



GREAT YARMOUTH
BOROUGH COUNCIL

Development Control Committee

Date: Wednesday, 21 June 2017

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 - 13**
- To confirm the minutes of the meeting held on 24 May 2017.
- 4 MATTERS ARISING**
- To consider any matters arising from the above minutes.
- 5 PLANNING APPLICATIONS**
- 6 APPLICATION 06-16-0784-F 33 MARINE PARADE GREAT YARMOUTH 14 - 21**
- Proposed change of use at first floor and above from Nightclub into 16 no. residential flats.
- 7 APPLICATION 06-17-0201-O WOODLAND 14 BEACH ROAD SCRATBY GREAT YARMOUTH 22 - 39**
- Development of site to create 8 new cottages with garages.
- 8 APPLICATION 06-17-0313-O GRILL & GRIND 2 CLEARANCE HOUSE BEACH ROAD HEMSBY GREAT YARMOUTH 40 - 55**
- Retrospective application for Change of Use from A1 Retail to A5 Hot Food Takeaway.
- 9 APPLICATION 06-17-0152-O LAND NORTH OF PHILMAR LODGE ORMESBY LANE FILBY GREAT YARMOUTH 56 - 65**
- Erection of 3 dwellings.

10 APPLICATION 06-17-0254-F SUNNYDALE MILL ROAD BURGH 66 - 94
CASTLE GREAT YARMOUTH

Demolition of existing residential dwelling and replacement with new residential dwelling.

11 DELEGATED PLANNING DECISIONS MADE BY THE 95 - 105
DEVELOPMENT CONTROL COMMITTEE AND OFFICERS 1 - 31
MAY 2017

The Committee is asked to note the planning decisions made by the Development Control Committee and Planning Officers during May 2017.

12 OMBUDSMAN AND APPEAL DECISIONS

The Planning Group Manager will report any appeal or ombudsman decisions to the Committee.

13 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.

14 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, 24 May 2017 at 18:30

PRESENT:

Councillor Williamson (in the Chair); Councillors Andrews, Annison, Fairhead, Flaxman-Taylor, Grant, Hammond, Reynolds, Thirtle, Wainwright & Wright.

Councillor Walch attended as a substitute for Councillor Bird.

Councillor Weymouth attended as a substitute for Councillor Hanton.

Mr D Minns (Group Manager, Planning), Mrs G Manthorpe (Senior Planning Officer), Mr J Ibbotson (Planning Officer), Mr J Beck (Planning Officer), Miss J Smith (Technical Officer) & Mrs C Webb (Member Services Officer).

1 APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors Bird & Hanton.

2 DECLARATIONS OF INTEREST

Councillor Walch declared a personal interest in item 6, Councillors Annison & Flaxman-Taylor declared a personal interest in item 7, Councillors Annison &

Grant declared a personal interest in item 8, Councillor Weymouth declared a personal interest in items 9 & 11 and Councillor Thirtle declared a personal interest in item 11. However, in accordance with the Council's Constitution they were allowed to both speak and vote on the item.

3 MINUTES

The minutes of the meeting held on 5 April 2017 were confirmed.

4 PLANNING APPLICATIONS

5 APPLICATION NUMBER 06/17/0115/F 17 GREENHILL AVENUE

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

The Senior Planning Officer reported that the application was for a new detached house within the residential curtilage of 17 Greenhill Avenue. An application at this address was refused in 2016.

The Senior Planning Officer reported that the Parish Council had objected to the proposal as it exceeded the boundary onto the Public right of Way and was over-development of the site. There had been 6 letters of objection from members of the public citing encroachment on public land and a public right of way, loss of valuable wildlife, restricting movement of emergency vehicles, lack of space/over-development, lack of explicit dimensions, ownership of land to the rear, a previous application was refused, parking, access to the property, over-looking and covenants on deeds.

The Senior Planning Officer reported that the applicant had declared ownership of the disputed public area of land on the application form. The public rights of way officer had confirmed that the proposal did not impact on the public right of way. Therefore, all available information stated that there will not be a loss of public right of way to the south. However, it was recognised that the proposal would reduce the amenity and visual value of the public right of way by the removal of the trees and the loss of the green corridor was a negative impact on the attractiveness of the footpath.

The Senior Planning Officer reported that the application was recommended for approval, subject to all conditions to ensure a suitable development.

Mr Patrick, objector, addressed the Committee and reported that the proposed property was out of character with the street scene and would result in the loss of the only green space which was an amenity which local residents had enjoyed for many years. The development would result in the narrowing of the public right of way which would impact on wheelchair users and parents

pushing prams. The development would spoil the character of the estate and he urged the Committee to refuse the application.

A Member reported that the ownership of the disputed land was a civil matter and not a planning consideration.

A Member proposed that the application be approved, this motion was seconded, but was lost at the vote.

RESOLVED:

That application number 06/17/0115/F be refused.

6 APPLICATION NUMBER 06/17/0098/F LAND ADJOINING 27 ALBANY ROAD

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

The Planning Group Manager reported that the proposal involved the building of a house onto the end of the terrace of houses on the south side of Albany Road and a detached house at the south end of the garden which would face Stafford Road. vehicular access for both houses would be from Stafford Road. The houses would have a mansard style roof containing the bedrooms on the second floor, thus keeping the height of the buildings the same as adjoining and nearby dwellings.

The Planning Group Manager reported that seven neighbour objections had been received objecting to loss of on-street parking, overlooking, over-shadowing, existing parking problems in the vicinity, drainage concerns and there were too many houses in the area already.

The Planning Group Manager reported that the occupier of 173 Stafford Road had raised concerns that the proximity of the proposed building would affect the light to the window to the side of his house which faced the passageway. It could be conditioned that the whole of this elevation be finished in white render to reflect more light and therefore, have less effect on the neighbour.

The Planning Group Manager reported that the properties would have their own parking within the site and there were no objections from Highways. It was proposed that a condition be placed on any grant of permission stating that a parking/turning area be provided on the site with a permeable surface. The ground floor of the properties would consist of a garage, utility, w.c, and a hall to offset flooding concerns and the bathroom windows would be obscure glazed.

The Planning Group Manager reported that the application was recommended for approval as it complied with Policies CS1 and CS2 of the Great Yarmouth Local Plan: Core Strategy and saved Policy HOU7 of the Great Yarmouth

Boroughwide Local plan with the suggested conditions.

Mr Self, applicant, reported the salient areas of his application to the committee which would result in good quality homes at a low rental for local residents.

Mr Thompson, objector, reported his concerns regarding the loss of light to the dining room at his home which was covered under the Right to Light Act. A Member asked for clarification as to whether this Act still existed. The Planning Group Manager read out a paragraph from the Law Commission in the interest of clarity, which cited loss of light to a neighbouring property as protection but not a right. He also reported that garages were not used for parking which would lead to a greater demand for parking in the area.

RESOLVED:

That application number 06/17/0098/F be approved as the proposal complied with Policies CS1 and CS2 of the Great Yarmouth Local Plan:Core Strategy and saved Policy HOU7 of the Great Yarmouth Boroughwide Local Plan. In addition to the standard planning conditions, approval is subject to the south elevation of unit A being finished in white render, the parking and turning area having a permeable surface, the garages being kept available for parking and removal of permitted development rights for extensions and windows.

7 APPLICATION NUMBER 06/16/0809/F (110-111 WELLESLEY ROAD, GREAT YARMOUTH)

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

The Planning Officer reported that this was a retrospective application for the change of use of the building formally to a House in Multiple occupancy with 18 bedrooms and a basement flat which raised an issue of policy compliance. The application would result in over-intensive use of the building, lack of parking, storage or amenity areas for current and future residents. The poor quality accommodation provided for residents of the scheme would result in harm to the character of the area, upon the amenity of neighbouring residents, visitors and businesses and provide inadequate amenity for current and future residents. the application was contrary to Policies CS1, CS2, and CS3 of the Great Yarmouth Local Plan: Core Strategy and Saved Policy HOU23 of the Great Yarmouth Boroughwide Local Plan and was recommended for refusal.

Mrs Doyle, applicant's agent, reported that the applicants had indicated that they would be amenable to make improvements and renovations to the building to bring the building into line with Council policy and requested that the application be withdrawn to allow further discussions to take place between the applicants and the planning department.

RESOLVED:

That application number 06/16/0809/F be withdrawn.

8 APPLICATION NUMBER 06/17/0229/F GORLESTON GOLF CLUB

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

The Planning Officer reported that work had commenced on the car park in February 2017, and following concerns raised by a neighbour, the site was visited by a Planning Officer. As the works were within the red site boundary line and did not extend beyond the high part of the fence to the rear of 31 Warren Road, as noted on the drawing, the Golf Club was advised that the work carried out complied with the drawing. It was assumed, at this stage, that the written dimension of 19 metres as marked on the drawing was correct.

The Planning Officer reported that after the tarmac had been laid, a further complaint was received, that the car park extended further to the south than was shown on the approved drawing, the extension to the car park was subsequently measured and found to be 22 metres long. Although the extension to the car park had not been constructed in accordance with the written dimension shown on the approved drawing, the car parking spaces did not encroach beyond the high part of the fence at 31 Warren Lane. The extra length of tarmac is visible from the objector's house and garden but as it was at ground level, it did not obstruct the outlook or view from that dwelling or have a greater effect on the residential amenities currently enjoyed by that property than if the car park had been constructed with the approved dimension.

The Planning Officer reported that the application was recommended for approval with a condition that the area to the south of the marked out parking bays should not be marked out or used for the parking of cars.

Mr Lowe, Gorleston Golf Club, reported the salient areas of the application and that the objector was still able to enjoy an uninterrupted view across the golf course.

Mr Spearritt, objector, reported that the Planning Department had made an error in the drawings and, as a result, the Golf Club had benefited from an additional 10 parking spaces, and he would be willing to fund their removal.

A Member reported that the extra tarmac was necessary to allow vehicles to enter/exit the parking spaces.

A Member reported that the additional area of tarmac amounted to an increase of 20% which was not an oversight on behalf of the builder's and that the application should be refused on the grounds of over-development. This

proposal as seconded, but lost at the vote.

RESOLVED:

That application number 06/17/0229/F be approved with a condition that the area to the south of the marked out bays should remain as shown and should not be marked out or used for the parking of cars.

9 APPLICATION NUMBER 06/17/0199/O (21 CRAB LANE, GREAT YARMOUTH)

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

The Planning Officer reported that the site was a large plot accessed from Crab Lane with a dormer bungalow with a large rear garden which have not been well maintained, and the plot is relatively green. The plot measures 87m long and is 35m wide in the middle tapering to 24m wide, totalling 0.23 hectares. The Council has placed a Tree Preservation Order on 4 trees on the site.

The Planning Officer reported that outline planning permission was sought for the erection of 5 dwellings with all matters reserved. Seven letters of objection from local residents had been received citing harm and loss of trees, loss of privacy, plots not in alignment with neighbouring houses, over-development, increase in traffic, too much development in Bradwell already, host property should be retained, back land development and loss of green space.

The Planning Officer reported that it would be advisable that a condition be imposed on any dwelling in the western offshoot of the site be a bungalow or a bungalow with rooms in the roof. the Planning Officer reported that the application was recommended for approval with all matters reserved.

Councillor Annison, Ward Councillor, was concerned that a tree covered by a TPO had been felled on site and more trees would be lost to the proposed development. He questioned whether the development could be designed around the trees.

Mr Stone, Applicant's Agent, reported the salient areas of the outline application to the Committee and asked them to approve it as further detail would be submitted at the reserved matters stage.

Mrs Hall, objector, reported that she objected to the proposed removal of the Monterey Pine tree and requested a condition regarding hours of work on the site.

Councillor Wainwright reported that he thought the application was over-development of the site and that the trees which were covered by a TPO on

the site should be retained and therefore proposed that the application be refused. The proposal was seconded and following a vote, it was RESOLVED:

That application number 06/17/0199/O be refused as the proposal would result in over-development of the site and loss of trees which were covered by a Tree Preservation Order.

10 APPLICATION NUMBER 06/16/426/F PEACEHAVEN, YARMOUTH ROAD, HEMSBY

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

The Senior Planning Officer reported that this application was heard at a previous Committee meeting, but was subsequently found to be invalid, so was required to come before the Committee again. The plans remained the same, although the applicant had submitted further information on the drainage, landscaping and boundary treatments.

The Senior Planning Officer reported that there had been a slight change to the original plan whereby the footpath had been moved to the other side of the development. the senior Planning officer reported that the application was recommended for approval subject to conditions ensuring a suitable development.

RESOLVED:

That application number 06/16/0426/F be approved, subject to conditions ensuring a suitable development. These include the highway conditions, archaeology and environmental health conditions, limits to extensions and sizes, appropriate obscure glazing and landscaping. the approval was subject to a Section 106 agreement regarding affordable housing, maintenance of the road and future drainage and landscaping outside the curtilage of individual properties.

11 APPLICATION NUMBER 06/16/0128/F THE FIRST AND LAST, YARMOUTH ROAD, ORMESBY ST MARGARET

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

The Senior Planning Officer reported that the application was for full permission to convert the public house into a residential property, to demolish most of the rear extensions and to build three cottage style bungalows. Two residential applications had previously been refused at this site. a significant proportion of the site was currently designate highways due to a recent

modification order and the applicant would need to apply for a stopping up order for the development to commence.

The Senior Planning Officer reported that the Parish Council had raised concerns regarding the application and that 8 objections had been received from 7 members of the public citing that the public house was viable and should remain as a public house, loss of a community facility, loss of access to Tarn House, drainage issues, parking concerns, water main under property, outside village development limit, loss of privacy, over-development, not in character with the area and a recent approval for housing close to the site providing a greater market for the public house.

The Senior Planning Officer reported that the application was recommended for approval subject to conditions ensuring a suitable development.

A Member asked if the public house was listed. The Senior Planning Officer reported that it was not listed.

The applicant's agent reported the salient areas of the application to the Committee and urged the committee to approve the application.

Mrs Moore, objector, reported that the village wanted to retain the public house as a community asset.

Mr Peck, Chairman of the Parish Council, reported that the proposal was over-development of the site and the PC were concerned regarding the mains water pipe which ran under the building. He urged the Committee to refuse the application and to enforce that the owners rectify the appearance of the public house which was presently, an eyesore at the entrance to the village.

Councillor Reynolds, Ward Councillor, asked for the water main situation to be clarified. The Senior Planning Officer reported that Anglian Water had stated that they had no assets in the area which would be affected by the proposed development. Councillor Reynolds reluctantly supported the application as he felt it would bring to a close, the long and sorry saga of the demise of the public house. However, he hoped that the stopping-up order would be strongly challenged.

A Member agreed with Councillor Reynolds and reported that enforcement action should have been undertaken years ago and that the appearance of the public house was a disgrace and he therefore proposed approval of the application.

RESOLVED:

That application number 06/16/0128/F be approved, subject to conditions ensuring a suitable development. To include drainage, highways conditions including a stopping up order, removal of permitted development rights, construction time limits, boundary treatments, archaeology and slab levels.

12 APPLICATION NUMBER 06/17/0145/O SEACROFT HOLIDAY VILLAGE, BEACH ROAD, HEMSBY

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

The Senior Planning Officer reported that the application was for outline permission for a new dwelling with all matters reserved, meaning the access, layout, scale, appearance and landscaping would all be subject to a detailed application. The site was defined as primary holiday accommodation under the Boroughwide Local Plan.

The Senior Planning Officer reported that one letter of objection had been received from the public objecting to skips already sited on the land and requesting their removal and the area to the rear of the property to be tidied.

The Senior Planning Officer reported that the application was recommended for approval, subject to conditions ensuring a suitable development.

RESOLVED:

That application 06/17/0145/O be approved subject to conditions ensuring a suitable development. Detailed reserved matters to be received including access, parking and turning requirements, slab levels and boundary treatments.

13 APPLICATION NUMBER 06/17/0143/F HOLLYWOOD COMPLEX, MARINE PARADE, GREAT YARMOUTH

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

The Planning Officer reported that this was a full application to extend the front of the existing building at the southern elevation covering a portion of the car park to form a restaurant. The entrance to the cinema would be relocated to the eastern elevation with a revised internal configuration and change of use from retail to cinema use. the bar at first floor level would be to the southern section over the proposed restaurant.

The Planning Officer reported that the application was recommended for approval with the suggested conditions.

RESOLVED:

That application number 06/17/0143/f be approved with conditions as

requested by consulted parties and those deemed appropriate to ensure a satisfactory form of development.

14 DELEGATED PLANNING DECISIONS MADE BY DEVELOPMENT CONTROL COMMITTEE AND OFFICERS 1 - 30 APRIL 2017

The Committee noted the planning decisions made by the Development Control committee and Officers for the period 1 - 30 April 2017.

15 ANY OTHER BUSINESS

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

16 EXCLUSION OF PUBLIC

The meeting ended at: 21:00

Reference: 06/16/0784/F

Parish: Great Yarmouth
Officer: Mrs G Manthorpe
Expiry Date: 13/04/2017

Applicant: Mr W Austrin

Proposal: Proposed change of use at first floor and above from nightclub into 16 no. residential flats.

Site: 33 Marine Parade Great Yarmouth.

REPORT

1. Background / History :-

- 1.1 The application is a full application to change the use of the first floor of 33 Marine Parade, known as Caesars, from a nightclub to residential flats and flats at the second and third floor. The total number of flats applied for is 16.
- 1.2 There is extensive planning history at the site dating from 1956 with the most recent being an application in applications for advertisements in 2009 and 2004 and a glazed screen and external bar extension approved in 2001.

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

- 2.1 Neighbours – There have been no public comments received.
- 2.2 Highways – No objection to the lack of car parking provided, requested amended plans to include the provision of secure cycle parking which have been provided but comments not yet recieved.
- 2.3 Building Control – No objections.
- 2.4 BPA – Not in zone of interest.

- 2.5 Environmental Health – Hours of work conditions requested, noise impact assessment submitted following comments and consultation response not yet received. Should the response be received prior to the Committee this shall be reported verbally. Comments were made regarding the size of two flats and these have been amended, comments on flat sizes not yet received. Further advice was given in the consultation response which has been forwarded to the applicants' agent.
- 2.6 Strategic Planning – The proposal seeks a change of use from a night club on the first floor to residential uses on the first, second and third floors to comprise 16 residential flats. It is understood that the second and third floors are already being used for residential purposes.

The site is situated on the Marine Parade seafront above Caesars amusements arcade; it is identified as being within prime commercial holiday area, the Great Yarmouth Seafront Area and the seafront conservation area. Saved Policy TR21, Great Yarmouth Seafront, seeks to ensure that Great Yarmouth's Golden Mile maintains its focus of the Borough's traditional tourist industry. Policy CS8 of the Core Strategy looks to ensure that the tourism sector remains strong, and that all proposals are sensitive to the character of the surrounding area.

Great Yarmouth is allocated as a main town in the settlement Hierarchy. Policy CS2 indicates approximately 35% of new development will take place in the Borough's main towns of Great Yarmouth and Gorleston, and Part E) of this policy also encourages the reuse of existing buildings. Policy CS3 sets the Borough's housing provision for the plan period to at least 7,140 new homes, supporting those with the most capacity to accommodate new homes in accordance with policy CS2.

There are, however, other considerations such as the general compatibility of the proposal with the likely noise generated from the surrounding area which forms part of the Town's night time economy, particularly from the adjacent club venue.

The site has the potential to provide sea view residential accommodation which may help to improve the quality of the Town's residential stock. Though this application is not submitted for the use of tourist accommodation, the site could be suitable for tourist accommodation, and thus maintaining tourism-type uses within the Great Yarmouth Seafront Area, and it could improve the offer of tourist accommodation.

The key consideration of this proposal is whether the potential contribution to meeting the Borough's housing needs and the general suitability of the site outweigh the potential loss of commercial/tourist uses (albeit the first floor as a

night time venue). As part of this weighing up, consideration should also be given to the viable use of the upper floors of the property, and the potential for its vacancy should an appropriate use not be delivered.

From a planning policy perspective, the Strategic Planning team raises no objection to this proposal, but no doubt you may well have other matters to weigh in reaching a decision.

