



**GREAT YARMOUTH**  
BOROUGH COUNCIL

# Development Control Committee

**Date:** Wednesday, 13 November 2019

**Time:** 18:30

**Venue:** Council Chamber

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

## AGENDA

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

#### Agenda Contents

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

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

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

## Conduct

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

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

## DEVELOPMENT CONTROL COMMITTEE

### PUBLIC CONSULTATION PROCEDURE

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

## Protocol

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

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

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

## **1 APOLOGIES FOR ABSENCE**

To receive any apologies for absence.

## **2 DECLARATIONS OF INTEREST**

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

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

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

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

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

## **3 MINUTES**

**6 - 14**

To confirm the minutes of the meeting held on 16 October 2019.

## **4 PLANNING APPLICATIONS**

### **5 APPLICATION 06-19-0471-f - MARINA CENTRE, MARINE PARADE, GREAT YARMOUTH, NR30 2ER**

**15 - 153**

Report attached.

### **6 APPLICATION 06-18-0533-F - EAST NORFOLK SIXTH FORM COLLEGE, CHURCH LANE, GORLESTON**

**154 -  
196**

Report attached.

- |   |   |              |
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| 7 | <b><u>APPLICATION 06-18-0436-O - NEW HOUSE (LAND ADJ) OFF<br/>ROLLESBY ROAD, FLEGGBURGH</u></b> | 197 -<br>257 |
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Report attached.

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| 8 | <b><u>APPLICATION 06-17-0697-F - WELLINGTON ROAD, PAMELA'S<br/>RESTAURANT, GREAT YARMOUTH, NR30 3JJ</u></b> | 258 -<br>286 |
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Report attached.

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| 9 | <b><u>PLANNING DECISIONS MADE BY OFFICERS UNDER<br/>DELEGATED AUTHORITY AND BY THE DEVELOPMENT<br/>CONTROL COMMITTEE FROM 1 - 31 OCTOBER 2019.</u></b> | 287 -<br>297 |
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Report attached.

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| 10 | <b><u>OMBUDSMAN AND APPEAL DECISIONS</u></b> |
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The Planning Manager will give an update at the meeting.

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| 11 | <b><u>ANY OTHER BUSINESS</u></b> |
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To consider any other business as may be determined by the Chairman of the meeting as being of sufficient urgency to warrant consideration.

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| 12 | <b><u>EXCLUSION OF PUBLIC</u></b> |
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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, 16 October 2019 at 18:30

### PRESENT

Councillor Annison (in the Chair); Councillors Bird, Fairhead, Flaxman-Taylor, P Hammond, Lawn, Mogford, Myers, Wainwright, Williamson, A Wright & B Wright.

Mr A Nicholls (Head of Planning & Growth), Ms C Whatling (Monitoring Officer), Mr D Minns (Planning Manager), Mrs G Manthroe (Senior Planning Officer), Miss J Smith (Technical Officer) & Mrs C Webb (Executive Services Officer).

### **1 APOLOGIES FOR ABSENCE**

There were no apologies for absence.

### **2 DECLARATIONS OF INTEREST**

Councillor Bird declared a personal interest in item 5 as he was Honorary President of Great Yarmouth Tourist & Business Improvement Area and was also involved in the hospitality industry.

### **3 MINUTES**

The minutes of the meeting held on 11 September 2019 were confirmed.

### **4 PLANNING APPLICATIONS**

#### **5 06-18-0271-F 5 NORTH DRIVE GREAT YARMOUTH**

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

The Senior Planning Officer reported that the application was a full application for the change of use of an existing hotel to 10 no. residential dwellings. The external appearance of the was proposed to change significantly and, through consultation with the Conservation Officer prior to the submission of the application, the design proposed drew on the nearby residential flats located to the south of the application site.

The site was located within a conservation area and as such, the benefit of the existing building to the amenity of the area must be assessed. The appearance of the building as existing does not provide an attractive addition to the area and could be said to detract from the visual appeal of nearby buildings. The existing building, not solely looking at the unkempt appearance, had no stand out redeeming features or areas of heritage example which should be retained and, as such, the remodelling of the external appearance could be supported when assessed against the Planning (Listed Buildings and Conservation Areas) Act 1990, s72, which stated that special attention should be paid to the desirability of preserving or enhancing the character or appearance of that area. The revised frontage in particular would add to the character of the area and contribute a more attractive building to a prominent location.

The Senior Planning Officer reported that one letter of objection had been received which outlined the objections of seven residents. The objection had stated that there were no drawings of the principle elevation, however, these were available and had been submitted with the application documents. The drawings submitted by the applicant demonstrated that the applicant had taken on board the comments made by the Conservation Officer who supported the application.

The application site was located within Flood Zone 2 and the property being changed to a residential development from a holiday usage, was defined as a more vulnerable development and as such, a Flood Risk Assessment (FRA) was required and had been submitted. One of the reasons for refusal of the previous application was that the applicant had failed to demonstrate that the development was safe for its lifetime in relation to flood. The current

application had been supported by an FRA and the Environment Agency did not object to the application, subject to conditions, and the application passing the sequential and exemption tests. The Resilience Officer had stated that provided that the recommendations within the FRA were followed, there was no reason for the application not to proceed.

In accordance with the National Planning Policy Framework, the application must pass the sequential and the exemption test. It was known that there was not significant land within the urban area for residential development and, as such, it was reasonable that the development could not be located elsewhere. The development was the re-use of an existing building with extension and will not exacerbate the flood risk elsewhere and, in accordance with the comments from the Resilience Officer, would not pose a risk to future occupier's subject to the recommendations within the FRA being undertaken.

The Environment Agency were satisfied that subject to a condition ensuring that the finished floor levels were such to ensure the safety of the occupants. The FRA detailed the floor levels and the applicant had provided a drawing showing the finished height of the building and its relationship to the next-door hotel which assisted in demonstrating that the development as proposed would be in keeping with the street scene whilst dealing adequately with the flood risk. The FRA had stated that occupants of the ground floor flats would have access via the stairwell to the first-floor landing if required, and this, was in accordance with the development being carried out to the details submitted within the FRA, which would be conditioned.

One neighbour consultation requested that the development should provide quality accommodation. The flats, as shown on the drawings, were all of adequate size to meet the national space standards, and as such, the quality of accommodation was demonstrated. A number of flats exceeded by some margin, the space standards which would provide a high-quality offering which was welcomed within these applications.

Highways had not objected to the application although they had requested a condition to ensure that adequate bike storage was provided. The objection noted the loss of car parking spaces for the hotel. However, Highways, having assessed the application in relation to the existing use as a hotel had stated that there was a likelihood that the application would cause displaced parking to the public. Highways, did not see this as a reason to refuse the application. The application site was in a sustainable location with good access to public transport and walking/cycling links to local services although it was accepted that there was still likely to be a reliance on car use. The National Planning Policy Framework at paragraph 109 stated that development should only be refused on highways grounds if there were justifiable reasons. In the absence of an objection from the Highway

Authority it was found that there were no highway reasons to refuse the application.

There were documents submitted in support of the application demonstrating how the business had fared over recent years. These were not in the public domain as they contained financial information. Having assessed the documents and the statement that there would be reinvestment in the existing hotel, it was found that the application complied with policy CS8 of the Core Strategy. One objector had noted a previous planning application at a different site, where monies were secured for a specific purpose and this was suggested with this application. It was suggested that a sum of money, to be negotiated as part of the s106 agreement, be reinvested into the existing hotel use, to improve the provision of accommodation in accordance with Policy CS8.

An important factor when determining applications, was whether a Local Authority had the ability to demonstrate a five-year housing land supply. If a Local Planning Authority could not show that they were meeting this requirement, their policies with regard to residential development would be considered to be "out of date". There was currently a housing land supply of 2.55 years. Although this did not mean that all residential developments had to be approved, the presumption in favour of sustainable development must be applied.

The location of the development was a sustainable one and the land proposed to be developed was previously developed land. The loss of the tourism accommodation was deemed acceptable given the agreement to reinvest in the remaining tourism use of the adjoining land. The application was a full application that demonstrated that the development was deliverable and could positively contribute to the Local Authority Housing Land Supply.

The Senior Planning Officer reported that the application was recommended for approval as subject to a s106 agreement securing payment of s106 money in lieu of children's recreation and public open space and reinvestment in the existing tourism use, all conditions were required to secure a suitable form of development. The proposal complied with the aims of Policies CS2, CS8, CS9 CS11 and CS14 of the Great Yarmouth Core Strategy.

Councillor Wainwright asked for clarification in regard to the s106 agreement. The Senior Planning Officer reported that this was in lieu of the provision of public open space. Councillor Wainwright was uncertain as to how the Council could enforce that the proceeds from the sale of the adjoining flats must be reinvested in the Sea Princess Hotel. The Planning Manager reported that this would be conditioned as to be similar to the Pasteur Road planning permission conditions.

Councillor A Wright voiced his concerns, and that of other Councillors, that the development would become a House of Multiple Occupation (HMO) which was undesirable in this primary holiday accommodation area.

Councillor Mockford was concerned that the obscured glazing could be removed. The Senior Planning Officer reported that this could be conditioned in perpetuity.

Mr Delf, objector, spoke on behalf of Jason & Nick Delf and Nick Mobbs and urged that the Committee refuse the application unless there was an assurance that the development would result in the provision of up-market, luxury flats, similar to the flats at the adjacent Esplanade Court.

Councillor Talbot, Ward Councillor, reported that she objected to the application and that the Council should protect this historic prime holiday and conservation area and urged the Committee to refuse the application.

Councillor A Wright reported that the Council must support tourism and as he was concerned that the proposed development would become a HMO, he could not support the application. Councillor Wainwright reported that he was in agreement with Councillor Wright.

Councillor Myers reported that he believed that developers were holding the Council to ransom with the standard of planning applications they were submitting as they knew the Council only had 2.55 years of available housing land supply which forced the tilted balance to be applied in their consideration.

Councillor Bird reported that the Council must protect the primary and secondary holiday areas and that this application should be refused as the 4\* hotels along the Golden Mile were the jewels in the Council's crown.

Mr Masrani, applicant, addressed the Committee and explained the rationale behind his application and how it would benefit the refurbishment of the adjacent Sea Princess Hotel and asked the Committee to grant the application.

Councillor Williamson, asked Mr Masrani why the proposal did not include the provision of a lift, ensuite bathrooms and parking as a development of luxury flats would require this as standard. Mr Masrani reported that the design could be reconfigured to include a lift if the target market demanded one. Councillor P Hammond agreed with Councillor Williamson's sentiments.

The Senior Planning Officer informed the Committee of the sizes of the proposed ten flats.

The Chairman asked whether the Committee was minded to defer the application pending further consultation with the applicant.

Councillor Lawn proposed a motion that the application be refused. Councillor Bird seconded the motion.

The Committee felt that the application should be refused as it was contrary to Policy CS8 as it did not improve the offer of quality bed spaces and it did not meet the economic objectives of the National Planning Policy Framework. It

was also contrary to Policy HOU22 as it would result in the loss of holiday accommodation in a prime holiday area.

The Head of Planning & Growth asked whether the Committee felt that the application significantly harmed and demonstrably outweighed the benefits.

Following a vote, it was RESOLVED:-

That application 06/18/0271/F be refused as the application is contrary to saved policy HOU22 of the 2001 Borough Wide Local Plan by seeking to provide permanent residential accommodation within an area designated as prime holiday accommodation. The loss of holiday accommodation in this location would damage the tourism offering and vitality of the area by creating sections of residential frontage and reducing footfall contrary to CS8. Failure to adequately demonstrate that the loss of holiday accommodation would benefit the remaining tourism use on the site and as such has not complied with policy CS8 of the adopted Core Strategy and the impact of the loss of holiday accommodation in this specific area significantly and demonstrably outweighs the benefit of providing housing in a sustainable location.

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

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

The Senior Planning Officer reported that the application was for a total of seven flats and not nine as stated in the agenda. The Senior Planning Officer reported that three letters of objection had been received and a further letter of objection had been received today citing increased noise nuisance, anti-social behaviour and overlooking.

The application was a full application to demolish an existing garage and erect a pair of dwellings to the frontage of the site and a block of nine flats to the rear of the site. The development had undergone changes in design and the number of dwellings had been reduced to seek to overcome the concerns and incorporate the ideas of the Conservation Officer.

The application site is adjacent a listed building with other listed buildings within the vicinity and as such is assessed against the Planning (Listed Buildings and Conservation Areas) Act 1990 s66. The site was located within a Conservation Area and as such the benefit of the existing building to the amenity of the area must be assessed. The appearance of the building as existing did not provide an attractive addition to the area and could be said to detract from the visual appeal of nearby properties. The existing building took up all of the floor area of the site and was a garage building which did not have any architectural value. There was no heritage reason for the retention of the existing building. The loss of the building and replacement with an attractive alternative could be supported when assessed under the Planning (Listed



Buildings and Conservation Areas) Act 1990, s72, which stated that special attention should be paid to the desirability of preserving or enhancing the character or appearance of that area.

The two dwellings at the Wellington Road frontage were attractively designed and would enhance not only the conservation area but also the listed building to the north of the application site. The dwellings were three storey and had a central arch to access the flats to the rear. The distance from the dwellings to the residential property to the south varied from approximately 2.24m – 2.44m (measured from scaled plans online). The neighbour at the southern boundary objected to the application in the original format owing to loss of light. The existing building is roughly the same distance away from the proposed development although was not as tall so there would be an additional loss of light through the proposed development owing to the increase in height. The loss of light was mitigated by the location of the proposed dwellings being to the north of the neighbouring dwelling. The loss of light was not assessed as being so significant to warrant refusal of the application.

There were objections to the flats, owing to the proposed proximity to neighbouring properties. Through the application process, the flats had been revised several times which had resulted in the current design. The design had been amended to reduce the number of dwellings and reconfigured to reduce the scale and massing. Owing to the location and proximity to the Listed Buildings and being situated within a Conservation Area, the design had been carefully considered to take inspiration from surrounding heritage assets such as the nearby arch. The flats had a decorative arch defined by materials which would offer an attractive view through the entrance arch and add to the setting of the Listed Building. The materials would need to be of high quality to ensure that the setting of the Listed Building, Pamela's, was enhanced. The design would improve the setting of the nearby and adjacent Listed Building and was in accordance with s66 of the Planning (Listed Buildings and Conservation Areas) Act.

The reduction in the height of the flats offered a central third floor comprising of a single flat gave an attractive design which kept the bulk of the development to a central point which reduced any impact on the adjoining properties. There were objections to the proximity of the development to the existing buildings, however, the reduction in scale and massing had reduced this to an acceptable level. The windows which were proposed would affect the privacy of the occupants of the properties to the north and south, however given the built-up character of the area and the existing degree of overlooking this was not a significant adverse impact on the enjoyment of the buildings. The distance to the majority of the windows was increased, as many of the buildings to the north and south were 'L' shaped and had windows to the east or west with the main windows on the inset on the north or south elevations.

There have been concerns raised about parking for the proposed development from a neighbour. The comments from the Highways Officer indicated that there was an internal configuration to provide four parking spaces to the two



dwelling houses and adequate cycle storage for the flats. The Highways Officer was satisfied that parking can be accommodated on site and that the flats do not require designated parking. The location of the development was a sustainable one and as such, it was assessed that parking was not required to be provided on site.

An important factor when determining applications was whether a Local Authority had the ability to demonstrate a five-year housing land supply. If a Local Planning Authority could not show that they were meeting this requirement, their policies with regard to residential development would be considered to be "out of date". There was currently a housing land supply of 2.55 years. Although this did not mean that all residential development had to be approved, the presumption in favour of sustainable development must be applied.

The location of the development was a sustainable one and the land proposed to be developed was brownfield. Development on brownfield land was supported by s117 of the National Planning Policy Framework, as being land that could be best used for the redevelopment of land for residential purposes. The application was a full application that demonstrated that the development was deliverable and could positively contribute to the Local Authority's Housing Land Supply.

The Senior Planning Officer reported that the application was recommended for approval subject to conditions to ensure an adequate form of development. The proposal complied with the aims of Policies CS2, CS9, CS11 and CS14 of the Great Yarmouth Core Strategy.

Councillor Mockford requested details as to the placement of the wheelie bins. The Senior Planning Officer reported that there was ample room within the development for the housing of wheelie bins off of the street frontage.

Councillor A Wright suggested that the Committee should undertake a site visit prior to determining the application.

RESOLVED:-

That application number 06/17/0697/F be deferred pending a site visit.

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

The Committee received and noted the planning applications cleared under delegated officer decision and by the development control committee for the period of 1 to 30 September 2019.

## **8 OMBUDSMAN AND APPEAL DECISIONS**

The Committee noted the ombudsman decision as reported by the Planning Manager.

## **9 ANY OTHER BUSINESS**

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

## **10 EXCLUSION OF PUBLIC**

The meeting ended at: 20:20

**Reference: 06/19/0471/F**

**Parish:** Great Yarmouth

**Officer:** D.Minns

**Expiry Date:** 21 November 2019

**Applicant: Great Yarmouth Borough Council**

**Proposal:** The redevelopment of the Marina Leisure Centre involving: demolition of the existing Leisure Centre building: erection of a new two storey health & fitness centre comprising; 6 lane competition pool, attendant teaching pool and leisure water with associated water flumes and changing facilities, 4No. court sports hall, and attendant changing, fitness suite, exercise and spinning studios together with attendant changing facilities, clip and climb, soft play, cafe & party room, office and tourist information facility together with ancillary accommodation hard and soft landscaping including cycle and car parking for staff and visitors, service yard waste and recycling facilities.

**Site:** Marina Centre Marine Parade, Great Yarmouth NR30 2ER

## **REPORT**

### **1.0 Background**

#### **1.1 The Proposal**

1.2 The site is to be developed for a mix of leisure and community uses within the public realm comprising Use Class D2 (Assembly & Leisure) according to the Town & Country (Use Classes) Order 1987.

1.3 The application site measures 1.16ha (11605m<sup>2</sup> / 2.8677acres). The total ground floor gross external area (GIA) measures 4087m<sup>2</sup>. The total basement area measures 210m<sup>2</sup> and the first floor gross external area floor space measures 1572m<sup>2</sup>. The total gross external floor area created totals 5869m<sup>2</sup>.

1.4 The proposal as described in the accompanying Design & Access Statement and Planning Statement in summary stat that the proposed the new building (which will be open from 0500 to 2300, 7 days a week) will comprise:

- 6 lane x 25m main pool with the focus on meeting the requirements of as many different users as possible. It is proposed the pool will have a level deck along

both long sides and the short ends fitted with removable starting blocks and turning boards for competitions. Disabled users are catered for with pool pods, ambulant stairs and platform lift for enhanced pool access.

- Learner pool of 15m x 8m with a moveable floor to maximise its flexibility for the community.
- New leisure pool with two water flumes and other play equipment
- Standard size 4 court community sports hall at 34.5m x 20m with a minimum 7.5m unobstructed clear height. This hall can accommodate a wide range of sports for club, community users and training, including Badminton (club level) Basketball (club / community / training) Cricket (community / training) Gymnastics (training), Five-a-side football (club level), Netball (community / training); Volleyball (premier / training); Indoor roller skating; & Short mat bowls;
- Café at Ground floor, with seating area, servery and kitchen.
- Feature two storey entrance canopy which gives on to the internal 'street' (or main circulation route) through the ground floor facilities. The 'street' extends the depth of the building affording views of the sea from the main entrance and vice versa.
- Soft play area and attached family room
- Climbing area including a fun climbing course
- The multi-use room that can be used attendant to the climbing area for groups and parties.
- Separate male and female changing rooms, as well as 'family changing' for the swimming pool and for the sports hall. There will also be an open plan mixed sex 'changing village', as well as a dedicated, 'changing places' facility for users who find changing particularly challenging or require assistance.
- Fitness suite capable of accommodating in the order of 90-100 pieces of equipment. The ceiling height will be in part 4.5m, as recommended by Sport England for the largest equipment. The gym's first floor location benefits from views over both pool halls and directly out to the sea.
- External activity space is accessible from the gym, for aerobic exercise classes, yoga or martial arts.
- First floor multi-purpose studio for aerobics, dance or martial arts, as well as a separate dedicated fixed bicycle spinning room with a capacity of around 30 people per class.
- Flexible space and consultation rooms for use by the community.

- Dedicated changing facilities to cater for gym users
- Spectator seating on the south side of the main pool
- A small 'relaxation area', comprising steam room and sauna
- Basement level plant room accommodating pool filtration plant and pool balance tanks

1.5 Access to the café, accessible WCs, 'changing places' facility and accessible baby change is directly from the lobby of the building, or through the café, whereas access to the other parts of the building would be through turnstiles.

1.6 The pedestrian and cycle access will also be improved with better access between the replacement building and the beach (a new beach access ramp is to be provided specially designed for beach wheelchairs). There will also be cycles stands which will allow 110 cycles to be parked.

1.7 The smaller footprint of the building releases space at ground floor which is to be used to provide 184 new car parking spaces, of which 6% (equating to 11 spaces) are to be to accessible standard.

1.8 Amongst the landscape improvements proposed are the use of a variety of coloured block pavements to the parking bays, shrub planting to the edges of the car park and the creation of a planted 'beachfront boulevard' running east west between the new building and the new parking areas. There is also a structured scheme of soft planting to be introduced around the new service yard and existing north car park. The service yard is to be enclosed by a 3 metre high, 'green screen' fence and this enclosure also serves to screen the sub-station, bin and recycling store.

1.9 Photovoltaic panels are to be located on the roof above the sports hall (the sports hall relies on a mixed mode of mechanical and natural ventilation, such as roof mounted wind catchers). It is proposed to incorporate air source heat pumps within the current design and, in addition, there is flexibility within the design to enable further measures to be added in the future.

1.10 A seagull deterrent system of iridescent coatings/'fire pots' is to be installed on the roof but this will not be visible from the Conservation Area.

In summary the proposed uses can be described as :

#### *Wet activities*

- Six-lane 25m pool with full disabled access
- Pool is suitable for galas and competitions, with seating for 120 spectators
- Confidence water area and learner pool with moveable floor

- Leisure water with fun play features, two water flumes and a splash pad
- Accessible changing village
- Communal changing area with both individual and family changing

#### *Dry activities*

- Health suite with sauna, steam and spa
- 100-station health and fitness gym
- External first floor terrace with views to the sea
- Four-court multi-purpose sports hall
- Indoor climbing zone for all ages
- Fitness and spin studios
- Soft play area
- Café with fabulous views to the beach
- Fully accessible changing areas

Plus: 200 car parking spaces

1.12 The proposal was subject to considerable preapplication public consultation in accordance with good practise advocated by government which has engaged a wide range of users and interest groups. The applicants state that a total of 294 completed responses were received, of which 73 per cent were from Marina Centre users. Public feedback has since been evaluated and has helped to shape the look and feel of the final design. On 16 May 2019, Full Council considered the feedback and the Council's responses, which have helped to shape the look and feel of a final design

1.13 The aspiration is for the type of facility now proposed to make a major contribution to sporting participation and health improvement, by allowing the community to access affordable high quality facilities (paragraphs 3.47, 3.48 & 3.49 of the Borough's 'Sport, Play and Leisure Strategy 2015-2029', or 'SPLS',

1.14 Many of the local facilities are ageing and the SPLS also considers the improvement of the facilities at the Marina Centre as one of its main objectives (SPLS, paragraph 1.5). Various options for the existing buildings, such as the Marina Centre, were considered in the SPLS including its: refurbishment; partial or complete redevelopment; or total relocation to another site.

1.15 At paragraph 3.17 the SPLS states "given needs and evidence, the need to maintain levels of waterspace, the importance of the Marina to deliver against the wider tourism agenda and the view of consultees towards the Marina, the strategy process has concluded that" the Marina Centre should remain in its current location for the long-term.

1.16 This fall in quality due to age, also relates to the indoor bowls provision at the Marina Centre which would have needed considerable investment. However, of recent years the overall trend in participation in indoor bowls has been one of decline and when considering the facilities mix for the new centre, the Council has had to plan carefully to accommodate as many sports as possible, whilst also balancing the financial business case for the scheme.

1.17 As a result, the ability to play short mat bowls has been retained within the Sports Hall, which at least allows the flexibility to continue to offer some provision from the Marina Centre. There is also capacity in other local facilities (SPLS, paragraphs 3.30 & 3.33) and since the planned closure of the Marina Centre was announced, approximately 150 members of its existing bowls club have registered with alternative facilities, resulting in the club being disbanded (this club was not a constitutional club, nor was it a registered charity).

1.18 The SPLS also found there to be scope for increased health and fitness provision within the Borough and where new sporting facilities are being added, “a new health and fitness suite was acknowledged to provide great opportunities for cross-selling and marketing and help to increase participation in other sports and activities” (SPLS, paragraphs 3.39 & 3.41-3.43).

1.19 It is also within the SPLS’s main objectives “to work with partners to improve outcomes for children and young people, older people and vulnerable people” and “to work with the police and other partners to help tackle crime and anti-social behaviour”. Accordingly, the design of new play and youth facilities should be “inclusive as regards use by disabled children and young people”, and should have regard to the principles of ‘secured by design’ The value of the beach as a “facility” for play and informal recreation”, particularly for younger residents should be recognised in proposals for enhanced recreational provision (SPLS, paragraph 1.5 & pages 31 & 32).

1.20 Paragraph 6.3 sets out, in support of the SPLS’s “overall aim...three strategic themes, which embrace the desired outcomes for the strategy” and these are: ‘Protect’, ‘Enhance’ & ‘Provide’. As a result, the “overall stock of sports, play and leisure facilities within the Borough” will be protected, whilst allowing its “refreshment and upgrading” in a way that best meets the needs of the local community. Making this enhanced provision will require the cooperation of a range of partner agencies and stakeholders (SPLS, paragraphs 6.4, 6.5, 6.6, 6.8, 6.9 & 6.10).

1.21 The main body of the building is 18.5 m at its highest point and 9m at its lowest above existing ground levels. The development finish floor levels of will be set at 4.15 AOD. By comparison the existing ground level is 3.5 to 3.74 AOD. Raising the level as described will help mitigate against flood risk in comparison with the existing building whilst enabling safe accessible access to the building. The plans show the varied finished building height ranging between 21.5 AOD and 12 .560AOD which illustrates the way the mass of the building is broken up.

1.22 The planning application form states that there are 16 jobs associated with the existing Marina Centre and that 16 jobs associated with this application.



## Materials

1.22 The Design and Access Statement states: Feedback from both the public consultation and design team workshops suggested the existing centre which was perceived as dark and hulking with large blank facades. In terms of the new centre comments included that the centre should be appropriate to its wider setting on the Golden Mile, have a more lightweight appearance and be more visually accessible offering views of the interior functions as well as views out.

The design team appraised the consultation feedback and undertook a review of various external materials both of the existing centre and of the wider built environment within the Conservation Area which included;

- Stucco
- Brick
- Glass Stucco or rendered facades

are common to a number of buildings in Yarmouth and along Marine Parade. Render is an economic material however it was felt that render was less suited to the necessarily large volumes inherent in a Leisure Complex.

1.23 A rendered wall has been integrated at low level as a substrate for a graphic feature wall.

1.24 Brickwork is once again common to Yarmouth, suitably robust and, when well detailed, aesthetically pleasing. A sandy coloured Brick has been specified selectively for both high and low levels to gently break up the overall scale of the centre.

1.25 The final selection of materials was made to ensure a balance between construction and long term maintenance costs with the visual impact that should be associated with a civic building of this nature in a conservation area and exposed seaside setting. To this end we are generally proposing materials and construction methods that are appropriate to the specific use and location, impact on the environment and potential for re-use when the building reaches the end of its useful life. The following materials were selected for durability, longevity and quality and integration within the overall design aesthetic.

1.26 Curtain walling - A balance has been struck between the conflicting need for natural light and the visual permeability of views in and out of the centre, with the need to control solar heat gain and deliver an envelope with high level thermal performance.

1.27 The curtain walling comprises a polyester powder coated (PPC) aluminium framed, high performance, and double glazed units with manifestation as required. Generally a unitized pressure equalised self-draining aluminium glazing system with integral thermal breaks finished in anthracite colour powder coat paint. It is currently proposed to use clear glass, double glazed units throughout with some pacified/spandrel panels.



1.28 Low emissivity (LE) glass to the pool hall will minimise the risk of surface water glare which is important for lifeguarding. The leisure water façade will have a combination of 30% opaque and clear glazing panels.

#### Rainscreen cladding

1.29 A lightweight aluminium rainscreen cladding panel consisting of aluminium cover sheets with a fire rated core. The cladding is low maintenance that is suitable for a marine environment, robust and non-combustible with a colour range and panel sizes that allow for different configurations.

1.30 At this stage blue and sand coloured rain screen panels have been specified with the final colours determined at the next design stage.

#### Brickwork

1.31 'Sandy' coloured light brown brickwork, to compliment the sandy coloured rainscreen cladding, laid in a half-lap stretcher bond has been selected at ground floor level to the sports hall perimeter and to enclose the main entrance as well as areas around the plant.

#### Graphic wall

1.32 The feature graphic wall fronting Marine Parade comprises rendered blockwork as a substrate for the final image. The graphic itself will be developed at the next design stage and may comprise an image, text or signage in a painted, tiled or overlaid finish.

#### Standing seam roof finish

1.33 A lightweight corrosion resistant metal roof panel cladding system with raised or 'standing' seams is specified for the visible curved roof to the main pool hall.

#### Synthetic membrane roof finish

1.34 A synthetic polyester flat roof sheet membrane is specified for the remaining 'flat' roof to the centre. The membrane by Sarnafil (or similar) is a polyester reinforced, multi-layer, synthetic roof waterproofing sheet based on premium-quality polyvinyl chloride (PVC).

#### Water flumes

1.35 The glass-reinforced (GRP) water flumes are strong and lightweight. GRP is a fibre-reinforced plastic that can easily be moulded to any shape and available in any colour. The final colour or colours are to be developed at the next design stage. In addition to the plans the following documents support the application:

- Planning Statement
- Design and Access Statement
- Transport Assessment and Car Parking Strategy

- Outline Traffic Construction Management Plan
- Flood Risk Assessment
- Ecological Assessment
- Draft Demolition Report
- Heritage Area Appraisal (revised)
- Utilities Statement
- Solar Glare Study
- Accessibility Report
- Energy Report
- Fire Strategy

## 2.0 The Site Location and Context

2.1 The existing structure comprises a large footprint building, arranged on basement, ground and first floor levels, which amounts to some 11,000m<sup>2</sup> of floorspace. This structure dates from 1981 and contains a swimming pool, ice cream parlour/café, gym roller skating and indoor bowls.

2.2 The current leisure facility presents closed elevations to the Promenade and effectively turns its back upon the sea (there is no access from the beach into the centre). According to the applicants planning statement the existing building provides a poor standard of amenity, does not meet Governing Bodies' performance requirements, building regulations or accessibility standards. The building is also expensive to run and is not energy efficient.

2.3 There are areas of car parking to the immediate north (which includes the area for staff) and south of the building amounting to some 110 spaces in total. There are some 6 parking spaces to disability standard. There are 7 cycle parking stands, giving facility to park 14 cycles (source for these parking provision figures; TTC Transport Assessment dated 22nd March 2019). Servicing vehicular access to the building is also from the northern car parking area.

2.4. More widely, the surrounding area is in mixed use, with considerable commercial activity, particularly at ground floor, with amusement centres, restaurants, cafes, hotels, theatres and leisure attractions, being represented in the vicinity. These developments are on both sides of Marine Parade, the main road which runs on a north-south axis along this part of the coast.

2.5 The part of the town on the western side of Marine Parade, immediately opposite the development site, is on a grid-iron pattern with some of these roads having a view of the sea, but others are blocked by modern development including the existing Leisure Centre.

2.6 As regards transport links, the railway station is located approximately 1.7 km to the west of the site with services between Great Yarmouth and Norwich. There are

northbound and southbound bus stops on Marine Parade, directly adjacent to the site frontage.

2.7 The bus stops are currently served by one service, the Seaside 3, which routes along Marine Parade, between Haven Seashore Holiday Park and Pleasure Beach. Other bus stops are situated at the Market Gates Shopping Centre, approximately 680m due west of the site. From here 13 services are available which route around Great Yarmouth and the surrounding area. Further detail concerning the bus and train services is presented within the Transportation Assessment submitted with this application.

2.5 Whilst there are residential properties reasonably close by, these are all separated by the Marine Parade and there are no such properties either upon, or adjoining, the development site.

2.6 The site is within the scope of the Seafront Conservation Area No. 16 and whilst there are no designated Heritage Assets (eg Listed Buildings) on the site nearby on the opposite side of Marine Parade is the Grade II listed former Maritime Museum now used as a Tourist Information Office and close by there are other listed buildings, such as the Hippodrome Theatre.

2.7 The existing Marina Centre facilities include; beach style leisure pool with a wave machine & water slide, café, soft play, gym, squash, roller skate hall & indoor bowls. The Marina leisure and fitness centre facilities are operated by Sentinel Leisure Trust. Retroskate operate the rollerskating venue and two independent retailers operate Perry's ice cream parlour and Mama Cita's respectively. In more detail The site encompasses two pay and display public car parks comprising; Marina Centre South Car Park (58 parking spaces of which 3 are accessible spaces) and Marina Centre North Car Park (47 parking spaces of which 3 are accessible spaces).

### **3.0 Relevant Planning History**

3.1 Planning permission was granted for the current Marina Centre in November 1978 (ref: 06/78/0789/F) the application description included a public toilet, block of five lock up shops and construction of car park. Since then there have been numerous planning applications over the past years on the site related to its use and alterations to the building along with various applications for advert consent.

3.2 In addition there have been applications for various temporary uses. Planning records show a total of 52 applications of varying forms and outcomes since the original application was approved, the basis details of which are documented on the planning file.

3.3 The existing planning use of the various sports and ancillary facilities upon the site is considered to fall within the Class D2 ("Assembly & Leisure") category. There is an existing café on site and two Class A1 retail concessions. The current proposals under consideration do not involve the introduction of any new Use Classes on to the land.

## 4.0 Consultations :-

4.1 Publicity :- This has included press and site notices along with direct Neighbour consultation. The application has been advertised as a departure from the Local Plan, a Major application and an application within Conservation Area No. 16 in accordance the legislative requirements..

## 4.2 Public representations received

### Local Business Owners

4.3 Pirates Cove - The plan shows a narrowing of the entry to our southern access ramp which would make it impossible to reverse a vehicle into. If the kerb and verge were to be reduced in length (as I have shown on the plan attached) the access could be maintained. Our access to the site has been eroded over a number of years and the loss of access to the ramp will be the loss of the last possible vehicular access point. I think anyone that visits the site can appreciate that we need some access to be able to function and I would ask GYBC what their solution is if they intend to pursue this application.

4.4 The other issue here is the proposed location of a new kiosk at the top of our entrance ramp. We think there is likely to be conflict here when we need to use the ramp for a vehicle or for trade waste as this will be positioned directly in front of the new tenant. I also feel it is entirely unfair to site a new refreshment kiosk at our entrance ramp when we have had to pay a premium for the right to sell drinks at our location. If GYBC requires a further location for a refreshment kiosk then it could easily be sited outside the cycle hub (as shown attached) and certainly further away from an existing tenant.

4.5 The loss of the public toilets is a concern as there will no longer be a public convenience for 1km of central beach. It would be perfectly feasible to install a temporary, trailer mounted toilet block for the duration of the build and plumb directly into the sewer. Even when the build is complete the new toilets are too close to the jetty toilets and should be at a more equidistant location between the Tower toilets and the Jetty.

4.6 Finally, as the Pirates Cove site drains the footpath surface water, it is imperative that the pumping station and drains remain operative during and after the build to prevent flooding.

4.7 **Anchor Café** – I am objecting to the planning application because of insufficient public toilets in the area of the Leisure Centre. I have already commented at length during the consultation period about the importance of the toilet block to the north of the Marina Centre and although there has been some concession for the provision of public toilets on the outside of the new leisure centre it will not meet the needs of the amount of visitors we see in this area. (see attached rep) and rest of comments

## **Local Residents 5 representation received (copies attached to the report)**

4.8 A summary sample :- It appears that GYBC are replacing one ugly building with another. The reduction in the size of the building seems to be in order to add car parking which is presumable paid parking in order that GYBC can increase revenues rather than improve the leisure centre facilities. Given the prime location I am surprised it has not been added features which would increase the attractiveness of the site for multiply purposes such as a café roof terrace/garden. Great Yarmouth has few trees /soft landscaping - the redevelopment of the site to make it more attractive with trees etc. (see representation)

4.9 The main six-lane competition pool. In the Council application documents, drawings and specification, it is planned to have 120 seats for computers and spectators. As Sport England will be making a financial contribution to this scheme, should not their Design Guidance notes be adhered to, if it is intended to hold regular galas, by providing 150 spectator (minimum) and 180 competitor seats as detailed on Page 48, table 8 in their document? (see representation) questions are also raised regarding the green credentials of the building.

4.10 **Peel Ports Group** – we have no objection for the redevelopment of the leisure centre

4.11 **Norwich Airport** – We note that the development lies below or beyond the volume of protected airspace that surrounds Norwich Airport and that it does not lay within the bird circle shown on the aerodrome safeguarding map. Therefore, from a safeguarding point of view, this development will not provide a significant risk to aircraft operating in the vicinity of Norwich Airport: or interference with our surveillance systems. We do not need to be a statutory consultee for any future applications on this particular site unless wind turbines become part of the design.

4.12 **Gas** – there are apparatus in the vicinity of the application site which may be affected by the activities specified due to the presence of Cadent/ National Grid apparatus in proximity to the specified area the contractor should contact Plant Protection before any works are carried out to ensure the apparatus is not affected by any of proposed works. (Low or medium pressure (below 2 bar) gas pipes and associated equipment.

4.13 All of the correspondence received can be seen on the planning file in the planning office and on the Council's website.

4.14 **External  
Norfolk County Council**

**4.15 Highways** – “Thank you for your consultation dated 10 September 2019. The highway authority has been in consultation with the applicant and the parking management strategy has been altered from Pay on Foot (with barrier access) to Pay and Display with no barrier. In addition the removal of the parking bays along the frontage of the development will not occur. The applicant is to submit revised plans detailing the changes which are to be included and conditioned as approved plans. In light of the revised parking management strategy, the highway authority recommends no objection subject to the conditions”: ( see attached list)

**4.16 Norfolk Fire and Rescue Service** - do not propose to raise any objections providing the proposal meets the necessary requirements of the current Building Reg 2000 - Approved documents B (volume 2-2006 edition amended 2007,2010, 2013 as administered by the Building Control Authority.

**4.17 Historic Environment** Service Environment Service Strategy and advice team - Based on currently available information redevelopment of the site would not have any significant implications for the historic environment in terms of below-ground archaeology and we would not make any recommendations for archaeological work. The Heritage Statement submitted with the application deals mostly with matters related to built heritage. Consideration of this Heritage Statement is matter for the Great Yarmouth Borough Council conservation officers

**4.18 Highways England** – No objection

**4.19 Historic England** (Advice) – The application seeks consent for the redevelopment of the Marina Leisure Centre involving the demolition of the existing leisure centre and the erection of a new two storey health and fitness centre. The site lies between the seafront and Marine Parade and within the Seafront Conservation Area. This encompasses much of the historic seafront and a variety of historic buildings built as the town developed as a thriving resort, including terraced houses and distinctive resort buildings such as the Empire and Marine Arcades. The survival of a number of these buildings makes this a highly significant area.

The Marine Leisure centre occupies a large site between Marine Parade and the beach. The building itself is a substantial building, two storeys in height with a large footprint. The building dates from the 1980s and its demolition offers an opportunity to reconsider how this large site is used and to enhance the conservation area.

**4.20** Historically development was concentrated along the landward side of Marine Parade allowing views out to sea. There was some resort development on the seaward side, notably around the piers and winter gardens and prior to the construction of the existing leisure centre, a lido. The siting and scale of the existing leisure centre is at odds with this, blocking views out to sea and detracting from the historic buildings on the seafront. The proposed replacement of centre with a building of a much smaller footprint and seemingly lower in height would open up more of the sea views. To the south it would allow sea views from Maritime House, built as a home for sailors



4.21 The proposal for a smaller, more compact leisure complex is therefore to be supported. However, your authority should be satisfied that the scheme goes sufficiently far in terms of enhancing the conservation area and that the quality of design and materials is appropriate. The Heritage Statement which accompanies the application does not provide a very clear articulation of how the site contributes to the significance of the conservation area, nor does it provide a thorough assessment of the impact of the development upon this. The proposed massing studies which compare the existing development to that proposed are helpful to a point but the quality of the images from the seafront is very poor. Your authority should ensure it has sufficient information showing the proposed development within the existing townscape context to fully assess how well it would be assimilated within this. The northern end of the complex would also be visible in seaward views from Trafalgar Square which forms a focal point of green space along the seafront and views of the development from this location would be helpful.

4.21 The design of the new complex is described as evolving from a series of rectilinear volumes to include curved, softer forms for the pool and sports halls. The approach of breaking up the mass of the building is one that should be supported but we question how successfully these forms relate to each other, particularly in views to the south east. In terms of materials, while the use of render and glass might create a lighter appearance than that of the existing building, the large expanse of unrelieved walls at a higher level adds to the bulky nature of these parts of the structure. We suggest more detailed designs might be helpful at this stage. Finally, the development includes parking areas to the north and south, the latter being particularly large. The treatment of the public realm including car parking on the sea front is particularly important and consideration should be given to the appearance of this area both when it is occupied and when it is empty. Again we suggest more details are provided at this stage.

4.22 The National Planning Policy Framework requires that local planning authorities take account of sustaining and enhancing the significance of heritage assets; the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality and the desirability that new development makes a positive contribution to local character and distinctiveness paragraph 192. The redevelopment of the leisure centre offers potential to enhance the significance of this important conservation area which celebrates the heritage of the seaside resort. The proposals seek to reduce the presence, and therefore impact, of a building on this location which is to be supported. However, it is a large and prominent site and your authority should seek to ensure the proposals go sufficiently far in terms of achieving this. The provision of further contextual information and analysis would help in terms of understanding this together with more detailed designs.

## **Recommendation**

4.23 Historic England is supportive of the proposal to redevelop the site but has some concerns that the proposals do not secure a sufficient level of enhancement in terms of the historic environment and advises that further information should be provided, and more consideration be given to this.

We consider that the issues outlined in our advice need to be addressed in order for the application to meet the requirements of paragraphs 192 of the NPPF. Your authority should take these representations into account and seek amendments, safeguards or further information as set out in our advice. If there are any material changes to the proposals, or you would like further advice, please contact us (The applications have subsequently revised the appraisal and Historic England further views on the application and appraisal have been requested. Any further response from Historic England will be reported.

**4.24 Minerals Planning Authority** – While the application site is underlain by a Mineral Safeguarding Area (Sand and Gravel) it is considered that as a result of the location on the seafront and its existing use, any prior extraction would be impractical. Therefore, it would be exempt from the requirements of Policy CS16 – safeguarding of the adopted Norfolk Minerals and Waste Core Strategy

**4.25 Norfolk Constabulary (Architectural Liaison Officer)** – I am delighted to see in the Design and Access Statement that the pre-app consultation advice provided by Norfolk Constabulary has been followed, if these recommendations are to be adopted for this development (please may we have confirmation of this) I would strongly encourage the applicant to make an application for a 'Secure By Design' for a Commercial Development Award.

#### **4.26 Drainage Bodies**

**4.27 Local Lead Flood Authority (Norfolk County Council)** initially no comment below their threshold to comment. Given the local concern raised in the consultation response the LLFA were requested to review the application again which they have agreed to do. The further response will be reported to committee.

**4.28 Environment Agency** – Further to correspondence received from the Furniss Partnership who are working on this project in an email referenced RE: Great Yarmouth WLC AE/2019/124445/01-L01 and dated 5 November 2019, we are updating our previous response referenced AE/2019/124445/01-L01 and dated 16 September 2019. The email states "the recommended proposed floor level according to the FRA is 4.97 AOD. We are proposing to lift 300mm from existing to 4.15 AOD. A floor level of 4.97 AOD was providing issues for access (for disability etc) and lifting the building 300mm was deemed a compromise".

**4.29** We are therefore updating our previous response to show updated flood levels as the email confirms that the proposed Finished Floor Level (FFL) in the FRA is incorrect (4.97 AOD) and the correct proposed FFL is 4.15AOD. The updated proposals now flood in the design event (0.5% + CC) and doesn't have safe access. However as it is less vulnerable development and has proposed a Flood Evacuation plan we still have no objections to this planning application. Our updated response can be found within the Flood Risk section below.



4.30 Our maps show that the site lies within tidal Flood Zone 3a defined by the 'Planning and Guidance: Flood Risk and Coastal Change ' as having a high probability of flooding. The proposal is for the redevelopment of the marina centre leisure building including a new health centre and fitness centre, a soft play, a cafe, a party room, office and tourist information facility which is classified as a 'less vulnerable' development as defined in the Flood Risk Vulnerability Classification. Therefore, to comply with national policy the application is required to pass the Sequential Test and be supported by a site specific Flood Risk Assessment.(FRA)

4.30 Actual Risk - To assist you in making an informed decision about the flood risk affecting this site, the key points to note from the submitted FRA, referenced 1271 – Version 1.0 and dated 21/02/2019 (including updated FFLs as identified in the subsequent email), are:

- The site lies within the flood extent for a 0.5% (1 in 200) annual probability event, including an allowance for climate change. event
- The site does not benefit from the presence of defences
- Finished ground floor levels have been proposed at 4.15m AOD. This is below the 0.5% (1 in 200) annual probability flood level including climate change of 4.67m AOD and therefore at risk of flooding by 0.52m depth in this event.
- Flood resilience/resistance measures have been proposed.
- Finished first floor levels have been proposed at an unknown height. The proposed first floor level is likely to be 2.5 metres above the proposed ground floor level at a minimum (4.97m AOD plus 2.5 metres, equals a first floor finish of 7.47m AOD and therefore there is refuge above the 0.1% (1 in 1000) annual probability flood level including climate change of 5.20m AOD
- The site level is 3.50 AOD and therefore flood depths on site are 1.17m in 0.5% (1 in 200) annual probability flood event including climate change
- Therefore assuming a velocity of 0.5m/s the flood hazard is danger for most including the general public in the 0.5% (1 in 200) annual probability flood event including climate change.
- Therefore this proposal does not have a safe means of access in the event of flooding from all new buildings in the area wholly outside the flood plain (up to a 0.5% (1 in 200) annual probability including climate change flood event). We have no objections to the proposed development on flood risk assessment safety grounds because an Emergency Flood Plan has been submitted by the applicants but you should determine the application its adequacy to ensure the safety of occupants

- Compensatory storage is not required
- A Flood Evacuation Plan has been proposed and is necessary to ensure the safety of the development in the absence of safe access with internal flooding in the 0.1% (1 in 1000) annual probability flood level including climate change event ( Copies of the full agency response are accompany this report)

**4.31 Anglian Water** - The foul drainage from this development is in the catchment of Caister Pump Lane Water Recycling Centre that will have available capacity for these flows. The sewerage system at present has available capacity for these flows. If the developer wishes to connect to our sewerage network they should serve notice under Section 106 of the Water Industry Act 1991. We will then advise them of the most suitable point of connection.

### **Surface Water Disposal**

4.32 The preferred method of surface water disposal would be to a sustainable drainage system (SuDS) with connection to sewer seen as the last option. Building Regulations (part H) on Drainage and Waste Disposal for England includes a surface water drainage hierarchy, with infiltration on site as the preferred disposal option, followed by discharge to watercourse and then connection to a sewer.

4.33 The surface water strategy/flood risk assessment submitted with the planning application relevant to Anglian Water is unacceptable as the planning application states that a connection to the public sewer is required, whereas the FRA states that the site will drain surface water flows via infiltration. As Anglian Water have no public surface water sewers in the area we would need to be satisfied that surface water flows are not being discharged to the public foul water network. We would therefore recommend that the applicant needs to consult with Anglian Water and the Environment Agency.

4.34 From the details submitted to support the planning application the proposed method of surface water management does not relate to Anglian Water operated assets . As such we are unable to provide comments on the suitability of the surface water management. The Local Planning should seek the advice of the Local Lead Flood Authority (LLFA)

4.35 We request a condition requiring a drainage strategy covering the issue(s) to be agreed. "No drainage works shall commence until a surface water management strategy has been submitted to and approved in writing by the Local Planning Authority. No hard-standing areas to be constructed until the works have been carried out in accordance with the surface water strategy so approved unless otherwise agreed in writing by the Local Planning Authority. The Reason: To prevent environmental and amenity problems arising from flooding."

**4.36 Essex and Suffolk Water** – We have no objection to the proposed development subject to compliance with our requirements. Consent will be given to this development on the condition that a metered water connection is made to our company network for each new dwelling/community and commercial unit for revenue purposes.

**4.36 Water Management Alliance** – The site is not within or adjacent to any of our member Boards Areas therefore we have no comments to make.

**4.37 Natural England** – has no comments to make on this application. Natural England has not assessed this application for impacts upon protected species or you may wish to consult your own ecology service.

**4.38 Royal Society for the Protection of Birds (RSPB)** – Given the location of the development of the development the RSPB has no has no comments to make , but would expect the Council to deliver net gains for biodiversity and ensure that impacts on the Great Yarmouth North Denes Special Protection Area and Site of Special Interest has been fully considered in this application.

#### **4.39 Sport England – Non-Statutory Role and Policy**

**4.40** “The Government, within their Planning Practice Guidance (Open Space, Sports and Recreation Facilities Section) advises Local Planning Authorities to consult Sport England on a wide range of applications

This application falls within the scope of the above guidance as it relates to new strategic sports facilities.

**4.41** Sport England assesses this type of application in light of the National Planning Policy Framework (NPPF) and against its own planning objectives, which are Protect - To protect the right opportunities in the right places; Enhance - To enhance opportunities through better use of existing provision; Provide - To provide new opportunities to meet the needs of current and future generations. Further information on the objectives and Sport England’s wider planning guidance can be found on its website: <http://www.sportengland.org/planningforsport>

**4.41** The Proposal and Assessment against Sport England’s Objectives and the NPPF The proposal relates to the demolition and redevelopment of the Marina Centre, to provide a new two storey health and fitness centre comprising 6 lane competition pool, teaching pool, leisure pool, 4 court sports hall, fitness suite, exercise and spinning studios, together with associated changing facilities, ancillary facilities, car parking and landscaping.

