



GREAT YARMOUTH
BOROUGH COUNCIL

Development Control Committee

Date: Wednesday, 16 October 2019
Time: 18:30
Venue: Council Chamber
Address: Town Hall, Hall Plain, Great Yarmouth, NR30 2QF

AGENDA

Open to Public and Press

1 APOLOGIES FOR ABSENCE

To receive any apologies for absence.

2 DECLARATIONS OF INTEREST

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

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

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

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

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

3 MINUTES 4 - 12

To confirm the minutes of the last meeting.

4 PLANNING APPLICATIONS

5 06-18-0271-F 5 NORTH DRIVE GREAT YARMOUTH 13 - 44

Change of use from hotel to 10 no. residential flats including extensions and internal alterations.

6 06-17-0697-F WELLINGTON ROAD PAMELA'S RESTAURANT 45 - 73
GREAT YARMOUTH NR30 3JJ

Demolition of existing garage and construction of 2 houses and 9 2 bedroom flats.

7 PLANNING APPLICATIONS CLEARED UNDER OFFICER 74 - 82
DELEGATION OR BY COMMITTEE BETWEEN 1-30 SEPTEMBER
2019

Report attached.

8 OMBUDSMAN AND APPEAL DECISIONS

The Planning Manager will give an update at the meeting.

9 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.

10 EXCLUSION OF PUBLIC

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

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

Development Control Committee

Minutes

Wednesday, 11 September 2019 at 18:30

Present :

Councillor Annison (in the Chair); Councillors Bird, Fairhead, Freeman, Flaxman-Taylor, P Hammond, Lawn, Myers Wainwright, Williamson, T Wright and B Wright

Also in attendance :

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

1 APOLOGIES FOR ABSENCE

There were no apologies for absence received.

2 DECLARATIONS OF INTEREST

Councillor Annison advised that he had been contacted by

3 MINUTES

The minutes of the meeting held on the 7 August 2019 were confirmed.

4 PLANNING APPLICATIONS

5 APPLICATION 06/18/0384/F - MAUTBY LANE, DECOY WOOD (LAND AT)

The Committee received and considered the comprehensive report from the Senior Planning Officer's report.

The Senior Planning Officer reported that the application sought to use areas covered and open wood storage, including a main working area. Members were advised that the application had been submitted by Norfolk County Council (NCC) and that the existing tenant of a woodyard business had recognised that it would be beneficial to relocate the business to another site within the parish.

The Senior Planning Officer reported that the site was located adjacent to a scheduled monument, the Second World War Heavy Anti-Aircraft (HAA) Battery located 345m east of Decoy Farm, Mautby which Members were advised should be given consideration in the determination of the application and would form a major part of the assessment.

The Senior Planning Officer reported that the Parish Council had raised objection to the application but had commented that they would in general wish to support local business and employment and would have no objections in principle were it not for the proximity to and potential effects on neighbours of the site.

The Senior Planning Officer reported that 33 neighbour objections from residents, society members / historians and the local gun club had been received with regard to the application and these were summarised to Members.

The Senior Planning Officer reported that there had also been 4 letters in support of the application received.

The Senior Planning Officer reported that objections had been received from the Broads authority on the grounds of the significant adverse impact on the Broads Authority Executive Area and on the grounds of the impact on the scheduled monument, although it was noted that there had been no comments received back with regard to the amendments that had been submitted, objections had also been received from Historic England in light of the site including an area designated as a scheduled monument and it had been noted by Historic England that no application had been made for scheduled monument consent which would be required prior to any works being undertaken.

Members were advised that the Forestry Commission had responded to the application to state that the woodland in question was not ancient woodland, it was also noted that there were no tree preservation orders at the site.

The Strategic Planning Officer summarised a number of comments that had been received from the Norfolk County Council Community and Environment Service which formed part of the assessment of the application.

The Senior Planning Officer reported that the applicant had submitted and updated reports pertaining to arboriculture, ecology and roosting in support of the application. Members were advised that the information submitted in support of the application was beneficial as it had sought to alleviate concerns regarding the impact on protected species, bats specifically, and the value of trees. While the application has demonstrable significant adverse impacts that cannot be overcome the supporting information had been acknowledged as received and relevant to specific aspects of the application and would hold more weight were a positive recommendation being made.

The Senior Planning Officer reported that the application when assessed on balance, the harm to the scheduled monument and to the Broads Authority Executive Area is sufficient to outweigh any positive outcomes that the application may bring and therefore, the application had been recommended for refusal.

A Member asked for clarification as to the nearest house of the existing site, and it was confirmed as 400m from the previous site and 250m for the proposed site.

Mr Scales, agent addressed the Committee and pointed out the need for Members to understand the importance of the proposals and reminded Members that the application sought to relocate the business. He advised Members that the applicant provided a business which served the local area and provided a strong economic benefit he further summarised a number of reasons for Member to consider approving the application.

A Member sought clarification and a explanation as to the strong economic benefit and it was advised that if the applicant was unable to operate the business then this would have an affect on local residents.

A Member sought clarification on whether the business was a wood yard or logging yard, the agent confirmed that it would be deemed as a wood yard.

A Member sought clarification as to the mitigation steps that would be undertaken in light of the removal of the 47 trees. The agent confirmed that the applicant would be seeking positive action to add to the wooded area over a number of years.

Mr Tom Andrews, objector summarised a number of concerns that had been raised on behalf of the Mautby Gun Club, he commented that they had not been contacted by Norfolk County Council and summarised a number of

concerns that the Gun Club in light of them using the site for their activities.

A Member asked how the relocation of the business would affect the gun club, Mr Andrews advised that they would be unable to access the site if the application was relocated as proposed.

A Member asked if any noise complaints had been made against the gun club and it was advised that no noise complaints had been received.

Mr Dean Hewitt, Objector, reported to the Committee and advised that he was the owner of the land surrounding the application site, he advised that if the proposals were approved then this would see a financial loss to his business as a further 2 acres of land would be lost.

Mr Gary Morgan, objector raised a number of concerns with regard to the application.

Mr Short, objector raised a number of issues with the site and commented that in his opinion the application in question would cause a detrimental impact on the heritage aspect at the site, he also raised concerns with regard to the entrance of the site. Mr Short suggested that a condition be applied if the application were to be approved which would see the site only able to operate Monday to Friday between the hours of 9 till 5, no activities at the site over the weekend and no activities after dark.

A Member sought clarification as to whether complaints had been received with regard to disruption on site, Members were advised that a complaint had been received by Norfolk County Council and the Local Government Ombudsman and that this was still ongoing.

Mr Will Fletcher, Historic England reiterated the concerns that had been raised by Historic England and stated that in his opinion the application should be refused as Norfolk County Council had other sites available for the type of application in question.

A Members asked with regard to the management of non designated sites.

A Member asked with regard to access to the site and it was advised that there was limited access to the site.

Councillor Adrian Thompson, Ward Councillor spoke in support of the application and commented that in his opinion every effort should be given to secure the applicants business and encouraged all parties involved with the site to communicate with each other and he suggested that Members should consider approving the application with conditions if appropriate.

Members hereby entered into a general debate.

The recommendation as detailed within the Senior Planning Officer's report was moved and seconded and following a vote it was :-

RESOLVED :

That application 06/18/0384/F be refused on the grounds that the application on balance, would cause harm to the scheduled monument and to the Broads Authority Executive Area.

6 APPLICATION 06/17/0743/F - HALL FARM, HALL ROAD, MAUTBY

The Committee received and considered the Senior Planning Officer's report.

The Senior Planning Officer reported that the application site was part of a field, measuring 850m² to the south of the group of farm buildings at Hall Farm, it was noted that there is a dwelling to the north east of the site (Hall Farm Cottage) and another to the west (Hall Farm House). The land to the south is open farm land. The application site is approximately 35 metres from the Broads Authority Area which is afforded the same designation and protection as a national park.

The Senior Planning Officer reported that the applicant runs a business from the farm buildings at Hall Farm which involved importing, cutting splitting, storage and distribution of firewood, this use was regularised when a Certificate of Lawful Use was granted on 13th July 2016 (06/16/0280/EU). Storage of logs for the business had been extended onto the field to the south without planning permission, and the applicant had been advised that the storage needed consent and submitted an application that was subsequently granted a temporary consent for a period of one year (06/16/0590/CU). That permission had now expired and the current application would be to continue to use the site for a further two year period.

The Senior Planning Officer reported that the current application had been submitted on the 1st December 2017 to extend the temporary permission by a period of two years until the 1st December 2019. The previous application, 06/16/0590/CU had expired on the 17th November 2017 and therefore, it has been assumed that the use has been on going for the past 21 ½ months without planning permission.

The Senior Planning Officer reported that the planning permission had been subject to a number of conditions including that the permission which was for one year and was personal to the applicant, no deliveries to the site or movement of wood within the site should take place outside the following hours:- 08:00 to 18:30 Monday to Friday and the site should be used for the storage of timber/firewood only and no mechanically powered cutting, sawing or splitting of timber (or other similar operation) should take place within the site. The reason for the temporary approval was in order for the LPA to retain control over the use of the site until the effects of the proposal had been experienced and in the interest of the amenities of the locality.

The Senior Planning Officer reported that at the end of the one year the

applicant reapplied but subsequently withdrew the application. This was followed by the current application. In the mean time it was advised that Norfolk County Council had submitted the application Ref No. 06/18/0384/F to find an alternative location for the applicants existing business and this application has been put on hold pending determination of a further application.

The Senior Planning Officer advised that no objection had been received from the Parish Council nor the Highways Department and that one neighbour objection had been received from the occupiers of Hall Farm, the reasons for their objection were with regard to noise nuisance and disturbance.

The Senior Planning Officer advised that the Environmental Health department had confirmed that some complaints had been received from a neighbour about other activities on land under control of the applicant, they had not substantiated a statutory nuisance and that given the application was for the storage of wood, the service had no objections to the grant of planning consent for this land use.

The Senior Planning Officer reported that the Broads Authority had advised that an objection would have been submitted with regard to this application, however they had been unable to provide comments ahead of the Committee meeting but they they had advised that they would wish to undertake a site specific survey.

The Senior Planning Officer reported that the application was recommended for approval for an additional 2 ½ months as applied and that the temporary permission until the 1st December 2019 was also recommended for approval, and this would allow for the site to be cleared and an alternative premises located.

Clarification was sought as to the ombudsman report which had highlighted the need for the site to be relocated however it was noted that this did not apply to the application as it was a recommendation for Norfolk County Council.

Mr Steven Hewitt, applicant summarised his application to Members and advised that application 06/18/0384/f had been refused there were no other sites possible for him to use, he advised that he would be seeking to submit a further application which would propose a further area for storage, he urged Members to consider approving the application.

Clarification was sought as to the proposed site for storage should another application be submitted, Mr Hewitt confirmed and provided the Committee with an explanation as to where this would be located.

A Member asked how long it would take Mr Hewitt to move the timber that was on the site should the application be refused, he advised that due to the limitations in processing which meant this was only undertaken one day a week and therefore could only move 15 tonnes a day and that there was

approximately 500 tonnes at the site. Members were reminded that they were to consider the application that was within the agenda pack.

Mr Younge, resident objector provided Members with a summary as to the reasons behind his objection and asked the Committee to consider refusing the application.

Members sought clarification as to the time given if the application were approved and this was confirmed as the 1 December 2019.

Following Member debate it was :-

RESOLVED :

That application 06/17/0743/F be approved until the 1st December 2019 was also recommended for approval, and this would allow for the site to be cleared and an alternative premises located.

7 APPLICATION 06/19/0099/O - ST NICHOLAS DRIVE, CAISTER (LAND TO THE WEST OF)

The Committee received and considered the Senior Planning Officer's report which provided an outline application with access.

The Committee were advised that should the outline application be approved then the appearance, scale, layout and landscaping would be decided as a separate application.

The Senior Planning Officer reported that the applicant had submitted indicative plans to demonstrate the site layout which showed 19 plots of various sizes and a indicative road layout.

The Senior Planning Officer reported that objections had been received from the Parish Council who had commented that the site were a playing field and should remain as such, she advised that 37 neighbour objections had been received, the main reasons for the objections were summarised to Members.

The Senior Planning Officer advised that there had been no objections from the Highways Department, Building Control, Environmental Health although conditions had been suggested, Strategic Planning had raised no objection but required receipt of additional information with regard to the future needs of open space.

The Senior Planning Officer advised that Natural England had asked if planning permission were to be granted that this be subject to a condition requiring a programme of archaeological work in accordance with National Planning Policy Framework 2019 paragraphs 189 and 199.

The Senior Planning Officer reported that mitigation steps had been suggested

to prevent any negative ecological impacts and these were summarised with the Senior Planning Officer's report.

The Senior Planning Officer reported that the local school had requested that their right of access from St Nicholas Drive not be adversely impacted by the development but it was noted that the right of access was a civil matter and could not be overwritten by a planning application.

The Senior Planning Officer reported that the proposed access had been a point of objection from local residents who did not want access to be off Stone Hill Road. Members were advised that the access as proposed would be off St Nicholas Drive and Members were reminded that the Highways department had not objected to the the application. It was noted that Highways had commented that to improve permeability that a pedestrian crossing should be installed on Stone Hill Road.

The Senior Planning Officer reported that at paragraph 9.12 of the report there had been an error whereby the agent for the application had not agreed that they were happy to accept a one year permission within which the reserved matters must be submitted in light of the outline application not demonstrating deliverability, however she advised that this one year permission had been recommended.

The Senior Planning Officer reported that the application was recommended for approval subject to conditions as listed within the Officers report.

A Member sought clarification as to the closet area of open green space and it was advised that this was St Georges Playing Field.

Clarification was sought as to the access road.

Some concern was raised as to the issue of flooding within the area and the impact this could have on the land.

Mr Scales, Agent provided comments to some of the points that had been raised and confirmed that there had been no proposal to introduce an access road onto Stone Hill Road, he also advised that the educational land would be retrained.

Following Member debate it was :-

RESOLVED :

That application 06/19/0099/O be approved subject to conditions to ensure an adequate form of development including those requested by consultees and a Section 106 agreement securing Local requirements if children's recreation, public open space or payment in lieu if appropriate, affordable housing and Nature 2000 payment.

8 DELEGATED AND COMMITTEE DECISION LIST 1 - 31 AUGUST 2019

Members received, considered and noted the Delegated and Committee decision list for the period 1 to 31 August 2019.

9 APPEAL DECISION

The Planning Manager reported on the appeal decision.

10 ANY OTHER BUSINESS

There was no other business to be considered.

The meeting ended at: 20:30

Reference: 06/18/0271/F

Officer: Mrs G Manthorpe

Expiry Date: 13/09/19

Applicant: Mr J Masrani

Proposal: Proposed change of use from hotel to 10 no. residential flats involving extensions and internal alterations

Site: 5 North Drive Great Yarmouth

1. Background / History :-

- 1.1 The site has a footprint of 0.049 hectares and is part of a hotel, The Sea Princess, which also occupies the land at 6-7 North Drive. The application site is described within the submitted details as a three-storey annex to the main hotel situated to the north of the application site. The application site is accessed from the main hotel by a walkway at first floor level which was approved in 2007, application reference 06/06/0990/F, to join the then separate businesses together. In 2015 improvements to the hotel at 6-7 North Drive by way of a conservatory at the principle elevation were approved but have not been carried out.
- 1.2 In 2017 an application, reference 06/16/0760/F, for the change of use of the application site to 11no. dwellings and associated works was refused under delegated powers. Following the refusal of the previous application the applicant has submitted the current seeking to overcome previous refusal reasons

2 Consultations :- All consultation responses received are available online or at the Town Hall during opening hours.

- 2.1 Neighbours – There has been 1 objection to the application which is attached to the report and relevant comments are summarised below. The objection states that it is on behalf of 7 of the residents of the adjoining residential block of flats, Esplanade Court although is only signed by one signatory it is sent on behalf of Block 1 Esplanade Court RTM Company Ltd.

- Loss of car parking for the remaining hotel.
- We have no access to the account details.

- It is not relevant that Esplanade Court is in an area of Primary Holiday Accommodation.
- Why isn't a proper front elevation drawing submitted?
- The statement that monies will be spent on the hotel is not enforceable.
- Why are no structural details given?

One neighbour response requested conditions be placed upon the dwellings to ensure that they are of a high standard and that the building does not become a house in multiple occupation and provides high quality accommodation.