2.8 Conservation – No comments received.

2.9 Great Yarmouth Tourist Authority - No response received.

2.10 GYB Services – No comments received.

2.11 Norfolk Fire Service – No comments received.

3 Local Policy :-

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

3.2 Paragraph 215 of the 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 TR21 (Partial)

IN THE GREAT YARMOUTH SEAFRONT AREA, WITH THE ASSISTANCE OF ITS STATUTORY DEVELOPMENT CONTROL POWERS, THE COUNCIL WILL:

(A) MAINTAIN AND ENHANCE THE STATUS OF GREAT YARMOUTH'S GOLDEN MILE (THE SEAFRONT BETWEEN EUSTON ROAD AND THE PLEASURE BEACH) AS THE MAIN FOCUS OF THE BOROUGH'S TRADITIONAL TOURIST INDUSTRY, AND PROVIDE THE BALANCE AND RANGE OF FACILITIES AND ATTRACTIONS WITHIN THIS AREA THAT MEETS THE NEEDS AND EXPECTATIONS OF ALL SECTIONS OF THE POTENTIAL MARKET;

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

- 4.1 The presumption in favour of sustainable development is set out under paragraph 4.
- 4.2 Paragraph 49: Housing applications should be considered in the context of the presumption in favour of sustainable development. Relevant policies for the supply of housing should not be considered up-to-date if the local planning authority cannot demonstrate a five-year supply of deliverable housing sites.
- 4.3 Paragraph 50 states that to deliver a wide choice of high quality homes, widen opportunities for home ownership and create sustainable, inclusive and mixed communities, local planning authorities should:
- Plan for a mix of housing based on current and future demographic trends, market trends and the needs of different groups in the community (such as, but not limited to, families with children, older people, people with disabilities, service families and people wishing to build their own homes);
 - identify the size, type, tenure and range of housing that is required in particular locations, reflecting local demand; and
 - where they have identified that affordable housing is needed, set policies for meeting this need on site, unless off-site provision or a financial contribution of broadly equivalent value can be robustly justified (for example to improve or make more effective use of the existing housing stock) and the agreed approach contributes to the objective of creating mixed and balanced communities.
- 4.4 Paragraph 63 states that: 'in determining applications, great weight should be given to outstanding or innovative designs which help raise the standard of design more generally in the area'. Paragraph 64 states that 'permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions.
- 4.5 Paragraph 17. Within the overarching roles that the planning system ought to play, a set of core land-use planning principles should underpin both plan-making and decision-taking. These 12 principles are that planning should:
- encourage the effective use of land by reusing land that has been previously developed (brownfield land), provided that it is not of high environmental value;

- 4.6 Paragraph 111. Planning policies and decisions should encourage the effective use of land by re-using land that has been previously developed (brownfield land), provided that it is not of high environmental value. Local planning authorities may continue to consider the case for setting a locally appropriate target for the use of brownfield land.
- 4.7 Paragraph 173. Pursuing sustainable development requires careful attention to viability and costs in plan-making and decision-taking. Plans should be deliverable. Therefore, the sites and the scale of development identified in the plan should not be subject to such a scale of obligations and policy burdens that their ability to be developed viably is threatened. To ensure viability, the costs of any requirements likely to be applied to development, such as requirements for affordable housing, standards, infrastructure contributions or other requirements should, when taking account of the normal cost of development and mitigation, provide competitive returns to a willing land owner and willing developer to enable the development to be deliverable.

5 Core strategy – Adopted 21st December 2015

- 5.1 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.
- 5.2 Policy CS4: Delivering affordable housing. This policy sets out the thresholds for the provision of affordable housing. The site is within affordable housing sub-market area 3 Great Yarmouth Town Centre with a threshold of 15 dwellings providing 10% affordable housing.
- 5.3 Policy CS8: As one of the top coastal tourist destinations in the UK, the successfulness of tourism in the Borough of Great Yarmouth not only benefits the local economy but the wider sub-regional economy as well. To ensure the tourism sector remains strong, the Council and its partners will:

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.

(note only b of a-o is shown)

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

6 Assessment :-

- 6.1 The proposed plans show a conversion of three floors, one of which is currently in use as a commercial nightclub, to residential use providing 16 flats. The 16 flats are to comprise 9 one bedroom flats and 7 two bedroom flats giving a variation to the offering by providing mixed sizes. The site is located within sub market 3 as identified within the core strategy and therefore 10% affordable housing or a contribution in lieu of affordable housing at the Councils discretion, will be required to comply with policy. In addition to affordable housing contributions shall be required for public open space and children's recreation to mitigate the additional strain that the development will place upon the area as none is able to be provided on site.
- 6.2 Strategic planning have, at paragraph 2.7 of this report provided comprehensive comments and note the need to assess the application against the loss of commercial offering and the need for sustainable development. The commercial offering at first floor level is a nightclub that benefits from an eastward facing balcony which enjoys views along Marine Parade. The applicant has provided some limited financial evidence that the site is not viable as a commercial bar although it is currently operational. Presently there are no policies which specifically relate to the first floor level of Marine Parade and the majority of the first floor and above properties are in residential use. There has been a recent approval for residential conversion at the adjacent property which is part of the Tower Complex which will provide 18 residential flats.
- 6.3 The loss of a first floor use in this location is not deemed to be significantly detrimental to the seafronts commercial vitality. There are no proposed changes to the façade of the building which is an attractive addition to the seafront. The entrance to the bar currently comprises a door to the northern section of the building which does not provide a significant level of commercial frontage. The commercial business of an arcade at the ground floor remains unchanged and does not form part of this application. The ground floor is a valuable part of Great Yarmouth's tourism offering and there would be significant objections to any proposed changes. There have been no comments received from the Great Yarmouth Tourist Authority on the loss of the commercial offering at first floor. Given the lack of objections, specific policy for retention at above ground floor level or objection from Great Yarmouth Tourist Authority the loss of the commercial use and change of use to residential in a sustainable location is not so significantly detrimental to recommend refusal of the application.
- 6.4 Following a consultation response from Environmental Health changes to the layout have been made to seek to provide a higher standard of accommodation. The final consultation response has not been received and shall be reported verbally if received prior to the Development Control Committee. There are no

adopted size requirements in current planning policy and while Environmental Health are consultees the size requirements are not binding. The plans demonstrate that the flats as proposed are adequate in size in planning terms to provide a high quality of accommodation.

- 6.5 The applicant has submitted a noise impact assessment following comments from Environmental Health and while no consultation response has been received adequate conditions can be placed upon any grant of planning permission to seek to ensure that there is no noise disturbance on future occupants. In addition building regulations shall need to be complied with.
- 6.6 There are amended plans required to show additional windows to the western elevation and a covered stairwell but these should not be prohibitive to deciding the planning application and could be conditioned if required. There are no further alterations to the external elevations and as such the eastern elevation is not required.
- 6.7 Highways have no objection to the application and request that adequate cycle storage is provided. The revised plans show an area dedicated for cycle parking and this can be conditioned to be provided or, upon receipt of Highways further consultation response, further details can be submitted to ensure that adequate cycle parking is provided. The application does not propose any parking and there are no highways objections as this is a sustainable location with good access to public transport.
- 6.8 On balance the application will provide housing in a sustainable location without having a significant adverse effect on the tourism offering. The loss of the first floor commercial use is not uncommon along Marine Parade and as such will remain in keeping with the character of the area.

7 RECOMMENDATION :-

- 7.1 It is recommended to approve the application with conditions as requested by consulted parties, those noted within this report and any deemed appropriate to ensure a satisfactory form of development. The permission should not be issued until a s106 agreement in accordance with current policy is signed, the agreement should include payment in lieu of open space and children's recreation and affordable housing.



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Ordnance Survey 100018547

Reference: 06/17/0201/O

Parish: Scratby

Officer: Mr J Beck

Expiry Date: 26-05-2017

Applicant: Mr T Philpot

Proposal: Development of site to create 8 new cottages with garages

Site: Woodland 14 Beach Road
Scratby
Great Yarmouth

REPORT

1. Background / History :-

1.1 The application site is positioned to the south of 14 Beach Road adjacent to the entrance to the village of Scratby. 14 Beach Road is a chalet bungalow and the application form states that the land used by the proposal is in residential use. The area is largely defined by residential properties to the north and by agricultural uses to the east. The main village facilities and services are positioned to the west. The entrance to the village is largely characterised by its landscaping and open space as well as some decorative features.

1.2 The application is for outline permission for the construction of 8 dwellings. The access, layout and scale are part of the outline application with the reserved matters of landscaping and appearance to be determined at a detailed application stage. The site was given permission by committee in 2016 for a single bungalow directly south of 14 Beach Road which has not been started. A previous application south of 14 Beach Road for a new dwelling was refused in 2013 and upheld at appeal. The access to the proposal site will utilise the existing access to 14 Beach Road. The site area is 4,146 square metres.

1.3 The site is outside the village development limit for Scratby meaning the proposal is a departure from the local plan.

1.4 Planning History:

06/78/0066/F – Double garage and two stores. Approved with conditions. 03-03-1978

06/98/0168/O – One residential dwelling. Refused. 21-04-1998

06/05/0537/O. Residential development. Withdrawal. 05-09-2005

06/13/0304/F. Proposed sub-division of garden to form plot for detached house and garage. Refused. 05-09-2013 Appeal dismissed

06/14/0604/F. Sub-division of garden to form plot for detached dwelling. Approved with conditions. 13-02-2015

06/16/0472/O. Construction of a detached bungalow and garage. Approved with conditions. 23-11-2016

2. Consultations :-

2.1 Parish Council – Objection. They have stated that the access is unsuitable as it accesses onto a busy junction which has limited visibility.

2.2 Highways – No objection subject to condition. Originally they raised concerns regarding the access and requested amended plans which the applicant provided. Subsequently they do not object subject to conditions.

2.3 Building Control – No objection following amended plan

2.4 Strategic Planning – Recommended Approval.

2.5 Public Consultation – No objections received.

3. Policy and Assessment:-

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

3.2 Paragraph 215 of the 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. These policies hold the greatest weight in the determining of planning applications.

3.4 POLICY HOU17

In assessing proposals for development the borough council will have regard to the density of the surrounding area. Sub-division of plots will be resisted where it would be likely to lead to development out of character and scale with the surroundings.

(objective: to safeguard the character of existing settlements.)

3.5 POLICY HOU10

Permission for new dwellings in the countryside will only be given if required in connection with agriculture, forestry, organised recreation, or the expansion of existing institutions.

The council will need to be satisfied in relation to each of the following criteria:

- (i) the dwelling must be required for the purpose stated
- (ii) It will need to be demonstrated that it is essential in the interests of good agriculture or management that an employee should live on the holding or site rather than in a town or village nearby
- (iii) there is no appropriate alternative accommodation existing or with planning permission available either on the holding or site or in the near vicinity
- (iv) the need for the dwelling has received the unequivocal support of a suitably qualified independent appraiser

- (v) The holding or operation is reasonably likely to materialise and is capable of being sustained for a reasonable period of time. (in appropriate cases evidence may be required that the undertaking has a sound financial basis)
- (vi) the dwelling should normally be no larger than 120 square metres in size and sited in close proximity to existing groups of buildings on the holding or site
- (vii) a condition will be imposed on all dwellings permitted on the basis of a justified need to ensure that the occupation of the dwellings shall be limited to persons solely or mainly working or last employed in agriculture, forestry, organised recreation or an existing institution in the locality including any dependants of such a person residing with them, or a widow or widower or such a person
- (viii) where there are existing dwellings on the holding or site that are not subject to an occupancy condition and the independent appraiser has indicated that a further dwelling is essential, an occupancy condition will be imposed on the existing dwelling on the holding or site
- (ix) applicants seeking the removal of any occupancy condition will be required to provide evidence that the dwelling has been actively and widely advertised for a period of not less than twelve months at a price which reflects the occupancy conditions*

In assessing the merits of agricultural or forestry related applications, the following additional safeguard may be applied:-

- (x) Where the need for a dwelling relates to a newly established or proposed agricultural enterprise, permission is likely to be granted initially only for temporary accommodation for two or three years in order to enable the applicant to fully establish the sustainability of and his commitment to the agricultural enterprise
- (xi) where the agricultural need for a new dwelling arises from an intensive type of agriculture on a small acreage of land, or where farm land and a farm dwelling (which formerly served the land) have recently been sold off separately from each other, a section 106 agreement will be sought to tie the new dwelling and the land on which the agricultural need arises to each other.

Note: - this would normally be at least 30% below the open market value of the property.

3.6 Adopted Core Strategy:

3.7 CS1 - Focusing on a sustainable future

A) Sustainable growth, ensuring that new development is of a scale and location that complements the character and supports the function of individual settlements

B) Mixed adaptable neighbourhoods, that provide choices and effectively meet the needs and aspirations of the local community

E) Safe, accessible places that promote healthy lifestyles and provide easy access for everyone to jobs, shops and community facilities by walking, cycling and public transport

F) Distinctive places, that embrace innovative high quality urban design where it responds to positive local characteristics and protects the borough's biodiversity, unique landscapes, built character and historic environment

3.8 CS2 – Achieving Sustainable Growth

A) Ensure that new residential development is distributed according to the following settlement hierarchy, with a greater proportion of development in the larger and more sustainable settlements:

Approximately 5% of new development will take place in the Secondary and Tertiary Villages named in the settlement hierarchy

CS3 - Addressing the borough's housing need

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

G) Promote design-led housing developments with layouts and densities that appropriately reflect the characteristics of the site and surrounding areas and make efficient use of land in accordance with Policy CS9 and Policy CS12

CS9 – Encouraging well designed distinctive places

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

D) Provide safe access and convenient routes for pedestrians, cyclists, public transport users and disabled people, maintaining high levels of permeability and legibility

E) Provide vehicular access and parking suitable for the use and location of the development, reflecting the Council's adopted parking standards

G) Conserve and enhance biodiversity, landscape features and townscape quality

3.3 Interim Land Supply Policy

3.4 This policy only applies when the Council's Five Year Housing Land Supply utilised sites identified in the Strategic Housing Land Availability Assessment (SHLAA).

3.5 New Housing development may be deemed acceptable outside, but adjacent to existing urban areas of Village Development Limits providing the following criteria, where relevant to development, have been satisfactorily addressed points A to N.

3.6 National Planning Policy Framework:

Paragraph 57. It is important to plan positively for the achievement of high quality and inclusive design for all development, including individual buildings, public and private spaces and wider area development schemes.

4. Appraisal:

4.1 The application site is situated adjacent to the main entrance to the village of Scratby off Scratby Road. The site is to the south of the main village and is currently open in nature with landscaping around the edges. The land appears to be residential in use. The area is characterised as an attractive village entrance formed mainly of trees and decorative features. To the north are residential areas with agricultural uses to the east which includes a pick your own field. To the west are the commercial services associated with the village. The site is surrounded by thick vegetation and established trees.

4.2 The application is for outline permission with the access, layout and scale to be agreed at this stage. The landscaping and appearance would be determined at the detailed stage should this application be approved.

4.3 A proposed house was approved at committee to the south of 14 Beach Road and is shown on the plans. An application south of 14 Beach Road for a new dwelling was also previously refused which was upheld by the planning inspectorate.

4.4 The location has good access to the services and facilities of Scratby with a shop in close proximity. Scratby is classified as a secondary village under policy CS2 of the adopted Core Strategy and thus is expected alongside other secondary villages to take 5% of new housing. A development of this size is considered appropriate to a secondary village. A development of this size is not expected to significantly increase pressures on the surrounding services.

4.4 The proposal is outside the village development limit; accordingly policy HOU10 of the Borough Wide Local Plan is a key policy. The site is close to the village development limit on its northern side which runs along the eastern boundary of 14 Beach Road. The Interim Housing Land Supply Policy provides criteria for allowing developments outside the village development limit which should be attributed appropriate weight.

5.0 Assessment

5.1 The development could be considered acceptable in principal however it is recognised that the proposal is located outside the Village Development limits and under policy HOU10 which governs new dwellings in the countryside is restrictive about the type of housing allowed in the countryside usually limiting new housing to agricultural or business needs. However the Interim Housing Supply Policy does provide criteria for new housing that is positioned outside the village development limit but still adjacent. In addition policies CS2 and CS3 of the adopted Core Strategy

are also relevant. The Strategic Planning team were consulted and have recommended approval of the development as it will contribute to the Boroughs supply of housing.

5.2 The committee should note an appeal decision at 14 Beach Road in 2014. The inspector found that development south of 14 Beach Road would be harmful to the character of the area. The inspector stated that the site relates closely to the agricultural uses as opposed to the residential uses further north and stated that the land forms an undeveloped gap between the village of Scratby and Scratby Road. The proposal will result in the loss of separation between the village and road; this negative impact to character should be considered against Local Policy.

5.3 The proposal will broadly follow the established pattern of development in Scratby in following Beach Road around towards Scratby Road. The circular pattern of housing around a landscape feature (i.e. a pond) is considered a different layout to most of Scratby, but it does have the potential to form an attractive layout particularly for an edge of village development where a higher design quality would be expected. The quality of development will be largely determined by the landscaping and appearance which are matters to be agreed at a detailed stage.

5.4 The site layout encompasses two sets of three properties and a pair of semi-detached properties on the southern extent. The residential properties immediately north of the site are predominantly detached singular properties often bungalows, but there are houses on the northern side of Beach Road with examples of pairs of semi-detached houses. Committee would need to weigh up the overall impact upon character; it is officer's opinion that the layout could be deemed acceptable as it could lend itself to an attractive development. Criterion E of the Interim Housing Land Supply Policy states that layout should reflect the density and layout of the surrounding area unless these have been mitigated by well thought-out design. The layout is a matter for determination at this stage.

5.5 The placement of the development at the very entrance to the village in a visible location and as stated above the committee should weigh up the potential impact upon the character. It should be noted that the landscaping and appearance are reserved matters which are not be determined at this stage, what is show on the plans are only indicative. However there is the potential to form an attractive development which relates well to the rest of the development and can provide a positive visual landmark. It is recognised that there will be a loss of some of the open and green character, but the loss will mitigated by appropriate landscaping which will need to be carefully considered at the detailed stage. The existing trees and

hedgerows help add to the character and a condition ensuring retention of important trees should be considered. Criterion I of the Interim Housing Land Supply Policy states that the landscape should be enhanced. The development is described as cottage style which may provide some indication upon the final design, but again it is noted that this matter is not to be determined at this stage.

5.6 The applicant has stated that the scale (which relates to the size of the properties) is to be agreed at this stage. However the plans submitted are typical only and only show the elevations for the three joined properties. Accordingly the full height cannot be determined and details will need to be agreed at a later stage. The plans show that 8 reasonable sized properties with reasonable gardens could be situated onto the site.

5.7 The access is close to a junction and this was the subject of the only objection to the application which was raised by the Parish Council. The Parish Council have raised concerns that the junction is busy and that the visibility exiting the site is limited. Highways were consulted and they originally issued a holding objection to get amendments to the plan, namely a longer area of straight road at the entrance to the site. Once these amendments were made they did not object subject to conditions.

5.8 Part of the recommended conditions from highways are for offsite improvement works by installing a footpath. This will improve the sustainability and safety of the site meaning walking into the village of Scratby is easier. They have also requested conditions regarding the provision of construction workers traffic. Accordingly following highway recommendation the access is considered acceptable subject to conditions.

5.9 The development is not considered to significantly and adversely affect the neighbouring properties. There are no properties situated to the east which will be overlooked or overshadowed. To the north is 14 Beach Road itself and another site with planning permission that has not yet been built also under the ownership of the applicant. No neighbour objections were received.

6. RECOMMENDATION :- On balance it is recommended for approval, subject to all conditions ensuring a suitable development including details of landscaping and appearance as well as further details on scale. Subject to highway conditions, details of boundary treatments and potential future management of the site.

Jason Beck
Great Yarmouth Borough Council
Town Hall
Hall Plain
Great Yarmouth
Norfolk
NR30 2QF

Your Ref: 06/17/0201/O
Date: 10 May 2017

My Ref: 9/6/17/0201
Tel No.: 01603 638070
Email: stuart.french@norfolk.gov.uk

Dear Jason

**Great Yarmouth: Development of site to create 8 new cottages with garages
Woodland 14 Beach Road Scratby GREAT YARMOUTH NR29 3AJ**

Thank you for your recent notification of of submission of revised plans for the above application.

Having considered the revised plan, I am satisfied that the proposed access to the highway now accords with present guidance. It should be noted that whilst the access, if the development is permitted, will serve 10 properties but the Highway Authority accepts this development as being suitable to be accessed off a private drive.

Accordingly, my earlier holding objection is withdrawn subject to the following conditions being appended to any grant of permission your Authority is minded to make.

SHC 10 Prior to the commencement of the use hereby permitted the vehicular access (indicated for improvement on drawing number 1138/1 as revised) shall be upgraded / widened to a minimum width of 6 metres and provided with kerb radii of 6 metres in accordance with the Norfolk County Council residential access construction specification for the first 10 metres as measured back from the near channel edge of the adjacent carriageway. Arrangement shall be made for surface water drainage to be intercepted and disposed of separately so that it does not discharge from or onto the highway carriageway.

Reason: In the interest of highway safety and traffic movement.

Continued/...