**4.42 Strategic/Local Need for the Facility** The Great Yarmouth Sport, Play and Leisure Strategy (2015) identified the need to invest in the Marina Centre to ensure it is 'fit for purpose' and sustainable in the long term. GYBC identified as having an investment of £7.6m to maintain and protect the facilities. The strategy also identified the need to protect or enhance sports hall provision, indoor bowls, health and fitness, studio space and squash facilities at the Marina Centre.

4.43 Sport England, therefore, considers this proposal addresses an identified need for this facility type and has the potential to be of benefit to the development of sport and physical activity for the residents of, and visitors to, Great Yarmouth. We would wish to see this accorded an appropriate weight in the decision that is reached on this application.

## **Facility Design**

4.44 The application relates to the complete redevelopment of this strategic sports facility. The original Marina Centre was constructed in 1981 and is in a condition associated with a building of this age. Refurbishment would be expensive with little or no perceptible improvement to the customer experience. However, the location of the site is ideal to meet the needs of local residents and visitors alike, so the decision was taken in 2018 to build a new facility on the existing site.

4.45 Sport England has worked with the client to develop a facility that will meet the needs of a 21<sup>st</sup> century demographic, in terms of design and facility mix.

4.46 In planning terms, the use of the site will remain the same (Use Class D2 – Assembly and Leisure) but the design and quality of the facility will be a significant improvement on the existing facility.

4.47 We have consulted with National Governing Bodies for sport (NGBs) to get their views on the proposals:

**4.48 Football Foundation** – *“We are supportive of Great Yarmouth District Council’s plans to redevelop the Marina Centre.*

*The proposed redevelopment will still enable indoor football provision to be delivered within the facilities new sports hall, including recreational small sided football and futsal. A new central venue adult futsal league is in development in the Great Yarmouth area, and this facility could provide a more than ample home to deliver the programme from”*

**4.49 ECB (Cricket)** – *“There could be some demand for indoor cricket practice and match play facilities from cricket clubs located in and around the Great Yarmouth area. Any indoor provision should meet ECB technical specifications for indoor sports halls, including suitable lighting, flooring and cricket nets, and ideally have a viewing area for spectators to view the lanes from the end of the sports hall/cricket practice net lanes”.*

**4.50 Badminton England** – *“There is a strong need for a replacement sports hall given the lack of badminton provision in this area. There was a very strong club that played at the Drill Hall (up the road from the Marina Centre) with a good junior section but problems with the hall meant they had to relocate. Since they have relocated the club has started to struggle – they are currently playing in Beccles (37 minutes away though I don’t know their reasons for relocating here).”*

*4.51 There are a number of social clubs playing out of the Marina Centre but we have no affiliated clubs in Great Yarmouth. There is a general lack of badminton activity in East Norfolk and North Suffolk that both Norfolk and Suffolk are keen to address. Provision of a quality sports hall will enable us to cater for this demand and increase provision for badminton through club and other related activity. We have a priority on junior development and development of a club to cater for primary school based activity will support development of badminton in Norfolk and specifically Great Yarmouth”.*

**4.52 Swim England –**

- a) There could possibly be a pinch point on pool side entry, greater consideration should be made for access and egress onto poolside. The pre swim showers don’t appear to be best placed, and the more obvious route is straight on to poolside via the learner pool.*
- b) Spectator seating is on poolside, if expectations are to hold events then consideration for competitor seating is to be made*
- c) If competition is to be held with electronic timing then a timing room should ideally be provided and consideration of a raised end.*
- d) The pool shows racing blocks at both ends, for short course blocks are only required at one end.*

*The need for the facility is justified. Increasing the size of the learner pool, will help reduce the water provision deficit of 229m<sup>2</sup> in the Great Yarmouth District. The variety of water available will help maintain the multiple options available to users, promoting inclusion for all types of swimmer.*

**4.53 British Gymnastics** – *“We do not have any registered clubs operating from the current site but we would be happy to help facilitate use in the proposed site. Having consulted with Broadland Gymnastics club there is scope for them to increase their member base through accessing additional space, thus a need for a 4 court sports hall with adequate storage provision.*

*We have one club in the Great Yarmouth area on our facility project list who are going into a dedicated facility imminently”.*

**4.54** The above responses give some local views on the potential uses of the new facility, as well as raise some technical issues with regard to design, specifically with regard to swimming.

**4.55** Sport England seeks to ensure the new sports facilities are fit for purpose. The Design and Access Statement submitted with the application identifies the new facility has been designed to meet the needs of a changing demographic for sport and physical activity with more flexible space. However, the formal sports facilities have been designed to meet Sport England technical guidance in relation to sports halls, swimming pools,

changing facilities etc. Sport England is satisfied that the design of this facility meets Sport England/NGB technical guidance.

4.55 Sport England is aware that the council is working with the bowls club to find an alternative venue, and we hope that this can reach a satisfactory conclusion

4.56 Any redevelopment of an existing site will result in short term loss of facilities, but the long term benefits of new fit for purpose facilities for the 21<sup>st</sup> century outweigh the short term impact.

4.57 The primary purpose of this development is to deliver community sport and as such Sport England is satisfied that it will fulfil the benefits to community sport identified above. The application has identified the potential for this facility to be used for community sport, and this is reflected in its design, location and intended hours of operation

## **Conclusion**

4.58 This being the case, Sport England offers its **support** for this application, as it is considered to meet Objectives 2 and 3 as set out above, in that it provides new enhanced facilities for local residents and visitors to Great Yarmouth, and Para 97 of the NPPF which seeks to ensure that any lost facilities are replaced by equivalent or better provision in terms of quantity and quality, and in a suitable location.

4.59 The absence of an objection to this application, in the context of the Town and Country Planning Act, cannot be taken as formal support or consent from Sport England or any National Governing Body of Sport to any related funding application, or as may be required by virtue of any pre-existing funding agreement.

4.60 If this application is to be presented to a Planning Committee, we would like to be notified in advance of the publication of any committee agendas, report(s) and committee date(s). We would be grateful if you would advise us of the outcome of the application by sending us a copy of the decision notice."

## **Consultation –**

### **Internal GYBC**

4.61 **Conservation** – "The revised Heritage Area appraisal is a thorough document clearly setting out the proposal and impact in a heritage setting and context. Whilst the conservation section has provided previous comments in terms of design in respect of the character of the conservation area, the section considers the removal of the existing Marina Centre as a positive outcome and is broadly supportive of the proposed new development."

### **4.62 Environmental Health – Acoustic protection of proposed development**

The development hereby permitted shall not be brought into first use until an acoustic report with an acoustic design and noise mitigation to protect nearby dwellings, has been approved in writing and implemented to the satisfaction of the Local Planning Authority. Reason for the condition In the interests of the amenities of the locality.



**4.63 Building Control** – The proposal has been assessed for building regulation compliance purpose at some length and the building appears to be compliant. The design principles have followed guidance within BS9999 with a heavy reliance on management procedures in the event of an emergency (Ref. The Fire Strategy)

**4.64 Emergency Planning Officer** - I have no comments regarding the above application. The Flood Risk Assessment is comprehensive, recommends appropriate risk mitigation measures and worst case has an upper floor which can provide refuge in exceptional circumstances.

## **5.0 Strategic analysis**

The strategic analysis of the site is dependent on a number of factors:

- e) The strategic need for the facility;
- f) The local planning policy context;
- g) The National Planning Context;
- h) The design of the building and the impact on neighboring listed buildings in the vicinity and the impact on the Seafront Conservation Area; and
- i) The View of key stakeholders and consultees.

### **Strategic need for the facility**

5.1 The Great Yarmouth Sport, Play and Leisure Strategy (2015) identified the need to invest in the Marina Centre to ensure it is 'fit for purpose' and sustainable in the long term. GYBC identified as having an investment of £7.6m to maintain and protect the facilities. The strategy also identified the need to protect or enhance sports hall provision, indoor bowls, health and fitness, studio space and squash facilities at the Marina Centre.

5.2 Sport England, therefore, considers this proposal addresses an identified need for this facility type and has the potential to be of benefit to the development of sport and physical activity for the residents of, and visitors to, Great Yarmouth. Significant weight should therefore be given to the strategic need for the facility.

5.3 Badminton England also comment that – "There is a strong need for a replacement sports hall given the lack of badminton provision in this area. There was a very strong club that played at the Drill Hall (up the road from the Marina Centre) with a good junior section but problems with the hall meant they had to relocate. Since they have relocated the club has started to struggle – they are currently playing in Beccles (37 minutes away though I don't know their reasons for relocating here)."

5.4 Swim England state : 'The need for the facility is justified. Increasing the size of the learner pool, will help reduce the water provision deficit of 229m<sup>2</sup> in the Great Yarmouth District. The variety of water available will help maintain the multiple options available to users, promoting inclusion for all types of swimmer.'

5.5 Clearly a need for the facility is demonstrated. In addition, a number of other sports have supported the need for the facility (see representations section of this report.)

### **The local planning policy context**

5.6 The existing marina leisure centre was completed in 1981; with various upgrades and maintenance carried out over subsequent years. Consequently, the facility is considered to be somewhat dated by the applicant in terms of both the quality of facilities on offer and in meeting the up-to-date leisure needs of the community that it serves. In considering the options to update leisure centre provision, the applicant has ruled out refurbishment, partial demolition and relocation in favour of complete redevelopment of the existing facility.

5. In applying s.38(6) 2004, members will need to decide whether there is overall conflict with the Development Plan even if there were deemed to be conflicts with parts of individual policies, recognising that Development Plans will often pull in different directions. There are also no policies in the local plan which can be said to directly relate to the potential redevelopment of the Marina Centre.

5.8 The Core Strategy, which was adopted by the Council in December 2015, is the main document of the Great Yarmouth Borough Council Local Plan. It establishes the spatial vision and objectives of how the Borough (outside of the Broads Executive Area) will develop and grow in the future. It also sets out the series of strategic policies and site allocations, called 'Core Policies' and 'Key Sites' which provide the strategic context for future Local Plan Documents, Supplementary Planning documents and Neighbourhood (Development) Plans.

5.9 The main emerging Local Plan document is the Part 2 Local Plan: Development Management Policies, Site Allocations and Revised Housing Target. Consultation on the First Draft (Regulation 18) version of the document was subject to public consultation, ending on 30th September in 2018. Subsequent work on the document is continuing.

5.10 Part 2 of the Local Plan will eventually replace the remaining saved policies from the Great Yarmouth Borough Wide Local Plan (2001) to provide the aims and objectives that affect the use of land and buildings.

5.11 The Core Strategy forms part of the Development Plan for the area, the starting point for decisions on planning applications. Core Strategy policies of most relevance to this application are discussed below; those not specifically mentioned may still be of some materiality but are concluded to not be of particular importance.

### **Local Plan Part 1 – Core Strategy policies of relevance to the proposal**

The following summarises the key relevant Core Strategy Policies.

#### **CS8 – Promoting tourism, leisure and culture**

The Council aims to support and encourage a year round tourism offering, supporting proposals which meet changes in consumer demands.



## **CS6 – Supporting the Local Economy**

The Council will work to ensure that the conditions are right for new and existing business to thrive and grow, and to make the local economy less seasonally dependent

## **CS9 – Encouraging well-designed, distinctive places**

The Council will ensure that new developments are of a high quality and both draw inspiration from and respect the location

## **CS10 – Safeguarding local heritage assets**

The Council will promote the conservation, enhancement and enjoyment of the historic environment.

## **CS11 – Enhancing the natural environment**

The Council will support the improvement of the borough's natural environment and work to avoid any harmful impacts of development on biodiversity, geodiversity, landscape assets, priority habitats and species

## **CS13 – Protecting areas at risk of flooding or coastal change**

The Council will ensure a sustainable and practicable approach to flood risk and coastal change and ensure development does not increase the risk of flooding elsewhere.

## **CS15 – Providing and protecting community assets and green infrastructure**

The Council will resist the loss of important community facilities and/or green assets unless appropriate alternatives are provided; support will be given to the development of community facilities, including mixed community uses in the same building. Furthermore the Council will promote healthy lifestyles by ensuring the continued access to sports facilities and will safeguard the natural beauty, openness and recreational value of the borough's beaches and coastal hinterland.

## **CS16 – Improving accessibility and public transport**

The Council will work together with partners to make the best use of and improve existing transport infrastructure, with a focus on better management and the provision of sustainable transport options.

## **CS14 – Securing appropriate contributions from new development**

The Council will ensure that all new development militates against any extra pressure placed on existing infrastructure.

## **CS1 – Focusing on a Sustainable Future**

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.

### **Remaining 'Saved' Policies from the former 2001 Great Yarmouth Borough-Wide Local Plan of relevance to the proposal**

**Policy TR4:** states that proposals to change the use of tourist facilities, attractions or accommodations to non-tourist-related uses in Primary Holiday Accommodation and Primary Holiday Attraction areas will not be permitted

#### **TR21 – Great Yarmouth Seafront**

The whole site is situated within the Great Yarmouth Seafront Area which aims to enhance and protect the Golden Mile as the main focus of the borough's traditional tourist industry.

#### **TCM20 – Urban public parking improvement**

The whole site is also situated within the Urban public parking improvement area where the council will work towards improving the public parking provision through the identification of new parking sites, potential park and ride and temporary parking areas

#### **SHP14 – Retail and food and drink uses in prime commercial holiday areas**

Subject to size, within the prime commercial holiday areas the conversion or redevelopment of properties to provide class A1 or A3 uses will be permitted.

#### **TR5 – Character of holiday areas**

The Council will ensure that existing holiday areas are not spoilt by over development. Proposals for uses that are likely to generate significant levels of noise or disturbance or operate at unsocial hours will only be permitted in the prime commercial holiday areas.

#### **TR7 – New visitor facilities in Prime Commercial Holiday Areas**

Proposals for new visitor attractions may be permitted in the prime commercial holiday areas of Great Yarmouth and will be assessed with particular regard to scale, design ,and relationship to other uses, landscape, traffic and residential amenity.

#### **REC11 – Protection of community and street scene**

The Council will refuse proposals which would erode the provision of land which contributes positively to the community or street scene, particularly in areas identified on the proposals map.

## INF16 – New development within coastal areas

When considering applications for areas which may be susceptible to marine erosion and associated land instability the council will require evidence that the proposal would not be adversely affected by marine erosion or land stability and that the proposal would be capable of withstanding any anticipated erosion/instability.

**Draft Local Part 2 - Seafront Policy** This policy option has no real status at present, but provides an indication of the Council's developing thinking about the future of the area.

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

Investment will be encouraged to maintain and improve this area, with a focus on:

- a) Maintaining vibrant and visually active ground floor frontages in tourism and related uses
- b) Promoting high quality design
- c) Conserving the seafront's heritage assets
- d) Encouraging the active use of upper floors
- e) Encouraging investment in major new facilities
- f) Maintaining and improving the public realm and the area's open spaces
- g) Resisting uses and designs which would detract from the above
- h) Managing access and traffic

5.12 The site is located along the 'Golden Mile' of Great Yarmouth Seafront (Policy TR21) with surrounding tourist and leisure uses. The site location is outside of the saved 2001 Borough-wide Local Plan Development Limits, but the site is designated as a Primary Holiday Attraction (Policies TR4 and CS8) and is within the Seafront Conservation Area.

5.13 While the proposed leisure (D2 use) and retail (A1) uses are 'main town centre uses', the proposal results in a net reduction of these uses through a replacement facility. In these circumstances, the requirement (as set out in Policy CS7) for a full sequential test outlined in paragraph 96 of the NPPF is considered unnecessary.

5.14 The applicant has looked at alternative sites in the town centre in the Planning Statement however; this facility is a replacement of an existing facility. The Marina cannot be said to be located within the defined town centre (Policy CS7 and Policies Map) and its nearest point is 365m from the town centre boundary, such that it would be likely classed as edge of centre development

5.14 Policy TR21 is a policy which seeks to conserve the Great Yarmouth Seafront Area and refers to the Golden Mile as the seafront between Euston Road and the Pleasure Beach. It is only the Policy text which is saved and not the explanatory text).

5.15 Policy CS8 concerns the promotion of tourism, leisure and culture. To ensure the tourism sector remains strong, the Council will safeguard key leisure facilities such as the Marina Centre. However, it is not considered that the proposal is in conflict with this policy because it seeks to redevelop the centre for a similar use and the paragraph 4.8.5 of the

explanatory text refers to redevelopment of such facilities. In addition, by implementing this substantial investment, the proposal can be said to safeguard a leisure facility through provision of a modern replacement.

5.16 It cannot be argued that the temporary loss of the facility for 18 months is in conflict with Policy CS15 of the Core Strategy because it is clear that the intention of the policy is referring to permanent loss of facilities.

5.17 Policy CS15 of the Core Strategy concerns the provision and protection of community assets and green infrastructure. It provides a number of freestanding objectives to ensure effective planning and delivery of community infrastructure.

5.18 On the assumption that roller-skating and swimming pools for example are considered to be important community facilities, it can be argued that there would be appropriate alternative provision of equivalent or better quality facilities, as a result of the redevelopment and that there is no conflict with that limb of the policy. It can also be argued that conformity with limbs (c) (positive approach to the development of new facilities) and (e) (promotion of healthy lifestyles) mean that there is no overall conflict with the policy.

5.19 The reduced building footprint offers the potential to improve access to the facility with more cycle stands (for up to 110 cycles) and increased vehicle parking (a net gain of 91 parking spaces). This will greatly improve accessibility in accordance with Policy CS16. The proposed surface car park area is quite large. Tree planting on the northern section will help to break up this area, but the southern section would greatly benefit from further planting to reduce its visual impact along the beach front.

5.20 The aims of the Great Yarmouth Borough Council 'Sport, Play and Leisure Strategy' (2015), a key evidence document setting out the Borough's sport and leisure requirements, are broadly met by this proposal, particularly in terms of improved quality and accessibility of facilities.

5.21 The site is brownfield with the proposal providing a replacement leisure facility, albeit that the scale of the new building is notably smaller. As part of this transition there will be a resulting loss of some uses and users of the existing facility, such as indoor bowls. The new facility offers improved accessibility for visitors with families and disabilities with new toilets and changing rooms. Overall this facility meets the aims of Policy CS8 in promoting tourism, leisure and culture:

- a) – enhancing an attraction to meet consumer demands
- b) – safeguarding the Marina Centre facility (in its new form)
- c) - ensuring the adequacy of facilities and enhancement of public realm to support the coastal holiday centre
- d) supporting high quality facilities, access and connectivity

5.22 In strategic planning terms, the proposal is considered to be broadly policy compliant. While the replacement facility does not match the existing building in size and will lead to the loss of some activities such as indoor bowls, it does generally seek to improve the quality, variety and accessibility to meet the latest sport and leisure needs. This proposal is therefore supported.

## The National Planning Context ( National Planning Policy Framework )

5.23 At the heart of the document is a presumption in favour of sustainable development as outlined in paragraph 10. Paragraph 11 advises that plans and decisions should apply a presumption in favour of sustainable development. Plans should positively seek opportunities to meet the development needs of their area and be sufficiently flexible to adapt to rapid change.

5.24 As already mentioned, there is no local planning policy which considers the potential redevelopment of the Marina Centre. The site is essentially a brownfield site and the redevelopment for a similar use. The developer is committed to using energy efficient measures as part of the development, which include the potential use of air/ground source pumps but the details have not been finalised. So if approved it is suggested that this is conditioned as part of the consent.

5.25 Section 12 sets out requirements for good design. Paragraph 124 states that the creation of high-quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Being clear about design expectations, and how these will be tested, is essential for achieving this. So too is effective engagement between applicants, communities, local planning authorities and other interests throughout the process.

Design will be dealt with in the next heading.

5.26 Paragraph 130 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, taking into account any local design standards or style guides in plans or supplementary planning documents. Conversely, where the design of a development accords with clear expectations in plan policies, design should not be used by the decision-maker as a valid reason to object to development

5.27 Paragraph 148 expects the planning system should support the transition to a low carbon future in a changing climate, taking full account of flood risk and coastal change. It should help to: shape places in ways that contribute to radical reductions in greenhouse gas emissions, minimise vulnerability and improve resilience; encourage the reuse of existing resources, including the conversion of existing buildings; and support renewable and low carbon energy and associated infrastructure.

5.28 The aim of the sequential test is to steer new development to areas with the lowest risk of flooding. Development should not be allocated or permitted if there are reasonably available sites appropriate for the proposed development in areas with a lower risk of flooding. The strategic flood risk assessment will provide the basis for applying this test along with the site-specific flood risk assessment addresses the development. The sequential approach should be used in areas known to be at risk now or in the future from any form of flooding. As the proposal is for the redevelopment of an existing site by replacing the existing building the Sequential Test will not be required.

5.29 The Exception Test, as set out in paragraph 160 of the Framework, is a method to demonstrate and help ensure that flood risk to people and property will be managed satisfactorily, while allowing necessary development to go ahead in situations where suitable sites at lower risk of flooding are not available. There are two requirements to meet for the Exception Tests.

5.30 The flood risk assessment provided with the planning application, takes account of climate change implications and more modern data sets which were not available at the time the original Marina site was developed. The development taking into account the proposed finished floor levels will make the proposal far more resilient in a flood event than the existing building. If the application is approved – it is recommended that the recommendations in the flood risk assessment to manage flood risk in the event of a flood event which including finished floor levels; flood resilience measures and a flood management plan are conditioned as part of the grant of planning permission highlighted in the Environment Agency consultation response. On this basis the exception test is considered to be met.

5.31 Paragraph 91 a recognises the need for healthy communities to : ‘ enable and support healthy lifestyles, especially where this would address identified local health and well-being needs – for example through the provision of safe and accessible green infrastructure, sports facilities, local shops, access to healthier food, allotments and layouts that encourage walking and cycling.’

5.32 Paragraph 92 supports the principle of a development such as this proposal. It states: ‘To provide the social, recreational and cultural facilities and services the community needs, planning policies and decisions should:....

a) plan positively for the provision and use of shared spaces, community facilities (such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship) and other local services to enhance the sustainability of communities and residential environments;...’

5.33 The applicant has complied with this a through Heritage Area Appraisal which was updated in the light of Historic England’s comments and now acknowledged by the Council Conservation Officer to be a thorough and comprehensive report after the initial reservations.

#### **The design of the building and the impact on neighbouring listed buildings in the vicinity and the impact on the Seafront Conservation Area**

5.34 The existing facility is a large visual detractor in the Seafront Conservation Area, blocking a significant stretch of sea view from Marine Parade. In design terms, the new facility has the potential to improve the visual appearance of the Marina Centre to a more contemporary look that will better complement its surrounds. With a reduced footprint, the new facility is less obstructive to views of the sea. While the proposed new facility is slightly taller, it is in a more compact form, and it is unlikely to overburden the street scene or disrupt the setting of nearby listed buildings (such as Maritime House and the Hippodrome) or the wider Conservation Area. This proposal is therefore broadly compliant with policies CS9 and CS10 in encouraging well-designed places and safeguarding local



heritage, by improving the character and appearance of this building within the mixed setting of the Seafront Conservation Area.

5.35 Where development is proposed in a Conservation Area, in considering whether to grant planning permission for development which affects a Conservation Area, the local planning authority must have regard to Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 which requires the Council to have special regard to the desirability of preserving or enhancing the character or appearance of that area.

5.36 In addition where there is also the potential for impact on the setting of a listed building the duty at section 66 of the act also applies - *"In considering whether to grant planning permission..... for development which affects a listed building or its setting, the local planning authority.....shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses".* .

5.37 The submitted Heritage Area Appraisal shows that research has been undertaken in order to take account of the character and importance of heritage assets located within the immediate surrounding environment.

5.38 An International Council on Monuments' (ICOMOS) Criteria has been used to assess the impact of the development on the historic area around it emphasising on benefits of the smaller footprint and height levels. Views from south-east, north-east, north-west and south-west to the new building (page 25, page 28 to page 31) have been submitted to compare the current building to the newly suggested one.

5.39 The GYBC Conservation Officer states "The revised Heritage Area appraisal is a thorough document clearly setting out the proposal and impact in a heritage setting and context. Whilst the conservation section has provided previous comments in terms of design in respect of the character of the conservation area, the section considers the removal of the existing Marina Centre as a positive outcome and is broadly supportive of the proposed new development."

5.40 Historic England is supportive of the proposal to redevelop the site but has some concerns that the proposals do not secure a sufficient level of enhancement in terms of the Historic environment and advises that further information should be provided and more consideration given to this. The applicant has provided a revised Heritage Area appraisal in order to address Historic England comments and any further comment from Historic England will be reported to the Committee.

5.41 The Seafront Conservation Area Appraisal 2005 (draft) states in relation to the existing Marina building:

'Opposite on the east side is the Marina Centre, a late 20<sup>th</sup> century building of little architectural merit, its length and mass do little to aid the isolation of the beach from Marine Parade.'



5.42 The Conservation Area has 28 listed buildings. 'The area is not defined by a particular architectural style, the period of the buildings is predominantly Victorian and Edwardian, although many of these buildings have been masked or decorated with the baubles of the late 20<sup>th</sup> century.'

'The principal street is Marine Parade, which runs parallel to the beach forming a very strong visual and physical divide along the length of the seafront.'

'Development must therefore be tempered and controlled by good quality design and materials. The approach must be extremely well handled and sensitively done as too much control may rob the seafront of its unique character.'

5.43 The Conservation Area Appraisal outlines opportunities for enhancement. 'A major opportunity for enhancement is the reunification of the beach with the seafront. 'The view to sea is a very positively design elevation of the proposal, helping to reunify the beach and the seafront in a constructive way. There are views through to the beach. The reduction in size of the building is also supported and in some way as a double fronted building supports these aspirations. The change in rooflines help to reduce the bulk of the building and add interest.

5.44 The proposal does need to be recognised as an improvement to the existing Marina Centre which turned its back to the seafront and does little to enhance the Conservation Area as referred to in the earlier quotation from the Conservation Area. It should be noted that the Seafront Conservation No. 16 was designated on the 10th October 2003 after the existing building Marina building was erected.

5.45 In consideration of the Council's duty to have due regard under Section 72 in considering whether to grant planning permission for development which affects a Conservation Area, the local I have concluded in accordance with the Council Conservation Officer views that have the proposal preserves the character of the conservation area and its special character.

5.46 In consideration of the impact upon the Listed Buildings in the vicinity my conclusion again in accordance with the Conservation Officer that the proposal does not adversely impact the Listed Buildings in the vicinity or that there would be no harm to the setting of the setting.

#### The View of key stakeholders and consultees

5.47 The issues raised by the neighbouring businesses/leaseholders are in the main matters that need to be taken up with the Council as land owner via the Council Property Services department as the access arrangements referred to – although important to the business owner – are not covered by their existing lease arrangements. The response from Property Services is that. "the tenant has no rights contained in their lease to park or unload here. The ramp allows access on foot to his business and we had previously advised him that this would be maintained in the new scheme for wheel chair access and any bins etc onto the public

5.48 In terms of the site area shown for kiosk “this is is an allocation site for a kiosk rather than a kiosk that the Council intends to install. The design for any kiosk in this location will be put forward by any prospective tenant and consideration will then be given to any operating requirements. We are aware of the position with the ramp and the location of any kiosk will be mindful of this” In reply to the proposed use the intention is for a A1Use for the example the sale of ice cream.

5.49 The concern over potential surface water flooding is a planning matter. The surface water drainage plan and details submitted with the application show that that there is an existing surface water pipe running through and from the Pirates Cove on to the application site. The application form states that the surface water as with the foul drainage will discharge via the mains drainage system. The drainage report states that surface water drainage will be improved by the implementation of appropriate Suds measures and that the strategy will be developed at the next phase of development.

5.50 Anglian Water at 4.27 above agree that the preferred method of surface water disposal would be to a sustainable drainage system (SuDS) with connection to sewer seen as the last option. Building Regulations (part H) on Drainage and Waste Disposal for England includes a surface water drainage hierarchy, with infiltration on site as the preferred disposal option, followed by discharge to watercourse and then connection to a sewer.

5.51 At 4.28 Anglian Water further state that the surface water strategy/flood risk assessment submitted with the planning application relevant to Anglian Water is unacceptable as the planning application states that a connection to the public sewer is required, whereas the FRA states that the site will drain surface water flows via infiltration. As Anglian Water have no public surface water sewers in the area Anglian Water would need to be satisfied that surface water flows are not being discharged to the public foul water network. They therefore recommend that the applicant needs to consult with Anglian Water and the Environment Agency.

5.52 The consultation response goes on to state - From the details submitted to support the planning application the proposed method of surface water management does not relate to Anglian Water operated assets. As such we are unable to provide comments on the suitability of the surface water management. The Local Planning should seek the advice of the Local Lead Flood Authority (LLFA)

5.53 We request a condition requiring a drainage strategy covering the issue(s) to be agreed. “No drainage works shall commence until a surface water management strategy has been submitted to and approved in writing by the Local Planning Authority. No hard-standing areas to be constructed until the works have been carried

out in accordance with the surface water strategy so approved unless otherwise agreed in writing by the Local Planning Authority. The Reason: To prevent environmental and amenity problems arising from flooding.”

5.54 As stated above The Local Lead Flood Authority (Norfolk County Council) have been consulted on the application and their further response is awaited and will be reported to members. It is clear however that the condition requested by Anglian Water above should be included on any grant of planning approval for the reasons set out in the condition.

5.55 A local resident has also questioned the energy consumption of the building. In the submitted documentation a range of energy efficient solutions for the efficient running of the building are suggested. Including air source heat pumps as a efficient source of heating and cooling of the building along with a combined heat and power system. There is also the consideration of a horizontal wind turbine all in addition to Photovoltaic panels. .

5.56 As these are recommendations only at this stage, such details they do not form part of the current plans. It is therefore suggested that on any grant of planning permission - in as far as they may impact upon the external appearance of the building are controlled by an appropriate condition requiring the submission of the details before the building is brought into use.

5.57 Norfolk County Council as the Highway authority have no objection to the proposal and have requested a number of conditions to be imposed as part of any planning permission. These are in addition to their requirement that the Parking Management Strategy is altered from the proposed pay on foot (with barrier access) to pay and display with no barrier. There also request that the parking bays along the frontage of the development remain and are not removed as proposed. The applicants have responded stating:-

“ At this stage, we have agreed to revert back to a ‘pay and display’ system for the purposes of being able to progress this application but would ask that either a further pre-commencement condition is applied whereby more substantial details are submitted to NCC for approval or in the future a non-material amendment may be sought to seek agreement to a revised barrier scheme. Please can you confirm your preferred route and confirm to NCC our agreement to proceed with ‘pay and display’.

5.58 The preferred route in this instance is that the submission of details be submitted prior to the development being brought into use.

5.59 In response to the proposed removal of the disable parking to be replaced by coach parking. This was strongly objected to. Any coach parking needs to be facilitated within the site or operate as is currently does. The applicants have responded stating that “ we confirm that the reference to coach parking in within the Transport Assessment is an error and no parking bays will be replaced, certainly no disable bays. The coach drop-off parking will operate as per the current arrangements for the Marina Leisure Centre”.

5.59 In terms of the conditions requested by the highway officer, these relate to operations and vehicular movement in the course of construction/ demolition and compliance with the submitted (approved) plans and management strategy. The reason for the imposition for conditions is in the interest of maintaining efficiency and safety both during and after development is completed.

5.60 The applicants have submitted an outline draft construction highways management plan which includes suggested routes that vehicles would take to and from the site. Research has also been undertaken into local traffic movement to ascertain peak periods of traffic movement along the suggested routes with the aim of restricting vehicles associated delivering to the site to certain times of the day and outside of those identified peak periods.

5.61 Alongside this it is suggested that a condition restricting the hours of construction work to 7am to 18.30 Monday to Friday and 8:00 to 13:00 Saturdays with no working on Sundays in accordance with the working hours suggested by the applicant.

5.62 In response to the issues raised by Philip Raiswell of Sport England in his email of 27/09/19 (Sport England Ref; PA/19/E/GY/53359) including the comments therein from the relevant National Governing Bodies (NGB'S) and in particular Swim England the applicants have provided the following response and comments

- *There could be a possible pinch point on the pool side entry, greater consideration should be made for access and egress onto poolside. The pre swim showers don't appear to be best placed, and the more obvious route is straight on to poolside via the learner pool.*

This has already been identified and rectified as part of the design development, and the pool surround conforms to Sports England's setting out dimensions. Please refer to the attached pool layout drawing.

- *Spectator seating is on poolside, if expectations are to hold events then consideration for competitor seating is to be made.*

A 450mm high upstand has been designed along the glazed perimeter of the pool which acts as competitor seating when gala events are held.

- *If competition is to be held with electronic timing then a timing room should ideally be provided and consideration of a raised end.*

The client has confirmed that the only competitive swimming will be school galas and that this will be held infrequently, probably once or twice a year; therefore, it was deemed

unnecessary to include a timing room. However, we have included a raised end, the layout shows the starting blocks on a raised end.

- *The pool shows racing blocks at both ends, for short course blocks are only required at one end.*

The client has confirmed that starting blocks are only at one end of the pool and this has already been incorporated within the design.

## Ecology

5.62 The response from Natural England of no comment or it assumes is no objection to the application comes with the caveat that this application has not been assessed for impacts upon protected species. As part of the documentation the applicants have undertaken a preliminary Bat Roost Assessment and Nesting Bird survey for the demolition and replacement of the existing centre along with proposals for mitigation and Biodiversity enhancement.

5.63 The assessment consisted of a desk study was undertaken to obtain and review records of bat activity and roosts within 2 km of the site. The respective search radius was considered suitable for obtaining background information on bat species diversity and the occurrence of [recorded] roosts within the wider environs of the site, although the zone of influence is considered much smaller in context of the proposed demolition works.

5.64 An ecologist has also undertaken an external inspection of the building (no internal access to any enclosed roof voids), searching for roost features, actual roosting bats and signs of past usage. The structural design and condition of the building was also noted within the PRA to assess the structural potential or different sorts of roosts.

5.65 Only a limited number of PRFs were recorded during PRA around the building exteriors, primarily an occasional void behind the fascia sheets and cladding on the external brick elevations. There were no voids, cracks or holes in the brickwork and no obvious points of access for bats into the building. The building has a flat roof with fiberboards which was not accessible for survey

5.66 A detailed search of the exterior of the building surfaces, ledges, fascias, soffits, floor etc. found no bat droppings, feeding remains or any evidence of bat activity, bat access points or roosting bats. The buildings are therefore, assessed on a precautionary basis to be of low potential. The internal inspection did not reveal any evidence of bat activity or roosting bats and the internal features were assessed to have negligible roost potential. Internally the building is mostly open to the roof frame but there are suspended tiles forming a small void which was not accessible due to the height of the building and for safety reasons.

5.67 The site is considered to provide sub-optimal foraging and commuting habitats due to the lack of woodland, hedgerows or other valuable habitats the site is considered to be relatively isolated from the wider landscape.

5.68 A detailed search of the building found no evidence of nesting birds, this is likely due to the lack of suitable nesting ledges, lighting and disturbance, gull predation and other factors. There is a possibility that birds use some of the roof features and ledges for nesting but these were not visible.

5.69 No other evidence of protected or priority species was found and the terrestrial habitats within and bordering the site, tarmac and concrete surfaces) were considered to be of negligible interest to amphibians and reptile species, badgers, water vole, otter etc.

5.70 The report concludes and recommends :-

- In the unlikely event bats are found during the scheduled demolition works, all works must stop immediately and advice sought from a licensed ecologist. In such instance, further survey work and a European Protected Species Licence (EPSL) may be required;
- Demolition works should commence with PRFs such as fascias / soffits / weatherboards, air vents and the timber panels and sheeting which should be carefully removed by hand in a 'soft-strip' fashion.
- It is proposed that demolition works will commence some time in November 2019 and which avoids the bird nesting season. In terms of bat activity and disturbance, works should be undertaken during daylight hours (i.e. 07:00 to 19:00) and artificial lighting should be avoided wherever possible. Where this is not possible, light spillage onto any linear features should be avoided by the use of directional lighting (i.e. the use of hoods and / or cowl).
- In order to avoid disturbance to nesting birds demolition and construction works to avoid the bird nesting season 1st March to 15th September inclusive;
- **Mitigation:** Landscape planting is proposed (See Landscaping Plan in Appendix 1) and which provide a nectar source to improve resources for a range of invertebrate and bird species.
- **Enhancement:** Erection of bird and bat boxes, species rich amenity grassland seeding, landscape planting.
- Further Surveys - If works commence during the bird nesting season (1st March to 15th September) a preworks site checks should be undertaken to confirm no nesting birds are present on or immediately adjacent to the working areas.

5.65 Based on the outcome of the survey and enhancement proposed Natural Environment and Rural Communities Act 2006 (NERC) and subject to appropriate conditions to implement the recommendations it is considered that in exercising its functions has due regard Act 2006 states that 'every public authority must, in exercising its functions, have regard, so far as is consistent with the proper exercise of those functions, to the purpose of conserving biodiversity', otherwise known as the Biodiversity Duty.

5.66 The RSPB have no objection to the proposal given the location but state that they expect the Council to deliver net gains for biodiversity and ensure that impacts on the Great Yarmouth North Denes Special Protection Area and Site of Special Interest has been fully considered in this application.



5.66 The mitigation enhancement referred to above along with the landscaping proposed in the scheme is considered to comply with those expectations. Great Yarmouth North Denes Special Protection Area and Site of Special Interest. In this regard the Council must have regard to the Conservation of Habitats and Species Regulations 2017. In this regard the Council as the competent authority is satisfied that the proposal will not have an adverse impact upon these areas of acknowledged importance as a replacement facility.

5.67 In response to the comments received by Historic England and the applicants revisited the Heritage Area Appraisal adding additional views of the proposed centre in the context of the wider conservation area including key views, additional aerial images in context and additional bay elevations detailing the treatment of various materials proposed with greater clarity together with an expanded design rationale to illustrate the images therein.

## **6.0 Local finance considerations: -**

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

## **7.0 Conclusions and planning balance**

7.1 The decision as to whether the proposal conflicts with policies of the Development Plan will be a matter of planning judgment for officers and committee members. Policy CS15 of the Core Strategy concerns the provision and protection of community assets and green infrastructure. It provides a number of freestanding objectives to ensure effective planning and med the delivery of community infrastructure. In the provision of the new facilities the Council is adopting a positive approach to the provision of new facilities which in my judgement as the Case Officer can be considered in conformity with limbs c) (positive approach to the development of new facilities) and e) promotion of healthy lifestyles and that there is no overall conflict with the policy.

7.2 Separately Policy CS8 concerns the promotion of tourism, leisure and culture. This is a Development Plan policy which specifically refers to the Marina Centre and, on the plain wording of the policy, to ensure the tourism sector remains strong, it would seem fair to suggest that there is a conflict with this part of the policy in that this proposal involves the demolition of the existing Marina Centre. It is of note however, that paragraph 4.8.5 of the explanatory text refers to redevelopment of such facilities and because it would provide and safeguard a leisure facility in the longer term through the provision of a modern replacement future my view as Case Officer is that I consider that the underlying objective of the policy would be met by redevelopment.



7.3 My view would be also be that the loss of the facility for a temporary period during the construction period would not amount to a loss of the facility in the context of the policy.

7.4 In applying s.38(6) PCPA 2004, officers and the committee will also need to decide whether there is overall conflict with the Development Plan even if there were deemed to be conflicts with parts of individual policies, recognising that Development Plans will often pull in different directions.

7.5 The weight therefore that Committee gives to the policies as material considerations in the decision making process will be for Members to decide.

7.6 The report considers the impact of the development on the significance of the the designated Conservation Area along with the consultee responses to the proposal. The Conservation Officer is supportive of the proposal and the demolition the existing unattractive building which is also considered by Historic England to contribute little to the Conservation Area and no objection as been made to its proposed demolition. It has to be acknowledged however that the building was erected prior to the designation of the seafront Conservation Area and is therefore an integral part of the conservation area.

7.7 In comparison with the Pre application consultation undertaken by Council and its agents there has been few real objections to the principle of a new sport and leisure facility. It would appear that the pre application engagement with interest groups particularly in terms of the facilities and accessibility has been successful and welcomed and this is borne out in the response from Sport England which is supportive of the proposal and welcomed by the various interest groups they represent and who they co-ordinated the consultation response to the application from.

7.8 In conclusion the new facility and building is considered a welcomed addition to the seafront and one should be of considered community benefit.

**8.0 Recommendation** – Approve - The application is considered to be compliant with Core Strategy Policy CS8 and CS15 for the reason stated above; in addition, the demolition of the existing building and the erection of the new building is considered to enhance and preserve the character of the Conservation Area nor harm the setting of the nearby Listed Buildings. It is recommended that planning permission is subject to conditions to provide a satisfactory development many of which are referred to above.

8.1 If Committee are minded to approve the application, it will be subject to referral to the Secretary of State in accordance with The Town and Country Planning (Consultation ) (England) Direction 2009 because of the scale of the development (over 5,000sqm) and its location. before the a decision can be issued on the application. .





## 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

### **Understanding the value of tourism**

4.8.1 Tourism is an integral part of the sub-regional and local economy. In 2011, the Borough of Great Yarmouth attracted over 1 million<sup>7</sup> staying visitors and almost 4 million day visitors per year, with an estimated total visitor spend of £398 million and a total supplier and income based spend of almost £134 million, meaning that the total worth of the visitor economy in 2011 was over £531 million. In addition, approximately 30% of all employment in 2011 was tourism related.

4.8.2 To ensure that the sub-regional and local visitor economy remains buoyant, it is important that the quality and range of the facilities and accommodation within the borough continue to meet the requirements and expectations of existing visitors and attract new visitors.



### **Safeguarding current visitor facilities and attractions**

4.8.3 The borough offers a wide range of visitor facilities and attractions, with each of the borough's holiday centres providing a different offer in terms of their own identity and character. This variety widens the borough's appeal to a larger variety of holiday markets, ranging from day visitors, short breaks, business tourism and traditional summer holiday makers.

<sup>7</sup> Tourism South East Economic Impact of Tourism Great Yarmouth - 2011 Results

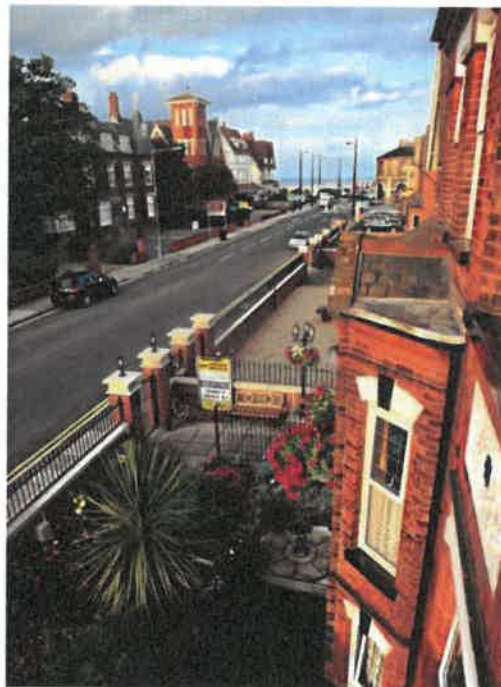


4.8.4 As the largest town in the borough, Great Yarmouth is a lively, family-friendly coastal resort that offers visitors a wide choice of shops, restaurants and bars. The greatest concentration of attractions within the borough lie along the Golden Mile with key attractions such as the Piers, the Sea Life Centre, the Marina Centre and the Pleasure Beach to name but a few. For visitors wanting a slightly more tranquil experience, Gorleston has a sandy beach, cliff gardens, a promenade and a newly refurbished bandstand. Away from the coast, visitors can enjoy the open Norfolk countryside and the Broads.

4.8.5 Preserving the facilities and attractions that make each area unique is central to ensuring the area's success as a year round tourist destination. As such, the redevelopment of key tourist, leisure and cultural facilities will only be permitted where there is an overriding regeneration or community benefit from such a development, in which case consideration must be given to the replacement of the facilities elsewhere. The need for further, more detailed policies on visitor attractions will be explored in the Development Policies and Site Allocations Local Plan Document.

**Maintaining an appropriate amount of visitor accommodation**

4.8.6 In order to fully support the tourism sector, there is a need to provide quality accommodation for a variety of visitor needs, ranging from the lower budget to more 'high end' corporate requirements. The supply of visitor accommodation in the borough is already quite diverse with a multitude of local hotels, bed and breakfasts, campsites and holiday parks.



4.8.7 The borough currently has approximately 70,000 bed spaces and is one of the largest accommodation providers in Norfolk. Maintaining a large stock of accommodation is an important element to supporting the borough's sub-regional tourism roles. The Council recognises that overnight visitors contribute considerably more to the local economy than day visitors and the Council will seek to protect and enhance the quality of the resort's existing accommodation stock, as well as supporting measures to enhance the levels of accommodation where appropriate.

4.8.8 Hotels and guesthouses provide accommodation to visitors who come to the area for a variety of reasons, including holidays, weekend trips, business, visiting friends and family or attending family events or other functions. Over recent years there has been a steady decline in the number of hotels and guesthouses in the borough, many of which were either converted or redeveloped for residential use or into Houses of Multiple Occupation.

4.8.9 Since 2001, the Council has sought to protect significant areas of holiday accommodation through the designation of Primary and Secondary Holiday Accommodation Areas. In recent years these areas, in particular Secondary Holiday Accommodation Areas (SHAAs), have experienced some change, becoming vulnerable to market forces. The most notable losses are conversions to residential uses and Houses of Multiple Occupancy (HMO). The Bone Wells 2007 study on Appropriate Land Uses in Secondary Holiday Accommodation

Areas notes that while some SHAA streets still have an important function in complementing the range of seaside accommodation, others could potentially better lend themselves to new uses, such as professional offices and quality apartments, where such changes do not lead to an unreasonable loss of existing hotel and guesthouse accommodation.

- 4.8.10 The ongoing regeneration and maintenance of these holiday accommodation areas is helping to improve the accommodation offer and visitor perceptions. The most notable investment scheme was the Secondary Holiday Area Regeneration Project (SHARP). The SHARP 2 project worked with residents and the Greater Yarmouth Tourist Authority to improve the street scene, capitalise on the area's architectural heritage and transform empty properties into good quality homes for rent or sale.
- 4.8.11 Holiday Parks also play a very important role in maintaining the borough's tourism economy. While it is recognised that this sector remains relatively successful, there is a need to continually encourage the upgrading of holiday parks in the borough to meet ever more demanding market requirements. This will include the upgrading and development of leisure, sports and entertainment facilities, clubhouses, bars and restaurants, as well as park layout, landscaping and infrastructure.
- 4.8.12 Continuing to support the existing visitor accommodation, whilst upgrading the offer as well, is critical to the future success and development of this sector. The chosen approach seeks to enhance and protect existing facilities unless it can be demonstrated that some small loss of accommodation is the only way to provide an overall improved standard. Where it is no longer viable to continue the existing use, alternative leisure/visitor uses will be explored before loss to a non-tourism use is accepted. Further detailed policies on visitor accommodation, including assessment criteria, will be included in the Development Policies and Site Allocations Local Plan Document.

#### **Encouraging new visitor attractions, facilities and accommodation**

- 4.8.13 There are several opportunity sites for new attractions and facilities in the borough along and adjacent to the Golden Mile. New developments would help compliment and support the existing offer, encouraging more visitors and increasing visitor spend.
- 4.8.14 One new attraction that will be completed in the near future is the large casino at South Beach Parade. Whilst the gaming floorspace of a large casino would be restricted to maximum requirements, it is expected that the casino complex will provide other facilities, such as restaurants, bars, hotel accommodation, a cinema, ten pin bowling and other supporting attractions and facilities. As a high quality visitor experience, the new casino will contribute to the area's vibrancy and further diversify the existing tourism offer.





## Policy CS15 – Providing and protecting community assets and green infrastructure

Everyone should have access to services and opportunities that allow them to fulfil their potential and enjoy healthier, happier lives. The effective planning and delivery of community and green infrastructure is central to achieving this aim. As such, the Council will:

- a) Resist the loss of important community facilities and/or green assets unless appropriate alternative provision of equivalent or better quality facilities is made in a location accessible to current and potential users or a detailed assessment clearly demonstrates there is no longer a need for the provision of the facility in the area
- b) Ensure that all new development is supported by, and has good access to, a range of community facilities. In some circumstances developers will be required to provide and/or make a contribution towards the provision of community facilities. The process for securing planning obligations is set out in Policy CS14
- c) Take a positive approach to the development of new and enhanced community facilities, including the promotion of mixed community uses in the same building, especially where this improves choice and reduces the need to travel
- d) Work with our partners to deliver essential strategic community facilities, including supporting projects, such as the continuing development of the James Paget University Hospital, to meet current and future needs
- e) Promote healthy lifestyles by addressing any existing and future deficiencies in the provision and quality of sports facilities, including access to these facilities, playing pitches, play spaces and open spaces throughout the borough
- f) Ensure that all new developments contribute to the provision of recreational green space and incorporate improvements to the quality of, and access to, existing green infrastructure in accordance with local circumstances
- g) Safeguard the natural beauty, openness and recreational value of the borough's beaches and coastal hinterland

### Protecting and providing community facilities

- 4.15.1 Community and green infrastructure are essential components in maintaining sustainable communities. They provide a focus for local people, helping to promote better personal contact between groups and individuals and generating community spirit and a sense of place. Together, they are essential to the quality of life of people living and working in the Borough of Great Yarmouth and can help to reduce levels of deprivation and social exclusion, and improve health and wellbeing. It is essential that the growth in population in the borough is supported by adequate social and community infrastructure.
- 4.15.2 The term 'community facilities' is wide-ranging and includes things such as schools, colleges and other educational facilities, libraries and community centres, doctors and dental surgeries, and sport and recreational facilities.