- 2.2 Highways – No objection to the application subject to conditions.
- 2.3 Building Control – No objection.
- 2.4 Resilience Officer for Environmental Health– No objection subject to recommendation within the risk assessment being followed.
- 2.5 Environmental Health – No objection subject to condition(s).
- 2.6 Strategic Planning – No objection.
- 2.7 Anglian Water – No objection to the application subject to a condition requiring the submission of a surface water management strategy to be submitted to and approved by the Local Planning Authority prior to the construction of any hardstanding areas.
- 2.8 Norfolk County Council Fire – No objections to the application.
- 2.9 Natural England – No objections.
- 2.10 Police Architectural Liaison Officer – Full comments and recommendations received. Recommendation to remove the skylight over the ground floor flat being removed as this is accessible from a vulnerable flat roof.
- 2.11 Lead Local Flood Authority – The development falls under the threshold for comment.
- 2.12 Environment Agency – No objection subject to conditions, full comments attached to the report.
- 2.13 Conservation – Support the application.
- 2.14 The Natural Environment Team - The Natural Environment Team at Norfolk County Council provide ecological advice to Great Yarmouth Borough Council under a

Service Level Agreement with respect to planning. You consulted us on this application on 29.08.2019.

- 2.15 The application is supported by a Habitat Regulation Assessment (Arbtech, updated 12.07.2019). The assessment is described as a Screening Assessment. It does, however, consider mitigation, so it really should be described as an Appropriate Assessment. Notwithstanding this, the conclusions it draws are sound. The report recognises that there will be no Likely Significant Effects (LSE) on the integrity of the internationally-designated network of sites from the proposals on their own, but there may be cumulative impacts ('in-combination' effects) arising from increased recreation pressure when considered with other development within the borough. The contribution to the Habitat Monitoring and Mitigation Strategy is the accepted method to address this. If you secure this contribution, the development will not result in any LSEs.
- 2.16 Local Authority Requirements – The application site is within sub market 3 for affordable housing, requiring affordable housing to be provided for developments of 15 or more, as such no affordable housing is required as part of this application.
- 2.17 The application does not show any public open space provision which is acceptable given the specific location being under 100m from the beach and associated attractions and within walking distance of childrens recreation and green spaces. As such payment in lieu at a rate of £1400 per dwelling shall be required for childrens recreation and public open space payments.
- 2.18 The trigger for the payment of all of the monies for public open space and childrens recreation shall be payable prior to occupation of 40% of the units.
- 2.19 Payment of £110 per dwelling as a contribution under policy CS14 shall be payable as required by the Habitats Monitoring and Mitigation Strategy. This payment shall be before occupation of any dwellings for the avoidance of doubt.

3 Local Policy :-

- 3.1 Local Policy - Saved Great Yarmouth Borough-Wide Local Plan Policies (2001):
- 3.2 Paragraph 213 of the National Planning Policy Framework (NPPF) states that due weight should be given to relevant policies in existing plans according to their degree of consistency with the NPPF. The closer the Local Plan is to the policies in the NPPF the greater the weight that is given to the Local Plan policy. The Great Yarmouth Borough Wide Local Plan was adopted in 2001 and the most relevant policies were 'saved' in 2007. An assessment of policies was made during the adoption of the Core Strategy December 2015 and these policies remain saved following the assessment and adoption.

3.3 The Saved Policies listed have all been assessed as being in general conformity with the NPPF, and add further information to the policies in the NPPF, while not contradicting it.

3.4 Policy HOU22

Within primary holiday accommodation areas as identified on the proposals map the conversion/change of use of properties to permanent residential uses will not be permitted. Outside these areas, proposals to change the use of holiday flats to permanent residential purposes will be permitted subject to policy tr12 and the requirements of policy HOU23.

3.5 Policy HOU16: A high standard of layout and design will be required for all housing proposal. A site survey and landscaping scheme will be required will all detailed applications for more than 10 dwellings. These should include measures to retain and safeguard significant existing landscape features and give details of, existing and proposed site levels planting and aftercare arrangements.

4 **Core Strategy – Adopted 21st December 2015**

4.1 Policy CS2: Achieving sustainable growth. This policy identifies the broad areas for growth, sets out the sustainable settlement hierarchy for the borough and two key allocations.

4.2 Policy CS3: To ensure that new residential development in the borough meets the housing needs of local people, the Council and its partners will seek to:

a) Make provision for at least 7,140 new homes over the plan period. This will be achieved by (extract only):

- Focusing new development in accessible areas and those with the most capacity to accommodate new homes, in accordance with Policy CS2
- Ensuring the efficient use of land/sites including higher densities in appropriate locations

d) Ensure that new housing addresses local housing need by incorporating a range of different tenures, sizes and types of homes to create mixed and balanced communities. The precise requirements for tenure, size and type of housing units will be negotiated on a site-by-site basis, having regard to the Strategic Housing Market Assessment, Policy CS4 and the viability of individual sites

4.3 Policy CS9: Encouraging well designed and distinctive places. This policy applies to all new development.

4.4 Policy CS8: Promoting tourism, leisure and culture (partial)

b) Safeguard the existing stock of visitor holiday accommodation, especially those within designated holiday accommodation areas, unless it can be demonstrated that the current use is not viable or that the loss of some bed spaces will improve the standard of the existing accommodation.

4.5 Policy CS11: The Council will work with other partner authorities and agencies to improve the borough's natural environment and avoid any harmful impacts of development on its biodiversity, geodiversity, landscape assets, priority habitats and species.

4.6 Policy CS14: New development can result in extra pressure being placed on existing infrastructure and local facilities. To ensure that the necessary infrastructure is delivered the Council will: (a to f)

e) Seek appropriate contributions towards Natura 2000 sites monitoring and mitigation measures.

5 Draft Local Plan Part 2

5.1 Policy GY7-dp (partial)

Great Yarmouth Seafront Area

Great Yarmouth's 'Golden Mile' and seafront area, as defined on the policies map, will be sustained and strengthened in its role as the heart of one of the country's most popular holiday resorts.

5.2 Housing Applications Reliant on the 'Presumption in Favour of Sustainable Development'

In the event that the Council is unable to demonstrate a five year supply of deliverable housing land, or meet the Housing Delivery Test, it will give favourable consideration to proposals for sustainable housing development (as defined by the National Planning Policy Framework) which will increase the delivery of housing in the short term, and apply flexibly the relevant policies of the development plan where it is robustly demonstrated that the development will be delivered promptly (i.e. within 5 years maximum).

Consideration will be given to applying a shorter than standard time limit to such permissions, in order to signal the exceptional nature of the permission and to encourage prompt delivery. Applications for renewal of permissions which relied on that presumption will be considered in the light of the housing delivery and supply situation at the time.

Such renewals will only be permitted where the applicant can demonstrate convincing reasons both why the development did not proceed in the time frame originally indicated, and why, in the light of the previous delay, the development can now be expected to proceed promptly.

6 National Policy:- National Planning Policy Framework (NPPF), July 2018

- 6.1 Paragraph 2: Planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise. The National Planning Policy Framework must be taken into account in preparing the development plan and is a material consideration in planning decisions. Planning policies and decisions must also reflect relevant international obligations and statutory requirements.
- 6.2 Paragraph 7: The purpose of the planning system is to contribute to the achievement of sustainable development. At a very high level, the objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs⁴.
- 6.3 Paragraph 8: Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):

a) **an economic objective** – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;

b) **a social objective** – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and

c) **an environmental objective** – to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

- 6.4 Paragraph 11 (partial): Plans and decisions should apply a presumption in favour of sustainable development.

For decision-taking this means:

c) approving development proposals that accord with an up-to-date development plan without delay; or
d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date⁷, granting permission unless:

- i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or
- ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

- 6.5 Paragraph 48. Local planning authorities may give weight to relevant policies in emerging plans according to:

- a) the stage of preparation of the emerging plan (the more advanced its preparation, the greater the weight that may be given);
- b) 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
- c) the degree of consistency of the relevant policies in the emerging plan to this Framework (the closer the policies in the emerging plan to the policies in the Framework, the greater the weight that may be given).

- 6.6 Paragraph 55. Planning conditions should be kept to a minimum and only imposed where they are necessary, relevant to planning and to the development to be permitted, enforceable, precise and reasonable in all other respects. Agreeing conditions early is beneficial to all parties involved in the process and can speed up decision making. Conditions that are required to be discharged before development commences should be avoided, unless there is a clear justification.

- 6.7 Paragraph 59. To support the Government's objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing

requirements are addressed and that land with permission is developed without unnecessary delay.

- 6.8 Paragraph 92. To provide the social, recreational and cultural facilities and services the community needs, planning policies and decisions should:
- a) plan positively for the provision and use of shared spaces, community facilities (such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship) and other local services to enhance the sustainability of communities and residential environments;
 - b) take into account and support the delivery of local strategies to improve health, social and cultural well-being for all sections of the community;
 - c) guard against the unnecessary loss of valued facilities and services, particularly where this would reduce the community's ability to meet its day-to-day needs;
 - d) ensure that established shops, facilities and services are able to develop and modernise, and are retained for the benefit of the community; and
 - e) ensure an integrated approach to considering the location of housing, economic uses and community facilities and services.
- 6.9 Paragraph 94. It is important that a sufficient choice of school places is available to meet the needs of existing and new communities. Local planning authorities should take a proactive, positive and collaborative approach to meeting this requirement, and to development that will widen choice in education. They should:
- a) give great weight to the need to create, expand or alter schools through the preparation of plans and decisions on applications; and
 - b) work with schools promoters, delivery partners and statutory bodies to identify and resolve key planning issues before applications are submitted.
- 6.10 Paragraph 109. Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.
- 6.11 Paragraph 163. When determining any planning applications, local planning authorities should ensure that flood risk is not increased elsewhere. Where appropriate, applications should be supported by a site-specific flood-risk assessment⁵⁰. Development should only be allowed in areas at risk of flooding where, in the light of this assessment (and the sequential and exception tests, as applicable) it can be demonstrated that:
- a) within the site, the most vulnerable development is located in areas of lowest flood risk, unless there are overriding reasons to prefer a different location;
 - b) the development is appropriately flood resistant and resilient;

c) it incorporates sustainable drainage systems, unless there is clear evidence that this would be inappropriate;

d) any residual risk can be safely managed; and

e) safe access and escape routes are included where appropriate, as part of an agreed emergency plan. of the best and most versatile agricultural land, and of trees and woodland;

6.12 Paragraph 157. All plans should apply a sequential, risk-based approach to the location of development – taking into account the current and future impacts of climate change – so as to avoid, where possible, flood risk to people and property. They should do this, and manage any residual risk, by:

a) applying the sequential test and then, if necessary, the exception test as set out below;

b) safeguarding land from development that is required, or likely to be required, for current or future flood management;

c) using opportunities provided by new development to reduce the causes and impacts of flooding (where appropriate through the use of natural flood management techniques); and

d) where climate change is expected to increase flood risk so that some existing development may not be sustainable in the long-term, seeking opportunities to relocate development, including housing, to more sustainable locations.

6.12 Paragraph 160. The application of the exception test should be informed by a strategic or site specific flood risk assessment, depending on whether it is being applied during plan production or at the application stage. For the exception test to be passed it should be demonstrated that:

a) the development would provide wider sustainability benefits to the community that outweigh the flood risk; and b) the development will be safe for its lifetime taking account of the vulnerability of its users, without increasing flood risk elsewhere, and, where possible, will reduce flood risk overall.

6.13 Paragraph 177. The presumption in favour of sustainable development does not apply where the plan or project is likely to have a significant effect on a habitats site (either alone or in combination with other plans or projects), unless an appropriate assessment has concluded that the plan or project will not adversely affect the integrity of the habitats site.

7 Local finance considerations:-

7.1 Under Section 70(2) of the Town and Country Planning Act 1990 the council is required when determining planning applications to have regard to any local

finance considerations, so far as material to the application. Local finance considerations are defined as a government grant such as new homes bonus or the Community Infrastructure Levy. It is noted that the Borough of Great Yarmouth does not have the Community Infrastructure Levy. Whether or not a local finance consideration is material to a particular decision will depend on whether it could help to make the development acceptable in planning terms. It would not be appropriate to make a decision on the potential for the development to raise money for a local authority. It is assessed that financial gain does not play a part in the recommendation for the determination of this application.

8 Shadow Habitats Regulation Assessment

- 8.1 The applicant has submitted a bespoke Shadow Habitat Regulations Assessment (HRA). The applicant has provided information to enable the Local Planning Authority to undertake an Appropriate Assessment in the role as the competent authority (as defined by the regulations).
- 8.3 Gt Yarmouth Borough Council as Competent Authority can 'adopt' the information supplied by the applicant in relation to the Habitat Regulation Assessment as a formal record of the process and be confident that the application is compliant with the Regulations.

9 Assessment

- 9.1 The application is a full application for the change of use of an existing hotel to 10no. residential dwellings. The external appearance of the is proposed to change significantly and, through consultation with the Conservation Officer prior to the submission of the application, the design proposed draws on the nearby residential flats located to the south of the application site.
- 9.2 The site is located within a conservation area and as such the benefit of the existing building to the amenity of the area must be assessed. The appearance of the building as existing does not provide an attractive addition to the area and could be said to detract from nearby buildings visual appeal. The existing building, not solely looking at the unkempt appearance, has no stand out redeeming features or areas of heritage example that should be retained and as such the remodel of the external appearance can be supported when assessed against the Planning (Listed Buildings and Conservation Areas) Act 1990 s72 which states that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area. The revised frontage in particular will add to the character of the area and contribute a more attractive building to a prominent location.

- 9.3 The letter of objection stated that there are no drawings of the principle elevation, these are available and have been submitted with the application documents. The reference to the Conservation Officers drawings having been submitted demonstrates that the applicant has taken on board the comments made by the Conservation Officer which is demonstrated by the development receiving the support of the conservation officer.
- 9.4 The application site is located within flood zone 2 and, by being a residential development from a holiday use, is defined as a more vulnerable development and as such a Flood Risk Assessment (FRA) is required and has been submitted. One of the reasons for refusal of the previous application was that the applicant had failed to demonstrate that the development was safe for its lifetime in relation to flood. The current application has been supported by an FRA and the Environment Agency do not object to the application subject to conditions and the application passing the sequential and exemption test. The Resilience Officer has stated that provided that the recommendations within the FRA are followed there is no reason for the application not to proceed.
- 9.4 In accordance with the National Planning Policy Framework the application must pass the sequential and the exemption test. It is known that there is not significant land within the urban area for residential development and as such it is reasonable that the development could not be located elsewhere. The development is the reuse of an existing building with extension and will not exacerbate the flood risk elsewhere and, accordance with the comments from the Resilience Officer, will not pose a risk to future occupier's subject to the recommendations within the FRA being undertaken.
- 9.5 The Environment Agency are satisfied with subject to a condition ensuring that the finished floor levels are such to ensure the safety of the occupants. The FRA details the floor levels and the applicant has provided a drawing showing the finished height of the building and its relationship to the next-door hotel which assists in demonstrating that the development as proposed will be in keeping with street scene while dealing adequately with the flood risk. The FRA has stated that occupants of the ground floor flats will have access via the stairwell to the first- floor landing if required and this, in accordance with the development being carried out in accordance with the details submitted within the FRA would be conditioned
- 9.5 One neighbour consultation requested that the development provide quality accommodation. The flats as shown on the drawings are all of adequate size to meet the national space standards and as such the quality of accommodation is demonstrated. A number of flats exceed by some margin the space standards which will provide a high-quality offering which is welcomed within applications.

- 9.6 Highways have not objected to the application although have requested a condition to ensure that adequate bike storage is provided. The objection notes the loss of car parking spaces for the hotel however Highways, having assessed the application in relation to the existing use and the hotel and stated that there is a likelihood that the application will cause displaced parking to the public highways although does not see this as a reason to refuse the application. The application site is in a sustainable location with good access to public transport and walking/cycling links to local services although it is accepted that there is still likely to be a reliance on car use. The National Planning Policy Framework at paragraph 109 states that development should only be refused on highways grounds if there are just reasons. In the absence of an objection from the Highway Authority it is found that there are no highway reasons to refuse the application.
- 9.7 There are documents submitted in support of the application demonstrating how the business has fared over the past years. These are not in the public domain as they contain financial information. Having assessed the documents and the statement that there would be reinvestment in the existing hotel it is found that the application complies with policy CS8 of the Core Strategy. One objector noted a previous planning application at a different site where money was secured for a specific purpose and this is suggested with this application. It is suggested that a sum of money, to be negotiated as part of the s106 agreement, be reinvested into the existing hotel use to improve the provision of accommodation in accordance with policy CS8.
- 9.8 An important factor when determining applications is whether a Local Authority has the ability to demonstrate a five-year housing land supply. If a Local Planning Authority cannot show that they are meeting this requirement, their policies with regards to residential development will be considered to be "out of date". There is currently a housing land supply of 2.55 years. Although this does not mean that all residential developments have to be approved the presumption in favour of sustainable development must be applied.
- 9.9 The location of the development is a sustainable one and the land proposed to be developed is previously developed land. The loss of the tourism accommodation is deemed acceptable given the agreement to reinvest in the remaining tourism use of the adjoining land. The application is a full application that demonstrates that the development is deliverable and could positively contribute to the Local Authorities Housing land supply.