- SHC 19 Prior to the first occupation of the development hereby permitted a visibility splay shall be provided in full accordance with the details indicated on the approved plan. The splay shall thereafter be maintained at all times free from any obstruction exceeding 0.225 metres above the level of the adjacent highway carriageway.
- Reason: In the interests of highway safety.
- SHC 23 Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 1995, or any amendments thereto, garage accommodation on the site shall be provided with minimum internal dimensions measuring 3 metres x 7 metres.
- Reason: To minimise the potential for on-street parking and thereby safeguard the interest of safety and convenience of road users.
- SHC 24 Prior to the first occupation of the development hereby permitted the proposed access, on-site car parking / servicing and turning waiting 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 area, in the interests of highway safety.
- SHC 28 Development shall not commence until a scheme detailing provision for on site parking for construction workers for the duration of the construction period has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented throughout the construction period.
- Reason: To ensure adequate off-street parking during construction in the interests of highway safety.
- SHC 39A Notwithstanding the details indicated on the submitted drawings no works shall commence on site unless otherwise agreed in writing until a detailed scheme for the off-site highway improvement works as indicated on drawing number 1138/1 as revised (namely the access and footway improvements) have been submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority.
- Reason: To ensure that the highway improvement works are designed to an appropriate standard in the interest of highway safety and to protect the environment of the local highway corridor.
- SHC 39B Prior to the first occupation of the development hereby permitted the off-site highway improvement works referred to in Part A of this condition shall be completed to the written satisfaction of the Local Planning Authority in consultation with the Highway Authority.

Continued/...

Reason: To ensure that the highway network is adequate to cater for the development proposed.

It is an OFFENCE to carry out any works within the Public Highway, which includes a Public Right of Way, without the permission of the Highway Authority. This development involves work to the public highway that can only be undertaken within the scope of a Legal Agreement between the Applicant and the County Council. Please note that it is the Applicant's responsibility to ensure that, in addition to planning permission, any necessary Agreements under the Highways Act 1980 are also obtained and typically this can take between 3 and 4 months. Advice on this matter can be obtained from the County Council's Highways Development and Operations Group based at County Hall, tel: 0344 800 8020.

Public Utility apparatus may be affected by this proposal. Contact the appropriate utility service to reach agreement on any necessary alterations, which have to be carried out at the expense of the developer.

If required, street furniture will need to be repositioned at the Applicant's own expense.

Yours sincerely

Stuart French

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

ORMESBY ST MARGARET WITH SCRATBY PARISH COUNCIL

8 CHURCH VIEW
ORMESBY ST MARGARET,
GREAT YARMOUTH, NORFOLK NR29 3PZ
Tel: 01493 733037

Email:ormesbyclerk@btinternet.com

Highways

Re: Outline Planning Permission for Development of site to create 8 new cottages with gardens at Woodland, 14 Beach Road, Scratby, Great Yarmouth NR29 3AJ
Planning Ref: 06/17/0201/O

Dear Sir's

We would like to take this opportunity to raise our concerns as to the above mentioned planning application as follows:

- 1 With reference to the Design and Access statement enclosed with the above application it states that a conversation has been undertaken with Stuart French of Norfolk County Council to discuss the proposed access to the site. Initially it was proposed to provide a separate access, independent of the existing, however following discussions with Norfolk County council it was suggested that this would not be acceptable and it would be preferred to utilise the existing access.
- 2 With further reference to the Design and Access statement it also states under the heading Access Component/Vehicular and Transport links that the proposed development will have no impact on vehicular movement around the site.

It is the overall opinion of the Parish Council that this access is totally unsuitable to the proposed development for the following reasons:

- 1 The proposed site already has outline consent for a detached Bungalow which the Parish Council passed comment on at the time of that initial Planning application in that it was concerned about vehicles emerging from the site entrance onto a busy junction and to potentially unseen traffic from the right hand side around a bend with limited view.
- 2 Now with the additional latest planning application being submitted for the site with a potential of an additional 16 vehicles plus the potential 2 vehicles from the previous application it is considered that 18 vehicles emerging from the proposed site onto the junction is dangerous for vehicles and pedestrians.
- 3 The Junction is already a very busy, and has a major increase in vehicle movements during the Holiday season, also increased movements due to the busy Garden centre convenience shop being open past midnight, and continued increase of vehicles now attending the New Parish Hall site for various events and meetings.
- 4 That the Parish Council has a good understanding of the local traffic movements or potential problems or issues arising with the proposed Planning application based on its members living in the area and therefore passing comments based on their local knowledge.

We would ask you to therefore consider the Parish councils concerns when making additional comments to the proposed planning application.

Yours faithfully

Nigel Lee

Ormesby with Scratby Parish Council

Chairman: Adrian Peck

Clerk: Sue Eagle

From
To: Building Control Manager

My Ref: 06/17/0201/O

To
From: Development Control Manager

Date: 6th June 2017

Case Officer: Mr J Beck

Parish: Ormesby St. Marg 16

Development at:-

Woodland 14 Beach Road
Scrathby
GREAT YARMOUTH
NR29 3AJ

For:-

Development of site to create
8 new cottages with garages

Applicant:-

Mr T Philpot
Flat 2 Post Office Flats
Hall Quay
GREAT YARMOUTH

Agent:-

Mr A Middleton
23 Regent Street
GREAT YARMOUTH
Norfolk

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

REVISED DRAWING

NO ADVERSE COMMENTS

Please let me have any comments you may wish to make by 20th June 2017.

[Signature]
7-6-17

COMMENTS:

Application Ref	06/17/0201/O
Proposal	Development of site to create 8 new cottages with garages
Location	Woodland, 14 Beach Road, Scratby

Case Officer	Jason Beck	Policy Officer	Kimberley Dix
Date Received	10/04/2017	Date Completed	13/04/2017

Strategic Planning Comments

The proposal seeks the development of 8 new cottages with garages. The site is located adjacent to the settlement of Scratby which is identified as a Secondary Village in the Core Strategy settlement hierarchy. The site is adjacent to the existing Village Development Limits and is well located to access local village facilities. Policy CS2 indicates approximately 5% of new development will take place in the Borough's secondary and tertiary villages. Policy CS3 sets the Borough's housing provision for the plan period to at least 7,140 new homes, supporting those areas with the most capacity to accommodate new homes in accordance with Policy CS2.

The broader context in which the application should be judged includes –

- its potential contribution to overall housing delivery set out in the Core Strategy and the Council's five housing land supply; and
- national planning policy 'to boost significantly the supply of housing; and
- Housing White Paper's (Feb 2017) central aim to increase the supply of housing.

In Strategic Planning terms, I therefore recommend approval of the application unless there are specific reasons for not doing so. Should you have any queries, please do not hesitate to contact me.

Jason Beck
Great Yarmouth Borough Council
Town Hall
Hall Plain
Great Yarmouth
Norfolk
NR30 2QF

Your Ref: 06/17/0201/O
Date: 24 April 2017

My Ref: 9/6/17/0201
Tel No.: 01603 638070
Email: stuart.french@norfolk.gov.uk

Dear Jason

**Great Yarmouth: Development of site to create 8 new cottages with garages
Woodland 14 Beach Road Scratby GREAT YARMOUTH NR29 3AJ**

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

This development has been subject to pre-application advice primarily in relation to the access, to which I have given significant consideration to its location. However, you will be aware from the design and access statement that I have considered that the use of an existing access would be preferable to a new dedicated access which would be located nearer to the junction with Scratby Road.

The present access currently serves one property, but I am aware that there is an outline permission for a further property to also utilise this access. Whilst it is accepted that the proposals will lead to an intensification of use of the access, it is considered that it is unlikely it would give rise to a significant residual impact on the surrounding highway network.

The access is located in 30mph speed limit approximately 50m from the Scratby Road, which is considered an acceptable distance from the junction so that drivers can negotiate the junction without being directly confronted by turning traffic. The access affords appropriate visibility in accordance with current guidance.

I am minded of the bend in Beach Road to the north of the access and other junctions off that bend serving local services, business, etc. which are pre-existing, however, due to the location of the bend and junctions, etc. these are likely to constrain vehicle speeds in this area. I am also minded that vehicle flows are likely to change due to seasonal activities, but I am also minded that this is not the sole vehicle access route into Scratby.

Continued/...

The proposed development as far as I can ascertain is located outside the local development boundary and whilst this is an issue for the LPA to consider it does to a certain extent have some bearing also on transport sustainability. The development is for eight 3-bed residential units and whilst served by local bus services, given the location of the site I am of the opinion that residents will still be reliant on the private motor vehicle as the primary mode of transport. Whilst I would usually raise an objection in terms of transport sustainability, I am minded that given the surrounding residential area, which again is likely to be reliant on the private motor vehicle, this development is not going to have any significant impact in highway terms. Furthermore, the direct access to bus services and a local 'top-up' shop may well reduce vehicle movements, with the majority being linked trips. Therefore I will leave to the LPA to consider the issues relating to sustainability of the development as I appreciate that transport issues are only one factor when considering such matters.

Whilst given the above I do not consider that these proposals would, in highways terms, have a severe residual cumulative impact I do, however, consider that the applicant needs to give further consideration to the access to ensure safe and effective operation.

The width of the proposed access scales at approximately 6.0m which is acceptable but current guidance requires that this width should be extended over a length of 10m and that the drive should be perpendicular to the highway for the same distance. The present layout could give rise to vehicle arriving obliquely at the junction and, together with the tight internal radius, may result in vehicle using the full width of the access resulting in any vehicle wishing to turn from Beach Road being unable to do so.

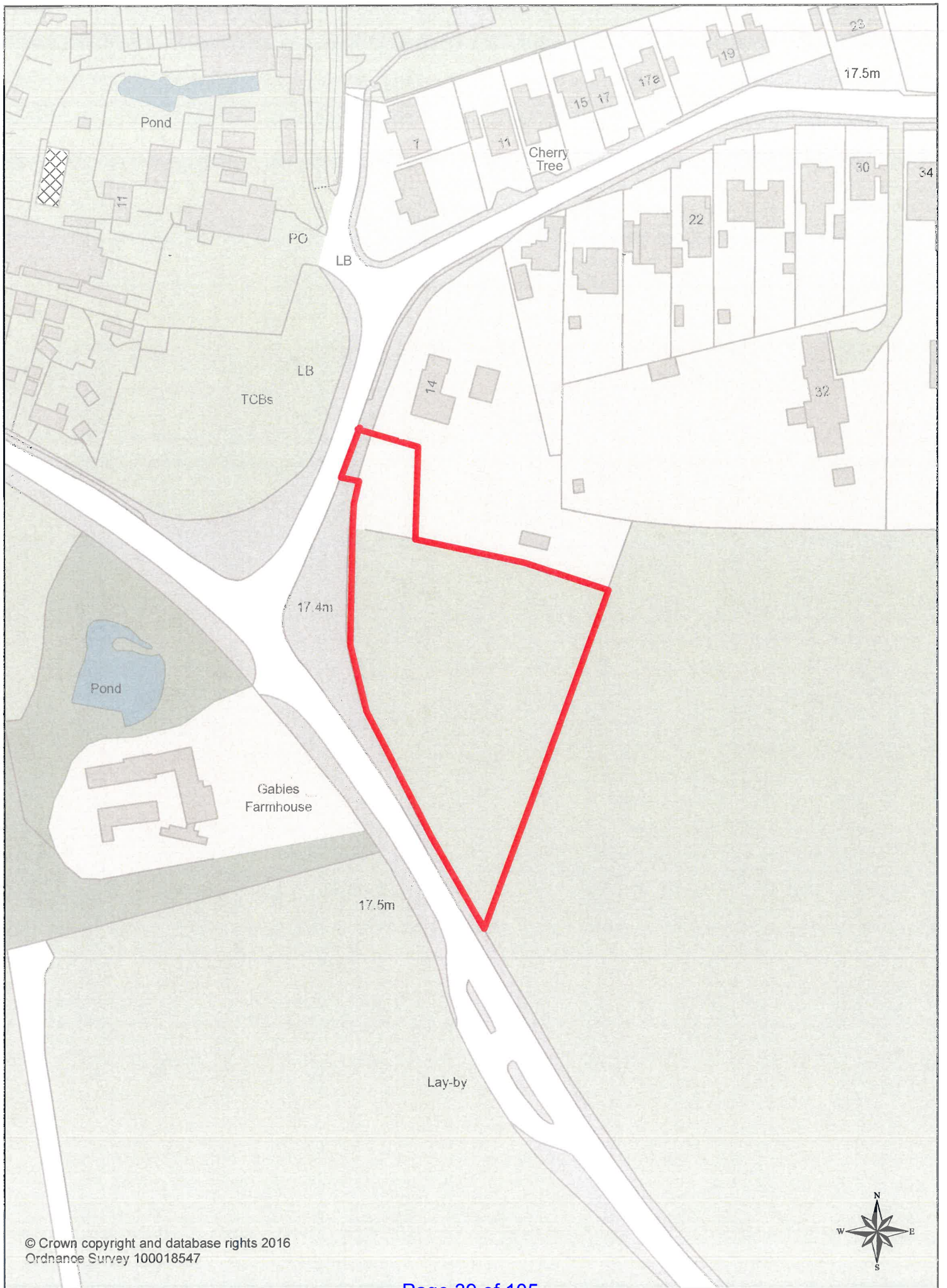
It is appreciated that this may have an impact on the present outline consent for the plot adjacent, or in deed the layout/number of properties proposed under this application but the scale of the development is such that an acceptable access for the development of the whole is required for acceptability in highway terms.

Accordingly I would request that the access design be reconsidered and an appropriate revision be submitted in order that I may comment further. Given the above comments in relation to access I would be grateful if you could consider this letter as a holding objection to this application.

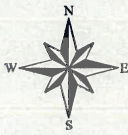
Yours sincerely

Stuart French

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



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Ordnance Survey 100018547



Reference: 06/17/0313/CU

Parish: Hemsby

Officer: Mr Jack Ibbotson

Expiry Date: 14-07-17

Applicant: Mr L Lewis

Proposal: Retrospective application for the change of use from A1 retail to A5 hot food takeaway.

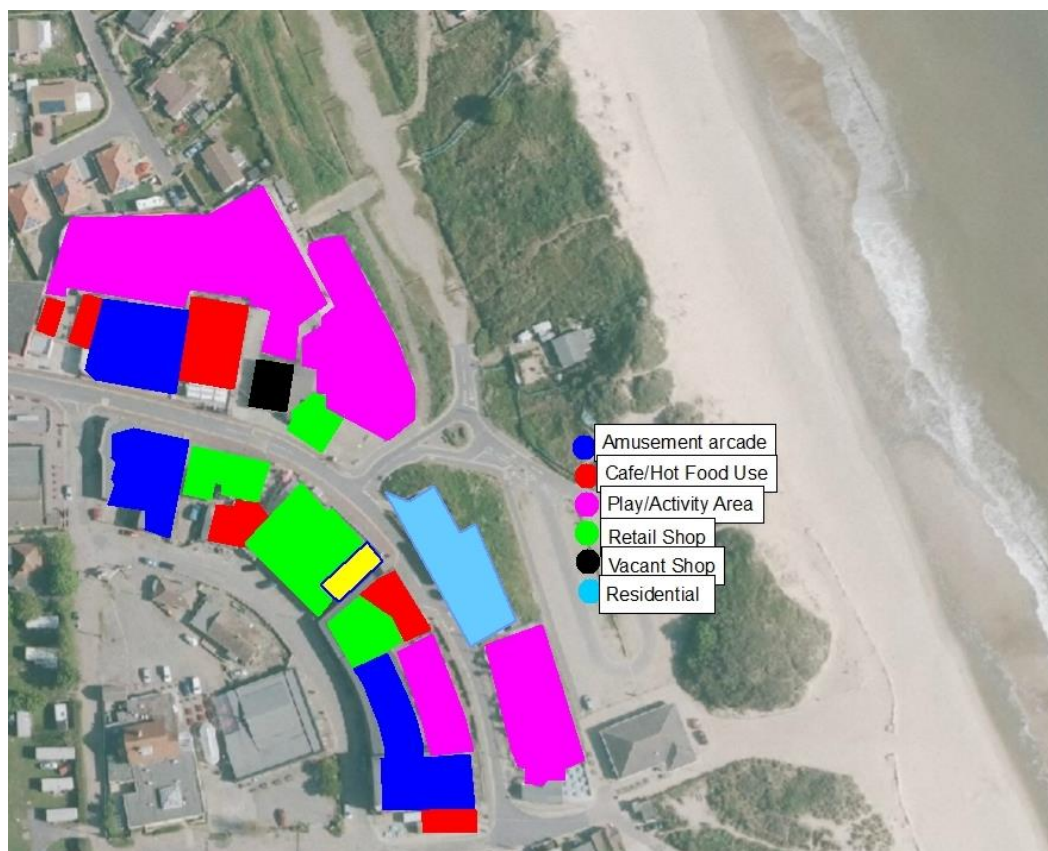
Site: Grill and Grind2, Clearance House, Beach Road, Hemsby, Great Yarmouth

REPORT

1. Background/History:-

- 1.1** The site to which this application relates is a small commercial unit located within Hemsby's Prime Commercial Holiday Area. The unit had been part of the neighbouring indoor market, Clearance House, but is now a separate unit within this larger building that otherwise remains in retail use. Clearance House is located within approximately 100m of Hemsby Beach, and is opposite the entrance to Hemsby Beach private car parks.
- 1.2** An assessment of the land use (see plan 1.3 below) of the frontage in which the unit sits, and the land opposite, has identified that the neighbouring business to the south is a hot food takeaway (Fish and Chip Shop) and within the neighbouring block to the south there is also a gift shop, and Amusements arcade. The adjoining units to the north are in use respectively as retail (indoor market), vaping shop (smoking products), Café (Two Ways Cafe), Little Johns Gift/Beach Shop and Sands Amusements arcade. Directly opposite the unit are three holiday/residential properties in the form of timber built single storey structures with private drives and gardens. On the opposite side of the road to the northern side of the car park entrance, there is a go-kart track, clothes shop, a vacant shop unit, café/restaurant/takeaway (Hollywood Diner), and an amusements arcade.

1.3 Current Land Use



- 1.4 More broadly, from the letters of objection and comment from the Borough Councillors and Parish Council it has been stated that there are 28 Food related businesses out of 52 businesses located within the Beach Road Area. Whilst these figures have not been verified, the applicant has not offered evidence contrary to this, and therefore these figures can be considered accurate.
- 1.5 The unit had previously been used in a retail use (use-class A1), its most recent occupant was a shop selling vaping and smoking products called the Ministry of Vape, this particular retail use linked to vaping (if not the individual business) seems to have relocated to the north end of Clearance House. In April 2017 an unauthorised change of use took place where the unit began to operate as a hot food takeaway (use-class A5) which is the subject of this retrospective planning application.
- 1.6 Retrospective planning permission is sought for the change of use to hot food takeaway, the proposed insertion of a wall mounted intake/extract fan in the side elevation and external bin store. The single storey unit is approximately 10m deep and has a 5.0m wide open frontage with a roller shutter. The unit has a 5.5m x 4.9m serving and food preparation area, and an area to the rear used for storage, toilets and preparation. Staff toilets are provided to the rear

of the unit. Bins stores are to be provided within the site, and would be collected on a weekly basis through contract collection.

2. Consultations :-

2.1 Neighbours –

Following a consultation process in line with the General Development Procedure Order which included a site notice and letters to neighbouring properties, objections were received for the development from 8 third party consultees, the Parish Council and the Ward Member.

The following points of objection and queries regarding the development were raised by third party consultees.

- There are already too many food related businesses in Beach road and this would constitute proliferation which could lead to job losses and or businesses closing.
- Other tourist related retail would be more beneficial.
- The use would result in increased litter
- Concerns regarding the provision for waste storage and collection, and where any waste bin is to be located
- Hygiene and Health and safety is raised as a concern. One specific example given is whether retail slat boarding is considered hygienic in a food business.
- Lack of toilet provision for staff and visitors to the area. If not provided they assert that this would result in other businesses facilities being used.
- Lack of a policy to cover/restrict hot food takeaways in Hemsby

2.3 Ward Councillor

The comprehensive responses from the ward councillor include the following points of objection.

The councillor states that there are 52 businesses in Hemsby Beach Road area, and 28 are food related. There needs to be an understanding of whether the area is a holiday area or a town centre and that there should be a relevant mixture of things for people to encourage them to visit. An example of good development is given (Hirsty's Maize Maze) stating that they have approximately 5 to 6 activities to the 1 food outlet and that Beach Road is already flooded with food outlets meaning that further food outlets would only result in the money tourists have for food being spread more thinly between businesses forcing some to close. There needs to be a point when further development of food related businesses is resisted otherwise Hemsby would lose its attraction to holidaymakers.