Environment  
Agency

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

Our ref: AE/2019/124445/02-L01  
Your ref: 06/19/0471/F

Date: 06 November 2019

Dear Mr Minns

**THE REDEVELOPMENT OF THE MARINA LEISURE CENTRE INVOLVING: DEMOLITION OF THE EXISTING LEISURE CENTRE BUILDING: ERECTION OF A NEW TWO STOREY HEALTH & FITNESS CENTRE COMPRISING; 6 LANE COMPETITION POOL, ATTENDANT TEACHING POOL AND LEISURE WATER WITH ASSOCIATED WATER FLUMES AND CHANGING FACILITIES, 4NO. COURT SPORTS HALL, AND ATTENDANT CHANGING, FITNESS SUITE, EXERCISE AND SPINNING STUDIOS TOGETHER WITH ATTENDANT CHANGING FACILITIES, CLIP AND CLIMB, SOFT PLAY, CAFE & PARTY ROOM, OFFICE AND TOURIST INFORMATION FACILITY TOGETHER WITH ANCILLARY ACCOMMODATION HARD AND SOFT LANDSCAPING INCLUDING CYCLE AND CAR PARKING FOR STAFF AND VISITORS, SERVICE YARD WASTE AND RECYCLING FACILITIES**

**MARINA CENTRE, MARINE PARADE, GREAT YARMOUTH, NORFOLK, NR30 2ER**

Further to correspondence received from the Furniss Partnership who are working on this project in an email referenced RE: Great Yarmouth WLC AE/2019/124445/01-L01 and dated 5 November 2019, we are updating our previous response referenced AE/2019/124445/01-L01 and dated 16 September 2019. The email states "the recommended proposed floor level according to the FRA is 4.97 AOD. We are proposing to lift 300mm from existing to 4.15 AOD. A floor level of 4.97 AOD was providing issues for access (for disability etc) and lifting the building 300mm was deemed a compromise". We are therefore updating our previous response to show updated flood levels as the email confirms that the proposed Finished Floor Level (FFL) in the FRA is incorrect (4.97 AOD) and the correct proposed FFL is 4.15AOD. The updated proposals now flood in the design event (0.5% + CC) and doesn't have safe access. However as it is less vulnerable development and has proposed a Flood Evacuation plan we still have no objections to this planning application. Our updated response can be found within the Flood Risk section below.

## **Flood Risk**

Our maps show the site lies within tidal Flood Zone 3a defined by the 'Planning Practice Guidance: Flood Risk and Coastal Change' as having a high probability of flooding. The proposal is for the redevelopment of the marina leisure centre building including a new health and fitness centre, a soft play, a café, a party room, office and tourist information facility, which is classified as a 'less vulnerable' development, as defined in Table 2: Flood Risk Vulnerability Classification of the Planning Practice Guidance. Therefore, to comply with national policy the application is required to pass the Sequential Test and be supported by a site specific Flood Risk Assessment (FRA).

Please note that the planning application description includes "ancillary accommodation" as part of the planning application. The planning statement referenced P-19-562 GY Marina Planning statement and dated July 2019 makes no mention of "ancillary accommodation" within section 4.1, which lists the proposals of the planning application. Our response below does not take account of ancillary accommodation (a dwelling), if an ancillary dwelling does form part of the planning application please re-consult the Environment Agency as our comments below do not take account of an ancillary dwelling.

## **Flood Risk Assessment**

To assist you in making an informed decision about the flood risk affecting this site, the key points to note from the submitted FRA, referenced 1271 – Version 1.0 and dated 21/02/2019 (including updated FFLs as identified in the subsequent email), are:

## **Actual Risk**

- The site lies within the flood extent for a 0.5% (1 in 200) annual probability event, including an allowance for climate change.
- The site does not benefit from the presence of defences.
- Finished ground floor levels have been proposed at 4.15m AOD. This is below the 0.5% (1 in 200) annual probability flood level including climate change of 4.67m AOD and therefore at risk of flooding by 0.52m depth in this event.
- Flood resilience/resistance measures have been proposed.
- Finished first floor levels have been proposed at an unknown height. The proposed first floor level is likely to be 2.5 metres above the proposed ground finished floor level at a minimum (4.15m AOD plus 2.5 metres, equals a finished first floor level of 6.65m AOD. The likely proposed finished first floor level is likely to be at or above 6.65m AOD and therefore there is likely to be refuge above the 0.1% (1 in 1000) annual probability flood level including climate change of 5.20m AOD.
- The site level is 3.50m AOD and therefore flood depths on site are 1.17m in the 0.5% (1 in 200) annual probability flood event including climate change.
- Therefore assuming a velocity of 0.5m/s the flood hazard is danger for most including the general public in the 0.5% (1 in 200) annual probability flood event including climate change.

- Therefore this proposal does not have a safe means of access in the event of flooding from all new buildings to an area wholly outside the floodplain (up to a 0.5% (1 in 200) annual probability including climate change flood event). We have no objections to the proposed development on flood risk access safety grounds because an Emergency Flood Plan has been submitted by the applicant but you should determine its adequacy to ensure the safety of the occupants.
- Compensatory storage is not required.
- A Flood Evacuation Plan has been proposed and is necessary to ensure the safety of the development in the absence of safe access with internal flooding in the 0.1% (1 in 1000) annual probability flood level including climate change event.

### **Guidance for Local Council**

#### **Safety of Building – Flood Resilient Construction**

The FRA proposes to include flood resistant/resilient measures in the design of the building to protect/mitigate the proposed development from flooding.

You should determine whether the proposed measures will ensure the safety and sustainability of the proposed development. Consultation with your building control department is recommended when determining if flood proofing measures are effective. Further information can be found in the document 'Improving the flood performance of new buildings' at:

[http://www.planningportal.gov.uk/uploads/br/flood\\_performance.pdf](http://www.planningportal.gov.uk/uploads/br/flood_performance.pdf). Additional guidance can be found in our publication 'Prepare your property for flooding', which can be found on our website at <https://www.gov.uk/government/publications/prepare-your-property-for-flooding>

#### **Safety of Inhabitants - Safety of Building**

The development has been designed to provide refuge above the predicted flood levels. Given that refuge is identified as a fall back mitigation measure it is important that the building is structurally resilient to withstand the pressures and forces (hydrostatic and hydrodynamic pressures) associated with flood water. We advise that supporting information and calculations are submitted to you to provide certainty that the buildings will be constructed to withstand these water pressures.

#### **Safety of Inhabitants – Emergency Flood Plan**

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

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

In all circumstances where warning and emergency response is fundamental to managing flood risk, we advise local planning authorities to formally consider the

emergency planning and rescue implications of new development in making their decisions. As such, we recommend you consult with your Emergency Planners and the Emergency Services to determine whether the proposals are safe in accordance with the guiding principles of the Planning Practice Guidance (PPG).

We have considered the findings of the likely duration, depths, velocities and flood hazard rating against the design flood event for the development proposals. This indicates that there will be:

*- A danger to most people (e.g. there will be danger of loss of life for the general public)*

This does not mean we consider that the access is safe, or the proposals acceptable in this regard. We remind you to consult with your Emergency Planners and the Emergency Services on the evacuation proposals.

### **Other Sources of Flooding**

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

### **Environmental Permitting Regulations 2016**

This application does not require a Flood Risk Activity Permit as it does not trigger a flood risk activity as defined in The Environmental Permitting (England and Wales) Regulations 2016, Schedule 25, Part 1, Paragraph 3.

We trust this information is useful.

Yours sincerely



**Mr Liam Robson**  
**Sustainable Places - Planning Advisor**

Direct dial 020 8474 8923

Direct e-mail [Liam.Robson@environment-agency.gov.uk](mailto:Liam.Robson@environment-agency.gov.uk)

Sent to Agent 18/9



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

Our ref: AE/2019/124445/01-L01  
Your ref: 06/19/0471/F

Date: 16 September 2019

Dear Sir/Madam

**THE REDEVELOPMENT OF THE MARINA LEISURE CENTRE INVOLVING:  
DEMOLITION OF THE EXISTING LEISURE CENTRE BUILDING: ERECTION OF  
A NEW TWO STOREY HEALTH & FITNESS CENTRE COMPRISING; 6 LANE  
COMPETITION POOL, ATTENDANT TEACHING POOL AND LEISURE WATER  
WITH ASSOCIATED WATER FLUMES AND CHANGING FACILITIES, 4NO.  
COURT SPORTS HALL, AND ATTENDANT CHANGING, FITNESS SUITE,  
EXERCISE AND SPINNING STUDIOS TOGETHER WITH ATTENDANT  
CHANGING FACILITIES, CLIP AND CLIMB, SOFT PLAY, CAFE & PARTY  
ROOM, OFFICE AND TOURIST INFORMATION FACILITY TOGETHER WITH  
ANCILLARY ACCOMMODATION HARD AND SOFT LANDSCAPING INCLUDING  
CYCLE AND CAR PARKING FOR STAFF AND VISITORS, SERVICE YARD  
WASTE AND RECYCLING FACILITIES MARINA CENTRE MARINE PARADE  
GREAT YARMOUTH NORFOLK NR30 2ER**

Thank you for your consultation dated 29 August 2019. We have review the application as submitted and have no objection, providing that you have taken into account the flood risk considerations which are your responsibility. We have highlighted these in the flood risk section below.

#### **Flood Risk**

Our maps show the site lies within tidal Flood Zone 3a defined by the 'Planning Practice Guidance: Flood Risk and Coastal Change' as having a high probability of



flooding. The proposal is for the redevelopment of the marina leisure centre building including a new health and fitness centre, a soft play, a café, a party room, office and tourist information facility, which is classified as a 'less vulnerable' development, as defined in Table 2: Flood Risk Vulnerability Classification of the Planning Practice Guidance. Therefore, to comply with national policy the application is required to pass the Sequential Test and be supported by a site specific Flood Risk Assessment (FRA).

### **Sequential Test**

The requirement to apply the Sequential Test is set out in Paragraph 158 of the National Planning Policy Framework. This test is your responsibility and should be completed before the application is determined. Additional guidance is also provided on Defra's website and in the Planning Practice Guidance.

Please note that the planning application description includes "ancillary accommodation" as part of the planning application. The planning statement referenced P-19-562 GY Marina Planning statement and dated July 2019 makes no mention of "ancillary accommodation" within section 4.1, which lists the proposals of the planning application. Our response below does not take account of ancillary accommodation (a dwelling). If an ancillary dwelling does form part of the planning application please re-consult us, as our comments below do not take account of an ancillary dwelling.

### **Flood Risk Assessment**

To assist you in making an informed decision about the flood risk affecting this site, the key points to note from the submitted FRA, referenced 1271 – Version 1.0 and dated 21/02/2019, are:

### **Actual Risk**

- The site lies within the flood extent for a 0.5% (1 in 200) annual probability event, including an allowance for climate change.
- The site does not benefit from the presence of defences.
- Finished ground floor levels have been proposed at 4.97m AOD. This is above the 0.5% (1 in 200) annual probability flood level including climate change of 4.67m AOD and therefore dry of flooding by 0.3m depth in this event.
- Flood resilience/resistance measures have been proposed.
- Finished first floor levels have been proposed at an unknown height. The proposed first floor level is likely to be 2.5 metres above the proposed ground finished floor level at a minimum (4.97m AOD plus 2.5 metres, equals a finished first floor level of 7.47m AOD. The likely proposed finished first floor level is likely to be at or above 7.47m AOD and therefore there is refuge above the 0.1% (1 in 1000) annual probability flood level including climate

change of 5.20m AOD.

- The site level is 3.50m AOD and therefore flood depths on site are 1.17m in the 0.5% (1 in 200) annual probability flood event including climate change.
- Therefore assuming a velocity of 0.5m/s the flood hazard is danger for most including the general public in the 0.5% (1 in 200) annual probability flood event including climate change.
- Therefore this proposal does not have a safe means of access in the event of flooding from all new buildings to an area wholly outside the floodplain (up to a 0.5% (1 in 200) annual probability including climate change flood event). We have no objections to the proposed development on flood risk access safety grounds because an Emergency Flood Plan has been submitted by the applicant but you should determine its adequacy to ensure the safety of the occupants.
- Compensatory storage is not required.
- A Flood Evacuation Plan has been proposed and is necessary to ensure the safety of the development in the absence of safe access with internal flooding in the 0.1% (1 in 1000) annual probability flood level including climate change event.

#### **Guidance for Local Council**

##### **Safety of Building – Flood Resilient Construction**

The FRA proposes to include flood resistant/resilient measures in the design of the building to protect/mitigate the proposed development from flooding.

You should determine whether the proposed measures will ensure the safety and sustainability of the proposed development. Consultation with your building control department is recommended when determining if flood proofing measures are effective. Further information can be found in the document 'Improving the flood performance of new buildings' at: [http://www.planningportal.gov.uk/uploads/pr/flood\\_performance.pdf](http://www.planningportal.gov.uk/uploads/pr/flood_performance.pdf). Additional guidance can be found in our publication 'Prepare your property for flooding', which can be found on our website at <https://www.gov.uk/government/publications/prepare-your-property-for-flooding>

##### **Safety of Inhabitants - Safety of Building**

The development has been designed to provide refuge above the predicted flood levels. Given that refuge is identified as a fall back mitigation measure it is important that the building is structurally resilient to withstand the pressures and forces (hydrostatic and hydrodynamic pressures) associated with flood water. We advise that supporting information and calculations are submitted to you to provide certainty that the buildings will be constructed to withstand these water

pressures.

#### **Safety of Inhabitants – Emergency Flood Plan**

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

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

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

We have considered the findings of the likely duration, depths, velocities and flood hazard rating against the design flood event for the development proposals. This indicates that there will be:

- A danger to most people (e.g. there will be danger of loss of life for the general public)

This does not mean we consider that the access is safe, or the proposals acceptable in this regard. We remind you to consult with your Emergency Planners and the Emergency Services on the evacuation proposals.

#### **Other Sources of Flooding**

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

#### **Environmental Permitting Regulations 2010**

This application does not require a Flood Risk Activity Permit as it does not trigger a flood risk activity as defined in The Environmental Permitting (England and Wales) Regulations 2016, Schedule 25, Part 1, Paragraph 3.

We trust this information is useful.

Yours faithfully

A handwritten signature in black ink, appearing to read 'Pat Abbott', with a stylized flourish at the end.

**Mr. Pat Abbott**  
**Planning Advisor**

Direct dial 0208 4748011

Direct e-mail [pat.abbott@environment-agency.gov.uk](mailto:pat.abbott@environment-agency.gov.uk)





**Norfolk County Council**

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

NCC contact number: 0344 800 8020  
Text relay no: 18001 0344 800 8020

Dean Minns  
Planning Section  
Great Yarmouth Borough Council  
Town Hall  
Hall Plain  
Great Yarmouth  
Norfolk  
NR30 2QF

Your Ref: 06/19/0471/F  
Date: 30 August 2019

My Ref: FW2019\_0391  
Tel No.: 0344 800 8020  
Email: [lfa@norfolk.gov.uk](mailto:lfa@norfolk.gov.uk)

Dear Sir/Madam

**Town and County Planning (Development Management Procedure) (England) Order 2015**

The redevelopment of the Marina Leisure Centre involving: demolition of the existing Leisure Centre building; erection of a new two storey health & fitness centre comprising; 6 lane competition pool, attendant teaching pool and leisure water with associated water flumes and changing facilities, 4No. court sports hall, and attendant changing, fitness suite, exercise and spinning studios together with attendant changing facilities, clip and climb, soft play, cafe & party room, office and tourist information facility together with ancillary accommodation hard and soft landscaping including cycle and car parking for staff and visitors, service yard waste and recycling facilities at Marina Centre Marine Parade GREAT YARMOUTH Norfolk NR30 2ER

Thank you for your consultation on the above site, received on 28 August 2019. We apologise if there has been any delay in providing this response.

Officers have screened this application and it falls below our current threshold for providing detailed comment. This is because the proposal is for less than 100 dwellings or 2 ha in size and is not within a surface water flow path as defined by Environment Agency mapping.

You should satisfy yourself that the applicant has demonstrated compliance with;

[www.norfolk.gov.uk](http://www.norfolk.gov.uk)

*Continued.../*  
**F153**



- The National Planning Policy Framework ("NPPF") paragraphs 155 - 165 by ensuring that the proposal would not increase flood risk elsewhere and will incorporate sustainable drainage systems.

The applicant should also demonstrate how the proposal accords with national standards and relevant guidance. If the proposal does not accord with these the applicant should state their reasoning and the implications of not doing so. The key guidance available is set out below;

- Planning Practice Guidance - Flood Risk and Coastal Change
- Non statutory technical standards for sustainable drainage systems (March 2015 by Department for Environment, Food and Rural Affairs)
- The SuDS Manual C753 (2015), which is available free on the CIRIA website.

In addition we have summarised the relevant section of the County Councils standing advice below. This is in line with our guidance on Norfolk County Council's Lead Local Flood Authority role as Statutory Consultee to Planning which can be found on our website.

Norfolk County Council LLFA Statutory Consultee for Planning - Guidance Document

- Standing advice 1 relates to consenting of works which are likely to affect flows in an ordinary watercourse
- Standing advice 2 relates to surface water management for major development under our size thresholds
- Standing advice 3 relates to surface water management for minor development.

If you are aware of a particular surface water flooding issue at this location which requires further bespoke advice, please re-consult detailing the perceived nature of flooding or details of flooding that has occurred.

Please note if there are any works proposed as part of this application that are likely to affect flows in an ordinary watercourse, then the applicant is likely to need the approval of the County Council. In line with good practice, the Council seeks to avoid culverting, and its consent for such works will not normally be granted except as a means of access. It should be noted that this approval is separate from planning.

Further guidance for developers can be found on our website at

<https://www.norfolk.gov.uk/rubbish-recycling-and-planning/flood-and-water-management/information-for-developers>

We have no further comment to make at this time.

Yours sincerely

**[www.norfolk.gov.uk](http://www.norfolk.gov.uk)**

*Continuation sheet to: FW2019\_0391*

*Dated: 30 August 2019*

*-2-*

**Mark Ogden**

**Flood and Water Manager  
Community Services and Environment  
Lead Local Flood Authority**

**[www.norfolk.gov.uk](http://www.norfolk.gov.uk)**



**GREAT YARMOUTH BOROUGH COUNCIL**

**To:** Building Control Service Manager  
**From:** Group Manager (Planning)  
**Date:** 30th October 2019

**PARISH:** GY Nelson  
**APPLICATION:** 08/19/0471/F  
**PROPOSAL:**

The redevelopment of the Marina Leisure Centre involving: demolition of the existing Leisure Centre building; erection of a new two storey health & fitness centre comprising: 8 lane competition pool, attendant teaching pool and leisure water with associated water flumes and changing facilities, 4No. court sports hall, and attendant changing, fitness suite, exercise and spinning studios together with attendant changing facilities, dip and climb, soft play, cafe & party room, office and tourist information facility together with ancillary accommodation hard and soft landscaping including cycle and car parking for staff and visitors, service yard waste and recycling facilities

**LOCATION:** Marina Centre Marine Parade Great Yarmouth Norfolk  
NR30 2ER  
**AGENT:** Space & Place Architects  
The Cornerhouse 91-93 Farringdon Road LONDON EC1M 3LN  
**APPLICANT:** Great Yarmouth Borough Council  
Town Hall Hall Plain GREAT YARMOUTH NR30 2QF  
**CASE OFFICER:** Mr D Minns

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

Please let me have any comments you wish to make by 6th November 2019

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

**Comments:**

30.10.2019

THE PROPOSAL HAS BEEN ASSESSED FOR BUILDING REGULATION COMPLIANCE PURPOSES AT SOME LENGTH AND THE BUILDING APPEARS TO BE COMPLIANT. THE DESIGN PRINCIPLES HAVE FOLLOWED GUIDANCE WITHIN BS 9999 WITH A 'HEAVY' RELIANCE ON MANAGEMENT PROCEDURES IN THE EVENT OF AN EMERGENCY (REF. FIRE STRATEGY)

AS

Web: [www.great-yarmouth.gov.uk](http://www.great-yarmouth.gov.uk) - Text Messages: (07760) 166386



**GREAT YARMOUTH BOROUGH COUNCIL**

To: *Don*  
From: *To*  
Date:

Building Control Service Manager  
Group Manager (Planning)  
29th October 2019

**PARISH:**

GY Nelson

**APPLICATION:**

06/19/0471/F

**PROPOSAL:**

The redevelopment of the Marina Leisure Centre involving: demolition of the existing Leisure Centre building; erection of a new two storey health & fitness centre comprising: 6 lane competition pool, attendant teaching pool and leisure water with associated water flumes and changing facilities, 4No. court sports hall, and attendant changing, fitness suite, exercise and spinning studios together with attendant changing facilities, dip and climb, soft play, cafe & party room, office and tourist information facility together with ancillary accommodation hard and soft landscaping including cycle and car parking for staff and visitors, service yard waste and recycling facilities

**LOCATION:**

Marina Centre Marine Parade Great Yarmouth Norfolk  
NR30 2ER

**AGENT:**

Space & Place Architects  
The Cornerhouse 91-93 Farringdon Road LONDON EC1M 3LN

**APPLICANT**

Great Yarmouth Borough Council  
Town Hall Hall Plain GREAT YARMOUTH NR30 2QF

**CASE OFFICER:**

Mr D Minns

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

Please let me have any comments you wish to make by 8th November 2019

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

Alternatively enter your comments below;

**Comments:**

*The technical details will be looked into at the Building Regulation Stage.*

*JP 29.10.19*





## MEMORANDUM

~~From~~ To: Building Control

Date: 27 September 2019

Please ask for: Helen Ayers

Extension No. 846169

08/19/0471/F - Redevelopment of the Marina Leisure Centre, Marine Parade, Great Yarmouth

We recently consulted you on the above proposal but do not appear to have received any comments from you.

If you are still intending to comment, please could you do so at your earliest convenience – before 17 October.

If you have no comments perhaps you could let us know, again before 17 October?

Thank you.

*Ben Huius*

No adverse comments  
*DBE* 27/9/19





Historic England

Sent 10 April 18/19

Mr D Minns  
Great Yarmouth Borough Council  
Maltings House  
Malthouse Lane  
Gorleston, Gt Yarmouth  
Norfolk  
NR31 0GY

Direct Dial: 01223 582738

Our ref: P01103094

17 September 2019

Dear Mr Minns

**T&CP (Development Management Procedure) (England) Order 2015  
& Planning (Listed Buildings & Conservation Areas) Regulations 1990**

**MARINA CENTRE, MARINE PARADE, GREAT YARMOUTH, NORFOLK NR30 2ER  
Application No. 06/19/0471/F**

Thank you for your letter of 28 August 2019 regarding the above application for planning permission. On the basis of the information available to date, we offer the following advice to assist your authority in determining the application.

#### **Historic England Advice**

The application seeks consent for the redevelopment of the Marina Leisure Centre involving the demolition of the existing leisure centre and the erection of a new two storey health and fitness centre. The site lies between the seafront and Marine Parade and within the Seafront Conservation Area. This encompasses much of the historic seafront and a variety of historic buildings built as the town developed as a thriving resort, including terraced houses and distinctive resort buildings such as the Empire and Marine Arcades. The survival of a number of these buildings makes this a highly significant area.

The Marine Leisure centre occupies a large site between Marine Parade and the beach. The building itself is a substantial building, two storeys in height with a large footprint. The building dates from the 1980s and its demolition offers an opportunity to reconsider how this large site is used and to enhance the conservation area.

Historically development was concentrated along the landward side of Marine Parade allowing views out to sea. There was some resort development on the seaward side, notably around the piers and winter gardens and prior to the construction of the existing leisure centre, a lido. The siting and scale of the existing leisure centre is at odds with this, blocking views out to sea and detracting from the historic buildings on the seafront. The proposed replacement of centre with a building of a much smaller footprint and seemingly lower in height would open up more of the sea views. To the



24 BROOKLANDS AVENUE, CAMBRIDGE, CB2 8BU

Telephone 01223 582749  
[HistoricEngland.org.uk](http://HistoricEngland.org.uk)



*Historic England is subject to both the Freedom of Information Act (2000) and Environmental Information Regulations (2004). Any information held by the organisation can be requested for release under this legislation.*



Historic England

south it would allow sea views from Maritime House, built as a home for sailors.

The proposal for a smaller, more compact leisure complex is therefore to be supported. However, your authority should be satisfied that the scheme goes sufficiently far in terms of enhancing the conservation area and that the quality of design and materials is appropriate. The Heritage Statement which accompanies the application does not provide a very clear articulation of how the site contributes to the significance of the conservation area, nor does it provide a thorough assessment of the impact of the development upon this. The proposed massing studies which compare the existing development to that proposed are helpful to a point but the quality of the images from the seafront is very poor. Your authority should ensure it has sufficient information showing the proposed development within the existing townscape context to fully assess how well it would be assimilated within this. The northern end of the complex would also be visible in seaward views from Trafalgar Square which forms a focal point of green space along the seafront and views of the development from this location would be helpful.

The design of the new complex is described as evolving from a series of rectilinear volumes to include curved, softer forms for the pool and sports halls. The approach of breaking up the mass of the building is one that should be supported but we question how successfully these forms relate to each other, particularly in views to the south east. In terms of materials, while the use of render and glass might create a lighter appearance than that of the existing building, the large expanse of unrelieved walls at a higher level adds to the bulky nature of these parts of the structure. We suggest more detailed designs might be helpful at this stage. Finally the development includes parking areas to the north and south, the latter being particularly large. The treatment of the public realm including car parking on the sea front is particularly important and consideration should be given to the appearance of this area both when it is occupied and when it is empty. Again we suggest more details are provided at this stage.

The National Planning Policy Framework requires that local planning authorities take account of sustaining and enhancing the significance of heritage assets; the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality and the desirability that new development makes a positive contribution to local character and distinctiveness paragraph 192. The redevelopment of the leisure centre offers potential to enhance the significance of this important conservation area which celebrates the heritage of the seaside resort. The proposals seek to reduce the presence, and therefore impact, of a building on this location which is to be supported. However, it is a large and prominent site and your authority should seek to ensure the proposals go sufficiently far in terms of achieving this. The provision of further contextual information and analysis would help in terms of understanding this together with more detailed designs.

### Recommendation



24 BROOKLANDS AVENUE, CAMBRIDGE, CB2 8BU

Telephone 01223 582749  
HistoricEngland.org.uk



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Historic England

Historic England is supportive of the proposal to redevelop the site but has some concerns that the proposals do not secure a sufficient level of enhancement in terms of the historic environment and advises that further information should be provided and more consideration be given to this.

We consider that the issues outlined in our advice need to be addressed in order for the application to meet the requirements of paragraphs 192 of the NPPF. Your authority should take these representations into account and seek amendments, safeguards or further information as set out in our advice. If there are any material changes to the proposals, or you would like further advice, please contact us.

Yours sincerely

**Clare Campbell**  
Team Leader - Development Advice  
E-mail: [clare.campbell@HistoricEngland.org.uk](mailto:clare.campbell@HistoricEngland.org.uk)

cc:



24 BROOKLANDS AVENUE, CAMBRIDGE, CB2 8BU

Telephone 01223 682749  
[HistoricEngland.org.uk](http://HistoricEngland.org.uk)



*Historic England is subject to both the Freedom of Information Act (2000) and Environmental Information Regulations (2004). Any information held by the organisation can be requested for release under this legislation.*





**Helen Ayers**

---

**From:** Goulder, Alan <alan.goulder@norfolk.gov.uk>  
**Sent:** 30 October 2019 15:39  
**To:** Helen Ayers  
**Subject:** FW: 06/19/0471/F

Hi Helen

Response below.

Regards

Alan

Resilience Officer  
Environmental Services  
Great Yarmouth Borough Council  
Tel 01493 846218  
Mobile: 07796 930113

---

**From:** Goulder, Alan  
**Sent:** 30 August 2019 09:58  
**To:** Dean A. Minns <Dean.Minns@great-yarmouth.gov.uk>  
**Subject:** 06/19/0471/F

Dean .

I have no comments regarding the above application. The Flood Risk Assessment is comprehensive, recommends appropriate risk mitigation measures and worst case has an upper floor which can provide refuge in exceptional circumstances.

Regards

Alan

Resilience Officer  
Environmental Services  
Great Yarmouth Borough Council  
Tel 01493 846218  
Mobile: 07796 930113

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CIMB/RCA/NO/AO/0.16

Norwich Airport Limited  
FAO: Airport Safeguarding  
Amsterdam Way  
Norwich, NR6 6JA  
Email: [safeguarding@norwichairport.co.uk](mailto:safeguarding@norwichairport.co.uk)  
[www.norwichairport.co.uk](http://www.norwichairport.co.uk)

Date: 16/10/2019

Your Ref: 06/19/0471/F

Our Ref: OSA-04 2019

The redevelopment of the Marina Leisure Centre involving: demolition of the existing Leisure Centre building; erection of a new two storey health & fitness centre comprising: 6 lane competition pool, attendant teaching pool and leisure water with associated water fountains and changing facilities, 4No. court sports hall, and attendant changing, fitness suite, exercise and spinning studios together with attendant changing facilities, clip and climb, soft play, cafe & party room, office and tourist information facility together with ancillary accommodation hard and soft landscaping including cycle and car parking for staff and visitors, service yard waste and recycling facilities

Dear Planning, Great Yarmouth Borough Council,

I refer to your letter dated 28/08/19 and 27/09/19 in which you seek our comments on the title Planning Application.

We note that the development lies below or beyond the volume of protected airspace that surrounds Norwich Airport and that it does not lay within the bird circle shown on the aerodrome safeguarding map.

Therefore, from a safeguarding viewpoint, this development will not provide a significant collision risk to aircraft operating in the vicinity of Norwich Airport; or interference with our surveillance systems. We do not need to be a statutory consultee for any future planning applications on this particular site unless wind turbines become part of the design.

Kind regards

Safeguarding





Helen Ayres  
Planning Services  
Town Hall, Hall Plain  
Great Yarmouth  
Norfolk  
NR30 2QF

14<sup>th</sup> October 2019

**RE: Planning Application 06/19/0471/F. Redevelopment of Marina Leisure Centre, NR30 2ER**

Further to receiving notification of the above planning application, I write on behalf Peel Ports Great Yarmouth.

We have we have no objection to the above planning application for the redevelopment of the leisure centre.

Yours sincerely,

A handwritten signature in black ink, appearing to read "K Kingston".

Kate Kingston  
Group Planner

Peel Ports Great Yarmouth  
Vanguard House  
South Beach Parade  
Great Yarmouth, NR30 3GY

T: +44 (0)1493 335500  
F: +44 (0)1493 857120  
E: [gyinfo@peelports.com](mailto:gyinfo@peelports.com)  
W: [www.peelports.com](http://www.peelports.com)

Great Yarmouth Port Company Ltd, t/a Peel Ports Great Yarmouth  
(Registered No. 05671390 England). Registered Office: Maritime Centre,  
Port of Liverpool, Liverpool, England L21 1LA







**NORFOLK**  
CONSTABULARY  
*Our Priority is You*

**Stephanie Segens**  
Architectural Liaison Officer  
Bethel Street Police Station  
Norwich  
Norfolk  
NR2 1NN

**Stephanie.Segens@norfolk.pnn.police.uk**

**www.norfolk.police.uk**

Secured by Design



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

**Date:** Wednesday 9<sup>th</sup> October 2019

**Reference:** 06/19/0471/F

**Proposal:** Redevelopment of the Marina Leisure Centre

**Location:** Marine Parade, Great Yarmouth

Dear Helen Ayers,

Thank you for inviting me to comment on the above application.

As the local Architectural Liaison Officer my role within the planning process is to give advice on behalf of Norfolk Constabulary in relation to, the layout, environmental design and the physical security of buildings, based upon the established principles of 'Designing out Crime'.

I am delighted to see in the Design and Access Statement that the pre-app consultation advice provided from our now retired colleague Richard Wolsey has been considered for this development, if these recommended standards are to be adopted for this development (please may we have confirmation of this), I would strongly encourage the applicant to make an application to Secured By Design for an Commercial Development award.

### **Secured by Design**

Secured by Design is the official UK Police flagship initiative supporting the principles of 'designing out crime'. SBD aims to achieve a good overall standard of Security for buildings and the immediate environment. It attempts to deter criminal and anti-social behaviour within developments by introducing appropriate design features that enable natural surveillance and create a sense of ownership and responsibility for every part of the development. These features include secure vehicle parking, adequate lighting of common areas, control of access to individual and common areas, defensible space and a landscaping and lighting scheme which when combined, enhances natural surveillance and safety.

The website can be found on: [www.securedbydesign.com](http://www.securedbydesign.com) where further details about the award and relevant application forms can be found.

If the applicant still intends to adopt the specifications detailed within the Commercial 2015 guidance, they could achieve an SBD award. Please do not hesitate to contact me if the developer wishes to discuss SBD further.

Further consultation has taken place with our local neighborhood policing teams who confirmed the necessity for appropriate CCTV and surveillance to join the existing Council CCTV system for the monitoring of potential anti-social behavior, crime and disorder.

**Park Mark**

The design criteria for car parks should follow the principles laid down in the police owned 'ParkMark' initiative.

Application to ParkMark can be made through myself and the British Parking Association. (BPA)  
<https://www.britishparking.co.uk/> .

If you wish to discuss any points in this letter please contact me at  
[Stephanie.Segens@norfolk.pnn.police.uk](mailto:Stephanie.Segens@norfolk.pnn.police.uk)

Yours Sincerely

*S Segens*

Stephanie Segens  
Architectural Liaison Officer  
Norfolk Constabulary

**Jill K. Smith**

---

**From:** Planning Department <Planning@wma.org.uk>  
**Sent:** 04 October 2019 15:32  
**To:** plan  
**Subject:** Consultation on 06/19/0471/FM - Marina Centre, Marine Parade, Great Yarmouth

Dear Sirs,

Thank you for your recent letter consulting the WMA on the proposals to redevelop the Marina Centre.

This site is not within or adjacent to any of our member Boards' areas, therefore we have no comments to make.

Kind regards,

Elle

**Elle Roberts**  
Flood and Water Officer  
| e: [elle.roberts@wma.org.uk](mailto:elle.roberts@wma.org.uk) | e: [planning@wma.org.uk](mailto:planning@wma.org.uk)

Water Management Alliance  
Kettlewell House, Austin Fields Industrial Estate, King's Lynn, Norfolk, PE30 1PH, UK  
t: +44 (0)1553 819600 | f: +44 (0)1553 819639 | e: [info@wma.org.uk](mailto:info@wma.org.uk) | [www.wma.org.uk](http://www.wma.org.uk)

Consisting of:  
Broads Drainage Board, East Suffolk Drainage Board, King's Lynn Drainage Board  
Norfolk Rivers Drainage Board and South Holland Drainage Board in association with Pevensay and Cuckmere Water  
Level Management Board

Defenders of the Lowland Environment



**Water  
Management  
Alliance**

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**Helen Ayers**

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**From:** Drake, Richard <richard.drake@norfolk.gov.uk>  
**Sent:** 02 October 2019 15:37  
**To:** plan  
**Cc:** Helen Ayers  
**Subject:** Mineral Planning Authority response to application 06/19/0471/F

Good Afternoon

Thank you for consulting Norfolk County Council in its capacity as the Mineral Planning Authority regarding the above application. While the application site is underlain by a Mineral Safeguarding Area (Sand and Gravel), it is considered that as a result of the location on the seafront and its existing use, any prior extraction would be impractical. Therefore, it would be exempt from the requirements of Policy CS16-safeguarding of the adopted Norfolk Minerals and Waste Core Strategy.

Any queries please contact me.

Best regards  
Richard

**Richard Drake**  
**Senior Planner**  
Minerals and Waste Policy (Planning Services)  
Environment and Planning  
Community and Environmental Services  
01603 222349  
E-mail: [richard.drake@norfolk.gov.uk](mailto:richard.drake@norfolk.gov.uk)  
**Norfolk County Council**  
General enquiries: 0344 800 8020 or [information@norfolk.gov.uk](mailto:information@norfolk.gov.uk)  
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**Helen Ayers**

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**From:** Philip Pearson <Philip.Pearson@rspb.org.uk>  
**Sent:** 02 October 2019 15:10  
**To:** Helen Ayers  
**Subject:** Redevelopment of Marina centre (ref: 06/19/0471/F)

Hi Helen,

Thanks for asking for our comments on this planning application. Given the location of the development the RSPB has no comments to make, but would expect the Council to consider options for how this could deliver net gains for biodiversity and ensure that impacts on the Great Yarmouth North Denes Special Protection Area and Site of Special Scientific Interest has been fully considered in the application.

If you have any more queries, please get in touch.

Regards,  
Phil.

**Dr Philip Pearson**  
Senior Conservation Officer (Norfolk & Lincolnshire)

**RSPB Norwich Office**, 65 Thorpe Road, Norwich, NR1 1UD  
**Tel** 01603 697511  
**Mobile** 07715 041452

[rspb.org.uk](http://rspb.org.uk)

**Let's give nature a home**



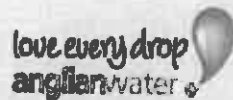
The RSPB is the UK's largest nature conservation charity, inspiring everyone to give nature a home. Together with our partners, we protect threatened birds and wildlife so our towns, coast and countryside will teem with life once again. We play a leading role in BirdLife International, a worldwide partnership of nature conservation organisations

The Royal Society for the Protection of Birds (RSPB) is a registered charity: England and Wales no. 207076, Scotland no. SC037654

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## Planning Applications – Suggested Informative Statements and Conditions Report

If you would like to discuss any of the points in this document please contact us on 03456 088087, Option 1 or email [planning@anglianwater.co.uk](mailto:planning@anglianwater.co.uk).

**AW Site Reference:** 151278/1/0088287

**Local Planning Authority:** Great Yarmouth District (B)

**Site:** Marina Centre Marine Parade GREAT YARMOUTH Norfolk NR30 2ER

**Proposal:** The redevelopment of the Marina Leisure Centre involving: demolition of the existing Leisure Centre building; erection of a new two storey health & fitness centre comprising; 8 lane competition pool, attendant teaching pool and leisure water.

**Planning application:** 08/19/0471/F

**Prepared by:** Pre-Development Team  
**Date:** 2 October 2019

## **ASSETS**

### **Section 1 - Assets Affected**

There are assets owned by Anglian Water or those subject to an adoption agreement within or close to the development boundary that may affect the layout of the site. Anglian Water would ask that the following text be included within your Notice should permission be granted.

Anglian Water has assets close to or crossing this site or there are assets subject to an adoption agreement. Therefore the site layout should take this into account and accommodate those assets within either prospectively adoptable highways or public open space. If this is not practicable then the sewers will need to be diverted at the developers cost under Section 186 of the Water Industry Act 1991, or, in the case of apparatus under an adoption agreement, liaise with the owners of the apparatus. It should be noted that the diversion works should normally be completed before development can commence.

## **WASTEWATER SERVICES**

### **Section 2 - Wastewater Treatment**

The foul drainage from this development is in the catchment of Calster - Pump Lane Water Recycling Centre that will have available capacity for these flows

### **Section 3 - Used Water Network**

This response has been based on the following submitted documents: Flood Risk Assessment. The sewerage system at present has available capacity for these flows. If the developer wishes to connect to our sewerage network they should serve notice under Section 106 of the Water Industry Act 1991. We will then advise them of the most suitable point of connection. (1) **INFORMATIVE** - Notification of intention to connect to the public sewer under S106 of the Water Industry Act Approval and consent will be required by Anglian Water, under the Water Industry Act 1991. Contact Development Services Team 0345 606 6087. (2) **INFORMATIVE** - Notification of intention to connect to the public sewer under S106 of the Water Industry Act Approval and consent will be required by Anglian Water, under the Water Industry Act 1991. Contact Development Services Team 0345 606 6087. (3) **INFORMATIVE** - Protection of existing assets - A public sewer is shown on record plans within the land identified for the proposed development. It appears that development proposals will affect existing public sewers. It is recommended that the applicant contacts Anglian Water Development Services Team for further advice on this matter. Building over existing public sewers will not be permitted (without agreement) from Anglian Water. (4) **INFORMATIVE** - Building near to a public sewer - No building will be permitted within the statutory easement width of 3 metres from the pipeline without agreement from Anglian Water. Please contact Development Services Team on 0345 606 6087. (5) **INFORMATIVE**: The developer should note that the site drainage details submitted have not been approved for the purposes of adoption. If the developer wishes to have the sewers included in a sewer adoption agreement with Anglian Water (under Sections 104 of the Water Industry Act 1991), they should contact our Development Services Team on 0345 606 6087 at the earliest opportunity. Sewers intended for adoption should be designed and constructed in accordance with Sewers for Adoption guide for developers, as supplemented by Anglian Water's requirements.

### **Section 4 - Surface Water Disposal**

The preferred method of surface water disposal would be to a sustainable drainage system (SuDS) with connection to sewer seen as the last option. Building Regulations (part H) on Drainage and Waste Disposal for England includes a surface water drainage hierarchy, with infiltration on site as the preferred disposal option, followed by discharge to watercourse and then connection to a sewer.

From the details submitted to support the planning application the proposed method of surface water management does not relate to Anglian Water operated assets. As such, we are unable to provide comments on the suitability of the surface water management. The Local Planning Authority should seek the advice of the Lead Local Flood Authority or the Internal Drainage Board. The Environment Agency should be consulted if the drainage system directly or indirectly involves the discharge of water into a watercourse. Should the proposed method of surface water management change to include interaction with Anglian Water operated assets, we would wish to be re-consulted to ensure that an effective surface water drainage strategy is prepared and implemented.

**Helen Ayers**

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**From:** SM-NE-Consultations (NE) <consultations@naturalengland.org.uk>  
**Sent:** 01 October 2019 16:04  
**To:** Helen Ayers  
**Subject:** Natural England Consultation Response 06/19/0471/F  
**Importance:** High

Dear Helen Ayers,

Application ref: 06/19/0471/F  
Our ref: 296512

Natural England does not appear to have received any documentation on this application prior to the email dated 30/09/2019. However please find below our comments.

Natural England has no comments to make on this application.

Natural England has not assessed this application for impacts on protected species. Natural England has published Standing Advice which you can use to assess impacts on protected species or you may wish to consult your own ecology services for advice.

Natural England and the Forestry Commission have also published standing advice on ancient woodland and veteran trees which you can use to assess any impacts on ancient woodland.

The lack of comment from Natural England does not imply that there are no impacts on the natural environment, but only that the application is not likely to result in significant impacts on statutory designated nature conservation sites or landscapes. It is for the local planning authority to determine whether or not this application is consistent with national and local policies on the natural environment. Other bodies and individuals may be able to provide information and advice on the environmental value of this site and the impacts of the proposal to assist the decision making process. We advise LPAs to obtain specialist ecological or other environmental advice when determining the environmental impacts of development.

We recommend referring to our SSSI Impact Risk Zones (available on Magic and as a downloadable dataset) prior to consultation with Natural England. Further guidance on when to consult Natural England on planning and development proposals is available on gov.uk at <https://www.gov.uk/guidance/local-planning-authorities-get-environmental-advice>

Yours sincerely,

Danielle Priestner  
Consultations  
Natural England  
Hornbeam House, Electra Way  
Crewe Business Park  
Crewe, Cheshire CW1 6GJ

tel 0300 060 3900  
email [consultations@naturalengland.org.uk](mailto:consultations@naturalengland.org.uk)

[www.gov.uk/natural-england](http://www.gov.uk/natural-england)



We are here to secure a healthy natural environment for people to enjoy, where wildlife is protected and England's traditional landscapes are safeguarded for future generations.

In an effort to reduce Natural England's carbon footprint, I will, wherever possible, avoid travelling to meetings and attend via audio, video or web conferencing.

Natural England offers two chargeable services - the Discretionary Advice Service, which provides pre-application and post-consent advice on planning/licensing proposals to developers and consultants, and the Pre-submission Screening Service for European Protected Species mitigation licence applications. These services help applicants take appropriate account of environmental considerations at an early stage of project development, reduce uncertainty, the risk of delay and added cost at a later stage, whilst securing good results for the natural environment.

For further information on the Discretionary Advice Service see [here](#)  
For further information on the Pre-submission Screening Service see [here](#)

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From: Helen Ayers [<mailto:helen.ayers@great-yarmouth.gov.uk>]

Sent: 30 September 2019 15:48

To: SM-NE-Consultations (NE) <[consultations@naturalengland.org.uk](mailto:consultations@naturalengland.org.uk)>

Subject: 06/19/0471/F - Redevelopment of the Marina Leisure Centre, Marine Parade, Great Yarmouth

We recently consulted you on the above proposal but do not appear to have received any comments from you.

If you are still intending to comment, please could you do so at your earliest convenience – before 17 October.

If you have no comments perhaps you could let us know, again before 17 October?

Thank you.

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**Helen Ayers (AssocRTPI)**  
Planning Technician  
Development Control  
Great Yarmouth Borough Council

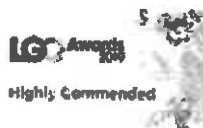
Email: [helen.ayers@great-yarmouth.gov.uk](mailto:helen.ayers@great-yarmouth.gov.uk)

Website: [www.great-yarmouth.gov.uk](http://www.great-yarmouth.gov.uk)

Telephone: 01493 846169



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**Jill K. Smith**

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**From:** Philip Raiswell <Philip.Raiswell@sportengland.org>  
**Sent:** 27 September 2019 09:51  
**To:** plan  
**Cc:** Dean A. Minns  
**Subject:** App Ref: 06/19/0471/F - Marina Centre, Great Yarmouth NR30 2ER

**Sport England Ref: PA/19/E/GY/53359**

**FAO Dean Minns**

Dear Dean,

Thank you for consulting Sport England on the above application.

#### **Sport England – Non Statutory Role and Policy**

The Government, within their Planning Practice Guidance (Open Space, Sports and Recreation Facilities Section) advises Local Planning Authorities to consult Sport England on a wide range of applications. <https://www.gov.uk/guidance/open-space-sports-and-recreation-facilities-public-rights-of-way-and-local-green-space#open-space-sports-and-recreation-facilities>

This application falls within the scope of the above guidance as it relates to new strategic sports facilities.

Sport England assesses this type of application in light of the National Planning Policy Framework (NPPF) and against its own planning objectives, which are Protect - To protect the right opportunities in the right places; Enhance - To enhance opportunities through better use of existing provision; Provide - To provide new opportunities to meet the needs of current and future generations. Further information on the objectives and Sport England's wider planning guidance can be found on its website: <http://www.sportengland.org/planningforsport>

#### **The Proposal and Assessment against Sport England's Objectives and the NPPF**

The proposal relates to the demolition and redevelopment of the Marina Centre, to provide a new two storey health and fitness centre comprising 6 lane competition pool, teaching pool, leisure pool, 4 court sports hall, fitness suite, exercise and spinning studios, together with associated changing facilities, ancillary facilities, car parking and landscaping.

#### **Strategic/Local Need for the Facility**

The Great Yarmouth Sport, Play and Leisure Strategy (2015) identified the need to invest in the Marina Centre to ensure it is 'fit for purpose' and sustainable in the long term. GYBC identified as having an investment of £7.6m to maintain and protect the facilities. The strategy also identified the need to protect or enhance sports hall provision, indoor bowls, health and fitness, studio space and squash facilities at the Marina Centre.

Sport England, therefore, considers this proposal addresses an identified need for this facility type and has the potential to be of benefit to the development of sport and physical activity for the residents of, and visitors to, Great Yarmouth. We would wish to see this accorded an appropriate weight in the decision that is reached on this application.

#### **Facility Design**

The application relates to the complete redevelopment of this strategic sports facility. The original Marina Centre was constructed in 1981 and is in a condition associated with a building of this age. Refurbishment would be expensive with little or no perceptible improvement to the customer experience. However, the location of the site is ideal to meet the needs of local residents and visitors alike, so the decision was taken in 2018 to build a new facility on the existing site.

Sport England has worked with the client to develop a facility that will meet the needs of a 21<sup>st</sup> century demographic, in terms of design and facility mix.

In planning terms, the use of the site will remain the same (Use Class D2 – Assembly and Leisure) but the design and quality of the facility will be a significant improvement on the existing facility.

We have consulted with National Governing Bodies for sport (NGBs) to get their views on the proposals:

**Football Foundation** – *"We are supportive of Great Yarmouth District Council's plans to redevelop the Marina Centre.*

*The proposed redevelopment will still enable indoor football provision to be delivered within the facilities new sports hall, including recreational small sided football and futsal. A new central venue adult futsal league is in development in the Great Yarmouth area, and this facility could provide a more than ample home to deliver the programme from"*

**ECB (Cricket)** – *"There could be some demand for indoor cricket practice and match play facilities from cricket clubs located in and around the Great Yarmouth area. Any indoor provision should meet ECB technical specifications for indoor sports halls, including suitable lighting, flooring and cricket nets, and ideally have a viewing area for spectators to view the lanes from the end of the sports hall/cricket practice net lanes".*

**Badminton England** – *"There is a strong need for a replacement sports hall given the lack of badminton provision in this area. There was a very strong club that played at the Drill Hall (up the road from the Marina Centre) with a good junior section but problems with the hall meant they had to relocate. Since they have relocated the club has started to struggle – they are currently playing in Beccles (37 minutes away though I don't know their reasons for relocating here).*

*There are a number of social clubs playing out of the Marina Centre but we have no affiliated clubs in Great Yarmouth. There is a general lack of badminton activity in East Norfolk and North Suffolk that both Norfolk and Suffolk are keen to address. Provision of a quality sports hall will enable us to cater for this demand and increase provision for badminton through club and other related activity. We have a priority on junior development and development of a club to cater for primary school based activity will support development of badminton in Norfolk and specifically Great Yarmouth".*

**Swim England** –

- *There could possibly be a pinch point on pool side entry, greater consideration should be made for access and egress onto poolside. The pre swim showers don't appear to be best placed, and the more obvious route is straight on to poolside via the learner pool.*
- *Spectator seating is on poolside, if expectations are to hold events then consideration for competitor seating is to be made*
- *If competition is to be held with electronic timing then a timing room should ideally be provided and consideration of a raised end.*
- *The pool shows racing blocks at both ends, for short course blocks are only required at one end.*

*The need for the facility is justified. Increasing the size of the learner pool, will help reduce the water provision deficit of 229m<sup>3</sup> in the Great Yarmouth District. The variety of water available will help maintain the multiple options available to users, promoting inclusion for all types of swimmer.*

**British Gymnastics** – *"We do not have any registered clubs operating from the current site but we would be happy to help facilitate use in the proposed site. Having consulted with Broadland Gymnastics club*

*there is scope for them to increase their member base through accessing additional space, thus a need for a 4 court sports hall with adequate storage provision.*

*We have one club in the Great Yarmouth area on our facility project list who are going into a dedicated facility imminently".*

The above responses give some local views on the potential uses of the new facility, as well as raise some technical issues with regard to design, specifically with regard to swimming.

