be higher along with the risk of crime.

As the site is located in an edge of town centre location which is planned to be included within the town centre boundary area once the Core Strategy is adopted the suitability for the site for a leisure/tourist use has already been established. However given the sites close proximity to several residential dwellings strong consideration will still need to be given as to whether or not the proposed development will unduly impact upon residential amenity in accordance with the NPPF and guidance, Saved Policy TR1 and Emerging Policy CS9.

If the case officer is satisfied that the proposed development will not have an undue impact on residential amenity or increase the risk of crime in the area then the development would be deemed acceptable in planning policy grounds.

It is noted that the former Mecca Bingo building is a Grade II listed property located within a conservation area. The application indicates that no exterior or interior alterations are to be made as part of the scheme as such it complies with Saved Policies BNV5, 6 and 10 and Emerging Policy CS10. If required further discussions should be held with the Council's Conservation Team for detailed advice on any future exterior or interior alterations.

If the application is approved, appropriate conditions should be put in place to ensure the proposed developed does not have any future undue impact upon residential amenity or increase the risk of crime. These may include limiting the operational hours of the venue or requesting contributions towards measures such as CCTV and late night bus services or other transport measures to address potential crime and safety issues associated with evening and late night uses which would otherwise make development unacceptable.

COPY MEMORANDUM

From Environmental Health

To: Head of Planning and Development,
Attention: Mrs M Pieterman

Date: 3rd December 2013

Your ref:
06/13/0614/CU

Our ref: 10012188739

Extension: 846617


Please ask for: Justin Hanson

DEVELOPMENT AT- 85-87 Regent Road, Great Yarmouth, COU to add class 4 and Sui Generis Nightclub

Though this department would have no objection to a family daytime food/drinking establishment as the applicants propose, we would object to the proposed use of the premises as a nightclub on the basis of noise.

There are flats directly opposite the front of the bingo hall, flats adjoining the bingo hall and houses to the rear along Albion Road. Although it is possible to make alterations to buildings to mitigate against noise and vibration breakout (though the grade II listed status may make this difficult) in this particular location with the proximity and location of the residents there will be an adverse noise impact from the use of the premises, people queuing up to get in, people leaving and those outside smoking. There are currently no premises of a similar nature in close vicinity to the proposed site so a nightclub that is open until 4am will lead to a substantial change in the existing noise climate that would adversely impact on the amenity of the neighbouring residents.

As stated we would not object to premises open during the day and evening with appropriate conditions, however, I cannot see that the applicant would want to operate the premises without the nightclub element. As it stands I would therefore recommend that the application be refused on noise grounds.


Justin Hanson
Environmental Health Officer
Great Yarmouth Borough Council



FILE

To: Conservation Officer

My Ref: 06/13/0614/CU

From: Development Control Manager

Date: 19th November 2013

Case Officer: Mrs M Pieterman

Parish: Great Yarmouth 14

Development at:-

85 - 87 Regent Road
Great Yarmouth
Norfolk
NR30 2AH

For:-

C.O.U to add use class 4
(drinking establishments), sui
generis (night club) A1 shop
from part D" (assembly & leis)

Applicant:-

Mr & Mrs Bromwich
A & I Bromwich Promotions Ltd
Marine Public House
15 Marine Parade
Great Yarmouth

Agent:-

Mr S Barrett
Architectural Consultant
8 Renoir Place
Gunton Park Lowestoft

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 3rd December 2013.

COMMENTS:

JAN HARDY 25.11.13

C.U. CAN BE SUPPORTED ~ ANY BUILDING
MODIFICATIONS REQUIRE CONSENT. ALL
WORKS TAKING PLACE AT THE MOMENT
INCLUDE ~~THE~~ ROOF REPAIRS, PAINTING AND FIT
OUT INDEPENDANT OF THE FABRIC
IT IS UNDERSTOOD THE APPLICANTS
REALISE THE HIST. VALUE OF THE PROPERTY AND THEIR
CONTRIBUTION TO IT.

Tel: (01493) 843212

Fax: (01493) 339940

Minicom: (01603) 223833

Website: www.norfolkfireservice.gov.uk

Mrs M Pieterman
Great Yarmouth Borough Council
Planning Services
Development Control
Town Hall
Hall Plain
Great Yarmouth
NR30 2QF

Please ask for: Jonathan Wilby
Direct Dial: 01493 339929
Email: jonathan.wilby@fire.norfolk.gov.uk
My Ref: 00015703
Your Ref:

22 November 2013

Dear Madam

Planning Application No: 06/13/0614CU

Development at: 85-87 Regent Road, Great Yarmouth, Norfolk

For: Change of use to add use class 4 (drinking establishment), sui generis (night club) a1 SHOP FROM Part D" (assembly & leis)

Thank you for your consultation letter dated 19 November 2013.

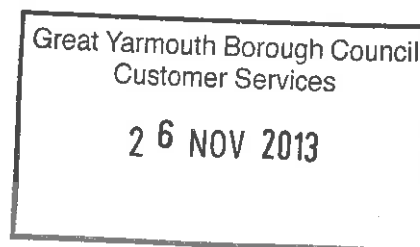
I acknowledge receipt of the above application and I do not propose to raise any objections providing the proposal meets the necessary requirements of the current Building Regulations 2000 – Approved Document B (volume 1 – 2006 edition, amended 2007) as administered by the Building Control Authority.

Should you require any further assistance please do not hesitate to contact me on the number shown above.

Yours faithfully



Jonathan Wilby
STATION MANAGER
for Chief Officer





Norfolk County Council

at your service

Mel Pieterman
Great Yarmouth Borough Council
Town Hall
Hall Plain
Great Yarmouth
Norfolk
NR30 2QF

Environment, Transport, Development
County Hall
Martineau Lane
Norwich
NR1 2SG
NCC contact number: 0344 800 8020
Textphone: 0344 800 8011

Your Ref: 06/13/0614/CU
Date: 21 November 2013

My Ref: 9/6/13/0614
Tel No.: 01603 638070
Email: stuart.french@norfolk.gov.uk

Dear Mel

**Great Yarmouth: Change of use to add use class 4 (drinking establishments) and sui generis (night club) A1 shop from part D" (assembly and leisure)
85, Regent Road, Great Yarmouth, NR302AH**

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

The site is located in a pedestrianised shopping area of the town and whilst the site has no parking allocation it is readily accessible to public transport links and public car parks. In this respect, together the planning history of the site, I would not wish to raise an objection to the proposals, nor do I wish to restrict the grant of permission.

Yours sincerely

Stuart French

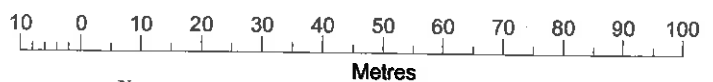
Highways Development Management & Licensing Officer
for Director Environment, Transport and Development

06/13/0614/CU

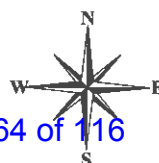


GREAT YARMOUTH
BOROUGH COUNCIL

Planning and Business Services,
Town Hall, Great Yarmouth,
Norfolk. NR30 2QF



Scale = 1:1250 @ A4



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Ordnance Survey [100018547]

Reference: 06/13/0650/CU

Parish: Great Yarmouth

Officer: Mrs M Pieterman

Expiry Date: 20-12-2013

Applicant: Mr J Wheeler

Proposal: Change of use from guest-house to residential dwelling

Site: Rembrandt, 7 Trafalgar Road, Great Yarmouth

REPORT

1. Background / History :-

- 1.1 7 Trafalgar Road is a large Victorian terraced property located within a 'Secondary Holiday Area' as defined in the Great Yarmouth Borough Wide Local Plan. It is also adjacent to, but not within, a Conservation Area. The area is mixed use in nature; however there are a relatively high proportion of guest houses along Trafalgar Road.
- 1.2 The proprietors of the guest houses have been requesting that Trafalgar Road be changed from a Secondary Holiday Area to a Prime Holiday Area. There are ongoing reviews within the revisions of the Core Strategy and future Development Plan Documents, however these are at the very early stages and therefore no weight can be given to them and any proposed development is subject to assessment under the current local plan.

2. Consultations :-

- 2.1 Site notice/Neighbours: 6 letters of objection (copies of letter attached)
 - Loss of holiday accommodation
 - Impact on value of area for tourism purposes
 - Impact on character of the area
 - Would like Trafalgar Road included in Prime Holiday Area
 - Change of use would not be a problem providing it does not become a House in Multiple Occupation (HMO)

- 2.2 Greater Yarmouth Tourist Authority: Object – loss of tourist accommodation in this popular area (copy of full comments attached)
- 2.3 GY Residents Association: application should be refused on the grounds of the impact would have on the area (copy of full comments attached)
- 2.4 Norfolk County Highways: No objection
- 2.5 Strategic Planning Manager: No response received

3. Policy:

3.1 POLICY TR2

THE BOROUGH COUNCIL WILL SEEK TO ENSURE THAT A WIDE RANGE OF HOLIDAY ACCOMMODATION AND TOURIST FACILITIES AND ATTRACTIONS IS PROVIDED TO SATISFY ALL SECTORS OF THE TOURISM MARKET AND WILL ENCOURAGE CONTINUING IMPROVEMENTS TO THE EXISTING PROVISION IN ORDER TO MEET INCREASING CUSTOMER EXPECTATIONS.

(Objective: To maintain and enhance the Borough's status as a holiday destination.)

3.2 POLICY TR4

PROPOSALS TO CHANGE THE USE OF TOURIST FACILITIES, ATTRACTIONS OR ACCOMMODATION TO PURPOSES WHICH ARE NOT TOURIST-RELATED WILL NOT BE PERMITTED WHERE THE SITE OR PREMISES ARE WITHIN PRIMARY HOLIDAY ACCOMMODATION AND PRIMARY HOLIDAY ATTRACTION AREAS, AS SHOWN ON THE PROPOSALS MAP. IN SECONDARY HOLIDAY ACCOMMODATION AREAS, AS SHOWN ON THE PROPOSALS MAP, POLICY TR12 WILL APPLY.

(Objective: To safeguard valuable tourist resources and infrastructure.)

3.3 POLICY TR12

SUBJECT TO OTHER POLICIES IN THE PLAN, WITHIN SECONDARY HOLIDAY ACCOMMODATION AREAS, AS SHOWN ON THE PROPOSALS MAP, PROPOSALS FOR CHANGE OF USE TO A SINGLE DWELLING, SELF CONTAINED RESIDENTIAL FLATS, RESIDENTIAL HOMES OR NURSING HOMES MAY BE PERMITTED IF THE APPLICANT CAN DEMONSTRATE THAT:

- (A) THE PROPOSED DEVELOPMENT WOULD NOT HAVE A SIGNIFICANT ADVERSE EFFECT, EITHER INDIVIDUALLY OR CUMULATIVELY ON THE CHARACTER OF THE AREA;
- (B) THE PROPOSED DEVELOPMENT WOULD NOT HAVE A SIGNIFICANT ADVERSE EFFECT ON THE RESIDENTIAL AMENITY OF THOSE LIVING IN THE AREA OR TO THE USERS OF ADJOINING PROPERTY OR LAND;
- (C) PARKING AND SERVICING ARRANGEMENTS CAN BE PROVIDED IN ACCORDANCE WITH THE COUNCIL'S STANDARDS SET OUT AT APPENDIX (A) TO CHAPTER 3 OF THE PLAN; AND
- (D) IN THE CASE OF AN ACCEPTABLE PROPOSAL FOR A CHANGE OF USE OF PART OF A PROPERTY, THE PROPOSED DEVELOPMENT WOULD RESULT IN AN IMPROVEMENT TO THE REMAINDER OF THE HOTEL, GUEST HOUSE OR PROPERTY.