Additionally the councillor is concerned that there are not the relevant handwashing facilities or toilets at the site. Parking issues were also raised including parking on the footpath.

2.4 Norfolk County Council Highways

No comment

2.5 Environmental Health

Officers visited the site whilst it was operating and have requested that a wall mounted ventilation fan be installed. Additionally, they have made comments that the property should have staff toilets in line with relevant council policy and that adequate waste storage and collection should be arranged.

2.6 Hemsby Parish Council

Object to the scheme

- 28 out of 52 businesses are excessive and do not represent a good spread of tourist related businesses.
- There are no toilets or hygiene facilities
- No parking is provided which caused issues when the unit was operating and could cause a hazard.
- Litter caused by this development.

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

3.1 Paragraph 215 of the 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 and assessed again in January 2016. 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.

3.2 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. These policies hold the greatest weight in the determining of planning applications.

3.3 POLICY SHP15:

PROPOSALS FOR THE ESTABLISHMENT OF HOT FOOD TAKE-AWAYS
NOT FALLING TO BE CONSIDERED UNDER THE PROVISIONS OF

POLICY SHP4 WILL BE PERMITTED SUBJECT TO THE FOLLOWING CRITERIA:

(A) THE PROPOSAL WOULD NOT CREATE AN OVER-CONCENTRATION OR PREPONDERANCE OF CLASS A3 USES WHICH WOULD SIGNIFICANTLY DETRACT FROM THE VITALITY AND VIABILITY OF A SHOPPING FRONTAGE;

(B) THE PROPOSAL WOULD NOT SIGNIFICANTLY ADVERSELY AFFECT ADJOINING OR NEIGHBOURING OCCUPIERS AND USERS OF LAND OR PREMISES BY VIRTUE OF NOISE, DISTURBANCE, SMELL OR FUMES;

(C) THE PROPOSAL WOULD NOT BE LIKELY TO RESULT IN A SIGNIFICANT HAZARD TO ROAD SAFETY OR SIGNIFICANTLY IMPEDE THE FREE FLOW OF TRAFFIC;

(D) COMPLIANCE WITH THE COUNCIL'S PARKING AND SERVICING STANDARDS AS SET OUT AT APPENDIX (A) TO CHAPTER 3 IN THE CASE OF ALL NEW OPERATIONAL DEVELOPMENT, AND WHERE POSSIBLE OR NECESSARY IN THE CASE OF A CHANGE OF USE; AND,

(E) THE PROPOSAL WOULD NOT SIGNIFICANTLY ADVERSELY AFFECT THE CHARACTER OF THE AREA OR THE LOCAL ENVIRONMENT.

(Objective: To allow the provision of hot food outlets outside shopping areas whilst safeguarding the amenities and character of the area.)

3.4 POLICY SHP14 SUBJECT TO THE SIZE OF THE PROPOSAL, THE CONVERSION OR REDEVELOPMENT OF PROPERTIES TO PROVIDE CLASS A1 OR CLASS A3 USES WILL BE PERMITTED IN THE PRIME COMMERCIAL HOLIDAY AREAS SHOWN ON THE PROPOSALS MAP.

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

3.5 POLICY TR5

THE COUNCIL WILL PRESERVE AND ENHANCE THE EXISTING CHARACTER OF HOLIDAY AREAS BY ENSURING THAT THEY ARE NOT SPOILT BY OVER-DEVELOPMENT. PROPOSALS FOR USES SUCH AS FUN-FAIRS, DISCOTHEQUES OR OTHER USES LIKELY TO GENERATE SIGNIFICANT LEVELS OF NOISE OR DISTURBANCE OR OPERATE DURING UNSOCIAL HOURS WILL BE PERMITTED ONLY IN THE PRIME COMMERCIAL HOLIDAY AREAS (AS DEFINED ON THE PROPOSALS

MAP) AND WHERE THE APPLICANT CAN DEMONSTRATE THAT THERE WOULD BE NO SIGNIFICANT DETRIMENT TO THE OCCUPIERS OF ADJOINING PROPERTIES AND USERS OF LAND.

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

4 Core strategy – Adopted 21st December 2015

4.1 POLICY CS1 – FOCUSING ON A SUSTAINABLE FUTURE

For the Borough of Great Yarmouth to be truly sustainable it has to be environmentally friendly, socially inclusive and economically vibrant not just for those who currently live, work and visit the borough, but for future generations to come. When considering development proposals, the Council will take a positive approach, working positively with applicants and other partners to jointly find solutions so that proposals that improve the economic, social and environmental conditions of the borough can be approved wherever possible.

To ensure the creation of sustainable communities, the Council will look favourably towards new development and investment that successfully contributes towards the delivery of:

- a) Sustainable growth, ensuring that new development is of a scale and in a location that complements the character and supports the function of individual settlements
- b) Mixed adaptable neighbourhoods, which provide choices and effectively meet the needs and aspirations of the local community
- c) Environmentally friendly neighbourhoods that are located and designed to help address and where possible mitigate the effects of climate change and minimise the risk of flooding
- d) A thriving local economy, flourishing local centres, sustainable tourism and an active port
- e) Safe, accessible places that promote healthy lifestyles and provide easy access for everyone to jobs, shops and community facilities by walking, cycling and public transport
- f) Distinctive places that embrace innovative, high quality urban design that reflects positive local characteristics and protects the borough's biodiversity, unique landscapes, built character and historic environment

Planning applications that accord with this policy and other policies within the Local Plan (and with policies in adopted Neighbourhood Plans, where relevant) will be approved without delay, unless other material considerations

indicate otherwise. Where there are no policies relevant to the application or relevant policies are out of date at the time of making the decision then the Council will grant permission unless material considerations indicate otherwise, taking into account whether:

- Any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the National Planning Policy Framework taken as a whole
- Specific policies in that Framework indicate that development should be restricted

4.2 **POLICY CS2 – ACHIEVING SUSTAINABLE GROWTH**

Growth within the borough must be delivered in a sustainable manner in accordance with Policy CS1 by balancing the delivery of new homes with new jobs and service provision, creating resilient, self-contained communities and reducing the need to travel. To help achieve sustainable growth the Council will:

a) Ensure that new residential development is distributed according to the following settlement hierarchy, with a greater proportion of development in the larger and more sustainable settlements:

- Approximately 35% of new development will take place in the borough's Main Towns at Gorleston-on-Sea and Great Yarmouth
- Approximately 30% of new development will take place in the borough's Key Service Centres at Bradwell and Caister-on-Sea
- Approximately 30% of new development will take place in the Primary Villages of Belton, Hemsby, Hopton on Sea, Ormesby St Margaret, Martham and Winterton-on-Sea
- Approximately 5% of new development will take place in the Secondary and Tertiary Villages named in the settlement hierarchy
- In the countryside, development will be limited to conversions/replacement dwellings/buildings and schemes that help to meet rural needs

b) To ensure compliance with Policy CS11, the proportions of development set out in criterion a) may need to be further refined following additional work on the impact of visitor pressures on Natura 2000 sites

c) Ensure that new commercial development for employment, retail and tourism uses is distributed in accordance with Policies CS6, CS7, CS8 and CS16

d) Promote the development of two key strategic mixed-use development sites: the Great Yarmouth Waterfront area (Policy CS17) and the Beacon Park extension, south Bradwell (Policy CS18)

e) Encourage the reuse of previously developed land and existing buildings

To ensure that the Council delivers its housing target, the distribution of development may need to be flexibly applied, within the overall context of seeking to ensure that the majority of new housing is developed in the Main Towns and Key Service Centres where appropriate and consistent with other policies in this plan. Any changes to the distribution will be clearly evidenced and monitored through the Annual Monitoring Report.

4.3 Policy CS8 – Promoting tourism, leisure and culture

As one of the top coastal tourist destinations in the UK, the successfulness of tourism in the Borough of Great Yarmouth benefits not only the local economy but also the wider sub-regional economy as well. To ensure the tourism sector remains strong, the Council and its partners will:

- a) Encourage and support the upgrading, expansion and enhancement of existing visitor accommodation and attractions to meet changes in consumer demands and encourage year-round tourism
- 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
- c) Safeguard key tourist, leisure and cultural attractions and facilities, such as the Britannia and Wellington Piers, Pleasure Beach, Hippodrome, the Sea Life Centre, the Marina Centre, Great Yarmouth Racecourse, St Georges Theatre and Gorleston Pavilion Theatre
- d) Maximise the potential of existing coastal holiday centres by ensuring that there are adequate facilities for residents and visitors, and enhancing the public realm, where appropriate
- e) Support the development of new, high quality tourist, leisure and cultural facilities, attractions and accommodation that are designed to a high standard, easily accessed and have good connectivity with existing attractions
- f) Encourage a variety of early evening and night time economy uses in appropriate locations that contribute to the vitality of the borough and that support the creation of a safe, balanced and socially inclusive evening/night time economy
- g) Support proposals for the temporary use of vacant commercial buildings for creative industries, the arts and the cultural sector, where appropriate
- h) Seek to support the role of the arts, creative industries and sustainable tourism sectors in creating a modern and exciting environment that will attract more visitors to the borough
- i) Support proposals for new tourist attractions and educational visitor centres that are related to the borough's heritage, countryside and coastal assets, and emerging renewable energy sector

- j) Ensure that all proposals are sensitive to the character of the surrounding area and are designed to maximise the benefits for the communities affected in terms of job opportunities and support for local services
- k) Encourage proposals for habitat-based tourism, especially where these involve habitat creation and the enhancement of the existing environment, in particular the areas linked to the Broads
- l) Protect rural locations from visitor pressure by ensuring that proposals for new tourist, leisure and cultural facilities are of a suitable scale when considering relevant infrastructure requirements and the settlement's position in the settlement hierarchy, in accordance with Policy CS2
- m) Protect environmentally sensitive locations, such as Winterton-Horsey Dunes Special Area of Conservation (SAC), from additional recreational pressure by seeking to provide facilities to mitigate the impact of tourism. In addition, the Council and its partners will seek to develop a series of 'early warning' monitoring measures which will be set out in the Natura 2000 Sites Monitoring and Mitigation Strategy along with the identified mitigation measures
- n) Support proposals involving the conversion of redundant rural buildings to self-catering holiday accommodation and/or location appropriate leisure activities, particularly where these would also benefit local communities and the rural economy
- o) Support the development of navigational links to the Broads and beyond where possible
- p) Work with partners to improve accessibility and public transport links to make it as easy as possible for visitors to travel to and around the borough.

5. Assessment

5.1 Key considerations

The key issues relating to this change of use to hot food take away within the Prime Commercial Holiday Area in Hemsby are as follows

- The impact upon the amenity of neighbouring residents and businesses through odours and smells emanating from the cooking of hot food;
- The impact that the loss of the retail (A1 Use) unit would have on the vitality and viability of Hemsby Prime Commercial Holiday Area;
- The impact that the change of use to a hot food take away (A5 use) would have upon the character and appearance of the area;
- Traffic and highways impact of this development;
- Bin storage, litter and toilet provision.

On the whole these issues were also raised as part of the consultation process.

5.2 Policy Context

The application is assessed primarily against saved policies of Great Yarmouth Borough Wide Local Plan, although the principles of the NPPF and Great Yarmouth Local Plan Core Strategy are important considerations as they set out the presumption in favour of sustainable development and would support new business development in the Borough.

- 5.3** Saved policy SHP 14 (Retail and food and drink uses in prime commercial holiday areas) sets out that in prime commercial holiday areas, in which this site is located, food uses would be supported subject to the size of the proposal. In this instance the unit is a modest size, approximately ¼ of the total of Clearance Use and is therefore supported by this policy.

- 5.4** SHP 15 (Hot-food takeaways) sets out the criteria against which takeaways should be assessed, the report will go on to consider these points. Saved policy TR5 (Character of holiday areas) looks to protect and enhance the existing character of the holiday area. The assessment of the application shows the distribution of land uses in the surrounding area (see plan at 1.3) and sets out that there is not a significant impact upon the existing character of the area.

5.5 Site Specific Assessment

As the application is retrospective officers from the Council's Environmental Health and Planning Department visited the site during the time the unit was operating to assess the impact of the cooking at the site in terms of odours. The council issued a planning enforcement temporary stop notice to make further checks and in the interim the site owner has made this planning application. The applicant complied with the notice, and has not opened since this intervention although the temporary stop notice has lapsed. The applicant has waited for the outcome of this planning application to take further steps. From the site inspections it was clear that because the limited size of the building, and the type of cooking on site being based on electric hotplates the intensity of cooking odours was limited. No objections had or have been received from the nearest residential/holiday accommodation properties regarding smells or odours or loss of amenity.

- 5.4** The location of this single storey building in a predominantly commercial area with no flats above, and a degree of separation (nearest accommodation being on the opposite side of Beach Road) means there is not a requirement

for extensive odour suppression or ventilation. A requirement for a wall mounted ventilation fan was raised by Environmental Health and this has been included in the planning application. The adjacent business to the south is a hot food takeaway which would not be harmed by this use, to the north the adjoining retail business has not objected and would not be adversely impacted. Therefore it is considered that the change of use to a hot food takeaway in this location would not be harmful to the amenity of neighbouring land uses or residents and would be in accordance with saved Policy SHP15 of the Great Yarmouth Borough Wide Plan.

- 5.5** The loss of the application site as a retail unit is not considered to be sufficient to warrant refusal or result in harm to the viability of Hemsby Prime Commercial Holiday Area. The unit's frontage is 5.0m wide, the building in which the unit sits has a frontage of 30m, therefore only 1/6th of the retail frontage would be lost and 25m of the frontage would remain in a retail use. Opposite, there is a retail shop in use as a clothes shop, and also to the north of the site is Little Johns Shop which has a frontage of approximately 21m. It is also pertinent to note that between the Hollywood Diner, and the clothes shop opposite the site is a vacant retail premises.
- 5.5** When considering the variety of uses remaining in the area after this development took place, (see plan at 1.3) it is not possible to argue that the provision of tourist facilities and attractions is deficient. There are a variety of shops, amusements, activities and food uses (both cafes and also hot food takeaways). Many of the objections state that there are too many hot food takeaways. However considering that many of the larger units are in none food uses, that there remains a variety of tourist related businesses in the vicinity, and that policy SHP14 promotes food retail uses of a modest size it is not considered that there are grounds on which to refuse this application. The proposal is considered to be in accordance with saved Policies TR5, SHP14 and SHP15 of the Great Yarmouth Borough Wide Plan.
- 5.6** Whilst the number of food related businesses stated by objectors is relatively high in the wider area 28 out of 52 businesses, there is no policy stating a specific maximum percentage, floor area or length of frontage that can change to food uses. It is important to note that the number specified is not specifically hot food takeaways and also includes pubs serving food, restaurants, cafes and other food related uses which are located along the whole of Beach Road Prime Commercial Holiday Area, which is approximately 300m long. As shown in the analysis of the immediate vicinity, this change of use would not harm the character of the area, and does not reduce the areas retail offer significantly as the application site has a frontage of 5m.

- 5.7 Concerns have been raised regarding parking and highways, previously the use of the land as a shop would have generated some vehicular movements, and the proposed use would also result in vehicular movements. The site is located opposite the main private visitor car park for Beach Road and the road itself has double yellow lines along its whole length, so parking outside this business, as is the case with a proportion of businesses on Beach Road is not permitted. Therefore on balance the proposal is not considered to generate an unacceptable amount of vehicular movements that cannot be accommodated at neighbouring car parking areas and is therefore not detrimental to the parking or movement of traffic in the area.
- 5.8 A number of objections from businesses were received concerned with toilet provision. As the use of the site is a takeaway business with no onsite seating and all food to be eaten off of the premises the councils EH policy for toilet provision would only require staff toilets, and not public toilets. The applicant has submitted information subsequent to these comments being received to show that there is toilet provision and hand washing facilities on site for staff.
- 5.9 Equally, following comments from consultees, the applicant has confirmed that within land owned by his landlord, on adjoining land to the unit a waste bin can be stored and that he would enter into contract waste collection on a weekly basis from the site. From a site visit it is apparent that a waste bin could be stored on site accessed either to the rear, or with an additional section of fence, to the front, although a condition would be attached to any permission to ensure they remain in place in perpetuity.
- 5.10 It is important to make clear that the decision taken should be based on material planning considerations. The Town and Country Planning Act allows for retrospective planning applications, and that in considering these types of applications where some or all of the work has commenced, the fact that the council's consent was not sought prior to commencing work is not a material planning consideration. Additionally whilst the viability and vitality of the Prime Commercial Holiday Area is a material planning consideration, the planning system is not design to stifle competition between businesses and both Council Policies in the Core Strategy and the National Planning Policy Framework seek to support appropriate new businesses and investment.

6. Recommendation

6.1 Approval

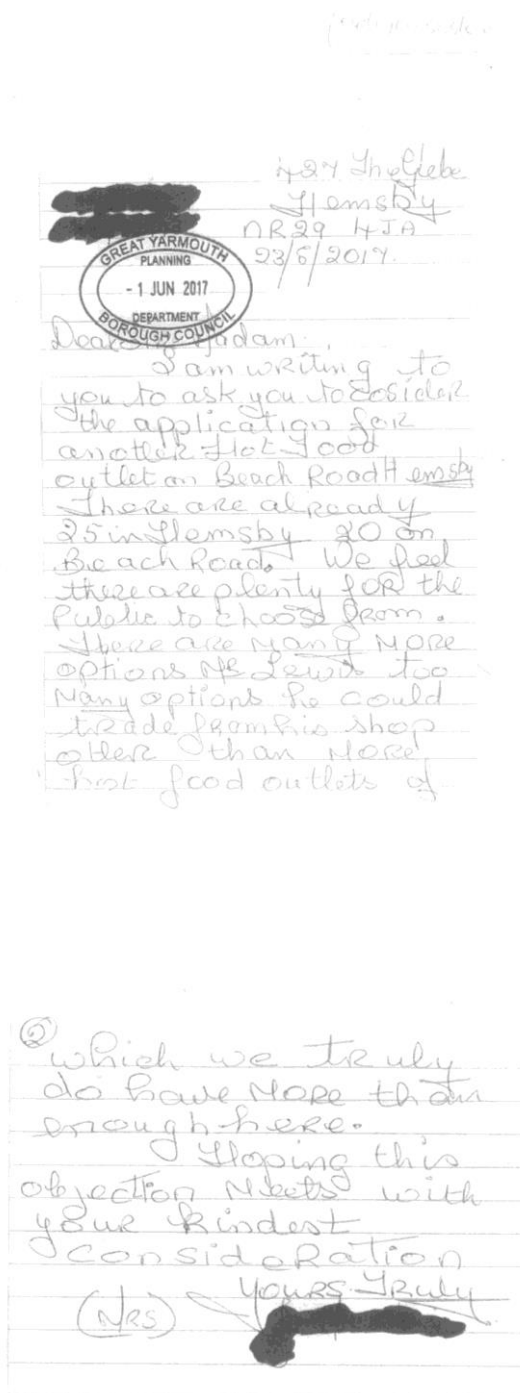
- 6.2 The application has shown that the use of the site for hot food takeaway would not harm the amenity of neighbouring businesses, nor the occupants of the nearest residential/holiday accommodation as the intensity of cooking is

relatively low, and there is sufficient distance to neighbours. The change of use of this 5.0m wide former retail unit to a hot food takeaway would not harm the character, viability or vitality of Hemsby Beach Road Prime Commercial Area to such an extent as to warrant refusal as there would remain a good mix of tourist centred land uses (see 1.3). As identified, whilst there are a relatively high number of food use businesses in the wider area, surrounding the application site retail and other tourist uses would remain and this application would not lead to an unacceptable proliferation of hot food takeaways.

- 6.3** The applicant has, following the consultation process included details of toilets, waste collection and storage which are sufficient to meet relevant policy. The scheme as a whole is considered to be in accordance with saved policies TR7, SHP14 and SHP15 of Great Yarmouth Borough Wide Local Plan 2001 and Adopted policy CS8 of the Great Yarmouth Local Plan – Core Strategy 2015. Subject to conditions limiting hours of operation (9.00-18.00 mon-Friday, 9.00-20.00 Sat/Sun/Bank Holidays, 9.00-22.30 Fireworks Nights), ensuring the continued provision of bins, and ensuring that the unit is in sole use as a take away with no indoor seating, the application is recommended for approval.

7.1 - Appendix 1 - Examples of Objection Letters

Objection letters can be viewed online or at the council offices.



Jill K. Smith

From: Jack Ibbotson
Sent: 06 June 2017 09:19
To: plan
Subject: FW: Planning application at 06/17/0313/cu

For file if Jason or Gemma haven't already had it added

Thanks

Jack

From: James Bensly
Sent: 05 June 2017 09:37
To: Jack Ibbotson
Cc: Gemma Manthorpe; Jason Beck
Subject: Fwd: Planning application at 06/17/0313/cu

Dear Jack

For the case file please.