Sport England seeks to ensure the new sports facilities are fit for purpose. The Design and Access Statement submitted with the application identifies the new facility has been designed to meet the needs of a changing demographic for sport and physical activity with more flexible space. However, the formal sports facilities have been designed to meet Sport England technical guidance in relation to sports halls, swimming pools, changing facilities etc. Sport England is satisfied that the design of this facility meets Sport England/NGB technical guidance.

Sport England is aware that the council is working with the bowls club to find an alternative venue, and we hope that this can reach a satisfactory conclusion.

Any redevelopment of an existing site will result in short term loss of facilities, but the long term benefits of new fit for purpose facilities for the 21<sup>st</sup> century outweigh the short term impact.

The primary purpose of this development is to deliver community sport and as such Sport England is satisfied that it will fulfil the benefits to community sport identified above. The application has identified the potential for this facility to be used for community sport, and this is reflected in its design, location and intended hours of operation.

#### **Conclusion**

This being the case, Sport England offers its support for this application, as it is considered to meet Objectives 2 and 3 as set out above, in that it provides new enhanced facilities for local residents and visitors to Great Yarmouth, and Para 97 of the NPPF which seeks to ensure that any lost facilities are replaced by equivalent or better provision in terms of quantity and quality, and in a suitable location.

The absence of an objection to this application, in the context of the Town and Country Planning Act, cannot be taken as formal support or consent from Sport England or any National Governing Body of Sport to any related funding application, or as may be required by virtue of any pre-existing funding agreement.

If this application is to be presented to a Planning Committee, we would like to be notified in advance of the publication of any committee agendas, report(s) and committee date(s). We would be grateful if you would advise us of the outcome of the application by sending us a copy of the decision notice.

Yours sincerely,

**Phillip Ralswell**  
Planning Manager

M: 07769 741165

E: [Phillip.Ralswell@sportengland.org](mailto:Phillip.Ralswell@sportengland.org)



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**Jill K. Smith**

**From:** Percival, John <john.percival@norfolk.gov.uk>  
**Sent:** 27 September 2019 13:47  
**To:** Dean A. Minns; Dean A. Minns  
**Cc:** plan  
**Subject:** 06/19/0471/F Marina Centre, Marine Parade, Great Yarmouth

**Our Ref CNF48808**

Dear Dean,

**06/19/0471/F Marina Centre, Marine Parade, Great Yarmouth**

Thank for directly consulting Norfolk County Council Environment Service historic environment strategy and advice team regarding the above mentioned application

Based on currently available information redevelopment of the above mentioned site would not have any significant implications for the historic environment in terms of below-ground archaeology and we would not make any recommendations for archaeological work.

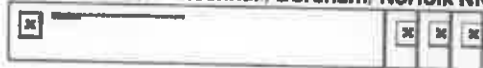
The Heritage Statement submitted with the application deals mostly with matters related to built heritage. Consideration of this Heritage Statement is matter for the Great Yarmouth Borough Council conservation officers

If you have any queries please don't hesitate to contact me.

Regards

John Percival

**John Percival, Historic Environment Officer (Strategy and Advice)**  
Community and Environmental Services  
Tel: 01362 869275 | Dept: 01362 869278 | Mobile: 07775 697616  
Union House, Gressenhall, Dereham, Norfolk NR20 4DR



We now have a general mailbox for historic environment strategy and advice. Please send all new site/application consultations, existing casework enquires where you are unclear who our case officer is, and reports for review to [hep@norfolk.gov.uk](mailto:hep@norfolk.gov.uk)

Norfolk County Council introduced *Standards for Development-led Archaeological Projects in Norfolk* and a new historic environment strategy and advice charging schedule on 1 May 2018. Please visit <https://www.norfolk.gov.uk/libraries-local-history-and-archives/archaeology-and-historic-environment/planning-and-the-historic-environment> for copies.

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**Helen Ayers**

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**From:** .box.plantprotection <plantprotection@cadentgas.com>  
**Sent:** 12 September 2019 09:00  
**To:** plan  
**Subject:** Our Ref: EA\_GE4B\_3NWP\_019782 Your Ref: 06/19/0471/F JC Site Address: NR30  
2ER Marina Centre Marine Parade Great Yarmouth Norfolk

Planning,

**Should you be minded to approve this application please can the following notes be included an informative note for the Applicant**

**\*\*PLEASE NOTE – the below information is related to Low and Medium Pressure Assets. You may be contacted separately by our engineers regarding High/Intermediate Pressure Pipelines.\*\***

**Considerations in relation to gas pipeline/s identified on site:**

Cadent have identified operational gas apparatus within the application site boundary. This may include a legal interest (easements or wayleaves) in the land which restricts activity in proximity to Cadent assets in private land. The Applicant must ensure that proposed works do not infringe on Cadent's legal rights and any details of such restrictions should be obtained from the landowner in the first instance.

If buildings or structures are proposed directly above the gas apparatus then development should only take place following a diversion of this apparatus. The Applicant should contact Cadent's Plant Protection Team at the earliest opportunity to discuss proposed diversions of apparatus to avoid any unnecessary delays.

If any construction traffic is likely to cross a Cadent pipeline then the Applicant must contact Cadent's Plant Protection Team to see if any protection measures are required.

All developers are required to contact Cadent's Plant Protection Team for approval before carrying out any works on site and ensuring requirements are adhered to.

Email: [plantprotection@cadentgas.com](mailto:plantprotection@cadentgas.com) Tel: 0800 688 588

Kind regards  
Plant Protection

Cadent Gas Ltd  
Block 1, Floor 1, Brick Kiln Street, Hinckley LE10 0NA  
T 0800 688 588  
[plantprotection@cadentgas.com](mailto:plantprotection@cadentgas.com)  
[cadentgas.com](http://cadentgas.com)

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Your Gas Network

Dean Minns  
Great Yarmouth Borough Council  
Town Hall  
Hall Plain  
Great Yarmouth  
Norfolk  
NR30 2QF

Plant Protection  
Cadent  
Block 1; Floor 1  
Brick Kiln Street  
Hinckley  
LE10 0NA  
E-mail: [plantprotection@cadentgas.com](mailto:plantprotection@cadentgas.com)  
Telephone: +44 (0)800 688588

National Gas Emergency Number:  
0800 111 999\*

National Grid Electricity Emergency Number:  
0800 40 40 90\*

\* Available 24 hours, 7 days/week.  
Calls may be recorded and monitored.

[www.cadentgas.com](http://www.cadentgas.com)

Date: 11/09/2019

Our Ref: EA\_GE4B\_3NWP\_019782

Your Ref: 06/19/0471/F JC

RE: Formal Planning Application, NR30 2ER Marina Centre, Marine Parade, Great Yarmouth, Norfolk

Thank you for your enquiry which was received on 28/08/2019.

Please note this response and any attached map(s) are valid for 28 days.

An assessment has been carried out with respect to Cadent Gas Limited, National Grid Electricity Transmission plc's and National Grid Gas Transmission plc's apparatus. Please note it does not cover the items listed in the section "Your Responsibilities and Obligations", including gas service pipes and related apparatus.

For details of Network areas please see the Cadent website (<http://cadentgas.com/Digging-safely/Dial-before-you-dig>) or the enclosed documentation.

#### Are My Works Affected?

Searches based on your enquiry have identified that there is apparatus in the vicinity of your enquiry which may be affected by the activities specified.

Can you please inform Plant Protection, as soon as possible, the decision your authority is likely to make regarding this application.

If the application is refused for any other reason than the presence of apparatus, we will not take any further action.

Please let us know whether Plant Protection can provide you with technical or other information that may be of assistance to you in the determination of the application.

Cadent is a trading name for: Cadent Gas Limited  
Registered Office: Ashbrook Court, Prologis Park,  
Central Boulevard, Coventry CV7 8PE  
Registered in England and Wales, No 10080884

National Grid is a trading name for:  
National Grid Electricity Transmission plc  
Registered Office: 1-3 Strand, London WC2N 5EH  
Registered in England and Wales, No 2306677

National Grid is a trading name for:  
National Grid Gas Transmission plc  
Registered Office: 1-3 Strand, London WC2N 5EH  
Registered in England and Wales, No 2006000

Due to the presence of Cadent and/or National Grid apparatus in proximity to the specified area, the contractor should contact Plant Protection before any works are carried out to ensure the apparatus is not affected by any of the proposed works.

### **Your Responsibilities and Obligations**

The "Assessment" Section below outlines the detailed requirements that must be followed when planning or undertaking your scheduled activities at this location.

It is your responsibility to ensure that the information you have submitted is accurate and that all relevant documents including links are provided to all persons (either direct labour or contractors) working for you near Cadent and/or National Grid's apparatus, e.g. as contained within the Construction (Design and Management) Regulations.

This assessment solely relates to Cadent Gas Limited, National Grid Electricity Transmission plc (NGET) and National Grid Gas Transmission plc (NGGT) and apparatus. This assessment does NOT include:

- Cadent and/or National Grid's legal interest (easements or wayleaves) in the land which restricts activity in proximity to Cadent and/or National Grid's assets in private land. You must obtain details of any such restrictions from the landowner in the first instance and if in doubt contact Plant Protection.
- Gas service pipes and related apparatus
- Recently installed apparatus
- Apparatus owned by other organisations, e.g. other gas distribution operators, local electricity companies, other utilities, etc.

It is YOUR responsibility to take into account whether the items listed above may be present and if they could be affected by your proposed activities. Further "Essential Guidance" in respect of these items can be found on either the [National Grid](#) or [Cadent](#) website.

This communication does not constitute any formal agreement or consent for any proposed development work; either generally or with regard to Cadent and/or National Grid's easements or wayleaves nor any planning or building regulations applications.

Cadent Gas Limited, NGGT and NGET or their agents, servants or contractors do not accept any liability for any losses arising under or in connection with this information. This limit on liability applies to all and any claims in contract, tort (including negligence), misrepresentation (excluding fraudulent misrepresentation), breach of statutory duty or otherwise. This limit on liability does not exclude or restrict liability where prohibited by the law nor does it supersede the express terms of any related agreements.

If you require further assistance please contact the Plant Protection team via e-mail ([click here](#)) or via the contact details at the top of this response.

Yours faithfully

Plant Protection Team

## ASSESSMENT

### Affected Apparatus

The apparatus that has been identified as being in the vicinity of your proposed works is:

- Low or Medium pressure (below 2 bar) gas pipes and associated equipment. (As a result it is highly likely that there are gas services and associated apparatus in the vicinity)

## Requirements

**BEFORE** carrying out any work you must:

- Carefully read these requirements including the attached guidance documents and maps showing the location of apparatus.
- Contact the landowner and ensure any proposed works in private land do not infringe Cadent and/or National Grid's legal rights (i.e. easements or wayleaves). If the works are in the road or footpath the relevant local authority should be contacted.
- Ensure that all persons, including direct labour and contractors, working for you on or near Cadent and/or National Grid's apparatus follow the requirements of the HSE Guidance Notes HSG47 - 'Avoiding Danger from Underground Services' and GS6 - 'Avoidance of danger from overhead electric power lines'. This guidance can be downloaded free of charge at <http://www.hse.gov.uk>
- In line with the above guidance, verify and establish the actual position of mains, pipes, cables, services and other apparatus on site before any activities are undertaken.



## **GUIDANCE**

**Excavating Safely - Avoiding Injury when working near gas pipes:**

[http://www.nationalgrid.com/NR/rdonlyres/2D2EEA97-B213-459C-9A28-18361C8E0B0D/25249/Digsafe\\_leaflet3a2finalamends061207.pdf](http://www.nationalgrid.com/NR/rdonlyres/2D2EEA97-B213-459C-9A28-18361C8E0B0D/25249/Digsafe_leaflet3a2finalamends061207.pdf)

### **Standard Guidance**

**Essential Guidance document:**

<http://www2.nationalgrid.com/WorkArea/DownloadAsset.aspx?id=8589934982>

**General Guidance document:**

<http://www2.nationalgrid.com/WorkArea/DownloadAsset.aspx?id=35103>

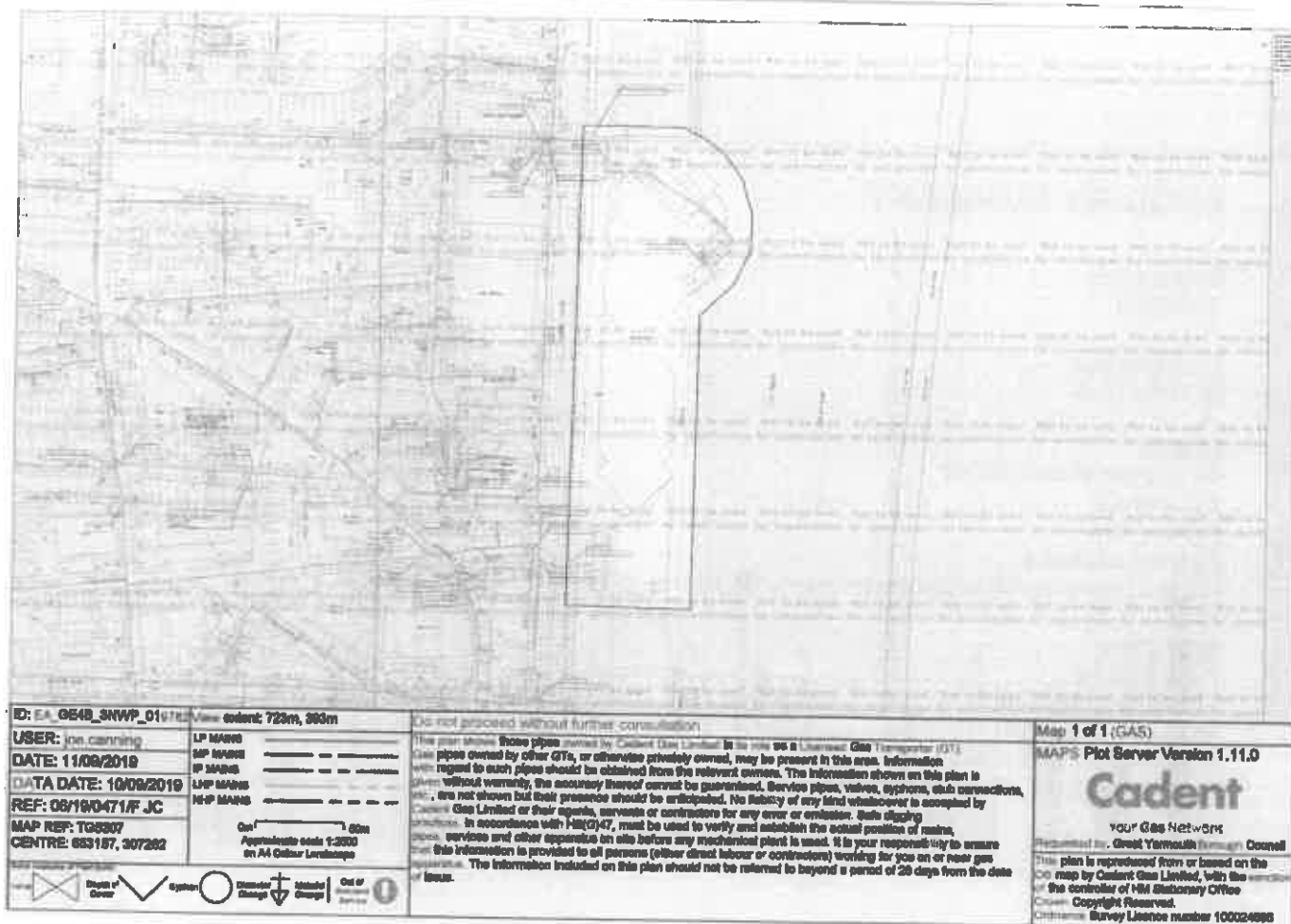
**Excavating Safely in the vicinity of gas pipes guidance (Credit card):**

<http://www.nationalgrid.com/NR/rdonlyres/A3D37677-8641-476C-8DDA-E89949052829/44257/ExcavatingSafelyCreditCard.pdf>

**Excavating Safely in the vicinity of electricity cables guidance (Credit card):**

<http://www.nationalgrid.com/NR/rdonlyres/35DDEC8D-D764-4BA5-AF3C-D607D05A25C2/44858/ExcavatingSafelyCreditCardelectricitycables.pdf>

Copies of all the Guidance Documents can also be downloaded from the [National Grid](#) and [Cadent](#) websites.



## ENQUIRY SUMMARY

### Received Date

28/08/2019

### Your Reference

06/19/0471/F JC

### Location

Centre Point: 653157, 307262

X Extent: 102

Y Extent: 274

Postcode: NR30 2ER

Location Description: NR30 2ER Marina Centre, Marine Parade, Great Yarmouth, Norfolk

### Map Options

Paper Size: A4

Orientation: LANDSCAPE

Requested Scale: 2500

Actual Scale: 1:2500 (GAS)

Real World Extents: 723m x 393m (GAS)

### Recipients

pprteam@cadentgas.com

### Enquirer Details

Organisation Name: Great Yarmouth Borough Council

Contact Name: Dean Minns

Email Address: plan@great-yarmouth.gov.uk

Telephone: 01493846420

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

### Description of Works

PA - The redevelopment of the Marina Leisure Centre involving: demolition of the existing Leisure Centre building; erection of a new two storey health & fitness centre comprising; 6 lane competition pool, attendant teaching pool and leisure water with associated water flumes and changing facilities, 4No. court sports hall, and attendant changing, fitness suite, exercise and spinning studios together with attendant changing facilities, clip and climb, soft play, cafe & party room, office and tourist information facility together with ancillary accommodation hard and soft landscaping including cycle and car parking for staff and visitors, service yard waste and recycling facilities E

### Enquiry Type

Formal Planning Application

### Development Types

Development Type: Development for use by General Public

Mr D Minns  
Great Yarmouth Borough Council  
Planning Services  
Development Control  
Town Hall  
Hall Quay  
Great Yarmouth  
Norfolk  
NR30 2QF

Website: [www.norfolkfireservice.gov.uk](http://www.norfolkfireservice.gov.uk)

Please ask for: Sarah Palmer  
Direct Dial: 0300 123 1254  
Email: [sarah.palmer@fire.norfolk.gov.uk](mailto:sarah.palmer@fire.norfolk.gov.uk)  
My Ref: 00018396  
Your Ref:

04 September 2019

Dear Sir


**Planning Application No: 06/19/0471/F**  
**Development at: Marina Centre, Marine Parade, Great Yarmouth, Norfolk NR30 2ER**  
**For: Redevelopment of the Marina Leisure Centre**

Thank you for your consultation letter dated 28th August 2019.

I acknowledge receipt of the above application and I do not propose to raise any objections providing the proposal meets the necessary requirements of the current Building Regulations 2000 – Approved Document B (volume 2 - 2006 edition amended 2007, 2010, 2013) as administered by the Building Control Authority.

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

Yours faithfully



Sarah Palmer  
Fire Safety Officer  
for Chief Officer



**Helen Ayers**

---

**From:** NATS Safeguarding <NATSSafeguarding@nats.co.uk>  
**Sent:** 02 September 2019 10:46  
**To:** plan  
**Cc:** Helen Ayers; NATS Safeguarding  
**Subject:** RE: Planning Consultation 06/19/0471/F (SG28645)

Dear Sir/Madam

The proposed development has been examined from a technical safeguarding aspect and does not conflict with our safeguarding criteria. Accordingly, NATS (En Route) Public Limited Company ("NERL") has no safeguarding objection to the proposal.

However, please be aware that this response applies specifically to the above consultation and only reflects the position of NATS (that is responsible for the management of en route air traffic) based on the information supplied at the time of this application. This letter does not provide any indication of the position of any other party, whether they be an airport, airspace user or otherwise. It remains your responsibility to ensure that all the appropriate consultees are properly consulted.

If any changes are proposed to the information supplied to NATS in regard to this application which become the basis of a revised, amended or further application for approval, then as a statutory consultee NERL requires that it be further consulted on any such changes prior to any planning permission or any consent being granted.

Yours faithfully

**NATS**

NATS Safeguarding

E: [natssafeguarding@nats.co.uk](mailto:natssafeguarding@nats.co.uk)

4000 Parkway, Whiteley,  
Fareham, Hants PO15 7PL  
[www.nats.co.uk](http://www.nats.co.uk)



**From:** gmb-bdn-000913 <gmb-bdn-000913@nats.co.uk>  
**Sent:** 28 August 2019 12:04  
**To:** NATS Safeguarding <NATSSafeguarding@nats.co.uk>  
**Subject:** FW: Planning Consultation 06/19/0471/F

---

**From:** [plan@great-yarmouth.gov.uk](mailto:plan@great-yarmouth.gov.uk)  
**Sent:** 28 August 2019 12:03:34 (UTC+00:00) Dublin, Edinburgh, Lisbon, London  
**To:** gmb-bdn-000913  
**Subject:** Re: Planning Consultation 06/19/0471/F

Mimecast Attachment Protection has deemed this file to be safe, but always exercise caution when opening files.

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NATS means NATS (En Route) plc (company number: 4129273), NATS (Services) Ltd (company number 4129270), NATSNAV Ltd (company number: 4164590) or NATS Ltd (company number 3155567) or NATS Holdings Ltd (company number 4138218). All companies are registered in England and their registered office is at 4000 Parkway, Whiteley, Fareham, Hampshire, PO15 7FL.





**Developments Affecting Trunk Roads and Special Roads**

**Highways England Planning Response (HEPR 16-01)**

**Formal Recommendation to an Application for Planning Permission**

**From:** Martin Fellows  
Operations (East)  
[planningee@highwaysengland.co.uk](mailto:planningee@highwaysengland.co.uk)

**To:** Great Yarmouth District Council

**CC:** [growthandplanning@highwaysengland.co.uk](mailto:growthandplanning@highwaysengland.co.uk)

**Council's Reference:** 06/19/0471/F

Referring to the planning application referenced above, dated 28 August 2019, application for the redevelopment of the Marina Leisure Centre involving: demolition of the existing leisure centre building, erection of a new two storey health & fitness centre comprising, 6 lane competition pool, attendant teaching pool and leisure water with associated water flumes and changing facilities, 4 court sports hall and attendant changing facilities, clip and climb, soft play, café & party room, office and tourist information facility together with ancillary accommodation hard and soft landscaping including cycle and car parking for staff and visitors, service yard waste and recycling facilities, Marina Centre Marine Parade, Great Yarmouth, Norfolk, NR30 2ER, notice is hereby given that Highways England's formal recommendation is that we:

- a) offer no objection;
- ~~b) recommend that conditions should be attached to any planning permission that may be granted (see Annex A – Highways England recommended Planning Conditions);~~
- ~~c) recommend that planning permission not be granted for a specified period (see Annex A – further assessment required);~~
- ~~d) recommend that the application be refused (see Annex A – Reasons for recommending Refusal).~~

Highways England Planning Response (HEPR 16-01) January 2016

Highways Act Section 175B ~~is~~ is not relevant to this application.<sup>1</sup>

Signature:



Date: 29 August 2019

Name: Eric Cooper

Position: Spatial Planning Manager

Highways England:  
Woodlands, Manton Lane  
Bedford MK41 7LW

[eric.cooper@highwaysengland.co.uk](mailto:eric.cooper@highwaysengland.co.uk)

#### **Annex A**

HIGHWAYS ENGLAND has been appointed by the Secretary of State for Transport as strategic highway company under the provisions of the Infrastructure Act 2015 and is the highway authority, traffic authority and street authority for the Strategic Road Network (SRN). The SRN is a critical national asset and as such we work to ensure that it operates and is managed in the public interest, both in respect of current activities and needs as well as in providing effective stewardship of its long-term operation and integrity.

This response represents our formal recommendations with regard 06/19/0471/F and has been prepared by Eric Cooper.

The proposed leisure centre redevelopment is remote from the A47 trunk, so is unlikely to have an impact on its safe operation.

<sup>1</sup> Where relevant, further information will be provided within Annex A.

**Helen Ayers**

---

**From:** Dean A. Minns  
**Sent:** 14 October 2019 14:15  
**To:** Helen Ayers; plan  
**Subject:** FW: 06/19/0471/F  
**Attachments:** pirates cove access 2.pdf

Helen – representation attached.

Thanks  
Dean

---

Planning  
Great Yarmouth Borough Council

**Email:** [Dean.Minns@great-yarmouth.gov.uk](mailto:Dean.Minns@great-yarmouth.gov.uk)  
**Website:** [www.great-yarmouth.gov.uk](http://www.great-yarmouth.gov.uk)  
**Telephone:** 01493 846420



**GREAT YARMOUTH**  
BOROUGH COUNCIL

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Highly Commended

**Highly Commended Finalist in Driving Growth Category of LGC Awards 2019**

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---

**From:** John [REDACTED] <[REDACTED]@great-yarmouth.gov.uk>  
**Sent:** 14 October 2019 13:47  
**To:** Dean A. Minns <[Dean.Minns@great-yarmouth.gov.uk](mailto:Dean.Minns@great-yarmouth.gov.uk)>; Adam Nicholls <[adam.nicholls@great-yarmouth.gov.uk](mailto:adam.nicholls@great-yarmouth.gov.uk)>  
**Cc:** Jane E. Beck <[Jane.Beck@great-yarmouth.gov.uk](mailto:Jane.Beck@great-yarmouth.gov.uk)>  
**Subject:** Re: 06/19/0471/F

Dear Mr Minns,

I would like to raise a formal objection to the above application.

The plan shows a narrowing of the entry to our southern access ramp which would make it impossible to reverse a vehicle into. If the kerb and verge were to be reduced in length (as I have shown on the plan attached) the access could be maintained. Our access to the site has been eroded over a number of years and the loss of access to the ramp will be the loss of the last possible vehicular access point. I think anyone that visits the site can appreciate that we need some access to be able to function and I would ask GYBC what their solution is if they intend to pursue this application.

The other issue here is the proposed location of a new kiosk at the top of our entrance ramp. We think there is likely to be conflict here when we need to use the ramp for a vehicle or for trade waste as this will be positioned directly in front of the new tenant. I also feel it is entirely unfair to site a new refreshment kiosk at our entrance ramp when we have had to pay a premium for the right to sell drinks at our

location. If GYBC requires a further location for a refreshment kiosk then it could easily be sited outside the cycle hub (as shown attached) and certainly further away from an existing tenant.

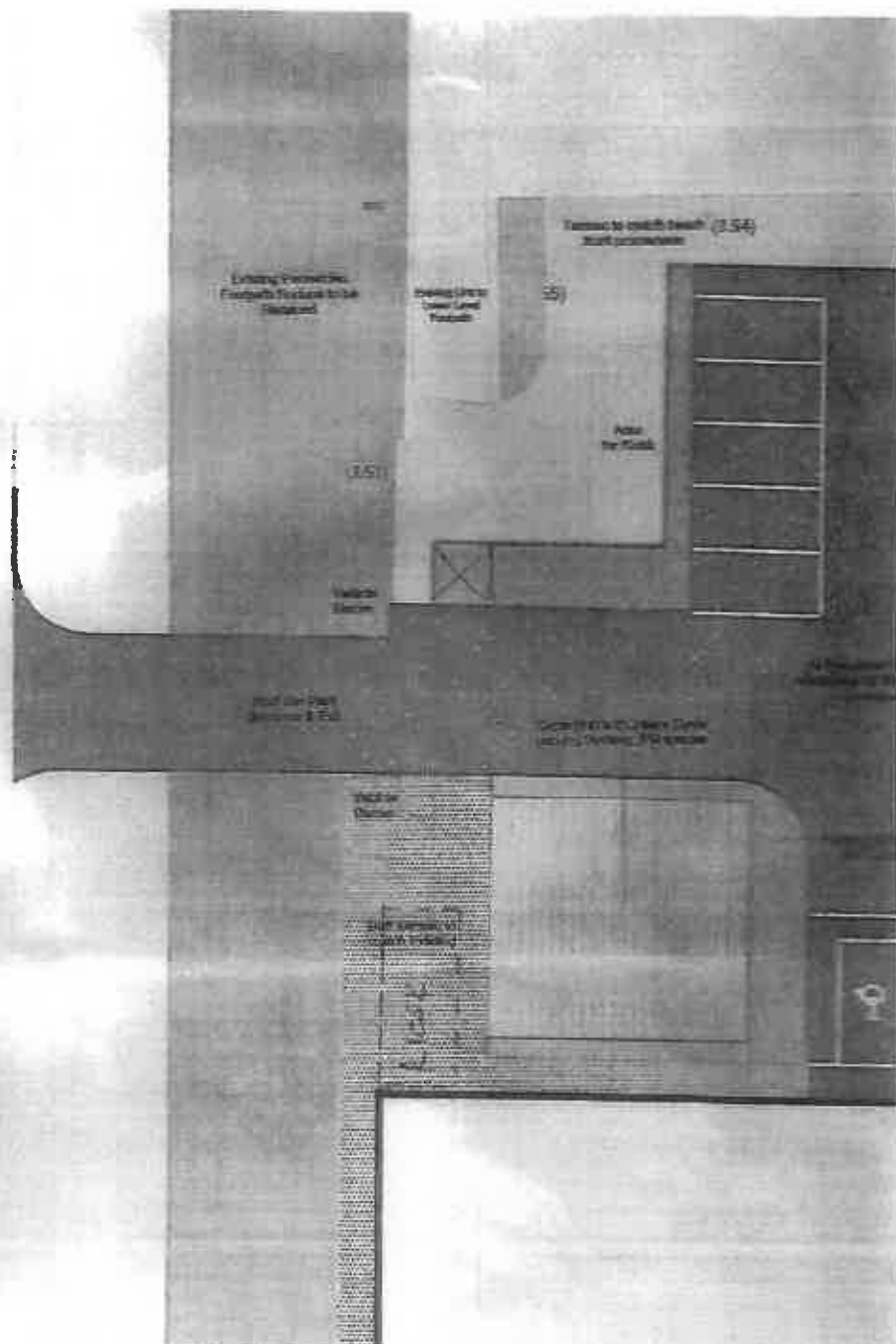
The loss of the public toilets is a concern as there will no longer be a public convenience for 1km of central beach. It would be perfectly feasible to install a temporary, trailer mounted toilet block for the duration of the build and plumb directly into the sewer. Even when the build is complete the new toilets are too close to the Jetty toilets and should be at a more equidistant location between the Tower toilets and the Jetty.

Finally, as the Pirates Cove site drains the footpath surface water, it is imperative that the pumping station and drains remain operative during and after the build to prevent flooding.

Kind regards

John Daniels  
Golf Explorations Ltd

44





**Application** 06/19/0471/F  
**Name** Steve Roberts  
**Address** 1 Devonshire Rd  
Great Yarmouth

**Telephone**

**Email**

**Response** OBJ Object

**Speak** No

**Comments**

The quality/ resolution of the plans viewable on the Internet are poor (and the website is very slow) however it appears that GYBC are replacing an ugly building with another smaller ugly building. The reduction in the size of the building seems to be in order to add car parking which is presumably paid parking. In order that GYBC can increase revenues rather than improve the leisure centre facilities.

**Change Type**

OWPC5405

Transfer

**Delete or  
invalidate**

Delete/ invalidate

1 Devo

Find Consultees

Show All Consultees

Select

The Owner and/or the  
Occupier

1 Devonshire Road GREAT YARMOUTH  
Norfolk

The quality/resolution of the plans viewable on the internet are poor (and the website is very slow) however it appears that GYBC are replacing an ugly building with another smaller ugly building. The reduction in the size of the building seems to be in order to add car parking which is presumably paid parking. In order that GYBC can increase revenues rather than improve the leisure centre facilities.

Given the prime location of the site I am surprised it has not added features which would increase the attractiveness of the site for multiple purposes such as a cafe roof terrace/garden.

Great Yarmouth generally has few trees / soft landscaping - the redevelopment of the site to make it more attractive with trees etc.

The proposals have not included anything on energy efficiency. Heating a pool is typically 30% of the running costs for a leisure centre and the proposal does not include any proposal for energy efficiency improvement to reduce the running costs. Could this be carbon neutral?





**Application** 06/19/0471/F  
**Name** Rachel Rope  
**Address** Esplanade Cafe  
Site 13, Marine Parade Great Yarmouth  
Norfolk NR30 2ER

**Telephone** [REDACTED]  
**Email** [REDACTED]  
**Response** NOS Subject to Condition  
**Speak** No

**Comments**

I am the owner of the Esplanade cafe, site 13 Marine Parade, Great Yarmouth and v  
On the current plans there are 3 regular toilets and one Disabled facility with public ac  
The investment in the new Leisure facility is hoped to improve the area and make it m  
A staff car park and service area to the North of the new Leisure Centre have been p  
I am also concerned about the disruption to my business while work is ongoing, my bu

**Change Type** [REDACTED]

**OWPC5421**

[Transfer](#)

**Delete or  
Invalidate**

[Delete/Invalidate](#)

[Esplan](#)

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I am the owner of the Esplanade cafe, site 13 Marine Parade, Great Yarmouth and while I welcome the proposed redevelopment of the Marina Centre I am concerned that the toilet block to the North of the facility is being demolished without an adequate replacement being provided.

On the current plans there are 3 regular toilets and one Disabled facility with public access from the beachside of the Leisure Centre, the current toilet block has 8 female cubicles, 5 urinals, 4 male cubicles, a disabled toilet and a baby changing facility. Has there been a survey conducted to find out how many people use these toilets? I am asked multiple times a day where the nearest toilet is and if I or my staff need to use them in the height of the summer season it is not unusual to find queues, therefore I would suggest the new provision is grossly inadequate.

The investment in the new Leisure facility is hoped to improve the area and make it more attractive for visitors but this should not be at the expense of other areas of the seafront namely from the Britannia Pier to the start of the Leisure Centre. We have several well established businesses along the Seafront which all need good access to toilet facilities to be viable and I fear that without the adequate provision of toilets and baby changing facilities the area will become less attractive to visitors and the businesses along here will decline.

A staff car park and service area to the North of the new Leisure Centre have been planned, I feel this would be better used to situate a new toilet block with easy access from both the road and beach or if money is a factor surely the designers could leave the current toilet block as it is and fit the new water slide around it.

I am also concerned about the disruption to my business while work is ongoing, my business relies on passing trade so it is essential that the pathway along the sea wall is kept open with possible viewing areas for visitors to see the ongoing construction, hopefully encouraging more people to walk past. I also hope the council will be providing portable toilet facilities along the beach so disruption is kept to a minimum.

Rachel Rope

Esplanade Cafe

**Jill K. Smith**

---

**From:** [REDACTED]  
**Sent:** 24 September 2019 11:06  
**To:** plan  
**Subject:** Marina Centre development

FAO Mr D Minns

Dean,

Good to see you last week, nice to see someone from puzzle palace taking the time to physically introducing themselves with reference to my Input/concerns for the new marina centre.

I have now took the time to do some light reading and have now seen the myriad of documents that are required at this stage to take on a project.

My concerns at this stage are the lack of acknowledgement on the transport plan about disabled access and the none exstant bus service on marine parade.

Secondly, there should be a separate planning form for the construction traffic management plan (CTMP), can you point me in the direction of where this application is or when it will be put through.

Just to confirm, reading into the transport plan, it highlights some areas of high traffic surrounding the marina centre during peak and none peak times for mechanical traffic, but no actual evidence to show the high foot fall surrounding walk ways that give personal of all abilities access routes North and South in order to offer support to walking routes, businesses and the beach.

I say this because I would request walkways be included throughout the various stages of the new build, emphasis placed upon a board walk around the beach, eastern side capable to carry walkers and personnel with different mobility levels.

Your help in all of the above would be appreciated, I will take the time to read into the documents further if necessary.

Regards

Rob Dineley

[REDACTED]



**Application** 06/19/0471/F  
**Name** Malcolm J. H. Hodds  
**Address** 5 Windsor Avenue  
Great Yarmouth NR30 4EA

**Telephone**

**Email**

**Response** GC General Comments

**Speak** No

**Comments**

I wish to make representations regarding my concerns on the provision of adequate seating

- The main six-lane competition pool. In the Council's application documents, drawings and specification, it is planned to have 120 seats for competitors and spectators. As Sport England will be making a financial contribution to this scheme, should not their Design Guidance Notes be adhered to, if it is intended to hold regular galas, by providing 150 spectator (minimum) and 180 competitor seats, as detailed on page 48, table 8, in their document?
- The Learner and Leisure water pools. In the application documents there seems to be no provision at all for any fixed or movable seating accommodation for either users or spectators adjacent to these areas. I do feel it is necessary to have some form of seating, especially for the non-swimming parents of children using these areas.

**Change Type**

**OWPC5399**

Transfer

**Delete or  
Invalidate**

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5 Wind

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Show All Consultees

I wish to make representations regarding my concerns on the provision of adequate seating for both swimming pool users and spectators, as detailed below, prior to permission being granted for this project.

- The main six-lane competition pool. In the Council's application documents, drawings and specification, it is planned to have 120 seats for competitors and spectators. As Sport England will be making a financial contribution to this scheme, should not their Design Guidance Notes be adhered to, if it is intended to hold regular galas, by providing 150 spectator (minimum) and 180 competitor seats, as detailed on page 48, table 8, in their document?

- The Learner and Leisure water pools. In the application documents there seems to be no provision at all for any fixed or movable seating accommodation for either users or spectators adjacent to these areas. I do feel it is necessary to have some form of seating, especially for the non-swimming parents of children using these areas.

As a premier holiday resort, I consider it would be a retrograde decision for the Council not to provide adequate seating, either permanent or temporary or a mixture of both, in order to encourage the maximum possible use for this complex by residents, visitors and for inter-club competitive events.



Internet Consultees

Application Reference:

Invalid Consultee Comment? ☐ Copy to existing Consultees? ☐

Name:

Address:

Post Code:

Telephone:

Email Address:

For or Against:

Speak at Committee:

**I am objecting to planning application 06/19/047/F because of insufficient public toilet facilities in the area of the Leisure Centre.**

**I have already commented at length during the consultation about the importance of the toilet block to the North of Marina Centre and although there has been some concession for the provision of public toilets on the outside of the new Leisure Centre it will not meet the needs of the amount of visitors we see in this area.**

Date Entered:  Internet Reference:

Internet Consultees

Application Reference

Invalid Consultee Comment? ☐ Copy to existing Consultee? ☐

Name

Address

Post Code

Telephone

Email Address

For or Against

Speak at Committee

**I run a caf located between the Marina Centre and the Britannia Pier, the toilet block to the North of the Leisure Centre is used by myself, my staff and my customers as well as many other members of the public visiting the various attractions on that section of the seafront, the next closest facilities are a quarter of a mile in either direction which is too far for many of the visitors to the area especially parents with young children, the elderly, people with bowel or prostate problems and pregnant women, the lack of toilet facilities will see a downturn in the number of people using this part of the seafront once people are aware that there are no toilet facilities in the vicinity.**

Date Entered  Internet Reference



# Internet Consultees

Application Reference **OWPC5429**

Attachments

Invalid Consultee Comment? ☐

Copy to existing Consultee? ☐

Name **Robert Trani**

Address **Anchor Cafe**

**Site 11**

**Marine Parade**

**Great Yarmouth**

Post Code **NR30 2ER**

Telephone

Email Address

For or Against

**OBJ** **Object**

Speak at Committee

The proposed plan currently shows 3 toilet cubicles at the southern end of the new Leisure Centre that will be available for public use, at 10am on an average day it is not uncommon to find three men using the current block, I can only assume that at the busiest hours of the day that the toilets are being used to capacity and that the provision of just 3 toilets will be completely inadequate for the football in this central location. Have there been any surveys conducted to establish the current usage of the Marina Toilet Block?

A solution would be to leave the existing toilet block in place if the water park fumes could pass above or near to

Date Entered **19-09-2019**

Internet Reference **OWPC5429**

# Internet Consultees

Application Reference: **GWPC5429**

Attachments

Invalid Consultee Comment? ☐

Copy to existing Consultee? ☐

Name: **Robert Trani**

Address: **Anchor Cafe**

**Site 11**

**Marine Parade**

**Great Yarmouth**

Post Code: **NR30 2ER**

Telephone:

Email Address:

For or Against: **OBJ** Object

Speak at Committee:

the toilet block. There could still be a fenced enclosure for the new centre but with the structure of the old toilet block falling within the enclosure, the original brick could be rendered or covered in suitable material to blend with the new structure.

Withstanding the quantity of toilet facilities available, it is also essential that facilities are continuously available throughout the construction period, the Marina Centre may be closed and demolished but our businesses will still be open as will the rest of Yarmouth seafront, we will expect to be provided with temporary facilities during the closure.

Date Entered: **19-09-2019**

Internet Reference: **GWPC5429**

# Internet Consultees

Application Reference

Attachments

Invalid Consultee Comment? ☐

Copy to existing Consultee? ☐

Name

Address

Post Code

Telephone

Email Address

For or Against

Speak at Committee

**This again would suit the retention of the existing block as it may only need to be closed during demolition which hopefully would be over the winter. I expect to see the usual constructors courtesy, with suitable measures put in place to enable the continued use of public footpaths and walkways, minimal trucks blocking the busy seafront road as well as observation gaps in any fence so that the many thousands of visitors that are being inconvenienced by this work can follow its progress.**

**I would also like to point out that it appears the current footpath area and width are being retained at the North end of**

Date Entered

Internet Reference

Internet Consultees

Application Reference:

Invalid Consultee Comment? ☐ Copy to existing Consultee? ☐

Name:

Address:

Post Code:

Telephone:

Email Address:

For or Against: ☐ For ☒ Object

Speak at Committee:

**the Leisure Centre. this is extremely narrow, especially near the existing toilet block and along the car park. Yarmouth seafront is popular with those that need wheelchairs, mobility scooters or that have some difficulty walking due to its completely flat environment. The current footpath is too narrow at the car park. It was reduced to this size to allow for the car park and is only functional because people walk through the car park as well, therefore this may well become a pinch point under the current plans.**

Date Entered:  Internet Reference:

# Internet Consultees

Application Reference

Invalid Consultee Comment? ☐

Copy to existing Consultee? ☐

Name

Address

Post Code

Telephone

Email Address

For or Against

Speak at Committee

to allow for the car park and is only functional because people walk through the car park as well, therefore this may well become a pinch point under the current plans.

**Robert Trani**

**Anchor Cafe**

Date Entered **19-09-2019**

Internet Reference **OWPC5429**



# Internet Consultees

Application Reference **03-09-2019**

Attachments

Invalid Consultee Comment? ☐

Copy to existing Consultee? ☐

Name **Robert Dinsley**

Address **108 Caister Rd**

Post Code **NR30 4DP**

Telephone

Email Address

For or Against **NOS** Subject to Condition

Speak at Committee

I own a small business on the esplanade and directly next to the marina centre on the southern car park. I want to give my fullest support to the new proposals and hope that we can see a fantastic new build

My concerns revolve around the cloud of demolition, football and what its. The demolition phases will have an impact on my business. although we usually close in the winter months I just need to be made aware of the planning stage and dates for this period. Will the demolition vehicles and personnel be set up on the carpark next to the cafe. if this is something that will

Date Entered **03-09-2019**

Internet Reference **0WPC5320**

# Internet Consultees

Application Reference: **OWPC5320**

Attachments

Invalid Consultee Comment? ☐

Copy to existing Consultee? ☐

Name: **Robert Dinsley**

Address: **108 Ceister Rd**

Post Code: **NR30 4DP**

Telephone:

Email Address:

For or Against: **NOS** Subject to Condition

Speak at Committee: ☐

have a direct impact on me and for how long.

If the football is reduced significantly I will find it difficult to trade and want to know if any thought has been given to applying a rent reduction for the period of work start to finish.

The what ifs, what if the demolition goes into the start of the new season, what if my business has been left out on a limb to stop it fall. What if all the vehicles put off personnel using the area.

Probably plenty more, can we look at placing a wooden walkway around the marina centre on the beach for safe

Date Entered: **03-09-2019**

Internet Reference: **OWPC5320**



# Internet Consultees

Application Reference **OWPC5320**

Attachments

Invalid Consultee Comment? ☐

Copy to existing Consultee? ☐

Name **Robert Dineley**

Address **108 Calster Rd**

Post Code

Telephone

Email Address **teeup4bob@aol.com**

For or Against **NOS** ☒ **Subject to Condition**

Speak at Committee

**movement along the beach front**

**I now have time to look into the finer details but have yet not been able to get stuck into the details of the new build. I did attend meetings early this year and know some design details have changed.**

**My first point is, to keep in line with a nice new build does this mean the council will start to through weight behind other business owners to kick start or developers their business interests. Is the block of flats above the Silver**

Date Entered **03-09-2019**

Internet Reference **OWPC5320**

# Internet Consultees

Application Reference

Attachments

Invalid Consultee Comment? ☐

Copy to existing Consultee? ☐

Name

Address

Post Code

Telephone

Email Address

For or Against ☐ NOS ☐ Subject to Condition

Speak at Committee

I now have time to look into the finer details but have yet not been able to get stuck into the details of the new build. I did attend meetings early this year and know some design details have changed.

My final point is, to keep in line with a nice new build does this mean the council will start to through weight behind other business centers to kick start or developers their business interests, is the block of flats above the Silver Slipper or the Empire. To mention a couple.

Date Entered

Internet Reference

Internet Consultees

Application Reference **031804745**

Attachments

Invalid Consultee Comment? ☐

Copy to existing Consultee? ☐

Name **Robert Dineley**

Address **108 Center Rd**

Post Code **NR30 4DP**

Telephone **[REDACTED]**

Email Address **[REDACTED]**

For or Against **GC** **General Comments**

Speak at Committee **[REDACTED]**

**As yet there is no mention of the car parking facilities for the future or membership costs**

**Can this be highlighted before planning**

Date Entered **03-09-2019**

Internet Reference **01WPC5321**



Internet Consultees	
Application Reference	<input type="text" value="OWPC5309"/>
	<input type="button" value="Attachments"/>
Invalid Consultee Comment?	<input type="checkbox"/>
	<input type="button" value="Copy to existing Consultee?"/>
Name	<input type="text" value="John Daniels"/>
Address	<input type="text" value="Pirates Cove Adventure Golf"/>
	<input type="text" value="Marine Parade"/>
	<input type="text" value="Great Yarmouth"/>
	<input type="text" value="Norfolk"/>
Post Code	<input type="text" value="NR30 2ER"/>
Telephone	<input type="text" value=""/>
Email Address	<input type="text" value=""/>
For or Against	<input checked="" type="radio"/> For <input type="radio"/> Against
Subject to Condition	<input type="checkbox"/>
Speak at Committee	<input type="checkbox"/>
<p><b>We currently have an access ramp to the south of Pirates Cove for pushchairs/wheel chairs. At other times it serves as our only access point for a vehicle and is just large enough now to get a truck in when necessary for the removal of garden waste, machinery etc. With the introduction of the parking prohibition on the pavement outside our entrance this ramp is essential to the operation of the attraction. It appears from the plans that the ramp is to be reduced and our access denied. Please can someone clarify what the intention is here and what can be done to ensure our future access.</b></p>	
Date Entered	<input type="text" value="02-09-2019"/>
Internet Reference	<input type="text" value="OWPC5309"/>



**Jill K. Smith**

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**From:** John [REDACTED]  
**Sent:** 02 September 2019 14:48  
**To:** plan  
**Subject:** FW: application 06/19/0471/F

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**From:** John  
**Sent:** 02 September 2019 13:27  
**To:** dam@great-yarmouth.gov.uk <dam@great-yarmouth.gov.uk>; Tim J. Noble <Tim.Noble@great-yarmouth.gov.uk>; Jane E. Beck <Jane.Beck@great-yarmouth.gov.uk>  
**Subject:** Re: application 06/19/0471/F  
Dear Dean,

I write in relation to the redevelopment of the Marina Centre. Please can you clarify the situation with regard to the southern vehicle/disabled access ramp to Pirates Cove? It looks a little ambiguous from the plans as different plans appear to show different designs.

The ramp is our only wheelchair and pushchair access for patrons. Since the introduction of the parking/stopping prohibition on the pavement it is also our only vehicular access. As it is just enough space to back a truck into to enable the removal of garden waste and construction materials/tools to the site. It is also the only place that Norse can collect our trade waste from. The attraction is approx 1 acre of landscaped gardens so does require regular vehicular access in order to operate. It is necessary for maintenance/cleaning on a daily basis but also for construction and improvements to take place when the course requires it. The ramp is essential nowadays and without vehicular access we simply couldn't function.

One of the plans shows a reduced length ramp (to the point where we wouldn't get a vehicle in) and one shows a different shape altogether. I would be very grateful if you could clarify what is happening here and what our proposed access will be. If necessary I would be happy to meet you on site to discuss.

On another point I think it would be beneficial if the new public toilets could be sited more towards the northern end of the complex so as to provide a more equidistant spacing between the WC's at Euston road and the Jetty.

Kind regards

John Daniels  
Pirates Cove Golf  
[REDACTED]





**Reference:** 06/18/0533/F

**Location:** Gorleston

**Officer:** Mrs G Manthorpe

**Expiry Date:** 15/02/19

**Applicant:** East Norfolk Sixth Form College

**Proposal:** Creation of artificial grass pitch with associated flood lights. Ball stop fencing, hard standing areas etc. New pavilion

**Site:** East Norfolk Sixth Form College, Church Lane Gorleston

## REPORT

### 1. Background / History:-

- 1.1 The site comprises land which is currently a grass playing field and hard courts which are for the use of East Norfolk Sixth Form College, the applicants. The area also includes, following communications from the Highways Department, land for the provision of car parking. The application also includes 'ball stop fencing' and acoustic barrier.
- 1.2 There has been a significant number of historical applications at the East Norfolk Sixth Form College site which show the evolution of the site over the years. The full history is within the planning file and available online. These are college related applications which do not have any significant bearing on the current application.

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

- 2.1 Neighbours – There have been 12 objections to the application from residents, a selection is attached to this report and are summarised below:
  - There has been trouble in the with cars parking at Spencer Avenue.
  - There are no parking restrictions at Spencer Avenue during evenings or weekends.
  - Balls could need to be retrieved from gardens.
  - This number of additional cars will cause anti-social behaviour and will be prejudicial to highway safety.

