



**GREAT YARMOUTH**  
BOROUGH COUNCIL

# Development Control Committee

**Date:** Tuesday, 17 November 2015

**Time:** 18:30

**Venue:** Council Chamber

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

## AGENDA

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

#### Agenda Contents

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

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

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

## Conduct

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

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

## DEVELOPMENT CONTROL COMMITTEE

### PUBLIC CONSULTATION PROCEDURE

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

## 1 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.

## **2 APOLOGIES FOR ABSENCE**

To receive any apologies for absence.

## **3 MINUTES**

**5 - 9**

To confirm the minutes of the meeting held on 20 October 2015.

## **4 PLANNING APPLICATIONS**

### **5 06/15/0309/F CONSTRUCTION OF 194 DWELLINGS AND ASSOCIATED INFRASTRUCTURE.**

**10 - 66**

Number of dwellings reduced to 189 through amendments.  
Pointers East, West of Ormesby Road, Ormesby St.Margaret, Great Yarmouth.

Report attached.

### **6 06/15/0521/CC DEMOLITION OF RAYNSCOURT HOTEL, 83 MARINE PARADE, GREAT YARMOUTH**

**67 - 94**

Report attached.

### **7 06/15/0548/F & 06/0550/CC DEMOLITION OF VACANT PUBLIC HOUSE & ERECTION OF PETROL FILLING STATION AND LANDSCAPING WORKS**

**95 - 126**

Sainsbury's Supermarket, St. Nicholas Road, Great Yarmouth.

Report attached.

### **8 06/15/0534/F FIXED LEISURE FACILITIES TO HAVE PERMANENT PLANNING APPROVAL.**

**127 - 138**

New Permanent Cafe building, extension of visitors period from February to November at Hirsty's Family Fun Park, Yarmouth Road, Hemsby, Great Yarmouth.

Report attached.

### **9 06/15/0540/F VARIATION OF CONDITION 2 OF PP 06/76/901/F & 06/08/0059/F & CONDITION 3 OF PP 06/15/0153/F**

**139 - 148**

To allow opening hours of 8 am to 1 am at 4 & 5 Beach Road and 16 Limmer

Report attached.

The Committee is asked to note the planning applications cleared by the Planning Group Manager & Development Control Committee during October 2015.

The Committee is asked to note the following appeal decisions:

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

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

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



# Development Control Committee

## Minutes

Tuesday, 20 October 2015 at 18:30

### PRESENT:

Councillor Reynolds (in the Chair): Councillors  
Annison, Collins, T. Wainwright, Wright, Jermany, Linden, Sutton and Grant.

Councillor Pratt attended as a substitute for Councillor Blyth.

Mr D Minns (Group Manager Planning), Miss G Manthorpe (Senior Planning Officer),  
Miss J Smith (Technical Officer), Mr G Jones (Information Officer), Mrs S Wintle  
(Members Services Officer)

### **1 DECLARATIONS OF INTEREST**

There were no declarations of interest.

### **2 APOLOGIES FOR ABSENCE**

Apologies for absence were received from Councillor Lawn.

### **3 MINUTES**

The minutes of the meeting held on 24 September 2015 were confirmed subject to an amendment relating to those present, Elaine Helsdon GYBC officer was in attendance at the meeting.

### **PLANNING APPLICATIONS**

### **4 06/15/0390/F VARIATION OF PLANNING CONDITION 4 OF PP 06/98/0969/0 TO ALLOW SALE OF BULKY GOODS USE OF BUILDERS YARD FOR 4 RETAIL UNITS AT THAMESFIELD WAY (B&Q SITE), GREAT YARMOUTH**

The Committee considered the report from the Planning Group Manager.

The Planning Group Manager reported that application 06/15/0390/F was the forming of four retail units within the area of the existing builders yard. The Planning group manager reported the existing B&Q warehouse has a total gross floor area of 11,763sqm of which 1,894SqM comprises the builders merchant element, 2,158SqM the garden centre and 7,711SqM the internal sales area, with the proposed subdivision being Unit A - 1765SqM, Unit B - 802SqM, Unit C - 700SqM, Unit D - 470SqM, total 3737SqM. The Planning Group Manager reported the remaining floor area is proposed as a smaller B&Q unit but subject to the existing DIY sales condition. The Planning Group Manager reported that the statement states the application will protect existing local jobs and create up to 46 full time equivalent new jobs and that significant weight should be placed on the need to secure sustainable economic growth and employment.

The Planning Group Manager explained the report from Carter Jonas.

There were no objections from Highways, County Highways, Environment Agency, and the Chamber of Commerce

Following consultations 2 objections had been received.

A member asked about the legality of preventing retailers from the town centre moving over to the retail park and it was explained that if a condition were included it could be subject to appeal. A member asked for clarification on the 4 units and could they be broken down further and it was explained members were to consider the 4 units and not any future changes.

The Group Manager reported that the application did not fail the sequential test but did fail the impact test.

The Chairman asked for clarification as to the event of B&Q being put on the market, what would happen to these units, it was explained the conditions would remain the same and any such change would need to be varied by appeal.

Mr T Rainbird, agent for applicant, highlighted that B&Q were only considering 4 units and no further, and that the proposals made related to existing buildings. It was stated that there were no longer plans to place a roof over the existing garden area as in the proposal. The agent informed the committee, that B&Q are working pro-actively to keep the Yarmouth store protected from closing. The Agent reported that they have been actively communicating with potential retailers, these include DFS, Mattress man and Dreams, and that the proposed retailers would also conform to strict controls of bulky goods only. The agent expressed to members that this application would be investment captured not lost, and that they would pose no threat to the town centre.

A Member asked what were the chances of B&Q staying in Yarmouth and was informed that B&Q are looking to downsize the Yarmouth store to prevent closure but at this time a definite answer could not be given.

The Town Centre Manager, Mr Newman highlighted his objections to the application, and he reminded members that the Town Centre is still in a fragile state, and that future investments will only be better without the further use of out of town shopping.

A Member expressed concern that it was Council policy to protect the Town Centre and that this application contradicted this. It was stated that policies should be adhered to protect town centre.

A Member stated that the Town centre has had new retailers occupying units recently, and that if the application proposed made B&Q more viable the application should be approved to retain jobs.

The Chairman expressed concerns of further damage to the town centre.

**RESOLVED :**

That application number 06/15/0390/F be refused as recommended by Planning Group Manager.

**5 CHANGE OF USE, EXTENTION AND ALTERATIONS TO FORM PUBLIC HOUSE, 176/177 HIGH STREET, GORLESTON.**

The Committee considered the report from the Senior Planning Officer.

The Senior Planning officer reported that the application site is not in a conservation area but the buildings immediately to the south are. The Senior Planning Officer reported that there we no issues with respect to building control or waste collection.

Members were advised that there were no objections from Gorleston Chamber of Trade. There were no objections from Highways, subject to a condition requiring the existing vehicular access to be closed and the foot way reinstated. Environmental Health had recommended various conditions regarding hours of work, noise, odour, deliveries and lighting. Two letters of objection and one of support have been received.

**RESOLVED :**

That application 06/15/0481/F be approved as a permanent consent subject to the submission of a satisfactory acoustic report and restriction on the hours of use of the beer garden to ten o'clock.

**6 RENEWAL OF PP 06/10/0509/F FOR PLAY AREA AT CHILDRENS NURSERY, HOUSE OF FUN NURSERY , ENGLANDS LANE, GORLESTON**

The Committee considered the report from the Planning Group Manager.

The Senior Group Manager reported that planning permission was granted temporarily for one year in 2004 for the use of the land as a play area for the adjacent children's nursery, with conditions restricting the hours of use to 09:30am - 11:30am and 2:00pm - 4:00pm and by no more than 12 children at any time. This was again granted in 2005 on a temporary basis but for a longer period of five years.

The Senior Group Manager reported that further temporary permission was granted in 2010 with the same conditions, the applicant had asked if permission could be granted on a permanent basis, there had been objections from residents so it was felt the conditions should continue the same. The applicant appealed the conditions. The appeal was partly allowed with regard to hours of use which were extended to 9:00am to 4:30pm, but the number of children was to remain the same. Permission was granted on a temporary basis.

The Senior Planning Group Officer reported that the applicant had asked for the application renewal to be made permanent and increase the amount of children from 12 to 16.

There were no objections from Environmental Health, or Highway. One letter of objection signed by five residents, had been received with, the main concern being noise levels from the play area, affecting residents gardens and houses. A Member expressed concern over the lack of evidence as to why the amount of children could not be increased from 12 to 16. A Member asked had any complaints been received from Environmental health and was informed no complaints had been received.

Kim Collins, the applicant, stated that several measures had been put in place to elevate noise outside such as a large indoor hall, and that certain toys had also been removed from the outside area.