Kind regards

James

Sent from my iPad

Begin forwarded message:

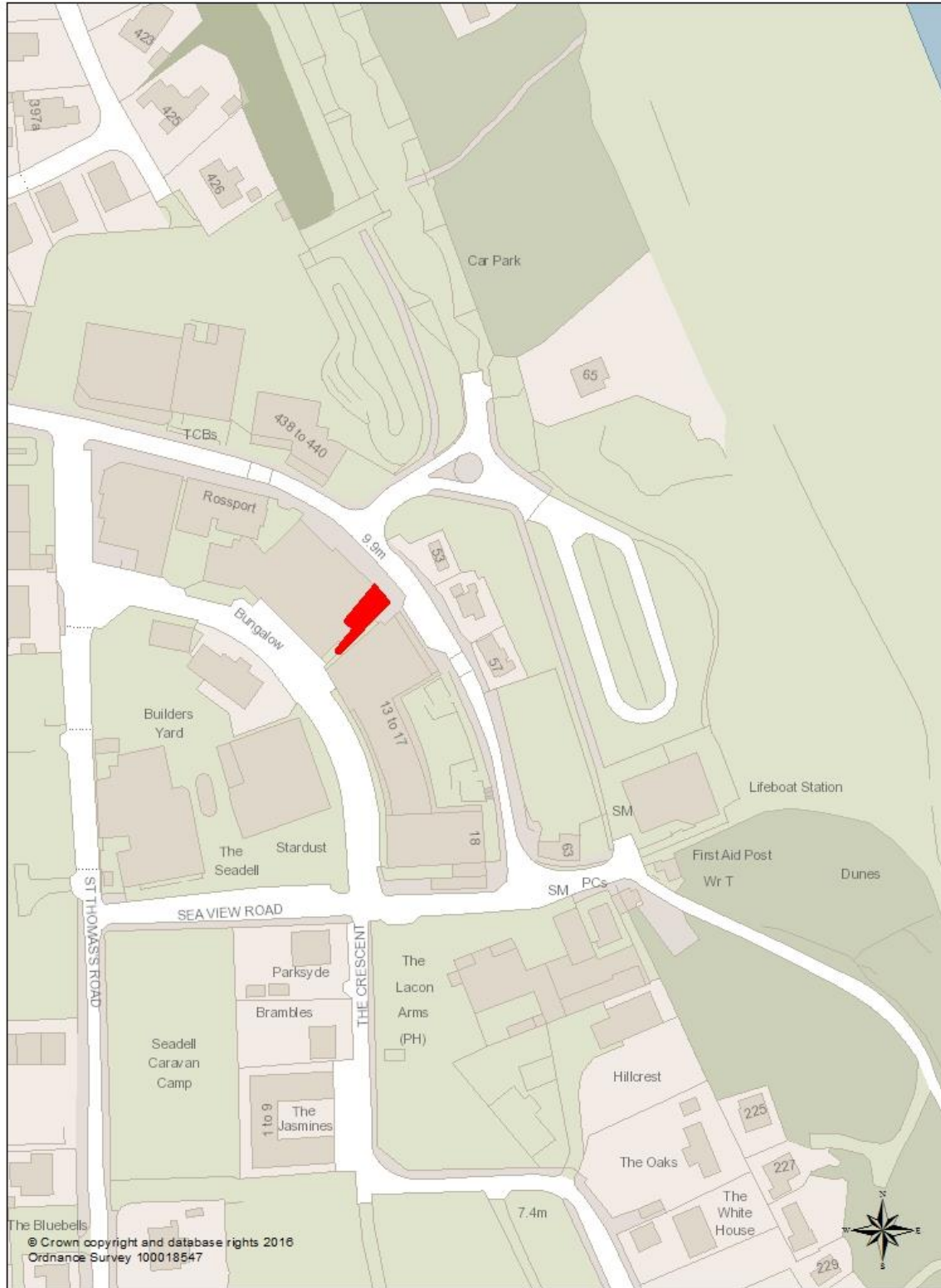
From: Dan [REDACTED]
Date: 4 June 2017 at 20:02:33 BST
To: "cllr.james.bensly@great-yarmouth.gov.uk" <cllr.james.bensly@great-yarmouth.gov.uk>
Subject: Planning application at 06/17/0313/cu

Dear Sir,

In regards to application 06/17/0313/CU I feel there are too many food establishments in the Hemsby area. With another opening it would become saturated and effect the local businesses along with quality of product offered as they would have to compete harder cutting costs where they can. This could lead to job loses and/or local businesses to shut.

Yours sincerely,

Daniel Hale
49Jasmine Gardens
Bradwell
Great Yarmouth
NR318HU



Great Yarmouth Borough Council

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

Mapping Browser Export

1:1,250

Reference: 06/17/0152/O

Parish: Filby

Officer: Mr G Clarke

Expiry Date: 23-06-2017

Applicant: Mr & Mrs Green

Proposal: Erection of three dwellings

Site: land north of Philmar Lodge
Ormesby Lane
Filby

REPORT

1 Background / History :-

- 1.1 The site involved in the application is an area of grass land, that is currently used as a paddock, to the north of a bungalow known as Philmar Lodge. The site has frontage to Ormesby Lane and is currently enclosed by a hedge along the roadside boundary.
- 1.2 The proposal is an outline application for the erection of three dwellings with means of access to be considered at this stage and all other matters such as siting and design to be submitted as part of a detailed application if outline consent is granted.
- 1.3 The site is outside the Village Development Limit as shown on the Local Plan Policies Map.

2 Consultations :-

- 2.1 Highways – No objections subject to conditions regarding access, visibility splays and provision of a footpath across the site frontage.
- 2.2 Parish Council – Objection, the site is outside the Village Development Limit and as the parish has already in the last two years accommodated more than the 5% Core Strategy target then this is unacceptable to permit more residential development within this parish. The slowing, stopping and turning traffic generated at this location by three accesses on this busy sub-standard class 3 road would be detrimental to the free flow of other road users.

- 2.3 Strategic Planning - The site is an existing dwelling width away from the defined Village Development Limits of Filby. The adopted Core Strategy Policy CS2 identifies Filby as a Secondary Village that will contribute (along with the other Secondary and Tertiary Villages) to approximately 5% of the Borough's housing growth over the plan period. The site is not isolated and is located next to part of the existing built up settlement and is within close proximity to the bus stop facilities provided along Main Road.

The broader context in which the application should be judged includes its potential contribution to overall housing delivery set out in the Core Strategy and the Council's five housing land supply; national planning policy 'to boost significantly the supply of housing' and Housing White Paper's (Feb 2017) central aim to increase the supply of housing.

In Strategic Planning terms, I therefore recommend approval of the application unless there are specific reasons for not doing so.

- 2.4 Anglian Water – comments awaited.
- 2.5 Environmental Health – no objection subject to conditions regarding contaminated land and hours of work.
- 2.6 Neighbours – one letter of objection has been received from the occupier of Philmar Lodge, a copy of which is attached, the main reasons for objection are that the site is agricultural land, too many homes have been built in Filby, highway safety and a sewer runs through the site.

3 Policy :-

3.1 POLICY CS1 – Focusing on a sustainable future

For the Borough of Great Yarmouth to be truly sustainable it has to be environmentally friendly, socially inclusive and economically vibrant not just for those who currently live, work and visit the borough, but for future generations to come. When considering development proposals, the Council will take a positive approach, working positively with applicants and other partners to jointly find solutions so that proposals that improve the economic, social and environmental conditions of the borough can be approved wherever possible.

To ensure the creation of sustainable communities, the Council will look favourably towards new development and investment that successfully contributes towards the delivery of:

- a) Sustainable growth, ensuring that new development is of a scale and in a location that complements the character and supports the function of individual settlements
- b) Mixed adaptable neighbourhoods, which provide choices and effectively meet the needs and aspirations of the local community
- c) Environmentally friendly neighbourhoods that are located and designed to help address and where possible mitigate the effects of climate change and minimise the risk of flooding
- d) A thriving local economy, flourishing local centres, sustainable tourism and an active port
- e) Safe, accessible places that promote healthy lifestyles and provide easy access for everyone to jobs, shops and community facilities by walking, cycling and public transport
- f) Distinctive places that embrace innovative, high quality urban design that reflects positive local characteristics and protects the borough's biodiversity, unique landscapes, built character and historic environment

Planning applications that accord with this policy and other policies within the Local Plan (and with policies in adopted Neighbourhood Plans, where relevant) will be approved without delay, unless other material considerations indicate otherwise. Where there are no policies relevant to the application or relevant policies are out of date at the time of making the decision then the Council will grant permission unless material considerations indicate otherwise, taking into account whether:

- Any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the National Planning Policy Framework taken as a whole
- Specific policies in that Framework indicate that development should be restricted

3.2 POLICY CS2 – Achieving sustainable growth

Growth within the borough must be delivered in a sustainable manner in accordance with Policy CS1 by balancing the delivery of new homes with new jobs and service provision, creating resilient, self-contained communities and reducing the need to travel. To help achieve sustainable growth the Council will:

- a) Ensure that new residential development is distributed according to the following settlement hierarchy, with a greater proportion of development in the larger and more sustainable settlements:
- Approximately 35% of new development will take place in the borough's Main Towns at Gorleston-on-Sea and Great Yarmouth
 - Approximately 30% of new development will take place in the borough's Key Service Centres at Bradwell and Caister-on-Sea
 - Approximately 30% of new development will take place in the Primary Villages of Belton, Hemsby, Hopton on Sea, Ormesby St Margaret, Martham and Winterton-on-Sea
 - Approximately 5% of new development will take place in the Secondary and Tertiary Villages named in the settlement hierarchy
 - In the countryside, development will be limited to conversions/replacement dwellings/buildings and schemes that help to meet rural needs
- b) To ensure compliance with Policy CS11, the proportions of development set out in criterion a) may need to be further refined following additional work on the impact of visitor pressures on Natura 2000 sites
- c) Ensure that new commercial development for employment, retail and tourism uses is distributed in accordance with Policies CS6, CS7, CS8 and CS16
- d) Promote the development of two key strategic mixed-use development sites: the Great Yarmouth Waterfront area (Policy CS17) and the Beacon Park extension, south Bradwell (Policy CS18)
- e) Encourage the reuse of previously developed land and existing buildings

To ensure that the Council delivers its housing target, the distribution of development may need to be flexibly applied, within the overall context of seeking to ensure that the majority of new housing is developed in the Main Towns and Key Service Centres where appropriate and consistent with other policies in this plan. Any changes to the distribution will be clearly evidenced and monitored through the Annual Monitoring Report.

3.3 Interim Housing Land Supply Policy

This policy only applies when the Council's Five Year Housing land Supply utilises sites identified in the Strategic Housing Land Availability Assessment. New housing development may be deemed acceptable outside, but adjacent to

existing Urban Areas or Village Development Limits providing the following criteria, where relevant to the development, have been satisfactorily addressed:

- a) The scale of the development is appropriate to the size, character and role of the settlement as indicated in the settlement hierarchy and the level of housing proposed in any one settlement is generally in accordance with the level of housing proposed in emerging Policy CS2
- b) The proposed mix of housing sizes, types and tenures reflect local housing requirements in accordance with the latest Strategic Housing Market Assessment, this may include self-build schemes and lower density housing
- c) At least 10% or 20% affordable housing depending on the affordable housing sub-market area is proposed unless exceptional circumstances can be demonstrated i.e. the proposal would result in the significant regeneration of a brownfield site
- d) The townscape and historic character of the area including designated heritage assets are conserved and enhanced. The final design should appropriately respond to and draw inspiration from distinctive local natural and built characteristics such as scale, form, massing and materials
- e) The proposed density and layout is appropriate and reflects the character and appearance of the surrounding area. Where 'higher' densities are proposed these will only be permitted if potential impacts have been mitigated by a well thought-out design
- f) A sequential approach has been taken to steer development to areas with the lowest probability of flooding, where this is not consistent with sustainability objectives (as set out in the Exception test) a Flood Risk Assessment should be provided incorporating appropriate mitigation measures, including emergency and evacuation plans
- g) Measures have been taken to avoid reductions in water quality and ensure that adequate foul water capacity is available to serve the development
- h) Measures have been taken to avoid or reduce adverse impacts on existing biodiversity and geodiversity assets. Where adverse impacts are unavoidable, suitable measures will be required to mitigate any adverse impacts. Where mitigation is not possible, the Council will require that full compensatory provision be made
- i) The landscape character of the surrounding area is conserved and enhanced, especially where the proposed development is in close proximity to an

important landscape area, such as the Broads or the Norfolk Coast Area of Outstanding Natural Beauty. It is advisable that schemes in close proximity to the Broads also seek pre-application design advice from the Broads Authority

- j) The proposed development creates a safe and accessible environment that offers convenient access to key facilities and public transport
- k) The strategic and local road network can accommodate the proposed development without obstructing existing pedestrian and vehicular movements or negatively impacting upon public safety
- l) The development, having regard to other committed developments, would not be constrained by the need for significant off-site infrastructure which is not planned or funded
- m) The proposed development fulfils the day-to-day needs of residents and visitors including the provision of suitable private and communal open space, provision of sufficient car parking, planning for cycle storage and ensuring appropriate waste and recycling facilities are provided
- n) The proposal is demonstrated to be deliverable and viable, having regard to necessary contributions towards infrastructure, service provision and affordable housing, and the intention to develop is demonstrated by the applicant. To maximise housing delivery the Council will seek to ensure that the development commences within 2 years of planning permission being granted

4 Assessment :-

- 4.1 The southern boundary of the application site is approximately 15 metres to the north of the side elevation of Philmar Lodge, there is a mature hedge along the northern boundary of Philmar Lodge which screens that dwelling from the site. The site is currently open grass land used as grazing paddocks with a hedge along the road frontage. The proposal is to divide the site into three plots with each plot having its own access from Ormesby Lane, the means of access is part of the outline application. An indication of possible siting and design has been submitted with the application but these are not matters that are to be considered at this stage.
- 4.2 Concerns have been raised by the Parish Council and the occupier of Philmar Lodge regarding the vehicular access but the Highways Officer has considered the proposal and has no objection on the grounds of highway safety subject to the provision of suitable visibility splays and a 1.8 metre wide footpath across

the site frontage. This will involve the removal of the existing hedge but there will be new hedges around the sides and rear of the site.

- 4.3 The site is outside the Village Development Limit as is Philmar Lodge, the Interim Housing Land Supply Policy (IHLSP) allows new housing outside but adjoining the Development Limit subject to meeting the criteria of the Policy. The site does not strictly speaking adjoin the Development Limit but it is close and the IHLSP is a material consideration when deciding the application.
- 4.4 Filby is identified as a Secondary Village in Policy CS2 of the Core Strategy where approximately 5% of new development will take place, there have been several new developments within the village that have been constructed recently or are under the course of construction but this does not automatically preclude further development and each site has to be considered on its merits taking into account the location, possible adverse effects on neighbouring dwellings and the landscape.
- 4.5 The only adjoining dwelling is Philmar Lodge and this is screened from the site by the existing hedge so the proposed dwellings will not have any adverse effect on the residential amenities of that property. There is a line of semi-detached houses further to the north along Ormesby Lane, the application site is closer to the village than those dwellings and will be a partial infilling of the gap between the existing development. Providing the site is suitably landscaped it is not considered that it would have a significant adverse effect on the character of the village.
- 4.6 There is a sewer running diagonally through the southern half of the site, the agent for the application is aware of this and it is marked on the submitted drawing. Anglian Water have been consulted to see if they have any concerns regarding the proposal but no response had been received at the date of writing the report.
- 4.7 Taking the above into account it is considered that it would be difficult to justify refusal of the application and the recommendation is to approve subject to there being no adverse comment from Anglian Water regarding the sewer that runs through the site.

5 RECOMMENDATION :-

- 5.1 Approve – the proposal conforms with the aims of Policies CS1 and CS2 of the Great Yarmouth Local Plan: Core Strategy and the Interim Housing Land Supply Policy.

ACK 28/3/17

S

Page 1 of 2

Philmar Lodge,
Ormesby Lane,
Filby, Great Yarmouth,
Norfolk NR29 3HX
26th March, 2017.

Mr. Dean Minns,
Great Yarmouth Borough Council,
Planning Services Development Control,
Town Hall, Hall Plain,
Great Yarmouth, Norfolk, NR30 2QF



Dear Mr. Minns,

RE: Planning Application 06/17/0152/O Case Officer Mr G Clarke.

My name is Janice Green, of Philmar Lodge, Ormesby Lane, Filby, Great Yarmouth, Norfolk, NR29 3HX. I own and reside here on approved residential land, Property Reference 0281629.

Following receiving the notice and talking to Mrs E Helsdon, I am writing to formally object to this Planning Application for the following reasons as you list as being relevant issues:

1. Statutory and emergent current planning is that this land is zoned agricultural land and this restriction to my knowledge has not been lifted nor applied for. It is my opinion that too many homes have been built recently in Filby without consideration of services which will be needed to be both funded and provided. I request that the agricultural zoning remains.
2. Without Government Planning on agricultural needs for the local community too many new homes present traffic, pollution and transport problems.
3. Respecting Planning Law my late husband, Philip Green applied to council to have the correct residential zoning applied to my residential property, namely Philmar Lodge, and the permission by council was approved. I have not been advised that the agricultural restriction has been lifted for this Planning Application 06/17/0152/O. Therefore no previous decision has been made either. My late husband willed this agricultural land to his nephew knowing full well that it was zoned agricultural because when he previously applied for housing permission he was refused under flood zoning restrictions.
4. Of particular note is HIGHWAY SAFETY and TRAFFIC. Ormesby Lane in many places is single lane with a few areas where traffic have to park to allow passing traffic. The area in front of this Planning Application is very narrow on a bend and prevents good visibility. Very

importantly Council and Norwich Highway Safety division have recently found it necessary to put a sign saying "NO FOOTPATH FOR 200 YARDS" which includes this section in front of the requested Planning Application. The sign is a warning to adults and children as adults (some elderly) and children find it necessary to use for their way to the bus stop on the Main Road, Filby. I have heard many a screech of breaks even though there are also speed restrictions. Directly outside this proposed sight for more dwellings, there is also a warning about the intersection of Ormesby Lane and the Main Road. Residents and people walking their dogs have to walk on the road. Extra families and large houses would add to problems of safety. Please consider this factor respectfully. Local farmers need to use this road to transport their large farming machines.

5. A sewerage line runs through the middle of the property which was installed by Anglia Water in 2011 and has covenants and restrictions applied to any further development before council could approve this application.
6. The design for three four bedroom houses with garages presents problems for families regarding traffic and entrances onto Ormesby Lane.
7. An Archeological assessment would have to be carried out prior to approval.
8. Residents services would be further disadvantaged till further studies and decisions are made with funding granted to the local Filby Parish Council due to the large volume of homes recently under construction in the village. Transport for school and college students as well as elderly residents is a main concern. College students and young people trying to get to their employment without a car have to walk long distances to Ormesby St. Margaret via Ormesby Lane. Problems would also arise because Powernetworks UK presently have underground electricity lines running under the hedge with deep roots entwined with electrical wires in front of this land which states " the hedge would be removed".

Please consider my objections before carefully making a decision on the above Planning Application. I respectfully request that this reply be read out at your council meeting regarding this Planning Application. I would also like to be notified using my residential address being Philmar Lodge, Ormesby Lane, Filby, Great Yarmouth, Norfolk NR29 3HX as to when and where the meeting will be held to decide the outcome.

Thank you for your assistance. I look forward to your reply within 7 days.