- Larger parking on college grounds should be created.
- The noise generated by matches, players and supporters will be excessive.
- 130 parking spaces are not sufficient for up to 800 spectators.
- This is not the correct location for this development.
- Who is going to ensure that matches do not clash with events at the college?
- Are there enough toilets?
- There is not sufficient seating applied for to meet the league requirements.

## 2.2 Highways – No objection subject to conditions:

SHC 50A No works shall commence on site unless otherwise agreed in writing until a detailed agreement has been submitted to and approved in writing by the Local Planning Authority that secures the sole use and management of the parking shown on the approved plan for Gorelston FC on match days and other ad hoc fixtures and an appropriate parking provision for Community Football and training uses.

Reason: To ensure the permanent availability of the parking in the interests of satisfactory development and highway safety.

SHC 50B Prior to the first use of the development hereby permitted the proposed access, on-site car and cycle parking shall be laid out, demarcated, levelled, surfaced and drained in accordance with the approved plan and retained thereafter available for that use as stated in the Agreement referred to in Part A of this conation

Reason: To ensure the permanent availability of the parking in the interests of satisfactory development and highway safety.

## 2.3 Highways England – No objection.

## 2.4 Sports England – The Proposal and Impact on Playing Field

This proposal relates to the construction of a full sized (106m x 70m) 3G artificial grass pitch, to replace an existing grass football pitch at the above college of further education.

### Assessment against Sport England Policy

This application relates to the provision of a new indoor/outdoor sports facility or facilities on the existing playing field at the above site. It therefore needs to be considered against exception E5 of the above policy, which states:

'The proposed development is for an indoor or outdoor facility for sport, the provision of which would be of sufficient benefit to the development of sport as to outweigh the detriment caused by the loss, or prejudice to the use, of the area of playing field.'

I have therefore assessed the existing and proposed playing fields against the above policy to determine whether the proposals meet exception E5.

The proposal will provide a new full size 3G artificial pitch that will be used primarily for football, both competitive matches and training.

I have consulted the Football Foundation and Norfolk FA to understand the local and strategic need for the facility, and they have responded as follows:

- Any FF/Norfolk FA involvement in the project development, including potential funding?

Norfolk FA have been fully engaged with the development of this project, from its inception through to present day. Norfolk FA have played a key role in negotiating investment from the clubs existing site landlord, and have provided insight into other localised funding streams for the club to access. The project's identified delivery outcomes have been developed in partnership with Norfolk FA, and we believe this project will deliver significant participation growth, and will equally deliver against all of the government's five set outcomes for Sport & Physical Activity. We are currently working with them to develop an application to the Football Foundation which we are expecting to be submitted by the end of October 2018.

- FF/Norfolk FA views on the strategic need for the facility, including wider community need for a 3G pitch in the Great Yarmouth/Gorleston area?

Strategically this project is of importance, additional 3G pitch provision in the locality is identified within the Local Authority's PPS. Furthermore this facility will enable significant wider outcomes to be delivered, for example this site will play a key role in reducing anti-social behaviour within the local area, will improve community cohesion and will reduce social isolation through programme delivery such as walking football. The aforementioned outcomes are key for the Local Authority to deliver against and ultimately reduce, and have been identified as priority indicators within Great Yarmouth Borough Council's Locality Plan for Sport and Physical Activity.

- FF/Norfolk FA views on the technical specification for this facility.

The facility has been developed with full engagement of the Football Foundation, including support from the Football Foundation's Technical Advisor. The unique specification of the facility will enable educational programmes to be delivered from the site, together with community and grassroots football activity (from mini soccer

through to National League System Football). Ultimately the facility will be a facility for all, and will cater for all population groups within the local community.

The evidence above indicates that this facility would be a strategic priority for the Football Foundation and Norfolk FA, to help meet demand in the local area, and an application for capital funding towards the project is in development. The nearest alternative 3G facilities are at Lynn Grove School (1.1km) and Flegg High School (20km).

The proposal also includes a pavilion to serve the new pitch with two changing rooms, toilets, social area etc. There is a detrimental impact in that the pavilion will result in the loss of games courts currently sited on its location, but it is not considered that the loss of these courts would over-ride the benefits to the college and wider community from the proposed 3G facility.

A facility of this type will allow for significantly more intensive use than an equivalent grass pitch, and will assist the development of football in the Great Yarmouth area. It is therefore considered that the proposal would satisfy exception E5 of Sport England's policy referred to above, in that the benefits to the development of sport (principally football) would outweigh the detriment caused by the loss of a senior grass football pitch.

In supporting this scheme, Sport England have only considered the proposal against our adopted playing fields policy, and specifically exception E5. It is for Great Yarmouth Borough Council to assess the scheme against other planning considerations such as visual impact, residential amenity, parking etc. In supporting this scheme, Sport England is not necessarily supporting the loss of Gorleston FC's current site at Emerald Park, which would need to be assessed separately against the above policy should a scheme to redevelop this site come forward.

## Conclusions and Recommendation

Given the above assessment, Sport England does not wish to raise an objection to this application as it is considered to meet exception 5 of the above policy. The absence of an objection is subject to the imposition of planning condition(s) being attached to the decision notice should the local planning authority be minded to approve the application, covering the following issues:

- 1) Approval of full technical specification for the 3G pitch, including surfacing, pitch markings, fencing, floodlighting.
- 2) Hours of Use Condition, as set out in the planning statement (0900-2200 Monday to Friday, 1000-2000 Saturday and Sunday)

3) Community Use Agreement to set out the policy regarding use of the facility, pricing policy, management and review etc

Sport England can provide model planning conditions should the local planning authority be minded to support the application.

If you wish to amend the wording of the recommended condition(s), or use another mechanism in lieu of the condition(s), please discuss the details with the undersigned. Sport England does not object to amendments to conditions, provided they achieve the same outcome and we are involved in any amendments.

Sport England would also like to be notified of the outcome of the application through the receipt of a copy of the decision notice.

The absence of an objection to this application, in the context of the Town and Country Planning Act, cannot be taken as formal support or consent from Sport England or any National Governing Body of Sport to any related funding application, or as may be required by virtue of any pre-existing funding agreement.

2.4 Norfolk County Council Lead Local Flood Authority – No comments.

2.5 Environment Agency – No comment.

2.6 Environmental Health – There have been four separate consultations from Great Yarmouth Borough Council Environmental Services. Based on the information submitted they do not object to the application but require conditions. The response is as follows:

Flood Lighting Report:

I have reviewed the flood lighting report commissioned and dated 14th September 2018 in conjunction with the 'Guidance Notes for the Reduction of Obtrusive Light GN01:2011'. My conclusions from reviewing the data is that the light intrusion into windows of the properties in proximity to the floodlighting, are within acceptable obtrusive light limitations. The condition for this lighting condition can therefore be discharged.

Curfew limitations should be placed on the use of the floodlighting which should be set at 23:00 hrs, this being the latest recommended time.

Chris Cawley's Comments:

The use of this pitch as a community asset and for Gorleston Football Club means that it will be used with significant frequency during evenings and at weekends. Given the close proximity to the site to a large number of existing dwellings the potential for noise and light nuisance to local residents is considerable.

The design arrangements for the floodlighting are such that they mitigate light having effects on the windows of the adjacent dwellings but there will still be an intrusive effect on the gardens of some properties. Whether such intrusion will be tolerated by all affected residents is difficult to foresee. In the longer term the planting schemes will have some mitigating effect.

The design of the ball stop fencing etc is such that impact noise and wind noise effects will be mitigated. The impact of noise from players and spectators is less clear. The application documentation addresses a number of potential scenarios and concludes that with the proposed layout and design the impact on residents will be minimal. The application is silent on the impact of other potential noise sources and they have not been clarified by Labosport.

If the application is approved then it would be appropriate to attach conditions:

- prohibiting the use of a public address system at the site
- prohibiting the playing of musical instruments at any event at the site
- prohibiting the use of the site for events other than sport (such as concerts, etc)
- restricting the days and times that any grounds maintenance activities involving mechanical plant may take place
- Limiting the total number of People (players, officials and spectators) who may attend any given sporting event at the site

No loudspeaker etc. outside building

No loudspeaker, amplifier, relay or other audio equipment including musical instruments (whether acoustic or amplified) shall be installed or used on the sports pitch site outside the pavilion building.

Reason for the condition

In the interests of the amenities of adjoining residents

Hours of Work for grounds maintenance:

Due to the close proximity of other residential dwellings the hours of any grounds maintenance activities involving mechanical plant should be restricted to:

- 0730 hours to 1830 hours Monday to Friday
- 0830 hours to 1330 hours Saturdays
- No work on Sundays or Bank Holidays.

Noise Management Plan

The site owners and operators must develop and implement a Noise Management Plan as part of the development. This should include methods for the receipt, investigation and resolution of complaints from neighbouring residents. The plan should also incorporate plans for spectator stewarding (including during ingress and egress to the ground) and limit the number of spectators to a maximum of 250 persons on any occasion.

**A separate response did not limit the spectators and responded as follows:**

Further to previous correspondence the following conditions have been drafted and are proposed to address the identified noise concerns.

No loudspeaker etc. outside building

No loudspeaker, amplifier, relay or other audio equipment including musical instruments (whether acoustic or amplified) shall be installed or used on the sports pitch site outside the pavilion building.

Reason for the condition

In the interests of the amenities of adjoining residents

Hours of Work for grounds maintenance:

Due to the close proximity of other residential dwellings the hours of any grounds maintenance activities involving mechanical plant should be restricted to:

- 0730 hours to 1830 hours Monday to Friday
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- No work on Sundays or Bank Holidays.

Noise Management Plan

The site owners and operators must develop and implement a Noise Management Plan as part of the development. This should include methods for the receipt, investigation and resolution of complaints from neighbouring residents. The plan should also incorporate plans for spectator stewarding (including during ingress and egress to the ground)

Light Nuisance

The installation of exterior lighting has the potential to cause light nuisance therefore:-

- Any lighting must be correctly specified and only light the surface intended and not throw light onto neighbouring properties
- If security lighting is provided it should only pick up persons in the zone required and not beyond
- Lighting should where possible be directed downwards, if any uplighting is provided then suitable shields or baffles should be provided to reduce the amount of light escaping upwards.

### **3 Core Strategy – Adopted 21st December 2015**

#### **3.1 Policy CS8 – Promoting tourism, leisure and culture (partial)**



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:

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

### 3.2 Policy CS15 – Providing and protecting community assets and green infrastructure (partial)

Everyone should have access to services and opportunities that allow them to fulfil their potential and enjoy healthier, happier lives. The effective planning and delivery of community and green infrastructure is central to achieving this aim. As such, the Council will:

c) Take a positive approach to the development of new and enhanced community facilities, including the promotion of mixed community uses in the same building, especially where this improves choice and reduces the need to travel

e) Promote healthy lifestyles by addressing any existing and future deficiencies in the provision and quality of sports facilities, including access to these facilities, playing pitches, play spaces and open spaces throughout the borough

## 4 **Local Policy :-**

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

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

4.3 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.



#### 4.4 Policy EDC3 - Redevelopment of school buildings and grounds:

Proposals to redevelop or change the use of school buildings or their grounds will only be permitted if the applicant can demonstrate that: -

- (a) the buildings and/or grounds are surplus to education requirements (either wholly or in part);
- (b) the proposal will not prejudice the long term future use of the school or site for future education purposes;
- (c) the school buildings and/or grounds are not required for a community use; and
- (d) access, servicing and amenity requirements can be met.

### 5 Emerging policy – Local Plan Part 2:-

#### 5.1 SETTLEMENT OVERVIEW – page 107

Gorleston-on-Sea is the Borough's 'second' town, located across the River Yare and to the south of the town of Great Yarmouth. It has a current population of around 25,600. 'Gorleston', as it is more commonly known, runs from the southern part of the west bank of the River Yare, past the river mouth towards the smaller coastal settlement of Hopton-on-Sea. To the west is the connected settlement of Bradwell, effectively forming a large urban conurbation.

Gorleston has a long history of port-related industry including fishing, shipbuilding and, more recently the offshore energy industry. The town is also a popular seaside resort, offering more modest facilities than Great Yarmouth but with a distinctive character of its own. Features include Gorleston Pavilion and the Ocean Rooms, along with its golden sandy beach.

- 6 National Policy:- National Planning Policy Framework (NPPF)
- 6.1 Paragraph 2: Planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise. The National Planning Policy Framework must be taken into account in preparing the development plan, and is a material consideration in planning decisions. Planning policies and decisions must also reflect relevant international obligations and statutory requirements.
- 6.2 Paragraph 7: The purpose of the planning system is to contribute to the achievement of sustainable development. At a very high level, the objective of

sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs.

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

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

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

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

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

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

b) the extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given); and

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

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

- 6.6 Paragraph 91. Planning policies and decisions should aim to achieve healthy, inclusive and safe places which:
- a) promote social interaction, including opportunities for meetings between people who might not otherwise come into contact with each other – for example through mixed-use developments, strong neighbourhood centres, street layouts that allow for easy pedestrian and cycle connections within and between neighbourhoods, and active street frontages;
  - b) are safe and accessible, so that crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion – for example through the use of clear and legible pedestrian routes, and high quality public space, which encourage the active and continual use of public areas; and
  - c) enable and support healthy lifestyles, especially where this would address identified local health and well-being needs – for example through the provision of safe and accessible green infrastructure, sports facilities, local shops, access to healthier food, allotments and layouts that encourage walking and cycling.
- 6.7 Paragraph 92. To provide the social, recreational and cultural facilities and services the community needs, planning policies and decisions should:
- a) plan positively for the provision and use of shared spaces, community facilities (such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship) and other local services to enhance the sustainability of communities and residential environments;
  - b) take into account and support the delivery of local strategies to improve health, social and cultural well-being for all sections of the community;
  - c) guard against the unnecessary loss of valued facilities and services, particularly where this would reduce the community's ability to meet its day-to-day needs;
  - d) ensure that established shops, facilities and services are able to develop and modernise, and are retained for the benefit of the community; and
  - e) ensure an integrated approach to considering the location of housing, economic uses and community facilities and services.
- 6.8 Paragraph 96. Access to a network of high quality open spaces and opportunities for sport and physical activity is important for the health and well-being of communities. Planning policies should be based on robust and up-to-date assessments of the need for open space, sport and recreation facilities (including quantitative or qualitative deficits or surpluses) and opportunities for new provision. Information gained from the assessments should be used to determine what open space, sport and recreational provision is needed, which plans should then seek to accommodate.
- 6.9 Paragraph 97. Existing open space, sports and recreational buildings and land, including playing fields, should not be built on unless:
- a) an assessment has been undertaken which has clearly shown the open space,

buildings or land to be surplus to requirements; or  
b) the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or  
c) the development is for alternative sports and recreational provision, the benefits of which clearly outweigh the loss of the current or former use.

- 6.10 Paragraph 109. Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.
- 6.11 Paragraph 179. Where a site is affected by contamination or land stability issues, responsibility for securing a safe development rests with the developer and/or landowner.
- 6.12 Paragraph 180. Planning policies and decisions should also ensure that new development is appropriate for its location taking into account the likely effects (including cumulative effects) of pollution on health, living conditions and the natural environment, as well as the potential sensitivity of the site or the wider area to impacts that could arise from the development. In doing so they should:
- a) mitigate and reduce to a minimum potential adverse impacts resulting from noise from new development – and avoid noise giving rise to significant adverse impacts on health and the quality of life;
  - b) identify and protect tranquil areas which have remained relatively undisturbed by noise and are prized for their recreational and amenity value for this reason; and
  - c) limit the impact of light pollution from artificial light on local amenity, intrinsically dark landscapes and nature conservation.
- 6.13 Paragraph 193. When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.
- 6.14 Paragraph 194. Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of:
- a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional;
  - b) assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II\* listed buildings, grade I and II\*

registered parks and gardens, and World Heritage Sites, should be wholly exceptional<sup>63</sup>.

Footnote 63: Non-designated heritage assets of archaeological interest, which are demonstrably of equivalent significance to scheduled monuments, should be considered subject to the policies for designated heritage assets.

- 6.15 Paragraph 195. Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:
- a) the nature of the heritage asset prevents all reasonable uses of the site; and
  - b) no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and
  - c) conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and
  - d) the harm or loss is outweighed by the benefit of bringing the site back into use.
- 6.16 Paragraph 196. Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.
- 6.17 Paragraph 197. The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.
- 6.18 Paragraph 198. Local planning authorities should not permit the loss of the whole or part of a heritage asset without taking all reasonable steps to ensure the new development will proceed after the loss has occurred.
- 6.19 Paragraph 199. Local planning authorities should require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible<sup>64</sup>. However, the ability to record evidence of our past should not be a factor in deciding whether such loss should be permitted.

- 6.20 Paragraph 200. Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably.
- 6.21 Paragraph 201. Not all elements of a Conservation Area or World Heritage Site will necessarily contribute to its significance. Loss of a building (or other element) which makes a positive contribution to the significance of the Conservation Area or World Heritage Site should be treated either as substantial harm under paragraph 195 or less than substantial harm under paragraph 196, as appropriate, taking into account the relative significance of the element affected and its contribution to the significance of the Conservation Area or World Heritage Site as a whole.
- 6.22 Paragraph 202. Local planning authorities should assess whether the benefits of a proposal for enabling development, which would otherwise conflict with planning policies but which would secure the future conservation of a heritage asset, outweigh the disbenefits of departing from those policies.

## **7 Habitat Regulations Assessment considerations:**

- 7.1 “European” or “Natura 2000” sites are those that are designated for their wildlife interest(s) through the Conservation of Habitats and Species Regulations 2017 and constitute the most important wildlife and habitat sites within the European Union. The Council has an adopted policy approach, the Habitats Monitoring and Mitigation Strategy, prepared alongside the Part 1 Local Plan (and most recently updated at the Policy & Resources Committee meeting on 5th February 2019).
- 7.2 The application is for a leisure use and the impact on Natura 2000 sites is not applicable in this specific instance.

## **8 Local finance considerations:-**

- 8.1 Under Section 70(2) of the Town and Country Planning Act 1990 the council is required when determining planning applications to have regard to any local finance considerations, so far as material to the application. Local finance considerations are defined as a government grant such as new homes bonus or the Community Infrastructure Levy. The application has been assessed and there are no financial implications that would impact the determination of the application.

## 9 Assessment

- 9.1 The proposal seeks the replacement of current sports field & tennis courts with a new artificial grass pitch with associated flood lights, ball stop fencing, hard standing areas etc and a new pavilion. The site is currently part of East Norfolk Sixth Form College and this proposal would represent a shared community facility. This proposal for new community facilities such as this and this would represent an improved facility compared to Emerald Park, Gorleston FC's current football ground; and supports the aim of this NPPF policy, with this being a shared facility between the football club and East Norfolk Sixth Form Collage.
- 9.2 The application details state that the pitch will provide facilities for curriculum use, match play and training at East Norfolk Sixth Form College in addition to becoming the new home for Gorleston Football Club and local junior and youth football clubs. The use of the facilities, as a shared community use, is in accordance with the National Planning Policy Framework and is supported by local policy with specific reference policies CS8 and CS15 of the Core Strategy.
- 9.3 The scale of the development is detailed within the design and access statement and submitted plans, the statement lists the sizes as follows:

Artificail grass play – 7420m<sup>2</sup>

Hardstanding – 1605m<sup>2</sup>

Pavilion building 327m<sup>2</sup>.

Total = 9352m<sup>2</sup>

The hardstanding area includes additional parking following consultation with Highways.

Scale with heights above ground level:

Open Steel mesh ball stop fencing and gates around entire perimeter – 4.5m

Open steel mesh fencing and entrance gate connecting AGP to the pavilion – 2m

Perimeter barrier and entrance gates within fenced enclosure 1.2-2m

Acoustic barrier at southern and eastern AGP perimeter – 3.5m

Height of floodlights 15m

Equipment store height 2.59m

Covered spectator grandstand typically 3.08m

- 9.4 There have been objections to the application primarily on the grounds of parking and the pressure that will be placed upon the local road network by the facility. Local knowledge suggests that there has been previous contention between the



Sixth Form College students and the local residents which has resulted in a parking limitation being in place at Spencer Avenue restricting parking between set times. Local residents have stated that the use proposed would exacerbate an existing problem with parking, cause anti-social behaviour and be prejudicial to highway safety.

- 9.5 The Highway Authority required that the red line plan be changed to demonstrate that parking would be available on site and to ensure that this could be conditioned as such. The amended red line plan includes the parking spaces at the College and states that there will be 144 spaces with an additional 5 accessible spaces, following the receipt of the amended plans, highway commented as follows:

*'As my earlier response indicated, the parking does accord with current parking standards and whilst noting that the applicant states that the on-site parking provision will be made available exclusively for Gorleston FC on match days and supervised by match day stewards, no evidence of any formal agreement in this respect has been provided, nor what element of parking will be available for the Community Football and football training use of the proposals.*

*I appreciate that at this stage, a formal agreement may not have been secured, but I am of the opinion that such a formal agreement needs to be secured and conditioned in any consent that may be granted. Whether this needs to be a formalised under a Section 106 Agreement for example, I will leave for the LPA to determine the appropriate mechanism.*

*In accepting that the NPPF states that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe, I am of the opinion that this development would not give rise to such factors and therefore could not sustain an objection on highway grounds. However, whilst raising no objection, this is subject to the on-site parking provision shown and referred to in the application being solely available for Gorleston FC's home fixtures and an appropriate parking provision for Community Football use and football training.*

*Accordingly I would recommend that conditions be attached to any grant of permission your Authority is minded to make, and I would suggest the following.'*

- 9.6 The above consultation response demonstrates that the Highway Authority, subject to the conditions listed at paragraph 2.2 of this report, are satisfied that there is no reason to refuse the application on highways grounds. The required conditions can be secured by planning condition to ensure that parking is available at the required times. As noted by the Highway Authority the site is well served by public transport and is a sustainable location. While it is understood that there may be concerns



that the application will create additional parking and disruption within the locality the Highway Authority have stated that the parking provision is sufficient given the location that a recommendation for refusal on highway grounds would not be in accordance with the National Planning Policy Framework Paragraph 109.

- 9.7 Sport England have come back with a comprehensive comment in support of the application. Their comments detail the involvement that has been undertaken to secure a multipurpose site which will provide enhanced replacement facilities which are required owing to the future loss of the facilities at Emerald Park. Sport England note within their response that they are not commenting on or supporting the loss of the existing facilities which is subject to a separate application. The application that this report is making recommendation on is a stand-alone application and should be decided on merit.
- 9.8 The proximity of the site to residential dwellings has been a source of objection from some local residents. The application has received four consultation responses from Great Yarmouth Borough Councils Environmental Health Officers and there are no objections to the application. All of the responses looked at the light that will be produced by the floodlights which are required to illuminate the pitch and all responses came back with no objection. Additional comments went into detail regarding the lighting, stating that the levels of light spillage were within the levels of tolerance and are acceptable in Environmental Health terms.
- 9.9 Two of the response from Environmental Health required the attendance to be limited to no more than 250 spectators although one response was simply reiterating the first as a courtesy. The number of spectators was put to Environmental Health as a specific query and the consultation that came back did not require a limitation on numbers of spectators. The information submitted in support of the application states that the normal numbers of spectators are 150-250 and occur during the first team games. It is acknowledged that there are derby matches and matches against Norwich City Football Club which can attract up to 800 spectators; however, the application acknowledges that these are special events as opposed to the norm.
- 9.10 Given that the officer that was required to comment on this aspect specifically came back without requiring the limitation on numbers this is the response that is deemed most relevant for the purpose of determining the application. It is noted and accepted that the development will cause noise and that a noise management plan, in addition to the fencing, shall be conditioned as per the response from Environmental Health.
- 9.11 In addition to the noise management plan a condition shall be placed upon any grant of planning permission that members are minded to make stating that no loudspeaker, amplifier, relay or other audio equipment including musical instruments (whether acoustic or amplified) shall be installed or used on the sports

pitch site outside the pavilion building. It is noted that the applicant would like limited amplification for the calling of scores and players names with additional information provided as follows:

*When Gorleston FC play league fixtures at the new facility, a public-address system is required to satisfy non-league football stadium requirements; which should be clearly audible in all those areas of the ground which can be occupied by spectators.*

*However, this public-address system is only required during league and cup fixtures and will therefore only be used on Saturday afternoons and on Tuesday and Thursday evenings.*

- 9.12 The use of the public address system for league requirements would appear crucial to the club staying in their designated league. When assessing the application the balance between the benefits of the application and the impact on local residents must be carefully assessed. It is noted that the use of amplified sound will be limited in duration and days and Environmental Health have been asked with specific reference this aspect to provide an expert opinion which is not available at the time or writing. Should the application be approved with this limited amplified sound use it is accepted that Environmental Health have powers to take action against noise nuisance if required at a later date. The noise management condition above would also be placed upon any grant of permission to enable early action to be taken by the club if required. When assessing the impact of the amplified sound the applicant has stated by way of additional information that:

*Roughly 80% of fixtures will be scheduled for Saturday's (with a 3pm kick off) and the remaining matches will be scheduled for either a Tuesday and Thursday evening.*

The statement that the vast majority of the matches are played on a Saturday afternoon further mitigates the impact of the announcement system which will be audible externally.

- 9.13 The use of the site shall also be limited to that shown on the application form to reduce noise outside of these hours. The hours proposed are as follows:

Monday to Friday – 09:00 – 22:00

Saturday – 10:00 – 20:00

Sunday and bank holidays – 10:00 – 20:00

- 9.14 In addition to the sporting uses, the application also includes a pavilion which will be utilised as the clubhouse for Gorleston Football club. The applicant has also helpfully confirmed the restricted uses that will occur at the site as follows:

'We are pleased to confirm there is no intention to use the football pitch for any activities other than football training and matches and any non-football events will be run in the clubhouse as an essential income stream for Gorleston FC, any these events will always be indoors within the pavilion.'

The above statement confirms that while the pavilion shall be made available as a revenue stream this use shall be limited to the pavilion only and shall be conditioned, in accordance with the amplified noise condition, to remain within the building only.

- 9.15 The application site is a sustainable location and will offer community benefits to the area and an improved facility for the use of the College, the club and associated users which is inline with local and national planning policy.

10 RECOMMENDATION: -

- 10.1 As stated above the development will impact the character of the area and have an effect on the living conditions of existing residents by additional highway use and parking, noise and movement of persons. When assessed on balance the benefits of the development to the wider community by the provision of an upgraded sporting facility outweigh the harms that look to occur.
- 10.2 Approve in accordance with conditions as requested by statutory consultees and those to ensure an adequate form of development. The application complies with policy CS8 and CS15 of the Core Strategy.

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

Your Ref: 06/18/0533/F  
Date: 23 January 2019

My Ref: 9/6/18/0533  
Tel No.: 01603 638070  
Email: [stuart.french@norfolk.gov.uk](mailto:stuart.french@norfolk.gov.uk)

Dear Gemma

**Great Yarmouth: Creation of artificial grass pitch with associated flood lights. Ball stop fencing, hard standing areas etc. New pavillion  
East Norfolk Sixth Form College Church Lane Gorleston GREAT YARMOUTH NR31 7BQ**

Further to my letter dated 14 December 2019, I have now reviewed the additional information/amended plan submitted in respect of the above application.

It is noted that the red line plan has duly been amended to include the parking provision and I note there is a very slight increase in the number of spaces previously quoted.

In terms of transport sustainability, the proposed development is ideally located and is easily accessible by public transport; indeed there are bus stops in the immediate vicinity served by regular weekday and Saturday services covering the Gorleston/Great Yarmouth area. Furthermore and I do accept that an element of supporters will arrive by foot and or car possibly car share.

As my earlier response indicated, the parking does accord with current parking standards and whilst noting that the applicant states that the on-site parking provision will be made available exclusively for Gorleston FC on match days and supervised by match day stewards, no evidence of any formal agreement in this respect has been provided, nor what element of parking will be available for the Community Football and football training use of the proposals.

I appreciate that at this stage, a formal agreement may not have been secured, but I am of the opinion that such a formal agreement needs to be secured and conditioned in any consent that may be granted. Whether this needs to be formalised under a Section 106 Agreement for example, I will leave for the LPA to determine the appropriate mechanism.

*Continued/...*

In accepting that the NPPF states that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe, I am of the opinion that this development would not give rise to such factors and therefore could not sustain an objection on highway grounds.

However, whilst raising no objection, this is **subject** to the on-site parking provision shown and referred to in the application being solely available for Gorleston FC's home fixtures and an appropriate parking provision for Community Football use and football training.. Accordingly I would recommend that conditions be attached to any grant of permission your Authority is minded to make, and I would suggest the following.

SHC 50A      No works shall commence on site unless otherwise agreed in writing until a detailed agreement has been submitted to and approved in writing by the Local Planning Authority that secures the sole use and management of the parking shown on the approved plan for Gorleston FC on match days and other ad hoc fixtures and an appropriate parking provision for Community Football and training uses.

Reason: To ensure the permanent availability of the parking in the interests of satisfactory development and highway safety.

SHC 50B      Prior to the first use of the development hereby permitted the proposed access, on-site car and cycle parking shall be laid out, demarcated, levelled, surfaced and drained in accordance with the approved plan and retained thereafter available for that use as stated in the Agreement referred to in Part A of this conation

Reason: To ensure the permanent availability of the parking in the interests of satisfactory development and highway safety.

I am happy to discuss the wording and nature of any agreement and to comment on the appropriate parking provision for the uses outside of Gorleston FC fixtures. Likewise should the LPA consider these matter should be suitable resolved prior to any consent being granted I am happy to advise.

Yours sincerely

*Stuart French*

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



Jill K. Smith

(S)

**From:** Philip Raiswell <Philip.Raiswell@sportengland.org>  
**Sent:** 19 October 2018 09:27  
**To:** plan  
**Cc:** Gemma Manthorpe  
**Subject:** App Ref: 06/18/0533/F - East Norfolk VI Form College NR31 7BQ

Sport England Ref: PA/18/E/GY/50262

Dear

Thank you for consulting Sport England on the above application.

**Summary:** Sport England raises **no objection** to this application which is considered to meet exception 5 of our adopted Playing Fields Policy, subject to conditions relating to approval of full technical specification; hours of use and community use agreement.

### **Sport England - Statutory Role and Policy**

It is understood that the proposal prejudices the use, or leads to the loss of use, of land being used as a playing field or has been used as a playing field in the last five years, as defined in The Town and Country Planning (Development Management Procedure) (England) Order 2015 (Statutory Instrument 2015 No. 595). The consultation with Sport England is therefore a statutory requirement.

Sport England has considered the application in light of the National Planning Policy Framework (in particular Para. 97), and against its own playing fields policy, which states:

'Sport England will oppose the granting of planning permission for any development which would lead to the loss of, or would prejudice the use of:

- all or any part of a playing field, or
- land which has been used as a playing field and remains undeveloped, or
- land allocated for use as a playing field

unless, in the judgement of Sport England, the development as a whole meets with one or more of five specific exceptions.'

Sport England's Playing Fields Policy and Guidance document can be viewed via the below link:  
[www.sportengland.org/playingfieldspolicy](http://www.sportengland.org/playingfieldspolicy)

### **The Proposal and Impact on Playing Field**

This proposal relates to the construction of a full sized (106m x 70m) 3G artificial grass pitch, to replace an existing grass football pitch at the above college of further education.

### **Assessment against Sport England Policy**

This application relates to the provision of a new indoor/outdoor sports facility or facilities on the existing playing field at the above site. It therefore needs to be considered against exception E5 of the above policy, which states:

'The proposed development is for an indoor or outdoor facility for sport, the provision of which would be of sufficient benefit to the development of sport as to outweigh the detriment caused by the loss, or prejudice to the use, of the area of playing field.'

I have therefore assessed the existing and proposed playing fields against the above policy to determine whether the proposals meet exception E5.

The proposal will provide a new full size 3G artificial pitch that will be used primarily for football, both competitive matches and training.

I have consulted the Football Foundation and Norfolk FA to understand the local and strategic need for the facility, and they have responded as follows:

- Any FF/Norfolk FA involvement in the project development, including potential funding?  
Norfolk FA have been fully engaged with the development of this project, from its inception through to present day. Norfolk FA have played a key role in negotiating investment from the clubs existing site landlord, and have provided insight into other localised funding streams for the club to access. The project's identified delivery outcomes have been developed in partnership with Norfolk FA, and we believe this project will deliver significant participation growth, and will equally deliver against all of the government's five set outcomes for Sport & Physical Activity. We are currently working with them to develop an application to the Football Foundation which we are expecting to be submitted by the end of October 2018.
- FF/Norfolk FA views on the strategic need for the facility, including wider community need for a 3G pitch in the Great Yarmouth/Gorleston area?  
Strategically this project is of importance, additional 3G pitch provision in the locality is identified within the Local Authority's PPS. Furthermore this facility will enable significant wider outcomes to be delivered, for example this site will play a key role in reducing anti-social behaviour within the local area, will improve community cohesion and will reduce social isolation through programme delivery such as walking football. The aforementioned outcomes are key for the Local Authority to deliver against and ultimately reduce, and have been identified as priority indicators within Great Yarmouth Borough Council's Locality Plan for Sport and Physical Activity.
- FF/Norfolk FA views on the technical specification for this facility.  
The facility has been developed with full engagement of the Football Foundation, including support from the Football Foundation's Technical Advisor. The unique specification of the facility will enable educational programmes to be delivered from the site, together with community and grassroots football activity (from mini soccer through to National League System Football). Ultimately the facility will be a facility for all, and will cater for all population groups within the local community.

The evidence above indicates that this facility would be a strategic priority for the Football Foundation and Norfolk FA, to help meet demand in the local area, and an application for capital funding towards the project is in development. The nearest alternative 3G facilities are at Lynn Grove School (1.1km) and Flegg High School (20km).

The proposal also includes a pavilion to serve the new pitch with two changing rooms, toilets, social area etc. There is a detrimental impact in that the pavilion will result in the loss of games courts currently sited on its location, but it is not considered that the loss of these courts would over-ride the benefits to the college and wider community from the proposed 3G facility.

A facility of this type will allow for significantly more intensive use than an equivalent grass pitch, and will assist the development of football in the Great Yarmouth area. It is therefore considered that the proposal would satisfy exception E5 of Sport England's policy referred to above, in that the benefits to the development of sport (principally football) would outweigh the detriment caused by the loss of a senior grass football pitch.

In supporting this scheme, Sport England have only considered the proposal against our adopted playing fields policy, and specifically exception E5. It is for Great Yarmouth Borough Council to assess the scheme against other planning considerations such as visual impact, residential amenity, parking etc. In supporting this scheme, Sport England is not necessarily supporting the loss of Gorleston FC's current site at Emerald Park, which would need to be assessed separately against the above policy should a scheme to redevelop this site come forward.

### **Conclusions and Recommendation**

Given the above assessment, Sport England does not wish to raise an objection to this application as it is considered to meet exception 5 of the above policy. The absence of an objection is subject to the imposition of planning condition(s) being attached to the decision notice should the local planning authority be minded to approve the application, covering the following issues:

1. Approval of full technical specification for the 3G pitch, including surfacing, pitch markings, fencing, floodlighting.
2. Hours of Use Condition, as set out in the planning statement (0900-2200 Monday to Friday, 1000-2000 Saturday and Sunday)
3. Community Use Agreement to set out the policy regarding use of the facility, pricing policy, management and review etc

Sport England can provide model planning conditions should the local planning authority be minded to support the application.

If you wish to amend the wording of the recommended condition(s), or use another mechanism in lieu of the condition(s), please discuss the details with the undersigned. Sport England does not object to amendments to conditions, provided they achieve the same outcome and we are involved in any amendments.

Sport England would also like to be notified of the outcome of the application through the receipt of a copy of the decision notice.

The absence of an objection to this application, in the context of the Town and Country Planning Act, cannot be taken as formal support or consent from Sport England or any National Governing Body of Sport to any related funding application, or as may be required by virtue of any pre-existing funding agreement.

If you would like any further information or advice, please contact me at the address below.

Yours sincerely,

**Philip Raiswell**  
Planning Manager

M: 07769 741165

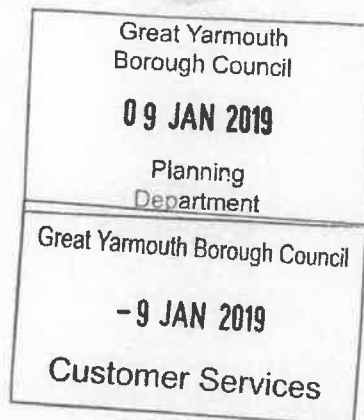
E: [Philip.Raiswell@sportengland.org](mailto:Philip.Raiswell@sportengland.org)

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<https://www.sportengland.org/privacy-statement/> If you have any queries about Sport England's handling of personal data you can contact Sport England's Data Protection Officer directly by emailing [gail.laughlan@sportengland.org](mailto:gail.laughlan@sportengland.org)

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



11, Saint Andrew's Road  
Gorleston  
Norfolk NR31 6LT  
07/01/2018

Planning Reference 06/18/0533/F

Dear Sirs,

Why as local residents and taxpayers are we treated with so little respect that we have to learn of schemes that have the potential to materially alter our neighbourhood by a little A4 planning notice on a gate, or in this case an oblique reference by Mr Albert Jones on the local radio just as offices shut for Christmas, after the deadline for objections for this scheme has passed? It feels disingenuous and dismissive.

Having the Canaries involved - what great potential for aspiration-raising for local youngsters. I'm sad to object, but I have serious concerns about local parking at the weekends when at least we have a respite from the students. If a potential 800 crowd may be expected on occasions, how can 130 parking spaces be sufficient? And with any slack in local parking which used to be available for weddings and funerals for St Andrew's now being taken up by students, the cinema and Wetherspoons,; an increase in trade vans parking and vehicle ownership per household; I'm not sure how we will cope.

The other potential problem for us local residents is the proximity of local hostelrys to the ground. Is a football crowd milling through the streets to and from Gorleston High Street on a Saturday afternoon good for anyone except landlords?

I also have sympathy for the residents of Baliol Road who already put up with the traffic noise of the A47 running adjacent to their homes to potentially suddenly find themselves also saddled with the noise and lights of a town football ground at their back gate.

In developing their offer, East Norfolk SFC have already built over nearly every part of their once huge site, pushing their increased number of students to park anywhere they can find nearby. This lack of parking now both in the day and the evening does affect our quality of life.

The scheme, the idea of collaboration and the potential seems like a great idea. But we all have grand ideas. The difference is we don't plough on ahead without regard to how it's going to affect our neighbours. Putting the Town Football Club on the last corner of an already heavily-developed site, to the detriment of other sports at the college and local residents just seems to me like over-development of this site. Great, if they had more space. Sadly, they don't.

Yours faithfully

Mrs H Pointer



S

**Internet Consultees**

Application Reference 08/18/0533/F

Invalid Consultee Comment? ☐

Copy to existing Consultee? ☐

Name Mrs D Bartram

Address 12 Spencer Avenue Gorleston  
Gt Yarmouth  
Norfolk

Post Code NR31 7BH

Telephone [REDACTED]

Email Address [REDACTED]

For or Against ☒ OBJ ☐ Object

Speak at Committee ☐

I recently became aware of the proposed planning application re the above reference. I am sure that the college would not object to this as they will have access to better facilities for students etc but having lived on Spencer Avenue since 1965 I have been witness to the increasing problems that traffic/parking have caused both in the local area and especially on Spencer Avenue. After years of having my driveway blocked by 6th form students we now have restricted parking on the road which operates between 10am and 2pm. As I understand Gorleston FC may well use these facilities and out of the restricted hours too. I can imagine what sort of issues we will all on Spencer Avenue have again with inconsiderate parking on the street, not only during the evenings but at weekends too when family come to visit. I am sure that other residents will also be objecting to this. Please could I be kept up to date

Date Entered 03-10-2018 Internet Reference OWPC1967

# Internet Consultees

Application Reference 08/18/0533/F

Attachments

Invalid Consultee Comment? ☐

Copy to existing Consultee? ☐

Name Mrs D Bartram

Address 12 Spencer Avenue Gorleston

Gt Yarmouth

Norfolk

Post Code NR31 7BH

Telephone

Email Address

For or Against OBJ Object

Speak at Committee

would not object to this as they will have access to better facilities for students etc but having lived on Spencer Avenue since 1985 I have been witness to the increasing problems that traffic/parking have caused both in the local area and especially on Spencer Avenue. After years of having my driveway blocked by 6th form students we now have restricted parking on the road which operates between 10am and 2pm. As I understand Gorleston FC may well use these facilities and out of the restricted hours too. I can imagine what sort of issues we will all on Spencer Avenue have again with inconsiderate parking on the street, not only during the evenings but at weekends too when family come to visit. I am sure that other residents will also be objecting to this. Please could I be kept up to date with any developments regarding this. Kind Regards D S Bartram

Date Entered 03-10-2018

Internet Reference OWPC1967

Great Yarmouth  
Borough Council

12 OCT 2018

Planning  
Department

S  
34, Baliol Road,  
Gorleston.  
Great Yarmouth.  
NR31 7AX

12th October 2018

Dear Sir/Madam,  
Planning Application 06/18/0533/F

**PROPOSAL:** Creation of artificial grass pitch with associated flood lights.  
Ball stop fencing, hard standing areas etc. New pavillion

**Location:** East Norfolk Sixth Form College Church Lane Gorleston  
GREAT YARMOUTH NR31 7BQ

We wish to raise objections to the above planning application on the following grounds.

We understand from the college that the pitch will be in use for 50 weeks per year and with Gorleston Football Club to use the pitch for training and games. It also states that the pitch will be open from Monday to Friday 9am - 10pm, and Saturday and Sunday 9am to 6pm

If this is allowed to go forth like this it raises many questions like noise problems and most of all traffic problems, such as parking. Living in Baliol Road car parking is very bad at the best of times, and even worse when the college students are in during term times, and then to add football traffic at the week-ends it would just be a nightmare. The noise generated by the match, players and supporters alike would not be appreciated.

We are not against this project, but there was no public consultation done as far as we know for the local residents to have a say before going to planning.

Our objections are based upon Highway safety and increased traffic and road problems and noise problems.

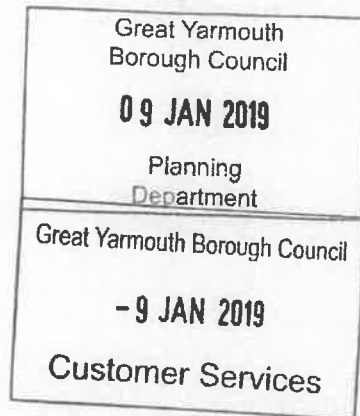
Yours faithfully,

  
Rev. & Mrs P. Paine





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



5  
11, Saint Andrew's Road  
Gorleston  
Norfolk NR31 6LT  
07/01/2018

Planning Reference 06/18/0533/F

Dear Sirs,

Why as local residents and taxpayers are we treated with so little respect that we have to learn of schemes that have the potential to materially alter our neighbourhood by a little A4 planning notice on a gate, or in this case an oblique reference by Mr Albert Jones on the local radio just as offices shut for Christmas, after the deadline for objections for this scheme has passed? It feels disingenuous and dismissive.

Having the Canaries involved - what great potential for aspiration-raising for local youngsters. I'm sad to object, but I have serious concerns about local parking at the weekends when at least we have a respite from the students. If a potential 800 crowd may be expected on occasions, how can 130 parking spaces be sufficient? And with any slack in local parking which used to be available for weddings and funerals for St Andrew's now being taken up by students, the cinema and Wetherspoons,; an increase in trade vans parking and vehicle ownership per household; I'm not sure how we will cope.

The other potential problem for us local residents is the proximity of local hostelries to the ground. Is a football crowd milling through the streets to and from Gorleston High Street on a Saturday afternoon good for anyone except landlords?

I also have sympathy for the residents of Baliol Road who already put up with the traffic noise of the A47 running adjacent to their homes to potentially suddenly find themselves also saddled with the noise and lights of a town football ground at their back gate.

In developing their offer, East Norfolk SFC have already built over nearly every part of their once huge site, pushing their increased number of students to park anywhere they can find nearby. This lack of parking now both in the day and the evening does affect our quality of life.

The scheme, the idea of collaboration and the potential seems like a great idea. But we all have grand ideas. The difference is we don't plough on ahead without regard to how it's going to affect our neighbours. Putting the Town Football Club on the last corner of an already heavily-developed site, to the detriment of other sports at the college and local residents just seems to me like over-development of this site. Great, if they had more space. Sadly, they don't.

Yours faithfully

Mrs H Pointer





## Internet Consultees

Application Reference 06/18/0533/E

Attachments

Invalid Consultee Comment? ☐Copy to existing Consultee? ☐

Name Paul Rouse

Address 3 Spencer Avenue

Gorleston

Great Yarmouth

Post Code NR31 7BH

Telephone

Email Address

For or Against OBJ Object

Speak at Committee

College students parking on Spencer Avenue was such a problem that we fought to get yellow lines and timed restrictions on this narrow road. As there are no restrictions during evenings and weekends I would not want to see parking problems at these times because of this application being successful.

Date Entered 02-10-2018

Internet Reference OWPC1955



## Internet Consultees

Application Reference 08/18/0533/F

Attachments

Invalid Consultee Comment? ☐Copy to existing Consultee? ☐

Name mr p hubbard

Address 21 spencer avenue gorleston

gorleston gt yarmouth

Post Code NR317BH

Telephone

Email Address

For or Against OBJ Object

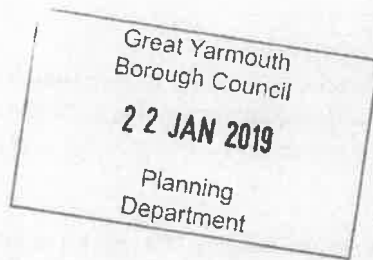
Speak at Committee

my main fear and objection is that when Gorleston FC play their home games,spencer avenue will be used for parking,this road as you may know is very narrow and already has restricted parking(10am-2pm mon-fri) due to the location of the college.My fear is that because of the lack of spaces available, parking will be a free-for -all and will substantially increase the safety risk as well as the anti-social issue.i vividly remember very well when there were no parking restrictions on spencer ave.cars were parked nearly all day on the pavement and across residents driveways causing endless problems to the way of life.If the college and gorleston fc need this facility then may i suggest that they create a parking area on the college grounds

Date Entered 02-10-2018

Internet Reference OWPC1957





(S)

11, Saint Andrew's Road  
Gorleston  
Norfolk NR31 6LT

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

22/01/2018

Planning Reference 06/18/0533/F

Dear Sirs,

Further to my letter of 7<sup>th</sup> February, having examined the Planning Documents further, I wish to add more points to the debate.

I still feel very strongly that there a deep and fundamental flaw with the process by which your department disseminates information about 'Major Developments'. I find the Planning IT shockingly long-winded and inefficient. In an era when as previously you could publish a planning notice in the Mercury and more or less guarantee a good proportion of the town would read it, which forum are you choosing now to ensure your townsfolk are kept abreast of things and get a chance to have their say about things that might affect them and their town? Surely having planning proposals as difficult and obscure to access as they are at present only cuts down on public engagement and plays to the interests of the developers.

This proposal in particular has had virtually no coverage in the media, yet those residents backing onto the field stand to go from a view of a grass field played on only in College time, to 'it is anticipated the stadia AGP may be used for 85 hrs per week'. From 9am to 10 pm in the week, and from 10 am to 8 pm at weekends, so potentially -all week, all year round. There's the nearly doubling of the boundary height. There's the 50 ft floodlights so tall they will even shine on the houses on the other side of the street; which can be turned on every day as dusk falls, before the children are home from school in the winter, and stay on till bedtime. I could continue about weekend and evening noise from football crowds, loudspeakers, cars leaving - these residents have had one formal information letter which at first glance reads that the College merely want to update their pitch. Would you consider this fair if it were your home? Perhaps the proposers would like it to appear at the back of their garden? I do not think under these circumstances that you can consider the lack of objections as tacit approval, more an indication of failure to effectively inform.

Please consider the following points -

↑ Apologies. I now  
1 understand the residents  
of Balford were consulted. HP

Labosport presented the plans with quoted attendance figures of a maximum of 250. This figure was then used when consulting the Agencies. Their findings are therefore based on 250. Now that Labosport have amended that figure to 500 – 800 surely just from a legal point of view the Agencies now all need to be re-consulted?

As you know, at 250 Environmental Health said 'the potential for noise and light nuisance to local residents is considerable.' About the floodlights they said 'there will still be an intrusive effect on some properties. Whether such intrusion will be tolerated by all affected residents is difficult to foresee.'

They also said that numbers *must* stay under 250 for the sake of the residents, and that there must be no public address system. Labosport say the Football League requires Gorleston FC to have one. How can these two, separate, opposing targets be reconciled?

Highways didn't object about the extra traffic at 250. They did suggest that Labosport's view that most people would use sustainable modes of transport was hopelessly optimistic.

Given Labosport's revised attendance figures how do they now propose to 'ensure that parking occupancy does not overspill onto local highways' ?

On the subject of attendances the 800 quoted is still an under-estimate. I understand it has been over 1,000 at the Canaries matches.

Part 2/2

It is stated in the Press that it is hoped that this move will be good for Gorleston FC and encourage a greater following. How can this stadium's capacity accommodate that, given the max 250 crowd promises Planning Permission is being sought on?

Why did Gorleston FC move out to Emerald Park in 1983?

Are there any other football clubs known to be currently moving into the centre of their town?

I know the Planning Department are fully aware of the parking and traffic congestion problems that residents near the college live with in term-time. And of the dangers this traffic daily poses to students, school children, and young children visiting the adjacent play park.

Have the proposers considered the impact that far larger numbers of people and traffic using the narrow College entrance across 85 hours a week, all through the year may have on the safety and usage of the Recreation Ground, where only the youngest of children enjoy adult supervision? Some children may get fitter running round the AGP. Others may no longer be allowed to play out with their mates on the Rec, especially on big match days, because of parents' safety concerns.

On the subject of parking the 166 spaces quoted in the revised plan will only be available when the College is closed. Is it planned to have day-users of the venue as well as the students in term time? If so, where will they park? What hope for funeral-goers?



When the College or St Andrew's (who enjoy a reciprocal special event parking arrangement) have evening events which already overspill onto local highways, where are the regular evening bookings of the AGP and/or the Pavilion going to park?