The applicant stated that she had visited neighbours to address their concerns, and that in the last 5 years there had been only one complaint regarding a child crying outside. The applicant reported that the services provided were fully supported by Ofsted and Children's Services.

A Member asked what were the applicants assessment of noise levels, and was informed that indoor activities have been actioned and that the garden has been changed to elevate noise.

Mr Fowler-Dixon, an objector, summarised his objections to the proposal. The Chairman asked why had a complaint never been made before. Mr Fowler-Dixon stated that one neighbour used to complain on behalf of residents. A Member asked why there was no concern over other neighbouring schools.

**RESOLVED :**

That application number 06/15/0476/F be approved with the conditions limiting the hours of use to 9am to 4:30pm and Children numbers be increased from 12 to 16.

**7 PLANNING APPLICATIONS CLEARED BETWEEN 1 SEPTEMBER AND 30 SEPTEMBER 2015**

The Committee received and noted the planning applications cleared between 1 and 31 September 2015 by the Planning Group Manager.

**8 OMBUDSMAN AND APPEAL DECISIONS**

The Chairman stated item 4 Application - 06-14-0109-F from 11th November 2014 meeting, appeal made had been withdrawn.

**9 EXCLUSION OF PUBLIC**

**10 ELECTION OF VICE CHAIRMAN**

Councillor Sutton and Councillor Jermany were proposed and seconded.

**RESOLVED :**

Councillor Jermany was appointed Vice Chairman and will remain for the year

2015/2016.

The meeting ended at: 19:50

**Reference:** 06/15/0309/F

**Parish:** Ormesby St Margret

**Officer:** Miss G Manthorpe

**Expiry Date:** 28/08/15

**Applicant:** Persimmon Homes (Anglia)

**Proposal:** Construction of 194 dwellings and associated infrastructure. Number of dwellings reduced to 189 through amendments.

**Site:** Pointers East, West of Ormesby Road, Ormesby St Margret Great Yarmouth.

## **REPORT**

### **1. Background / History :-**

- 1.1 The site which is subject to the application covers an area of approximately 7.55 hectares. The site is located within the parish of Ormesby St Margret adjacent Caister. The Caister bypass borders at the western boundary and Meadowcroft Bungalows and Ormesby Road to the East of the site. Meadowcroft bungalows comprise a group of bungalows and with a small number of houses adjoining the site. There has been a recent approval for the demolition of a house and the erection of two bungalows and two houses on the curtilage of the site which have not been constructed. The south of the site abuts Reynolds Avenue which comprises bungalows.
- 1.2 The current land use is agricultural with hedgerow boundaries. The surrounding area comprises the built up settlement of Caister to the south with a small number of detached properties located to the west of the by-pass signifying the beginning of the properties located in the parish of Ormesby. There is also a commercial premises comprising restaurant and touring park to the north west. There is a portion of land not in the same ownership and not within the application boundary to the north which is used for the shelter and grazing of horses.
- 1.3 There have been no previous planning applications on the site.

### **2 Consultations :-**

- 2.1 Highways – No objection to the revised layout subject to conditions, full comments are attached to the report.
- 2.2 Norfolk County Council (Surface Water Drainage) – Application fell below the threshold so standing advice given.
- 2.3 Neighbours – 65 Letters of objection and a petition signed by 172 individuals and one letter in support. The primary reasons for objection are summarised below:
- Lack of facilities such as doctors and dentists.
  - Lack of school within walking distance.
  - The development will remove the boundary between Caister and Ormesby.
  - Great Yarmouth's' core plan seeks to maintain strategic gaps between settlements to prevent coalescence.
  - Increased traffic.
  - Effect on Reynolds Avenue, concerns over loss in value of homes, difficulty trying to sell.
  - Overflowing cemetery.
  - Contrary to Local Planning Policy HOU6, HOH10.
  - Disruption caused by noise, building works, dust.
  - Loss of grade 1 agricultural land.
  - Foul water pumping station badly located.
  - Lack of jobs.
  - Inappropriate when there are brown field sites are available.
  - Lagoon makes this development unsuitable.
  - Traffic increase will be detrimental to public safety.
  - Proposed building out of character with the area.
  - The site is Green Belt and should not be built on.
  - Merging Caister with Ormesby.
  - Flood risk.
  - Single access point.
  - Air quality from the increase in traffic.
  - Wildlife will suffer.
  - Drains cannot cope.
  - A smaller development would be better.
  - Noise from the bypass.
  - Loss of views.
  - Loss of value to existing homes.
  - Loss of land used for growing food.
  - No jobs in Caister.
  - Detrimental effect on local wildlife.
  - The precept will go to Ormesby Parish Council.

A selection of objections are attached to this report.

2.4 Ormesby St Margret with Scratby Parish Council – Comprehensive comments received a summary is given below (full comments are attached to this report):

- Driveways onto Ormesby Road – plan amended so shared access off Ormesby road not direct access for vehicles.
- One access is inadequate – the emergency access has been amended to be a second access to the site.
- Joining up of Caister with Scratby – open space suggested to the south of the site abutting Reynolds Avenue.
- Impact of additional traffic on Ormesby St Margret.
- Clarification on cycle link.
- Lack of bus services, footpaths and street lighting.
- Requires an undertaking that the figure of 194 houses will not be exceeded.
- Disappointed at the loss of grade 1 agricultural land.
- Urbanisation of a very special rural environment.

2.5 Caister Parish Council – Object on the following grounds (full comments are attached to this report):

- Too close to Caister Boundary.
- Overdevelopment of the site.
- There should be a gap of 500m between boundaries of Ormesby and Caister.
- Development on green belt.
- Doctors, dentists already oversubscribed.
- Utilities cannot cope at present time, sewage plant overloaded.
- Infrastructure in the village cannot take anymore.

2.6 Police Architectural Liaison Officer – Very comprehensive recommendations made for security measures and security improvements such as additional fencing with natural boundaries. Full comments are attached to this report.

2.7 Environment Agency – No objection to the application. A condition is suggested to ensure that adequate steps are taken to prevent pollution of the water environment from the infiltration SUDS. With the proposed condition the Environment Agency considers that the development could be granted. In addition the Environment Agency response offers advice to the applicant.

2.8 Essex and Suffolk Water – No objection to the application subject to amended tree planting so that there are no trees planted within the vicinity of the water



mains, and water mains being laid in the highway of the site and a metered water connection is made onto company network for each new dwelling.

- 2.9 Natural England – No objection to the application, standing advice given.
- 2.10 RSPB – Objection to the application with reference the location of the development and the potential effect that could be had by the increasing numbers of people visiting areas that the little terns nest. Further discussions between the RSPB and the developer resulted in mitigation measures being discussed in addition to those put forward in the original shadow habitat assessment.
- 2.11 Norfolk County Council Infrastructure and Economic Growth – Norfolk County Council (NCC) have commented giving full information on the infrastructure requirements that will arise from the development. The need to provide sufficient funds for library provision and fire hydrants are included. NCC have noted, when assessing the availability of schooling provision, that there is adequate space available at high school level and as such no additional contribution is sought. At junior school level there is a 10 space capacity however it is calculated that the development will require 24 spaces and as such a contribution is sought for the additional 14. Caister infant school is assessed as full and as such contribution for the expected 21 children that will need spaces at this level are requested. The monies required are to be put towards two projects, one at each school, to contribute towards a new classroom at junior and infant level.
- 2.12 Anglian Water – The foul drainage from this development is in the catchment of Caister Water Recycling Centre that will have acceptable capacity for these flows. Refers the surface water/flood risk strategy to the Environment Agency.
- 2.13 Environmental Health – No objection to the application however advice, recommendations and conditions regarding contaminated land, hours of work, external lighting requested.
- 2.14 Norfolk County Council Fire – No objections providing that the proposal meets the necessary requirements of the building regulations.
- 2.15 Cycle forum – Comments noting lack of permeability for cyclists and requesting provision of a cycle way to link Ormesby and Ciaster.
- 2.16 Historic Environment Service – Following initial recommendations Norfolk Archaeology have noted that although further archaeological work is required it is unlikely that the significance of any heritage assets would be so great as to entirely preclude the sites development and as such it is accepted that if planning permission is granted, further archaeological work required could be carried out

under appropriately worded conditions for a programme of archaeological mitigatory work. Appropriately worded conditions have been supplied.