Yours faithfully,
Janice Green



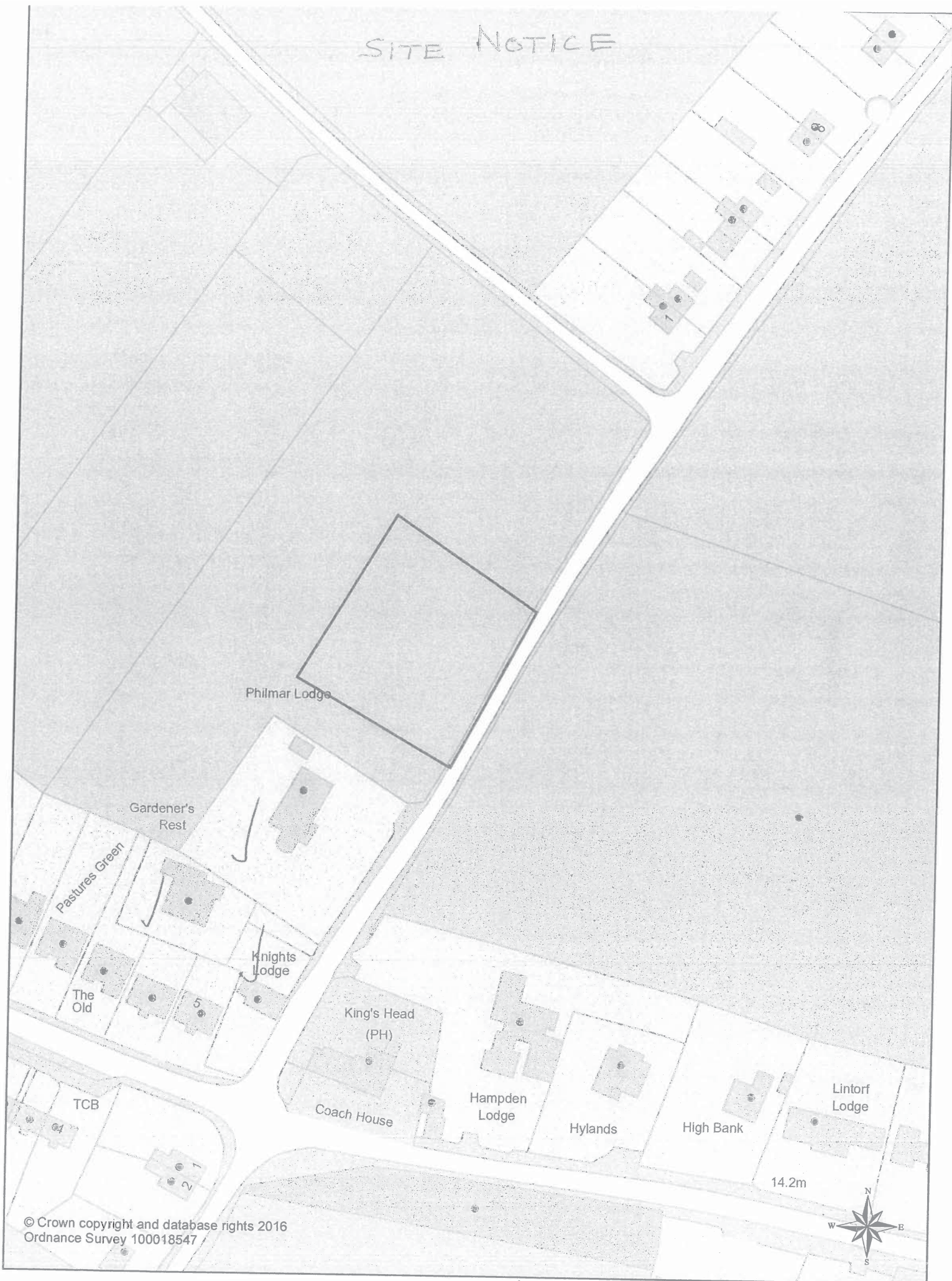
Page 2 of 2

Great Yarmouth Borough Council

28 MAR 2017

Customer Services

SITE NOTICE



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Ordnance Survey 100018547



Reference: 06/17/0254/F

Parish: Burgh Castle

Officer: Mr G Clarke

Expiry Date: 04-07-2017

Applicant: Mr & Mrs Saunders

Proposal: Demolition of existing residential dwelling and replacement with new residential dwelling

Site: Sunnydale
Mill Road
Burgh Castle

REPORT

1. Background / History :-

- 1.1 The application site is on the western side of Mill Road, the site is just under 0.5 hectare in area with an existing house which is sited towards the road frontage, there is a field to the south and caravans on part of Breydon Water Holiday Park adjoining the west and north boundaries.
- 1.2 An area of land at the west end of the site was granted planning permission for the storage of up to 18 caravans in 1996 (06/96/0785/CU).

2 Consultations :-

- 2.1 Highways – no objection subject to a condition requiring a visibility splay across the site frontage.
- 2.2 Parish Council – no reply.
- 2.2 Strategic Planning – no comment.
- 2.3 Local residents – two comments have been received, one supports the application and one objects, copies of the comments are attached.

3 Policy :-

3.1 National Planning Policy Framework - Paragraph 55

To promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. For example, where there are groups of smaller settlements, development in one village may support services in a village nearby. Local planning authorities should avoid new isolated homes in the countryside unless there are special circumstances such as:

- the essential need for a rural worker to live permanently at or near their place of work in the countryside; or
- where such development would represent the optimal viable use of a heritage asset or would be appropriate enabling development to secure the future of heritage assets; or
- where the development would re-use redundant or disused buildings and lead to an enhancement to the immediate setting; or
- the exceptional quality or innovative nature of the design of the dwelling.
Such a design should:
 - be truly outstanding or innovative, helping to raise standards of design more generally in rural areas;
 - reflect the highest standards in architecture;
 - significantly enhance its immediate setting; and
 - be sensitive to the defining characteristics of the local area.

3.2 POLICY HOU20

REPLACEMENT DWELLINGS IN THE COUNTRYSIDE (OUTSIDE THE URBAN AREAS OF GREAT YARMOUTH, GORLESTON AND BRADWELL AND THE VILLAGE DEVELOPMENT LIMITS SHOWN ON THE PROPOSALS MAP) WILL BE PERMITTED PROVIDED THAT:

- (A) THE EXISTING DWELLING IS HABITABLE;
- (B) THE PROPOSED REPLACEMENT IS OF SIMILAR OR IMPROVED DESIGN AND CHARACTER TO THE EXISTING DWELLING AND SYMPATHETIC TO ITS SURROUNDINGS;

- (C) EXCLUDING PROVISION OF A GARAGE OR OUTBUILDINGS, THE AMOUNT OF ADDITIONAL FLOORSPACE CREATED IS NOT GREATER THAN 10% OF THE EXISTING DWELLING;
- (D) THE REPLACEMENT DWELLING IS LOCATED ON, OR IMMEDIATELY ADJACENT TO, THE SITE OF THE EXISTING DWELLING AND WITHIN ITS CURTILAGE;
- (E) THERE IS NO INCREASE IN THE NUMBER OF DWELLINGS; AND, WHERE APPROPRIATE
- (F) THE BUILDING IS NOT INCLUDED IN THE STATUTORY LIST OF BUILDINGS OF SPECIAL ARCHITECTURAL OR HISTORIC INTEREST.

(Objective: To allow the replacement of unsatisfactory dwellings subject to environmental considerations.)

4 Assessment :-

- 4.1 There is an existing house on the site that is in habitable condition but which would require considerable alteration and updating to make to bring it up to a modern standard of accommodation. Policy HOU20 which is a saved policy from the Great Yarmouth Borough-Wide Local Plan allows replacements for existing dwellings in the countryside but has criteria that limit the size, design and siting of the new dwelling.
- 4.2 The dwelling is on a substantial plot with no immediate neighbours and it would be very difficult to refuse an application for large extensions that would greatly exceed the floorspace limitation imposed by criterion (c) of the policy. The applicants have considered extending the dwelling which would allow them to have a larger dwelling without having to conform to Policy HOU20 but this would leave them with an older core to the house with modern attachments and the dwelling would still be close to the road.
- 4.3 Instead of trying to get around the Policy by adopting this approach they have resolved to apply for a new dwelling sited further back on the site using the part of Paragraph 55 of the National Planning Policy Framework (NPPF) that allows new dwellings under special circumstances one of which is the exceptional quality or innovative nature of the design of the dwelling.
- 4.4 The design of the house includes a central round tower which is intended to reflect the towers of the Roman fort with the main part of the building being flat

roofed with two storey and single storey sections. The external finish will be a mixture of cladding and render and the whole house will be constructed to the highest standard of insulation and sustainability. It is considered that the proposed design is of exceptional quality and that it is an acceptable form of development of the type that is allowed under the terms of Paragraph 55 of the NPPF.

5 RECOMMENDATION :-

- 5.1 Approve – the dwelling complies with the requirements of Paragraph 55 of the NPPF.

DESIGN & ACCESS STATEMENT

Project:
Sunnydale,
Mill Road,
Burgh Castle,
NR31 9QS

Client:
Mr & Mrs Saunders



06/17/0254/F



David Bullen Limited

Chartered Surveyors
Novus Centre
The Conge
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Contents

Section 1.0	
1.1 Introduction	3
1.2 Site Location	3
1.3 Existing Dwelling	4
Section 2.0	
2.1 Policy Context	5
2.2 Tree Proposals	9
Section 3.0	
3.1 Sustainable Design	9
3.1.1 Rainwater Harvesting	9
3.1.2 Passive Solar Design	10
3.1.3 Natural Ventilation	10
3.1.4 Layout & Access	10
3.1.5 Construction	11
3.1.6 Landscaping and Biodiversity	12
3.1.7 Solar Power	14
3.1.8 Heat Recovery	14
3.1.9 Grey Water Recycling	14
3.2 Massing	15
3.3 Form	15
3.3.1 General Form	15
3.3.2 Material Finishes	15
Section 4.0	
4.1 Existing Visuals	19
4.2 Proposed Visuals	20
Section 5.0	
5.1 Summary	21

A message from the Client

In submitting this application for what we consider to be a very contemporary looking house situated in the countryside we hope the planners will see that, although Burgh Castle is a very historic village, we want to build a house of "today" but by incorporating a large tower in the centre we retain a little of the village history but with a modern twist.

We have thought long and hard about renovating the existing house and just extending it, but we feel that because the plot is very long, the house would benefit from being set back further from the road so there is less visual impact.

We also think that time can't stand still forever and although Burgh Castle is very traditional in its appearance we have to move with the times with our house potentially being the cross-over between the very old and very new. It also has to be said that nowadays a plot such as ours becomes a very attractive proposition with developers who want to maximise its potential by building a few properties on it. We don't want that and I am sure the other residents would agree. As you can see from the overall size and positioning this could never happen so hopefully everybody will be more understanding when it comes to assessing our application.

Ian & Sharon

Section 1.0

1.1 Introduction

This design and access statement is to accompany a planning application for a replacement dwelling in the countryside in Burgh Castle. The new dwelling is to be a thoroughly modern eco-friendly family home building using the latest building theory and material technology currently available.

The design of the replacement dwelling is what could be called "modern architecture" hence will no doubt create a lot of discussion. Some will love it, and some will hate it. However, we're hoping that this document will help the local Parish and the Borough Council understand the concept little better and result in positive feelings towards the project.

1.2 Site Location

The site is located on the eastern edge of Burgh Castle, and just south of Cherry Tree Holiday Park on Mill Road. (See fig.1). The existing dwelling covers a footprint of approximately 120m² (total floor area of both floors is 220m²) and, despite sitting on the plot which exceeds 1 acre, is positioned very close in the road.

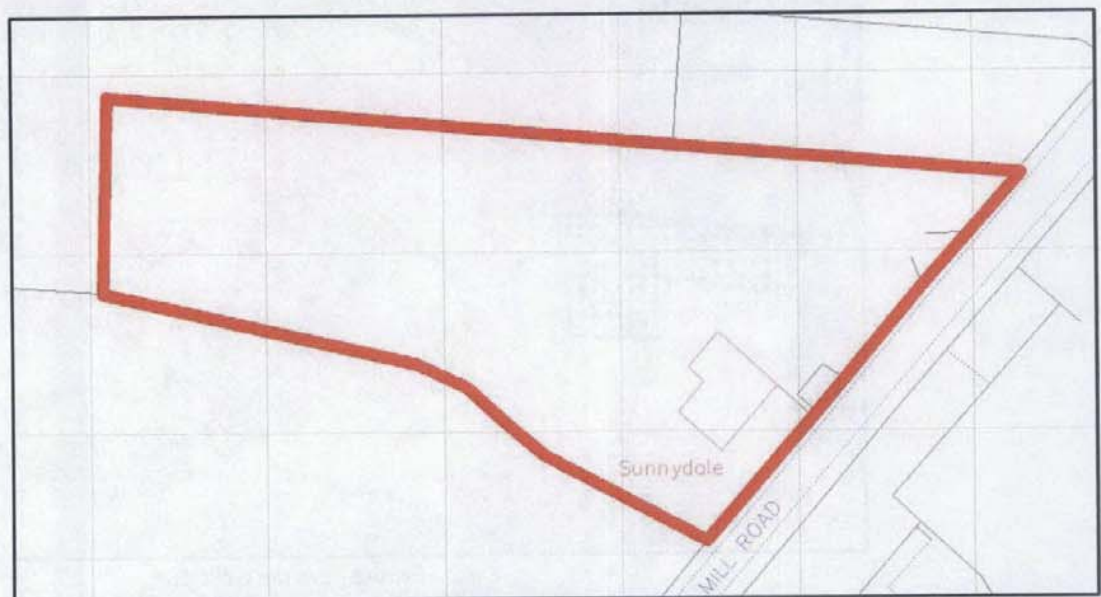
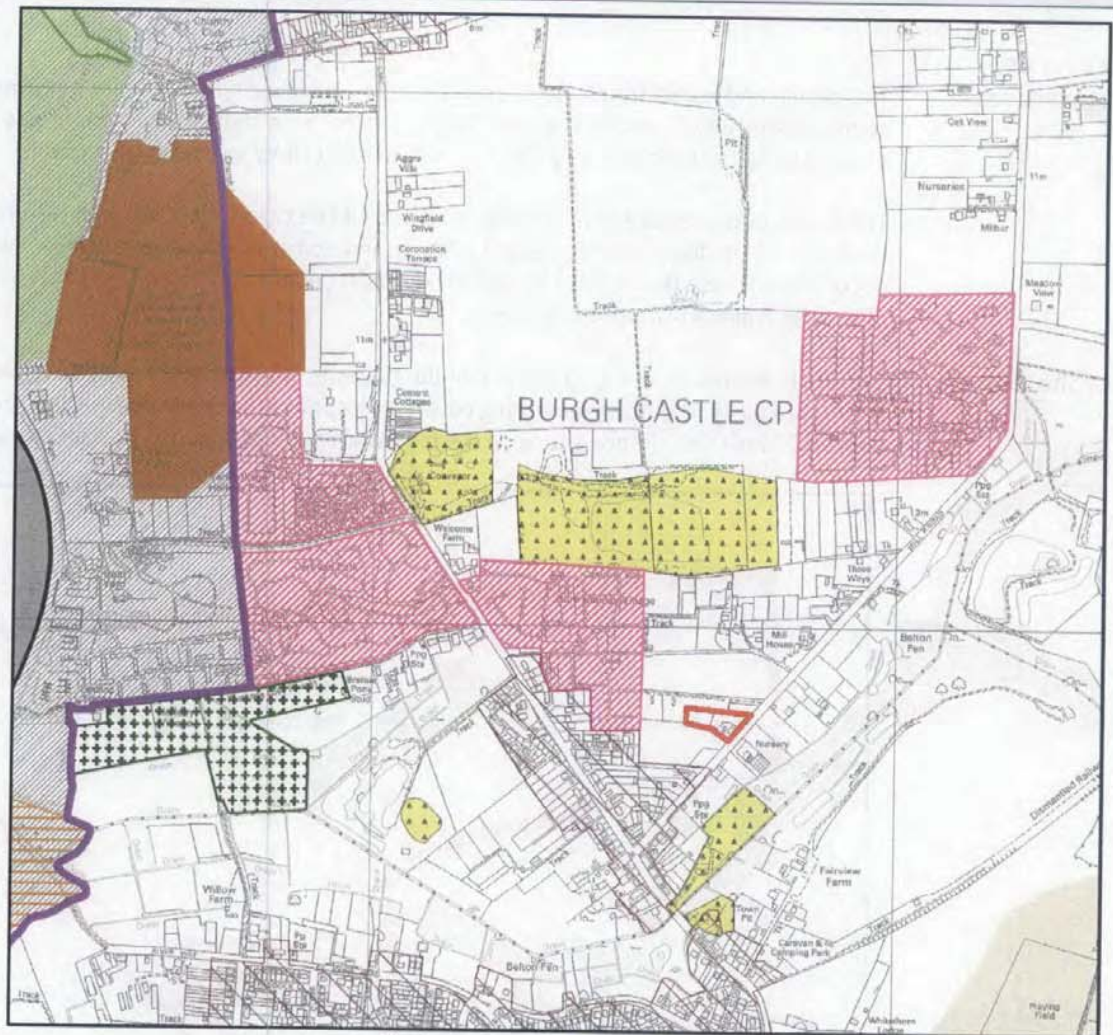


Fig.1 – Existing siteplan

Fig.2 below is an extract from the Great Yarmouth Borough Council (GYBC) Local Development Framework (LDF). Although there are numerous residential developments surrounding the site, it is clear that the site is just outside the village development envelope (brown hatched area).



1.3 Existing Dwelling

Access to the property is via a gravel driveway and parking is currently limited to a small area of shingle to the side of the property.

There are several issues with the existing property which have prompted the owners to seek permission to demolish the building and replace it with a new dwelling:

1. Too small for modern family living
2. Inflexible internal layout (i.e. unsuitably adaptable for the future lifetime use by the family)
3. Extremely poor thermal performance (i.e. cold in winter and hot in the summer)
4. Lack of modern living amenities (central heating etc)
5. Looming high maintenance cost issues/potential significant rebuild costs

6. Design is not of high quality and does not contribute positively to the local setting.

It is therefore the clients' intention to replace this old housing stock with a replacement dwelling which is not only forward thinking and sustainable in its construction and function, but also graceful and striking in its design, creating an impressive focal point at a gateway into Burgh Castle.

The following photo shows the existing property and gardens:



Section 2.0

2.1 Policy Context

Planning policy relating to this project is arguably the most contentious issue to deal with and it all depends on how different policies are to be interpreted.

Policy HOU20 of the Borough-wide Local Plan is a saved policy that is now part of the Great Yarmouth Local Plan. Core Strategy, the full wording of the policy is as follows:

POLICY HOU20 - REPLACEMENT DWELLINGS IN THE COUNTRYSIDE (OUTSIDE THE URBAN AREAS OF GREAT YARMOUTH, GORLESTON AND BRADWELL AND THE VILLAGE DEVELOPMENT LIMITS SHOWN ON THE PROPOSALS MAP) WILL BE PERMITTED PROVIDED THAT:

- (A) THE EXISTING DWELLING IS HABITABLE;
- (B) THE PROPOSED REPLACEMENT IS OF SIMILAR OR IMPROVED DESIGN AND CHARACTER TO THE EXISTING DWELLING AND SYMPATHETIC TO ITS SURROUNDINGS;
- (C) EXCLUDING PROVISION OF A GARAGE OR OUTBUILDINGS, THE AMOUNT OF ADDITIONAL FLOORSPACE CREATED IS NOT GREATER THAN 10% OF THE EXISTING DWELLING;
- (D) THE REPLACEMENT DWELLING IS LOCATED ON, OR IMMEDIATELY ADJACENT TO, THE SITE OF THE EXISTING DWELLING AND WITHIN ITS CURTILAGE;
- (E) THERE IS NO INCREASE IN THE NUMBER OF DWELLINGS; AND, WHERE APPROPRIATE
- (F) THE BUILDING IS NOT INCLUDED IN THE STATUTORY LIST OF BUILDINGS OF SPECIAL ARCHITECTURAL OR HISTORIC INTEREST.

(Objective: To allow the replacement of unsatisfactory dwellings subject to environmental considerations.)

The Council has allowed some flexibility with floor space when dealing with replacement dwellings on large plots, but applications for dwellings that greatly exceed the 10% rule have been refused.

Interestingly enough, we feel that it's important to note that other local councils have taken a slightly different approach in their policies for replacement dwellings in the countryside. For example, North Norfolk have taken the approach whereby they have said that a replacement dwelling in the area designated as Countryside would be permitted provided that the proposal:

- would not result in a disproportionately large increase in the height or scale of the original dwelling, and
- would not materially increase the impact of the dwelling on the appearance of the surrounding countryside.

Furthermore, they go on to say that when determining what constitutes a 'disproportionately large increase', account will be taken of the size of the existing dwelling, and the extent to which it has previously been extended or could be extended under permitted development rights, and the prevailing character of the area.

Whilst we appreciate that a policy in North Norfolk has very little relevance to Great Yarmouth's planning policy, we do feel that this this last point still has significant relative importance when it comes to determining this application.

The reason for this is that there are other dwellings nearby this site that appear to contravene policy HOU20 such as Rivendell, High Road, Burgh Castle. This property was originally a very modest bungalow which has now turned into a full two storey house with a floor area well over 500m².



"Rivendell"

However, that site is different in that the original bungalow on the site was "retained" (used in the loosest sense of the term) and some large two storey extensions were added to it. As these were extensions to an existing dwelling and not rebuilding a new dwelling, Policy HOU20 did not apply.