10 RECOMMENDATION:-

- 10.1 Approve – subject to a s106 agreement securing payment of s106 money in lieu of children's recreation and public open space and reinvestment in the existing

tourism use and all conditions are required to secure a suitable form of development.

- 10.2 The proposal complies with the aims of Policies CS2, CS8, CS9 CS11 and CS14 of the Great Yarmouth Core Strategy.

Application Ref	06/18/0271/F
Proposal	Proposed change of use from hotel to 10 no. residential flats involving extensions and internal alterations
Location	5 North Drive, Great Yarmouth

Case Officer	Mrs G Manthorpe	Policy Officer	Mr A Parnell
Date Received	20 th July 2018	Date Completed	27 th July 2018

The proposal seeks change of use from a hotel to 10 no. residential flats. The site is located on North Drive, part of Great Yarmouth's historic seafront and within Conservation Area no.16 (seafront).

Principally, the site is located within the current prime holiday accommodation area (Policy HOU22), whereby the policy intention is to resist proposals which would lead to a loss of holiday/tourism uses. However, since this policy was adopted in 2001, there have been significant changes to the local tourism industry and the patterns of holidaying which are material to the application of this policy.

Reflecting the changing nature of the tourism industry, Policy CS8(b), (adopted in 2015) provides a policy approach that intends to:

- Safeguard the existing stock of visitor holiday accommodation, especially those within designated holiday accommodation areas, unless it can be demonstrated that the current use is not viable or that the loss of some bed spaces will improve the standard of the existing accommodation

In considering the policy above, it is understood that the existing building and adjacent holiday accommodation are owned by a single hotel owner, with the intention of improving the adjacent hotel. Therefore, whilst the proposal would lead to a direct loss of holiday use, in doing so has the potential to help secure the necessary investment that could safeguard and/or improve the standard of the holiday accommodation next door. This is considered to be in accordance with Policy CS8(b).

By bringing forward the development in a particularly attractive seafront location, the proposal could also contribute towards increasing the borough's housing supply

Further potential benefits may include bringing the existing building, which currently lies within a conservation area, back into viable use. The proposed conversion, if managed sympathetically, would enable the setting of the conservation area to be enhanced, avoiding potential visual harm if the building were to continue laying vacant.

Overall strategic planning would hold no objection to this proposal in principle and would recognise the potential within the scheme to improve the seafront area & support the existing hotel use next

to this site, however I am sure you will have other considerations to weigh in. If you have any questions regarding these comments please do contact me.

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

Your Ref: 06/18/0271/F
Date: 23 July 2018

My Ref: 9/6/18/0271
Tel No.: 01603 638070
Email: stuart.french@norfolk.gov.uk

Dear Gemma

**Great Yarmouth: Proposed change of use from hotel to 10 no. residential flats
involving extensions and internal alterations
5 North Drive GREAT YARMOUTH Norfolk NR30 1ED**

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

Notwithstanding the present use, the proposed development will, if approved, undoubtedly increase the demand for vehicle parking and increase vehicle movements from the development, but no parking provision is provided within the application. This will result in parking being displaced onto the highway which given existing parking restrictions nearby could displace parking further afield onto roads already having a high demand for on-street parking.

Whilst the site is accessible to local service provision and public transport links within acceptable walking distances, I am of the opinion that the private motor vehicle will remain the primary mode of transport. However, whilst having reservations in terms of the lack of parking provision, I do not consider, that I could sustain an objection to this development on lack of parking provision alone, nor successfully defend such an objection at Appeal.

It is noted that a cycle store is proposed, but it is unclear, nor does the application indicate, that this would make appropriate provision in accordance with current standards. However, there appears to be adequate space within the development for such provision and I am therefore prepared to deal with this matter by condition.

Accordingly, the Highway Authority have no objection to the application subject to the following condition being appended to any grant of permission your Authority is minded to make.

Continued/

SHC 27V Prior to the first occupation of the development hereby permitted secure cycle parking shall be provided on site for 12 (twelve) cycles in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority. The implemented scheme shall thereafter be retained for this purpose.

Reason: To ensure the provision of adequate cycle parking that meets the needs of occupiers of the proposed development and in the interests of encouraging the use of sustainable modes of transport.

Yours sincerely

Stuart French

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



Environment
Agency

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

Our ref: AE/2018/123074/01-L01
Your ref: 06/18/0271/F
Date: 06 August 2018

Dear Ms Manthorpe

PROPOSED CHANGE OF USE FROM HOTEL TO 10 NO. RESIDENTIAL FLATS INVOLVING EXTENSIONS AND INTERNAL ALTERATIONS. 5 NORTH DRIVE, GREAT YARMOUTH, NORFOLK, NR30 1ED

Thank you for your consultation received on 25th July 2018. We have inspected the application, as submitted, and have no objection providing that the condition below is appended to any planning permission granted.

The site is currently defended and the area benefits from a Catchment Flood Management Plan. If the CFMP policy is not taken forward the development would be unsafe in the future. Please take note of this and the other flood risk considerations which are your responsibility. We have highlighted these in the flood risk section below.

Flood Risk

Our maps show the site lies within tidal Flood Zone 3a defined by the 'Planning Practice Guidance: Flood Risk and Coastal Change' as having a high probability of flooding. The proposal is for the change of use from hotel to 10 no. residential flats, which is classified as a 'more vulnerable' development, as defined in [Table 2: Flood Risk Vulnerability Classification](#) of the Planning Practice Guidance. Therefore, to comply with national policy the application is required to pass the Sequential and Exception Tests and be supported by a site specific Flood Risk Assessment (FRA).

If you are satisfied that the application passes these Tests and will be safe for its lifetime, we request the following conditions are appended to any permission granted:

Condition

The development permitted by this planning permission shall be carried out in accordance with the approved Flood Risk Assessment (FRA) prepared by Evans Rivers and Coastal Ltd, referenced 1764/RE/02-17/01 and dated February 2017 and the following mitigation measures detailed within the FRA:

- 1) Finished ground floor levels are set no lower than 4.38 metres above Ordnance Datum (AOD).

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

- 2) Finished first floor levels are set no lower than 7.47 metres above Ordnance Datum (AOD).
- 3) Finished second floor levels are set no lower than 11.14 metres above Ordnance Datum (AOD).

The mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the timing / phasing arrangements embodied within the scheme, or within any other period as may subsequently be agreed, in writing, by the local planning authority.

Reason

To reduce the risk of flooding to the proposed development and future occupants.

Flood Risk Assessment

To assist you in making an informed decision about the flood risk affecting this site, the key points to note from the submitted FRA referenced 1764/RE/02-17/01, are:

Actual Risk

- The site is currently protected by flood defences which are above the present-day 0.5% (1 in 200) annual probability flood level of 3.44m AOD. Therefore the site is not at risk of flooding in this event. The defences will continue to offer protection over the lifetime of the development, provided that the hold the line CFMP policy is followed and the defences are raised in line with climate change, which is dependent on future funding.
- If the CFMP policy is not followed then at the end of the development lifetime, the 0.5% (1 in 200) annual probability including an allowance for climate change flood level of 4.60m AOD, would the existing defences.

Residual Risk

- Our undefended flood levels show that in a worst-case scenario the building could experience breach flood depths of up to 0.22 metres during the 0.5% (1 in 200) annual probability including climate change breach flood event with flood level of 4.60m AOD, and up to 0.77 metres during the 0.1% (1 in 1000) annual probability including climate change breach flood event with flood level of 5.15m AOD.
- Assuming a velocity of 0.5m/s the flood hazard is danger for all including the emergency services in the 0.5% (1 in 200) annual probability flood event including climate change.
- Finished ground floor levels have been proposed at 4.38m AOD. This is below the 0.5% (1 in 200) annual probability breach flood level including climate change of 4.60m AOD and therefore at risk of flooding by 0.22 m depth in this event.
- Finished first floor levels have been proposed at 7.47m AOD and therefore there is refuge above the 0.1% (1 in 1000) annual probability breach flood level of 5.15m AOD.
- Flood resilience/resistance measures have been proposed.

Cont/d..

2

- A Flood Evacuation Plan has been proposed

Catchment Flood Management Plan

The current defences protect Great Yarmouth against a tidal flood with a 0.5% (1 in 200) annual probability of occurrence. However, the impacts of climate change on sea levels over the development's lifetime will gradually reduce the level of protection afforded by the defences if they are not raised within this timeline. Without the raising of the defence, the site could flood should a tide with a 0.5% (1 in 200) annual probability flood event plus climate change occur, which could be contrary to the advisory requirements of Paragraphs 059 and 060 of the National Planning Policy Framework's Planning Practice Guidance. These advise that there should be no internal flooding in 'more vulnerable' developments from a design flood. This could also present challenges to the safety of the users of the buildings and a future reliance on evacuation or emergency response.

The Broadland Catchment Flood Management Plan (CFMP) for Great Yarmouth has a policy stating 'areas of moderate to high flood risk where we can generally take further action to reduce flood risk' and one of the key messages is 'Develop a study to look at options to manage residual flood risk in the future.' Therefore it is possible that the flood defences may be raised in line with climate change to continue to protect against the future 0.5% (1 in 200) flood event for the lifetime of the development.

This policy is aspirational rather than a definitive so whether the defences are raised or reconstructed in the future will be dependent the availability of funding. The level of block funding "grant in aid" that we can allocate towards flood defence improvements is currently evaluated through cost benefit analysis, and any identified shortfalls in scheme funding requirements could require significant partnership funding contributions from other organisations to ensure that schemes proceed.

When determining the safety of the proposed development, you should take this uncertainty over the future flood defences and level of flood protection into account. This may require consideration of whether obtaining the funds necessary to enable the defences to be raised in line with climate change is achievable. This would be required to prevent the proposed development being at unacceptable flood risk of internal flooding in the design event.

Further guidance has been provided in the Technical Appendix at the end of this letter.

We trust this advice is useful.

Yours sincerely,



Miss Eleanor Stewart
Sustainable Places - Planning Advisor

Direct dial 020 8474 8097
Email planning.ipswich@environment-agency.gov.uk

Cont/d..

Technical Appendix - Guidance for Local Council

Sequential and Exception Tests

The requirement to apply the Sequential and Exception Tests is set out in Paragraph 158 -161 of the National Planning Policy Framework. These tests are your responsibility and should be completed before the application is determined. Additional guidance is also provided on [Defra's website](#) and in the [Planning Practice Guidance](#).

Safety of Building – Flood Resilient Construction

The FRA does propose to include flood resistant/resilient measures in the design of the building to protect/mitigate the proposed development from flooding. You should determine whether the proposed measures will ensure the safety and sustainability of the proposed development. Consultation with your building control department is recommended when determining if flood proofing measures are effective. Further information can be found in the document '[Improving the flood performance of new buildings](#)'. Additional guidance can be found in our publication '[Prepare your property for flooding](#)'.

Safety of Inhabitants – Emergency Flood Plan

We do not normally comment on or approve the adequacy of flood emergency response procedures accompanying development proposals, as we do not carry out these roles during a flood. Our involvement with this development during an emergency will be limited to delivering flood warnings to occupants/users covered by our flood warning network.

The [Planning Practice Guidance](#) to the National Planning Policy Framework states that those proposing developments should take advice from the emergency services when producing an evacuation plan for the development as part of the flood risk assessment.

In all circumstances where warning and emergency response is fundamental to managing flood risk, we advise local planning authorities to formally consider the emergency planning and rescue implications of new development in making their decisions. As such, we recommend you consult with your Emergency Planners and the Emergency Services to determine whether the proposals are safe in accordance with the guiding principles of the Planning Practice Guidance (PPG).

Partnership Funding for New/Upgraded Defences

Please note that government funding rules do not take into account any new properties (residential or non-residential), or existing buildings converted into housing, when determining the funding available for new/upgraded defences. Therefore as the proposed development may reduce the funding available for any future defence works we would like to take opportunities to bring in funding through the planning system, so please can you consider this when determining the planning application.

Other Sources of Flooding

In addition to the above flood risk, the site may be within an area at risk of flooding from surface water, reservoirs, sewer and/or groundwater. We have not considered these risks in any detail, but you should ensure these risks are all considered fully before determining the application.

End

4

BLOCK 1 Esplanade Court RTM Company Limited

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

Great Yarmouth Borough Council
25 JUL 2018
Customer Services

6 Esplanade Court
North Drive
Great Yarmouth
Norfolk
NR30 1AE

23rd July 2018

Dear Sirs

Re Planning Application (06/18/0271/F) 5 North Drive, Great Yarmouth
Norfolk NR30 1ED

This letter of OBJECTION to the above application is being sent by the RTM company representing the 7 flat owners & residents of Block 1 Esplanade Court on the adjoining site to the south of of the above proposal.

As immediate neighbours to the site of the proposed development we are of the view that the proposal will have a serious impact on our residents standard of living both during & after construction.

Our specific objections & concerns, using points raised in The Design & Access Statement submitted with the application are.

If the part of the hotel is now closed, yet obviously car parking is still being used in front of it now. Then if the scheme is passed, then there will be considerably reduced car parking for the hotel together with the loss of parking where the conservatory has been granted planning permission. How viable would a hotel with 41 bedrooms & say 8 parking places be? Will the next change of use requested be for more apartments or even a care home for the main part of the hotel.

We feel that just because the current owner hasn't invested in the upkeep of the buildings over many years, Also if you look at **TRIPADVISOR** many of the complaints are about food, poor service & car parking, some mentioning the poor state of the rooms.

[REDACTED]

So why would any of the above suddenly change because of the granting of this planning application to the remaining part of the hotel.

If the owner can now afford to construct 10 apartments, why has he allowed the buildings to deteriorate so badly?

You have to ask the question is it a ploy to try & force the Council to remove what could be perfectly good standard holiday accommodation in a prime location.

If this change of use is permitted, then other applications will surely follow.

We have no access to Folder No 1 with accounts details.

However any body who has run a business can create losses by payment of higher directors fees, payments of dividends, contributions to a pension scheme, expensive cars, instead of investing in the ongoing business.

It is stated that Esplanade Court is in an Area of Primary Holiday Accommodation, the site however was never a hotel, but a temporary car park after The International School was demolished.

So we don't see that this is a relevant argument.

One also has to ask the question why a council employee is doing drawings for the Applicant, & that why isn't a proper front elevation drawing of their own submitted?

Folders 2 & 3 were not available to view.
Company Registered No. 7152199

Great Yarmouth
Borough Council
25 JUL 2018
Planning
Department

Because a reputable builder may have submitted estimated costs, it doesn't mean that the applicant will use them.

[REDACTED]

As stated we had no access to the folder with the estate agents assessment.
However we feel that 10 apartments with no parking & no lift will be of little demand in this area.

With regard to the statement that monies raised will be used to upgrade the hotel, this is pure conjecture & not enforceable.

The front elevation sketch show a high level dormer window facing onto BLOCK1 yet side elevations don't appear to show this, also the 2 large structural supporting buttresses on our property are not shown.

This raises the question with no structural information or drawings is this party wall capable of supporting the increased loading of another floor & pitched roof? Has this been taken into account with the estimate.

This application does not appear to significantly differ from that submitted in 2017 & refused, only a reduction in the number of flats & the Councils idea for the front elevation being changed.

So as for the above reasons we strongly object to this application.

Please read also the attached article from The Great Yarmouth Mercury of the 20th July 2018 about hotelier Rodney Scott's message

He stating "that the preservation of the towns hotels & other buildings was vital to a thriving tourism business.

He also stating

"NEVER STOP INVESTING IN YOUR BUSINESS"

Perhaps this is something the applicant should have considered.

Yours sincerely

[REDACTED]

Peter Ruppalls
Director

Internet Consultees	
Application Reference	06 18 0271 F
<input type="button" value="Attachments"/>	
Invalid Consultee Comment?	<input type="checkbox"/>
Name	Nicholas Mobbs
Address	Imperial Hotel
	13-15 North Drive
	Norfolk
Post Code	NR30 1EQ
Telephone	
Email Address	
For or Against	<input type="radio"/> NOS <input type="radio"/> Subject to Condition
Speak at Committee	<input type="checkbox"/>
<p>After the vote last year which allowed changes to the structure plan and permission was granted for a Travel lodge to be built on land designated for industrial use, it would be difficult for permission not to be granted for change of use for the sea princess to be converted into flats. Even though North Drive is currently designated as prime holiday</p> <p>Given the fact that there has been total lack of investment in the property</p> <p>It would imagine that the property is now in such a terrible state as a hotel that it would not be financially not viable to refurbish the property to a state when the hotel is commercially</p>	
Date Entered	17-07-2018
Internet Reference	OWPC1824

Internet Consultees

Application Reference 03-18-0271-F

Attachments

Invalid Consultee Comment? ☐

Copy to existing Consultee? ☐

Name Nicholas Mobbs

Address Imperial Hotel

13-15 North Drive

Norfolk

Post Code NR30 1EQ

Telephone

Email Address

For or Against NOS Subject to Condition

Speak at Committee

fit to run.