Who is going to ensure Parents Evenings, Open Evenings etc. and big events at the church such as concerts and Speech Days which fill this car park do not clash with the Gorleston FC matches?

Every evening, when people return to their homes, the streets round here reach their parking capacity. Once the 166 car park spaces are filled, where can the rest of the Gorleston FC evening match-goers park?

Where are the 800 plus football fans attending the bigger matches, many of whom will be coming a distance, going to park?

I'm sure I'm not the only one who tends not to go out in the evenings anymore as I dislike trawling round for a space on my return and walking the streets late alone to get home. Will I now have to stop visiting my sister or going shopping on a Saturday as well now in case I can't get back in until the match has finished? Or maybe not even then if there's an evening booking.

What will the toilet arrangements be at the bigger events? Presumably at the times when there's an FC match on the College facilities will be locked. As a friend said to me 'I don't think those outside the Feathers will be enough'.

How long will all the proposed site supervision actually last before everyone forgets that the nearby bedrooms were there first? Is it realistic to hope that music and noise will NEVER escape from the clubhouse? Even on a hot summer's evening? Can a promise really be made that the only thing the tannoy would ever be used for is team names and names of goal scorers, or that club events will never spill onto the pitch?

I do understand there are potentially some really good outcomes from this proposal for a lot of football-lovers, especially the young ones. But perhaps in seeking these the proposers have allowed themselves to down-play the real cost to those who live nearby, most especially the blight to the quality of life of the College's own immediate neighbours. Also, a profit now for some stands to cause permanent and on-going damage to the viable balance of co-existence of our community.

It is my opinion that the proposed intensity of use in terms of both hours and numbers is wholly inappropriate for that site.

Yours faithfully,



Mrs H A Pointer



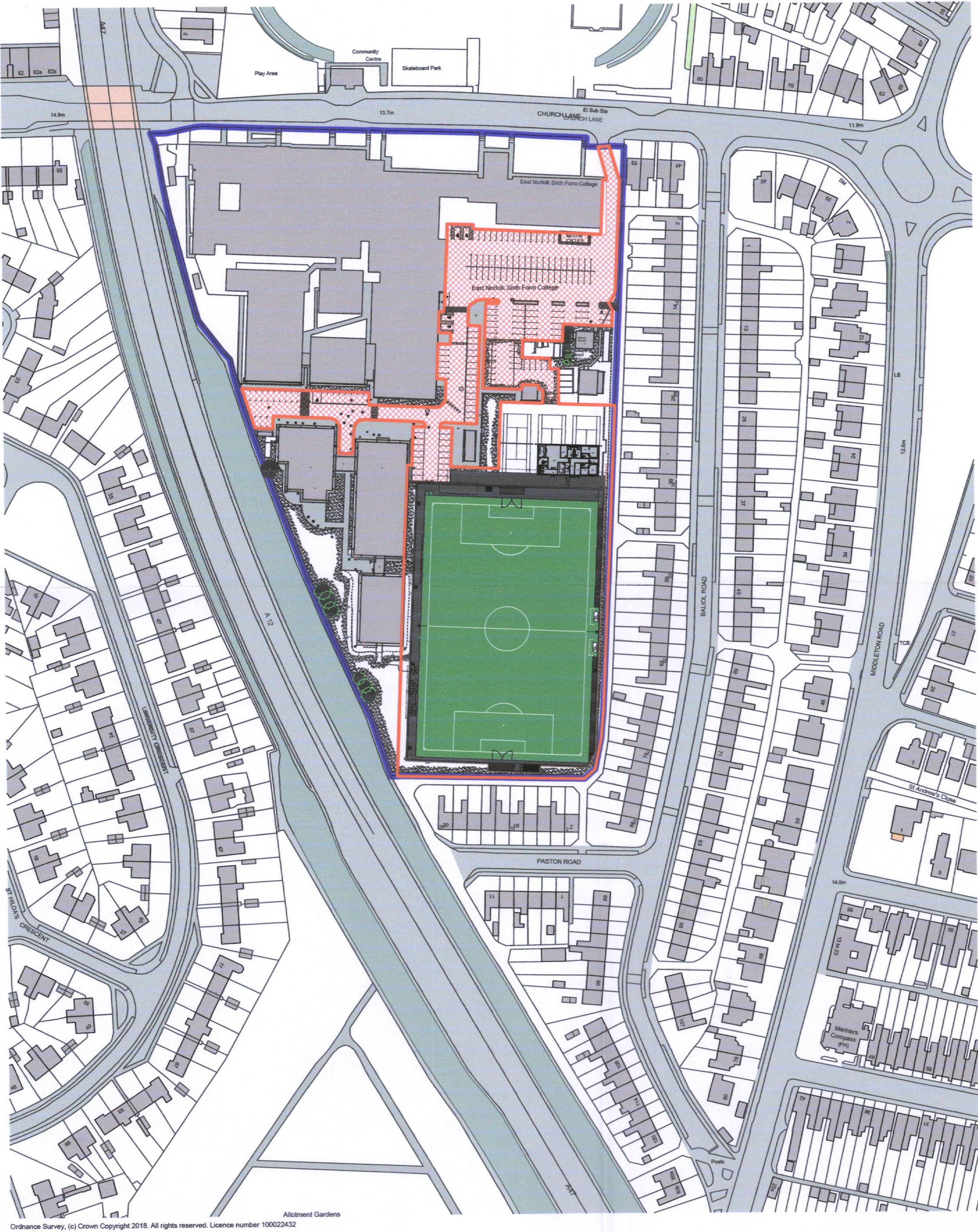




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ARTIFICIAL GRASS PITCH (AGP) AND PAVILION PROPOSAL, APPLICATION SITE AREA, TEMPORARY CONSTRUCTION ACCESS AND APPLICANTS OWNERSHIP BOUNDARY



Do not scale from this drawing.  
Check all dimensions prior to commencement of works.  
No guarantee can be given that all services have been shown on the drawing.  
No guarantee can be given to the accuracy and completeness of any service provider record information shown in this drawing and no liability will be accepted for any losses that arise due to a lack of accuracy in any service providers record information.  
Relevant service drawings should be obtained from appropriate service providers and used in conjunction with this drawing.  
Reference should also be made to historical plans and as built drawings.  
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- ADVISORY NOTES**
- PLANNING PERMISSION IS SOUGHT TO CREATE A NEW EXTERNAL SPORTS PITCH WITH ASSOCIATED FEATURES INCLUDING:
1. INSTALLATION OF NEW ARTIFICIAL GRASS PITCH (AGP) SIZED 106 X 70M WITH PITCH MARKINGS TO ACCOMMODATE A VARIETY OF FOOTBALL PITCHES, MINI SOCCER PITCHES AND TRAINING AREAS
  2. INSTALLATION OF NEW 4.5M HIGH BALL STOP FENCING WITH ENTRANCE GATES TO AGP PERIMETER
  3. INSTALLATION OF NEW PITCH PERIMETER BARRIER (1.20M AND 2.0M HIGH) WITH ENTRANCE GATES INTERNALLY WITHIN THE PITCH ENCLOSURE, TO SEGREGATE THE PITCH PLAYING AREA FROM ADJOINING RESPECT SPECTATOR AREA
  4. INSTALLATION OF NEW HARD STANDING AREAS ADJOINING THE AGP PERIMETER COMPLETE WITH ASSOCIATED POROUS ASPHALT SURFACING FOR PEDESTRIAN ACCESS AND CIRCULATION, GOALS STORAGE AND VEHICULAR MAINTENANCE AND EMERGENCY ACCESS
  5. INSTALLATION OF NEW HARD STANDING AREAS AROUND THE AGP PERIMETER
  6. INSTALLATION OF NEW FLOODLIGHT SYSTEM
  7. INSTALLATION OF NEW MAINTENANCE EQUIPMENT STORE LOCATED WITHIN THE FENCED FACILITY ENCLOSURE
  8. INSTALLATION OF NEW 3.5M HIGH REFLECTIVE ACOUSTIC BARRIER
  9. INSTALLATION OF NEW SPECTATOR GRANDSTANDS
  10. INSTALLATION OF NEW ENTRANCE TURNSTILE
  11. INSTALLATION OF NEW PAVILION BUILDING

**PURPOSE AND USE**

THE AGP WILL OFFER A VARIETY OF FOOTBALL PITCHES AND TRAINING AREAS WITHIN THE SAME ENCLOSED PLAYING SPACE TO SUPPORT DEVELOPMENT PLANS INTO GRASSROOTS FOOTBALL

IN ACCORDANCE WITH THE FOOTBALL ASSOCIATION'S (FA) TECHNICAL GUIDANCE, THE INTENTION IS TO INTRODUCE MULTIPLE PITCH MARKINGS TO GAIN MAXIMUM FOOTBALL GRASS ROOT DEVELOPMENTAL OUTCOMES

**PERFORMANCE QUALITY STANDARDS (POS)**

THIS AGP DESIGN HAS BEEN PREPARED IN COMPLIANCE WITH THE FOLLOWING SOURCES OF APPROPRIATE TECHNICAL GUIDANCE:

ARTIFICIAL GRASS PITCHES (AGPS):  
THE FOOTBALL ASSOCIATION (FA) GUIDE TO FOOTBALL TURF PITCH DESIGN PRINCIPLES AND LAYOUTS  
FEDERATION INTERNATIONALE DE FOOTBALL ASSOCIATION (FIFA) QUALITY PROGRAMME FOR FOOTBALL TURF - HANDBOOK OF REQUIREMENTS (OCTOBER 2015) - FIFA QUALITY CERTIFICATION REQUIRED OR EQUIVALENT IMS STANDARD

**BALL-STOP FENCING:**  
BS EN 15512:2007 A1.2 FREE ACCESS MULTI-SPORTS EQUIPMENT REQUIREMENTS, INCLUDING:  
CLAUSE 5.5.1.2.3 RESISTANCE TO REPEATED IMPACT OF FOOTBALLS  
CLAUSE 5.5.1.2.2 VERY INTENSE FORCEFUL IMPACT RESISTANCE TO PLAYER'S KICKS

**GOALS:**  
BS EN 748:2004 - PLAYING FIELD EQUIPMENT, FOOTBALL GOALS, FUNCTIONAL AND SAFETY REQUIREMENTS, TEST METHODS.  
BS 8461:2005+A1:2009 - FOOTBALL GOALS, CODE OF PRACTICE FOR THEIR PROCUREMENT, INSTALLATION, MAINTENANCE, STORAGE AND INSPECTION.  
BS 8462:2005+A2:2012 - GOALS FOR YOUTH FOOTBALL, FUTSAL, MINI-SOCCER AND SMALL-SIDED FOOTBALL.

**FLOODLIGHTS:**  
THE INSTITUTE OF ELECTRICAL ENGINEERS WIRING REGULATIONS BS7671 (THE SEVENTEENTH EDITION WIRING REGULATIONS)

THE FOOTBALL ASSOCIATION (FA) GUIDE TO FOOTBALL TURF PITCH DESIGN PRINCIPLES AND LAYOUTS

BS EN 12193:2007 LIGHT AND LIGHTING, SPORTS LIGHTING

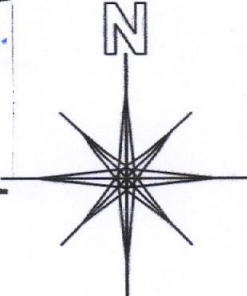
THE INSTITUTION OF LIGHTING PROFESSIONALS (IPL): GUIDANCE NOTES FOR THE REDUCTION OF OBTRUSIVE LIGHT GNS1:2011

**PATHWAYS:**  
SPORT ENGLAND DESIGN GUIDANCE NOTE - ACCESSIBLE SPORTS FACILITIES - ISSUE 003 / APRIL 2010

THE BUILDING REGULATIONS - APPROVED DOCUMENT M - ACCESS TO AND USE OF BUILDINGS, VOLUME 2 - BUILDINGS OTHER THAN DWELLINGS

**GENERALLY:**  
WORKS MUST COMPLY WITH CURRENT BUILDING REGULATIONS AND BRITISH / EUROPEAN STANDARDS APPLICABLE TO THE PROPOSALS

App. No. 06/18/0533/F  
REVISED PLAN  
Received 02/01/19



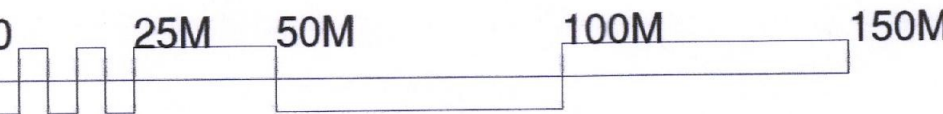
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info@labosport.co.uk

**AUTHOR:** EAST NORFOLK SIXTH FORM COLLEGE / GORLESTON FOOTBALL CLUB  
**CLIENT:**

**PROJECT:** ARTIFICIAL GRASS PITCH (AGP) AND PAVILION

**SITE PLAN**

DATE	DESCRIPTION	BY	DATE	DESCRIPTION	BY
02.01.19	PLANNING	TB	01		
18-0496	LSUK-18-0496	A1	18-0496	BM22583 0370 02	



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**Reference:** 06/18/0436/O

**Parish:** Fleggburgh

**Officer:** Mrs G Manthorpe

**Expiry Date:** 12/11/18

**Applicant:** Mr F Brown

**Proposal:** Residential development of 13 dwellings with estate road, private drive, garages and parking

**Site:** New House (land adj) off Rollesby Road Fleggburgh

## **1. Background / History :-**

1.1 The site comprises 1.485 hectares of land located to the north side of the village of Fleggburgh. The application is an outline application with some matters reserved; access, scale and layout form part of the application with landscaping and appearance to be decided by a later reserved matters application. The application details state that the existing use of the land is garden land and paddock. Part of the land used to be a bowling green however as this is not included within the application details it is assumed that this use has ceased.

1.2 The planning history for the site is as follows:

06/94/0361/F – Formation of a bowling green with pavilion and car parking – approved with conditions.

06/05/0197/O – two detached dwellings with garages – refused

06/16/0430/O – 4 detached bungalows with garages and parking. Including one bungalow for a disabled elderly person.

1.3 Although not on the application site planning permission has recently been given for the erection of 4 dwelling houses off Rollesby Road reference 06/18/0133/F.

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

## 2.1 Parish Council – Supported whilst noting:

- Concern about the impact of this development on village traffic, particularly Rollesby Road.
- Concern about the density of housing on this development.
- Concern about the overwhelming of *neighbouring* local residents.

Italics represent change from original consultation response.

## 2.2 Neighbours – There have been 14 objections to the development from neighbours, the main objections are summarised as follows:

- Bats have been recorded in the area.
- Sewerage spills onto Tretts Lane – will the existing sewerage system be able to cope?
- This development will cause safety issues when exiting and entering Tretts Lane from Rollesby Road.
- Impact on wildlife such as badgers, foxes, deer and kingfishers.
- Increased risk of flooding.
- Fundamental change to the village
- There are already too many houses being built in the village.
- The site is not in an area proposed for development and should not even be considered.
- The doctors is already too busy.
- There are few village amenities.
- The school will not be able to cater for the additional children.
- There is no village shop.
- Public transport is poor.
- Local roads cannot cope.
- Foot and cycle paths should be provided.
- There are a large number of mature trees on site.
- The vision spay is not acceptable.
- Bungalow should be adjacent exiting houses to prevent overlooking.
- The development will alter the natural drainage.

## 2.3 Highways – No objection to the application subject to the following conditions:

SHC 01                      No works shall commence on the site until such time as detailed plans of the roads, footways, foul and surface water drainage have been submitted to and approved in writing by the Local Planning Authority. All construction works shall be carried out in accordance with the approved plans.

SHC 02 Prior to the occupation of the final dwelling all works shall be carried out on roads, footways, foul and surface water sewers in accordance with the approved specification to the satisfaction of the Local Planning Authority.

SHC 03A Before any dwelling is first occupied the road(s) and footway(s) shall be constructed to binder course surfacing level from the dwelling to the adjoining County road in accordance with the details to be approved in writing by the Local Planning Authority.

SHC 16 Prior to the first occupation/use of the development hereby permitted visibility splays measuring 2.4 metres x 59 metres shall be provided to each side of the access where it meets the highway. The splay(s) shall thereafter be maintained at all times free from any obstruction exceeding 0.225 metres above the level of the adjacent highway carriageway.

SHC 22 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.

- 2.4 Assistant Grounds Manager and Arboricultural Officer – No comments received.
- 2.5 Building Control – No comments received.
- 2.6 Environmental Health – No objection subject to conditions relating to unidentified contamination, hours of work and advisories on space standards and local air quality (sufficient water available for dust suppression).
- 2.7 Strategic Planning – No objection to the application.
- 2.8 Lead Local Flood Authority – No comment as the application falls under their threshold.
- 2.9 NHS – The NHS have stated that the practice manager has raised concerns regarding the capacity of the surgery owing to other nearby developments. Full comments are attached to this report. The comments asked for an extension of time so that further comments could be submitted however following this request, in May 2019, a consultation response was received stating that they have no further comments to make. For confirmation the original request for an extension of time was received on the 12<sup>th</sup> October 2018.
- 2.10 Anglian Water – 8<sup>th</sup> May 2019 – no objection, request a note regarding a nearby asset is included within an approval.

- 2.11 Historic Environment - No objection and no conditions requested.
- 2.12 Natural England – No objection subject to mitigation payments.
- 2.13 Broads Drainage Boards – Note regarding applications drainage, full comments attached to this report.
- 2.14 Campaign to Protect Rural England – Object, full comments attached to this report.
- 2.15 Broads Authority – No comment.
- 2.16 Local Authority Requirements – The application site is in an area requiring, according to the adopted Core Strategy, a 20% affordable housing provision. This should be secured by s106 agreement.

The application is an outline application however layout and scale form part of the application. The requirement is that 40 square metres of public open space per dwelling is provided or, if a contribution is appropriate at the absolute discretion of the Local Planning Authority payment in lieu towards offsite provision at a cost of £12 per square metre shortfall shall be required to be paid. The application shows roughly 600 square metres of open space at the centre of the site. 520 square metres are required so an overprovision is offered. The development is not a large development and no children's play is shown on site. Should children's recreation be provided, at the absolute discretion of the Local Planning Authority, as an offsite a contribution, payment of £920 per multi bed dwelling shall be paid in lieu of on-site provision which would equate to £11,960.

The Local Planning Authority will accept no liability for public open space, children's recreation or drainage and as such this shall be subject to a management company in perpetuity.

The triggers, types and tenures for the affordable housing shall be subject to negotiation during the s106 process. The trigger for the payment of any of the monies for children's recreation shall be payable prior to occupation of 40% of the units. The triggers for the management company or nominated body and all other matters not specifically listed shall be determined through the s106 process.

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

No viability assessment has been submitted, if any of the above obligations are not met the application should be refused as it is contrary to planning policy.

### **3 Local Policy :-**

- 3.1 Local Policy - Saved Great Yarmouth Borough-Wide Local Plan Policies (2001):
- 3.2 Paragraph 213 of the National Planning Policy Framework (NPPF) states that due weight should be given to relevant policies in existing plans according to their degree of consistency with the NPPF. The closer the Local Plan is to the policies in the NPPF the greater the weight that is given to the Local Plan policy. The Great Yarmouth Borough Wide Local Plan was adopted in 2001 and the most relevant policies were 'saved' in 2007. An assessment of policies was made during the adoption of the Core Strategy December 2015 and these policies remain saved following the assessment and adoption.
- 3.3 The Saved Policies listed have all been assessed as being in general conformity with the NPPF, and add further information to the policies in the NPPF, while not contradicting it.
- 3.4 HOU10: Permission for new dwellings in the countryside will only be given in connection with agriculture, forestry, organised recreation, or the expansion of settlements.
- 3.5 HOU16: A high standard of layout and design will be required for all housing proposal. A site survey and landscaping scheme will be required will all detailed applications for more than 10 dwellings. These should include measures to retain and safeguard significant existing landscape features and give details of, existing and proposed site levels planting and aftercare arrangements.

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

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

Fleggburgh is identified as a Secondary Village:

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: (partial)

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



- 4.2 Policy CS3: To ensure that new residential development in the borough meets the housing needs of local people, the Council and its partners will seek to:
- a) Make provision for at least 7,140 new homes over the plan period. This will be achieved by (extract only):
- Focusing new development in accessible areas and those with the most capacity to accommodate new homes, in accordance with Policy CS2
  - Ensuring the efficient use of land/sites including higher densities in appropriate locations
- d) Ensure that new housing addresses local housing need by incorporating a range of different tenures, sizes and types of homes to create mixed and balanced communities. The precise requirements for tenure, size and type of housing units will be negotiated on a site-by-site basis, having regard to the Strategic Housing Market Assessment, Policy CS4 and the viability of individual sites
- 4.3 Policy CS4: The need to provide additional affordable housing is one of the greatest challenges facing the borough. To ensure that an appropriate amount and mix of affordable housing is delivered throughout the borough, the Council and its partners will seek to:(partial)
- b) Ensure that affordable housing is either:
- Provided on-site using this contribution to deliver homes of a type, size and tenure agreed by the developer and the local authority based on local evidence and where appropriate, delivered in partnership with a Registered Provider; or
  - Provided via an off-site financial contribution, in exceptional circumstances
- c) Ensure that new affordable housing, when provided as part of a market housing site, is well integrated into the development in terms of its design and layout
- 4.4 Policy CS9: Encouraging well designed and distinctive places. This policy applies to all new development.
- 4.5 Policy CS11: The Council will work with other partner authorities and agencies to improve the borough's natural environment and avoid any harmful impacts of development on its biodiversity, geodiversity, landscape assets, priority habitats and species.
- 4.6 Policy CS13: The risk of flooding and coastal change is expected to increase with climate change. This presents a challenge for property/business owners and

service providers in susceptible areas and will also place some important biodiversity and heritage assets at risk. The Council will ensure a sustainable and practicable approach to flood risk and coastal change and ensure development does not increase the risk of flooding elsewhere. This will be achieved by:

a) Directing new development proposals away from areas of highest risk of flooding (Flood Zones 2, 3a and 3b) unless it can be demonstrated that:

- The requirements of the Sequential Test are met
- Where applicable, the requirements of the Exception Test are met. A safe access/egress route throughout the duration of the flood event should be provided. However, if this is demonstrated as not being possible then evacuation will be considered as a means of making the development safe
- A satisfactory Flood Response Plan has been prepared

c) Seeking the use of Sustainable Drainage Systems (SuDS) in all new developments

d) Ensuring that new development takes into consideration the findings of the Surface Water Management Plan

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

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

## **5 Draft Local Plan Part 2**

5.1 Table 8.12. of the draft Local Plan Part 2 2018 consultation gives a summary of reason(s) for the site not being selected:

(part of the application site) Site 89: Site is not well related to Fleggburgh. Significant highway improvements required to upgrade Tretts Loke to serve the proposed development.

5.2 Policy G1-dp  
Development limits

Development will be permitted within the development limits of settlements shown on the Policies Map, provided it is in accordance with the other policies in the Local Plan. The areas outside development limits (excepting specific allocations for development) will be treated as countryside or other areas where new development will be more restricted, and development will be limited to that identified as suitable in such areas by other policies of the Local Plan, including:

- domestic extensions and outbuildings within existing residential curtilages, under Policy H8-dp; replacement dwellings,
- under Policy H4-dp;
- small scale employment, under Policy B1-dp;
- community facilities, under Policy C1-dp;
- farm diversification, under Policies R4-dp, L3-dp & L4-dp;
- rural workers' housing, under Policy H1-dp; and
- development relocated from a Coastal Change Management Area, under Policy E2-dp.

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

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

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

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

## 6 National Policy:- National Planning Policy Framework (NPPF), February 2019.

- 6.1 Paragraph 2: Planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise. The National Planning Policy Framework must be taken into account in preparing the development plan and is a material consideration in planning decisions. Planning policies and decisions must also reflect relevant international obligations and statutory requirements.
- 6.2 Paragraph 7: The purpose of the planning system is to contribute to the achievement of sustainable development. At a very high level, the objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs<sup>4</sup>.
- 6.3 Paragraph 8: Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):
- a) **an economic objective** – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;
  - b) **a social objective** – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and
  - c) **an environmental objective** – to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.
- 6.4 Paragraph 11 (partial): Plans and decisions should apply a presumption in favour of sustainable development.

For decision-taking this means:

- c) approving development proposals that accord with an up-to-date development plan without delay; or
- d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date<sup>7</sup>, granting permission unless:

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

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

- a) the stage of preparation of the emerging plan (the more advanced its preparation, the greater the weight that may be given);
- b) the extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given); and
- c) the degree of consistency of the relevant policies in the emerging plan to this Framework (the closer the policies in the emerging plan to the policies in the Framework, the greater the weight that may be given).

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

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

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

6.9 Paragraph 170 (partial). Planning policies and decisions should contribute to and enhance the natural and local environment by:

- b) recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland;

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

## **7 Local finance considerations:-**

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

## **8 Shadow Habitats Regulation Assessment**

- 8.1 The applicant has submitted a bespoke Shadow Habitat Regulations Assessment (HRA). It is confirmed that the shadow HRA submitted by the applicant has been assessed as being suitable for the Borough Council as competent authority to use as the HRA record for the determination of the planning application, in accordance with the Conservation of Habitats and Species Regulations 2017.
- 8.2 The shadow Habitats Regulations Assessment dated 28 January 2019 has been reviewed. The context of the site is that this development proposal of up to 13 dwellings just north of the existing settlement of Fleggburgh – a rural village comprising approximately 200 houses, with existing residential west of the site. The site is approximately 250m west of The Broads SAC, and 6.5km south-west of Winterton-Horsey Dunes SAC.
- 8.3 Further information has been submitted to consider and address potential hydrological linkage of the site with the nearby Natura 2000 s (the SAC)ite. Foul drainage foul water will be addressed by the existing mains sewerage system. A drainage strategy has been prepared demonstrating how surface water will be satisfactorily discharged to provide the necessary confidence that there will not be a 'likely significant effect' (LSE) on the Natura 2000 network resulting from surface water drainage.

- 8.4 The report rules out direct effects in isolation; but accepts that in-combination likely significant effects cannot be ruled out from increased recreational disturbance on the Broads SAC, Broadland SPA, Winterton-Horsey Dunes SAC, Breydon Water SPA and North Denes SPA. The report identifies that despite the proximity of the nearby Broads SAC, recreational access (and potential for disturbance) to the SAC is extremely limited. An Appropriate Assessment (AA) has been carried out. The AA considers that there is the potential to increase recreational pressures at Winterton-Horsey Dunes SAC and North Denes SPA, but this is in-combination with other projects and can be adequately mitigated by a contribution to the Borough Council's Habitats Monitoring & Mitigation Strategy (£110 per dwelling) to ensure that there will be no adverse effects on the integrity of the internationally protected habitat sites.
- 8.5 The Borough Council as competent authority broadly agrees with the conclusions of this assessment. To meet the mitigation requirements, it is recommended that the appropriate contribution is secured by either S.111 or S.106 agreement.

## **9 Assessment**

- 9.1 The application is an outline application with some matters reserved, access, scale and layout form part of the application with landscaping and appearance to be decided by reserved matters application. Appearance will need to be carefully considered should the application be approved in order to promote an attractive form of development which does not adversely affect the character of the area giving special consideration to the proximity of the Broads Authority Executive Area. When assessing the application, the impact on the Broads Authority is a material consideration that holds substantial weight. The scale of the development is appropriate and respects the setting, with specific reference the retention of all trees on site which provides natural screening between the development and the Broads Authority Executive Area.
- 9.2 According to the draft Local Plan Part 2, Fleggburgh is one of the largest and best-served secondary village in the Borough, with facilities including a primary school, GP surgery and sports club/gym. The settlement is located along the A1064, inland 6 miles north-west of Caister-on-Sea. The village is adjacent Filby Broad which further encourages its attraction as a tourist destination, with a wide range of holiday cottages, and a camping and caravan park.
- 9.3 The application site is bounded on three sides by low density housing, separated to the south and east by a narrow road way. To the north of the application site are open fields utilised as agricultural land. The application site is designated as Grade 1 agricultural land and partly comprises a bowling green. The design and access statement has noted that the bowling green is no longer in use but does not identify



how long it has been redundant for. The land is within private ownership and has no designation within the Local Plan.

- 9.4 Part of the site is located within Flood Zone 2 and as such a flood risk assessment has been submitted in support of the application. The flood risk assessment concludes that:

### CONCLUSIONS

- *The site is located within Flood Zone 1 and 2.*
- *There is a low risk to the site from fluvial sources.*
- *As a precaution a warning and evacuation strategy has been developed within this assessment. It is proposed that the occupants register with the Agency's Flood Warnings Direct and prepare a Family Flood Plan.*
- *Safe (dry) refuge at the site is available during the flood event.*
- *Safe access/egress can be achieved via Rollesby Road.*
- *It is considered that there is a low risk of groundwater flooding at the site from underlying deposits and a very low risk of surface water flooding and artificial sources.*

- 9.5 Only a section of the development site is within Flood Zone 2, the remainder of the site is located within Flood Zone 1 so the discussion on the flood risk is in relation to the section of the site within Flood Zone 2. The Core Strategy, at CS13 a), seeks to direct development away from areas identified as being at high risk of flooding. There has been no comment from the Environment Agency, who were consulted with regards to their assessment of flood risk. They assessed the consultation as 'returning without comment'. The lack of response from the Environment Agency does not automatically allow for the assumption that the site is safe and should be developed. The Local Authority are still required to assess the site for suitability for development.

- 9.6 There have been a number of applications and approvals for development within the village of Fleggburgh so when assessing the site sequentially against other available sites the extended area should be considered. Great Yarmouth has a housing land supply of 2.55 years, it can be reasonably assessed that there are limited development sites available that are not within flood areas given the limited availability of development sites. While development should be situated away from flood zones the development in this instance is not all within a flood zone and has been assessed within the submitted Flood Risk Assessment as having a dry route to land not within the flood zone. The submitted Flood Risk Assessment does not recommend the raising of finished floor levels to avoid the flood risk and has found that the houses that are located within flood zone 2 have safe land within the dwelling.



- 9.7 Objections have stated that the development as proposed will disturb bats within the area. The land as existing is agricultural land with no trees proposed to be removed. The absence of loss of any areas for roosting make the potential for disturbance minimal, although it would be of benefit to restrict external lighting to ensure that the development does not cause excessive light pollution. In addition to the restriction of external lights should the development be approved measures to ensure that protected species are not disturbed should be investigated and adopted.
- 9.8 Although not in relation to the application, information cited as 'Tretts Lane' applications has been submitted detailing the results of a Bat Survey. The survey demonstrated that there are bats in the locality by number of sitings; however it is not verified or put forward with any context of disturbance or impact. While it is valuable to acknowledge that the area has bats foraging, in the absence of context it is difficult to assess that the application will have an adverse impact on the bats within the area. As per the above paragraph planting, restrictions on lighting and biodiversity improvements should be included within the scheme.
- 9.9 The development gives the opportunity for biodiversity enhancements which can come through at reserved matters stage. Enhancements include planting which can include trees that have a long-life span and could provide future roosting locations, bat and bird boxes erected on the dwellings to encourage protected species to the area and, with specific regard to bats, planting of night smelling flowers as part of the landscaping scheme. In addition, the fences should have gaps or holes provided to allow for the free movement of hedgehogs to mitigate the loss of open habitat.
- 9.10 The application site is within 400m of a designated site and as such the applicant has been required to submit details of drainage methods to ensure that the application site will not have an adverse impact on the designated site through hydrological links. The information submitted has been assessed internally and by Norfolk County Council to ensure that there will be no significant impact through the hydrological links. In addition, a bespoke Habitat Regulation Assessment has been submitted and accepted by the Local Authority as Competent Authority (as detailed above in the report).
- 9.11 There have been objections to the application on the grounds of highway safety with reference to the access and the resulting increase in traffic from the development. Norfolk Highways are satisfied, following the submission of additional drawings, that the visibility splay can be provided and that the access and internal layout is acceptable. There are no highways objections to the application from Norfolk County Council subject to conditions being applied to any grant of planning permission.

- 9.12 The NHS have stated that they have concerns over the development's impact on their local surgery and asked for more time within which to carry out consultation on the impacts. There has been further comment from the NHS in May 2019 stating that they had nothing further to add to their previous comment. While it is understood that development puts increased pressure on service providers, in the absence of any additional information regarding the concerns or additional information, the weight that can be placed upon the objection is limited. Although it is unusual to comment on separate applications during an assessment, given that that they are decided on merit, in this instance it is noted that the NHS was consulted on an application for 33 dwellings within the very near proximity and, with a response having been due at the end of August, there has at the time of writing been no comments received.
- 9.13 The application is an outline application. Having discussed this with the agent for the application they have confirmed that there are developers interested in bringing the site forward and they envisage an early start date. Whilst there can be no certainty of eventual delivery, the asserted developer interest is useful to know and this goes towards demonstrating that the site can be delivered. It is recommended that should the application be approved there is a condition placed on the permission requiring that reserved matters are submitted within 12 months of the decision being issued.
- 9.14 An important factor when determining applications is whether a Local Authority has the ability to demonstrate a five-year housing land supply. If a Local Planning Authority cannot show that they are meeting this requirement, their policies with regards to residential development will be considered to be "out of date". There is currently a housing land supply of 2.55 years (as at the end of year 2017/2018) which is a substantial shortfall. In addition, the publication of the first Housing Delivery Test figures in February 2019 showed that the Borough had not seen delivery of 75% of the housing requirement over the previous three-year period. Although this does not mean that all residential developments must be approved the presumption in favour of sustainable development must be applied.
- 9.15 In weighing the material considerations in this application considerable weight must be given to Paragraph 11 (d) of the National Planning Policy Framework states that where the policies which are most important for determining the application are out-of-date, permission should be granted unless any adverse impacts would significantly and demonstrably outweigh the benefits. Footnote 7 states that "this includes, for applications involving the provision of housing, situations where the local planning authority cannot demonstrate a five year supply of deliverable housing sites (with the appropriate buffer, as set out in paragraph 73); or where the Housing Delivery Test indicates that the delivery of housing was substantially below (less than 75% of) the housing requirement over the previous three years."

9.16 In the case of *Wavendon Properties Ltd v SoS for Housing, Communities & Local Government plus Another* (June 2019, reference [2019] EWHC 1524 (Admin)), Mr Justice Dove made an important judgement on the correct interpretation of paragraph 11(d) of the National Planning Policy Framework (February 2019). Paragraph 11 (d) states:

“Plans and decisions should apply a presumption in favour of sustainable development...”

For decision-taking this means:

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

d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date<sup>7</sup>, granting permission unless:

i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed<sup>(6)</sup>; or

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

9.17 The implication of the *Wavendon* judgement is that there must: firstly be an assessment as to which policies of the Development Plan are most important for determining this planning application; secondly, an assessment as to whether each of these policies are, or are not, “out of date”; and thirdly, a conclusion as to whether, taken as whole, these most important policies are to be regarded as “out-of-date”. If, taken as whole, they are regarded as “out-of-date”, then the “tilted balance” of NPPF paragraph 11 applies (for a refusal to be justified, the harms must “significantly and demonstrably outweigh the benefits...”). If, taken as a whole, they are not regarded as out-of-date, then the tilted balance does not apply.

9.18 The application site is a sustainable one being within a village with facilities, albeit limited facilities and adjacent to existing residences it cannot therefore be assessed as isolated. There is a conflict with an in date policy of the Core Strategy, policy CS13 with reference the site having an area of flood risk within however, as per the information submitted and the assessment above, in this particular instance and taking into account the limited amount of space that is included within the flood zone when looking at the site as a whole it is assessed that the harms do not demonstrably outweigh the benefits of providing housing.

9.19 There are also harms associated with the loss of Grade 1 agricultural land and the impact on biodiversity within the local area. Being farmed land the biodiversity present on the site, in the absence of a policy requiring detailed information to be

submitted, can be assessed as no harms occurring through loss of the land that would outweigh the need for housing; however, this is caveated by the need for additional enhancements that can be secured by way of condition.

- 9.20 Whilst various policies are of importance for determining the application (and these are highlighted above), the most important policy for the determination of the application is, in my judgement, Saved Local Plan Policy HOU 10, New Dwellings in the Countryside. This policy – which essentially deals with settlement boundaries – is clearly out-of-date and this confirms that the “tilted balance” therefore applies.

## 10 RECOMMENDATION:-

- 10.1 The application is not one that can be assessed without balancing the material considerations carefully. The lack of a 5 year housing land supply and the need to provide housing provides a material reason for approval in favour of the development and, it is assessed on marginal balance, that the harms identified do not significantly and demonstrably outweigh the benefits of providing housing.
- 10.2 Approve – subject to the conditions to ensure an adequate form of development including those requested by consultees and a one year condition for the submission of reserved matters and a s106 agreement securing Local Authority requirements of children’s recreation, public open space, affordable housing and Natura 2000 payment. The proposal complies with the aims of Policies CS2, CS3, CS9, CS11 and CS14 of the Great Yarmouth Core Strategy.

5

**Helen Ayers**

---

**From:** Fleggburgh PC <fleggburghpc@gmail.com>  
**Sent:** 26 November 2018 07:47  
**To:** plan  
**Subject:** 06/18/0436/O Comments from Fleggburgh Parish Council

Good morning,

Fleggburgh Parish Council wish to alter the comments they submitted in relation to planning application 06/18/0436/O, Rollesby Road (Off), New House (land adj), Fleggburgh, NR29 3AT - Residential development of 13 dwellings with estate road, private drive, garages and parking.

Fleggburgh Parish Council wish to alter their comments to read:

**SUPPORTED** whilst noting:

- Concern about the impact of this development on village traffic, particularly Rollesby Road.
- Concern about the density of housing on the development.
- Concern about the overwhelming objection of *neighbouring* residents.

(Alteration in italics)

Best wishes,  
Catherine

---  
Catherine Fletcher  
Fleggburgh Parish Clerk  
Telephone: 07988 178 295  
[www.fleggburghpc.norfolkparishes.gov.uk](http://www.fleggburghpc.norfolkparishes.gov.uk)

=====  
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**General Data Protection Regulations:** The Council continues to safeguard the privacy and security of personal details held in its systems. In line with the new regulations, full details can be found on the parish council website at: [www.fleggburghpc.norfolkparishes.gov.uk/privacynotice](http://www.fleggburghpc.norfolkparishes.gov.uk/privacynotice)



Your Ref: 06/18/0436/O  
11 October 2018

Great Yarmouth Borough Council

12 OCT 2018

Customer Services

Beccles House  
1 Common Lane North  
Beccles  
Suffolk  
NR34 9BN

Tel: 01502 719500

Fax: 01502 719874

Web: [www.greatyarmouthandwaveneyccg.nhs.uk](http://www.greatyarmouthandwaveneyccg.nhs.uk)

Dear Sir/ Madam,

Further to recent correspondence regarding recent Planning Applications, NHS Great Yarmouth and Waveney Clinical Commissioning Group wishes to raise concerns on the following grounds:

- Planning Application #06/18/0436/O  
Outline of Concerns Raised: On behalf of Wendy Parker – Practice Manager at Fleggburgh Surgery;

"At the moment there is 3 other developments being built 2 in Fleggburgh consisting of 20 dwellings and 1 in Thurne consisting of 19 dwellings this could increase the list size an average total of 93.6 so with the below also then we could potentially have another 124 patients.

Registered patients today are 2042 (200 more than 5 years ago) and with 1 GP we would struggle to cope with such an increase and as it is difficult to recruit new GPs this would create a lot of extra work for Dr Rogers who is already extremely busy with his work load so on this basis we would object to any new building."

Given our concerns, the CCG also request that an Extension be granted to the process to allow for sufficient consultation and consideration to be made.

Should our position change in relation to any of the above applications, further representation will be made ahead of the deadline.

Yours sincerely



Nickie Watts

Primary Care Transformation Officer

Great Yarmouth  
Borough Council  
12 OCT 2018  
Planning  
Department

Chair: Dr Liam Stevens, Chief Executive: Melanie Craig





## Helen Ayers

---

**From:** LANE, Jenny (NHS GREAT YARMOUTH AND WAVENEY CCG) <jenny.lane@nhs.net>  
**Sent:** 01 May 2019 17:00  
**To:** Helen Ayers  
**Subject:** FW: Consultation - 06/18/0436/O

Hi Helen,

The practice has no further comments to make on top of their previous comment.

Thanks

Jenny

----- Forwarded message -----

**From:** "Helen Ayers" <helen.ayers@great-yarmouth.gov.uk>  
**Date:** Mon, Apr 15, 2019 at 1:40 PM +0100  
**Subject:** Consultation - 06/18/0436/O  
**To:** "ANGELL, Clare (NHS GREAT YARMOUTH AND WAVENEY CCG)" <clare.angell@nhs.net>

Please have you any further comments on this application (link below) following your previous ones (see attached)?

<http://planning.great-yarmouth.gov.uk/OcellaWeb/planningDetails?reference=06/18/0436/O&from=planningSearch>

I would be grateful if you could let me have any (or let me know if there are none) within the next 14 days (1 May 2019).

Thank you

---

**Helen Ayers (AssocRTPI)**  
Planning Technician  
Development Control  
Great Yarmouth Borough Council

**Email:** [helen.ayers@great-yarmouth.gov.uk](mailto:helen.ayers@great-yarmouth.gov.uk)

**Website:** [www.great-yarmouth.gov.uk](http://www.great-yarmouth.gov.uk)

**Telephone:** 01493 846169



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Mrs G Manthorpe  
Planning Services  
Development Control  
Great Yarmouth Borough Council  
Town Hall  
Hall Plain  
Great Yarmouth  
NR30 2QF

Ms Cally Smith  
Head of Planning  
01603 756029  
cally.smith@broads-authority.gov.uk

Date 29 April 2019

Our ref BA/2019/0142/NEIGHB

Your ref 06/18/0436/O

Dear Mrs Manthorpe

Application No: BA/2019/0142/NEIGHB  
Proposal : 13 dwellings with estate road, private drive, garages and parking  
Address : Land Adjacent To, New House, Tretts Lane, Fleggburgh  
Applicant : Mr F Brown

I write further to the above planning application. I can confirm that the Broads Authority does not wish to raise an objection subject to the connection to the main sewerage system and significant biodiversity enhancements to mitigate the loss of countryside fringe.

I would be grateful to receive a copy of the Decision Notice for my file in due course.

Yours sincerely

Cally Smith  
Head of Planning



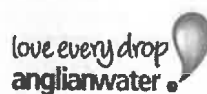
**Broads**  
National Park



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Chief Executive: Dr John Packman





## Planning Applications – Suggested Informative Statements and Conditions Report

If you would like to discuss any of the points in this document please contact us on 03456 066087, Option 1 or email [planningliaison@anglianwater.co.uk](mailto:planningliaison@anglianwater.co.uk).

AW Site Reference: 146486/1/0056966

Local Planning Authority: Great Yarmouth District (B)

Site: Land adj off Rollesby Road Fleggburgh  
GREAT YARMOUTH NR29 3AT

Proposal: Residential development of 13 dwellings with estate road, private drive, garages and parking

Planning application: 06/18/0436/O

Prepared by: Pre-Development Team

Date: 8 May 2019

### ASSETS

#### Section 1 - Assets Affected

There are assets owned by Anglian Water or those subject to an adoption agreement within or close to the development boundary that may affect the layout of the site. Anglian Water would ask that the following text be included within your Notice should permission be granted.

Anglian Water has assets close to or crossing this site or there are assets subject to an adoption agreement. Therefore the site layout should take this into account and accommodate those assets within either prospectively adoptable highways or public open space. If this is not practicable then the sewers will need to be diverted at the developers cost under Section 185 of the Water Industry Act 1991, or, in the case of apparatus under an adoption agreement, in line with the owners of the apparatus. It should be noted that the diversion works should normally be completed before development can commence.

The development site is within 15 metres of a sewage pumping station. This asset requires access for maintenance and will have sewerage infrastructure leading to it. For practical reasons therefore it cannot be easily relocated.

Anglian Water consider that dwellings located within 15 metres of the pumping station would place them at risk of nuisance in the form of noise, odour or the general disruption from maintenance work caused by the normal operation of the pumping station.

The site layout should take this into account and accommodate this infrastructure type through a necessary cordon sanitaire, through public space or highway infrastructure to ensure that no development within 15 metres from the boundary of a sewage pumping station if the development is potentially sensitive to noise or other disturbance or to ensure future amenity issues are not created.

## **WASTEWATER SERVICES**

### **Section 2 - Wastewater Treatment**

The foul drainage from this development is in the catchment of Caister - Pump Lane Water Recycling Centre that will have available capacity for these flows

### **Section 3 - Used Water Network**

The sewerage system at present has available capacity for these flows via a gravity discharge regime. If the developer wishes to connect to our sewerage network they should serve notice under Section 106 of the Water Industry Act 1991. We will then advise them of the most suitable point of connection. (1) **INFORMATIVE** - Notification of intention to connect to the public sewer under S106 of the Water Industry Act Approval and consent will be required by Anglian Water, under the Water Industry Act 1991. Contact Development Services Team 0345 606 6087. (2) **INFORMATIVE** - Notification of intention to connect to the public sewer under S106 of the Water Industry Act Approval and consent will be required by Anglian Water, under the Water Industry Act 1991. Contact Development Services Team 0345 606 6087. (3) **INFORMATIVE** - Protection of existing assets - A public sewer is shown on record plans within the land identified for the proposed development. It appears that development proposals will affect existing public sewers. It is recommended that the applicant contacts Anglian Water Development Services Team for further advice on this matter. Building over existing public sewers will not be permitted (without agreement) from Anglian Water. (4) **INFORMATIVE** - Building near to a public sewer - No building will be permitted within the statutory easement width of 3 metres from the pipeline without agreement from Anglian Water. Please contact Development Services Team on 0345 606 6087. (5) **INFORMATIVE**: The developer should note that the site drainage details submitted have not been approved for the purposes of adoption. If the developer wishes to have the sewers included in a sewer adoption agreement with Anglian Water (under Sections 104 of the Water Industry Act 1991), they should contact our Development Services Team on 0345 606 6087 at the earliest opportunity. Sewers intended for adoption should be designed and constructed in accordance with Sewers for Adoption guide for developers, as supplemented by Anglian Water's requirements.

### **Section 4 - Surface Water Disposal**

The preferred method of surface water disposal would be to a sustainable drainage system (SuDS) with connection to sewer seen as the last option. Building Regulations (part H) on Drainage and Waste Disposal for England includes a surface water drainage hierarchy, with infiltration on site as the preferred disposal option, followed by discharge to watercourse and then connection to a sewer.

From the details submitted to support the planning application the proposed method of surface water management does not relate to Anglian Water operated assets. As such, we are unable to provide comments on the suitability of the surface water management. The Local Planning Authority should seek the advice of the Lead Local Flood Authority or the Internal Drainage Board. The Environment Agency should be consulted if the drainage system directly or indirectly involves the discharge of water into a watercourse. Should the proposed method of surface water management change to include interaction with Anglian Water operated assets, we would wish to be re-consulted to ensure that an effective surface water drainage strategy is prepared and implemented.

**FOR THE ATTENTION OF THE APPLICANT - if Section 3 or Section 4 condition has been recommended above, please see below information:**

#### **Next steps**

Desktop analysis has suggested that the proposed development will lead to an unacceptable risk of flooding downstream. We therefore highly recommend that you engage with Anglian Water at your earliest convenience to develop in consultation with us a feasible drainage strategy.

If you have not done so already, we recommend that you submit a Pre-planning enquiry with our Pre-Development team. This can be completed online at our website <http://www.anglianwater.co.uk/developers/pre-development.aspx>

Once submitted, we will work with you in developing a feasible mitigation solution.

If a foul or surface water condition is applied by the Local Planning Authority to the Decision Notice, we will require a copy of the following information prior to recommending discharging the condition:

#### **Foul water:**

- Feasible drainage strategy agreed with Anglian Water detailing the discharge solution including:
  - Development size
  - Proposed discharge rate (Should you require a pumped connection, please note that our minimum pumped discharge rate is 3.8l/s)
  - Connecting manhole discharge location (No connections can be made into a public rising main)
- Notification of intention to connect to the public sewer under S106 of the Water Industry Act (More information can be found on our website)
- Feasible mitigation strategy in agreement with Anglian Water (if required)

#### **Surface water:**

- Feasible drainage strategy agreed with Anglian Water detailing the discharge solution, including:
  - Development hectare size
  - Proposed discharge rate (Our minimum discharge rate is 5l/s. The applicant can verify the site's existing 1 in 1 year greenfield run off rate on the following HR Wallingford website -<http://www.uksuds.com/drainage-calculation-tools/greenfield-runoff-rate-estimation> . For Brownfield sites being demolished, the site should be treated as Greenfield. Where this is not practical Anglian Water would assess the roof area of the former development site and subject to capacity, permit the 1 in 1 year calculated rate)
  - Connecting manhole discharge location
- Sufficient evidence to prove that all surface water disposal routes have been explored as detailed in the surface water hierarchy, stipulated in Building Regulations Part H (Our Surface Water Policy can be found on our website)





**Internet Consultees**

**Application Reference** 06/18/0436/0 **Attachments**

**Invalid Consultee Comment?** ☐ **Copy to existing Consultee?** ☐

**Name** Mr and Mrs Stubbs

**Address** Willow Tree Bungalow  
Tretts Lane  
Fleggburgh

**Post Code** NR29 3AT

**Telephone**

**Email Address**

**For or Against** OBJ Object

**Speak at Committee**

1. Increased traffic on Rollesby Road - Safety concern for local residents.
2. Risk of flooding - where will the water go? We are at the bottom on Tretts Lane on an unmade road and additional water on our lane would make it unpassable.
3. Sewerage pump on Tretts Lane - recently upgraded to ensure sewerage does not spill over on Tretts lane. What will 13 additional properties mean to the waste?
4. Wildlife - Bat colony's and Deer reside on the site - what will happen to them?