Note: A definition of primary holiday accommodation can be found at paragraph 5.3.2 of this chapter. Elsewhere on the proposals maps, secondary holiday accommodation areas have been identified. In such areas, whilst holiday uses predominate, residential and commercial property is also formed. Secondary holiday accommodation is mainly comprised of smaller hotels and guest houses of around 10-20 bedrooms, with a wide range of guest facilities. Changes of use in such areas need to be judged against the likely affect on the principle activity.

Where proposals are to be considered for the change of use of existing holiday accommodation to a use within Class C2 of the Town and Country Planning (Use Classes) Order 1997, reference should also be made to criteria contained in Policy HOU21.

3.4 POLICY HOU21

PROPOSALS FOR THE CHANGE OF USE OR CONSTRUCTION OF NEW RESIDENTIAL HOMES OR NURSING HOMES FALLING WITHIN USE CLASS C2 OF THE TOWN AND COUNTRY PLANNING (USE CLASSES) ORDER 1987 WILL BE PERMITTED PROVIDED THE APPLICANT CAN DEMONSTRATE THAT THE PROPOSAL MEETS THE FOLLOWING CRITERIA:

- (a) THE SITE HAS GOOD ACCESS, APPROACH ROADS AND FOOTWAYS AND HAS REASONABLE ACCESS TO A RANGE OF PUBLIC TRANSPORT, COMMUNITY FACILITIES, A LIBRARY/MOBILE LIBRARY, PLACES OF WORSHIP, PLACES OF ENTERTAINMENT, A DOCTOR'S SURGERY AND SHOPPING FACILITIES, INCLUDING A POST OFFICE.
- (b) THE SITE SHOULD BE REASONABLY LEVEL AND BE LOCATED IN THE URBAN AREA OF GREAT YARMOUTH, GORLESTON OR CAISTER, OR WITHIN THE VILLAGE DEVELOPMENT LIMITS SHOWN ON THE PROPOSALS MAP;
- (c) GARDEN SPACE IS PROVIDED SUFFICIENT IN AREA TO MEET THE NEEDS OF THE RESIDENTS OF THE DEVELOPMENT;
- (d) IMPLEMENTATION OF THE PROPOSAL WOULD NOT RESULT IN MORE THAN 10% OF SIMILAR ESTABLISHMENTS IN ANY ONE BLOCK OF DEVELOPMENT ENCLOSED BY THE PUBLIC HIGHWAY SYSTEM;
- (e) SO FAR AS POSSIBLE, EXISTING LANDSCAPE FEATURES OF SIGNIFICANCE ON THE SITE ARE PRESERVED;
- (f) ACCESS ARRANGEMENTS ARE SUITABLE FOR AMBULANCES, WITH PARKING AND SERVICING SPACE PROVIDED IN ACCORDANCE WITH APPENDIX (A) OF CHAPTER 3 OF THE PLAN;
- (g) THE SITE IS OUTSIDE AN AREA SHOWN AS PRIME HOLIDAY ACCOMMODATION ON THE PROPOSALS MAP; AND,
- (h) COMPLIANCE WITH OTHER RELEVANT POLICIES OF THE PLAN.

WHERE THE PROPOSAL INVOLVES CONVERSION OF AN EXISTING BUILDING, THE FOLLOWING ADDITIONAL CRITERIA WILL APPLY:

- (i) CONVERSION COULD BE ACHIEVED WITHOUT NEED FOR MAJOR EXTENSION WHICH WOULD SIGNIFICANTLY IMPINGE ON THE CHARACTER OF THE BUILDING;
- (j) THE DEVELOPMENT AND/OR ITS OPERATION WOULD NOT SIGNIFICANTLY AFFECT THE AMENITIES OF THE OCCUPIERS OF ADJOINING OR NEIGHBOURING BUILDINGS; AND, (where appropriate)
- (k) IN THE CASE OF A LISTED BUILDING, THE DEVELOPMENT WOULD PRESERVE THE BUILDING OR ITS SETTING OR ANY FEATURES OF SPECIAL ARCHITECTURAL OR HISTORIC INTEREST IT POSSESSES.

(Objective: To ensure a good quality of life for the elderly and infirm and safeguard the character of existing areas.)

4. Assessment:

- 4.1 The submitted application seeks approval for a change of use from a guest house to a residential dwelling. The area is mixed in character with the majority of properties on the northern side of the road being in holiday use, although there are a small proportion of residential properties on that side of the road.
- 4.2 There have been a number of objections received from local guest house owners who feel that this change of use is wholly unacceptable given the nature of the area and their ongoing campaign to include it within the Primary Holiday Area as currently defined in the adopted Great Yarmouth Borough Wide Local Plan. However, this has not yet occurred and is, in reality, some time away from being adopted within the Core Strategy, if at all. Therefore the application needs to be dealt with in current policy terms and not what could happen in the future.
- 4.3 Whilst the aspirations of the Trafalgar Road proprietors are to be admired, the loss of the property to a single residential use would not, it is considered, have a significant or detrimental impact on the character of the area as a whole, and current planning policy does allow for the change of use from holiday to residential accommodation. It is also worth noting that there is an application lodged for the change of use from a single residential dwelling into additional guest house accommodation at no's 9 and 10 Trafalgar Road. This would, if

allowed, negate the loss of the guest house subject to this application as it would maintain the status quo and the balance of residential to guest house use will remain the same.

- 4.4 As stated previously, policy TR12 allows for the loss of some holiday accommodation and it is considered that the proposed change of use broadly complies with the policy as it would not constitute a significant loss of holiday accommodation, would not have a detrimental impact on the amenities of the area and would not impact on the remaining guest accommodation to a significant or detrimental degree.
- 4.5 There have been suggestions concerning the possibility of the property being turned into a House in Multiple Occupation (HMO), however the Council has a borough wide Article 4 Direction which prevents any property, whether in residential or holiday use, into an HMO without specifically submitting a planning application, and it is your officers opinion that if such an application were submitted in the future it would be highly unlikely to be granted because of the overall nature of the area.

5. Recommendation:

- 5.1 On balance approve: The proposal for change of use from guest house to residential use is considered acceptable and will not have a significant or detrimental impact on the amenities of the area and accords with the provisions of the adopted Great Yarmouth Borough Wide Local Plan.

From: Tudor House [info@tudor-house.co.uk]
Sent: 11 January 2014 11:59
To: plan
Cc: Jane Reynolds
Subject: FW: Application: 06/13/0650/CU
Attachments: GYBC Re 7 Trafalgar Rd.doc

Importance: High

Dear Mrs Smith,

I write with reference to the above planning application.

With respect to my e-mail below to Mr Minns on 19th December 2013 unfortunately to this day I have not received a reply. However I understand from my neighbour Mrs Jane Reynolds she has received a letter from you today with a list of the residents of Trafalgar Road, whom have objected to this application, however I understand that we have been omitted.

When my wife Caroline delivered the letter it was explained that it had to reach planning on this day of 19th December 2013, she was informed by the lady on reception that she would personally put it on Mr Minns desk straight away. However recent information has confirmed this did not happen. I am a little bit annoyed to think that the reception in the town hall has not forwarded this on in the correct manor and how many times that this has happened to other planning applications!!!

Therefore being this letter was delivered by the final date, I do that it will be included in the objection of the proposal of the above.

I have attached a copy for your records and look forward to hearing back from you.

Meanwhile I thank you in advance for your help.

Kind Regards
Paul Cox

Tudor Guest House
11 Trafalgar Road
Great Yarmouth
Norfolk, NR30 2LD

Tel: 01493 855415
E-mail: info@tudor-house.co.uk
website: www.tudor-house.co.uk

From: Tudor House [mailto:info@tudor-house.co.uk]
Sent: 19 December 2013 10:49
To: 'plan@great-yarmouth.gov.uk'
Subject: Application: 06/13/0650/CU

Dear Mr Minns,

I have today delivered by hand an objection in relation to the above.

Please can you confirm receipt of this, when you receive it.

Thank you for your help.

Best Wishes
Caroline & Paul

Tudor Guest House
11 Trafalgar Road
Great Yarmouth
Norfolk, NR30 2LD

Tel: 01493 855415

E-mail: info@tudor-house.co.uk

website: www.tudor-house.co.uk

THE TUDOR GUEST HOUSE



11 Trafalgar Road, Great Yarmouth, Norfolk, NR30 2LD, Tel: 01493 855415
www.tudor-house.co.uk E-mail: info@tudor-house.co.uk

17th December 2013

Dear Mr Minns,

Application: 06/13/0650/CU

Location: 7 Trafalgar Road, Great Yarmouth, NR30 2LD

We wish to make a formal objection to the planning application regarding the change of use from guest house to a residential dwelling in respect of the property above.

At present Trafalgar Road is classed as a secondary area of holiday accommodation. Over the last two years the residents, with the support of the Greater Yarmouth Tourist Association have been campaigning to have it changed to become an area of primary accommodation. Over the years business owners on Trafalgar Road and round the area have put a lot of time and investment into their properties, many of which have been accessed by quality in tourism and have been graded with 4 star and silver awards.

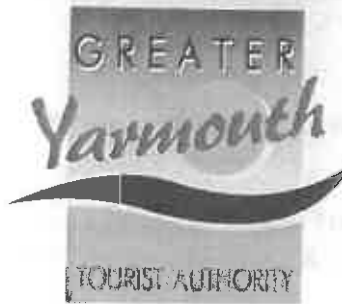
When the current owners purchased the property they would have been fully aware that it was a guest house and not used as a residential dwelling. Our fear is that this would set a precedent for others to follow suite and Trafalgar Road will end up being an area of houses or flats of multiple occupancy.

In the summer visitors often walk up this road and comment what a nice area it is and it is unique that we are the only road in Great Yarmouth where there is a row of guest houses together. We are the main route through to the seafront and we do not want to end up an area where you will find guesthouses surrounded by residential properties that are un-kept and uncared for like many roads/streets where this has already happened. We do not want to end up losing one of the main things that Great Yarmouth is all about, Tourism. The GYTA have figures state that we are short of bed spaces for our visitors.

We hope that you take account of these comments, understand our views and appreciate why we feel strongly against this proposal.

Yours Sincerely

Paul & Caroline Cox



Mrs M. Pieterman
Planning Services
Great Yarmouth Borough Council
Town Hall
Great Yarmouth
Norfolk
NR30 2QF

31st December 2013

Dear Mrs Pieterman

Planning Application (Ref. 06/13/0650/CU)

Change of use from guest house to residential dwelling

Thank you for giving the Greater Yarmouth Tourist Authority (GYTA) an opportunity to comment on the above application.

The GYTA Board recognise that trends in holiday taking continue to change and in some circumstances it is appropriate to let market forces dictate the balance of visitor and residential accommodation; particularly within roads designated as Secondary Holiday Areas.

However Trafalgar Road has long since bucked the trend in terms of holiday use; managing to retain a high percentage of visitor accommodation. Indeed in 2010 the many property owners on Trafalgar Road sought to upgrade their Secondary Holiday Accommodation status to a higher 'Prime Holiday' status in order to preserve and enhance the tourist nature of this popular road.

In March 2010 all 21 properties on Trafalgar Road were surveyed and the results were as follows:-

15 owners	whose properties are in tourism use, SUPPORT the principle of Trafalgar Road becoming a Primary Holiday Area
1 owner	whose properties is in tourism use, DOES NOT support the principle of Trafalgar Road becoming a Primary Holiday Area
2 owners	whose properties are in not in tourism use SUPPORT the principle of Trafalgar Road becoming a Primary Holiday Area
1 owner	recorded his responses as No COMMENT
2	Properties were empty.