- 3 Policy :-** Strategic Planning makes full comments on the application and summarises the policy position. It is noted that a contribution should be sought in line with the draft Natura 2000 Sites Monitoring and Mitigation Strategy.
- 3.1 National Policy - National Planning Policy Framework (NPPF)
- 3.2 The presumption in favour of sustainable development is set out in paragraph 14. However, Paragraph 119 states that 'the presumption in favour of sustainable development does not apply where development requiring appropriate assessment under the Birds or Habitats Directives is being considered, planned or determined.' This applies to this proposal.
- 3.3 The core planning principles set out in the NPPF (paragraph 17) encourage local planning authorities to always seek to secure high quality design and a good standard of amenity for all existing and future occupants. Paragraph 64 states that permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions.
- 3.4 Paragraph 50 states that to deliver a wide choice of high quality homes, widen opportunities for home ownership and create sustainable, inclusive and mixed communities, local planning authorities should:
- Plan for a mix of housing based on current and future demographic trends, market trends and the needs of different groups in the community (such as, but not limited to, families with children, older people, people with disabilities, service families and people wishing to build their own homes);
  - identify the size, type, tenure and range of housing that is required in particular locations, reflecting local demand; and
  - where they have identified that affordable housing is needed, set policies for meeting this need on site, unless off-site provision or a financial contribution of broadly equivalent value can be robustly justified (for example to improve or make more effective use of the existing housing stock) and the agreed approach contributes to the objective of creating mixed and balanced communities.
- 3.5 Paragraph 55 states that to promote sustainable development in rural areas new housing should be located where it will enhance or maintain the vitality of rural communities.
- 3.6 Paragraph 63 states that: 'in determining applications, great weight should be given to outstanding or innovative designs which help raise the standard of

design more generally in the area'. Paragraph 64 states that 'permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions.'

3.7 Planning Practice Guidance (PPG)

3.8 The NPPF expects local planning authorities to take into account the economic and other benefits of the best and most versatile agricultural land. This is particularly important in plan making when decisions are made on which land should be allocated for development. Where significant development of agricultural land is demonstrated to be necessary, local planning authorities should seek to use areas of poorer quality land in preference to that of a higher quality.

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

3.10 Paragraph 215 of the NPPF states that due weight should be given to relevant policies in existing plans according to their degree of consistency with the NPPF. The closer the Local Plan is to the policies in the NPPF the greater the weight that is given to the Local Plan policy. The Great Yarmouth Borough Wide Local Plan was adopted in 2001 and the most relevant policies were 'saved' in 2007.

3.11 The Saved Policies listed have all been assessed as being in general conformity with the NPPF, and add further information to the policies in the NPPF, while not contradicting it. These policies hold the greatest weight in the determining of planning applications.

3.12 Policy HOU9: states that developer contributions will be sought to finance the facilities required as a direct consequence of new development.

3.13 Policy HOU10: states that dwellings in the countryside to only be permitted in connection with agriculture, forestry, organised recreation or expansion of existing institutions.

3.14 Policy HOU15: states that all proposals for new dwellings will be assessed according to their effect on residential amenity, character of the environment and traffic generation.

3.15 Policy HOU16: requires a high standard of layout and design for all housing proposals.

3.16 Policy HOU17: requires housing developments to have regard to the density of the surrounding area.

- 3.17 Policy NNV3: states that new development on land identified as 'Landscape Important to the Coastal Scene' will only be permitted that would not significantly detract from the essential open character of the areas.
- 3.18 Policy NNV5: states that new development on land identified as 'Landscape Important to the Setting of Settlements' should only be permitted where there is an essential need or the development would not impinge on the separation of settlements.
- 3.19 Policy NNV16: states that development on land regarded as the best and most versatile land i.e. grade 1, 2 or 3A will not be permitted unless it can be demonstrated that there is no other suitable site and that the lowest possible classification has been used
- 3.20 Policy BNV15: Notes that the design of new estate layouts should aim to minimise incidents of burglaries and other crime.
- 3.21 Policy BNV20: Requires proposals for new development in rural areas to be of a high standard of design
- 3.22 Policy INF12: States development will only be permitted where it can be properly serviced or if it is agreed that these services will be provided prior to development starting.
- 3.23 Policy TCM13: Development will not be permitted where it would endanger highway safety or the functioning of the highway network. Policy includes requirement for a Traffic Impact Assessment in appropriate cases.
- 3.24 Emerging Policies: Core Strategy Publication (Regulation 19, September 2014)

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

- The stage of preparation of the emerging plan (the more advanced the preparation, the greater the weight that may be given);
  - The extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given); and
  - The degree of consistency with the NPPF.
- 3.25 The Core Strategy is currently at the Examination Stage and the proposed Main Modifications have been published for consultation; as such it is a material consideration.

- 3.26 Policy CS1: supports the NPPF's presumption in favour of sustainable development, ensuring that the Council will take a positive approach working positively with applicants and other partners. In addition the policy encourages proposals that comply with Policy CS1 and other policies within the Local Plan to be approved without delay unless other material considerations indicate otherwise.
- 3.27 CS2: states that approximately 30% of all new residential development should be located in the Key Service Centres of Caister-on-Sea and Bradwell and the Primary villages which include Ormesby St Margaret.
- 3.28 Policy CS3: sets out criteria for ensuring a suitable mix of new homes. This includes ensuring that designed layout and density of new housing reflects the site and surrounding area. Policy CS3 also encourages all dwellings including small dwellings, to be designed with accessibility in mind providing flexible accommodation.
- 3.29 Policy CS4 (as modified by Main Modification MM5) sets out the policy requirements for delivering affordable housing. Sites of 11 dwellings or more in Ormesby St Margaret are required to provide 20% affordable housing. For a site of 194 dwellings as proposed this equates to 39 affordable dwellings. In accordance with Policy CS4, affordable housing should be provided on-site and off-site financial contributions should only be used in exceptional circumstances.
- 3.30 Policy CS9: sets out sets out the broad design criteria used by the Council to assess applications. Criteria a), c), f), and h) should be specifically considered to ensure that the proposed design reinforces local character, promotes positive relationships between existing and new buildings and fulfils the day to day needs of residents including the incorporation of appropriate parking facilities, cycle storage and storage for waste and recycling.
- 3.31 Policy CS11 (as modified by Main Modification MM12): sets out the Council's approach to enhancing the natural environment. Consideration should still be given as to how the design of the scheme has sought to avoid or reduce negative impacts on biodiversity and appropriately contributes to the creation of biodiversity in accordance with points f) and g). In addition criterion c) states that 'The Natura 2000 Sites Monitoring and Mitigation Strategy will secure the measures identified in the Habitat Regulation Assessment which are necessary to prevent adverse effects on European wildlife sites vulnerable to impacts from visitors'.
- 3.32 Policy CS14 (as modified by Main Modification MM15): states that all developments should be assessed to establish as to whether or not any

infrastructure or infrastructure improvements are required to mitigate the impacts of the development. This includes seeking contributions towards Natura 2000 sites monitoring and mitigation measures (criterion e).

3.33 Interim Housing Land Supply Policy (July 2014)

3.34 The Interim Housing Land Supply Policy seeks to facilitate residential development outside but adjacent to development limits by setting out criterion to assess the suitability of exception sites. The criterion is based upon policies with the NPPF and the emerging Core Strategy and has been subject to public consultation.

3.35 It should be noted that the Interim Policy will only be used as a material consideration when the Council's Five Year Housing Land Supply utilises sites identified in the Strategic Housing Land Availability Assessment (SHLAA). The Council has 7.04 year housing land supply, including a 20% buffer (5 Year Housing Land Supply Position Statement September 2014). This 5 year land supply includes sites within the SHLAA as such the Interim Policy can be used as a material consideration in the determination of planning applications.

#### **4 Assessment :-**

4.1 The application, as originally submitted, is a full application for 194 dwellings with associated access and infrastructure. Through amended plans the total number of dwellings has been reduced to 189; the loss of five houses has allowed for improvements to the final layout of the scheme as proposed. The amendments include the removal of the retractable bollards, the redesign of the dwellings proposed to front Ormesby Road and internal alterations to the layout to improve the scheme.

4.2 The layout provides a density of 25.03 properties per hectare, taking into account the open space provision and the land used for the pumping station and lagoon. There is a mix of properties provided ranging from 1 to 5 bedrooms with the breakdown as follows:

- 6 one bedroom.
- 48 two bedroom.
- 73 three bedroom.
- 51 four bedroom.
- 11 five bedroom.

Out of the above mix 8 of the two bedroom and 7 of the three bedroom properties as proposed are bungalows.