Also, with another out of town budget hotel currently being built and a third having planning permission granted there is clearly a need to reduce the bedroom stock of hotels in Great Yarmouth as there is massive over capacity

There is clearly a demand for high quality apartments in Great Yarmouth as witnessed by Esplanade Court. We bought one of these apartments off plan and it has never not been let and when they come to market they are never up for sale for long.

Date Entered 17-07-2018

Internet Reference OWPC1824

Internet Consultees

Application Reference 061802711

Attachments

Invalid Consultee Comment? ☐

Copy to existing Consultee? ☐

Name Nicholas Mobbs

Address Imperial Hotel
13-15 North Drive

Norfolk

Post Code NR30 1EQ

Telephone [REDACTED]

Email Address [REDACTED]

For or Against NOS Subject to Condition

Speak at Committee ☐

[REDACTED]
how can planning ensure that we have high quality apartments on the sea front and not a property which is similar to an HMO in style. Looking back to when the [REDACTED] was given planning permission to convert and it was discussed at a Tourism authority meeting. At the time the late Councillor Mr B Collins assured the committee that the development would be high spec and gave the example of Villeroy and Bosch bathroom suites would be fitted. We now know that what was promised never materialised.

If there was a way to ensure that the Spec of the flats was of a high nature similar to the way that Pasta Foods has

Date Entered 17-07-2018

Internet Reference OWPC1824

Internet Consultees

Application Reference 00 18 0271 F

Attachments

Invalid Consultee Comment? ☐

Copy to existing Consultee? ☐

Name Nicholas Mobbs

Address Imperial Hotel

13-15 North Drive

Norfolk

Post Code NR30 1EQ

Telephone

Email Address

For or Against NOS Subject to Condition

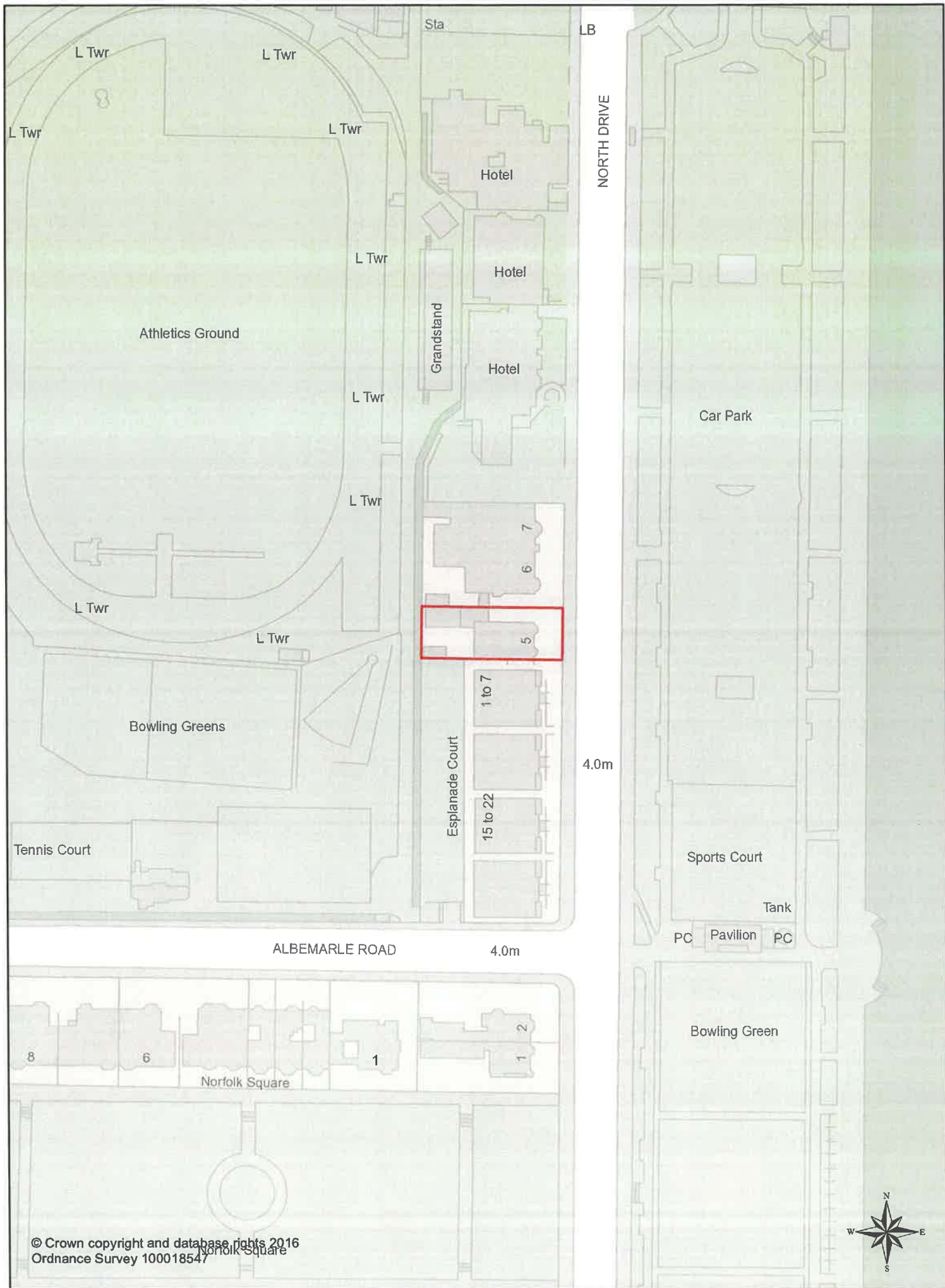
Speak at Committee

promised to invest £500,000 in their factory, for being granted planning permission for their hotel my fears would be allayed. I think the ideal scenario would be to demolish the current property and build new similar to the Esplanade Court development.

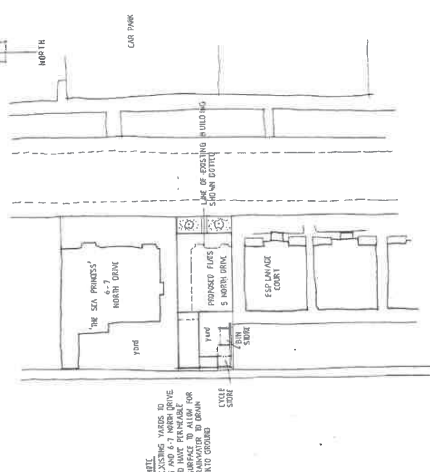
Anything else would probably start the slow demise of North Drive and the seafront, as a quality tourism destination. The seafront will become like the town centre a ghost town. It would be a disaster for North Drive if we have development similar to the above which have almost become a ghetto and no go area for the authorities.

Date Entered 17-07-2018

Internet Reference OWPC1824



App. No. 06/18/02/F
REVISED PLAN
4.9.19

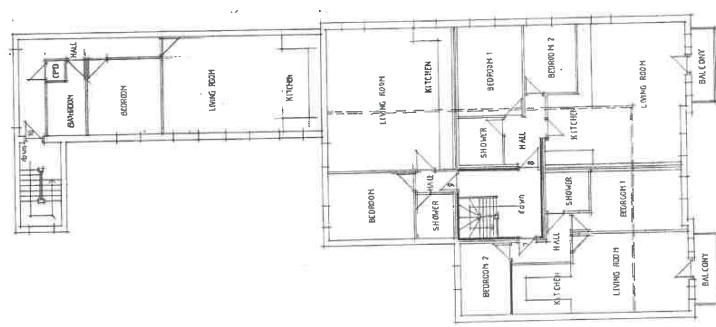


1:500 BLOCK PLAN

NO	FLW TYPE	ADFA
1	2 BEDROOM 3 PERSON	72.92
2	2 BEDROOM 3 PERSON	72.75
3	2 BEDROOM 3 PERSON	87.12
4	2 BEDROOM 3 PERSON	75.84
5	2 BEDROOM 3 PERSON	71.95
6	2 BEDROOM 3 PERSON	56.15
7	2 BEDROOM 3 PERSON	55.95
8	2 BEDROOM 3 PERSON	67.42
9	2 BEDROOM 3 PERSON	58.36
10	1 BEDROOM 2 PERSON	63.60

A PLOT TO AMENDED 2 9-19

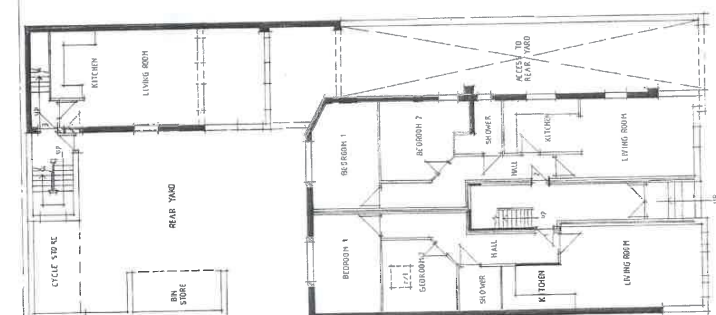
PROPOSED CHANGE OF USE FROM HOTEL TO TEN AT RESIDENTIAL FLATS FOR 5 NORTH DRIVE - GREAT YARMOUTH	NOVEMBER 2017
MR JANAK MASRANI	
SCALE 1:100	
DRAWING NO 836/6A	
CHRIS SECRETT ARCHITECTURAL CONSULTANCY 23 BALBOOD CLOSE - BRANDHILL - GREAT YARMOUTH - NORFOLK NR6 6SR	
TEL 01453 663786 MOBILE 0184 799 8710	



PROPOSED SECOND FLOOR PLAN

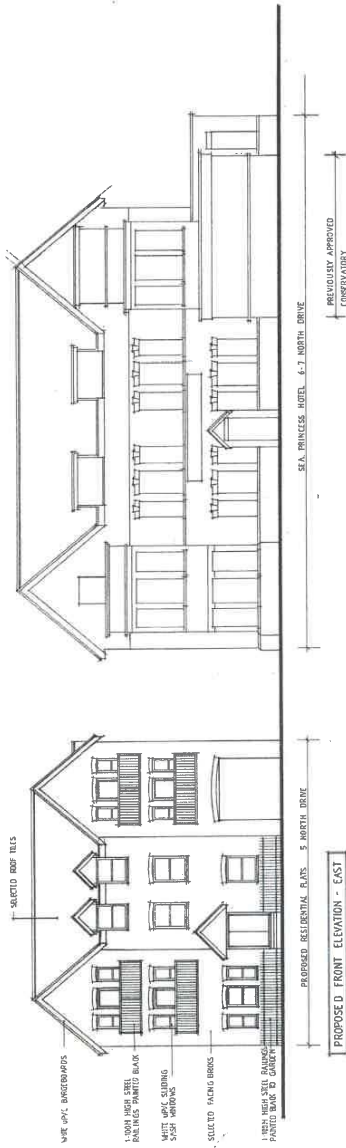


PROPOSED' FIRST FLOOR PLAN

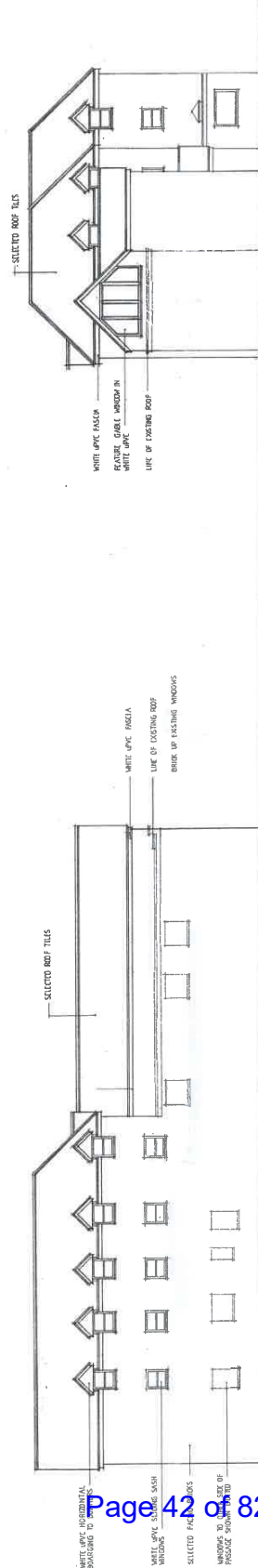


PROPOSED. GROUND FLOOR PLAN

06/18/0171/F

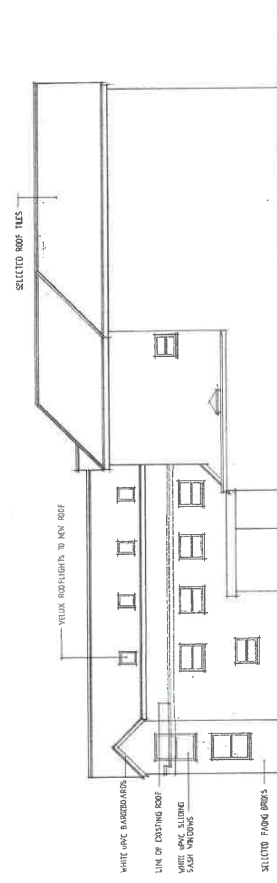


PROPOSED FRONT ELEVATION - EAST



PROPOSED SIDE ELEVATION - NORTH

PROPOSED REAR ELEVATION - WEST

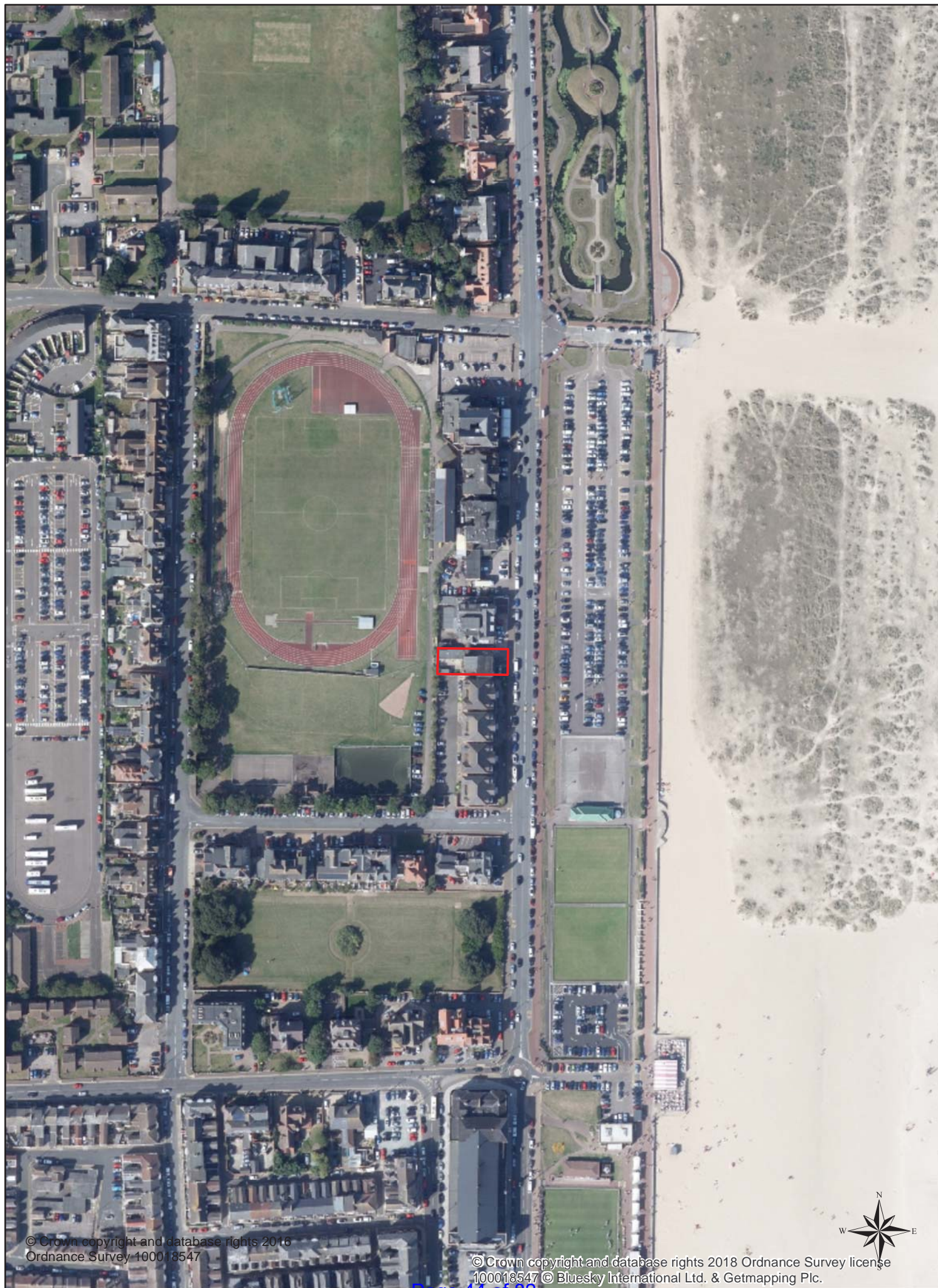


PROPOSED SIDE ELEVATION - SOUTH

A ROOF AMENDED 27.5.8

PROPOSED CHANGE OF USE FROM HOTEL TO TEN RESIDENTIAL FLATS 5 NORTH DRIVE - GREAT YARMOUTH FOR MR JAMAK MASRANI
SCALE 1:100 NOVEMBER 2017
DRAWING NO 834/7A CHRIS BECKETT ARCHITECTURAL CONSULTANCY 23 BLACKBIRD CLIFF - BRADWELL - GREAT YARMOUTH - NORFOLK NR31 8RT TEL: 01473 643766 MOBILE: 07946 299 8270





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Reference: 06/17/0697/F

Great Yarmouth

Officer: Mrs G Manthorpe

Expiry Date: 13/09/19

Applicant: Mrs D Sanders

Proposal: Demolition of existing garage and construction of 2 houses and 9 two bedroom flats

Site: Wellington Road, Pamela's Restaurant, Great Yarmouth NR30 3JJ

1. Background / History :-

- 1.1 The site comprises 567.22 square meters of land accessed off Wellington Road. A large garage is currently in situ on the land. Adjacent the site to the north is a listed building, 'Pamela's Restaurant' which is within the same ownership but does not form part of the application. To the north and south are terraced properties in mixed uses with several of them being listed. To the west of the application site is an un-associated outbuilding and curtilage to one of the properties from Albert Square.
- 1.2 There is no recent history for the application site, an application was submitted and subsequently withdrawn in 2000 for the demolition of the garage and the erection of 6 no. dwellings reference 06/99/1003/O.
- 1.3 The application site is adjacent a listed building with other listed buildings within the vicinity and as such will be assessed against the Planning (Listed Buildings and Conservation Areas) Act 1990 s66 and within a conservation area so shall be assessed against s72 of the Act.