Therefore, of the 21 properties on Trafalgar Road, 17 property owners (81%) supported the principle of Trafalgar Road becoming a Primary Holiday Area. This

Greater Yarmouth Tourist Authority

c/o Maritime House, 25 Marine Parade, Great Yarmouth, NR30 2EN

Tel: (01493) 846492 – 24 hour answer phone Fax (01493) 858588 www.great-yarmouth.co.uk www.gyta.com
Registered No. 3090229 Email: ky@great-yarmouth.gov.uk www.visitnorfolk.co.uk VAT No. 632 6230 66

figure reaches nearly 90% of those who actually responded (ie excluding the empty properties).

The GYTA Board and clearly many of the owners on Trafalgar Road wish to protect against any gradual erosion of the nature and ambience of Great Yarmouth as a visitor destination.

Trafalgar Road is a special case; regularly winning awards for its floral decorations and continually improving its standards through the national star-rating schemes. In recent months one property has doubled its size in order to cater for a growing demand.

The GYTA Board would respectfully suggest that the buyer was well aware of planning restrictions placed upon a property within a Secondary Holiday Area with a *Trafalgar Road* address and its strategic importance to the resort.

The tourist industry and the Borough Council have in recent years worked tirelessly in partnership to secure European and Regional Government Funding to successfully transform and upgrade the landscaping of Marine Parade into an award-winning environment.

With its close proximity to Great Yarmouth's 'Golden Mile' Trafalgar Road is part of a highly visible corridor between the seafront and the heritage quarter. For many it will form part of a lasting memory of Great Yarmouth as they depart from the seafront.

Hotels and Guest Accommodation in the resort have embraced the national star-rating scheme; adopting a policy of promoting only star rating visitor accommodation to ensure that Great Yarmouth maintains and builds its reputation of a quality-driven resort.

The GYTA represents the views of around 300 tourism businesses in the Great Yarmouth area. GYTA is a public/private sector partnership; with a mission statement that states:

"The Greater Yarmouth Tourist Authority aims to bring all those within the local tourism together to work in partnership with the local authority in order to contribute to the maintenance and development of a strong and dynamic economy for the benefit of the local community".

The GYTA Board would therefore object to any change of use at 7 Trafalgar Road, Great Yarmouth.

Yours sincerely,

Karen Youngs

GYTA Project Manager

On behalf of the GYTA Board of Directors

Greater Yarmouth Tourist Authority

c/o Maritime House, 25 Marine Parade, Great Yarmouth, Norfolk, NR30 2EN

Tel: (01493) 846492 – 24 hour answer phone

Fax (01493) 858588

www.great-yarmouth.co.uk

www.gyta.com

Registered No. 3090229

Email Karen@great-yarmouth.gov.uk

VAT No. 632 6230 66



Kilbrannan Guest House
14 Trafalgar Road
Great Yarmouth
Norfolk NR30 2LD

ACED
18/12/13



enquiries@kilbrannanguesthouse.co.uk
www.kilbrannanguesthouse.co.uk

Planning Application Reference: 06/13/0650/CU
(7 Trafalgar Road, change of use)

We wish to inform you of our objection to the above planning application.

Trafalgar Road is made up of predominantly Guest Accommodation and is the only remaining road in Great Yarmouth with such an appeal for visitors to our town. We feel Trafalgar Road must retain this value in order to help keep the tourism industry healthy.

When we heard new owners were moving in to 7 Trafalgar Road we were very happy the Guest House would be resurrected but now we feel disappointed it was purchased with a different agenda.

Please take our comments on board for the future of tourism in Great Yarmouth.

Thank you

Gary Smith
Julie Smith
Kilbrannan
14 Trafalgar Road



Spirit of Enterprise Awards



Jill K. Smith

From: Great Yarmouth Residents Association
Sent: 17 December 2013 21:57
To: plan
Cc:
Subject: Planning Application Ref; 06/13/0650/CU. 7, Trafalgar Road, Great Yarmouth, NR30 2LD

Dear Sir,

with regard to the planning application for change of use from Guest House to residential use at the Rembrant Guest House, I respectfully request our comments to be noted whilst deliberating on this matter.

It is our belief that the area in which this property is situated represents the very best in the scale of holiday accommodation represented by the traditional guest house. This position as the quintessential representation of Great Yarmouth's guest house stock is currently supported and has been by the tourism industry for many years, with numerous TV and brochure campaigns using this area, being at the core of the towns tourism advertising. I therefore suggest that there is no doubt as to the character of this area being the area visitors would expect to find this type of holiday accommodation.

This core activity of this area has for many years been the very reason by which many of its present occupants not only bought into but have successfully operated in, with major investment and expansion being carried out as we speak. The business operators and the industry itself have requested that the Borough Council further protect this area by way of changing the planning protection to that of Prime area status.

It is our belief and that of the business operators who nearly all reside on their premises believe that the loss of the property to residential would have a detrimental impact to the overall presentation of this area to the public as a quality holiday use area.

At present the property is, and has been occupied in what appears to be a residential manor which could mean either one of two things either it is being run in a HMO fashion which is a proven detrimental use within a holiday area or its occupancy rate is one to be proud of and the viability of the business would not be in question.

I therefore respectfully request this application be refused on the grounds of the impact the proposed use would have on the existing character is one of which not only this area could not sustain but the tourism industry as a whole.

P. Fitzgerald
Vice - Chairman
G Y Residents Association

ACK'D
17/12/13

The Marina Guest House
12 Trafalgar Road
Great Yarmouth
Norfolk
NR30 2LD

16th December 2013

Ref Planning Application 06/13/0650/CU

Property ; 7 Trafalgar Road NR30 2LD

Dear Sir / Madam

I write regarding the above application, I object to the change of use as I believe Trafalgar Road is the last accommodation stronghold in Yarmouth and should be kept that way. We all work well as neighbours and competitors and the majority are providing essential quality accommodation for the tourism industry.

I can only see the street on a downward spiral if more houses are among us as I think due to their size they will no doubt be used for HMO use. As a street full of B and B's and Guest Houses we attract more custom as we can share large groups between us and recommend each other, in winter time groups of contractors can all be sure to find a room somewhere within a few doors of each other.

I can't understand why this application is being made as was no doubt sold as a commercial property, there is no shortage of affordable large properties with residential consent in the area.

We all signed our applications for Prime Letting a couple of years ago and my views for the street still remain the same for my own and every other Guest House in the Street.

Yours Faithfully
Darren Day



ACK'D
17/12/13

The Shrewsbury Guest House

9 Trafalgar Road, Great Yarmouth, Norfolk, NR30 2TD

Tel / Fax: 01493-844788

Mobile: 07960-339258

Email: shrewsbury.guesthouse@virgin.net

13th December 2013

Our Ref: 2012/L067

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



Dear Sirs,

Re: Planning Application: 06/13/0650/CU

Proposal: Change of use from guest house to residential dwelling
Location: 7 Trafalgar Road, Great Yarmouth, NR30 2LD (Rembrandt)

Please accept this letter as my formal objection to the above planning application. Trafalgar Road is predominately guest house accommodation that is known both locally and nationally as the prime location for quality guest accommodation in Great Yarmouth. Many of the properties are graded by Visit Britain and have additional accolades of silver and breakfast awards.

The current owners knew when they purchased the Rembrandt that it had to be used as a guest house and this was reflected in the price they paid.

The main industry in Yarmouth is tourism, this brings in a large percentage of the revenue for all businesses in the town, not just accommodation providers. According to surveys taken by GYTA there are not enough bed spaces available therefore to lose another guest house just so the current owners can turn a quick profit, is not acceptable.

There are many streets in Great Yarmouth that at one time were flourishing small hotels/B&B's but have since changed use and fell into disrepair, often they are now used as houses of multiple occupancy.



My husband and I have invested a great deal of money into our property, as have many other owners in this road. Our business is thriving and when we decided that we wanted to expand, our options were either to sell and buy something larger in the area or, as luck would have it, the property next door. We opted to buy No. 10 and our planning application for change of use will be submitted Monday.

I don't want to see Trafalgar Road turn into the likes of Paget Road or Kent Square, I want to be proud of my home/ business and the street it is in, not live somewhere that is run down and full of houses of multiple occupancy.

Trafalgar Road is currently classed as a secondary letting area and for the past two years or so we have been campaigning for this to be changed to a Prime letting area, which is what most people already think it is. It has been used as a showcase for TV adverts and newspapers and recently an article was written on our guest house outlining the changes in B&B's and the extensive investment made by owners. Each year the street wins the accolade of Best Street in the Yarmouth in Bloom competition, visitors walk along Trafalgar Road just to see the array of flowers displayed by the guest houses.

Our street is the best in Great Yarmouth and we want to see it stay that way.

Yours faithfully,

Sandie Stanley
Owner



ACIC'D
17/12/13



6 Trafalgar Rd

GT Yarmouth

Norfolk

NR30 3LD

Dear Sir or Madam

I wish to object to the change of use at No 7 Trafalgar Rd the reason behind this :-

When we bought our property in Trafalgar Rd 2003 the street were all guest houses, and holiday makers know this, and think it is one of the best streets of guest houses in great Yarmouth, and the majority of the street would not like to lose this tradition.

So if you start selling our guest houses to home owners the street will lose its charm and holiday makers may try elsewhere for accommodation and we would loose our income, to another seaside resort and Yarmouth may start to loose valuable income into our town.

I feel if you allow this it will set a president to the street and it will lose its charm.

At present we are secondary accommodation and you should be aware that planning permission is in for us to become prime letting for just guest house.

Please dont let our road down, we are very proud of our road you can see us in papers,tv,& brochures advertising GREAT YARMOUTH.

Yours sincerely

J Reynolds

ACICD
17/12/13

The Marlborough Guest House
8 Trafalgar Road
Great Yarmouth
Norfolk
NR30 2LD

Tel /fax 01493 844542

Mobile 07984443808

www.themarlbroughguesthouse.co.uk



15/12/13

Ref 06/13/0650/CU

Dear Sir/Madam

With reference to the above planning application at 7 Trafalgar Road, I would like to comment that we feel change of use to Residential from bed and breakfast would not be a problem to the tourist character of the road as long as it did not continue to be or become a house of multiple occupancy. We do not know what safeguards you could in place, but would appreciate your help in doing so.

Yours faithfully

Mr and Mrs G. J. Evenden

Mel Pieterman
Great Yarmouth Borough Council
Town Hall
Hall Plain
Great Yarmouth
Norfolk
NR30 2QF

Environment, Transport, Development
County Hall
Martineau Lane
Norwich
NR1 2SG
NCC contact number: 0344 800 8020
Textphone: 0344 800 8011