- 4.3 The majority, thirteen, of the bungalows are located to the southern boundary of the site abutting the boundaries with the properties located on Reynolds Avenue. The existing dwellings at Reynolds Avenue are single storey bungalows with a minimum garden depth of 11m (measured from mapping system). The provision of bungalows at the boundary with Reynolds Avenue seeks to limit the adverse effect on the amenities of the property caused by the development. There is a difference in the land levels of Reynolds Avenue and the application site which further mitigates the possibility of overlooking; the ground level difference is approximately 1.1m as measured from the sectional drawing provided which gives the variance at the boundary of the garden of no.26 Reynolds Avenue.
- 4.4 The additional two bungalows are located to the boundary with Meadow Croft House. The provision of bungalows at this location is to reduce the impact of the development and by reducing the level of overlooking to the adjacent property which has recently been granted planning permission for the erection of four dwellings, two of which are to be single storey.
- 4.5 The comments received from Strategic Planning note a lack of children's play equipment. The master plan indicates that this will be provided to the open space area to the north west of the site. The children's play equipment is described as 'natural play features e.g. balancing beams, stepping logs, climbing boulders'. Further details of play equipment (number, size exact type) can be required by condition and secured as part of the development.
- 4.6 The landscaping submitted as part of the scheme includes areas of wildflower planting and natural boundary treatments. The hedge to the southern boundary is to be retained and where necessary replanted to provide a natural boundary treatment. The natural boundary shall continue to the eastern boundary adjacent Meadowcroft Bungalows.
- 4.7 The properties which are proposed to front Ormesby Road at the eastern boundary were, on the original plans, to be accessed directly onto the Ormesby Road. Following concerns raised by Ormesby and Scratby Parish Council and the Highways Officer these properties have been rearranged so that all properties are accessed from a private drive or the shared surface access, Yarmouth Road. These amendments not only provide a more acceptable scheme in highways safety terms but also offer a more attractive street frontage to Ormesby Road as the properties are set back from the public highway with, for the majority of the frontage, a verge adding a softer appearance.
- 4.8 The original layout had only one access to the site and an emergency access with droppable bollards. These have been removed and the development is currently proposed with two accesses. The Highways Officer has no objections to



the scheme as amended and has suggested conditions which are attached to this report.

- 4.9 One of the consistent objections to the application is the loss of grade one agricultural land contrary to NNV16 summarised at paragraph 3.19 of this report. It is noted that some comments stated that the land is green belt land and it is felt that this should be clarified. The land is not designated green belt land and as such any special protection or national policy relating to the retention of green belt is not applicable. The land is agricultural and national planning policy does direct development to brown field, previously developed land to seek to preserve our farmland so far as is possible.
- 4.10 Further objections have been on the grounds that there is a pumping station proposed for the site and this will cause odour. The pumping station has been situated adjacent to the proposed lagoon and is encompassed by a 15m easement around the station. This 15m easement is the area that could suffer from the effects of odour to an extent that could affect the reasonable enjoyment on a dwelling. The 15m easement does overlap to a boundary of one of the proposed properties but does not overlap the dwelling house proposed.
- 4.11 It is noted that there was, prior to submission of the application, a screening opinion requested. The screening opinion concluded, in line with the original Shadow Habitat Assessment, that there may be an indirect effect on the Great Yarmouth North Denes SPA. The screening opinion further concluded that if sufficient access to green space was provided as part of the development to alleviate a proportion of dog walking visits and that the protection methods at North Denes and Winterton SPA are continued, then it is unlikely that the proposed development would significantly adversely affect the integrity of the European Site.
- 4.12 The RSPB and other objectors have objected to the development on the grounds of the proximity of the site to the nesting areas of little terns. The shadow habitat assessment, as noted in the RSBP response, does propose mitigation although this, in the first instance, was not acceptable to the RSPB. Further discussions and negotiations have resulted in mitigation which conforms with the aims of the Natura 2000 Sites Monitoring and Mitigation Strategy (the Strategy) which the RSPB refer to in their comments. The Strategy, although not yet adopted, has been drawn up by Great Yarmouth Council and advises on mitigation levels for developments which would have the potential to affect the little terns and the mitigation package suggested would ensure protection is afforded. The Strategy is currently at draft stage although can be afforded limited weight and is a useful indicator of levels of mitigation. The mitigation can be provided through a section 106 agreement which will also cover other aspects should members be minded to approve the application.



- 4.13 There have been concerns raised about surface water flooding caused by the development of the site. The Environment Agency have no objection to the application although have suggested a condition to ensure that no water sources are contaminated by the use of the drainage methods identified. The size of the development falls under the criteria of assessment for the Local Lead Flood Authority however further information is being requested from them to fully ensure that there are no adverse effects and no further measures which are required to ensure that the drainage system suggested is adequate for this development. The application site is lower than the surrounding residential areas, as demonstrated by the sectional drawings to Reynolds Avenue and Meadowcroft Bungalows. The development, given the topography should not cause water run off however there will be on site surface water to account for. The proposal includes an attenuation lagoon on the site which will be accessible to the public but shall have a knee rail defining the perimeter.
- 4.14 The planning statement describes the use of sustainable drainage systems on the site which are further detailed within the supporting documents. The Surface Water Drainage Strategy details all of the infiltration tests and surmises' the proposed method of management and disposal of surface water runoff from the site. The report also details the size of the infiltration basin/lagoon (737m<sup>3</sup>) giving reasoning for use, size and location. The lagoon is included to hold any additional water run off until it is absorbed preventing surface water from standing in unintended areas or pooling at places that could result in surface water flooding.
- 4.15 The developments location and designation has been noted by and objected to by a number of objectors to the development. The proximity of the site to the Caister boundary, directly abutting said boundary, while being located within the village of Ormesby is a contentious issue. The primary points raised with regards this is the loss of a visible gap between the parishes and the additional strain which may be put on local services within Caister. The development in this location will significantly reduce the undeveloped gap between Caister and Ormesby St Margret in the form of coalescence along Yarmouth Road. Whilst there is no specified gap to be required between villages in local or national planning policy segregation is preferred. It is noted within the adopted Borough Wide Local Plan that developments that would impinge on the physical separation will be resisted unless certain criteria is met which is noted at 3.18 of this report.
- 4.16 The proposed development lies outside of the village development limits however the Interim Housing Land Supply Policy (IHLSP) has been drafted and adopted in order that developments, specifically those for housing outside of the village development limits can be assessed with a view to meeting housing targets prior to the adoption of the Core Strategy and following this the site specific

allocations. The IHLSP is a material consideration and as such shall be afforded appropriate weight as a means of assessing development for housing outside of village development limits.

- 4.17 Objectors have voiced concerns over the lack of infrastructure and school provision for the development. A detailed assessment of potential infrastructure requirements, service and amenity requirements have been received from Norfolk County Council following consultation. It is shown at 2.11 of this report that there is adequate space at high school level with contributions being required at junior and infant level although there is, at the time of assessment 10 available spaces at junior level. Given the amendments to the plans which have resulted in the reduction of numbers of units provided the consultation shall need to be carried out again should members be minded to approve the application prior to the signing of a section 106 agreement to secure the relevant funding. It is noted that the assessment as to school places has been carried out in relation to the three Caister Schools as these houses will fall within the catchment area for Caister.
- 4.18 The Core Strategy identifies that 30% of new housing development should be located within key service areas or primary villages. The application, being located within the parish of Ormesby St Margret, a primary village also has access, given the close proximity, to Caister which is a key service area. The development is, in accordance with the Strategic Housing Land Availability Assessment, a sustainable location.

## **5 RECOMMENDATION :-**

- 5.1 It is accepted that the application is outside of the village development limits and contrary to the adopted Borough Wide Local Plan 2001 however the site has been identified as developable and deliverable and there is no objection in planning terms to the development going ahead prior to the formal adoption of the Core Strategy subject to the conditions outlined above.
- 5.2 Approve – The recommendation is to approve the application subject to conditions as recommended by consulted parties and those to ensure a satisfactory form of development and obligations as set out by Norfolk County Council and mitigation measures in line with the aims of the Natura 2000 Sites Monitoring and Mitigation Strategy. Should members be minded to approve the application the recommendation is such that the permission is not issued prior to the signing of an agreement under section 106 for provision for schools, infrastructure, mitigation, affordable housing, children's play equipment/space and opens space management.

# ORMESBY ST MARGARET WITH SCRATBY PARISH COUNCIL

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

Email:ormesbyclerk@btinternet.com

14<sup>th</sup> July, 2015

Dear Sir,

06/15/0309/F

**Planning application for 194 dwellings on land to the north of Caister-on-Sea, to the west of Ormesby Road, (Pointers East)**

**Please note: The proposed development is in the Parish of Ormesby St Margaret with Scratby - Scratby Ward.**

After much debate and careful consideration the following comments were made by Ormesby St Margaret with Scratby Parish Council at the meeting held on Monday 13<sup>th</sup> July, 2015

**Access** – Even after a modification to the original proposals, the Council consider the proposed one entrance/exit, to the east, to be totally inadequate for the proposed number of properties. Even with the provision of an emergency access with droppable bollards the Council are concerned of safety issues of a single entrance/exit on an estate of this size. The Council would suggest that, as a priority, an exit slip road be placed on the south western boundary allowing traffic to filter on to the Caister Bypass, (Jack Chase Way) southwards towards Great Yarmouth only. This may encourage traffic flows to the south and would alleviate the accumulative effect of potential increase in traffic using the village of Ormesby St Margaret. The Parish Council also noted that there were a number of properties (7) that had driveways onto Ormesby Road and along with the access from the estate in close proximity to the roundabout there was they considered a serious safety issue.