2 Consultations :- All consultation responses received are available online or at the Town Hall during opening hours.

- 2.2 Neighbours – There were 3 objections to the application prior to the revisions made in 2019 and consulted on in August 2019. Following the re-consultation 1 further objection was received. All objections are summarised below:
 - The rear boundary treatment which is currently a wall appears to belong to a property that is not the applicants.

- Walls should remain as the removal will adversely affect the security of the nearby businesses and properties.
- The development will cause noise nuisance owing to the proximity to nearby buildings.
- The development will cause disruption.
- The lack of parking will cause parking on Wellington Road which will adversely impact nearby businesses.
- The sewerage system will not cope.

Summary of comments received on 2017 plans:

- The proximity of the dwellings at Wellington Road will block light.
- The development will cause dust.
- Windows will cause overlooking.
- Development is too close to boundaries.
- The drainage in the area is not fit for purpose.

2.3 Highways – No objection to the application subject four parking spaces and cycle storage.

2.4 Building Control – No objection.

2.5 Environmental Health – No objection subject to condition(s). Have advised of the national space standards and that the flats should comply with these.

2.6 Strategic Planning – No objection.

2.7 Anglian Water – No objection to the application subject to a condition requiring the submission of a surface water management strategy to be submitted to and approved by the Local Planning Authority prior to the construction of any hardstanding areas.

2.8 Norfolk County Council Fire – No objections to the application provided compliance with Building Regulations.

2.9 Building Control – No objection.

2.10 Natural England – No objections.

2.11 Police Architectural Liaison Officer – Full comments and recommendations received. Confident that the boundary mixture as proposed will protect the western and southern perimeters. Concerns about the service alleyway to Pamela's Restaurant will provide unrestricted criminal access to the shed and bin storage.

No comments received on the 2019 revisions.

2.12 Lead Local Flood Authority – The development falls under the threshold for comment.

2.13 Conservation – Support the application.

2.15 Local Authority Requirements – The application site is within sub market 2 for affordable housing, requiring affordable housing to be provided for developments of 10 or more, as such no affordable housing is required as part of this application. The application is for under ten dwellings and as such there are no contributions for children recreation or public open space required.

Payment of £110 per dwelling as a contribution under policy CS14 shall be payable as required by the Habitats Monitoring and Mitigation Strategy. This payment shall be before occupation of any dwellings for the avoidance of doubt.

3 Local Policy :-

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

3.2 Paragraph 213 of the National Planning Policy Framework (NPPF) states that due weight should be given to relevant policies in existing plans according to their degree of consistency with the NPPF. The closer the Local Plan is to the policies in the NPPF the greater the weight that is given to the Local Plan policy. The Great Yarmouth Borough Wide Local Plan was adopted in 2001 and the most relevant policies were 'saved' in 2007. An assessment of policies was made during the adoption of the Core Strategy December 2015 and these policies remain saved following the assessment and adoption.

3.3 The Saved Policies listed have all been assessed as being in general conformity with the NPPF, and add further information to the policies in the NPPF, while not contradicting it.

3.4 Policy HOU16: A high standard of layout and design will be required for all housing proposal. A site survey and landscaping scheme will be required will all detailed applications for more than 10 dwellings. These should include measures to retain and safeguard significant existing landscape features and give details of, existing and proposed site levels planting and aftercare arrangements.

4 Core Strategy – Adopted 21st December 2015

4.1 Policy CS2: Achieving sustainable growth. This policy identifies the broad areas for growth, sets out the sustainable settlement hierarchy for the borough and two key allocations. Rollesby is identified as a Secondary Village and is expected to receive modest housing growth over the plan period due to its range of village facilities and access to key services.

4.2 Policy CS3: To ensure that new residential development in the borough meets the housing needs of local people, the Council and its partners will seek to:

a) Make provision for at least 7,140 new homes over the plan period. This will be achieved by (extract only):

- Focusing new development in accessible areas and those with the most capacity to accommodate new homes, in accordance with Policy CS2
- Ensuring the efficient use of land/sites including higher densities in appropriate locations

d) Ensure that new housing addresses local housing need by incorporating a range of different tenures, sizes and types of homes to create mixed and balanced communities. The precise requirements for tenure, size and type of housing units will be negotiated on a site-by-site basis, having regard to the Strategic Housing Market Assessment, Policy CS4 and the viability of individual sites

4.3 Policy CS9: Encouraging well designed and distinctive places. This policy applies to all new development.

4.5 Policy CS10 – Safeguarding local heritage assets

The character of the borough is derived from the rich diversity of architectural styles and the landscape and settlement patterns that have developed over the centuries. In managing future growth and change, the Council will work with other agencies, such as the Broads Authority and Historic England, to promote the conservation, enhancement and enjoyment of this historic environment by (partial):

a) Conserving and enhancing the significance of the borough's heritage assets and their settings, such as Conservation Areas, Listed Buildings, Scheduled Ancient Monuments, archaeological sites, historic landscapes including historic parks and gardens, and other assets of local historic value

b) Promoting heritage-led regeneration and seeking appropriate beneficial uses and enhancements to historic buildings, spaces and areas, especially heritage assets that are deemed at risk

c) Ensuring that access to historic assets is maintained and improved where possible

4.6 Policy CS14: New development can result in extra pressure being placed on existing infrastructure and local facilities. To ensure that the necessary infrastructure is delivered the Council will: (a to f)

e) Seek appropriate contributions towards Natura 2000 sites monitoring and mitigation measures.

5 **Draft Local Plan Part 2**

5.1 Policy E8-dp Historic environment and heritage

Development will be supported where it conserves, enhances or complements the area's historic environment and heritage assets. Particular care will be taken in relation to formally designated assets such as listed buildings, conservation areas, scheduled ancient monuments, registered parks and gardens, etc., and their settings, but all buildings, structures and areas, etc. of heritage significance and value will, as appropriate, be conserved and/or used as cues for strengthening local distinctiveness.

5.2 Housing Applications Reliant on the 'Presumption in Favour of Sustainable Development'

In the event that the Council is unable to demonstrate a five year supply of deliverable housing land, or meet the Housing Delivery Test, it will give favourable consideration to proposals for sustainable housing development (as defined by the National Planning Policy Framework) which will increase the delivery of housing in the short term, and apply flexibly the relevant policies of the development plan where it is robustly demonstrated that the development will be delivered promptly (i.e. within 5 years maximum).

Consideration will be given to applying a shorter than standard time limit to such permissions, in order to signal the exceptional nature of the permission and to encourage prompt delivery. Applications for renewal of permissions which relied on that presumption will be considered in the light of the housing delivery and supply situation at the time.

Such renewals will only be permitted where the applicant can demonstrate convincing reasons both why the development did not proceed in the time frame

originally indicated, and why, in the light of the previous delay, the development can now be expected to proceed promptly.

6 National Policy:- National Planning Policy Framework (NPPF), July 2018

6.1 Paragraph 2: Planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise. The National Planning Policy Framework must be taken into account in preparing the development plan, and is a material consideration in planning decisions. Planning policies and decisions must also reflect relevant international obligations and statutory requirements.

6.2 Paragraph 7: The purpose of the planning system is to contribute to the achievement of sustainable development. At a very high level, the objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs⁴.

6.3 Paragraph 8: Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):

a) **an economic objective** – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;

b) **a social objective** – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and

c) **an environmental objective** – to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

6.4 Paragraph 11 (partial): Plans and decisions should apply a presumption in favour of sustainable development.

For decision-taking this means:

c) approving development proposals that accord with an up-to-date development plan without delay; or

d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date⁷, granting permission unless:

i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or

ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

6.5 Paragraph 48. Local planning authorities may give weight to relevant policies in emerging plans according to:

a) the stage of preparation of the emerging plan (the more advanced its preparation, the greater the weight that may be given);

b) 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

c) the degree of consistency of the relevant policies in the emerging plan to this Framework (the closer the policies in the emerging plan to the policies in the Framework, the greater the weight that may be given).

6.6 Paragraph 55. Planning conditions should be kept to a minimum and only imposed where they are necessary, relevant to planning and to the development to be permitted, enforceable, precise and reasonable in all other respects. Agreeing conditions early is beneficial to all parties involved in the process and can speed up decision making. Conditions that are required to be discharged before development commences should be avoided, unless there is a clear justification.

6.7 Paragraph 59. To support the Government's objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay.

6.8 Paragraph 92. To provide the social, recreational and cultural facilities and services the community needs, planning policies and decisions should:

a) plan positively for the provision and use of shared spaces, community facilities (such as local shops, meeting places, sports venues, open space, cultural

buildings, public houses and places of worship) and other local services to enhance the sustainability of communities and residential environments;

b) take into account and support the delivery of local strategies to improve health, social and cultural well-being for all sections of the community;

c) guard against the unnecessary loss of valued facilities and services, particularly where this would reduce the community's ability to meet its day-to-day needs;

d) ensure that established shops, facilities and services are able to develop and modernise, and are retained for the benefit of the community; and

e) ensure an integrated approach to considering the location of housing, economic uses and community facilities and services.

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

6.10 Paragraph 117. Planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions. Strategic policies should set out a clear strategy for accommodating objectively assessed needs, in a way that makes as much use as possible of previously-developed or 'brownfield' land.

6.11 Paragraph 177. The presumption in favour of sustainable development does not apply where the plan or project is likely to have a significant effect on a habitats site (either alone or in combination with other plans or projects), unless an appropriate assessment has concluded that the plan or project will not adversely affect the integrity of the habitats site.

6.12 Paragraph 190. Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal.

6.13 Paragraph 192. In determining applications, local planning authorities should take account of:

a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;

b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and

c) the desirability of new development making a positive contribution to local

character and distinctiveness.

- 6.14 Paragraph 196. Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

7 Local finance considerations:-

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

8 Shadow Habitats Regulation Assessment

- 8.1 The applicant has submitted the template Shadow Habitat Regulations Assessment (HRA). The applicant has provided information to enable the Local Planning Authority to undertake an Appropriate Assessment in the role as the competent authority (as defined by the regulations).
- 8.2 Gt Yarmouth Borough Council as Competent Authority can 'adopt' the information supplied by the applicant in relation to the Habitat Regulation Assessment as a formal record of the process and be confident that the application is compliant with the Regulations.

9 Assessment

- 9.1 The application is a full application to demolish an existing garage and erect a pair of dwellings to the frontage of the site and a block of nine flats to the rear of the site. The development has undergone changes in design and the number of dwellings has been reduced to seek to overcome the concerns and incorporate the ideas of the Conservation Officer.
- 9.2 The site is located within a conservation area and as such the benefit of the existing building to the amenity of the area must be assessed. The appearance of the

building as existing does not provide an attractive addition to the area and could be said to detract from nearby buildings visual appeal. The existing building takes up all of the floor area of the site and is a garage building which does not have any architectural value. There is no heritage reason for the retention of the exiting building. The loss of the building and replacement with an attractive alternative can be supported when assessed under the Planning (Listed Buildings and Conservation Areas) Act 1990 s72 which states that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.

- 9.3 The two dwellings at the Wellington Road frontage are attractively designed and will enhance not only the conservation area but also the listed building to the north of the application site. The dwellings are three storeys and have a central arch to access the flats to the rear. The distance from the dwellings to the residential property to the south varies from approximately 2.24m – 2.44m (measured from scaled plans online). The neighbour at the southern boundary objected to the application in the original format owing to loss of light. The existing building is roughly the same distance away from the proposed development although is not as tall so there will be an additional loss of light through the proposed development owing to the increase in height. The loss of light is mitigated by the location of the proposed dwellings being to the north of the neighbouring dwelling. The loss of light is not assessed as so significant to warrant refusal of the application.
- 9.4 There are objections to the flats owing to the proposed proximity to neighbouring properties. Through the applications process the flats have been revised several times which has resulted in the current design. The design has been amended to reduce the number of dwellings and reconfigured to reduce the scale and massing. Owing to the locational proximity to the listed buildings and being situated within a conservation area the design has been carefully considered to take inspiration from surrounding heritage assets such as the nearby arch. The flats, in conjunction with the flats has a decorative arch defined by materials which will offer an attractive view through the entrance arch and add to the setting of the listed building. The materials will need to be of high quality to ensure that the setting of the listed building, Pamela's, is enhanced. The design will improve the setting of the nearby and adjacent listed building and is in accordance with s66 of the Planning (Listed Buildings and Conservation Areas) Act.
- 9.5 The reduction in the height of the flats offering a central third floor comprising a single flat gives an attractive design which keeps the bulk of the development to a central point which reduces any impact on the adjoining properties. There are objections to the proximity of the development to the existing buildings however the reduction in scale and massing have reduced this to an acceptable level. The windows which are proposed will affect the privacy of the occupants of the properties to the north and south however given the built- up character of the area

and the existing degree of overlooking this is not a significant adverse impact on the enjoyment of the buildings. The distance to the majority of the windows is increased as many of the buildings to the north and south are 'L' shaped and have windows to the east or west with the main windows on the inset on the north or south elevations.

- 9.6 There have been concerns raised about parking for the proposed development from a neighbour. The comments from the Highways Officer have there is an internal configuration to provide four parking spaces to the two dwelling houses and adequate cycle storage for the flats. The Highways Officer is satisfied that this can be accommodated on site and that the flats do not require designated parking on site. The location of the development is a sustainable one and as such it is assessed that parking is not required to be provided on site.
- 9.7 An important factor when determining applications is whether a Local Authority has the ability to demonstrate a five-year housing land supply. If a Local Planning Authority cannot show that they are meeting this requirement, their policies with regards to residential development will be considered to be "out of date". There is currently a housing land supply of 2.55 years. Although this does not mean that all residential developments have to be approved the presumption in favour of sustainable development must be applied.
- 9.8 The location of the development is a sustainable one and the land proposed to be developed is brownfield. Development on brownfield land is supported by 117 of the National Planning Policy Framework being land that could be best used for the redevelopment of land for residential purposes. The application is a full application that demonstrates that the development is deliverable and could positively contribute to the Local Authorities Housing land supply.

10 RECOMMENDATION:-

- 10.1 Approve – subject to conditions to ensure an adequate form of development.
- 10.2 The proposal complies with the aims of Policies CS2, CS9, CS11 and CS14 of the Great Yarmouth Core Strategy.



Community and Environmental
Services
County Hall
Martineau Lane
Norwich
NR1 2SG

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

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

Your Ref: 06/17/0697/F
Date: 13 June 2019

My Ref: 9/6/17/0697
Tel No.: 01603 638070
Email: stuart.french@norfolk.gov.uk

Dear Gemma

Great Yarmouth: Demolition of existing garage and construction of 2 houses and 9 two bedroom flats
Wellington Road Pamela's Restaurant GREAT YARMOUTH NR30 3JJ

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

Whilst I previously commented on this application in December 2017 with regard to parking provision, it would appear that no changes have been made in respect of those comments. However, notwithstanding this, given the location of the proposals it would be difficult to sustain an objection on parking grounds alone.