Your Ref: 06/13/0650/CU
Date: 6 December 2013

My Ref: 9/6/13/0650
Tel No.: 01603 638070
Email: stuart.french@norfolk.gov.uk

Dear Mel

**Great Yarmouth: Change of use from guest house to residential dwelling
7, Trafalgar Road, Great Yarmouth, NR302LD**

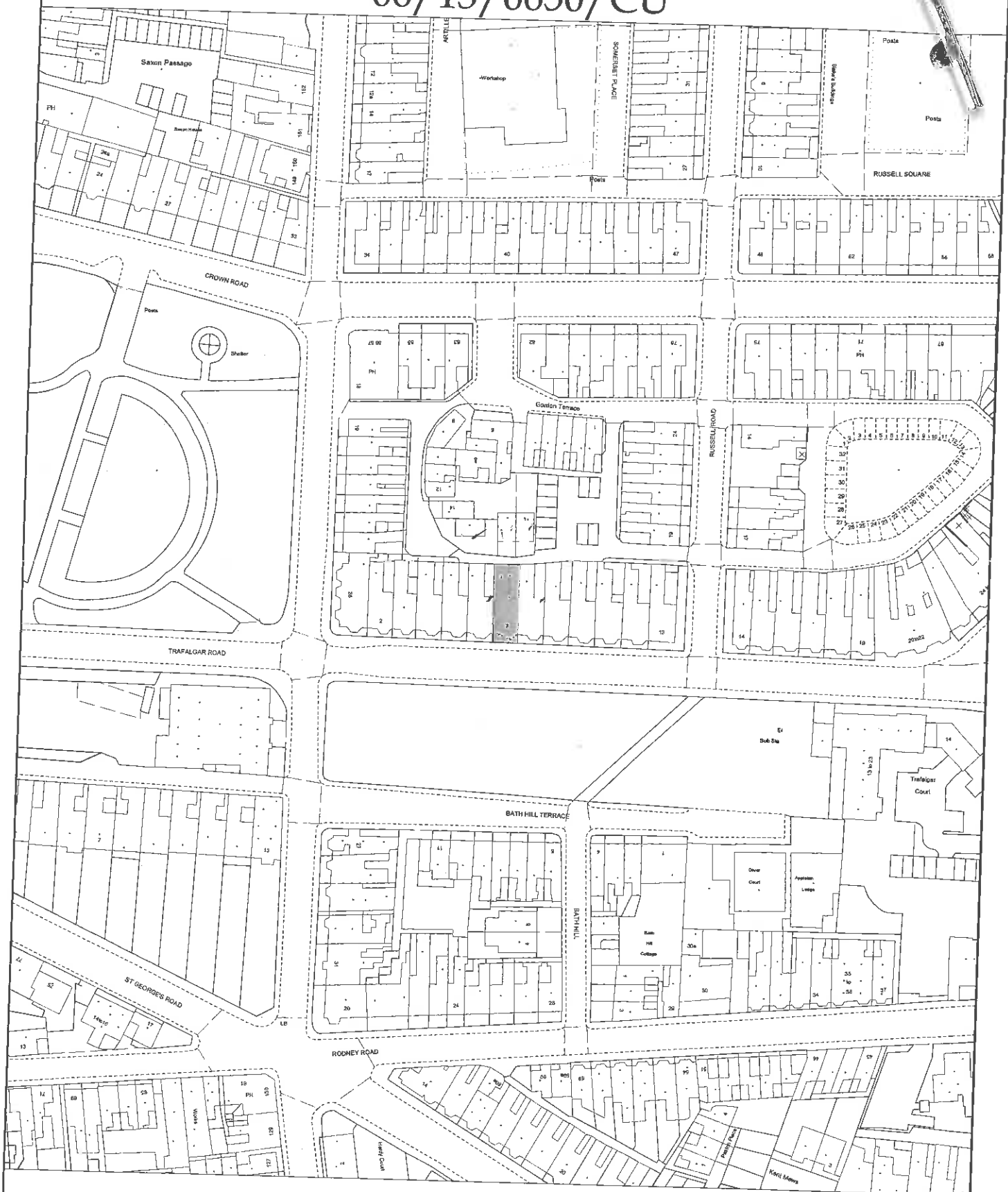
Thank you for your recent consultation with respect to the above application.

In highway terms only I have no objection to the proposals, nor do I wish to restrict the grant of permission.

Yours sincerely

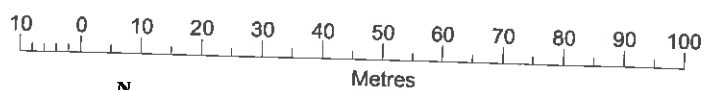
Stuart French

Highways Development Management & Licensing Officer
for Director Environment, Transport and Development



GREAT YARMOUTH
BOROUGH COUNCIL

Planning and Business Services,
Town Hall, Great Yarmouth,
Norfolk. NR30 2QF



Scale = 1:1250 @ A4

Reference: 06/13/0643/F

Parish: Bradwell

Officer: Mr G Clarke

Expiry Date: 17-02-2014

Applicant: Mr D King

Proposal: Residential development of 28 dwellings including all site works

Site: Land to south of Kings Drive
Bradwell

REPORT

1. Background / History :-

- 1.1 The site involved in the application is a triangular area of land to the south of the Kings Drive development which is currently under construction. The site is bordered on the south and west by the unmade track, Clay Lane and open fields to the east. The site is outside the current Village Development Limit for Bradwell.
- 1.2 A planning application for development of the site was submitted in 2013 (ref: 06/13/0232/F) but this was withdrawn following comments made by the Historic Environment Service and the need for an Environmental Impact Screening Opinion.

2. Consultations :-

- 2.1 Highways – no objection in principle subject to some amendments to the layout and size of garages and also the improvement of part of the cycle path on Beccles Road.
- 2.2 Parish Council – No objections but would need to ensure that surface water will be adequately drained. Also trees and amenity/play area would need to be included in the development.
- 2.3 Neighbours – no comments received.
- 2.4 Environment Agency – No objection subject to a condition that no development shall take place until a surface water drainage scheme for the site has been submitted and approved.

- 2.5 Environmental Health – A site investigation needs to be carried out and restrictions on the hours of work imposed.
- 2.6 GYB Services - Each property will need a bin storage area.
- 2.7 Natural England – No objection.
- 2.8 Essex & Suffolk Water – No objection.
- 2.9 Strategic Planning – The site is outside the settlement boundaries and therefore contrary to the 2001 Local Plan however the site is located in Bradwell which is identified in the draft Core Strategy as a settlement which will see significant growth. The site is between the strategic allocation and the edge of Bradwell and is a logical extension to the Kings Drive development. The site has been included in the Strategic Housing Land Availability Assessment.
- 2.10 Norfolk County Council – Contributions will be required towards Education, Fire Service and Library provision, see attached letter.
- 2.11 Anglian Water – The sewerage system at present has available capacity for this development.

3. Policy :-

3.1 POLICY HOU4

PROPOSALS FOR RESIDENTIAL DEVELOPMENT IN EXCESS OF 10 DWELLINGS WILL BE REQUIRED TO COMPLY WITH THE FOLLOWING CRITERIA. *

- (A) THE SITE SHOULD BE IN OR ADJACENT TO AN EXISTING SETTLEMENT;
- (B) THE DEVELOPMENT SHOULD NOT EXTEND INTO OPEN COUNTRYSIDE UNLESS SPECIAL JUSTIFICATION IS GIVEN (FOR EXAMPLE, WHERE SIGNIFICANT ENVIRONMENTAL OR AMENITY GAINS COULD BE ACHIEVED TO THE BENEFIT OF THE COMMUNITY);
- (C) SATISFACTORY ACCESS COULD BE MADE AVAILABLE AND TRAFFIC GENERATED BY THE PROPOSAL WOULD NOT HAVE A SIGNIFICANT EFFECT ON THE LOCAL HIGHWAY NETWORK THAT COULD NOT BE AMELIORATED BY FURTHER INFRASTRUCTURE PROVISION OR IMPROVED PUBLIC TRANSPORT LINKS;
- (D) THE DEVELOPMENT WOULD BE OR HAS THE POTENTIAL TO BE WELL SERVED BY PUBLIC TRANSPORT;

- (E) THERE WOULD BE NO LOSS OF SITES OF LANDSCAPE OR WILDLIFE IMPORTANCE;
- (F) THERE WOULD BE NO LOSS OF BEST AND MOST VERSATILE AGRICULTURAL LAND OR AREAS OF SPECIAL LANDSCAPE VALUE;
- (G) THERE WOULD BE NO HARM TO THE HISTORIC ENVIRONMENT; AND,
- (H) SITES SHOULD NOT BE SUBJECT TO COASTAL (MARINE) EROSION OR BE SUBJECT TO FLOOD OR BE ON LAND OF KNOWN INSTABILITY.

* The above criteria may in exceptional circumstances not relate to all of the allocated sites.

3.2 POLICY HOU9

A DEVELOPER CONTRIBUTION WILL BE SOUGHT, AS A PLANNING OBLIGATION UNDER THE TOWN AND COUNTRY PLANNING ACT 1990 TO FINANCE THE EARLY PROVISION OF FACILITIES REQUIRED AS A DIRECT CONSEQUENCE OF NEW DEVELOPMENT.

(Objective: To ensure adequate community and public services are available to new residents which are needed as a direct consequence of the development proposal.)

3.3 POLICY HOU15

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

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

3.4 POLICY HOU16

A HIGH STANDARD OF LAYOUT AND DESIGN WILL BE REQUIRED FOR ALL HOUSING PROPOSALS. A SITE SURVEY AND LANDSCAPING SCHEME WILL BE REQUIRED WITH ALL REQUIRED WITH ALL DETAILED APPLICATIONS FOR MORE THAN 10 DWELLINGS THESE SHOULD INCLUDE MEASURES TO RETAIN AND SAFEGUARD SIGNIFICANT EXISTING LANDSCAPE FEATURES AND GIVE DETAILS OF, EXISTING AND PROPOSED SITE LEVELS PLANTING AND AFTERCARE ARRANGEMENTS.

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

3.5 POLICY NNV5

IN THE AREAS AROUND SETTLEMENTS SHOWN ON THE PROPOSALS MAP AS 'LANDSCAPE IMPORTANT TO THE SETTING OF SETTLEMENTS' THE COUNCIL WILL PERMIT DEVELOPMENT PROVIDED A DEVELOPER CAN DEMONSTRATE ESSENTIAL NEED OR THAT THE DEVELOPMENT WOULD NOT IMPINGE ON THE PHYSICAL SEPARATION BETWEEN SETTLEMENTS PARTICULARLY BETWEEN GREAT YARMOUTH AND CAISTER AND GORLESTON AND HOPTON WHICH ARE MAJOR GATEWAYS TO THE TOWN, OR GIVE RISE TO ANY OTHER SIGNIFICANT ADVERSE IMPACT.

(Objectives: To protect the setting of settlements and prevent urban sprawl.)

3.6 POLICY NNV10

IN CONNECTION WITH NEW DEVELOPMENT THE BOROUGH COUNCIL WILL, WHERE APPROPRIATE, EXPECT THE RETENTION, RESTORATION AND CREATION OF LANDSCAPE FEATURES AND WILDLIFE HABITATS.

(Objective: To enhance the variety and quality of landscapes.)

4. **National Policy: National Planning Policy Framework (NPPF)**

4.1 The presumption in favour of sustainable development is set out in paragraph 4.

4.2 Paragraph 49 states that: 'Housing applications should be considered in the context of the presumption in favour of sustainable development. Relevant policies for the supply of housing should not be considered up-to-date if the local planning authority cannot demonstrate a five-year supply of deliverable housing sites.

4.3 In paragraph 216 the NPPF states that decision-takers may also give weight to relevant policies in emerging plans according to:

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

5. **Emerging Local Plan: Draft Core Strategy (Regulation 19, 2013)**

5.1 Policy CS2:

This policy identifies the broad areas for growth, sets out the sustainable settlement hierarchy for the borough and two key allocations. Bradwell is identified as a Key Service Centre in the settlement hierarchy and is expected to see significant growth over the plan period.

5.2 Policy CS4:

This policy specifies the mix of housing required in new residential development.

5.3 Policy CS18:

This policy allocates land south of Bradwell as a strategic site for 1000 dwellings and commercial development. This does not include the site at Kings Drive, Bradwell, however it is located between the strategic allocation and the edge of Bradwell.

6. Assessment :-

- 6.1 The application is for the extension of the existing estate road from Kings Drive and the erection of 28 dwellings, the development will consist of a mixture of seven, 2-bedroom houses, thirteen, 3-bedroom houses and eight, 4-bedroom houses. The design and materials will be similar to those already built on Kings Drive. The Kings Drive development is nearing completion and the application for building on this land is a logical extension to that development.
- 6.2 The Parish Council has raised concerns over surface water drainage and the Environment Agency (EA) is also concerned that the development should not increase the risk of flooding elsewhere. The EA has asked for a condition that development should not begin until a surface water drainage scheme has been submitted and approved and subject to this condition there is no objection to the development.
- 6.3 Highways have asked for some minor changes to the layout and the size of garages and parking spaces they have also asked for further improvements to the cycle-path along Beccles Road. The agent has been made aware of these comments and amended drawings are awaited.
- 6.4 A development such as this would normally require an element of affordable housing, in this case the developers have put a case forward that the site would not be financially viable if this was enforced and have asked that the requirement for affordable housing is relaxed.
- 6.5 Although the site is outside the existing Village Development Limit for Bradwell and is therefore contrary to the current Local Plan, it is identified in the draft Core Strategy as a site that is potentially deliverable and there is no

objection to development going ahead prior to the formal adoption of the Core Strategy.