**Date Entered** 23-09-2018 **Internet Reference** OWPC1935



Internet Consultees	
Application Reference	06/18/0436 0
	Attachments
Invalid Consultee Comment?	<input type="checkbox"/>
Copy to existing Consultee?	<input type="checkbox"/>
Name	Debra Gerdes
Address	Roby Lodge
	Rollsby Road
	Fleggburgh
Post Code	NR29 3
Telephone	
Email Address	
For or Against	OBJ Object
Speak at Committee	
<div>My concerns for this development are as follows:<ul style="list-style-type: none"><li>- the Plan is not in line with the current or proposed area for developemengt within Fleggburgh.</li><li>-there will be an increase of traffic onto an already busy narrow road.</li><li>-there is poor public transport.</li><li>- There is no local shop</li><li>- there are no cycle paths</li><li>- the school might not be able to cope wth influx of children due to all the extra devlopement which has already been passed</li></ul></div>	
Date Entered	20-09-2018
Internet Reference	OWPC1928



Planning Officer  
Great Yarmouth Borough Council

Brickle Hatch  
Tretts Lane  
Fleggburgh  
Great Yarmouth  
NR29 3AT

4<sup>th</sup> October 2018

Dear Sir,

Reference: Planning Application **06/18/0436/O**  
Residential development of 13 dwellings with estate road, private drive, garages and parking

We wish to object to the proposed development for the following reasons.

The development is on a Greenfield site.

The development is outside the designated area for housing as per the village development limits.

Fleggburgh has very few services and virtually no bus service, there is little or no work locally. In the application it mentions the provision of a footpath, as one parishioner eloquently put it "a footpath to where?"

The doctor has already put on record that his workload has increased considerably over the last 4 years due to development in the area. The increase will not result in making an additional doctor viable but will increase waiting times for appointments, less time per patient etc. These 13 houses in addition to the 13 already agreed by planning along Rollesby Road, 1 in Tretts Lane and a yet to be decided further 3 in Tretts Lane, will again adversely affect medical services. At the recent Fleggburgh Parish Council, the applicant's representative stated that only 10% of the doctor's patients lived in Fleggburgh. In case this is pedalled again at the council meeting – this statement is untrue.

Rollesby Road is a narrow village road which, whilst allowing two way traffic, is restricted to a single lane when (a) cars are parked outside the existing houses, (b) vehicles are delivering, (c) when one of the numerous agricultural vehicles, beet wagons or lorries are using the road. This application would also increase traffic flow through Town Road and Mill Lane which are even narrower. A previous application for Mill Lane was turned down because "poor alignment, restricted width and lack of passing provision. The proposal, if permitted would be likely to give rise to conditions detrimental to highway safety. The inability of the local road network to accommodate the proposed development is contrary to the Policy HOU7 of the Borough Wide Local Plan".

This development would make the already dangerous junctions of (1) Tower, Town and Rollesby Roads (2) Mill Lane and Rollesby Road (3) Tretts Lane and Rollesby Road even more hazardous.

Traffic entering the village from Rollesby Road regularly exceed the 30mph limit and we have had numerous near misses when exiting Tretts Lane or turning right into it. With the additional 4 currently being built adjacent to this application (all have individual drives onto Rollesby Rd), the 9 currently being built opposite St Margaret's Way will have one exit with cars (30ish) emptying onto Rollesby Road. This application will double the combined numbers of cars emptying onto Rollesby Road. This section of Rollesby Road already has 5 junctions, numerous drives, unrestricted parking and speeding cars to contend with.

The success of recent applications is further pushing out the limits of the village which is gradually sprawling ever northward. This will and is changing the village irreversibly for the worse. There are still potential sites within the current development plan limits and these should be explored first.

There is not currently a need for additional housing as can be seen from the number of properties on the market and the number that remain unsold.

The large development in the Bygone Village has and will cater for the expansion of the village for some time.

If change of use is allowed for the land it will set a dangerous precedent and allow future massive expansion to Fleggburgh and thereby change its rural character.

I am not sure how the council's housing policy is informed by its green policies but it would seem unlikely that a large development such as this, in a rural village with virtually no transport links, would help reduce emissions and greenhouse gases. In fact the reverse would be true as it is likely each house will have 3 to 5 cars, even the applicant is allowing for 39, that does not allow for the increase due to the actual build and manufacture of the myriad of building materials and the ongoing heating, water etc.

The Borough Council's proposed development plan for 2020 states

"The settlement has a reasonable range of services and facilities for a Secondary Village and is suitable to accommodate a small range of housing in accordance with Core Strategy Policy CS2. However, owing to the significant number of completions, planning permissions and an allowance for windfall across the Secondary and Tertiary Villages (of which Fleggburgh already contributes significantly), there is little remaining housing need. The above sites have been assessed for potential development by judging the combination of advantages and disadvantages of the competing sites (including those from other Secondary and Tertiary Villages) in the context of meeting the local housing need with the distribution of development as set out in the Core Strategy. Consequently, no allocations are sought for residential development in Fleggburgh". We see no reason why the criteria above should not be considered and used particularly as the applicant's application to have this area included in the development plan was dismissed.



Some mention has been made in the past that increasing the number of houses in the area will make the local school more viable. This has never been the case, even when the considerable number of houses were built on the Bygone Village site, parents chose to send their children elsewhere. There are particular reasons why parents do not send their children to this school.

The proposed area for development includes an area of land bordering Tretts Lane which regularly floods and acts as a soakaway. In the recent past upgrades to the surface drainage were made to deal with a flood problem between Lime Tree Farm and the sewerage pump, with the extra surface water running off the proposed development area we could be back to regular flooding.

In addition upgrades were made to the sewerage pumping station which put an end to the leaking of raw sewerage in people's homes. All the additional homes that are currently being built will put a strain on the existing sewerage system with a further 13 making it likely that it will fail.

We believe that the addition of so many houses will also adversely affect the "dark sky" contrary to Borough policy.

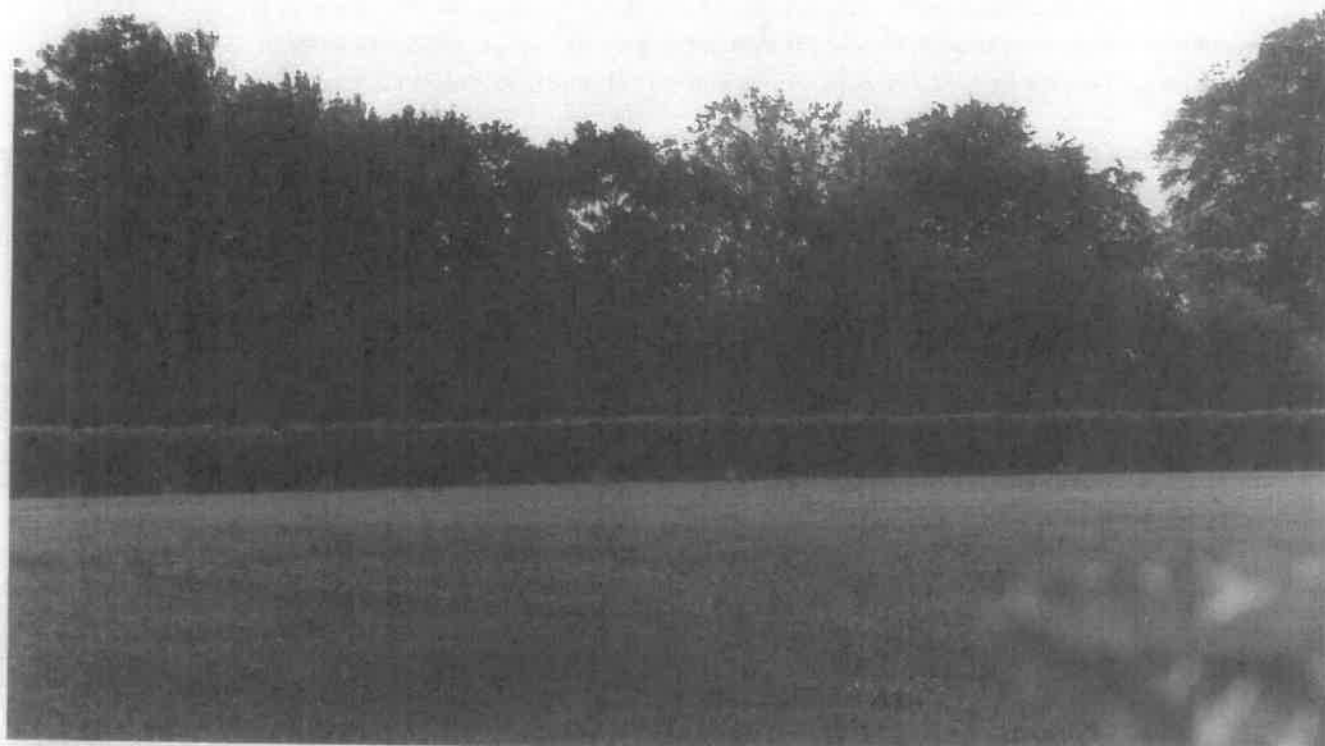
In the application we were surprised that the applicant states that there are no trees or hedges that could influence the development or might be important as part of the landscape character. We have attached pictures of the existing trees and hedges and have also submitted pictures of the previously agreed development by the applicant along Rollesby Road showing the remains of the hedge bordering Rollesby Road and Tretts Loke (hard copies can be supplied if required). We are concerned that even if protection is given for the remaining trees and hedges this would be virtually unenforceable as there will be 13 separate householders. In effect local residents would have to police the enforcement of any orders which realistically could only be requested after the event.

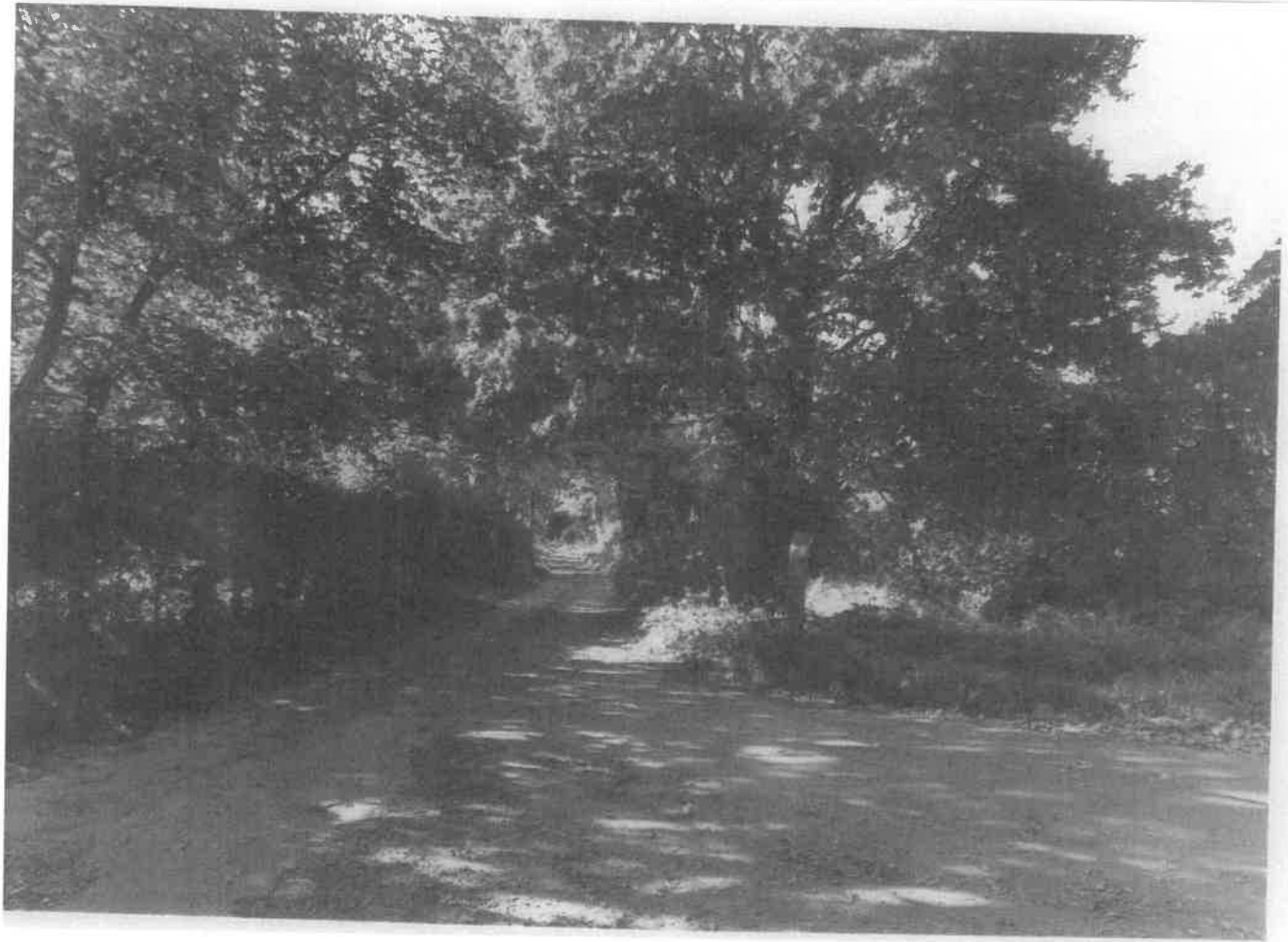
The proposed site is bordered on 3 sides by deciduous trees which are of particular importance in setting the scene towards and from the "Broads View".

This area is bordered by open fields and is a very tranquil, rural and quiet part of the village, with the addition of so many homes there will be an adverse effect to noise levels, the movement of wildlife and the bat colony. Previous reports commissioned by applicants have shown that no bat community exists and yet every householder in the area will testify on having bats circling their homes. There is a suspicion by many that he who pays for the survey gets the result they were hoping for. We believe, if any such survey is commissioned, it should be totally independent of the applicant and carried out by a recognised wildlife organisation.

Yours Faithfully

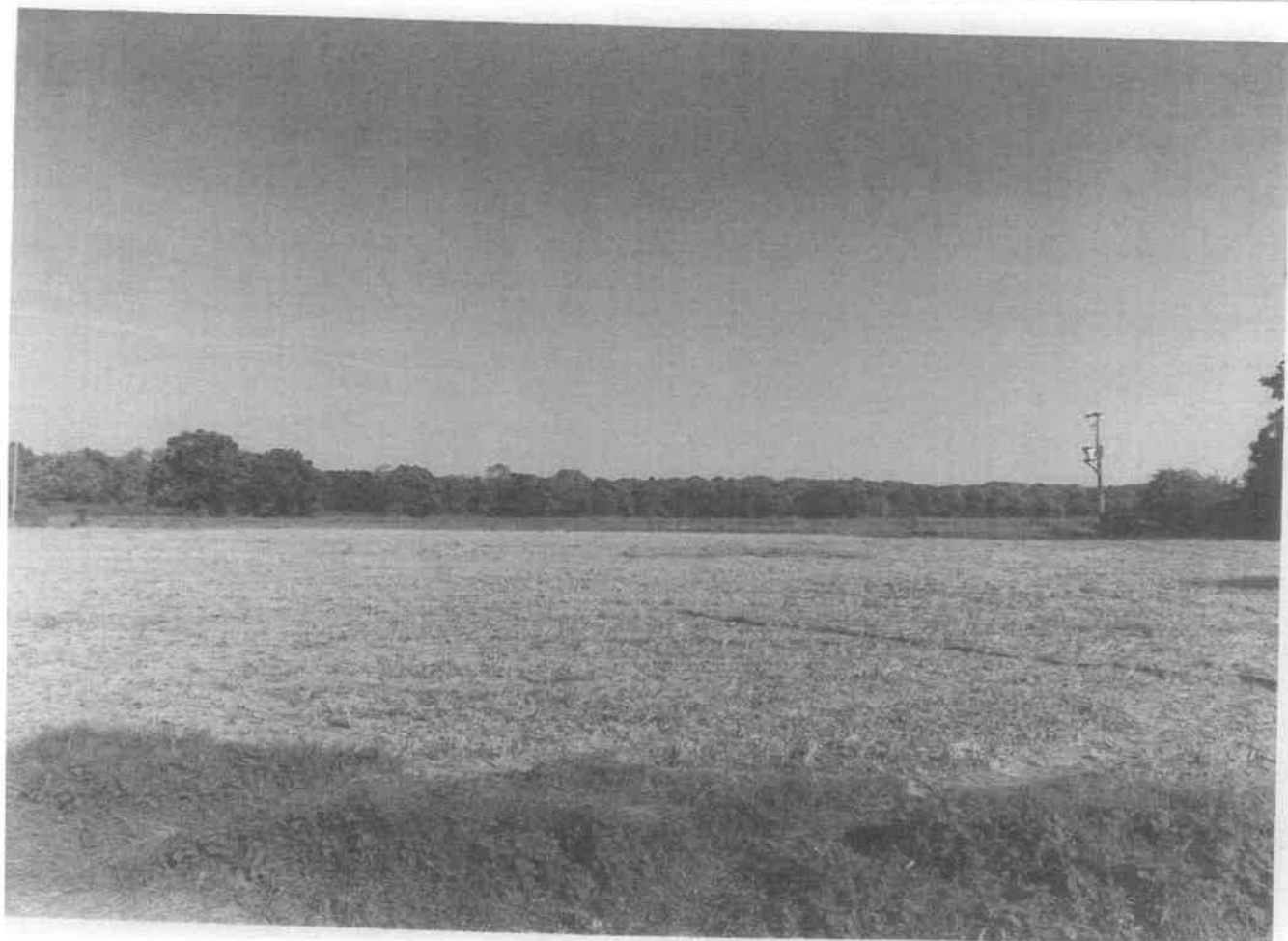
E J & B A Coleman









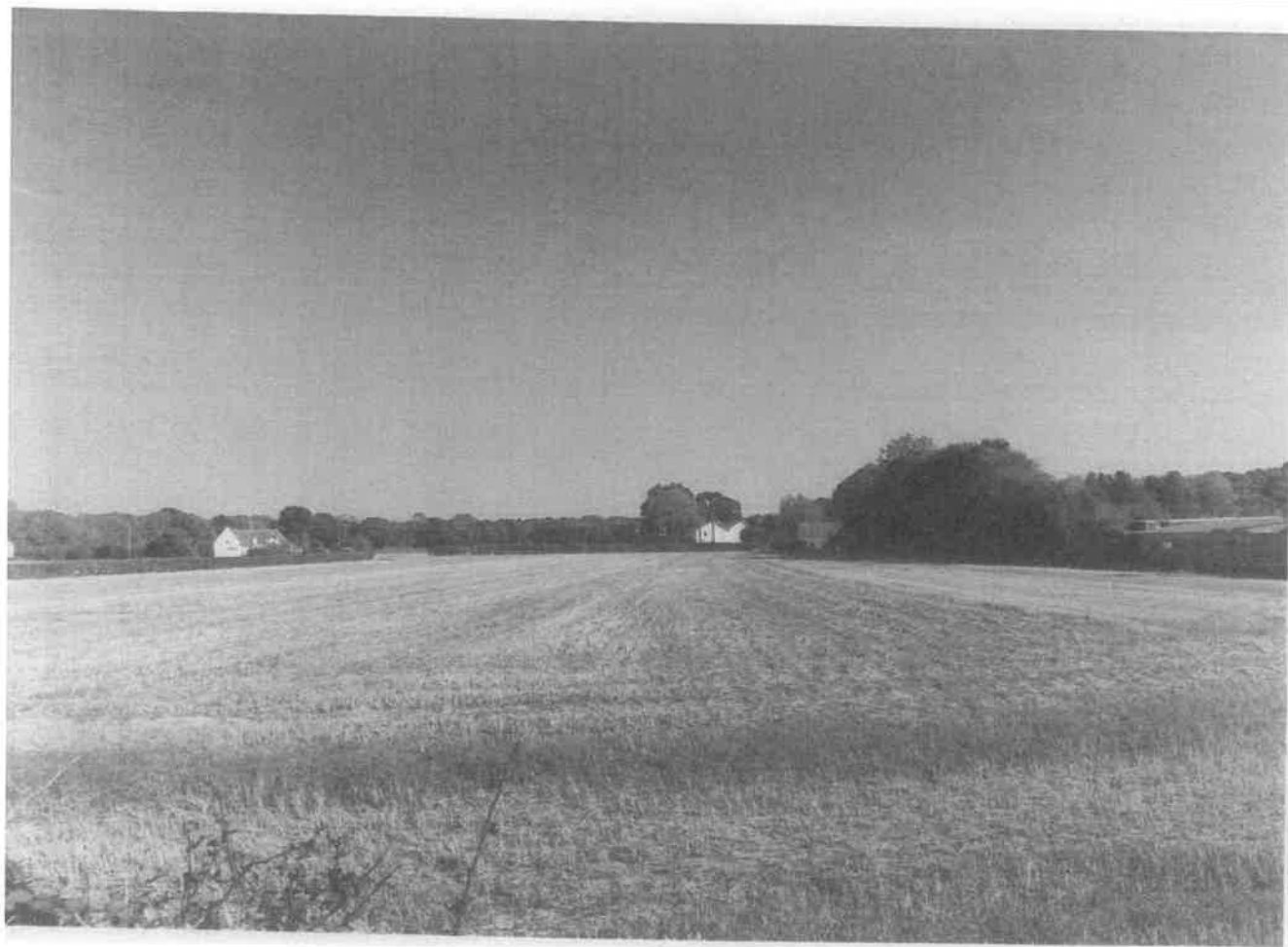




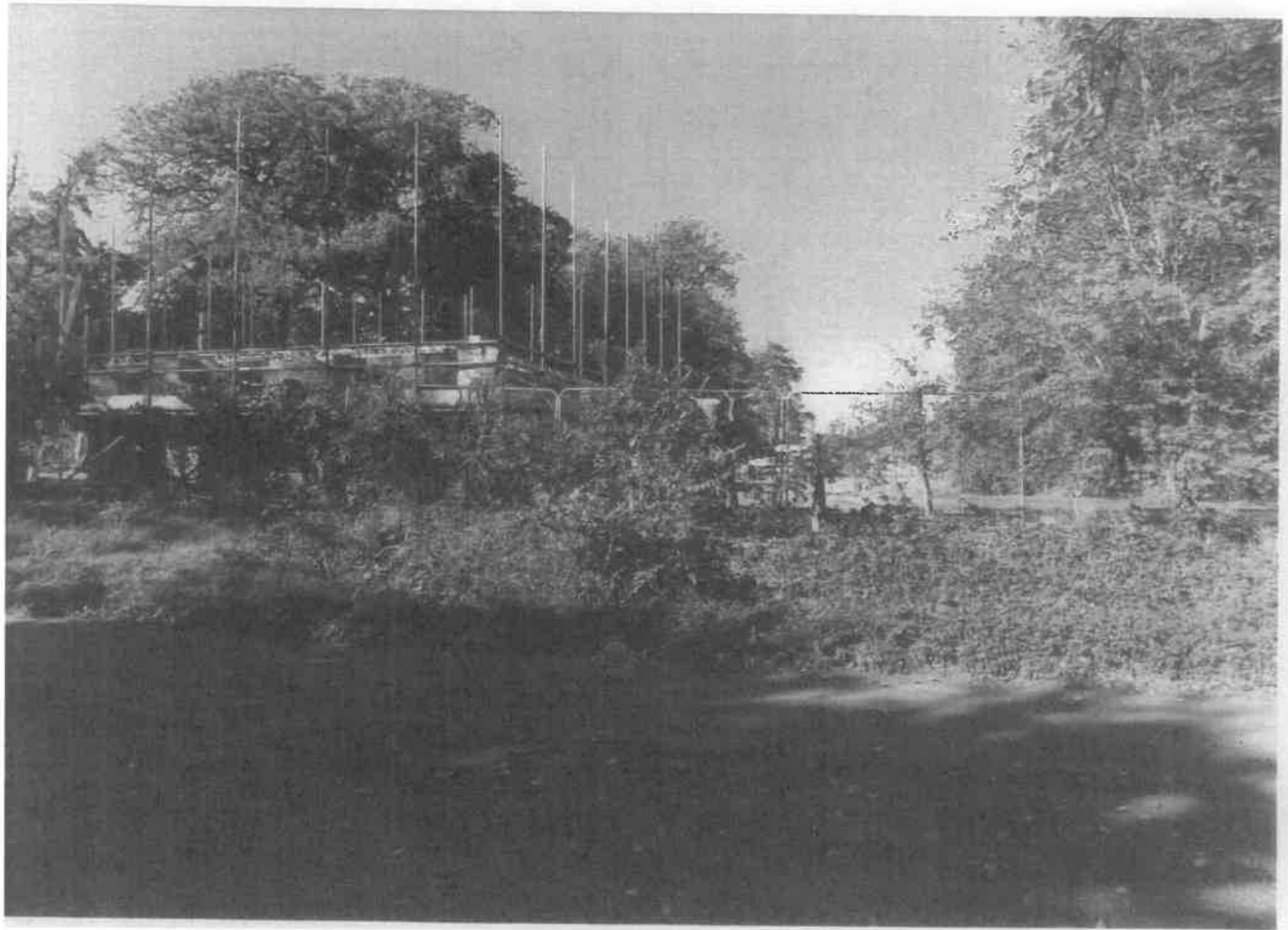


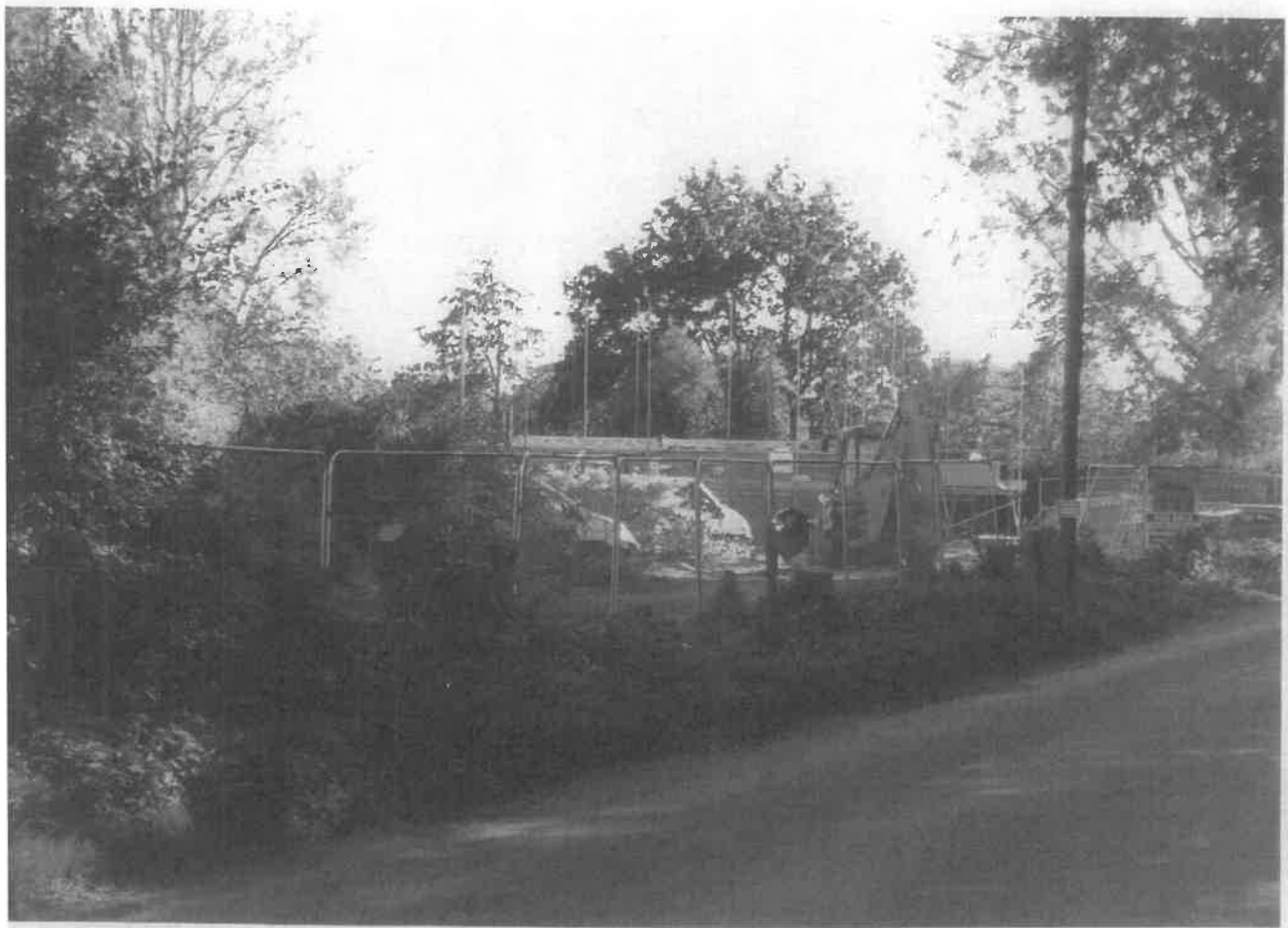














## Internet Consultees

Application Reference 06/18/0436-0

Attachments

Invalid Consultee Comment? ☐Copy to existing Consultee? ☐

Name Arnold &amp; Lydia Westveer de Mul

Address Playfords Farm

Tretts Lane

Fleggburgh

Post Code NR293AT

Telephone

Email Address

For or Against OBJ Object

Speak at Committee

Dear Mr Minns

We wish to object to this application for the following reasons

1. The application is outside the local development plan for Fleggburgh
2. Fleggburgh has had more than its fair share of development approved recently, well in excess of government guidelines for a small village with very poor amenities.
3. Fleggburgh has a poor road infrastructure particularly where the proposed development exits onto Rollesby road and into the village which is considered treacherous particularly during rush hour traffic.
4. The proposed development backs onto Tretts Lane / Tretts Lake which is a quiet rural area with an abundance of

Date Entered 28-09-2018

Internet Reference OWPC1949

# Internet Consultees

Application Reference 05/18/0436/0

Attachments

Invalid Consultee Comment? ☐

Copy to existing Consultee? ☐

Name Arnold & Lydia Westveer de Mul

Address Playfords Farm

Tretts Lane

Fleggburgh

Post Code NR293AT

Telephone

Email Address

For or Against

OBJ Object

Speak at Committee

3. Fleggburgh has a poor road infrastructure particularly where the proposed development exits onto Rolesby road and into the village which is considered treacherous particularly during rush hour traffic.

4. The proposed development backs onto Tretts Lane / Tretts Loke which is a quiet rural area with an abundance of wildlife. Some residents have lived here in excess of 30 years and chose this area for a reason. To develop a housing estate which we note is classified by GYBC as a major development would totally change this environment. Concluding we strongly object to this development

Best regards

Arnold & Lydia Westveer de Mul

Date Entered 28-09-2018

Internet Reference OWPC1949



S.

Brickle Hatch  
Tretts Lane  
Fleggburgh  
Great Yarmouth  
NR29 3AT

Planning Officer  
Great Yarmouth Borough Council

25<sup>th</sup> November 2018

Dear Sir,

Reference: Planning Application 06/18/0436/O  
**Residential development of 13 dwellings with estate road, private drive, garages and parking**

Further to our previous objection to the above development we feel we must respond to the assertions and claims in recent letters from the applicant's estate agent.

There are a total of 19 houses where planning consent has been given in Fleggburgh, these are Church View 06/16/0790/F 5 dwellings, Tretts Lane 06/17/0479/F 1 dwelling, Rollesby Rd 06/15/0705/F 9 dwellings and Rollesby Rd 06/18/0133/F 4 dwellings. None of these developments have yet been completed and until an assessment can be made on the impact on services, roads, drainage and amenities we do not see how it can be asserted that further development will not have an adverse effect on some or all of these.

At the risk of being emotive the reported assertion attributed to the applicant that there is "no intention to remove any trees under this application" is of no reassurance whatsoever. In fact the statement has the same value as "there are no current plans". Unless there is a TPO issued to protect the stands of trees and hedges I suspect they will go the same way as the trees and hedges to the front and side of the applicant's current building plot of 4 dwellings.

With regard to Dr Rogers' surgery and the likely impact, we think it would be a fair assumption that a good proportion of any new residents would be minded to use the surgery a few hundred yards away from their doorstep than one 6 miles away.

Whilst it is true that Fleggburgh is a "secondary" village and must take its fair share of development the Borough Council's proposed development plan for 2020 states "However, owing to the significant number of completions, planning permissions and an allowance for windfall across the Secondary and Tertiary Villages (of which Fleggburgh already contributes significantly), there is little remaining housing need."

We are surprised that it has been reported that the applicant has assured Mr Duffield that he (the applicant) is unaware of any application and subsequent refusals. We have reproduced below the refusal by the council for a residential development previously applied for by the applicant on the southern part of this site. The application states Tretts Lane as this was the exit point for the development, the site, however, is the same:-

**THE BOROUGH OF GREAT YARMOUTH Town and Country Planning Act 1990**

**REFUSAL OF PLANNING PERMISSION Part 1 - Particulars of Application**

Reference No :- 06/05/0197/O Submitted :- 15th March

2005

**New House (land at) Two detached dwellings with Tretts Lane garages Fleggburgh Great Yarmouth**

**Agent :Architectural Draughting Mr F Brown c/o Mr B Willmott New House 17 Hall Quay Tretts Lane Great Yarmouth Fleggburgh NR30 1HJ Great Yarmouth**

**Part 2 - Particulars of Decision** The Great Yarmouth Borough Council hereby give notice in pursuance of the provisions of the Town and Country Planning Act, 1990 that permission has been refused for the carrying out of the development referred to in Part 1 hereof for the following reasons:

Policy HOU10 of the adopted Great Yarmouth Borough-Wide Local Plan states that 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 proposal is contrary to this policy in that the site is outside the "Village Development Limit" for Fleggburgh as defined in the Local Plan and isolated from any other concentration of development. Moreover, the case that has been put forward in support of the proposal is insufficient to justify a departure from national and local policies designed to protect the countryside.

The site of the proposal is within an area designated in the adopted Great Yarmouth Borough-Wide Local Plan as "Landscape Important to the Setting of Settlements" where the Borough Council will permit development provided a developer can demonstrate essential need or that the development would not impinge on the physical separation between settlements, or give rise to any other significant adverse impact. The proposal is contrary to this policy (Policy NNV5) in that the Borough Council considers that essential need has not been established and that the erection of two dwellings in the location proposed would consolidate a small scatter of development in the countryside beyond the main built-up area of the village to the detriment of the setting of the settlement. Furthermore, the site falls within an area designated in the Local Plan as "Landscape Important to the Broadland Scene" where the Borough Council will only permit development that would not have a significant adverse impact on the landscape character of the area (Policy NNV2 refers). For the reasons already given the proposal is also considered to be contrary to this policy.

3. Tretts Lane is unsuitable to serve the development proposed by reason of its restricted width, lack of passing provision, poor alignment and the severely restricted visibility at its junction with the C457 Rollesby Road. Consequently, if permitted, the proposal would be likely to result in hazard and danger to road users contrary to Policy TCM13 of the adopted Great Yarmouth Borough-Wide Local Plan, the objective of which is to ensure that new development does not prejudice highway safety or the free flow of traffic.

Date: 17th May 2005

Head of Planning & Development Maltings House, Malthouse Lane, Gorleston, Great Yarmouth.

We would also like to reiterate our previous objection that the proposed site is in the countryside, outside the current and proposed development plan areas and is "Landscape Important to the Broadland Scene".

Yours faithfully,

E J & B A Coleman

Mr David Dockerty

Willow Tree Farm

Tretts Lane

Fleggburgh

NR293AT

14<sup>th</sup> December 2018

Dear Councillor

Fleggburgh: 06/18/0436/0 Objection to application of outline planning permission of 13 dwellings at New House (land adj) off Rollesby Road, Fleggburgh, Great Yarmouth.

Please note my OBJECTION to this planning application as listed below.

Firstly thank you kindly for taking your time during this festive period to read my letter. This time last year my wife and I moved into our current house with our young children after leaving the bright city lights to live an alternative lifestyle. What drew us to this property was the seclusion, tight community and lack of light and sound pollution. We've since got to know our neighbours and I can't tell you enough how much stress and anxiety this application has caused.

I would also like to draw your attention to some very serious considerations which I've noted below:

- The application in question is outside the proposed development plan for the area- which was a critical selling point in our move.
- There is a chronic lack of village amenities in Fleggburgh and this site is away from the centre of the village. There is no village shop, The Doctors surgery is already 15% over subscribed and there are a lack of public footpaths alongside the roads.
- This proposal is SO far out of keeping with the surrounding natural capital.
- The roads in Fleggburgh are just not designed for extra traffic, they are used heavily by tractors and horses, they are tight and often require pulling over to pass on coming vehicles. They are not well lined with pathways, it's almost as if development in the area is blindly going ahead without any real structure, plan or safety being put in place.
- The area is a haven for wildlife. And if you look online you will see an objection from CPRE (Campaign to Protect Rural England)

Practical and legal issues aside the truth is this application would rip into the heart of the neighbouring community. Only a few years ago a resident in the area had his application for a horse stable rejected on the grounds of light pollution. And the current applicant had his previous attempt for six houses declined. Which begs the very real question of do we really need new houses that much that this area is now a viable option?? If new builds really are necessary surely adding to the areas already being developed on would offer the least destructive avenue.

I beg and plead with you to fight for the surviving areas that make the Norfolk countryside what it is, what makes us differentiate from the soulless suburban villages that are springing up everywhere. People walk dogs around here, my children and their friends are taking their first strides in learning how to ride a bike with just the noise of nature in the background. Farmers drive tractors up and down the road. Deer's walk through the garden, neighbours stop and chat with each other, on a clear night there are endless stars on display. Once this is lost it's very hard, possibly impossible to restore. There are owls, bats and countless amphibians living in the dykes that feed into the trinity broads. With all the will in the world these animals need somewhere. And this is currently a place for them and for us to appreciate and enjoy.

Thank you so much for your time and if I can be of any extra assistance in this proposal please don't hesitate to contact me.

Many thanks, and kind regards,

David Dockerty

Contact Mark Duffield  
DDI 01493 849112  
Email mark.duffield@aldreds.co.uk



29<sup>th</sup> October 2018

Our Ref: MOD/sjb  
Your Ref:

GREAT YARMOUTH BOROUGH COUNCIL  
PLANNING SERVICES  
Town Hall  
Hall Plain,  
GREAT YARMOUTH  
Norfolk  
NR30 2QF

Great Yarmouth  
Borough Council

01 NOV 2018

Planning  
Department

Garden Room  
Star & Garter House  
Row 57  
Great Yarmouth  
Norfolk NR30 1HS

t 01493 853853  
e danbypatterson@aldreds.co.uk  
w www.aldreds.co.uk

For the attention of: Mrs. Gemma Manthorpe

Dear Mrs. Manthorpe,

**PROPOSED RESIDENTIAL DEVELOPMENT OF 13 DWELLINGS OFF ROLLESBY ROAD  
ADJACENT NEW HOUSE, TRETT'S LANE, FLEGGBURGH, GT. YARMOUTH, NR29 3AT**  
Planning Ref: 06/18/0436/0

The applicant for the above, Mr. Frank Brown, has asked me to comment on the general objections raised by neighbours in the vicinity of the application site.

Much concern has been raised over the adequacy of the proposed estate road junction with Rollesby Road. This junction and the proposed estate road were included in the prior advice discussions, which took place between the applicant's agent, the Highways Officer and the Planning Officer, at the time of the consultations regarding the four dwellings, currently under construction, fronting Rollesby Road. Consideration of visibility splays and adequate width for a new estate road in place of the existing track were discussed and a favourable response was obtained from the Highways Officer.

The removal of trees and loss of habitat is a very emotive subject by the objectors. The outline proposals drawing and the Design and Access statement clearly indicate there is no intention to remove any trees under this application, indeed, the proposals drawing show an increase in green planting in the centre of the site bounded by the private drive.

The impact of drainage on Trett's Loke/Lane is also of concern. Rupert Evans, of Evans Rivers and Coastal, has carried out a Flood Risk Assessment on the application site and has concluded that no mitigating measures need to be undertaken to overcome flooding issues. However, at Reserved Matters application stage, we are conscious that services, such as surface water drainage, need special consideration and it is hoped that specific measures will be employed, such as, permeable surfacing, where appropriate, and grey water harvesting.

Mention has been made of previous refusals of applications for residential development on this particular site; the applicant assures me that he has owned the site for thirty years and he is unaware of any such applications and subsequent refusals.



Danby Patterson Limited trading as Aldreds Chartered Surveyors  
Registered in England. Reg. No. 08211367 Registered Office: 66 North Quay, Great Yarmouth, Norfolk NR30 1HE

Would you please note separate correspondence addressing observations made by Strategic Planning and NHS [Great Yarmouth and Waveney] Clinical Commissioning Group.

We have not commented on correspondence from Natural England, The Environment Agency and Norfolk Constabulary as they do not appear to raise any objections.

Yours sincerely



Mark Duffield BSc, FRICS  
Director  
Enc



Contact Mark Duffield  
DDI 01493 849112  
Email mark.duffield@aldreds.co.uk



29<sup>th</sup> October 2018

Our Ref: MOD/sjb  
Your Ref:

GREAT YARMOUTH BOROUGH COUNCIL  
PLANNING SERVICES  
Town Hall  
Hall Plain  
GREAT YARMOUTH  
Norfolk  
NR30 20F

Great Yarmouth  
Borough Council

01 NOV 2018

Planning  
Department

Garden Room  
Star & Garter House  
Row 57  
Great Yarmouth  
Norfolk NR30 1HS

t 01493 853853  
e danbypatterson@aldreds.co.uk  
w www.alreds.co.uk

For the attention of: Mrs. Gemma Manthorpe

Dear Mrs Manthorpe

**PROPOSED RESIDENTIAL DEVELOPMENT OF 13 DWELLINGS OFF ROLLESBY ROAD ADJACENT NEW HOUSE, TRETTS LANE, FLEGGBURGH, GT. YARMOUTH, NR29 3AT.**  
Planning Ref: 06/18/0436/0

The applicant for the above, Mr. Frank Brown, has asked me to comment on the information and inaccuracies contained in the letter, sent to your department, from the NHS Great Yarmouth and Waveney Clinical Commissioning Group, dated 11<sup>th</sup> October, 2018.

The statement of 'At the moment there is [sic] 3 other developments being built 2 in Fleggburgh consisting of 20 dwellings and 1 in Thurne consisting of 19 dwellings' is inaccurate for the following reasons; the two sites currently under construction in Fleggburgh are for nine and four dwellings and the application at Thurne, as your department will be aware, is at Outline Planning stage only and, as such, is not in a state to proceed. Furthermore, the number of residential units for the Thurne development is given as 19, whereas, the actual number of residential dwellings applied for is six, with ten proposed for holiday use.

Dr. Rogers' surgery is in relatively close proximity to others at Acle, Caister, Martham, Hemsby and Ormesby and it is known that many Fleggburgh residents make use of these other facilities; conversely, some of Dr Rogers' patients are from outside the village, therefore it is not a statement of fact that any new development will impact directly on the surgery at Fleggburgh.

Fleggburgh is a secondary village and, as such, must expect some housing development to meet the allocation proposed in the Local Plan. This application, if approved, will assist in meeting the requirement and limit the amount of future development in the village.

Thank you for your time in considering our reply to the objections raised in the aforementioned letter.

Yours sincerely,

Mark Duffield BSc, FRICS  
Director  
Enc

Cc Nickie Watts — Primary Care Transformation Officer NHS Great Yarmouth and Waveney, Clinical Commissioning Group, Beccles House, 1 Common Lane North, BECCLES, NR34 9BN



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Registered in England: Reg. No. 08211389 Registered Office: 66 North Quay, Great Yarmouth, Norfolk NR30 1HE





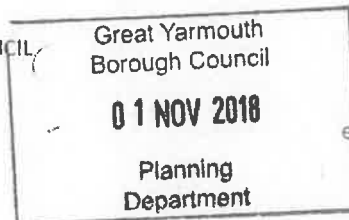
Contact Mark Duffield  
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29<sup>th</sup> October 2018

Our Ref: MOD/sjb  
Your Ref:

GREAT YARMOUTH BOROUGH COUNCIL  
PLANNING SERVICES  
Town Hall  
Hall Plain  
GREAT YARMOUTH  
Norfolk  
NR30 2QF



Garden Room  
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t 01493 853853  
e danbypatterson@aldreds.co.uk  
w www.alreds.co.uk

For the attention of: Mrs. Gemma Manthorpe

Dear Mrs. Manthorpe

PROPOSED RESIDENTIAL DEVELOPMENT OF 13 DWELLINGS OFF ROLLESBY ROAD ADJACENT  
NEW HOUSE, TRETTS LANE, FLEGGBURGH, GT. YARMOUTH, NR29 3AT. Planning Ref:  
06/18/0436/00

The applicant for the above, Mr. Frank Brown, has asked me to comment on the queries raised in the Strategic Planning observations sent to your department on 12<sup>th</sup> October 2018.


The adequacy of the proposed vehicular access is questioned. This access was discussed and agreed as part of the scheme for four dwellings, fronting Rollesby Road and currently under construction, with an achievable width of 11.0 metres, which is more than adequate for the provision of an adoptable standard estate road with footpath.

The bowling green, noted in paragraph three of the consultation, was a private club for the use of subscription paying members only. Its use ceased approximately two years ago, however, Fleggburgh village bowling green is still in operation.

With regard to the concern over the 'deliverability of this site'. The applicant has already been given assurances of interest in this site from third parties and, subject to a favourable outcome of this application and the subsequent Reserved Matters application, an early start would be greatly anticipated.

I would further comment that the support of the Strategic Planning Team is very welcome and every effort will be made on the part of the applicant to ensure that this development will proceed in good faith, if approved.

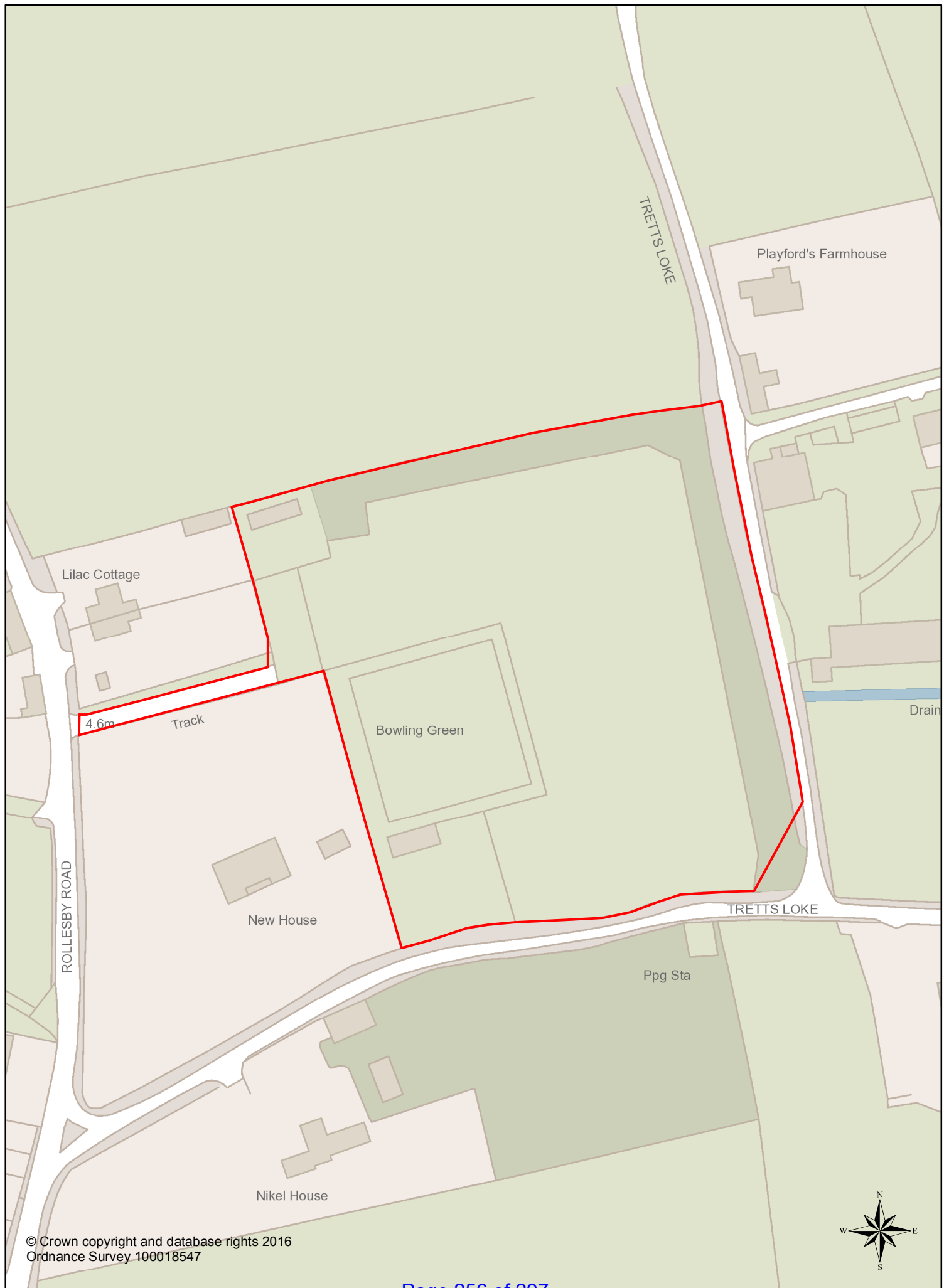
Yours sincerely

  
Mark Duffield BSc, FRICS  
Director  
Enc



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SCALE: 1-500 at A3



1-500  
SCALE  
0 5m 10m 15m 20m

# LEGEND

DWELLING NO. 1, 2, 3, 4 2/3 BED HOUSE

5, 6 3 BED HOUSE

7, 8 3/4 BED HOUSE

9, 10, 11 3/4 BED CHALET

12, 13 3 BED BUNGALOW

SG SINGLE GARAGE

INTERNAL DIMENSIONS 7.0M X 3.0M

DG DOUBLE GARAGE

INTERNAL DIMENSIONS 7.0M X 6.0M

EQUALS 1 NO. PARKING SPACE

(1 DG DENOTES INTEGRAL DOUBLE GARAGE)

PARKING SPACE 2.40 X 4.80M

PP PASSING PLACE

PRIVATE DRIVE TO BE MIN. 4.50M WIDE TO ALLOW

ACCESS FOR EMERGENCY AND SERVICE VEHICLES

PROPOSED RESIDENTIAL

DEVELOPMENT OF LAND

ADJOINING NEW HOUSE

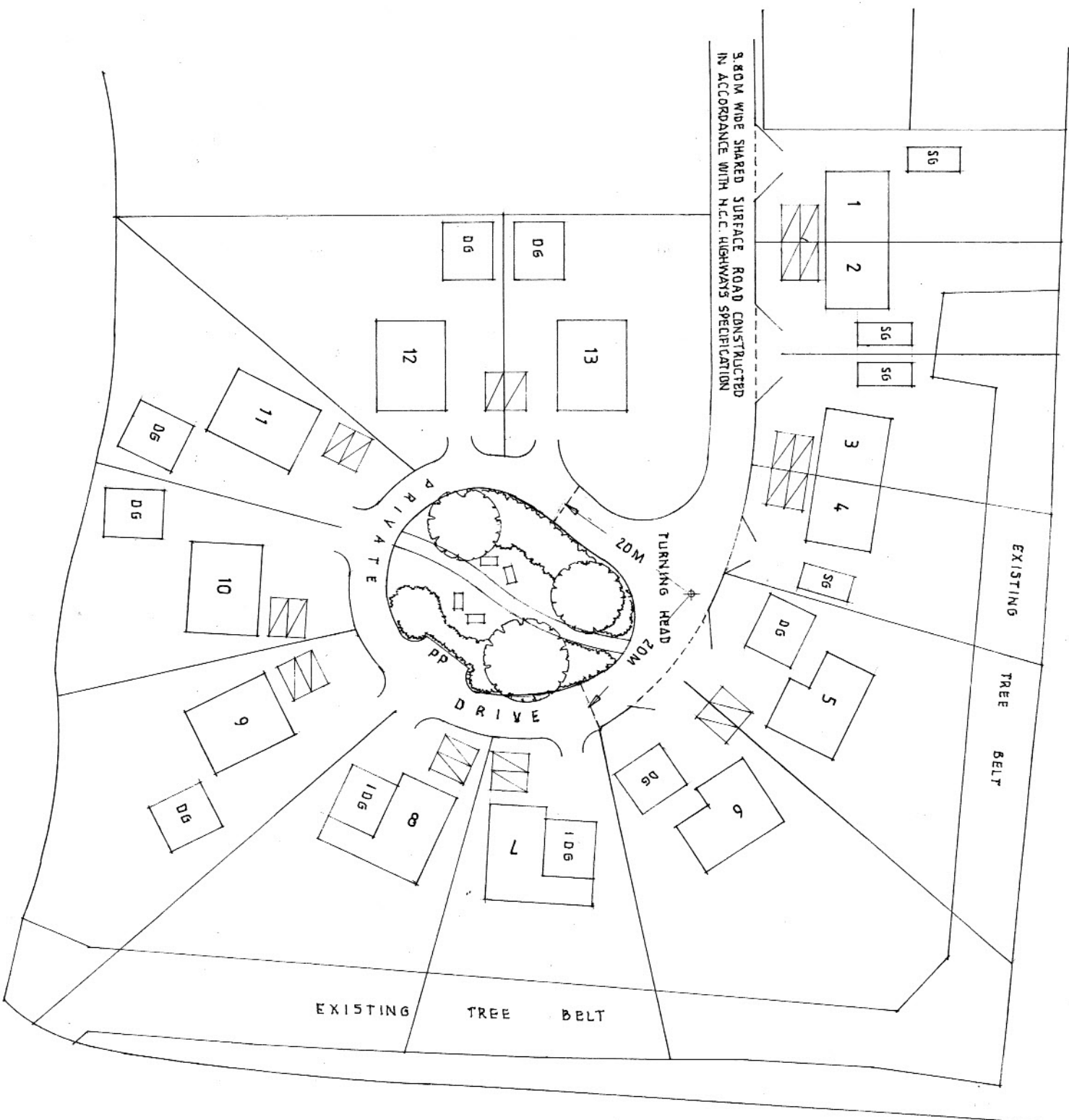
OFF ROLLESBY ROAD,

FLEGGBURGH, GT. YARMOUTH.