Accordingly, whilst raising no objection to the proposals I would recommend the following conditions be appended to any grant of permission your Authority is minded to make.

SHC 14 No part of the proposed structure (to include fascia board/rainwater guttering) shall overhang or encroach upon highway land and no gate/door/ground floor window shall open outwards over the highway.

Reason: In the interests of highway safety.

SHC 20 Prior to the first occupation/use of the development hereby permitted the proposed access, on-site car parking and turning area 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 areas, in the interests of satisfactory development and highway safety.

Yours sincerely

Stuart French

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

www.norfolk.gov.uk

MEMORANDUM

From Environmental Health

To: Head of Planning and Development
Attention: Gemma Manthorpe

Date: 14th June 2019

Our ref: SRU/077753

Your ref: 06/17/0697/F

Please ask for: Richard Alger

Extension No: 622

DEMOLITION OF EXISTING GARAGE AND CONSTRUCTION OF 2 HOUSES AND 9 TWO BEDROOM FLATS: DEVELOPMENT AT PAMELA'S RESTAURANT, WELLINGTON ROAD, GREAT YARMOUTH

The following comments are made:-

Land Contamination:

Prior to the commencement of the development and to the satisfaction of the Environmental Services Group Manager, a Phase 1 contamination report shall be carried out to assess whether the land is likely to be contaminated. The report shall also include details of known previous uses and possible contamination arising from those uses.

If contamination is suspected to exist, a Phase 2 site investigation is to be carried out to the satisfaction of the Environmental Services Group Manager. If the Phase 2 site investigation determines that the ground contains contaminants at unacceptable levels then the applicant is to submit a written strategy detailing how the site is to be remediated to a standard suitable for its proposed end-use to the Environmental Services Group Manager.

No dwellings/buildings hereby permitted shall be occupied until the remediation works agreed within the scheme have been carried out to the satisfaction of the Local Planning Authority.

Reason for the condition

To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

(Note: the applicant is strongly advised to contact Environmental Health at an early stage.)

Contaminated land during construction

In the event that contamination that was not previously identified is found at any time when carrying out the approved development, it must be reported in writing immediately to the Local Planning Authority. All development shall cease and shall not recommence until:

- 1) a report shall be submitted and agreed in writing by the Local Planning Authority which includes results of an investigation and risk assessment together with proposed remediation scheme to deal with the risk identified and
- 2) the agreed remediation scheme has been carried out and a validation report demonstrating its effectiveness has been approved in writing by the Local Planning Authority.

Reason for the condition

To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

Asbestos:

The developer must carry out an asbestos survey prior to demolition of the garage in order to identify asbestos containing materials (ACMs). The developer has a legal duty to remove most ACMs before demolition and some ACMs must be removed by contractors licensed by the Health and Safety Executive (HSE). If at any stage during demolition asbestos is suspected the work should be stopped and the material investigated.

Local Air Quality:

The site will potentially generate a significant amount of dust during the construction process; therefore, the following measures should be employed:-

- An adequate supply of water shall be available for suppressing dust;
- Mechanical cutting equipment with integral dust suppression should be used;
- There shall be no burning of any materials on site.

Hours of Work:

Due to the close proximity of other residential dwellings, the hours of development should be restricted to:-

- 0730 hours to 1800 hours Monday to Friday
- 0800 hours to 1300 hours Saturdays
- No work on Sundays or Bank Holidays.

Space Standard:

The *Technical housing standards – national described standards* (DCLG March 2015) specify that 1-bedroom/2-person flats should have a gross internal floor area of 50m² (58m² for a 2-storey dwelling) and 2-bedroom/ 3-person flats should have a gross internal floor area of 61m². The national described standards also specify that a double bedroom should have a floor area of 11.5m² and a second (single) bedroom a floor area of 7.5m². The size of dwellings and bedroom sizes should conform to new space standard guidance and follow 'Technical Housing Standards – national described standards document (DCLG March 2015)'.

Richard Alger
Environmental Health Officer

6 Albert Square
Great Yarmouth
NR30 3JH

13/06/2019

Dear Sir/Madam

Revised Planning Application 06/17/0697/F – Representation

Wellington Road
Pamela's Restaurant
Great Yarmouth
NR30 3JJ

I write with regard to the revised planning application 06/17/0697/F. This letter should be considered in conjunction with my previous submissions regarding application 06/17/0697/F.

The March/May 2019 changes seem to amount to a one storey reduction the height of the building on the South side of the proposed development, and a residential unit being situated in the roof/attic space on the North side.

The South side of the building will still be of a greater height than the building currently in situ and there will still be the previously noted issues for Albert Square residents regarding light, privacy and access. There will still be large Living Room windows within a few metres of the rear upper section of 6 Albert Square, with close views of/ into current bedroom windows. Apart from privacy issues, it is likely that noise nuisance will occur if any party opens their windows as the buildings will be so close to each other. Whilst those choosing to move into the new development may be able to decide for themselves whether they are happy to closely overlook other homes, those who are already living in the area will face disruption and little choice over the changes that may be imposed on them.

As far as I am aware there has not been any discussion/ information received by those whose properties have direct boundaries with the site with regard to the proposed demolition/ removal of walls, gates and rooves etc. As noted previously, this proposal directly affects the setting of Listed buildings.

The removal/ reduction of current security measures (gates, high brick walls, inaccessible areas) for current residents have not been reconsidered – the gate is still to be removed, the brick walls replaced with fencing, members of the public will have direct access to the rear of Albert Square properties where they cannot currently go. Again, security and privacy for those already residing/ running businesses in the area will be adversely affected.

The proposed site is still located in the centre of a designated Primary Holiday and Conservation area, where a fair sized new Residential development of buildings that are considerably taller than

the current building on this site may be seen as contrary to the restrictions in place – the new development isn't for tourist/ holiday use and will alter the character of the area for current businesses, residents and visitors rather than conserve it.

Parking provision has not been improved, this section of Wellington Road cannot be widened nor have parking restrictions lifted and so to have it as the main vehicular accessway to 11 properties is not practical or safe. The limited parking on site will not prevent people parking on Wellington Road daily, affecting access, through traffic and deliveries to the 2 hotels that are immediately adjacent to this road.

The site is not suitable for a multi storey building to be located, it is a small area at the rear of listed buildings, in a Conservation and Primary Holiday area. The proximity of proposed living quarters to current residential and business properties will cause issues with noise and privacy. Sewerage and parking amenities will be strained and current property access and security concerns are still unresolved. The space occupied, the density of the development and the associated issues have not been altered and all points offered now and previously in challenge of this development are still applicable.

Yours faithfully

A Geraghty

GREAT YARMOUTH BOROUGH COUNCIL

To: Head of Regeneration Services - Conservation Section
From: Group Manager (Planning)
Date: 2nd September 2019

Revised Plans

PARISH: GY Nelson
APPLICATION: 06/17/0697/F
PROPOSAL: Demolition of existing garage and construction of 2 houses and 9 two bedroom flats
LOCATION: Wellington Road Pamela'S Restaurant Great Yarmouth Nr30 3JJ
AGENT: Mr A Middleton
23 Regent Street GREAT YARMOUTH Norfolk NR30 1RL
APPLICANT: Mrs D Sanders
Bonnie House Albert Square GREAT YARMOUTH NR30 3JH
CASE OFFICER: Mrs G Manthorpe

Please find for your attention a consultation form in respect of the above proposal.

Please let me have any comments you wish to make by 16th September 2019

All applications are available to view and comment on via Great Yarmouth Borough Council's website at the following address <https://www.great-yarmouth.gov.uk/article/2728/Search-Planning-Applications>
Alternatively enter your comments below;

Comments:

IAN HARDY 9:9:19

THE MAIN CONCERN FOR CONSERVATION WAS THE ROADSIDE BUILDING THE DESIGN OF WHICH WAS RESOLVED EARLY IN THE NEGOTIATIONS. A SECONDARY ISSUE WAS THE BULK AND OVERSHADOWING ^{EFFECT} OF THE REAR APARTMENT BUILDING. SEVERAL ATTEMPTS HAVE BEEN MADE BY THE AGENT TO ADDRESS THE ISSUE WITH THE PRESENT SUBMISSION BEING THE MOST SUCCESSFUL.

Great Yarmouth Borough Council

05 DEC 2017

Customer Services

4 Albert Square
Great Yarmouth
NR30 3JH

5th November 2017

Dear Sir / Madam

RE: PLANNING APPLICATION 06/17/0697/F

The height and scale of the proposed building to the rear of my and my neighbours properties on Albert Square is alarming.


I have viewed the Plans and believe a four storey construction so close to my boundary will seriously and significantly block natural light from the whole of the rear of my building.

I have also noted that six of the proposal flats living room windows (a total of nine windows) will directly look over my rear courtyard and rear facing windows.

This will not only affect the natural light but the privacy and quality of life that everybody should be entitled to.

They must be a calculation of the distance and height of the construction of a new property from that of an existing one, safeguarding the natural light and privacy of the existing property.

Yours Sincerely,



Martin Walker

Planning Services
Development Control
Great Yarmouth
Borough Council 06.12.17



Ref: **PLANNING APPLICATION** 06/17/0697/F

FROM

Peter Allday
Owner Occupier
1A Albert Square
Great Yarmouth
NR30 3JH

Att. Mrs G Manthorpe and Dean Minn

Dear Sir/Madam

Thank you for your correspondence regarding the application for Wellington Road.

Having looked at the plans it is plain to see that the proposed 3 story building built less than 2 mtrs from my front door would block almost all the light that I currently have coming into my Kitchen and first floor bedroom.

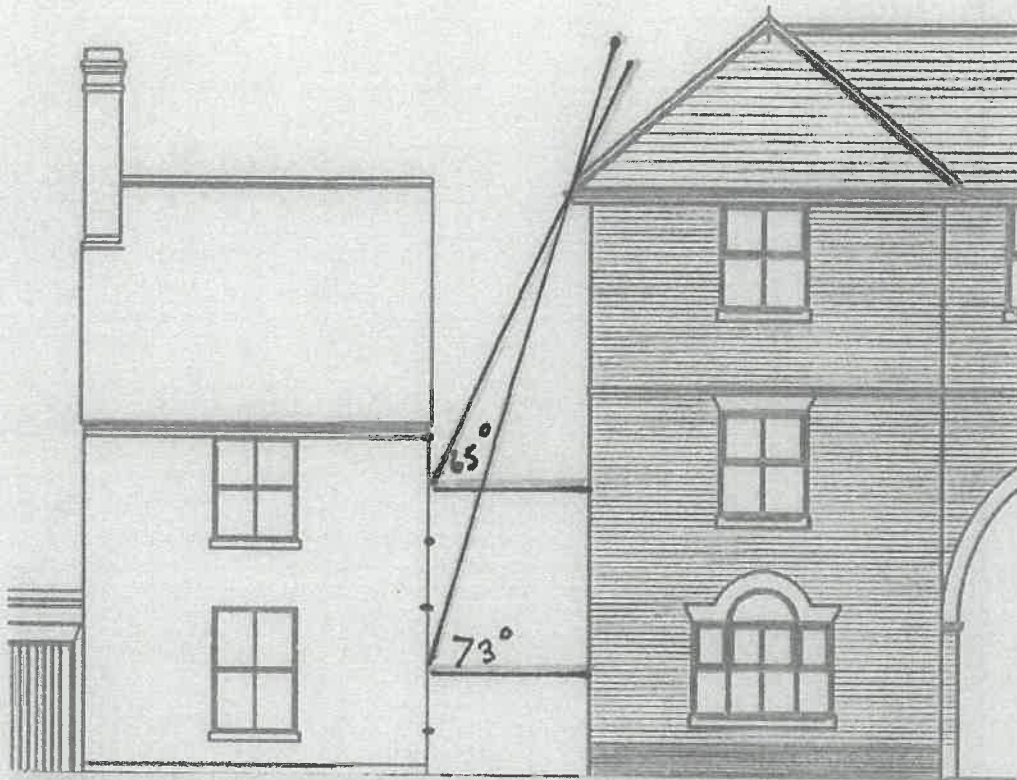
It also seems to me it contravenes the BRE rule of thumb test by some margin, going far above the 25 degrees to 73 & 65 degrees respectively as shown on attached drawing along with the relevant notes sent to me by the 'Rights to Light' surveyors. I would also like to know how they propose to demolish the building, dig foundations, erect scaffolding and still leave me access to my front door all in less than 2 mtrs. I have C.O.P.D and any dust generated would adversely affect my health.

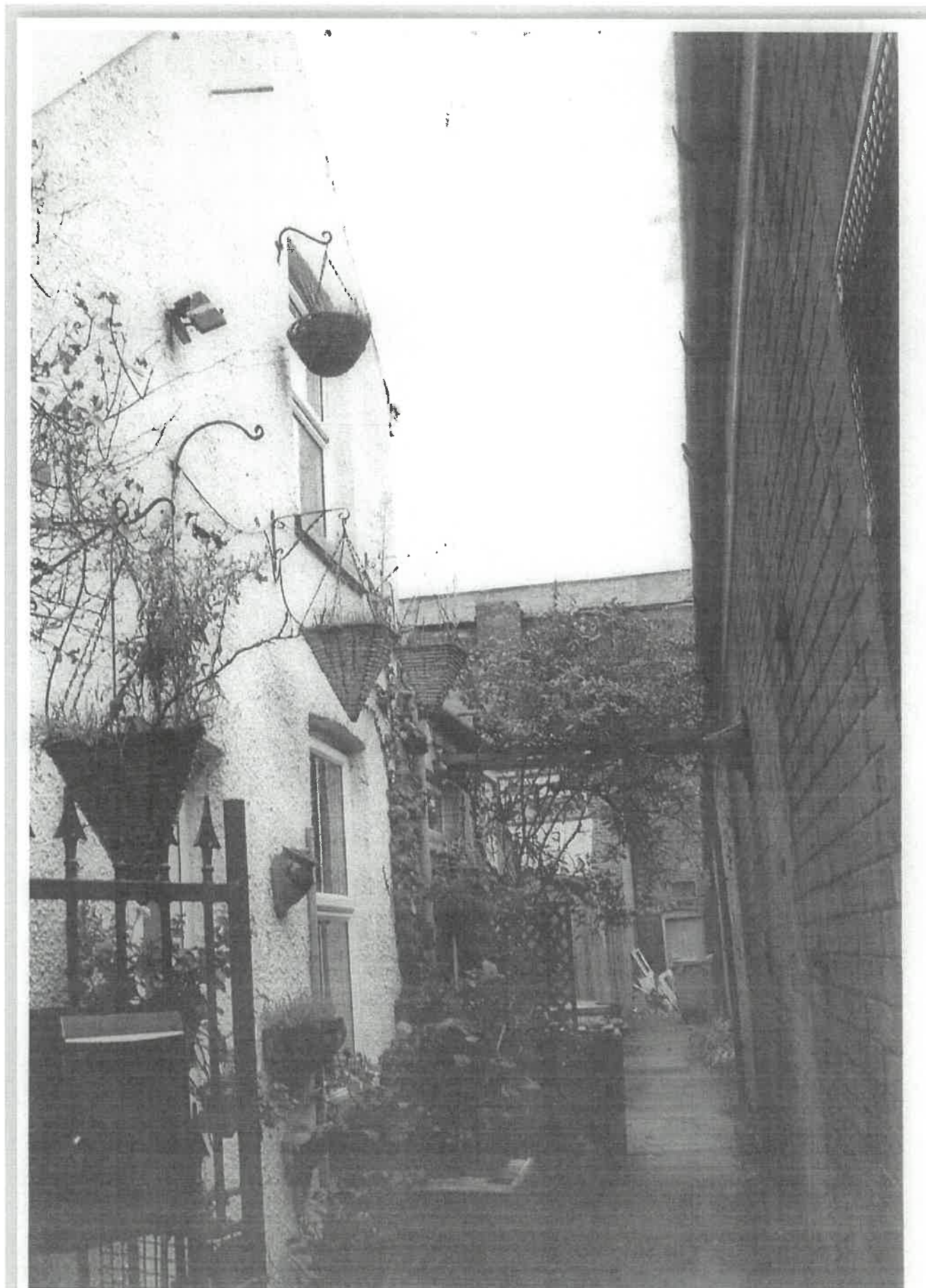
I would like to know your opinion of my objection to this development as soon as possible as I need to know if I should seek legal advice.

Yours faithfully

Peter Allday

A dark, handwritten signature of Peter Allday, written over a dark, rectangular redacted area.