7. RECOMMENDATION :-

- 7.1 Approve – subject to Highways requirements and standard conditions regarding contamination, landscaping, etc. The requirements of the Section 106 agreement regarding contributions to infrastructure improvements and play space/open space should be subject to negotiation with the developer.

via e-mail

G Clarke
GYBC

NCC contact number: 0344 800 8020

Textphone: 0344 800 8011

cc J Blackwell – Children's Services

cc T Prince – Children's Services

cc J Walker – Cultural Services

cc P Bond – Norfolk Fire Service

cc M Tracey - ETD

Please ask for: Zoe Betts

Date: 20 December 2013

My Ref:

P.DEV.1.06.66

Tel No.:

01603 223308

Email:

zoe.betts@norfolk.gov.uk

Dear Mr Clarke

**Planning Obligations: Proposed Residential Development
Kings Drive, Bradwell
Application No. 06/13/0643/F**

Thank you for consulting the County Council on the potential infrastructure, service and amenity requirements arising from this proposal.

The comments attached are made "without prejudice" and are an officer-level response to your consultation. The contributions sought are based on 28 dwellings.

It should be noted that the attached comments are only valid for six months from the above letter date and therefore the County Council would expect to be re-consulted if the proposal is not determined in this period. The contribution figures are given on the basis that they will be index linked from the time the application is determined by committee in order to maintain their value in real terms.

The infrastructure, service and amenity requirements arising from new development are set out in the County Council's adopted Planning Obligations Standards. The County Council would raise an objection if the attached list of requirements were not satisfactorily dealt with in a legal agreement with the applicant.

Continued.../

Please could you keep me informed of:

- Any obligations sought from the applicant; and
- The final planning decision on this site including any "conditions" relevant to the County Council (e.g. regarding fire hydrants).

Should you have any queries with the above comments please call me on (01603) 223308 or Stephen Faulkner (Principal Planner) on (01603) 222752.

Yours sincerely

Zoe Betts
Planner

Encl

Potential County Council Planning Obligations - Proposed Housing Development

Address: King's Drive, Bradwell (28 Dwellings)

Application No.06/13/0643/F

Date: 20 December 2013

1. Education

- 1.1. It is understood that the proposed development comprises 28 no. multi-bed houses. The County Council does not seek education contributions associated with 1-bed units and only seeks 50% contributions for multi-bed flats. Therefore in net education terms this represents the equivalent of 28 dwellings, which will generate:

1. Pre-School – 3 children (3 – 5)
2. Primary School – 7 children (5 – 11);
3. High School – 5 children (11 - 16); and
4. Sixth Form – 0 pupils (16 - 18).

- 1.2. The current situation at local schools is as follows:

School	Capacity	Numbers on Roll (May 2013)	Spare capacity No. of places
Nursery Provision (3-5)	214	254	+40
Hillside Primary School (5-11)	210 (excluding mobiles)	225	-15
Homefield Primary School (5-11)	210	210	0
Woodlands Primary Academy (5-11)	420	382	+38
Lynn Grove High School (Academy) (11-16)	1143	1115	+28

- 1.3. The Department for Children, Schools, and Families (DCSF) provide a range of "basic need multipliers" (2008) which take into account the different school age ranges (see below).

Sector	Basic Need Multiplier Cost Per Place (2009)
--------	--

Nursery (3-5)	5,822
Primary Sector (5-11)	11,644
High School Sector (11-16)	17,546
Sixth Form (16-18)	19,029

- 1.4. While this is a relatively small development (28 dwellings) and there appears to be some spare capacity within local schools, the proposal needs to be considered in the context of the other recent major development proposal in Bradwell (Application No. 06/13/0652/Outline) for 850 dwellings.

Two of the three Primary phase schools in Bradwell are full to capacity and the third is now taking almost up to their admission number. Taking both applications into account it is considered that contributions should be made towards the primary sector as follows:

$$7 \text{ (places generated)} \times £11,644 \text{ (DfE multiplier)} = £81,508$$

- 1.5. Should you have any queries with the above figures or comments please call Jane Blackwell (Children's Services Department) on 01603 222287 or email her at jane.blackwell@norfolk.gov.uk

3 Fire Service

- 3.1 Norfolk Fire Services have indicated that the proposed development will require 1 hydrant (on a minimum 90mm main) at a cost of £868.52 per hydrant. Therefore the total costs will be **£868.52**.

- 3.2 Please note that the onus will be on the developer to install the hydrants during construction to the satisfaction of Norfolk Fire Service and at no cost. Given that the works involved will be on-site, it is felt that the hydrants could be delivered through a planning condition.

- 3.3 Should you have any queries please call Trish Bond (Norfolk Fire Service) on 01603 819714 or email on patricia.bond@fire.norfolk.gov.uk

4 Library Provision

- 4.1 A development of 28 dwellings would place increased pressure on the existing library service particularly in relation to library stock, such as books and information technology. This stock is required to increase the capacity of Gorleston library. It has been calculated that a development of this scale would require a total contribution of £1680 (i.e. £60 per dwelling).
- 4.2 Should you have any queries with the above comments please call John Walker (Cultural Services) on 01603 223900 or email on john.walker@norfolk.gov.uk

5 Environment

- 5.1 There may also be a requirement for landscaping and future maintenance of planted areas on highway land. Where there are mature trees, hedges or other vegetation bounding the site and these are growing on land to be adopted as part of the highway, a commuted sum will be required to cover their future maintenance.
- 5.2 Should you have any queries with the above comments please call Heidi Thompson on 01603 222773 or email on heidi.thompson@norfolk.gov.uk
- 5.3 Future maintenance of biodiversity areas should also be considered. A commuted sum may be required where appropriate to cover the future maintenance of existing and new areas habitat. These may require different management to the standard landscaped areas.
- 5.4 Should you have any queries with the above comments please call Heidi Thompson on 01603 222773 or email on heidi.thompson@norfolk.gov.uk

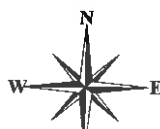
6 Highways and Transport Provision

- 6.1 I understand that you have consulted the County Council's highway engineer separately on this application.



GREAT YARMOUTH
BOROUGH COUNCIL

Planning and Business Services,
Town Hall, Great Yarmouth,
Norfolk. NR30 2QF



Scale = 1:2500 @ A4

Reference: 06/13/0614/CU

Parish: Bradwell

Officer: Mr D Minns

Expiry Date: County Council

Applicant: Norfolk County Council/Great Yarmouth Borough Council

Proposal: Construction of a new Link Road from A143 Beccles Road, Bradwell, to a proposed roundabout to be constructed to serve retail development at Beaufort Way, Gorleston, and to link with A12. Proposed Link Road to comprise of a single carriageway highway, including grass verges, shared cycleway and footway and other associated works; including highway improvements on the A143 in the vicinity of the junctions with Browston Lane and New Road

Site: Land at Wheatcroft Farm, Bradwell, Great Yarmouth NR31 9AF

REPORT

1. Background / History :-

1.1 This planning application is to be determined by Norfolk County Council with the Council being a consultee on the application with all consultations being undertaken by the County Council. This means that the Development Control Committee will make a recommendation to the County Council only and not the final decision on the application.

1.2 The Link Road is a local road scheme promoted by NCC in partnership with GYBC. GYBC own land at Beacon Park which will provide part of the land required for the Link Road at the eastern end of the proposed alignment. The remainder of the road will overlie land that is in single ownership and the landowner has expressed their willingness to participate in delivering this scheme. Independently of the Link Road, planning application proposals for up to 1,000 new homes and 9.67ha of new employment land at South Bradwell are being currently being considered by the Borough.

1.3 The A12-A143 Link Road scheme (the Link Road) comprises a new 1.8km road routeing from the western end of Beaufort Way (the existing access road from the A12 trunk road at South Gorleston) through the Beacon Business Park, north westwards to connect with the A143 Beccles Road at a new roundabout junction to be located at the existing junction of the A143 with C620 New Road.

1.4 The Link Road will cross two existing minor roads: Gorleston Lane, a private road providing access to Wheatcroft Farm, and the publicly maintained Browston Lane. Two roundabout junctions are proposed to provide access to the South Bradwell residential and employment development to the north and south of the Link Road. The first of these roundabouts will be located at the point where the Link Road meets Gorleston Lane and a new access to Wheatcroft will be provided from this roundabout. A second roundabout will be located approximately 0.4km to the west of Gorleston Lane and 0.4km south east of the A143 Beccles Road

1.4 An uncontrolled left in/out junction with a central median is proposed at the point where the Link Road meets Browston Lane. The existing section of Browston Lane to the north of the Link Road will be closed to vehicular traffic, access to existing residential properties maintained via a new ghost island T- Junction. Browston Lane to the north of the Link Road will remain accessible by pedestrians and cyclists providing access between the A143 and the Link Road.

1.5 The area to the south of the Site is predominantly rural, with the land mainly used for agricultural purposes. To the north of the Site is Bradwell. Where the proposals join on to A143, it is within close proximity to residential properties located on Clay Lane and Kings Drive. The proposed road will go through an existing tree belt which is designated as a Landscape Buffer Area, which is located to the south-eastern corner of the Site. As the road connects to A12 via Beaufort Way, the area is predominantly industrial with large commercial buildings where further development is anticipated.

1.6 The Site is located within a designated Landscape Important to the Setting of Settlements within the adopted Great Yarmouth Local Plan Proposals Map. The Southern part of the proposed Link Road will also go through the South Gorleston Policy. In the emerging Core Strategy, the majority of the Site runs through a designated area known as Beacon Park extension and through Grade 1 and 2 Agricultural Land. Towards the south of the Site the road reaches a designated 'Safeguarded Employment Area' known as Beacon Business Park Extension.

1.7 The Link Road is largely low lying with a bituminous surfaced carriageway at ground level, with Associated landscaping and street lighting columns. The Link Road has been developed as a single carriageway road. The typical cross-section width is 34.5m and will incorporate the following features :

- Kerbed 3.25m wide carriageway in each direction;
- 1m wide grass verges (with widening in area adjacent to junctions for visibility requirements);
- 3m wide shared Cycle/Footway – north side only;
- 2m wide verge to accommodate Public Utility (PU) Services – south side only
- 1m wide swales – north and south sides
- 5m wide landscape areas- north and south sides; and
- Street lighting columns located in the verge between the shared cycleway/footway and swale

1.8 Landscaping for the Link Road will include wildflower meadows on both sides of the road. This will be planted on both sides of the road in a 5m wide strip on the northern side and a 3m wide strip on the southern side as far east as the tree belt

after which it will become a 5m wide strip The remaining approximately 2m wide strip on the southern side up to the plantation woodland will be planted with a native, species-rich hedgerow to divide the Link Road from the proposed residential development to the of new habitat

1.9 Pedestrian and cyclist access to the Link Road will be connected to the existing A143 (Beccles Road) and connecting roads associated with the residential urban extension and Beacon Park Industrial Area A shared footpath and cycleway will be running parallel to the road on the north side to provide safe access for pedestrians, which also increases connectivity and permeability between the developments. Public Rights of Way will be maintained during the operational and construction phase at Clay Lane.

1.10 An uncontrolled equestrian crossing will be provided as part of the proposals for the Link Road to provide an appropriate crossing facility for users of the bridleway. A holding pen has been incorporated into the proposals where the Link Road intersects the bridleway.