**Boundary -Joining up of Caister with Scratby** – In order for there to be a defined break between the two parishes we suggest that there should be an area (bordering to the north of Reynolds Avenue) to be a landscaped green open space.

#### **Traffic/ Transport/Street lighting–**

The Council are concerned about the impact of extra traffic in the village of Ormesby St Margaret. If insufficient planning is applied to the problems of local traffic management, we could at peak summer find the village and surrounding roads choked with traffic.

The Council would like to know if there has been provision for the possibility that there may be residents that do not have cars and want clarification as to whether the original proposed cycle link within the site will still be included, as the Council would be concerned about the lack of bus services, footpaths and street lighting for residents accessing schools, doctors and social activities in Ormesby St Margaret.

With the possibility of residents walking/cycling to schools, doctors dentists etc. in Ormesby St Margaret, The Council require the provision of a safe pathway/cycle link and crossing with street lights, from the proposed development, across Jack Chase Way, to the Yarmouth Road, Ormesby St Margaret.

**Number of Dwellings** - The Council requests an undertaking that the figure of 194 houses will not be exceeded.

#### **Other Comments**

The Council are disappointed at the loss of grade 1 Agricultural land which can never be re-gained. Finally the Council would like it noted that they consider this as urbanisation of a very special rural environment and request that a Council Representative be allowed to address the Development Committee when the application is being discussed.

# **ORMESBY ST MARGARET WITH SCRATBY PARISH COUNCIL**

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

Email:ormesbyclerk@btinternet.com

## **Summary:**

The Parish Council have taken a keen interest in this development since it was first proposed.

All council members attended the consultation meeting with the developer and a number made personal comments.

The council made a full comment on the proposals and are disappointed that a number of suggestions in relation to the access on to Ormesby Road do not appear to have been considered.

Members have been to view a similar development at Cucumber Lane, Brundall by the company submitting the application and would ask that a similar entrance scheme as on that site be considered for the proposed development.

Council hopes that the comments and suggestions made by them will be considered by the planning committee when this proposal is discussed.

If approved the additional housing will have an impact on both parishes in respect of traffic and it is requested that if this application is approved that conditions as to traffic management on both Ormesby and Yarmouth Road are considered at part of the approval.

The proposed site is within the parish of Scratby (although many consider this area to be part of the parish of Caister on Sea owing to its close proximity.)

Ormesby St Margaret with Scratby Parish Council is unanimous in their wish for this site to remain within their parish and would resist any form of boundary change.

Yours sincerely,

Geoff Freeman,  
Chairman.

Ormesby St Margaret with Scratby Parish Council.

### **Recommendations from Caister Parish Council**

**06/15/0390/F**

0309

Construction of 194 dwellings and associated infrastructure at Pointers East, West of Ormesby Road, Ormesby St Margaret for (Persimmon Homes Anglia)

#### **Recommendation - Object on the following grounds:-**

- **Too close to Caister Boundary**
- **Overdevelopment of site**
- **There should be at least a 500 metre gap between the two boundaries, Ormesby/Caister**
- **Development on green belt land**
- **Doctors, dentists already oversubscribed**
- **Utilities cannot cope at the present time, sewage plant overloaded**
- **Infrastructure in the village cannot take any more**

**Gemma**

**Please find attached a copy of correspondence regarding the safety audit.**

**With reference to the layout shown on drawing PE-PL01L, I can confirm that the County Council would have no highway related objection to the granting of planning permission, subject to including 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 in consultation with the Highway Authority. All construction works shall be carried out in accordance with the approved plans.**

**SHC 02        No works shall be carried out on roads, footways, foul and surface water sewers otherwise than in accordance with the specifications of the Local Planning Authority in consultation with the Highway 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 in consultation with the Highway Authority.**

**SHC 20        Prior to the first occupation of the development hereby permitted a visibility splay measuring 4.5 x 90 metres shall be provided to each side of the access where it meets the highway and such splays shall thereafter be maintained at all times free from any obstruction exceeding 0.225 metres above the level of the adjacent highway carriageway.**

**SHC 28        Development shall not commence until a scheme detailing provision for on-site parking for construction workers for the duration of the construction period has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented throughout the construction period.**

**SHC 29A      Prior to the commencement of any works a Construction Traffic Management Plan and Access Route shall be submitted to and approved in writing with the Local Planning Authority in consultation with Norfolk County Council Highway Authority together with proposals to control and manage construction traffic using the 'Construction Traffic Access Route' and to ensure no other local roads are used by construction traffic.**

**SHC 29B** For the duration of the construction period all traffic associated with the construction of the development will comply with the Construction Traffic Management Plan and use only the 'Construction Traffic Access Route' and no other local roads unless approved in writing with the Local Planning Authority in consultation with the Highway Authority.

**SHC 39A** Notwithstanding the details indicated on the submitted drawings no works shall commence on site unless otherwise agreed in writing until a detailed scheme for the off-site highway improvement works as indicated on drawing(s) number(ed) 695-03/001B and PE-PL01L have been submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority.

**SHC 39B** Prior to the first occupation of the development hereby permitted the off-site highway improvement works referred to in Part A of this condition shall be completed to the written satisfaction of the Local Planning Authority in consultation with the Highway Authority.

**SHC 40** No works shall commence on the site until the Traffic Regulation Order for amending the speed limit as shown drawing PE-PL01L has been promoted by the Highway Authority.

**Inf. 1** It is an OFFENCE to carry out any works within the Public Highway, which includes a Public Right of Way, without the permission of the Highway Authority. This development involves work to the public highway that can only be undertaken within the scope of a Legal Agreement between the Applicant and the County Council. Please note that it is the Applicant's responsibility to ensure that, in addition to planning permission, any necessary Agreements under the Highways Act 1980 are also obtained. Advice on this matter can be obtained from the County Council's Highways Development Management Group based at County Hall in Norwich.

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

If required, street furniture will need to be repositioned at the Applicants own expense.

If you have any further queries regarding this matter do not hesitate to contact me.

## **Engineer - Estate Development**

**Community and Environmental Services**

**Tel: 01603 228948**

**Email: [andrew.willeard@norfolk.gov.uk](mailto:andrew.willeard@norfolk.gov.uk)**

**Norfolk County Council**

**General Enquiries: 0344 800 8009 or [information@norfolk.gov.uk](mailto:information@norfolk.gov.uk)**

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



# **MEMORANDUM**

## **From Environmental Services**

To: Planning & Development Department

Attention: Miss G. Manthorpe

cc: -

Date: 27<sup>th</sup> of July 2015

Our ref: - Your ref: 06/15/0309/F

Please ask for: David Addy Extension No: 678

---

### **Proposal: Demolition of existing buildings/stores and erection of detached bungalow.**

Environmental Services does not object to the grant of planning permission for the above referenced proposal. However, we do give the following advice, informatives and recommended conditions for inclusion on any planning consent that may be granted.

#### **Lighting**

The application recommends that the lighting scheme will be approved later by condition. We are in accordance with this, and have recommended a condition to protect residential amenities from excessive illuminance.

#### **Noise**

The proposed noise mitigation and attenuation measures within the acoustic report are satisfactory. We would normally prefer that the lower 50 dB  $L_{Aeq, 16\text{hour}}$  (basically an average daytime noise environment in decibels) is reached within gardens, balconies and outdoor amenity areas. In a worst case, within the 'red zone' nearest to the bypass, the level will be 54 dB  $L_{Aeq, 16\text{hour}}$ , though in practice the levels may be lower, and many gardens are 'shielded' by the new dwellings. We would recommend that 'close boarded fences' are installed at the affected gardens in the red zone, as these basically act as cost-effective, entry-level acoustic barriers, and should be sufficient to reduce noise to more satisfactory levels for residents living closest to the bypass.

#### **Sewerage**

It appears that the proposed improvements and increase to the Anglian Water Services (AWS) network should be sufficient to avoid capacity and surcharging issues. I note that the developer has designed the scheme so that the proposed sewage pumping station is at least 15 m from all existing and new (save for the new plot directly to the north) properties, as in accordance with AWS' 'cordon

sanitaire'/set-off distance. I have found in my experience that this is sufficient to avoid any odour complaints. The actual house to the north is sited more than 15 m away, however, the garage and part of the garden is within 15 m. The garage is not of concern, as it would not normally be occupied, though residents may complain if they cannot enjoy part of their garden. The planning committee may wish to consider this matter.

### **Conditions:**

#### **CL/CC 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.

#### **Hours of Work:**

Due to the close proximity of other residential dwellings and businesses, the hours of operation should be restricted to:

- 0730 hours to 1800 hours Monday to Friday
- 0830 hours to 1330 hours Saturdays
- No work on Sundays or Bank Holidays.