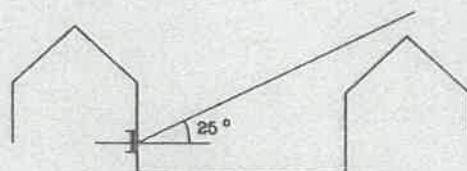


Local Planning Authorities will usually only approve a planning application if it does not have an adverse effect on daylight and sunlight to neighbouring properties. The daylight and sunlight tests normally used by Local Planning Authorities when considering planning applications are set out in the Building Research Establishment (BRE) document 'Site Layout Planning for Daylight and Sunlight: A guide to good practice (2011)'. The BRE guide gives two helpful rule of thumb tests which determine whether or not further detailed daylight and sunlight tests are required. The further detailed daylight and sunlight tests are covered in Fact Sheet 2.

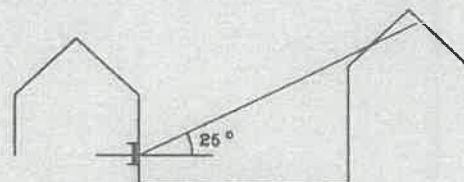
Daylight and sunlight to neighbouring windows

25 degree test

The 25° test is used where the development is opposite the window, as shown in the diagram below. The centre of the lowest habitable room window should be used as the reference point for the test. If the whole of the proposed development falls beneath a line drawn at 25° from the horizontal, then there is unlikely to be a substantial effect on daylight and sunlight. If the proposed development goes above the 25° line, it does not automatically follow that daylight and sunlight levels will be below standard. However, it does mean that further checks on daylight and sunlight are required. The further checks can be undertaken using the detailed BRE daylight and sunlight tests listed overleaf and covered in more detail in Fact Sheet 2.



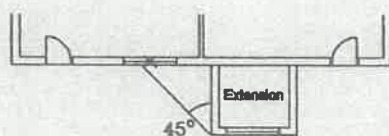
Daylight and sunlight likely to be acceptable



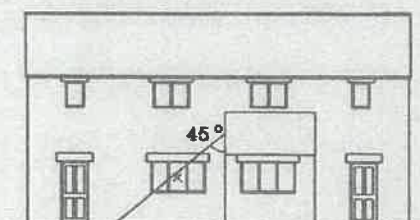
Detailed daylight and sunlight study required

45 degree test

The 45° test is used to check extensions that are perpendicular to a window - as in the example below.



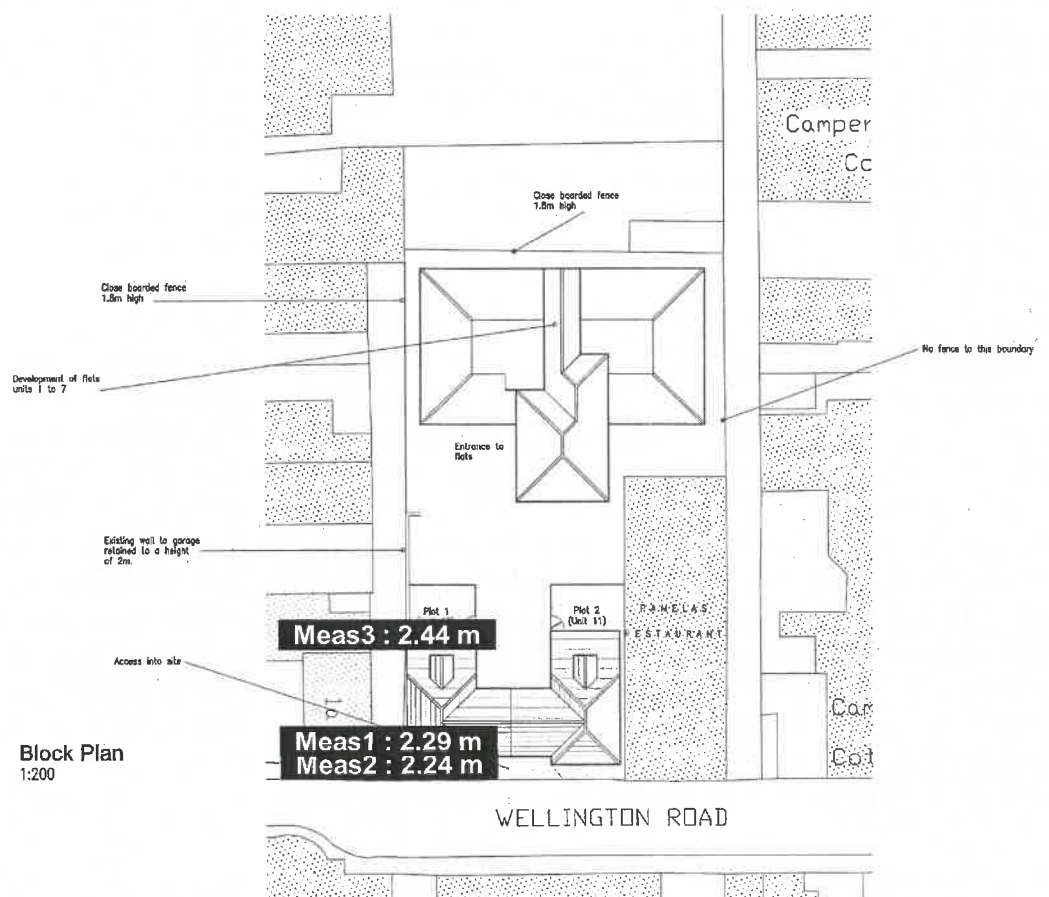
Detailed daylight and sunlight study required



PROPOSED REDEVELOPMENT OF SITE TO RESIDENTIAL.

Site adjacent to Pamela's Restaurant, Wellington Road, Gt Yarmouth.

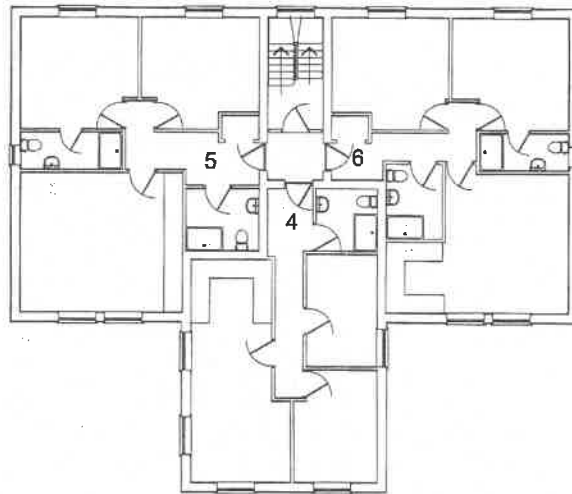
Planning drawings - Flats 1 to 7 - Sheet 2.



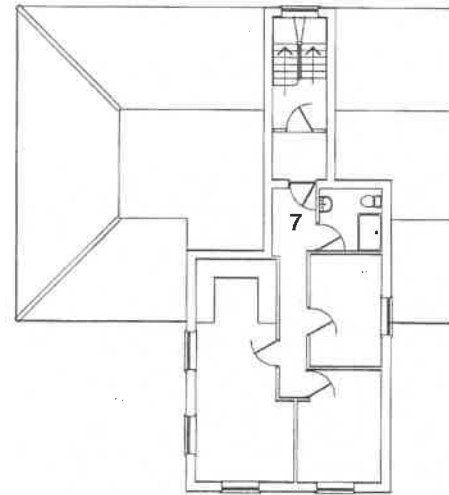
PROPOSED REDEVELOPMENT OF SITE TO RESIDENTIAL.

Site adjacent to Pamela's Restaurant, Wellington Road, Gt Yarmouth.

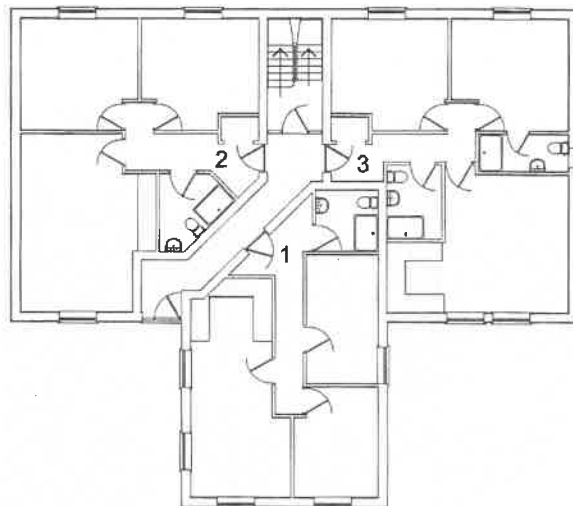
Planning drawings - Flats 1 to 7 - Sheet 1.



First Floor Plan
1:100



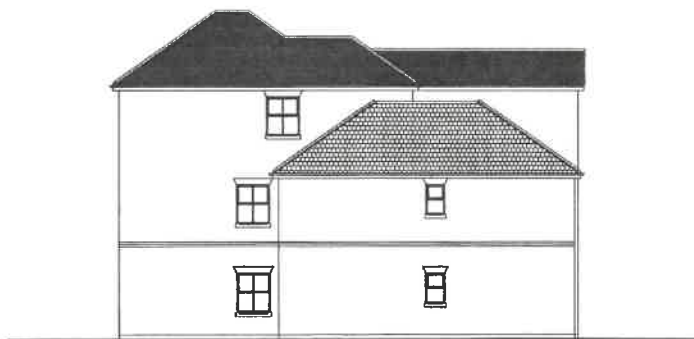
Second Floor Plan
1:100



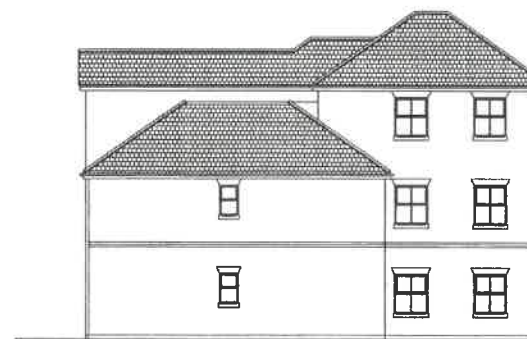
Ground Floor Plan
1:100

PROPOSED REDEVELOPMENT OF SITE TO RESIDENTIAL.

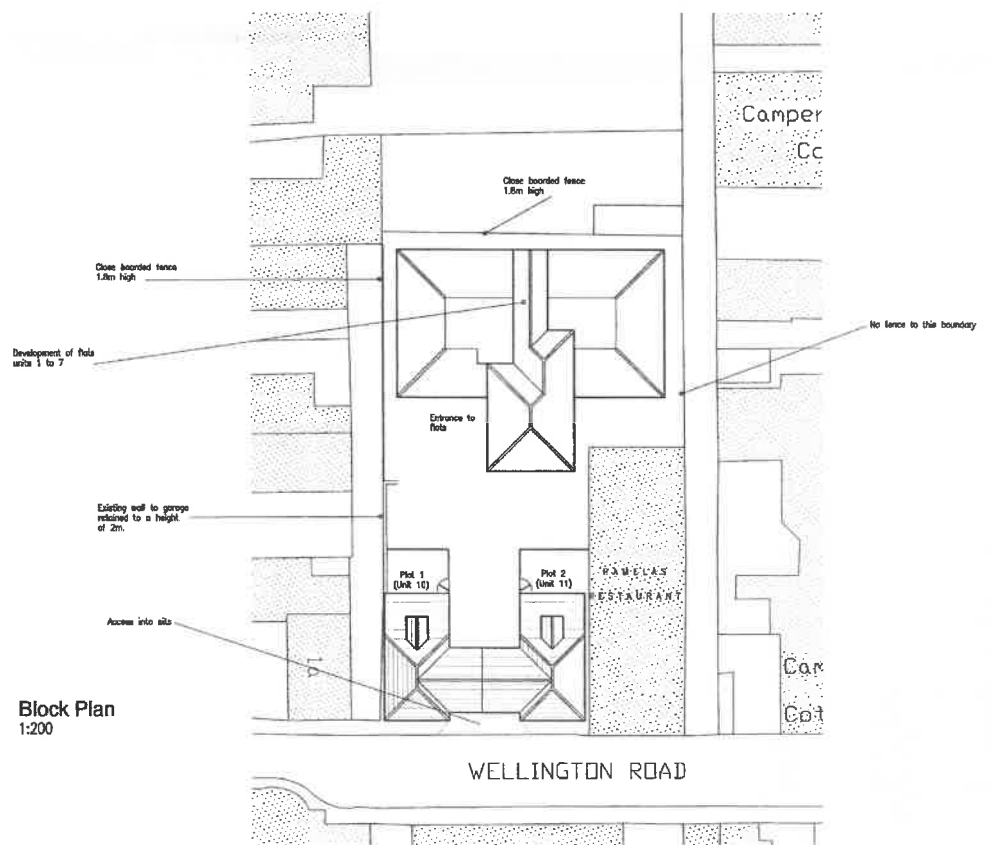
Site adjacent to Pamela's Restaurant, Wellington Road, Gt Yarmouth.
Planning drawings - Flats 1 to 7 - Sheet 2.



Side Elevation
1:100



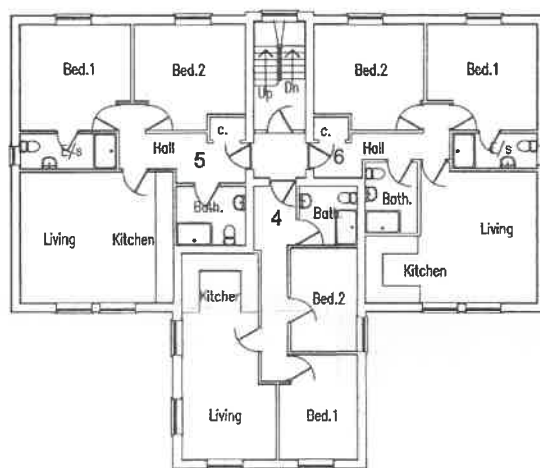
Side Elevation
1:100



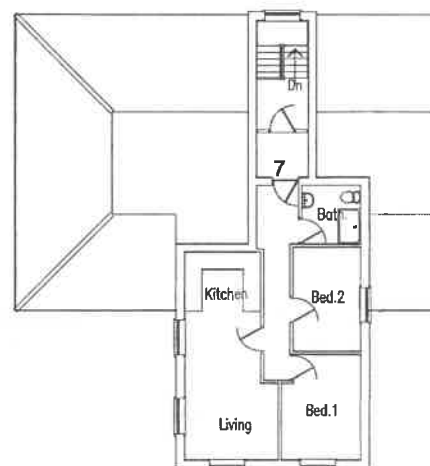
PROPOSED REDEVELOPMENT OF SITE TO RESIDENTIAL.

Site adjacent to Pamela's Restaurant, Wellington Road, Gt Yarmouth.

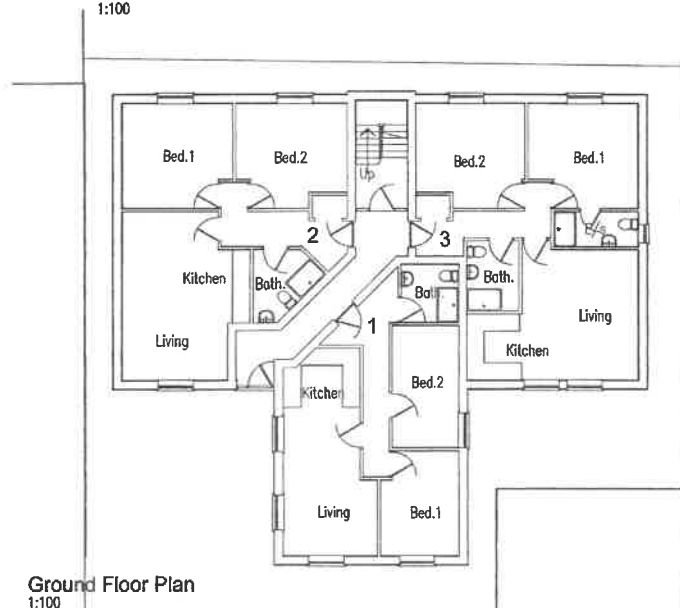
Planning drawings - Flats 1 to 7 - Sheet 1.