1.11 The Link Road accommodates a new bus stop on either side of the road. New and existing bus routes will be re-routed to take advantage of this new road.

1.12 The “end to end” vehicular access arrangements will be from A143 (Beccles Road) and Beaufort Way. Additional accesses onto the Link Road are anticipated from the two integral roundabouts allowing access to other developments in the vicinity.

1.13 The proposal is one that requires an Environmental Impact Assessment (EIA). The EIA process identifies and assesses environmental effects that are likely to arise from the construction and operation of the proposed development and determines whether they are significant. The assessment includes the need for the development, construction, alternative solutions, ecology and nature conservation, landscape and visual impact, cultural heritage, water resources and land drainage, geology and soils, air quality, noise and vibration, traffic and transport along with a construction management plan.

1.14 The proposal was subject to pre-application consultation at Coles Pavilion, Bradwell on Wednesday, 18 September 2013 from 2pm to 8pm

2. Consultations :-

2.1 Site Notice/Neighbours: All undertaken by the County Council

3.0 Policy

3.1 **The National Planning Policy Framework (NPPF)** provides the overarching policy at national level, and it promotes a ‘presumption in favour of sustainable’ development. This presumption requires economic, social and environmental considerations to be Assessed during the determination of the development proposals

3.2 Section 4 of the NPPF promotes sustainable transport and in paragraph 29 it states that the Government recognises that different policies and measures will be required in different communities and opportunities to maximise sustainable transport solution will vary from urban to rural areas.

3.3 Paragraph 37 states:

“Planning policies should aim for a balance of land uses within their area so that people can be encouraged to minimise journey lengths for employment, shopping, leisure, education and other activities.”

3.4 The Link Road is key element in assisting with facilitating the delivery of other uses within the local area, which include providing new homes, employment and retail opportunities. This proposal accords with these aims of the NPPF in providing traffic relief, acting as a trigger for further sustainable economic development, and diverting traffic away from residential areas.

3.5 The National Infrastructure Plan (2011) and Updates

The National Infrastructure Plan supports projects that keep Britain moving By improving the capacity, performance and resilience of roads such that the proposed Link road conforms to the plan.

3.6 Great Yarmouth Borough Wide Local Plan 2001

3.7 Part of the Site goes through an allocated employment area which is referred to as South Gorleston Employment Area in the Local Plan and Beacon Business Park in the emerging Core Strategy.

3.8 Policy EMP4 states that in order to meet the needs of modern business and commerce, and subject to approval of appropriate details, a high quality landscaped business park will be permitted on 34 hectare of land with outline planning permission allocated at South Gorleston, this is detailed in Table 2.1.

3.9 Paragraph 1.9.4 of the Local Plan further states that when the South Gorleston site is developed, provision will be made for a possible long-term link to the A143. The development of a Link Road is integral to this strategic site in both the Local Plan and emerging Core Strategy.

3.10 Policy TCM2 states that the Council will request the highway authority to identify a protection corridor for access roads running westwards from the western boundary of the South Gorleston Business Park to the A143 at Bradwell. In paragraph 3.1.8 (d), it identifies that an access road is required from the A143 to serve a proposed new residential development in South Gorleston. It recognises in the long term it is of benefit to create a link between A143 and A12.

3.11 Policy TCM11 states that to maintain traffic in free flow on corridors of movement comprising roads classified as trunk roads and principal routes, outside the urban areas of Great Yarmouth, Gorleston and Bradwell. Direct access to these roads will not be permitted, and development served by side roads connecting to such highways will be permitted only where it can be demonstrated that the defined

corridors of movement would not be significantly adversely affected. The Link Road will redirect some traffic movements from the trunk road (A12).

3.12 Policy TCM31 states that the Council is committed to providing adequate cycleways. Paragraph 3.8.3 states that the Council seeks to improve the Borough's cycleway network to allow for greater accessibility, better public safety and the wider needs of cyclists. The proposals will provide a new pedestrians/cycleway along the entire northern side of the Link Road.

3.13 The design of the Link Road has been developed in conjunction with other developers where their development will connect to the proposals.

3.14 Policy SG15 describes the need for the main access / distributor road to be designed to allow for sufficient capacity to accommodate traffic flows from the increased development in the South Gorleston development area. It will need to address the following:

a) Highway design, environmental effects and minimising severance of farm land if the main access/distributor road is extended westwards;

b) Need to be accessible to the new industrial, commercial and residential areas, with no access permitted from Woodfarm Lane, and

c) Provision of appropriate spacing of access road junctions along the main access/distributor road, with individual direct vehicular or pedestrian access to the access/distributor road denied to frontage development.

3.15 Policy SG17 states that surface water drainage from all roads shall only be discharged by means of gravity operated surface water sewerage system to a new outfall or such other arrangements as agreed with Anglian Water or the Environment Agency as the case may be.

3.16 The Link Road is located within a designated "Landscape Important to the Setting of Settlements" and therefore policy NNV5 is applicable to this proposal. It states that the Council will permit development provided a developer can demonstrate essential need or that the development would not impinge on the physical separation between settlements, particularly between Great Yarmouth, Caister, Gorleston and Hopton which are major gateways to the town, or give rise to any other significant adverse impact.

3.17 Policy NNV6 states that the Council will only permit development which would not have a significant adverse effect on areas of important landscape character, provided that the applicant can demonstrate that:

The introduction of buildings/structures into the landscape would be in keeping with the intrinsic landscape qualities and traditional built form of the area;

3.18 Features of landscape importance which contribute to the character of the area would not be damaged, destroyed or permanently altered in any way.

A section of the existing tree belt will be removed to accommodate the Link Road, however the width of this part of the highway corridor has been reduced to retain as much of the tree belt/vegetation as possible.

3.19 Policy NNV10 states that in connection with new development, the council will, where appropriate, expect the retention, restoration and creation of landscape features and wildlife habitats. Paragraph 8.3.4 states that proposals for development present opportunities for landscape enhancement. Schemes should improve the variety of landscapes but can also increase wildlife habitats and greatly enhance the amenity of new development. The Link Road includes a landscaping scheme which runs along the route of the new road, to encourage wildlife corridors and habitats.

3.20 Policy NNV16 state that proposals for the development of land regarded as the best and most versatile land i.e. land classified as Grade 1, 2 or 3a by the Ministry of Agriculture, Fisheries and Food will not be permitted unless it can be demonstrated that there is no other suitable site for the purpose and, that, in so far as is possible land of the lowest classification (Grade 1 and 2 Agricultural Land) has been used.

3.21 Great Yarmouth Local Plan: Emerging Core Strategy

3.22 Policy CS1 (Focusing on a sustainable future) states that when considering development proposals the council will take a positive approach, working positively with applicants and other partners to jointly find solutions so that proposals can improve the economic, social and environmental conditions of the borough.

3.23 Policy CS6 (Supporting the local economy) encourages the safeguarding of existing local employment areas to strengthen the local economy. In particular part (c) of the policy that Beacon Park Extension, South Bradwell is anticipated to deliver approximately 10-15 hectares of new employment land.

3.24 Policy CS18. This policy clearly supports the need to develop this area, and to deliver the economic drivers, good connectivity to the wider borough for future workers and business operations is required.

3.25 Policy CS9 (Encouraging well designed distinctive places) states that 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:

Respond to and draw inspiration from the surrounding areas distinctive natural and built characteristics ensuring that the full potential of the development site is realised, making efficient use of land and reinforcing the local identity;

Promote positive relationships between existing and proposed buildings, streets and well lit spaces, creating safe, attractive, functional places that limit the opportunities for crime;

Provide easy access and convenient routes for pedestrians, cyclists, public transport users and disabled people that maintain high levels of permeability and legibility;

Conserve and enhance biodiversity, landscape and townscape quality and consider the impact on and opportunities for green infrastructure; and

3.26 Minimise greenhouse gas emissions and the risk of flooding, through the use of renewable and low carbon energy and efficient site layouts and building designs that accord with or exceed current national sustainability standards.

3.27 Policy CS14 (Securing essential new infrastructure) recognises that new development can result in extra pressure being placed on existing infrastructure and local facilities. The Council has produced an Infrastructure Plan to help identify which type of infrastructure the Council will be promoting and delivering within the Plan period. The Link Road is identified in the Draft Infrastructure Plan as one of the physical infrastructure schemes to be delivered in the borough.

3.28 Policy CS16 (Improving accessibility and transport) seeks to make the best use of and improve existing transport infrastructure within and connecting to the Borough. Proposals for transport improvements that improve accessibility and improve road safety without an unacceptable impact on the local environment and communities. The policy supports the development of a new Link Road to the south of Bradwell via A12 through Beacon Park to the A143 Beccles Road.

Policy CS18 (Extending the Beacon Park Development at land south of Bradwell) promotes that the proposals should be developed to the highest possible standard. This proposal is for the new A12/A143 Link Road, which is referred to in this policy and it will offer the following benefits:

Link approximately 10 hectares of new employment land and 1,000 new homes to the wider area;

Reduce the potential impact of the Beacon Park Development on the existing wider transportation network, and Create shorter commuting times.

4.0 Assessment :-

4.1 The Link Road also aims to divert traffic away from existing residential roads and unsuitable rural roads, and will tackle the pinch points on the local road network by alleviating congestion in the morning and evening rush hours. The area through which the proposed link will pass is a strategic allocation in the GYBC emerging Local Plan Core Strategy which has the potential to deliver up to 1,000 homes and 15 hectares of commercial development.

4.2 The impact of the Link Road has been assessed on people travelling via different means throughout the area including motorised transport, cycling, walking and horse riding. The Link Road will provide an alternative east to west link between the A12 and A143 and facilitate employment and housing development in South Bradwell and Beacon Park. It is predicted that the Link Road will re-route traffic from Hobland Road, Bradwell Woodfarm Lane, Brasenose Avenue, and Long Lane to the Link Road. This will result in a reduction in traffic on the A12, the routes listed above and increased vehicle flows on the A143

4.3 An assessment of the noise impact of the proposed Link Road has been conducted in terms of relevant standards for construction and operational phase impacts. Existing noise levels at sensitive locations were compared with predicted noise levels assuming the Link Road is built.

4.4 The Link Road will attract traffic which currently uses Hobland Road to travel between the A12 and the A143 south of Bradwell. This will result in reductions in traffic noise levels along Hobland Road and to a lesser extent Browston Lane.

4.5 There will be a small increases in noise level at residences along the southern edge of Bradwell at Marjoram Road, Sorrel Road, Carraway Drive, Foxglove Drive, Bluebell Way, Oxford Avenue, Edinburgh Avenue and Carrell Road. Moderate increases in noise level will occur at residences near the corner of Oriel Road and Woodfarm lane and Greenacres, whilst more substantial noise level increase in noise level will occur at the isolated residences on Gorleston Lane.

4.6 However, should the residential and commercial developments outlined in the emerging Core Strategy come forward as envisaged in the plan along each side of the proposed Link Road this will screen will screen the existing dwellings from the road, the predicted increases in noise level should be negated by those developments There will be some temporary noise impacts on residences in the areas listed above during construction of the Link Road, especially during initial earthworks. This will be should be mitigated through the actions set out in the Construction Environmental Management Plan produced prior to construction.

4.7 An assessment of the construction and operational phase effects of the Link Road on air quality have been undertaken following best practice guidance. Construction phase effects were assessed qualitatively using a risk-based approach and specific key construction activities were assessed by considering their dust emission potential and the location of sensitive receptors. The assessment conclude that the effects of the Link Road on air quality will not be significant during construction, due to the range of mitigation measures proposed to reduce any potential adverse impacts

4.8 A quantitative assessment of air quality effects was also undertaken based on the transport model created for the Link Road during its operation. Predicted effects were compared against relevant legislation, policy and significance criteria, and overall effects on air quality will not be significant.