To our minds, this is nothing more than a convenient loophole to get around the current planning policy for

replacement dwellings and the same approach could be taken with this application. i.e. My client could simply put in a householder application to extend the original house.

Indeed, this route has been discussed with the planners, and they have said that the design would probably be acceptable under this policy. In our minds this makes an even bigger mockery of the current planning policy guidelines.

However, we have spoken with our client at length over this and, while it would certainly be an easier route to take, the result would ultimately be a compromise. Not only due to the fact that part of the dwelling would still be old and dreadfully inefficient in terms of energy usage, but it would also mean the dwelling would also be sitting on the edge of the very large plot, very close to the road. Both of which, if a replacement dwelling was achieved, could be rectified.

The only other option to look at with regards to policy would be to ignore local policies altogether, and concentrate on the National Planning Policy Framework. More specifically paragraph 55.

Although this states that local planning authorities should avoid new isolated homes in the countryside unless there are special circumstances, one of the circumstances where a new dwelling in designated countryside land would be acceptable is where the dwelling exhibits exceptional quality or innovative nature of the design.

It goes on to say that such a design should:

- a) be truly outstanding or innovative, helping to raise standards of design more generally in rural areas,
- b) reflect the highest standards in architecture,
- c) significantly enhance its immediate setting and
- d) be sensitive to the defining characteristics of the local area.

Norfolk has had its fair share of so-called "paragraph 55 houses" over the past few years, and some examples can be seen below. But as far as we are aware, none have been approved in the Great Yarmouth Borough to date. Could this one be the first?



Titchwell, Norfolk



Litcham, Norfolk



Honningham, Norfolk

The difficulty for us as designers will be that, under paragraph 55 this application will be a departure from the Council's local policy, and therefore will have to go to committee where the members will have to be persuaded that it is of sufficient merit to be approved.

2.2 Tree Proposals

The site is reasonably clear of mature vegetation. The garden has been maintained to a basic level and, as a result, any flowerbeds that might have once existed in the property's heyday have now gone. The site is predominantly covered coarse grass with a few shrubs here and there. There are three notable areas of mature vegetation.

However, as part of the scheme, it is our client's intention to carry out extensive landscaping. Details of which can be found in section 3.1.6.

Section 3.0

3.1 Sustainable Design

3.1.1 Rainwater Harvesting

Whilst modern attenuating soakaways will be installed, it is still considered to be a huge waste of water. Instead, a rainwater harvesting tank is to be installed. Water that is collected off the roofs will be stored and reused to flush the toilets, thus reducing the amount of water needed to be provided from the mains. This in turn means less energy is needed down the line from the water provider.

3.1.2 Passive Solar Design

Overhangs have been employed at both roof and first floor levels to provide shading from high level sun. This prevents overheating in the summer, and allows the less intense low level spring, winter and autumn sunshine to enter and warm the living spaces.

The highly insulated roofs are to be covered in black EPDM membranes which serve to absorb heat from the sun. This slows the rate of heat transfer to the first floor accommodation whilst also preventing overheating in the summer months. See fig.5 below.

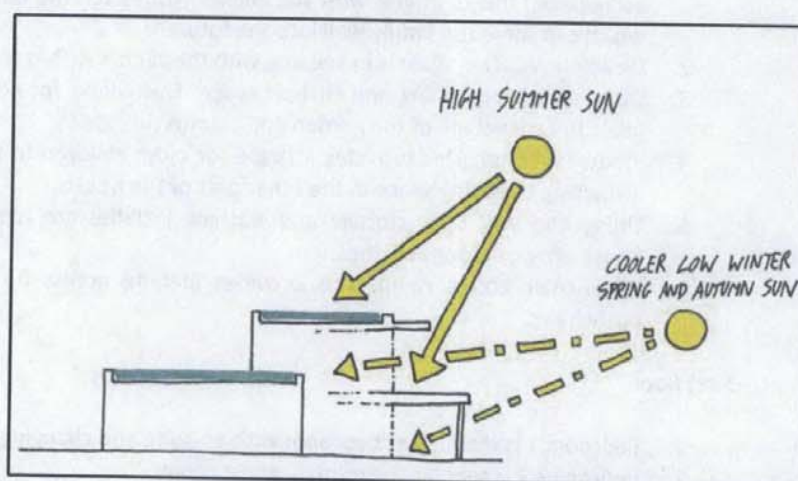


Fig.5 – Passive Solar Design

3.1.3 Natural Ventilation

Natural ventilation is achieved throughout the house via cross and stack ventilation principles. Windows and external doors in combination with internal doors provide cross ventilation through the house from the warm southern elevation to the cooler northern elevation.

This effect is aided by a stack effect achieved in the open hall and stairwell. See fig.6 below.

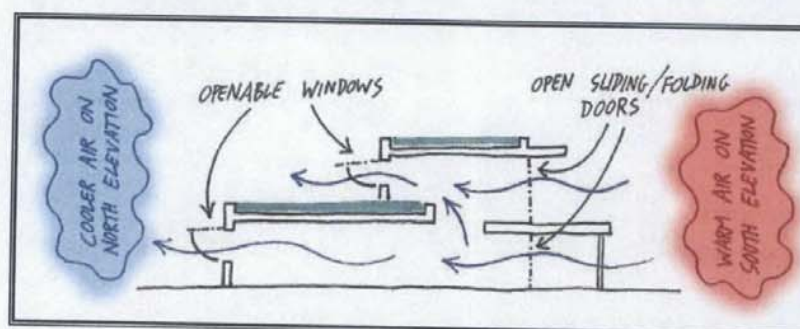


Fig.6 – Natural ventilation

3.1.4 Layout & Access

(Please refer to the accompanying plans for this section)

Vehicle access

The existing access to the property is only just wide enough for vehicular access. There is also a second entrance which is currently not used. Therefore it is the intention to not only widen the main entrance, but also reinstate the secondary entrance which will be used for pedestrian access. New car parking provision is to be created both in front of the new dwelling and behind with access down the north side.

House

The basic layout principle of the house locates circulation and serviced areas to the centre with living accommodation to South and West to take advantage of passive solar design and views.

Within this overriding principle the following spaces and elements have been provided to provide a flexible family home:

Ground floor

1. Within all of the ground floor spaces care has been taken to ensure that wheelchair accessibility is achievable. This is in line with the clients wishes for the house to function as a lifetime home which can serve the family well into the future.
2. Disabled WC. This again is in keeping with the clients wishes for a lifetime home.
3. Open plan living/dining and kitchen space. This allows for good supervision of children and also takes full advantage of the garden and countryside views.
4. Study/TV Room. This provides a space for older children to take part in noisy activities without disturbing the living space in the other part of the house.
5. Utility and WC. Dirty storage and washing facilities are required immediately on entering the house after outdoor activities.
6. Wheelchair access ramp. This provides lifetime access for elderly family members and also pushchairs.

First floor

1. Bedroom 1 is the master bedroom with en-suite and changing room facilities.
2. Bedrooms 2 is seen as the primary guest room.
3. Bedrooms 3 and 4 are children's bedrooms.
4. All the bedrooms are En Suite and are all of approximately the same size to achieve the most flexibility.
5. The hall is completely open and provides the route for natural stack ventilation as highlighted in section 3.1.3.

3.1.5 Construction Demolition

Exiting building materials from the original roof will be carefully removed from site and (where possible) recycled. No material will be disposed of in landfill.

Construction

It is estimated that more than 75% of the original house can be used in the construction of the new dwelling. Mainly in the form of crushed brick rubble to create the ground floor sub base.

The walls will be constructed using a mixture of modern building technologies. The basement and majority of the ground floor walls will be insulated concrete formwork (ICF) which will give insulation values well in excess of Passive House standards. The upper walls will be a mixture of insulated timber and metal-web panels and composite structural insulation panels (SIPS). Again, both of which will carry insulation values in excess of Passive House standards. The beauty about the latter products are not only their fantastic insulation properties, but also their weight. They are light enough that each section can be built in a modular fashion and then lifted on in sections. Modular construction is a concept being used more and more in the commercial world, but only just starting to be used for residential projects. The major benefit from it is safe working on the ground rather than building up high on scaffolding.

Roofs that aren't being built as part of modular sections will also be intrinsically modular too. Large sections of which can be assembled on the ground and then simply craned into place. Again, much safer and quicker to build on the ground rather than at height.

Externally, the whole building will wrapped in an envelope created from a mixture of rendered and clad areas. The rendered areas will be covered in a flexible pre-coloured render system which will help to not only avoid unsightly cracking in future years, but also mean that the property will not need regular painting and maintenance. The areas to be clad will be covered in a natural pre-treated wood from sustainable sources. It will start as a brown colour but will weather to a silvery grey sheen over time.

Materials

The construction materials, wherever practical, will be sourced locally or from the Eastern Region, and constructed by local suppliers/contractors. The BRE Green guide for specification will also be used to assess construction build ups, with a target of an A rating for all elements (roof/floor/walls).

3.1.6 Landscaping and Biodiversity**LANDSCAPING & BIODIVERSITY**

Whilst the house is unquestionably at the forefront of technology in relation to energy usage and design principles, the other significant part of this entire project is to create a landscaping scheme which will help to encourage a huge biodiverse wildlife habitat for native species.

Wildlife plays a hugely important role in the Norfolk countryside. Year after year we have been losing natural habitats for species to live in and flourish. While the situation is improving slowly by farmers and land owners bringing in new countryside schemes to promote wildlife havens, anything to help this process should be given serious credit.

Landscaping is a process which will take many years to mature but laying good foundations is the key. Areas of land will be set aside for wild flowers where birds, butterflies and other insects will thrive. Existing hedgerows on the site will be improved and thickened up with new planting of native species (hawthorn, blackthorn, etc) and gaps will be planted with completely new hedgerow.



Example of native hedgerow

A new orchard is proposed to the east of the site where cross-pollenating fruit trees will encourage more birds and insects to live, as well as providing other ground-dwelling animals with food and shelter.



English orchard in blossom



A new pond is also proposed to the west of the site.

Wetland areas are one of the biggest keys to a successful biodiverse landscape. Where there's water, there's life, and it will bring life with it in the form of

pond creatures and plants. The pond itself is to be carefully split up into different depths to encourage different plant and animal species. To the western edge, there will be a very shallow/boggy area where a reed bed will be planted. This will not only act as a haven for birds but also aid in

screening the new dwelling from the road/entrance.

There will be a shallow water section around the perimeter of the pond where plants (water lilies etc) can root successfully, and finally to the middle of the pond where deeper water will encourage frogs, newts and small fish to populate.



Throughout the site, more features are to be added to aid other species of wildlife. Norfolk is famous for the Barn Owl, but their numbers have sadly been decreasing for many years due to lack of adequate nesting

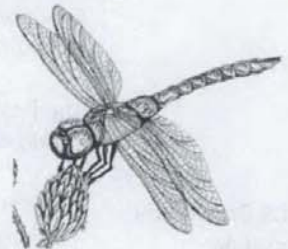
sites. It is proposed to install at least 3 barn owl nesting boxes in different locations on the site. While it's not envisaged that owls will nest in all boxes at all times, it is hoped that if there's more than one box, the chances of at least one being used is increased.



In addition to this, various larger trees along the edge of the site have been earmarked to install some bat nesting boxes too. Another species in decline also

due to lack of adequate nesting sites

and it is important to try and offer as much support as possible to these species. Finally, although hard landscaping is going to be kept to a minimum, there will be some requirement for fences and graveled areas.



Some example of the hard landscaping fencing can be seen below.



Black metal rail fencing



Wooden paddock fencing

3.1.7 Solar Power

One key aspect of the design for the house, specifically the use of flat roofs, means that they lend themselves perfectly to installing a solar photovoltaic (PV) array. The area available to us on the higher roof will allow for the installation of a 4kW (peak) system which is made up of 16 panels.

For maximum energy production, they need to be fixed to the roof at an angle of 30° and face due south. In order to angle them correctly, they will be installed on special custom mounts made from recycled plastic.

The PV array will produce approximately 3400kWh throughout the course of the year. At peak season (high summer) it will produce enough power to run all appliances in the house (kettle, dish washer, oven, washing machine, TVs, etc) and still be inputting electricity into the national grid.

One issue that many people have with Solar PV arrays, are that they are unsightly to look at. With that in mind, the design of the roof incorporates a parapet surround which means that the solar panels can't be seen from the ground.

There will also be an array of solar heating tubes as well which will supplement the hot water system. This array will also not be visible from the ground.

3.1.8 Heat Recovery

Our modern way of living generates a lot of excess heat within our houses. Bathrooms, Kitchens, Boilers, etc. This heat is very rarely utilised and at most is generally simply left to extract to the outside.

Heat recovery sucks the warm, moist air out of such rooms as kitchens, bathrooms, etc, filters it, mixes it with fresh air from the outside, creating fresh warm air that is then pumped back into the house (living room, bedrooms, etc). Although the air isn't noticeably warm, the volumes generated create a significant improvement in the general ambient temperature of the house, thus meaning the boiler has to do less work to keep the house at a constant temperature.

Other benefits can be seen for any allergy sufferers because the air is filtered before it is pumped back into the house, removing dust and other allergens.

The final benefit is that because the heat recovery is a mechanical ventilation system, there is no need for trickle vents in the windows which are a key area for creating heat loss.

3.1.9 Grey Water Recycling

Another area overlooked in modern builds is the amount of water used in a property. Baths, Showers, Dish Washers, and Washing Machines all use a vast amount of water which is simply flushed down the sewer system (known as grey water). We are proposing to install a grey water harvesting system which takes water from the appliances of the house and reuses that water to flush the toilets. This not only makes a huge saving on water bills by getting the most out of every drop used, but also keeps any use of the sewerage system to a minimum.

3.2 Massing

The site is of a rectangular nature and the existing house sits just south of centre to the east side of the plot, leaving the majority of the garden to the west. As previously mentioned, the proposed new dwelling will be located more centrally on the site pulling it away from the road to the east which will help to lessen the impact from the roadside elevation. Although the new dwelling is two stories (like the existing) the fact that there is no pitched roof means that the overall height will appear to be less than a normal pitched roof house, thus accentuating "low and sleek" modernist nature of the design. To enhance this feature even more, it is proposed to install an earth bank around the southern side of the dwelling to give the appearance that some of this it built into the ground. Again, further reducing any impact of massing. The direction also aids with the design aspects discussed in the previous section and provides the best views over the open countryside.

3.3 Form

3.3.1 General Form The entire design of this new dwelling has stemmed from an initial concept whereby we wanted to give homage to Burgh Castle itself. Specifically one of the remaining towers that surrounded the historic roman settlement.

This tower is the heart of this house and provides an elegant centrepiece for a curved staircase to access all floors.

The form of the house is based upon the concept of elegant and clean lines. An original concept invented in the Art Deco period but given a modern twist by using timber cladding to break up the overall feel of a brightly coloured "mono-block" build. The use of various uniform angles also helps to break up overall bulkiness.

Roof lines have been stepped to keep the heights to a minimum. As you will see from the visuals, the fact that there is no pitched roof on top of the second floor also helps to keep the overall height down and in fact makes the new dwelling no taller than the original house.

Full height windows have been used to take advantage of the views and passive solar energy.

3.3.2 Material Finishes

The finish of the house has been thought through carefully, using a simple palette of complimentary materials based on natural finishes and colours. The use of both rendered and wooden finishes breaks up any bulk of one colour in any one direction.

Timber Composite Cladding

The timber cladding was inspired from the wooded areas that surround the site. However, in order to keep maintenance to a minimum, a composite timber cladding system will be used instead of using natural wood. This means that the finish will always remain as clean and crisp as it looks when first installed and there is very little maintenance to carry out.



Composite cladding.

Render

Rather than use a brilliant white render, it is proposed to use a more creamy/biscuit colour which will mellow with time.

Below is a selection of colours to be considered for the colour of the render. They are all of a similar creamy colour and are for reference only. If permission is granted, real samples will obviously be provided to the council prior to application.



Limestone



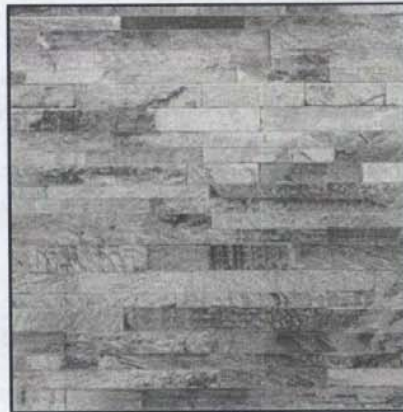
Bronze



Causeway

Stone

The final main material considered for this build is the use of stone. The use of stone cladding is to be used as a homage to Burgh Castle itself. Two different colours will be used. The main tower will be a lighter buff colour and the double height windows to the rear will be clad with a darker grey colour.



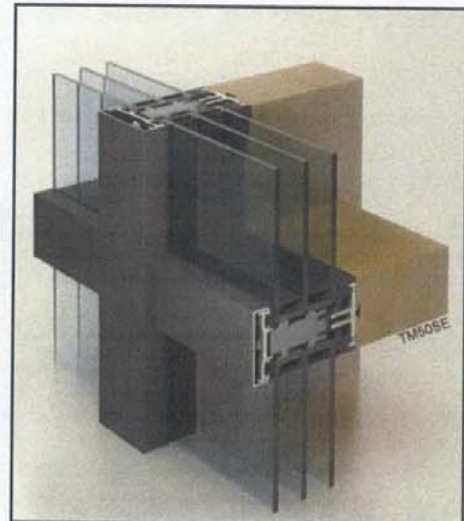
Grey Cladding



Buff Cladding

Windows/Doors

The windows and doors play a huge role in designing an energy efficient house. The reason being is that most heat loss happens through these elements, so it is vitally important to choose highly efficient windows. In terms of construction, generally they are of a wooden frame clad on the outside with profile aluminium which is powder-coated to any colour. For this project, we have chosen an anthracite grey colour which will compliment both the cladding and the render. We feel it will give a real boost to the contemporary look.



Window Profile Examples

Section 4.0

4.1 Existing Photos



4.2 Proposed Visuals



Section 5.0

5.1 Summary

This Design & Access Statement is to accompany a project that is by no means straight forward and we hope that the detail in this report reflects the amount of thought that has gone into every aspect of this proposal.

Replacing a dwelling in land which is designated countryside is a challenge in itself, yet alone going for a design which is not only like nothing else but also completely state of the art not only in terms of looks, but also function is always going to create discussion and comments. The situation is also hampered by the fact that the policies relating to extensions and replacement dwellings are clearly open to abuse depending on how they are interpreted.

However, we hope that not all comments received are negative and only based on the single element of a policy whereby the design is not "in keeping with the area" because the philosophy and ideas and behind this project encompasses so much more than just what it looks like.

Both the technology and design aspects discussed in this report are based on ideas that will, in time, become the basis of ALL future development and we feel it is important to appreciate, and in many ways embrace, the idea that the new technologies will reshape the appearance of buildings in the future.

Further more, it is hard to ignore the fact that the property sits at a gateway position into the village and both for the Parish and Great Yarmouth Borough as a Council has a superb opportunity to make an incredibly positive statement in relation to technology, form and function and the future of our environment.

As my client mentioned at the start, they have decided that they want to make Burgh Castle their permanent home and this replacement dwelling will replace a poorly functioning house into a state of the art long term family home which has the lowest possible impact on the environment.



Ben Bullen
Planning & Design Consultant
March 2017

Building Surveys

CML Building Certification

Design & Architecture

Planning and Listed Building Applications

Building Regulations

Project & Contract Administration

Dilapidations

Schedules of Condition

Party Wall

Defect Diagnosis

Site Surveying & Levelling



David Bullen Limited

Chartered Surveyors

Novus Centre

The Conge

Great Yarmouth

Norfolk

NR30 1NA

01493 842168

info@dbsurveyors.co.uk

www.dbsurveyors.co.uk

Ack 5/6/17

Application Reference 03/17/025/17

Attachments

Invalid Consultee Comment? ☐Copy to existing Consultee? ☐

Name Mrs Nicky Jackson

Address Leaf Cottage, Back Lane, Burgh Castle, Gt Yarmouth

Post Code NR31 9QJ

Telephone

Email Address

For or Against SUP Support

Speak at Committee

The design looks amazing and I think it will be rather exciting to have a house like this in our village. There are other properties nearby that I consider to be quite ugly yet planning permission was given. This will make a change from the 'boxes' that are mass built. I love the inclusion of the tower as homage to the local roman fort so I give this application my full support.

Date Entered 03-06-2017

Internet Reference OWPC1147

Internet Consultees

Application Reference 06/17/02541E

Attachments

Invalid Consultee Comment? ☐

Copy to existing Consultee? ☐

Name Wendy Griffiths

Address Four Acres,

Mill Road,

Great Yarmouth

Norfolk

Post Code NR31 9QS

Telephone

Email Address

For or Against

OBJ

Object

Speak at Committee

This is not in keeping with the houses in the village.