First Floor Plan
1:100



Second Floor Plan
1:100



Ground Floor Plan
1:100



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Great Yarmouth Borough Council

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

Pamela's Restaurant - 06/17/0697/F -Aerial

1:2,500

**PLANNING APPLICATIONS CLEARED BETWEEN 01-SEP-19 AND 30-SEP-19 FOLLOWING
DETERMINATION BY THE GROUP MANAGER (PLANNING) UNDER DELEGATED POWERS**

REFERENCE	06/19/0272/F
PARISH	Belton & Browston 10
PROPOSAL	Proposed new 3 bed detached house with car spaces (existing)
SITE	3 Beccles Road (Land adj) Belton
APPLICANT	GREAT YARMOUTH
DECISION	Mrs L Hutchins REFUSED

REFERENCE	06/19/0280/F
PARISH	Belton & Browston 10
PROPOSAL	Rear two storey and single storey extensions
SITE	23 Provan Crescent Belton
APPLICANT	Belton With Browston
DECISION	Ms H Rushton REFUSED

REFERENCE	06/19/0417/F
PARISH	Belton & Browston 10
PROPOSAL	Proposed extension to form utility room on ground floor and new detached garage
SITE	4 Amhurst Gardens Belton
APPLICANT	GREAT YARMOUTH
DECISION	Mr J Perrin APPROVE

REFERENCE	06/19/0435/F
PARISH	Belton & Browston 10
PROPOSAL	Proposed balcony extension and infill extension
SITE	Barn 3 Hall Farm Beccles Road Belton
APPLICANT	GREAT YARMOUTH
DECISION	Mr A Lowe APPROVE

REFERENCE	06/19/0484/F
PARISH	Belton & Browston 10
PROPOSAL	Proposed single storey side extension
SITE	The Firs Lound Road Browston
APPLICANT	GREAT YARMOUTH
DECISION	Dr & Dr D & S Peacock APPROVE

PLANNING APPLICATIONS CLEARED BETWEEN 01-SEP-19 AND 30-SEP-19 FOLLOWING DETERMINATION BY THE GROUP MANAGER (PLANNING) UNDER DELEGATED POWERS

REFERENCE	06/19/0396/PDC
PARISH	Bradwell N 1
PROPOSAL	Notification for prior approval for proposed change of use-Convert pet & hardware shop into cafe/tea room
SITE	6 Bell Lane (Belton Pet & Hardware) Belton GREAT YARMOUTH
APPLICANT	Mr C Price
DECISION	APPROVE

REFERENCE	06/19/0411/F
PARISH	Bradwell N 1
PROPOSAL	Renewal of PP: 06/14/0443/F - for retention of existing 3 porta-cabins, addition of 6 shipping containers
SITE	Shuttleworth Close Outreach Offshore Ltd Gapton Hall Industrial Estate GREAT YAMOUTH
APPLICANT	Outreach Offshore Ltd
DECISION	APPROVE

REFERENCE	06/19/0416/F
PARISH	Bradwell N 1
PROPOSAL	Vary cond. 2 of 06/18/0444/F - to reflect demo.of extg Jester bldg revised of construction & external cladding colours
SITE	Jesters Diner Morton Peto Road Bradwell GREAT YARMOUTH
APPLICANT	Finance Shop
DECISION	APPROVE

REFERENCE	06/19/0445/PDE
PARISH	Bradwell S 2
PROPOSAL	Notification for Prior Approval for a Proposed Larger Home Extn - Flat roofed extn to form kitchen & dining room
SITE	8 School Corner Bradwell GREAT YARMOUTH
APPLICANT	Mrs S Miller
DECISION	PERMITTED DEV.

REFERENCE	06/19/0454/PDE
PARISH	Bradwell S 2
PROPOSAL	Notification for Prior Approval for a Proposed Larger Home Extension - Proposed single storey rear extension
SITE	12 Germander Court Bradwell GREAT YARMOUTH
APPLICANT	Mr & Mrs I & L Willimott & Brown
DECISION	APPROVE

REFERENCE	06/19/0267/F
PARISH	Burgh Castle 10
PROPOSAL	Demolition of existing building & erection of single storey dwelling
SITE	Burgh Castle Nursery Mill Road Burgh Castle GREAT YARMOUTH
APPLICANT	Mr N French & Miss J Shephard
DECISION	APPROVE

**PLANNING APPLICATIONS CLEARED BETWEEN 01-SEP-19 AND 30-SEP-19 FOLLOWING
DETERMINATION BY THE GROUP MANAGER (PLANNING) UNDER DELEGATED POWERS**

REFERENCE **06/19/0478/F**
PARISH Burgh Castle 10
PROPOSAL Proposed rear extension and new garage

SITE Threeways Butt Lane Burgh Castle
GREAT YARMOUTH

APPLICANT Mr & Mrs D Meadows
DECISION **APPROVE**

REFERENCE **06/19/0381/A**
PARISH Caister On Sea 4
PROPOSAL 2 Fascia signs mounted on 2 elevations of flume tower

SITE Seashore Holiday Park North Drive Caister
GREAT YARMOUTH

APPLICANT Bourne Leisure Ltd
DECISION **ADV. CONSENT**

REFERENCE **06/19/0449/F**
PARISH Caister On Sea 4
PROPOSAL Proposed single storey extn to rear incorporating new dining arear,utility & bathrm, adapt 1st flr for 3rd bedrm

SITE 55 Yarmouth Road Caister
GREAT YARMOUTH

APPLICANT Mr Russell
DECISION **APPROVE**

REFERENCE **06/19/0460/F**
PARISH Caister On Sea 4
PROPOSAL Amend rf design with omission of gable end to West & Sth ele , window (first flr):small obs window to ensuite in Sth elev.

SITE 12 Edinburgh Close Caister
GREAT YARMOUTH

APPLICANT Mr G Wilson
DECISION **APPROVE**

REFERENCE **06/19/0461/F**
PARISH Caister On Sea 4
PROPOSAL Proposed 2 storey rear extension

SITE 10 Jordan Road Caister
GREAT YARMOUTH

APPLICANT Mrs C Thompson
DECISION **APPROVE**

REFERENCE **06/19/0480/F**
PARISH Caister On Sea 4
PROPOSAL Garage extension

SITE 22 Ormesby Road Caister
GREAT YARMOUTH

APPLICANT Mr S Hughes
DECISION **APPROVE**

PLANNING APPLICATIONS CLEARED BETWEEN 01-SEP-19 AND 30-SEP-19 FOLLOWING DETERMINATION BY THE GROUP MANAGER (PLANNING) UNDER DELEGATED POWERS

REFERENCE	06/19/0492/NMA
PARISH	Filby 6
PROPOSAL	NMA of PP: 06/18/0408/F - Alterations to front elevation and internal alteration to layout. Alteration to garage
SITE	Ormesby Lane - Plot 5 Filby GREAT YARMOUTH
APPLICANT	Mr A Pembroke
DECISION	REFUSED

REFERENCE	06/19/0388/F
PARISH	Fleggburgh 6
PROPOSAL	Installation of new externally mounted air source heat pump to side elevation
SITE	39 St Margarets Way Fleggburgh GREAT YARMOUTH
APPLICANT	Great Yarmouth BC
DECISION	APPROVE

REFERENCE	06/19/0447/F
PARISH	Fleggburgh 6
PROPOSAL	Conversion of first floor flat into holiday rentals, external escape stair and associated internal works
SITE	The Kings Arms Public House Main Road Fleggburgh GREAT YARMOUTH
APPLICANT	Mr Mark Dixon
DECISION	APPROVE

REFERENCE	06/19/0452/M
PARISH	Fleggburgh 6
PROPOSAL	Rear extension of existing agricultural building to store agricultural crops from 22 hectares of farmed land
SITE	Mill Lane Farm Yard Adj 1 Mill Cottages Mill Lane Fleggburgh GREAT YARMOUTH
APPLICANT	Mr J Roper
DECISION	APPROVE

REFERENCE	06/19/0467/CD
PARISH	Fritton/St Olaves 10
PROPOSAL	Discharge of conditions 8 and 9 of PP: 06/18/0682/F - Foul water and surface water management strategy
SITE	Fritton Lake Church Lane Fritton GREAT YARMOUTH
APPLICANT	Fritton Lake Limited
DECISION	APPROVE (CONDITIONS)

REFERENCE	06/19/0348/F
PARISH	Great Yarmouth 5
PROPOSAL	Proposed dropped kerb
SITE	4 Burgh Road Gorleston GREAT YARMOUTH
APPLICANT	Mrs L Knowles
DECISION	APPROVE

PLANNING APPLICATIONS CLEARED BETWEEN 01-SEP-19 AND 30-SEP-19 FOLLOWING DETERMINATION BY THE GROUP MANAGER (PLANNING) UNDER DELEGATED POWERS

REFERENCE **06/19/0414/F**
 PARISH Great Yarmouth 7
 PROPOSAL Proposed front bay window

SITE 28 Hill Avenue Gorleston
 GREAT YARMOUTH
 APPLICANT Mr & Mrs Green
 DECISION **APPROVE**

REFERENCE **06/19/0476/F**
 PARISH Great Yarmouth 7
 PROPOSAL Proposed front and rear extensions

SITE 62 Bately Avenue Gorleston
 GREAT YARMOUTH
 APPLICANT Mr A Jarvis
 DECISION **APPROVE**

REFERENCE **06/19/0294/F**
 PARISH Great Yarmouth 9
 PROPOSAL Redevelopment of site and construction of 7 no. dwellings
 SITE 78A Southtown Road GREAT YARMOUTH
 Norfolk
 APPLICANT JTM Property Services Ltd
 DECISION **APPROVE**

REFERENCE **06/19/0327/A**
 PARISH Great Yarmouth 9
 PROPOSAL Proposed fascia sign and two internal posters
 SITE Unit B2 Gapton Hall Retail Park Gapton Hall Road
 GREAT YARMOUTH
 APPLICANT Greggs plc - Mrs S Humphries
 DECISION **ADV. CONSENT**

REFERENCE **06/19/0093/CD**
 PARISH Great Yarmouth 14
 PROPOSAL Retrospective discharge of conditions 4, 5, 6, 7, 8, 12, 14 and 16 of PP's 06/12/0686/F and 06/12/0687/LB
 SITE The Old White Lion 112 King Street
 GREAT YARMOUTH
 APPLICANT Mr P Unwin
 DECISION **APPROVE (CONDITIONS)**

REFERENCE **06/19/0268/CU**
 PARISH Great Yarmouth 14
 PROPOSAL Change of use from A1 to A3

SITE 35 Regent Street GREAT YARMOUTH
 Norfolk
 APPLICANT Mrs D Syrett
 DECISION **APPROVE**

PLANNING APPLICATIONS CLEARED BETWEEN 01-SEP-19 AND 30-SEP-19 FOLLOWING DETERMINATION BY THE GROUP MANAGER (PLANNING) UNDER DELEGATED POWERS

REFERENCE	06/19/0384/F
PARISH	Great Yarmouth 14
PROPOSAL	Renewal of PP: 06/14/0326/F - for siting of tables & chairs outside premises during hours of business for customers use
SITE	Units 3-4 South Beach Parade HJ'S Diner GREAT YARMOUTH NR30 3JG
APPLICANT	Mr H Gray
DECISION	APPROVE

REFERENCE	06/19/0401/CU
PARISH	Great Yarmouth 14
PROPOSAL	Change of use from Guest House to residential dwelling
SITE	4 Trafalgar Road Green Grove GREAT YARMOUTH Norfolk
APPLICANT	Mrs E Howlett
DECISION	APPROVE

REFERENCE	06/18/0580/F
PARISH	Great Yarmouth 15
PROPOSAL	Change of use of former bank to mixed use comprising retail/office use ground floor and 11 No residential flats
SITE	15 Hall Quay GREAT YARMOUTH Norfolk
APPLICANT	David Futter Associates Ltd
DECISION	APPROVE

REFERENCE	06/18/0581/LB
PARISH	Great Yarmouth 15
PROPOSAL	Change of use of former bank to mixed use comprising retail/office use and 11 No residential flats
SITE	15 Hall Quay GREAT YARMOUTH Norfolk
APPLICANT	David Futter Associates Ltd
DECISION	LIST.BLD.APP

REFERENCE	06/19/0260/F
PARISH	Great Yarmouth 15
PROPOSAL	Retro perm for CoU; guesthouse to 13 bed HMO with alts to form kitchen/dining rooms for tenants
SITE	110-111 Wellesley Road Rhonadean GREAT YARMOUTH
APPLICANT	Mrs B Wheeler
DECISION	REFUSED

REFERENCE	06/19/0332/F
PARISH	Hemsby 8
PROPOSAL	Erect detached storage bldg for Broads Rescue Boat & Truck
SITE	Extn of existing bldg to allow storage of new boat & launch Lifeboat Station Hemsby Beach The Gap Beach Road Hemsby GREAT YARMOUTH
APPLICANT	HIRS - Mr D Hurd
DECISION	APPROVE

PLANNING APPLICATIONS CLEARED BETWEEN 01-SEP-19 AND 30-SEP-19 FOLLOWING DETERMINATION BY THE GROUP MANAGER (PLANNING) UNDER DELEGATED POWERS

REFERENCE	06/19/0431/F
PARISH	Hemsby 8
PROPOSAL	Single storey rear extension linking garage conversion - previously approved 06/18/0647/F
SITE	Field View North Road Hemsby GREAT YARMOUTH
APPLICANT	Mr and Mrs B Halse
DECISION	APPROVE

REFERENCE	06/19/0400/F
PARISH	Hopton On Sea 2
PROPOSAL	Loft conversion on a detached house with a dormer on the left side not overlooking any neighbours
SITE	53 Seafields Drive Hopton GREAT YARMOUTH
APPLICANT	Mr G Hares
DECISION	REFUSED

REFERENCE	06/19/0047/F
PARISH	Martham 13
PROPOSAL	Erection of 2 bungalows with garages
SITE	28-30 The Green (Land rear of) Martham GREAT YARMOUTH
APPLICANT	Mr N Dyball
DECISION	APPROVE

REFERENCE	06/19/0402/F
PARISH	Martham 13
PROPOSAL	Side extension to create a larger bedroom
SITE	19 Damgate Lane Martham GREAT YARMOUTH
APPLICANT	Mr & Mrs Broomfield
DECISION	APPROVE

REFERENCE	06/19/0418/F
PARISH	Martham 13
PROPOSAL	Alterations to rear roof slope to accommodate staircase for loft conversion, provision of balcony to South gable wall
SITE	29 Hall Road Martham GREAT YARMOUTH
APPLICANT	Mr M Hudson
DECISION	APPROVE

REFERENCE	06/19/0444/PDC
PARISH	Mautby 6
PROPOSAL	Prior notification of change of use from agricultural barn to self service farm shop
SITE	Upperwood Farm (North) Browns Lane Mautby GREAT YARMOUTH
APPLICANT	Mr R Shreeve
DECISION	REFUSED

**PLANNING APPLICATIONS CLEARED BETWEEN 01-SEP-19 AND 30-SEP-19 FOLLOWING
DETERMINATION BY THE GROUP MANAGER (PLANNING) UNDER DELEGATED POWERS**

REFERENCE	06/19/0406/F
PARISH	Ormesby St.Marg 16
PROPOSAL	Replace hedging on Station Rd front with brick wall;relocate opening/entrance;Improve visibility splay & widen kerb
SITE	Whiteacre 21 Station Road Ormesby St Margaret GREAT YARMOUTH
APPLICANT	Miss A Brooks
DECISION	APPROVE

REFERENCE	06/19/0376/F
PARISH	Rollesby 13
PROPOSAL	Erect 7 foot high fencing along front boundary with highway; use of land to East & West to be used as garden
SITE	Stone Lane Cottage Main Road Rollesby GREAT YARMOUTH
APPLICANT	Mr M Kimber
DECISION	APPROVE

REFERENCE	06/19/0389/F
PARISH	Rollesby 13
PROPOSAL	Proposed 6 no. residential dwellings with garages
SITE	Hejs Wick Lane Rollesby GREAT YARMOUTH
APPLICANT	Mr R Scally
DECISION	REFUSED

REFERENCE	06/19/0443/CD
PARISH	Somerton 8
PROPOSAL	Discharge condition 3 of Planning Permission 06/17/0629/F - (5 Collis Lane - Land adj) - Site surveys
SITE	4 Collis Lane Lynwood Barn East Somerton GREAT YARMOUTH
APPLICANT	Mr R Cross
DECISION	APPROVE (CONDITIONS)

REFERENCE	06/19/0458/F
PARISH	Winterton 8
PROPOSAL	Reposition & alterations to approved garage - Planning Permission 06/18/0121/F
SITE	1 High Barn Farm Edward Road Winterton-On-Sea
APPLICANT	Mr & Mrs C & T Church
DECISION	APPROVE

* * * * End of Report * * * *

**PLANNING APPLICATIONS CLEARED BETWEEN 01-SEP-19 AND 30-SEP-19 FOLLOWING
DETERMINATION BY THE DEVELOPMENT CONTROL COMMITTEE**

REFERENCE	06/17/0743/F
PARISH	Mautby 6
PROPOSAL	Use of agricultural field for storage of timber/firewood for a period of 2 years
SITE	Hall Farm Hall Road Mautby GREAT YARMOUTH
APPLICANT	Mr S Hewitt
DECISION	APPROVE

REFERENCE	06/18/0384/F
PARISH	Mautby 6
PROPOSAL	Relocation of wood yard with erection of building with ass. hardstanding and retention of existing wood storage areas
SITE	Mautby Lane Decoy Wood (Land at) Mautby GREAT YARMOUTH
APPLICANT	Norfolk County Council
DECISION	REFUSED

* * * * End of Report * * * *