#### **Reason for the condition**

In the interests of the amenities of local residents and to minimise light pollution.

#### **Full details of external lighting**

No external lighting shall be erected unless full details of its design, location, orientation and level of illuminance (in Lux) provided have first been submitted to and agreed in writing with the local planning authority. Such lighting shall be kept to the minimum necessary for the purposes of security and site safety and shall prevent upward and outward light radiation. The lighting shall thereafter be implemented in accordance with the approved details and shall be retained as such thereafter.

#### **Reason for the condition**

In the interests of the amenities of local residents and to minimise light pollution.

### **Informatives:**

**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, which should instead be removed by an EA licenced waste carrier, and the waste transfer notes retained as evidence.

**Advisory Note**

The applicant is strongly recommended to advise neighbouring businesses and residential occupiers of the proposals, including any periods of potentially significant disturbance e.g. demolition or piling, together with contact details in the event of problems.

**David Addy CMCIEH**  
**Environmental Health Officer**



## **Planning Applications – Suggested Informative Statements and Conditions Report**

|                                  |  |
|----------------------------------|--|
| <b>AW Reference:</b>             | 00007983   |
| <b>Local Planning Authority:</b> | Great Yarmouth District (B)  |
| <b>Site:</b>                     | Pointers East West of Ormesby Road,<br>Ormesby St. Margaret with Scratby |
| <b>Proposal:</b>                 | Erection of 194 Dwellings  |
| <b>Planning Application:</b>     | 06/15/0309/F   |

**Prepared by Lauren McMahon**

**Date 29 July 2015**

If you would like to discuss any of the points in this document please  
contact me on 01733 414690 or email [planningliaison@anglianwater.co.uk](mailto:planningliaison@anglianwater.co.uk)

## **ASSETS**

### **Section 1 – Assets Affected**

- 1.1 Our records show that there are no assets owned by Anglian Water or those subject to an adoption agreement within the development site boundary.

## **WASTEWATER SERVICES**

### **Section 2 – Wastewater Treatment**

- 2.1 The foul drainage from this development is in the catchment of Caister Water Recycling Centre that will have available capacity for these flows.

### **Section 3 – Foul Sewerage Network**

- 3.1 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.

### **Section 4 – Surface Water Disposal**

- 4.1 The surface water strategy/flood risk assessment submitted with the planning application is not relevant to Anglian Water and therefore this is outside our jurisdiction for comment and the Planning Authority will need to seek the views of the Environment Agency.

We request that the agreed strategy is conditioned in the planning approval.

### **Section 5 – Trade Effluent**

- 5.1 Not applicable.

**Jill K. Smith**

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**From:** planningconsultations <planningconsultations@nwl.co.uk>  
**Sent:** 29 July 2015 10:58  
**To:** plan  
**Subject:** Planning Consultation Response - 06/15/0309/F

Our Ref: PC/15/285

Your Ref: 06/15/0309/F

F.A.O. Miss G Manthorpe – Case Officer

Dear Madam,

**Location: Pointers East, West of Ormesby Road, Ormesby St Margaret, Great Yarmouth, Norfolk**

I acknowledge receipt of your letter dated 7<sup>th</sup> July 2015 and received 9<sup>th</sup> July 2015 regarding the above.

We would advise you that we have existing apparatus that appears to be affected by the proposed development of 194 No. dwellings at the above. We have three Trunk Water Mains of 24", 15" and 12" nominal bore that are a vital part of our supply of drinking water to many of our customers in the vicinity. The route of the pipelines shown on our records follow the line of the Yarmouth Road.

To permit this proposed development we will require an initial meeting to discuss the site layout with the Persimmon Homes (Anglia), and the proposed utilities to serve the development, and followed by detailed design drawings for our approval. The access to our trunk mains must be maintained to permit future access for maintenance and repair. Also, we will not permit tree planting (as shown on the James Blake Associates Ltd Drawing No. JBA 14/49-1 Rev. C) in the vicinity of our water mains.

A copy of our GIS Record showing the approximate routes of our water mains can be provide to the Applicant or Agent on request, by email or in writing to the address at the bottom of this email.

We will have no objection to the development subject to compliance with our requirements. Consent is given to this development on the condition that water mains are laid in the highway of the site, and a metered water connection is made onto our Company network for each new dwelling for revenue purposes.

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

Yours faithfully

Tim Drummond  
Planning Consultations

Sandon Valley House, Canon Barns Road,  
East Hanningfield, Essex, CM3 8BD  
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Fax: +44 (0) 1268 664 397  
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FAO  
Miss G MANTHORPE

Great Yarmouth Borough Council  
Planning Department  
Town Hall  
Hall Plain  
Great Yarmouth  
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Norfolk Constabulary

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[www.norfolk.police.uk](http://www.norfolk.police.uk)  
Non-Emergency Tel: 101

Ref: 06/15/0309/F

Date: 30/07/15

### Planning Application

**Construction of 194 dwellings and associated infrastructure at Pointers East, West of Ormesby Road, Ormesby St Margaret, GREAT YARMOUTH**

Dear Miss Manthorpe,

Thank you for inviting me to comment on the above Planning Application. I have inspected the proposals on-line, at the Town Hall and have visited the site. Crime records for this area in the previous 12 months show a considerable number of noteworthy crimes including; theft of motor vehicle, interference with and theft from motor vehicles. I am pleased to see that the Design and Access Statement makes reference to crime prevention measures considered in this development which will help reduce opportunity for some of the crime types mentioned above to occur. However, I feel it relevant to make the following additional comments:

The development seeks to enjoy the aesthetic benefits of the countryside. However, where the applicant plans to plant dense hedgerows as a form of boundary protection particularly on the North, West and Southern flanks, these will provide no security protection and fail to deter the criminal who will only use such cover to their advantage. I would highly encourage the provision of additional robust boundary treatment for security and privacy purposes rather than be reliant upon enhanced vegetation to provide occupants security and suggest in addition to such planting, 1.8m closed boarded fencing is provided along these flanks to ensure immediate security protection & privacy to the rear of the properties.



Sub-divisional boundary treatment, including between properties walls, should prevent unauthorised access and comprise of similar fencing, which could be 1.5m close boarded fencing and 0.3m trellis topping to enable a good degree of beneficial natural surveillance to take place. Access control by occupants is essential to provide safety and reduce the fear of crime. If gating is considered it would need to be of the same design and attributes as the fencing and locks and fixings reflect the standards found within Secured by Design, New Homes 2014. Frontages open to view is a beneficial feature where defensive planting or other features restrict access to private garden space around ground floor windows.

Vehicular permeability is managed across the development except at the northern end of Yarmouth road where without some form of vehicle restriction at the end of this shared surface, criminality and anti-social behaviour could occur. Pedestrian permeability is appropriately open but should be restricted in the following cases:

- The pathway which features in the south western corner, adjoining Caister by-pass will permit ready access by criminals and other unwanted visitors into and away from the development and will quickly include vehicular use. I strongly recommend that this through route is removed
- Research indicates that open rear access pathways account for up to 85% of burglary entries. So any open rear access service pathways should be considered alongside lockable gates to deny unauthorised access to vulnerable rear gardens and thereby reduce criminal opportunity and the fear of crime for the residents

Though street lighting detail is not available at this time, I would encourage street lighting to adequately cover all four Open Spaces in order that users can be protected during the hours of darkness, fear of crime reduced and criminality or anti-social behaviour deterred. I shall comment on security lighting for properties in due course.

Where landscaping is provided, particularly within the four Open Spaces, general vegetation should not exceed 1m in height thereby denying hiding places for criminals and trees should wherever possible be columnar in habit, providing beneficial visual surveillance below 2m. This open approach permits essential natural surveillance benefits for residents and reduces opportunity for criminality and anti-social behaviour to occur during daylight hours and during the hours of darkness.

The Design and Access Statement references reinforced levels of surveillance through the provision of additional windows. However, under scrutiny of plans submitted I feel there are a significant number of properties on this development which do not have surveillance benefit due to the number of gable ends without active room features, directly facing other similarly designed properties. In effect this means the parking bays which invariably fit between said properties are not actively overlooked. Therefore at present should occupiers hear anything suspicious will have to leave the safety of their property to



investigate, putting them potentially at risk. However, the provision of appropriately oriented ground floor active rooms or in some cases additional windows would significantly reduce that risk by enabling checks on suspicious activity from the safety of the occupant's property.

Despite some absence of active rooms, in-curtilage parking works well on this development. The single, double and quad garages will benefit from vehicle access doorsets which reflect LPS 1175 SR1 standards. The integral garage access doorsets should reflect that same standard for A88B; Kendal; Roseberry; Rufford; and Winstar properties and the rear pedestrian single access doorsets for A88B properties should reflect PAS 24 standards.