4.9 No major watercourses, open water or flood plains are directly affected by the proposed Link Road

4.10 A flood risk assessment has undertaken to assess the potential flood risk to and from the proposed Link Road. The area studied is known to be located within low risk flood zone and the overall risk of surface water flooding was therefore identified as being 'low'.

4.11 The impact of flooding from overland flow was also considered during heavy rainfall events because the Link Road will increase the area of impermeable ground.

4.12 The potential effects of increased flood risk to the Link Road and the neighbouring land has been considered neutral (insignificant) and any additional run-off will be contained within the proposed road drainage design.

4.13 Mitigation measures incorporate best practice techniques in design and on-site management to reduce potential adverse effects on surface and ground waters during construction and operation of the Link Road. Whilst the report states there will be a neutral impact upon the water environment Further assessments will be required during the detailed design stage to ensure the proposed drainage design has no adverse effects on surface water and groundwater quality and use.

4.14 In terms of the cultural heritage the scheme will not directly impact upon the heritage buildings in the area although the creation of an embanked highway will be visible within what is a relatively flat landscape. A series of archaeological investigations revealed that there is potential for buried archaeological remains to be found and that these impacts can be mitigated through further archaeological investigation and a programme of archaeological investigation has therefore been agreed.

4.15 The landscape surrounding the proposed Link Road is characterised by agricultural land crossed by roads and footpaths. There are also residential areas to the north, east and west ie Bradwell, Gorleston-on-Sea and Browston Green. The A143 Beccles Road runs to the west. To the south of the Link Road there is Hobland Hall which sits in historic parkland.

4.16 The site of the Link Road itself is inhabited by vegetation including trees and hedges and has an "open feel" due its location within arable land. However, the residential areas and scattered vegetation to the south and west limit views to and from the site.

4.17 Views from the houses to the north, north-west, and south, and from Clay Lane and Hobland Lane footpaths will be affected by construction works. As a result of the proposed scheme long-term views will change from these locations as screen planting will run parallel to the Link Road. The construction works will therefore affect the local landscape in the short term, and in the long-term the Link Road will affect views of the surrounding area only from specific locations

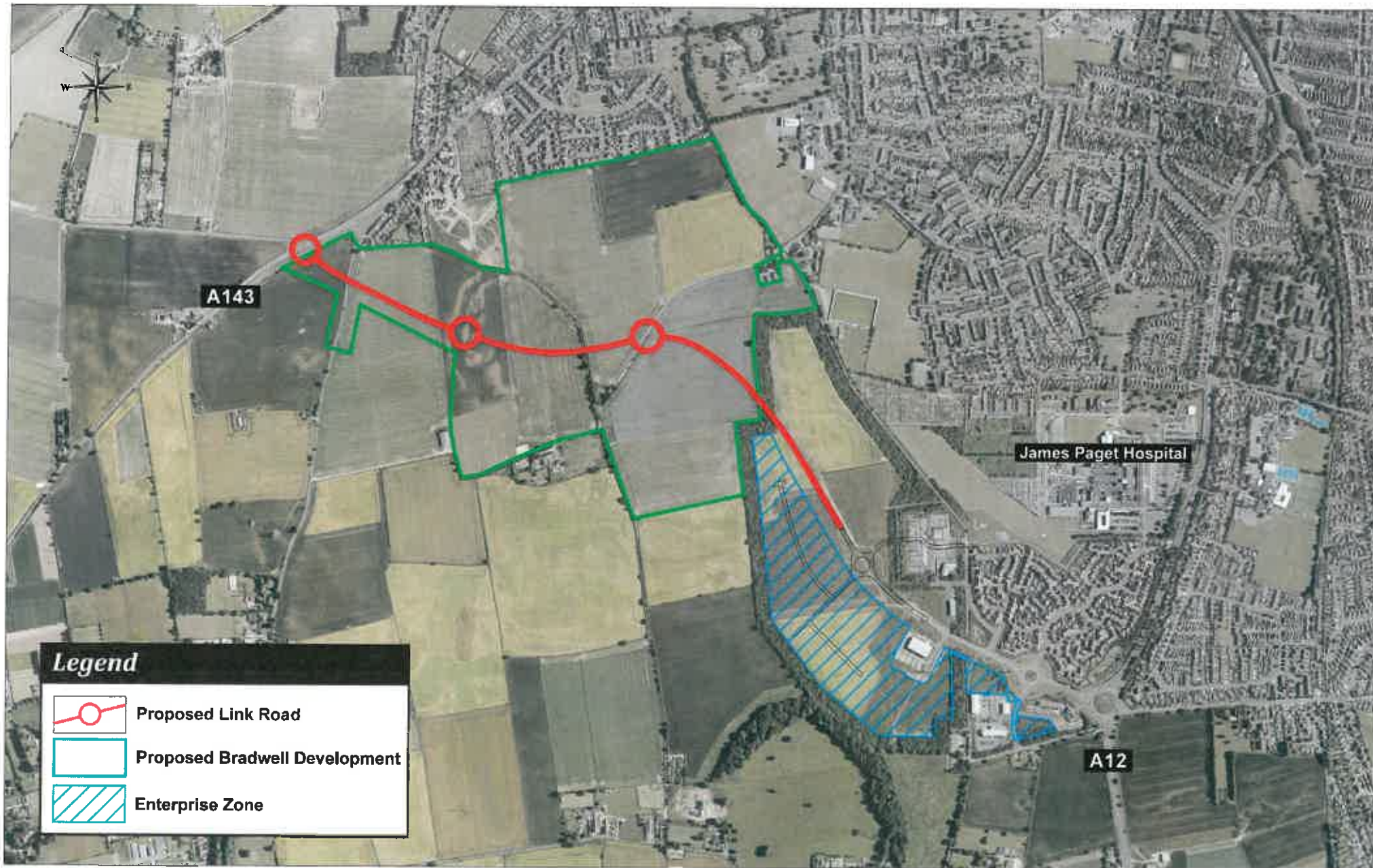
4.18 From the foregoing commentary, the following summary position is drawn in respect of policy matters:

- i) That the proposal will respond positively to policies that seek to improve connectivity to the wider area without creating an adverse impact on the environment;
- ii) That, whilst the application partially falls within a proposed employment area, a Link Road from A12 to A143 is encouraged in adopted and emerging local policies;
- iii) The proposal will be permitted provided it meets the policy criteria and can demonstrate the environmental impacts posed by the development could be appropriately mitigated.

4.19 Overall, therefore, prevailing planning policy promote a road development at this site and is considered an important catalyst for future economic, social and residential development in the area.

5.RECOMMENDATION :-

5.1 The Borough Council supports and recommends approval of the application subject to the details set out in the supporting documents.



Legend



Proposed Link Road



Proposed Bradwell Development



Enterprise Zone



GREAT YARMOUTH
BOROUGH COUNCIL

**Strategic Planning, Housing and
Regeneration Development**
Town Hall, Hall Plain
Great Yarmouth, Norfolk, NR30 2QF
Customer Contact Centre Tel: (01493) 858100
Email: plan@great-yarmouth.gov.uk
Web: www.great-yarmouth.gov.uk

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PLANNING APPLICATIONS CLEARED BETWEEN 01-DEC-13 AND 31-DEC-13 FOLLOWING D

REFERENCE	06/13/0569/F
PARISH	Burgh Castle 10
PROPOSAL	Demo of store and stable block Erect new garage block with storage over.Retro applicative for changes to main house
SITE	The Hollies High Road
	Burgh Castle Great Yarmouth
APPLICANT	Mr D James
DECISION	APPROVE

REFERENCE	06/13/0583/CU
PARISH	Fritton/St Olaves 10
PROPOSAL	Proposed change of use from holiday lets to 2 residential dwellings
SITE	Waveney House Priory Road
	St Olaves Great Yarmouth NR31 9HQ
APPLICANT	Mr R Catchpole
DECISION	APPROVE

REFERENCE	06/13/0600/F
PARISH	Great Yarmouth 14
PROPOSAL	Proposed two storey extension to rear of existing house
SITE	18 Copperfield Avenue Great Yarmouth
	Norfolk NR30 3EB
APPLICANT	Mr Allen
DECISION	REFUSED

REFERENCE	06/13/0559/F
PARISH	Hemsby 8
PROPOSAL	Convert extg retail kiosk site to provide a take-away food (A 5)with outdoor tables & chairs Convert adj land to GoKart tr
SITE	Beach Road Kiosk Site & Land
	Hemsby Great Yarmouth
APPLICANT	Mr N Lee
DECISION	APPROVE

* * * * End of Report * * * *

PLANNING APPLICATIONS CLEARED BETWEEN 01-DEC-13 AND 31-DEC-13 FOLLOWING DETERMINATION BY THE GROUP MANAGER (PLANNING) UNDER DELEGATED POWERS

REFERENCE **06/13/0579/F**
 PARISH Bradwell S 2
 PROPOSAL Extension to rear and over garage

SITE 16 Meadowland Drive Bradwell
 Great Yarmouth NR31 8TA

APPLICANT Mr P Miller
 DECISION **APPROVE**

REFERENCE **06/13/0623/F**
 PARISH Bradwell S 2
 PROPOSAL Proposed garage at parking court to rear of 27 Anglian Way accessed off Walters Close
 SITE 27 Anglian Way Hopton on Sea
 Great Yarmouth Norfolk NR31 9DB
 APPLICANT Miss L Pitchers
 DECISION **APPROVE**

REFERENCE **06/13/0631/F**
 PARISH Burgh Castle 10
 PROPOSAL Demolish existing garage and erection of new garage

SITE The Coppins Butt Lane Burgh Castle
 Great Yarmouth NR31 9PU

APPLICANT Mr A Bilyard
 DECISION **APPROVE**

REFERENCE **06/13/0633/F**
 PARISH Caister On Sea 3
 PROPOSAL Front extension to form porch and WC

SITE 10 Beeleigh Way Caister
 Great Yarmouth NR30 5UP

APPLICANT Mr D Cutler
 DECISION **APPROVE**

REFERENCE **06/13/0646/F**
 PARISH Caister On Sea 3
 PROPOSAL Proposed porch to front of property

SITE 9 Stonehill Road Caister
 Great Yarmouth NR30 5RE

APPLICANT Mr Tillson
 DECISION **APPROVE**

PLANNING APPLICATIONS CLEARED BETWEEN 01-DEC-13 AND 31-DEC-13 FOLLOWING DETERMINATION BY THE GROUP MANAGER (PLANNING) UNDER DELEGATED POWERS

REFERENCE	06/13/0534/F
PARISH	Filby 6
PROPOSAL	Proposed front side and rear extensions and first floor to existing bungalow
SITE	Pommiers, Main Road Filby
APPLICANT	Great Yarmouth Norfolk
DECISION	Mr K & Mrs M Scott Greenard APPROVE
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REFERENCE	06/13/0580/F
PARISH	Great Yarmouth 5
PROPOSAL	Demolition of sub-standard utility room and erection of side extension
SITE	20 Addison Road Gorleston
APPLICANT	Great Yarmouth NR31 0PA
DECISION	Mr P Forrest APPROVE
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REFERENCE	06/13/0025/F
PARISH	Great Yarmouth 7
PROPOSAL	Erect fd store,4 retail units, pet.filling st & carwash with ass.car pkg,landspg acc.& hway wks to fm Beacon Pk Nbhood Cen
SITE	Beacon Park (Land at) Beaufort Way
APPLICANT	Gorleston Great Yarmouth
DECISION	Sainsbury's Supermarkets Ltd PERMITTED DEV.
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REFERENCE	06/13/0582/F
PARISH	Great Yarmouth 7
PROPOSAL	Proposed two storey side extension
SITE	2 Mariners Compass Gorleston
APPLICANT	Great Yarmouth NR31 6TQ
DECISION	Mr and Mrs Symonds APPROVE
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REFERENCE	06/13/0607/F
PARISH	Great Yarmouth 7
PROPOSAL	Single storey front extension
SITE	17 The Mews Gorleston
APPLICANT	Great Yarmouth NR31 6TW
DECISION	Mrs S Feebery APPROVE
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REFERENCE	06/13/0459/F
PARISH	Great Yarmouth 9
PROPOSAL	Retrospective app.access to car park from Station Road to permit off road loading/unload ing of commercial vehicles
SITE	Station Road (Private Car Park) API Capacitors Ltd
APPLICANT	Leyden Works Great Yarmouth
DECISION	Mr M Holzer APPROVE
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PLANNING APPLICATIONS CLEARED BETWEEN 01-DEC-13 AND 31-DEC-13 FOLLOWING DETERMINATION BY THE GROUP MANAGER (PLANNING) UNDER DELEGATED POWERS