Date Entered 26-05-2017

Internet Reference OWPC1145

ACK'D
30/5/17



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Ordnance Survey 100018547

PLANNING APPLICATIONS CLEARED BETWEEN 01-MAY-17 AND 31-MAY-17 FOLLOWING DETERMINATION BY THE GROUP MANAGER (PLANNING) UNDER DELEGATED POWERS

REFERENCE	06/17/0126/O
PARISH	Belton & Browston 10
PROPOSAL	Construction of new 3 bedroom bungalow
SITE	Empala (land at rear) Sandy Lane Belton GREAT YARMOUTH
APPLICANT	Mr T Cole
DECISION	APPROVE

REFERENCE	06/17/0192/F
PARISH	Belton & Browston 10
PROPOSAL	Demolition of existing garage and erection of office/summer-room building
SITE	1 Station Road South Belton GREAT YARMOUTH NR31 9JG
APPLICANT	Miss H Alexander
DECISION	APPROVE

REFERENCE	06/17/0150/PDE
PARISH	Bradwell N 1
PROPOSAL	Notification of larger home extension - single storey rear extension
SITE	26 Victory Avenue Bradwell GREAT YARMOUTH NR31 9GA
APPLICANT	Mr P Charlton
DECISION	PERMITTED DEV.

REFERENCE	06/17/0167/F
PARISH	Bradwell N 1
PROPOSAL	Proposed pitched roof over existing garage. Extension to rear of garage
SITE	65 Holly Avenue Bradwell GREAT YARMOUTH NR31 8NL
APPLICANT	Mr G J Cole & Mrs M R Cole
DECISION	APPROVE

REFERENCE	06/17/0188/F
PARISH	Bradwell N 1
PROPOSAL	Erection of UPVC conservatory and covered patio area
SITE	60 Mill Lane Bradwell GREAT YARMOUTH NR31 8HN
APPLICANT	Mr McGee
DECISION	APPROVE

PLANNING APPLICATIONS CLEARED BETWEEN 01-MAY-17 AND 31-MAY-17 FOLLOWING DETERMINATION BY THE GROUP MANAGER (PLANNING) UNDER DELEGATED POWERS

REFERENCE **06/17/0194/F**
 PARISH Bradwell N 1
 PROPOSAL New single storey rear extension and garage

SITE 53 Mill Lane Bradwell
 GREAT YARMOUTH NR31 8HH
 APPLICANT Mr C Robertson
 DECISION **APPROVE**

REFERENCE **06/17/0156/F**
 PARISH Bradwell S 2
 PROPOSAL Kitchen extension and conservatory to rear

SITE 97 Lords Lane Bradwell
 GREAT YARMOUTH NR31 8PA
 APPLICANT Dr P Shelton
 DECISION **APPROVE**

REFERENCE **06/17/0160/F**
 PARISH Bradwell S 2
 PROPOSAL Single storey rear extension

SITE 5 Zurich Close Hopton
 GREAT YARMOUTH NR31 9SA
 APPLICANT Mr N Pewter
 DECISION **APPROVE**

REFERENCE **06/17/0212/F**
 PARISH Bradwell S 2
 PROPOSAL Proposed first floor extension over existing side extension

SITE 11 Clover Way Bradwell
 GREAT YARMOUTH NR31 8RH
 APPLICANT Mr & Mrs M Cox
 DECISION **APPROVE**

REFERENCE **06/17/0213/F**
 PARISH Bradwell S 2
 PROPOSAL Roof conversion (raising the existing pitch to 45 degrees) and rear extension

SITE 57 Homefield Avenue Bradwell
 GREAT YARMOUTH NR31 8NW
 APPLICANT Mr Carass
 DECISION **APPROVE**

REFERENCE **06/17/0230/F**
 PARISH Bradwell S 2
 PROPOSAL Proposed single storey side extension

SITE 2 Jackson Close Bradwell
 GREAT YARMOUTH NR31 9FY
 APPLICANT Mr & Mrs Yaxley
 DECISION **APPROVE**

PLANNING APPLICATIONS CLEARED BETWEEN 01-MAY-17 AND 31-MAY-17 FOLLOWING DETERMINATION BY THE GROUP MANAGER (PLANNING) UNDER DELEGATED POWERS

REFERENCE	06/17/0178/CU
PARISH	Burgh Castle 10
PROPOSAL	C.O.U to market garden with sale of produce. Use of poly tunnel for commercial use. C.O .U of the lodge to a res.unit
SITE	Four Acres (Formerly The Lodge) Mill Road Burgh Castle GREAT YARMOUTH
APPLICANT	Mrs W Griffiths
DECISION	APPROVE

REFERENCE	06/17/0118/F
PARISH	Caister On Sea 3
PROPOSAL	Proposed extension of front porch
SITE	10 Glenmore Avenue Caister on Sea GREAT YARMOUTH NR30 5NX
APPLICANT	Mr A Beresford
DECISION	APPROVE

REFERENCE	06/17/0166/F
PARISH	Caister On Sea 3
PROPOSAL	Caravan sales office, with later extension and caravan showground located within the holiday park
SITE	Caister Holiday Park Ormesby Road Caister on Sea GREAT YARMOUTH NR30 5NQ
APPLICANT	Bourne Leisure Limited
DECISION	APPROVE

REFERENCE	06/17/0205/F
PARISH	Caister On Sea 4
PROPOSAL	Extension to supermarket car park to provide an additional 26 no. car parking spaces
SITE	Lidl Norwich Road Caister GREAT YARMOUTH NR30 5JL
APPLICANT	Lidl UK GmbH
DECISION	REFUSED

REFERENCE	06/17/0222/F
PARISH	Caister On Sea 4
PROPOSAL	Proposed single storey front e xtension
SITE	44 Ormesby Road Caister GREAT YARMOUTH NR30 5LB
APPLICANT	Mr & Mrs Thacker
DECISION	APPROVE

REFERENCE	06/17/0242/PDE
PARISH	Caister On Sea 4
PROPOSAL	Proposed single storey rear extension
SITE	3 Martin De Rye Way Caister GREAT YARMOUTH NR30 5AN
APPLICANT	Mr and Mrs Mitchell
DECISION	PERMITTED DEV.

PLANNING APPLICATIONS CLEARED BETWEEN 01-MAY-17 AND 31-MAY-17 FOLLOWING DETERMINATION BY THE GROUP MANAGER (PLANNING) UNDER DELEGATED POWERS

REFERENCE	06/17/0207/F
PARISH	Fritton/St Olaves 10
PROPOSAL	Three storey side extension and internal alterations
SITE	Herringfleet House Herringfleet Road St Olaves GREAT YARMOUTH NR31 9HJ
APPLICANT	Mr and Mrs Smith
DECISION	APPROVE

REFERENCE	06/17/0206/F
PARISH	Great Yarmouth 5
PROPOSAL	Two-storey rear extension
SITE	19 Worcester Way Gorleston GREAT YARMOUTH NR31 7BT
APPLICANT	Mr A Munday
DECISION	APPROVE

REFERENCE	06/17/0158/F
PARISH	Great Yarmouth 7
PROPOSAL	Proposed front extension, 2 storey rear extension and first floor side extension. Increase width of dropped kerb
SITE	4 Bendish Avenue Gorleston GREAT YARMOUTH NR31 6EE
APPLICANT	Mr and Mrs Barnes
DECISION	APPROVE

REFERENCE	06/17/0227/F
PARISH	Great Yarmouth 7
PROPOSAL	Proposed single storey rear extension
SITE	12 Bately Avenue Gorleston GREAT YARMOUTH NR31 6HJ
APPLICANT	Mr & Mrs Meek
DECISION	APPROVE

REFERENCE	06/17/0190/F
PARISH	Great Yarmouth 9
PROPOSAL	Proposed additional storey situated above an existing building
SITE	Edward Worlledge Primary School Suffolk Road GREAT YARMOUTH NR31 0ER
APPLICANT	Ms D Kightley
DECISION	APPROVE

REFERENCE	06/17/0215/F
PARISH	Great Yarmouth 9
PROPOSAL	Temporary building for use as an open plan office
SITE	Scantech House Morton Peto Road GREAT YARMOUTH NR31 0LT
APPLICANT	Mr S Berry
DECISION	APPROVE

PLANNING APPLICATIONS CLEARED BETWEEN 01-MAY-17 AND 31-MAY-17 FOLLOWING DETERMINATION BY THE GROUP MANAGER (PLANNING) UNDER DELEGATED POWERS

REFERENCE **06/17/0204/F**
 PARISH Great Yarmouth 11
 PROPOSAL Proposed single storey side extension

SITE 7 St Hughs Green Gorleston
 GREAT YARMOUTH NR31 7NG

APPLICANT Mr & Mrs Rynn
 DECISION **APPROVE**

REFERENCE **06/17/0214/F**
 PARISH Great Yarmouth 11
 PROPOSAL Single storey rear extension

SITE 18 Stanley Avenue Gorleston
 GREAT YARMOUTH NR31 7QU

APPLICANT Mr L & Mrs S Bracey
 DECISION **APPROVE**

REFERENCE **06/16/0800/F**
 PARISH Great Yarmouth 14
 PROPOSAL Redevelop and extend first floor to create 1st floor restaurant

SITE 24 Marine Parade Fish & Grill
 GREAT YARMOUTH NR30 2EN

APPLICANT Mr A Mavroudis
 DECISION **APPROVE**

REFERENCE **06/17/0142/F**
 PARISH Great Yarmouth 14
 PROPOSAL C.O.U to car sales/light preparation of vehs,extn/alts to extg premises to form add. offices & retro.for fencing

SITE 41B Southgates Road GREAT YARMOUTH
 Norfolk NR30 3LL

APPLICANT A Fordable Car Sales Limited
 DECISION **APPROVE**

REFERENCE **06/17/0154/M**
 PARISH Great Yarmouth 14
 PROPOSAL Prior notification of proposed demolition of former birds eye canteen building

SITE South Denes Road (Former Birds Eye Canteen Bldg)
 GREAT YARMOUTH NR30 3PR

APPLICANT Ventureforth 2000 Ltd
 DECISION **PERMITTED DEV.**

REFERENCE **06/17/0172/M**
 PARISH Great Yarmouth 14
 PROPOSAL Prior notification of proposed demolition former International Tubular Services South Denes Road

SITE South Denes Road Former International Tubular Services Site Havenshore Base Sth GREAT YARMOUTH NR30 3QD

APPLICANT Great Yarmouth Borough Council
 DECISION **PERMITTED DEV.**

PLANNING APPLICATIONS CLEARED BETWEEN 01-MAY-17 AND 31-MAY-17 FOLLOWING DETERMINATION BY THE GROUP MANAGER (PLANNING) UNDER DELEGATED POWERS

REFERENCE	06/17/0219/CD
PARISH	Great Yarmouth 14
PROPOSAL	CoU of land & buildings for Art Centre use. Alterations to Drill Hall & Buildings-DoC 8 re: 06/15/0310/F&06/15/0311/LB
SITE	Drill Hall York Road GREAT YARMOUTH NR30 2LZ
APPLICANT	SeaChange Arts
DECISION	APPROVE (CONDITIONS)

REFERENCE	06/16/0765/F
PARISH	Great Yarmouth 15
PROPOSAL	Change of use of ground floor to A1, A3 and A5 use and creation of 9 self contained flats
SITE	19 Hall Quay GREAT YARMOUTH Norfolk NR30 1HH
APPLICANT	Atal Properties Mr Aman
DECISION	APPROVE

REFERENCE	06/16/0766/LB
PARISH	Great Yarmouth 15
PROPOSAL	Change of use of ground floor to A1, A3 and A5 use and creation of 9 self contained flats
SITE	19 Hall Quay GREAT YARMOUTH Norfolk NR30 1HH
APPLICANT	Atal Properties Mr Aman
DECISION	LIST.BLD.APP

REFERENCE	06/17/0112/CD
PARISH	Great Yarmouth 15
PROPOSAL	Seven town houses with garages - Discharge of conditions 6, 7 and 8 re: planning permission 06/04/0689/O
SITE	1-7 Breydon Mews School Road GREAT YARMOUTH NR30 1LQ
APPLICANT	H Hilton and Son Mr J Hilton
DECISION	APPROVE (CONDITIONS)

REFERENCE	06/17/0140/F
PARISH	Great Yarmouth 15
PROPOSAL	Proposed extension and alterations
SITE	35 Wellesley Road GREAT YARMOUTH Norfolk NR30 1EU
APPLICANT	Mr R Cook
DECISION	APPROVE

REFERENCE	06/17/0197/CD
PARISH	Great Yarmouth 15
PROPOSAL	DOC: 3 & 9 of PP: 06/16/0682/F COU from retail(A1)to takeaway (A5). Min ext alts, shopfront & grille, condenser & flue
SITE	16 Market Place GREAT YARMOUTH Norfolk NR30 1LY
APPLICANT	Papa John's (GB) Ltd
DECISION	APPROVE (CONDITIONS)

PLANNING APPLICATIONS CLEARED BETWEEN 01-MAY-17 AND 31-MAY-17 FOLLOWING DETERMINATION BY THE GROUP MANAGER (PLANNING) UNDER DELEGATED POWERS

REFERENCE	06/17/0202/F
PARISH	Great Yarmouth 19
PROPOSAL	Proposed 2 storey side extension with first floor extension
SITE	Gresham Nursing Home 49 John Road Gorleston GREAT YARMOUTH
APPLICANT	Mr Ruhomatally
DECISION	APPROVE

REFERENCE	06/17/0210/F
PARISH	Great Yarmouth 19
PROPOSAL	Conversion of roof space with balcony extension to the east
SITE	63 High Street Gorleston GREAT YARMOUTH
APPLICANT	Mr M Colley
DECISION	APPROVE

REFERENCE	06/17/0228/F
PARISH	Great Yarmouth 19
PROPOSAL	First and second floor front balconies
SITE	7 River Quays Riverside Road Gorleston GREAT YARMOUTH
APPLICANT	Mr K Gawthrop
DECISION	APPROVE

REFERENCE	06/17/0183/F
PARISH	Great Yarmouth 21
PROPOSAL	Remove extg chimneys to side elevs, remove extg window to 1st flr landing replacing door, sidelight, install ballustrade
SITE	10 Marine Crescent GREAT YARMOUTH Norfolk NR30 4ER
APPLICANT	Mr N Furlong
DECISION	APPROVE

REFERENCE	06/17/0200/F
PARISH	Great Yarmouth 21
PROPOSAL	Proposed ground floor side extension
SITE	80 Sturdee Avenue GREAT YARMOUTH Norfolk NR30 4HL
APPLICANT	Mr & Mrs Carter
DECISION	APPROVE

REFERENCE	06/17/0114/F
PARISH	Hopton On Sea 2
PROPOSAL	Two storey side, single storey rear extensions. Porch extensions
SITE	Whitehouse Farm Cottage Hall Road Hopton GREAT YARMOUTH NR31 9AX
APPLICANT	Mr C Leech
DECISION	REFUSED

PLANNING APPLICATIONS CLEARED BETWEEN 01-MAY-17 AND 31-MAY-17 FOLLOWING DETERMINATION BY THE GROUP MANAGER (PLANNING) UNDER DELEGATED POWERS

REFERENCE **06/17/0179/A**
 PARISH Hopton On Sea 2
 PROPOSAL Proposed new signage

SITE Hopton Filling Station Lowestoft Road Hopton
 GREAT YARMOUTH NR31 9AH
 APPLICANT Co-op Food
 DECISION **ADV. CONSENT**

REFERENCE **06/17/0120/CU**
 PARISH Martham 13
 PROPOSAL Change of use to vehicle repairs and car sales and MoT testing station
 SITE 25 White Street Martham
 GREAT YARMOUTH NR29 4PQ
 APPLICANT Mr D Wilton
 DECISION **APPROVE**

REFERENCE **06/17/0146/SU**
 PARISH Martham 13
 PROPOSAL Prior notification for 6m high telemetry aerial and ancillary works
 SITE Martham Sewage Pumping Station Cess Road Martham
 GREAT YARMOUTH NR29 4RG
 APPLICANT Anglian Water Services Ltd
 DECISION **NO OBJECTION**

REFERENCE **06/17/0185/F**
 PARISH Martham 13
 PROPOSAL Clad main house. Demolition of existing flat roof garage and construction of new pitched roof double garage
 SITE 43 Staithe Road Martham
 GREAT YARMOUTH NR29 4PY
 APPLICANT Mr & Mrs O'Kane
 DECISION **APPROVE**

REFERENCE **06/17/0013/F**
 PARISH Ormesby St.Marg 16
 PROPOSAL Demolish existing rear extension & replacement with new ext/alts of garage. Alt of existing roof structure
 SITE The Dell Nova Scotia Road Ormesby St Margaret
 GREAT YARMOUTH NR29 3QD
 APPLICANT Mr G Watson
 DECISION **APPROVE**

REFERENCE **06/17/0130/O**
 PARISH Ormesby St.Marg 16
 PROPOSAL Renewal of planning permission 06/13/0694/O - Four dwellings with integral garages
 SITE 4 West Road Ormesby St Margaret
 GREAT YARMOUTH NR29 3RJ
 APPLICANT Mr N Fletcher
 DECISION **APPROVE**

PLANNING APPLICATIONS CLEARED BETWEEN 01-MAY-17 AND 31-MAY-17 FOLLOWING DETERMINATION BY THE GROUP MANAGER (PLANNING) UNDER DELEGATED POWERS

REFERENCE	06/17/0131/CC
PARISH	Ormesby St.Marg 16
PROPOSAL	Renewal of planning permission 06/13/0695/CC - Demolition of existing shop, laundrette, outbuildings and associated li
SITE	4 West Road Ormesby St Margaret GREAT YARMOUTH NR29 3RJ
APPLICANT	Mr N Fletcher
DECISION	CON.AREA.CONST

REFERENCE	06/17/0132/F
PARISH	Ormesby St.Marg 16
PROPOSAL	Change of use to form Farm Shop and proposed two storey extension
SITE	68 North Road Ormesby St Margaret GREAT YARMOUTH NR29 3LE
APPLICANT	Mr R Hirst
DECISION	APPROVE

REFERENCE	06/17/0177/F
PARISH	Ormesby St.Marg 16
PROPOSAL	Demolish rear extension and rebuild
SITE	22 The Green Pembroke House Ormesby St Margaret GREAT YARMOUTH NR29 3JT
APPLICANT	Mr R Frosdick
DECISION	APPROVE

REFERENCE	06/17/0251/F
PARISH	Ormesby St.Marg 16
PROPOSAL	Proposed detached replacement dwelling
SITE	52 California Crescent California GREAT YARMOUTH NR29 3QP
APPLICANT	Mr & Mrs Cribb
DECISION	REFUSED

REFERENCE	06/17/0189/F
PARISH	Repps 13
PROPOSAL	Alterations to existing shop/cafe including demolition
SITE	High Road Filling Station Repps with Bastwick GREAT YARMOUTH
APPLICANT	Mr T Senthurnathan
DECISION	APPROVE

REFERENCE	06/17/0198/F
PARISH	Repps 13
PROPOSAL	Two storey side extension and entrance porch
SITE	Bastwick Cottage Tower Road Repps GREAT YARMOUTH
APPLICANT	Mr G & Mrs G Yassin
DECISION	APPROVE

* * * * End of Report * * * *

PLANNING APPLICATIONS CLEARED BETWEEN 01-MAY-17 AND 31-MAY-17 FOLLOWING DETERMINATION BY THE DEVELOPMENT CONTROL COMMITTEE

REFERENCE	06/17/0199/O
PARISH	Bradwell S 2
PROPOSAL	2 Detached two & a half storey dwells with integral garages. 2 dwellings linked by garages. 1 chalet bung & det garage
SITE	21 Crab Lane Bradwell GREAT YARMOUTH NR31 8DJ
APPLICANT	Barco East Ltd
DECISION	REFUSED

REFERENCE	06/17/0098/F
PARISH	Great Yarmouth 9
PROPOSAL	Proposed erection of 2 new dwellings adjacent 27 Albany Road
SITE	27 Albany Road Southtown GREAT YARMOUTH NR31 0ET
APPLICANT	Mr P Self
DECISION	APPROVE

REFERENCE	06/17/0145/O
PARISH	Hemsby 8
PROPOSAL	Outline application for proposed dwelling
SITE	Seacroft Holiday Village Beach Road Hemsby GREAT YARMOUTH
APPLICANT	Richardsons Leisure Limited
DECISION	APPROVE

* * * * End of Report * * * *