Across the development I would recommend the ground floor entrance doors; doorsets; double doorsets reflect PAS 24 attack resistant standards as these specifications have a proven track record in defeating known criminal methods of committing crime.

For the same attack resistance I would recommend all accessible windows across the development be fitted with PAS 24 attack resistant products.

I would encourage the fitting of vandal resistant 'dusk to dawn' sensor security lighting to cover entrance doors, vulnerable rear doors, double doorsets and exposed garage doors meaning that should the occupiers hear anything suspicious they won't need to leave the property to investigate. This means parking will be safer and criminal activity deterred or identified early. When considering security lighting, due regard should be given to preventing a nuisance to other residents and minimising light pollution. There will be some benefit from borrowed street lighting but detail is at this time unknown.

If the applicant seeks to adopt the specifications contained within the Secured by Design New Homes Guidance then they could achieve the prestigious Secured by Design Developer Award through their engagement on the scheme. I would encourage the adoption of the principles contained within New Homes 2014 which can be downloaded from [www.securedbydesign.com](http://www.securedbydesign.com). If the applicant wishes to discuss how Secured by Design could be delivered or requires any further assistance, please do not hesitate to contact me.

If the applicant wishes to discuss the comments above or requires further assistance, please do not hesitate to contact me.

Yours sincerely

Mr Dick Wolsey  
**Architectural Liaison Officer**  
GT Yarmouth Police station  
[www.securedbydesign.co.uk](http://www.securedbydesign.co.uk)

Miss G. Manthorpe  
Planning Services  
Great Yarmouth Borough Council  
Town Hall  
Hall Plain  
Great Yarmouth  
Norfolk NR30 2QF

5<sup>th</sup> October 2015

Dear Miss Manthorpe,

**CONSTRUCTION OF 194 DWELLINGS AND ASSOCIATED INFRASTRUCTURE, POINTERS EAST, ORMSBY ST MARGARET (REF: 06/15/0309/F)**

The RSPB has been made aware of the above planning application and we thank you for allowing us time to comment on the planning application. Having reviewed the available documents, the RSPB **objects** to this planning application. Our comments on the project are detailed below.

**1. Background**

Our understanding that Persimmon Homes (Anglia) seek to build 194 dwellings and associated infrastructure on current agricultural land to the west of Ormesby Road.

**2. Nature Conservation Issues**

The proposed application site is situated c. 2.5km from North Denes beach and 3.9km from Winterton beach, the two sections of coast forming the Great Yarmouth North Denes Special Protection Area (SPA). Other EU designated conservations sites in the area are Broadlands Special Area of Conservation (SAC), Broadland SPA and Ramsar site, and Breydon Water SPA and Ramsar site.

Great Yarmouth North Denes SPA is designated solely for little terns, a species listed as Annex 1 species on the Birds Directive and a Schedule 1 species under the Wildlife and Countryside Act (see Appendix 1 for little tern data from Great Yarmouth North Denes SPA colonies).

**3. RSPB comments**

The proposed development falls within the 5km typical distance dog-walkers regularly travel<sup>1</sup>. Consequently, there is a high potential that there will be increased recreational disturbance to the Great Yarmouth North Denes SPA little tern colonies. Both North Denes and the beach at Winterton Dunes National Nature Reserve have supported the biggest little tern colonies in the UK, with additional colonies functionally linked to the SPA occurring at Caister-on-Sea and Eccles-on-Sea.

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<sup>1</sup> Footprint Ecology (2015). *Habitats Regulations Assessment of the Great Yarmouth Local Plan - Core Strategy at Submission for Examination*. Report for Great Yarmouth Borough Council.

Since 2011, little tern has also been breeding on Scroby Sands. All locations are shown in the attached map (Appendix 2).

The beach at Caister-on-Sea has provided supporting habitat for little terns when North Denes beach has become less suitable. In most years a mobile fence is constructed around the potential breeding area at Caister, with 24-hour wardening undertaken in 2010 when the birds deserted the North Denes beach (a peak count of 38 pairs of little tern were recorded). The five year average for little tern using Caister beach is: 10 pairs (Apparently On Nests; AON), 5 chicks fledged, 0.5 productivity (chicks fledged per pair)

In determining the planning application, the Council must have certainty that an effective mitigation and monitoring strategy will be in place to ensure that the integrity of the Great Yarmouth North Denes SPA is not adversely affected. Natural change does occur, with the North Denes beach cycling through periods of suitable and less suitable phases. Colony re-establishment is dependent on on-going management of recreational activities during the periods when the beach is less suitable for little terns to ensure that birds continue to prospect the area. It is therefore essential that supporting areas such as Caister-on-Sea beach continue operate as a functional part of the Great Yarmouth North Denes SPA and must be protected.

The shadow Habitats Regulations Assessment for the proposed development, suggest that an alternative destination to relieve recreational pressure on other areas of the Great Yarmouth North Denes SPA is via Second Avenue<sup>2</sup>. However, this leads directly to the stretch of beach most suitable to support nesting little terns and the focus for mobile fencing and wardening efforts, as shown in the attached map (Appendix 3). As mentioned above, this beach is functionally linked to the North Denes SPA. This proposal is therefore not viable as part of the mitigation package and places uncertainty over how effectively recreational impacts from the proposed development would be managed. Additional mitigation is required and the Council must consider measures to actively support the current management that occurs within the SPA.

The RSPB is also seriously concerned that because of the historic management we have provided, a third party organisation is being used to by the developer as the mitigation provider for the proposed development. The RSPB is a conservation charity and its charitable funds/monies cannot be used to facilitate development. Whilst the RSPB remains committed to management of little tern colonies within and around Great Yarmouth North Denes SPA, we have no legal obligation to undertake this work and the responsibility for ensuring site integrity is maintained is the responsibility of Local Authorities. The RSPB is aware of the local plan development and Mitigation and Monitoring strategy that will be attached to it, to address the developmental pressures on Natura 2000 sites. In addition, whilst the RSPB remains currently committed to managing the little tern colonies, our work in the long term will be driven by a range of factors including resource availability and changes in conservation priorities. The Council needs to have certainty that measures proposed by developers will ensure integrity of the SPA; this is not the case with the current mitigation proposals.

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<sup>2</sup> Norfolk Wildlife Services Ltd (2014). *Shadow Habitat Regulations Assessment, Pointers East, Caister-on-Sea, Norfolk*. Report prepared by Norfolk Wildlife Services Ltd. on behalf of Persimmon Homes.

#### **4. Conclusions**

We accept that impact from the proposed development on The Broads, Broadland and Breydon designations will be limited. However, the SPA at North Denes, and functionally linked beach at Caister-on-Sea, is likely to suffer increased recreational disturbance as a result of this potential development.

The RSPB objects strongly to the application at this time. An enhanced mitigation package must be provided that ensures protection for little tern in line with its Annex 1 and Schedule 1 status as well as ensure no adverse effect on the integrity of the Great Yarmouth North Denes SPA.

The RSPB would be happy to review any additional information provided in support of this application.

If you have queries regarding our concerns, please do not hesitate to contact me.

Yours sincerely,

*Claire Branch*

**Assistant Conservation Officer**  
RSPB Eastern England Regional Office

**Annex to the RSPB's response to the Pointer's East housing application**

**Appendix 1: Little tern data for the Great Yarmouth North Denes SPA colonies (5-year average)**

| Sites                      | Nests (AON) |            |            |            |            |              |
|----------------------------|-------------|------------|------------|------------|------------|--------------|
|                            | 2011        | 2012       | 2013       | 2014       | 2015       | 5-yr average |
| Scroby Sands               | 180         | 35         | 120        | 50         | 35         | 84           |
| Great Yarmouth North Denes | 5           | 5          | 0          | 1          | 3          | 3            |
| Caister                    | 38          | 10         | 0          | 1          | 0          | 10           |
| Winterton                  | 114         | 197        | 200        | 306        | 79         | 179          |
| Eccles                     | 21          | 56         | 22         | 14         | 78         | 38           |
| <b>Total</b>               | <b>358</b>  | <b>303</b> | <b>342</b> | <b>372</b> | <b>195</b> | <b>314</b>   |

| Sites                      | Fledged (peak count) |            |            |           |           |              |
|----------------------------|----------------------|------------|------------|-----------|-----------|--------------|
|                            | 2011                 | 2012       | 2013       | 2014      | 2015      | 5-yr average |
| Scroby Sands               | 80                   | 15         | ?**        | 0         | 0         | 19           |
| Great Yarmouth North Denes | 0                    | 0          | 0          | 0         | 0         | 0            |
| Caister                    | 22                   | 2          | 0          | 0         | 0         | 5            |
| Winterton                  | 0                    | 410        | 328        | 58        | 0         | 159          |
| Eccles                     | 13                   | 0          | 0          | 10        | 90        | 23           |
| <b>Total</b>               | <b>115</b>           | <b>425</b> | <b>328</b> | <b>68</b> | <b>90</b> | <b>205</b>   |

| Sites                      | Productivity (chicks per pair) |             |             |             |             |              |
|----------------------------|--------------------------------|-------------|-------------|-------------|-------------|--------------|
|                            | 2011                           | 2012        | 2013        | 2014        | 2015        | 5-yr average |
| Scroby Sands               | 0.67                           | 0.43        | ?**         | 0.00        | 0.00        | 0.23         |
| Great Yarmouth North Denes | 0.00                           | 0.00        | 0.00        | 0.00        | 0.00        | 0.00         |
| Caister                    | 0.58                           | 0.20        | 0.00        | 0.00        | 0.00        | 0.49         |
| Winterton                  | 0.00                           | 2.08        | 1.64        | 0.19        | 0.00        | 0.89         |
| Eccles                     | 0.62                           | 0.00        | 0.00        | 0.71        | 1.37        | 0.59         |
| <b>Total</b>               | <b>0.32</b>                    | <b>1.40</b> | <b>0.96</b> | <b>0.18</b> | <b>0.46</b> | <b>0.65</b>  |