PROPOSED OFF ROAD

PARKING AND TURNING

HEAD DETAILS



ARCHITECTURAL  
DRAUGHTING

Bernard Willmott 17 Hall Quay, Great Yarmouth, Norfolk NR30 1HT  
Tel: 01 493 838376

Drawn	Date	Scale	Ref
B WILLMOTT	OCT 2019	AS SHOWN	2315.03

**Reference:** 06/17/0697/F

**Great Yarmouth**

**Officer:** Mrs G Manthorpe

**Expiry Date:** 13/09/19

**Applicant:** Mrs D Sanders

**Proposal:** Demolition of existing garage and construction of 2 houses and 7 two bedroom flats

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

**This application is being presented for a second time following a site visit which was conducted on the 31st October 2019.**

**1. Background / History :**

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

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

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

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

Summary of comments received on 2017 plans:

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

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

2.4 Building Control – No objection.

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

2.6 Strategic Planning – No objection.

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

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

2.9 Building Control – No objection.

2.10 Natural England – No objections.

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



No comments received on the 2019 revisions.

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

2.13 Conservation – Support the application.

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

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

### **3 Local Policy :-**

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

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

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

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

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

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

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

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

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

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

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

4.5 Policy CS10 – Safeguarding local heritage assets

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

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

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

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

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

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

## 5 **Draft Local Plan Part 2**

5.1 Policy E8-dp Historic environment and heritage

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

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

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

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

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

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

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

- 6.1 Paragraph 2: Planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise. The National Planning Policy Framework must be taken into account in preparing the development plan, and is a material consideration in planning decisions. Planning policies and decisions must also reflect relevant international obligations and statutory requirements.
- 6.2 Paragraph 7: The purpose of the planning system is to contribute to the achievement of sustainable development. At a very high level, the objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs<sup>4</sup>.
- 6.3 Paragraph 8: Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):
- a) **an economic objective** – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;
  - b) **a social objective** – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and
  - c) **an environmental objective** – to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.
- 6.4 Paragraph 11 (partial): Plans and decisions should apply a presumption in favour of sustainable development.

For decision-taking this means:

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

d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date<sup>7</sup>, granting permission unless:

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

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

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

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

b) the extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given); and

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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



character and distinctiveness.

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

## **7 Local finance considerations:-**

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

## **8 Shadow Habitats Regulation Assessment**

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

## **9 Assessment**

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



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

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

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

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

## 10 RECOMMENDATION:-

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



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

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

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

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

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

Dear Gemma

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

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

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

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

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

Reason: In the interests of highway safety.

SHC 20 Prior to the first occupation/use of the development hereby permitted the proposed access, on-site car parking and turning area shall be laid out, demarcated, levelled, surfaced and drained in accordance with the approved plan and retained thereafter available for that specific use.

Reason: To ensure the permanent availability of the parking/manoeuvring areas, in the interests of satisfactory development and highway safety.

Yours sincerely

*Stuart French*

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

[www.norfolk.gov.uk](http://www.norfolk.gov.uk)

## **MEMORANDUM**

### **From Environmental Health**

To: Head of Planning and Development  
**Attention: Gemma Manthorpe**

Date: 14<sup>th</sup> June 2019

Our ref: SRU/077753

Your ref: 06/17/0697/F

Please ask for: Richard Alger

Extension No: 622

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

The following comments are made:-

##### **Land Contamination:**

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

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

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



**Reason for the condition**

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

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

**Contaminated land during construction**

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

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

**Reason for the condition**

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

**Asbestos:**

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

**Local Air Quality:**

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

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

**Hours of Work:**

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

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

**Space Standard:**

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

**Richard Alger**  
**Environmental Health Officer**

6 Albert Square  
Great Yarmouth  
NR30 3JH

13/06/2019

Dear Sir/Madam

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

Wellington Road  
Pamela's Restaurant  
Great Yarmouth  
NR30 3JJ

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

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

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

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

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

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



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

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

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

Yours faithfully

A Geraghty

GREAT YARMOUTH BOROUGH COUNCIL

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

Revised Plans

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

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

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

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

Comments: IAN HARDY 9:9:19

THE MAIN CONCERN FOR CONSERVATION WAS THE ROADSIDE BUILDING THE DESIGN OF WHICH WAS RESOLVED EARLY IN THE NEGOTIATIONS. A SECONDARY ISSUE WAS THE BUILDING AND OVERSHADOWING <sup>EFFECT</sup> OF THE REAR APARTMENT BUILDING. SEVERAL ATTEMPTS HAVE BEEN MADE BY THE AGENT TO ADDRESS THE ISSUE WITH THE PRESENT SUBMIS BEING THE MOST SUCCESSFUL.

Great Yarmouth Borough Council

05 DEC 2017

Customer Services

4 Albert Square  
Great Yarmouth  
NR30 3JH

5<sup>th</sup> November 2017

Dear Sir / Madam

RE: PLANNING APPLICATION 06/17/0697/F

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

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

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

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

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

Yours Sincerely,



Martin Walker



Planning Services  
Development Control  
Great Yarmouth  
Borough Council 06.12.17



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

**FROM**

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

Att. Mrs G Manthorpe and Dean Minn

Dear Sir/Madam

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

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

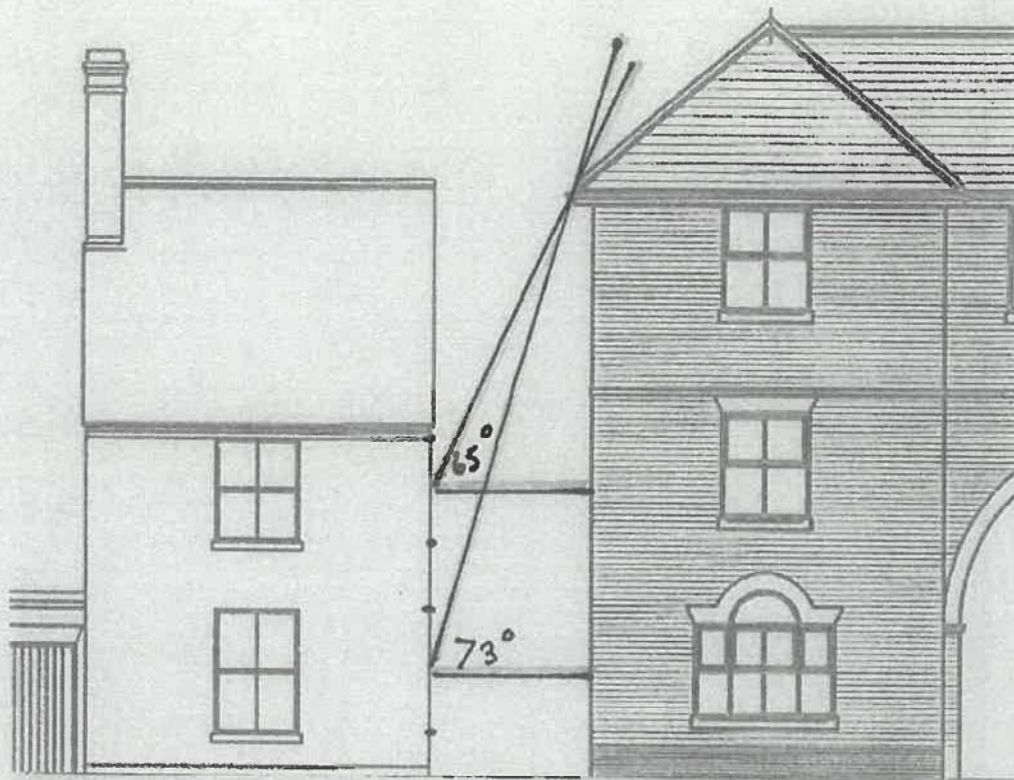
It also seems to me it contravenes the BRE rule of thumb test by some margin, going far above the 25 degrees to 73 & 65 degrees respectively as shown on attached drawing along with the relevant notes sent to me by the 'Rights to Light' surveyors. I would also like to know how they propose to demolish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

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

Yours faithfully

Peter Allday  
[Redacted Signature]









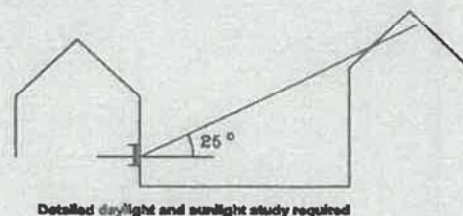
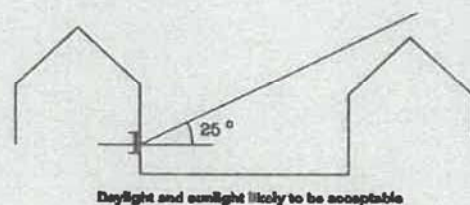


Local Planning Authorities will usually only approve a planning application if it does not have an adverse effect on daylight and sunlight to neighbouring properties. The daylight and sunlight tests normally used by Local Planning Authorities when considering planning applications are set out in the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

## Daylight and sunlight to neighbouring windows

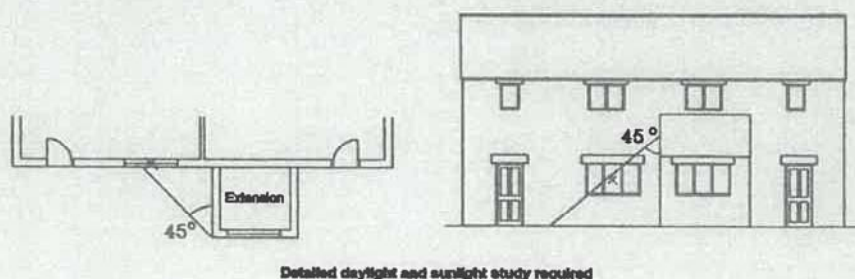
### 25 degree test

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



### 45 degree test

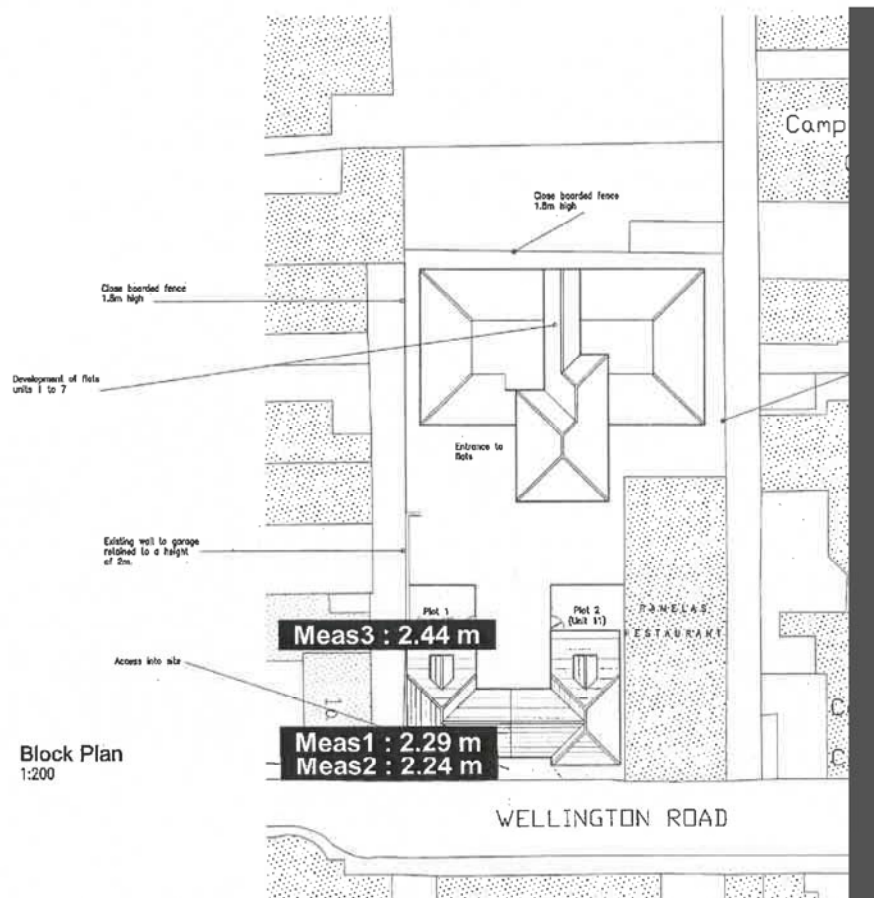
The 45° test is used to check extensions that are perpendicular to a window - as in the example below.



## PROPOSED REDEVELOPMENT OF SITE TO RESIDENTIAL.

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

Planning drawings - Flats 1 to 7 - Sheet 2.

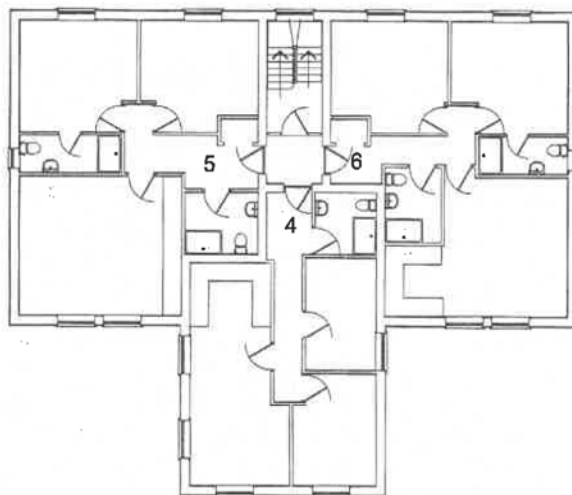




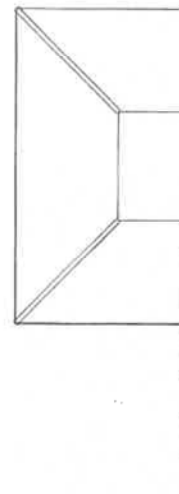
## PROPOSED REDEVELOPMENT OF SITE TO RESIDENTIAL.

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

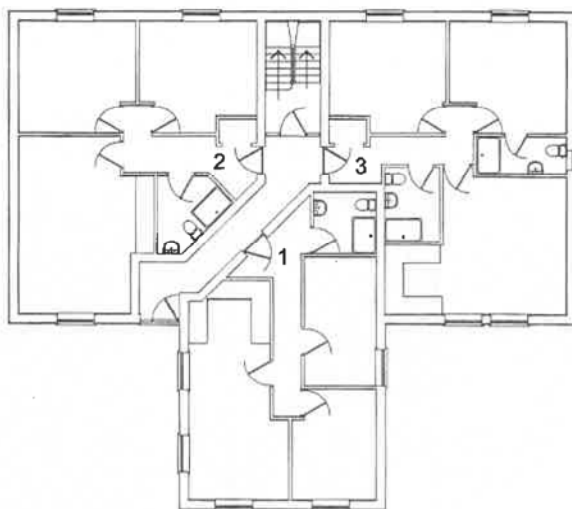
Planning drawings - Flats 1 to 7 - Sheet 1.



First Floor Plan  
1:100



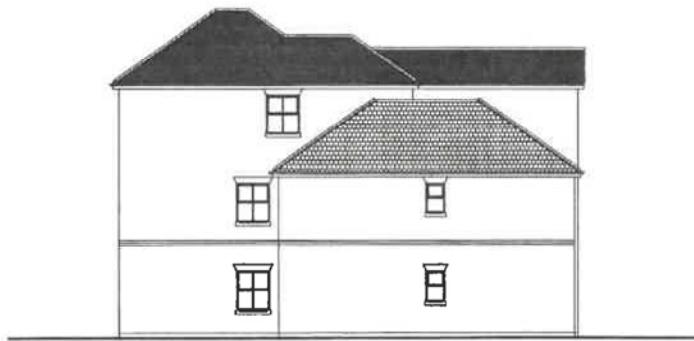
Second Floor Plan  
1:100



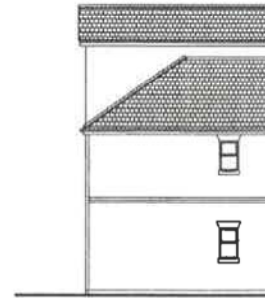
Ground Floor Plan  
1:100

## PROPOSED REDEVELOPMENT OF SITE TO RESIDENTIAL.

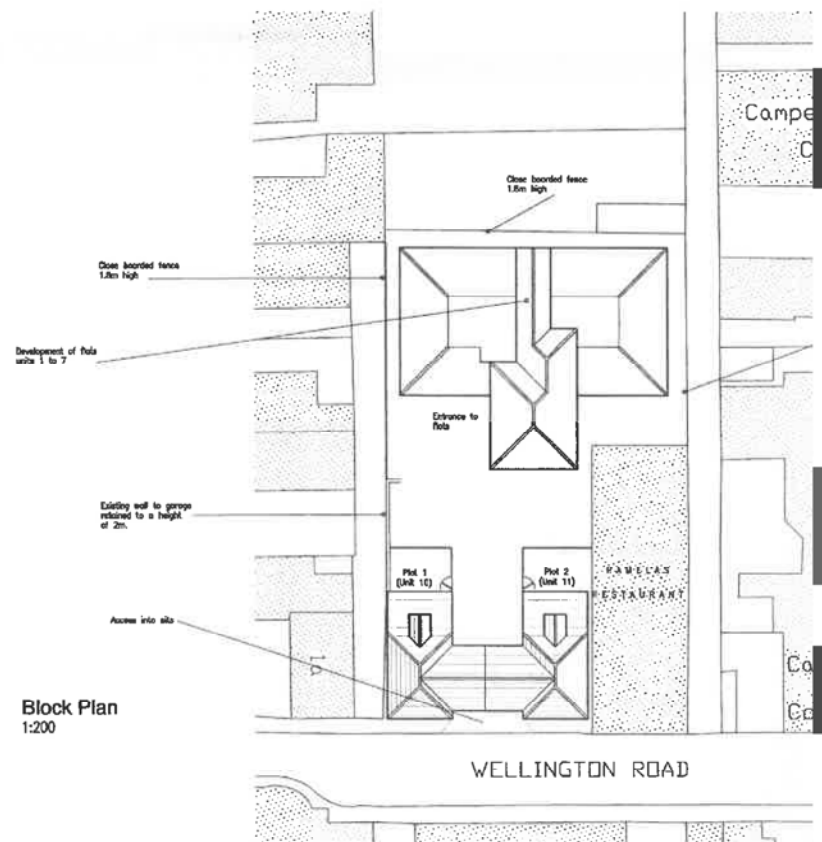
Site adjacent to Pamela's Restaurant, Wellington Road, Gt Yarmouth.  
Planning drawings - Flats 1 to 7 - Sheet 2.



Side Elevation  
1:100



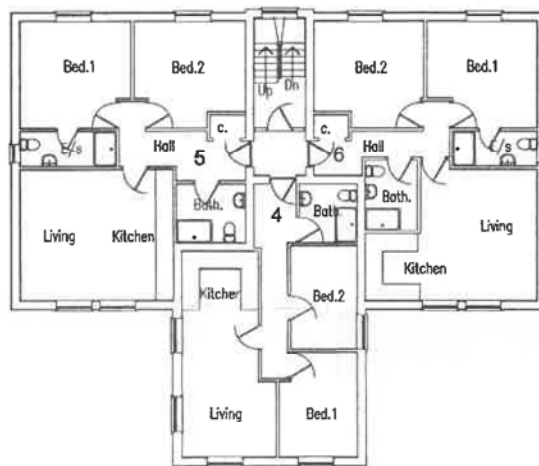
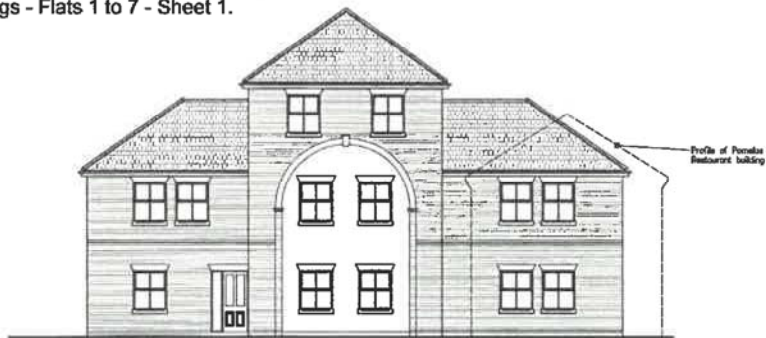
Side Elevation  
1:100



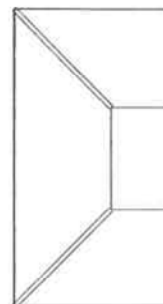
Block Plan  
1:200

# PROPOSED REDEVELOPMENT OF SITE TO RESIDENTIAL.

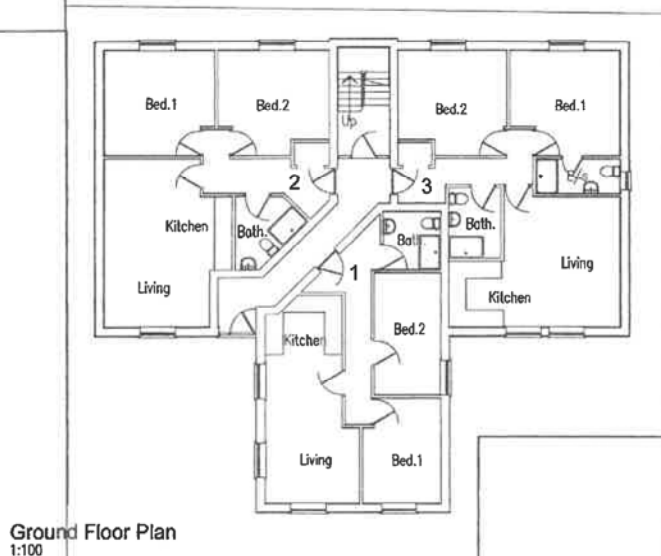
Site adjacent to Pamela's Restaurant, Wellington Road, Gt Yarmouth.  
Planning drawings - Flats 1 to 7 - Sheet 1.



First Floor Plan  
1:100



Second Floor Plan  
1:100



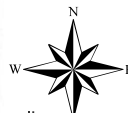
Ground Floor Plan  
1:100





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Ordnance Survey 100018547

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100018547 © Bluesky International Ltd. & Getmapping Plc.





**PLANNING APPLICATIONS CLEARED BETWEEN 01-OCT-19 AND 31-OCT-19 FOLLOWING  
DETERMINATION BY THE GROUP MANAGER (PLANNING) UNDER DELEGATED POWERS**

REFERENCE	<b>06/19/0504/F</b>
PARISH	Belton & Browston 10
PROPOSAL	Single storey extension to rear and internal alterations to improve bedroom accommodation
SITE	The Manor Barn Browston Lane Browston
APPLICANT	GREAT YARMOUTH
DECISION	Mr C McCormick <b>APPROVE</b>

REFERENCE	<b>06/19/0535/F</b>
PARISH	Belton & Browston 10
PROPOSAL	Variation of condition 3 of Planning Permission consent 06/17/0126/O. New position for access and driveway
SITE	Empala Sandy Lane Belton
APPLICANT	GREAT YARMOUTH
DECISION	Mr T Cole <b>APPROVE</b>

REFERENCE	<b>06/19/0122/F</b>
PARISH	Bradwell N 1
PROPOSAL	Residential development of 2 no. detached bungalows with garages with access from Harpers Lane
SITE	Highway Lodge Market Road
APPLICANT	Bradwell GREAT YARMOUTH
DECISION	Mr and Mrs Keable <b>APPROVE</b>

REFERENCE	<b>06/19/0475/F</b>
PARISH	Bradwell N 1
PROPOSAL	Proposed addition of second floor above existing single storey extension
SITE	59 Willow Avenue Bradwell
APPLICANT	GREAT YARMOUTH
DECISION	Mr T Pembroke <b>REFUSED</b>

REFERENCE	<b>06/19/0578/NMA</b>
PARISH	Bradwell N 1
PROPOSAL	NMA - PP: 06/19/0018/F - Add. fire escapes to warehse,kit/ canteen.New window,omitting of roller shutter & adj to winds
SITE	Gapton Hall Road (Land off) Bradwell
APPLICANT	GREAT YARMOUTH
DECISION	Brooklyn2 Ltd <b>Accept Amend Notice</b>

**PLANNING APPLICATIONS CLEARED BETWEEN 01-OCT-19 AND 31-OCT-19 FOLLOWING  
DETERMINATION BY THE GROUP MANAGER (PLANNING) UNDER DELEGATED POWERS**

REFERENCE	<b>06/19/0502/CD</b>
PARISH	Bradwell S 2
PROPOSAL	Discharge of condition 4 of PP: 06/17/0080/D - Off site Highway improvements
SITE	Arches Court Beccles Road Bradwell GREAT YARMOUTH
APPLICANT	Mr & Mrs Crosby
DECISION	<b>APPROVE (CONDITIONS)</b>
-----	
REFERENCE	<b>06/19/0485/F</b>
PARISH	Burgh Castle 10
PROPOSAL	Proposed construction of detached bungalow
SITE	Threeways (Land to front) Butt Lane Burgh Castle GREAT YARMOUTH
APPLICANT	Miss L Fischer
DECISION	<b>APPROVE</b>
-----	
REFERENCE	<b>06/19/0486/F</b>
PARISH	Burgh Castle 10
PROPOSAL	Proposed rear extension and front porch. Raising the existing ridge height of existing dwelling
SITE	Holly Lodge High Road Burgh Castle GREAT YARMOUTH
APPLICANT	Mr & Mrs A Ruddick
DECISION	<b>APPROVE</b>
-----	
REFERENCE	<b>06/19/0511/F</b>
PARISH	Caister On Sea 3
PROPOSAL	Conversion of existing garage to provide accommodation for 'working from home' beauty treatment salon
SITE	160 Ormesby Road Caister GREAT YARMOUTH
APPLICANT	Mrs K Perryman
DECISION	<b>APPROVE</b>
-----	
REFERENCE	<b>06/19/0258/F</b>
PARISH	Caister On Sea 4
PROPOSAL	Proposed detached bungalow and garage
SITE	12 Elizabeth Crescent Caister GREAT YARMOUTH
APPLICANT	Mr S Asbury
DECISION	<b>APPROVE</b>
-----	
REFERENCE	<b>06/19/0482/F</b>
PARISH	Caister On Sea 4
PROPOSAL	Renewal of Planning Permission 06/17/0391/CU - for change of use from barn to tatoo studio
SITE	White Gate Farm Yarmouth Road Caister GREAT YARMOUTH
APPLICANT	Mr K Lindoff
DECISION	<b>APPROVE</b>
-----	

**PLANNING APPLICATIONS CLEARED BETWEEN 01-OCT-19 AND 31-OCT-19 FOLLOWING  
DETERMINATION BY THE GROUP MANAGER (PLANNING) UNDER DELEGATED POWERS**

REFERENCE	<b>06/19/0527/F</b>
PARISH	Caister On Sea 4
PROPOSAL	Renovate show bar & arcade, incl.new entrance lobby, int. & external alterations, new kiln bldg & mechanical plant
SITE	Seashore Holiday Park North Drive
APPLICANT	GREAT YARMOUTH
DECISION	Bourne Leisure - Mr N Race <b>APPROVE</b>

REFERENCE	<b>06/19/0451/F</b>
PARISH	Fleggburgh 6
PROPOSAL	Three bay oak framed cart lodge
SITE	Beech House Main Road Fleggburgh
APPLICANT	GREAT YARMOUTH
DECISION	Mr R Colma <b>APPROVE</b>

REFERENCE	<b>06/19/0536/F</b>
PARISH	Fleggburgh 6
PROPOSAL	Provision of swimming pool, enclosure, terracing and all associated works
SITE	4 Bygone Close Fleggburgh
APPLICANT	GREAT YARMOUTH
DECISION	Mr & Mrs T Gammans <b>APPROVE</b>

REFERENCE	<b>06/19/0113/F</b>
PARISH	Great Yarmouth 5
PROPOSAL	Construction of one single storey detached dwelling and creation of access to High Road.
SITE	High Road Gorleston
APPLICANT	GREAT YARMOUTH
DECISION	Herringfleet Developments Ltd <b>REFUSED</b>

REFERENCE	<b>06/19/0310/F</b>
PARISH	Great Yarmouth 5
PROPOSAL	Proposed erection of 2 semi detached houses with garages and off road parking
SITE	Ivy House Burnt Lane
APPLICANT	Gorleston GREAT YARMOUTH
DECISION	CAP's Developers Ltd - Mr S Christophi <b>REFUSED</b>

REFERENCE	<b>06/19/0495/F</b>
PARISH	Great Yarmouth 5
PROPOSAL	Proposed new single storey dwelling on land to rear of 25 Beccles Road
SITE	25 Beccles Road (Land R/O) Gorleston
APPLICANT	GREAT YARMOUTH
DECISION	Mr R Colman <b>REFUSED</b>

PLANNING APPLICATIONS CLEARED BETWEEN 01-OCT-19 AND 31-OCT-19 FOLLOWING  
DETERMINATION BY THE GROUP MANAGER (PLANNING) UNDER DELEGATED POWERS

REFERENCE	<b>06/19/0487/F</b>
PARISH	Great Yarmouth 7
PROPOSAL	Proposed single storey garage
SITE	52 Youell Avenue Gorleston GREAT YARMOUTH
APPLICANT	Mr W Whitmore
DECISION	<b>APPROVE</b>
-----	
REFERENCE	<b>06/19/0489/F</b>
PARISH	Great Yarmouth 7
PROPOSAL	Demolition of retail unit and garages. Erection of 3no. 3 bedroom houses
SITE	9-11 Victoria Road Gorleston GREAT YARMOUTH
APPLICANT	Thompson Developments Limited
DECISION	<b>APPROVE</b>
-----	
REFERENCE	<b>06/19/0533/F</b>
PARISH	Great Yarmouth 7
PROPOSAL	Proposed decking to rear of property, 400mm high from external ground levels
SITE	15 Warren Road Gorleston (Parish of Hopton) GREAT YARMOUTH
APPLICANT	Mr M Gray
DECISION	<b>APPROVE</b>
-----	
REFERENCE	<b>06/19/0434/A</b>
PARISH	Great Yarmouth 9
PROPOSAL	Proposed Tenant directory totem
SITE	Gapton Hall Retail Park Gapton Hall Road GREAT YARMOUTH
APPLICANT	Mezen Investment Holdings Ltd
DECISION	<b>ADV. CONSENT</b>
-----	
REFERENCE	<b>06/19/0477/F</b>
PARISH	Great Yarmouth 11
PROPOSAL	Proposed new changing room, shed and plant room to swimming pool and proposed new front and side boundary walls
SITE	201 Lowestoft Road Gorleston GREAT YARMOUTH
APPLICANT	Mr E Shearing
DECISION	<b>APPROVE</b>
-----	
REFERENCE	<b>06/18/0479/F</b>
PARISH	Great Yarmouth 14
PROPOSAL	Proposed residential 3 storey family house
SITE	152 King Street (rear of) GREAT YARMOUTH Norfolk
APPLICANT	Great Yarmouth Preservation Trust
DECISION	<b>APPROVE</b>
-----	

**PLANNING APPLICATIONS CLEARED BETWEEN 01-OCT-19 AND 31-OCT-19 FOLLOWING  
DETERMINATION BY THE GROUP MANAGER (PLANNING) UNDER DELEGATED POWERS**

REFERENCE	<b>06/18/0713/CU</b>
PARISH	Great Yarmouth 14
PROPOSAL	Change of use of property by The Anchorage Trust to a 4 bed HMO
SITE	63 King Street GREAT YARMOUTH Norfolk
APPLICANT	Mr L Savill
DECISION	<b>REFUSED</b>

REFERENCE	<b>06/19/0305/CU</b>
PARISH	Great Yarmouth 14
PROPOSAL	Retrospection application of change of use from dwelling to 5 bedroom HMO
SITE	78 York Road GREAT YARMOUTH Norfolk
APPLICANT	Mr Ogunjimi
DECISION	<b>REFUSED</b>

REFERENCE	<b>06/19/0426/A</b>
PARISH	Great Yarmouth 14
PROPOSAL	Upgrade of existing 48 sheet advert to support digital poster
SITE	Whipstock House South Quay GREAT YARMOUTH
APPLICANT	Clear Channel
DECISION	<b>ADV. REFUSAL</b>

REFERENCE	<b>06/19/0427/CU</b>
PARISH	Great Yarmouth 14
PROPOSAL	Change of use from residential to HMO
SITE	20 Havelock Road GREAT YARMOUTH Norolk
APPLICANT	Mr S Bryenton
DECISION	<b>REFUSED</b>

REFERENCE	<b>06/19/0517/PDC</b>
PARISH	Great Yarmouth 14
PROPOSAL	Notification for Prior Approval for a Proposed Change of Use - Conversion of ground floor (A1) to 1 bed flat (C3)
SITE	23 Regent Street GREAT YARMOUTH Norfolk
APPLICANT	Duffield Ltd - Mr M Duffield
DECISION	<b>REFUSED</b>

REFERENCE	<b>06/19/0180/CU</b>
PARISH	Great Yarmouth 15
PROPOSAL	Change of use to Class B8 (open storage)
SITE	Asda (site adj) Acle New Road GREAT YARMOUTH
APPLICANT	Jaal Partnership Mr J Maitland
DECISION	<b>APPROVE</b>



PLANNING APPLICATIONS CLEARED BETWEEN 01-OCT-19 AND 31-OCT-19 FOLLOWING  
DETERMINATION BY THE GROUP MANAGER (PLANNING) UNDER DELEGATED POWERS

REFERENCE	<b>06/19/0205/F</b>
PARISH	Great Yarmouth 15
PROPOSAL	Demolition of dilapidated storage building and construction of 2 dwellings
SITE	47 Northgate Street (Land R/O) GREAT YARMOUTH Norfolk
APPLICANT	Mr Oxborough
DECISION	<b>APPROVE</b>
-----	
REFERENCE	<b>06/19/0337/F</b>
PARISH	Great Yarmouth 15
PROPOSAL	Erection of an industrial building
SITE	Trafalgar Yard Paddys Loke Eurocentre North River Road GREAT YARMOUTH
APPLICANT	Starlings Transport and Storage Ltd
DECISION	<b>APPROVE</b>
-----	
REFERENCE	<b>06/19/0375/CU</b>
PARISH	Great Yarmouth 15
PROPOSAL	Change of use of office to taxi office
SITE	43 North Quay Anglia Taxis GREAT YARMOUTH
APPLICANT	Anglia Taxis
DECISION	<b>APPROVE</b>
-----	
REFERENCE	<b>06/19/0421/F</b>
PARISH	Great Yarmouth 15
PROPOSAL	Demolition of storage unit and formation of 2 no. dwellings
SITE	2A Manby Road GREAT YARMOUTH Norfolk
APPLICANT	Mr M Share
DECISION	<b>APPROVE</b>
-----	
REFERENCE	<b>06/19/0429/CU</b>
PARISH	Great Yarmouth 15
PROPOSAL	Proposed change of use from bed and breakfast guest house to single residential dwelling
SITE	102 Wellesley Road GREAT YARMOUTH Norfolk
APPLICANT	Mr W Scott
DECISION	<b>APPROVE</b>
-----	
REFERENCE	<b>06/19/0439/A</b>
PARISH	Great Yarmouth 15
PROPOSAL	Upgrade of existing 48 sheet advert to support digital poster
SITE	73 North Quay GREAT YARMOUTH Norfolk
APPLICANT	Clear Channel
DECISION	<b>ADV. REFUSAL</b>
-----	

PLANNING APPLICATIONS CLEARED BETWEEN 01-OCT-19 AND 31-OCT-19 FOLLOWING  
DETERMINATION BY THE GROUP MANAGER (PLANNING) UNDER DELEGATED POWERS

REFERENCE	<b>06/19/0457/CU</b>
PARISH	Great Yarmouth 15
PROPOSAL	Renewal of planning permission 06/18/0003/CU for use of premises as a Spa
SITE	8 Howard Street North Eureka Spa GREAT YARMOUTH
APPLICANT	Mrs O Jermy
DECISION	<b>APPROVE</b>
-----	
REFERENCE	<b>06/19/0483/F</b>
PARISH	Great Yarmouth 15
PROPOSAL	Redevelopment of site to create a terrace of 3 dwellings
SITE	21-24 Apollo Walk GREAT YARMOUTH Norfolk
APPLICANT	Harfield Homes Ltd - Julie Harfield
DECISION	<b>APPROVE</b>
-----	
REFERENCE	<b>06/19/0498/A</b>
PARISH	Great Yarmouth 15
PROPOSAL	Proposed new signage to replace that of existing
SITE	184-185 King Street GREAT YARMOUTH Norfolk
APPLICANT	Nationwide BS HQ - Mr J Morris
DECISION	<b>ADV. CONSENT</b>
-----	
REFERENCE	<b>06/19/0509/CD</b>
PARISH	Great Yarmouth 15
PROPOSAL	Discharge of condition 14 of Planning Permission 06/18/0683/F
SITE	Great Yarmouth Charter Academy Salisbury Road GREAT YARMOUTH
APPLICANT	Department of Education - T Barker
DECISION	<b>APPROVE (CONDITIONS)</b>
-----	
REFERENCE	<b>06/19/0519/D</b>
PARISH	Great Yarmouth 15
PROPOSAL	Design, layout, landscaping, access and scale of proposed development approved under PP: 06/17/0392/O
SITE	20 School Road Runham Vauxhall GREAT YARMOUTH
APPLICANT	Mr C Simmons
DECISION	<b>APP. DETAILS</b>
-----	
REFERENCE	<b>06/19/0525/F</b>
PARISH	Great Yarmouth 15
PROPOSAL	New porch and single story extension to the side and extend above the dining room at the rear of the property
SITE	8 Bure Close GREAT YARMOUTH Norfolk
APPLICANT	Mr M George
DECISION	<b>APPROVE</b>
-----	

**PLANNING APPLICATIONS CLEARED BETWEEN 01-OCT-19 AND 31-OCT-19 FOLLOWING  
DETERMINATION BY THE GROUP MANAGER (PLANNING) UNDER DELEGATED POWERS**

REFERENCE	<b>06/19/0493/F</b>
PARISH	Great Yarmouth 19
PROPOSAL	Change of use and improvements of extg cafe to residential/ holiday let and external alterations of the building
SITE	7 Pier Gardens Gorleston GREAT YARMOUTH
APPLICANT	Mrs H Watts
DECISION	<b>REFUSED</b>

REFERENCE	<b>06/19/0530/F</b>
PARISH	Great Yarmouth 19
PROPOSAL	Proposed single storey front extension
SITE	132 Church Road Gorleston GREAT YARMOUTH
APPLICANT	Mr C Dimascio
DECISION	<b>APPROVE</b>

REFERENCE	<b>06/19/0564/NMA</b>
PARISH	Great Yarmouth 19
PROPOSAL	Non-Material Amendment of Planning Permission 06/19/0154/F - Replacement of shopfront
SITE	137 High Street (Former Nat West Bank) Gorleston GREAT YARMOUTH
APPLICANT	Mr D O'Kane
DECISION	<b>Accept Amend Notice</b>

REFERENCE	<b>06/19/0312/O</b>
PARISH	Great Yarmouth 21
PROPOSAL	Sub division of garden to create plot for detached house
SITE	1 Fisher Avenue GREAT YARMOUTH Norfolk
APPLICANT	Mrs S Watling
DECISION	<b>APPROVE</b>

REFERENCE	<b>06/19/0442/CD</b>
PARISH	Great Yarmouth 21
PROPOSAL	Discharge of conditions 5 and 7 of Planning Permission 06/17/0546/F - Surface water drainage & boundary treatment
SITE	93-96 North Denes Road GREAT YARMOUTH Norfolk
APPLICANT	Country Retirement & Nursing Homes Ltd
DECISION	<b>APPROVE (CONDITIONS)</b>

REFERENCE	<b>06/18/0602/F</b>
PARISH	Hemsby 8
PROPOSAL	Demolition of dwelling and replacement with park home
SITE	2 South Road Ku Ry Tin Hemsby GREAT YARMOUTH
APPLICANT	Mrs H Westley
DECISION	<b>REFUSED</b>

Page 294 of 297

**PLANNING APPLICATIONS CLEARED BETWEEN 01-OCT-19 AND 31-OCT-19 FOLLOWING  
DETERMINATION BY THE GROUP MANAGER (PLANNING) UNDER DELEGATED POWERS**

REFERENCE	<b>06/19/0314/F</b>
PARISH	Hemsby 8
PROPOSAL	Vary cond 2 of pp 6/17/0542/D- internal revs to allow 4 beds instead of 3, alts to external appearance and layout
SITE	The Bakery The Street Hemsby GREAT YARMOUTH
APPLICANT	Mr R Gurney
DECISION	<b>APPROVE</b>
-----	
REFERENCE	<b>06/19/0464/F</b>
PARISH	Hemsby 8
PROPOSAL	Erect front porch & internal alterations to facilitate fully accessible living area on ground floor of dwelling
SITE	46 Barleycroft Hemsby GREAT YARMOUTH
APPLICANT	Mr J Green
DECISION	<b>APPROVE</b>
-----	
REFERENCE	<b>06/19/0465/F</b>
PARISH	Hemsby 8
PROPOSAL	Front porch, rear extension and render whole house
SITE	Albany 20 Ormesby Road Hemsby GREAT YARMOUTH
APPLICANT	Mr N Stone
DECISION	<b>APPROVE</b>
-----	
REFERENCE	<b>06/19/0510/F</b>
PARISH	Hemsby 8
PROPOSAL	Replacement garage and proposed garden room
SITE	10 The Paddock Hemsby GREAT YARMOUTH
APPLICANT	Mr M Smith
DECISION	<b>APPROVE</b>
-----	
REFERENCE	<b>06/19/0372/F</b>
PARISH	Hopton On Sea 2
PROPOSAL	VoC 1 PP:06/88/0488/F relating to occupation period - 7 Feb in any year to 7 Jan the following year
SITE	Hopton Holiday Village Warren Road Hopton GREAT YARMOUTH
APPLICANT	Bourne Leisure Ltd
DECISION	<b>APPROVE</b>
-----	
REFERENCE	<b>06/19/0468/F</b>
PARISH	Hopton On Sea 2
PROPOSAL	Demolish of existing garage, building of side extension to create new shower room and bedroom
SITE	17 Potters Drive Hopton GREAT YARMOUTH
APPLICANT	Mr & Mrs Poulton
DECISION	<b>APPROVE</b>
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**PLANNING APPLICATIONS CLEARED BETWEEN 01-OCT-19 AND 31-OCT-19 FOLLOWING  
DETERMINATION BY THE GROUP MANAGER (PLANNING) UNDER DELEGATED POWERS**

REFERENCE **06/19/0496/F**  
PARISH Hopton On Sea 2  
PROPOSAL Proposed single storey rear/side extension

SITE 2 Randall Close Hopton  
GREAT YARMOUTH

APPLICANT Mr M Cullen  
DECISION **APPROVE**

REFERENCE **06/19/0497/F**  
PARISH Hopton On Sea 2  
PROPOSAL Ground floor garage extension with first floor annexe

SITE 23 Sea View Rise Hopton  
GREAT YARMOUTH

APPLICANT Mr M Owen  
DECISION **APPROVE**

REFERENCE **06/19/0394/F**  
PARISH Martham 13  
PROPOSAL Vary condition 9 06/16/0415/CU To allow access of of cus.into  
the shop & deliveries of food ckd on the premises, etc.

SITE 9 The Green Martham  
GREAT YARMOUTH

APPLICANT Mr L Gilgil  
DECISION **APPROVE**

REFERENCE **06/19/0419/F**  
PARISH Mautby 6  
PROPOSAL Proposed new cattle shed and an extension of an existing  
agricultural bldg to create an additional cattle shed

SITE Paston Farm Mautby Lane Mautby  
GREAT YARMOUTH

APPLICANT Norfolk County Council  
DECISION **APPROVE**

REFERENCE **06/19/0526/M**  
PARISH Mautby 6  
PROPOSAL Prior approval for proposed grain store for the storage of  
agricultural produce

SITE Osier Farm Osier Lane Mautby  
GREAT YARMOUTH

APPLICANT Norse Commercial Services  
DECISION **APPROVE**

REFERENCE **06/17/0643/CD**  
PARISH Ormesby St.Marg 16  
PROPOSAL D.O.C: 7, 8, 9, 10 & 12 of PP: 06/16/0805/F - Demolition of  
existing bungalow & construct 4 new dwellings and garages

SITE Green Acre Yarmouth Road  
Ormesby St Margaret GREAT YARMOUTH NR29 3QQ

APPLICANT Mr D Kern  
DECISION **APPROVE (CONDITIONS)**

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PLANNING APPLICATIONS CLEARED BETWEEN 01-OCT-19 AND 31-OCT-19 FOLLOWING  
DETERMINATION BY THE GROUP MANAGER (PLANNING) UNDER DELEGATED POWERS

REFERENCE	<b>06/19/0255/F</b>
PARISH	Ormesby St.Marg 16
PROPOSAL	Demolition of existing house and construction of replacement dwelling
SITE	106 California Road California Scrathby GREAT YARMOUTH
APPLICANT	Mr H Hayley
DECISION	<b>APPROVE</b>
-----	
REFERENCE	<b>06/19/0446/F</b>
PARISH	Ormesby St.Marg 16
PROPOSAL	Single storey extension to rear
SITE	14 North Road Red House Ormesby St Margaret GREAT YARMOUTH
APPLICANT	Mr A Hopkins
DECISION	<b>APPROVE</b>
-----	
REFERENCE	<b>06/19/0508/PDE</b>
PARISH	Ormesby St.Marg 16
PROPOSAL	Notification for Prior Approval for a Proposed Larger Home Extension - Single storey rear extension
SITE	27 Spruce Avenue Ormesby St Margaret GREAT YARMOUTH
APPLICANT	Mr M Long
DECISION	<b>PERMITTED DEV.</b>
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REFERENCE	<b>06/19/0456/D</b>
PARISH	West Caister 4
PROPOSAL	Approval of reserved matters - 06/17/0778/O-for design,layout & location of dwelling,with det.garage, driveway & landscg
SITE	Corner Farm West Road West End West Caister GREAT YARMOUTH
APPLICANT	Mr M Warren
DECISION	<b>APP. DETAILS</b>
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REFERENCE	<b>06/19/0422/F</b>
PARISH	Winterton 8
PROPOSAL	Demolition of existing single storey dwellinghouse and replacement with new 1.5 storey dwellinghouse
SITE	Sea Gem The Holway Winterton GREAT YARMOUTH
APPLICANT	Mr & Mrs MacSweeney
DECISION	<b>APPROVE</b>
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\* \* \* \* End of Report \* \* \* \*