REFERENCE	06/13/0558/F
PARISH	Great Yarmouth 9
PROPOSAL	Change of use of part of existing car park to site a hamburger stall
SITE	B & M Homestore Pasteur Road Great Yarmouth NR31 0DW
APPLICANT	Mrs N Scarrott
DECISION	APPROVE
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REFERENCE	06/13/0612/F
PARISH	Great Yarmouth 9
PROPOSAL	Renewal of Planning Permission 06/08/0768/F for portakabin buildings
SITE	Perenco UK Ltd Thamesfield Way Great Yarmouth NR31 0DN
APPLICANT	Mrs M Hill
DECISION	APPROVE
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REFERENCE	06/13/0351/CU
PARISH	Great Yarmouth 14
PROPOSAL	Change of use from family home to HMO (house in multiple occupation)
SITE	57 Crown Road Great Yarmouth Norfolk NR30 2JQ
APPLICANT	Mr S Qualters
DECISION	REFUSED
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REFERENCE	06/13/0591/F
PARISH	Great Yarmouth 14
PROPOSAL	Conversion of warehouse to 1 bed flat
SITE	3 Saxon Road (rear of) Great Yarmouth NR30 2HX
APPLICANT	Mr M Greenwood
DECISION	APPROVE
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REFERENCE	06/13/0593/F
PARISH	Great Yarmouth 14
PROPOSAL	C of use of Holistic Therapy Centre(D1) creating restaurant use (A3) on ground floor & 2 bedroom flat at 1st floor
SITE	6 Queen Street Mears Hobbs & Durrant Great Yarmouth Norfolk NR30 2QP
APPLICANT	Ms K Stenhouse
DECISION	APPROVE
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REFERENCE	06/13/0626/F
PARISH	Great Yarmouth 14
PROPOSAL	Change of use of former coach house and garage workshop to one residential dwelling and one residential studio flat
SITE	Albert Road Great Yarmouth Norfolk NR39 3HP
APPLICANT	Mr M Pilgrim
DECISION	APPROVE
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PLANNING APPLICATIONS CLEARED BETWEEN 01-DEC-13 AND 31-DEC-13 FOLLOWING DETERMINATION BY THE GROUP MANAGER (PLANNING) UNDER DELEGATED POWERS

REFERENCE	06/13/0642/F
PARISH	Great Yarmouth 14
PROPOSAL	Removal of existing main south rear roof and replace with new at higher level
SITE	149-150 King Street Former Brunswick Great Yarmouth NR30 2PA
APPLICANT	Mr M Dakers
DECISION	APPROVE
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REFERENCE	06/13/0644/F
PARISH	Great Yarmouth 14
PROPOSAL	Proposed repositioning of approved conservatory/lounge extension under 06/11/0355/F
SITE	6 Alexandra Road Park House Great Yarmouth NR30 2HW
APPLICANT	Black Swan International Ltd
DECISION	APPROVE
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REFERENCE	06/13/0438/F
PARISH	Great Yarmouth 15
PROPOSAL	Conversion of building to form 5 self contained flats
SITE	12 Sandown Road Great Yarmouth Norfolk NR30 1EY
APPLICANT	Mr Colman
DECISION	APPROVE
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REFERENCE	06/13/0519/F
PARISH	Great Yarmouth 15
PROPOSAL	Nine UPVC white windows
SITE	10 Theatre Plain Theatre Tavern PH Great Yarmouth NR30 2BE
APPLICANT	Mr P Southly -The Theatre Tavern Ltd
DECISION	APPROVE
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REFERENCE	06/13/0539/F
PARISH	Great Yarmouth 15
PROPOSAL	Change of use of ground floor to Class A2 and first floor meeting room
SITE	18 Hall Quay Star & Garter Great Yarmouth NR30 1HP
APPLICANT	Aldreds Property Consultants Ltd
DECISION	APPROVE
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REFERENCE	06/13/0604/F
PARISH	Great Yarmouth 15
PROPOSAL	Proposed change of use of ground floor front room (A1) to residential and alterations
SITE	44 South Market Road Great Yarmouth Norfolk NR30 2BT
APPLICANT	Mr C Rodbourne
DECISION	APPROVE
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PLANNING APPLICATIONS CLEARED BETWEEN 01-DEC-13 AND 31-DEC-13 FOLLOWING DETERMINATION BY THE GROUP MANAGER (PLANNING) UNDER DELEGATED POWERS

REFERENCE	06/13/0627/SU
PARISH	Great Yarmouth 15
PROPOSAL	Surfacing of a rough hoggin area with tarmac, to create hard standing for 12No: car parking bays
SITE	Nursery Terrace Great Yarmouth
APPLICANT	Norfolk NR30 1BS
DECISION	Mr C Wihl APPROVE
<hr/>	
REFERENCE	06/13/0666/CD
PARISH	Great Yarmouth 15
PROPOSAL	Dis.con. 3 of PP:06/13/0204/F (Renew PP:06/08/0744/F for continued use of land - public car park) respect of materials
SITE	Car Park Howard Street South
APPLICANT	Great Yarmouth Norfolk
DECISION	Mr T Bredin APPROVE
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REFERENCE	06/13/0592/F
PARISH	Great Yarmouth 19
PROPOSAL	Proposed change of use from residential apartments to housing with care for the elderly. Links at fourth floor
SITE	Harbour Quays Riverside Road
APPLICANT	Gorleston Great Yarmouth NR31 6PY
DECISION	Scroby Fayre Estates Limited APPROVE
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REFERENCE	06/13/0638/F
PARISH	Great Yarmouth 19
PROPOSAL	Proposed dropped kerb
SITE	37 Church Lane Gorleston
APPLICANT	Great Yarmouth NR31 7BE
DECISION	Mrs J Rowlands APPROVE
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REFERENCE	06/13/0620/F
PARISH	Great Yarmouth 21
PROPOSAL	Conservatory to be constructed on the side of the dwelling (adjacent to Onslow Ave).
SITE	23 Beresford Road Great Yarmouth
APPLICANT	Norfolk NR30 4DU
DECISION	Mr & Mrs D King APPROVE
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REFERENCE	06/13/0505/F
PARISH	Hemsby 8
PROPOSAL	Erect 2 two storey dwellings (in lieu of single storey dwellings approved under 06/09 /0593/D - Plots 43 & 44
SITE	Martham Road/Common Road Plots 43 & 44
APPLICANT	Hemsby Great Yarmouth
DECISION	Norfolk Homes Ltd REFUSED
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PLANNING APPLICATIONS CLEARED BETWEEN 01-DEC-13 AND 31-DEC-13 FOLLOWING DETERMINATION BY THE GROUP MANAGER (PLANNING) UNDER DELEGATED POWERS

REFERENCE	06/13/0655/F
PARISH	Hemsby 8
PROPOSAL	Extension and alteration incorporating new kitchen and dining area and demolition of garage
SITE	1 Meadow Rise Hemsby Great Yarmouth NR29 4HB
APPLICANT	Mr & Mrs Smith
DECISION	APPROVE
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REFERENCE	06/13/0673/F
PARISH	Hemsby 8
PROPOSAL	Build front boundary wall with gates
SITE	2 Mill Road Hemsby Great Yarmouth
APPLICANT	Mr E Setchell
DECISION	APPROVE
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REFERENCE	06/13/0564/F
PARISH	Martham 13
PROPOSAL	Demolition of extg school buildings & erect 11 new dwellings, two new vehicular & peds access & associated ex.works
SITE	School Road (Former School Site) Martham Norfolk
APPLICANT	Badger Building
DECISION	APPROVE
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REFERENCE	06/13/0647/F
PARISH	Martham 13
PROPOSAL	Proposed 1.8 metre high close boarded boundary fence to garden set back 1.2 metres from boundary
SITE	5 Station Gardens (Adjacent) Repps Road Martham Great Yarmouth
APPLICANT	Mr W Harrison
DECISION	APPROVE
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REFERENCE	06/13/0613/F
PARISH	Ormesby St.Marg 16
PROPOSAL	Retrospective application for 1.2metre high close boarded timber fencing on top of existing brick wall
SITE	1 Orchard Court Ormesby St Margaret Great Yarmouth NR29 3LB
APPLICANT	Mr A Chrysafi
DECISION	APPROVE
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REFERENCE	06/13/0615/F
PARISH	Ormesby St.Marg 16
PROPOSAL	Extend existing rear extension and construct new first floor extension
SITE	24 North Road Ormesby St Margaret Great Yarmouth NR29 3SA
APPLICANT	Mr G Harrison
DECISION	APPROVE
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**PLANNING APPLICATIONS CLEARED BETWEEN 01-DEC-13 AND 31-DEC-13 FOLLOWING
DETERMINATION BY THE GROUP MANAGER (PLANNING) UNDER DELEGATED POWERS**

REFERENCE	06/13/0625/F
PARISH	Ormesby St.Marg 16
PROPOSAL	Enlargement of rear summer room with new pitched roof. Extension of existing garage with new pitched roof
SITE	13 Station Road Red Roofs
APPLICANT	Ormesby St Margaret Great Yarmouth
DECISION	Mr & Mrs Rackham APPROVE

REFERENCE	06/13/0616/F
PARISH	Rollesby 13
PROPOSAL	Proposed garden room and conversion of garage to bedroom
SITE	Field View Main Road Rollesby
APPLICANT	Great Yarmouth NR29 5EH
DECISION	Mr P Cuthbert APPROVE

* * * * End of Report * * * *

PLANNING APPLICATIONS CLEARED BETWEEN 01-DEC-13 AND 31-DEC-13 FOLLOWING D

REFERENCE	06/13/0569/F
PARISH	Burgh Castle 10
PROPOSAL	Demo of store and stable block Erect new garage block with storage over.Retro applicative for changes to main house
SITE	The Hollies High Road Burgh Castle Great Yarmouth
APPLICANT	Mr D James
DECISION	APPROVE
REFERENCE	06/13/0583/CU
PARISH	Fritton/St Olaves 10
PROPOSAL	Proposed change of use from holiday lets to 2 residential dwellings
SITE	Waveney House Priory Road St Olaves Great Yarmouth NR31 9HQ
APPLICANT	Mr R Catchpole
DECISION	APPROVE
REFERENCE	06/13/0600/F
PARISH	Great Yarmouth 14
PROPOSAL	Proposed two storey extension to rear of existing house
SITE	18 Copperfield Avenue Great Yarmouth Norfolk NR30 3EB
APPLICANT	Mr Allen
DECISION	REFUSED
REFERENCE	06/13/0559/F
PARISH	Hemsby 8
PROPOSAL	Convert extg retail kiosk site to provide a take-away food (A 5)with outdoor tables & chairs Convert adj land to GoKart tr
SITE	Beach Road Kiosk Site & Land Hemsby Great Yarmouth
APPLICANT	Mr N Lee
DECISION	APPROVE

* * * * End of Report * * * *