**\*\* Fledging success of relay nests at Scroby Sands not known**

Map of the North Dares area

Scale: 0 to 8 km

North Arrow

Legend:

- Study site (black dot)

Map of the North Dares area showing the location of the study site. The map includes a scale bar (0 to 8 km), a north arrow, and a legend. The legend indicates that the study site is marked with a black dot. The map shows the coastline of the North Dares area, with the study site located near the coast. The map is titled 'Map of the North Dares area' and includes a scale bar and a north arrow.

## Appendix 3 Caister Colony



**Jill K. Smith**

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**From:** Gemma M. Manthorpe  
**Sent:** 06 November 2015 14:40  
**To:** Jill K. Smith  
**Subject:** FW: 06/15/0309/F Pointers East, West of Ormesby Road, Ormesby St Margaret

Gemma Manthorpe LLB (Hons)  
Senior Planning Officer  
Great Yarmouth Borough Council

Telephone: 01493 846 638  
E-mail: [gm@great-yarmouth.gov.uk](mailto:gm@great-yarmouth.gov.uk)

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

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

***Great Yarmouth Borough Council - Customer Focused, Performance Driven***

It takes 24 trees to produce 1 ton of office paper! Think... is it really necessary to print this email?

**From:** Albone, James [<mailto:james.albone@norfolk.gov.uk>]  
**Sent:** 06 November 2015 14:21  
**To:** Gemma M. Manthorpe  
**Subject:** 06/15/0309/F Pointers East, West of Ormesby Road, Ormesby St Margaret

Our Ref: CNF46253\_3

Dear Gemma,

**06/15/0309/F Pointers East, West of Ormesby Road, Ormesby St Margaret**

Since making our initial recommendations on this application we have been in further discussions with the archaeological consultant for this development. As indicated in our previous correspondence, the desk-based assessment, geophysical survey and previous cropmark transcription have highlighted the presence of trackways and enclosures of late prehistoric to Roman date within the site boundary and the potential for previously unidentified heritage assets with archaeological interest to also be present. Whilst it is clear that there is a need for further archaeological work at the proposed development site, based on the archaeological evidence recorded in the surrounding landscape, it is unlikely that the significance of heritage assets with archaeological interest at the site would be so great as to entirely preclude its development. In view of this we are, in this instance, prepared to accept that if planning permission is granted, the further archaeological work required could be carried out under appropriately worded conditions for a programme of archaeological mitigatory work.

If planning permission is granted, we therefore ask that this be subject to a programme of archaeological mitigatory work in accordance with *National Planning Policy Framework* para. 141. We suggest that the following conditions are imposed:-



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

and,

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

and,

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

In this instance the programme of archaeological mitigatory work will commence with informative trial trenching to identify the extent and nature of the further phases archaeological work required (e.g. excavation and/or monitoring). Norfolk Historic Environment Service will provide a brief for the programme of archaeological mitigatory work on request.

If you have any questions or would like to discuss our recommendations, please do not hesitate to contact me.

Best wishes

James

---

James Albone MA ACIfA  
Planning Archaeologist

Historic Environment Service  
Environment and Planning  
Community and Environmental Services  
Norfolk County Council  
Union House  
Gressenhall, Dereham  
Norfolk NR20 4DR

Direct dial: 01362 869279

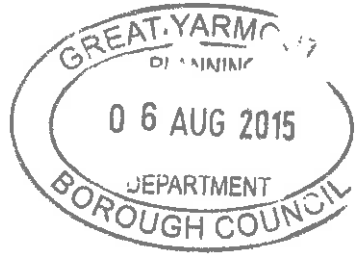
Mob: 07769 887053

Email: [james.albone@norfolk.gov.uk](mailto:james.albone@norfolk.gov.uk)

**Councillor Brenda Davis**  
2 East End Close, Caister on Sea, Gt Yarmouth, NR30 5PG  
Tel: 01493 720531 • E-Mail: [cllr.brendadavis@outlook.com](mailto:cllr.brendadavis@outlook.com)

Great Yarmouth Borough Council  
Customer Services

6 AUG 2015



Date: 4<sup>th</sup> August 2015

Re Planning Application 06/15/0309/F

Dear Mr Mymms,

I am writing to you as the planning officer for Great Yarmouth Borough Council

I am very concerned regarding the application for the construction of 194 houses by Pegasus Group/Persimmon to the west of Ormesby Road, Caister on Sea.

Although I appreciate that people need housing, they also require the infrastructure that goes with developments.

Caister does not have the Doctors, Dentists, Schools to accommodate this influx of people.

Our roads are already busy and Caister does not have adequate parking for existing residents using the local village shops.

Access to and from the new site could pose a safety risk.

There is already an anti-social problem within Caister and Ormesby and, without recreational facilities for young people, new residents to the area could escalate this problem.

This development is not sympathetic to Caister.

I understand that all the proposed dwellings will be for sale and so will not alleviate the housing problem in Caister and Gt Yarmouth, but will make the developers rich and ignore the plight of local families.

I understand that part of the site is Grade 1 agricultural land, which, once built on, will be lost forever and this country needs to provide food for our ever increasing population.

Also, there is concern that there are bats living and feeding in this area and the endangered skylark also inhabits these fields.

Another concern is the risk of flooding. I understand that a pumping station and lagoon are part of the development to accommodate excess rain water. However, recent flooding in other areas has included effluent and not just rain water, to spill out.

Although this site will have a Caister postcode, it comes under the Parish of Ormesby St Margaret with Scratby, so that parish will receive the precept whilst Caister Parish will inherit the problems.

Part of the Conservative Manifesto for 2015 was

- To ensure local people have more control over planning

**Councillor Brenda Davis**  
*2 East End Close, Caister on Sea, Gt Yarmouth, NR30 5PG*  
Tel: 01493 720531 • E-Mail: [cllr.brendadavis@outlook.com](mailto:cllr.brendadavis@outlook.com)

- When it comes to planning decisions, local people are in charge
- We will safeguard green belt protection and support neighbourhood plans to give added protection to valuable green spaces
- The Conservatives will introduce 'open source' planning systems so that people will be able to specify what kind of development they want
- We will create brown field sites.

I should very much appreciate if you would respond to

- a) the points raised against this proposed development and
- b) the non -compliance of the points in the Conservative manifesto.

Yours sincerely



Brenda Davis

44 Reynolds Avenue  
CAISTER-ON-SEA  
NORFOLK, NR30 5QE



Private and Confidential  
Planning Services  
Development Control  
Town Hall  
Hall Plain  
Great Yarmouth  
NR30 2QF

06th July 2015

Dear Sir

**Without Prejudice**

**Re: Planning Application 06/15/0309 pointers east Ormesby St.Margaret.**

We Received notification re proposal for Development of Land Pointers East, West of Ormesby road, Ormesby St. Margaret. We attended the meeting ( Pegasus representing Land Owner and Builder Persimmon Homes) concerned at intent to change grade one land to Housing, Which would result in the merging of the two Villages. We raised an objection signature form at the time ,with the original application for 180 residential units, now increased to 194 informed this form could only be forwarded at time of application. The site originally identified as Caister not Ormesby which has now been rectified.

Because of this the residents have initiated a petition against proposals on a number of points highlighted as follows.

- **Removal of a 2000 year old village identity merging Caister on Sea with Ormesby St. Margaret.**
- Great Yarmouth's own core plan statement ,strategic gaps between settlements which need to be maintained to prevent coalescence.( **Gap should be between Caister on Sea and Ormesby St.Margaret )**
- **Use of Grade One agricultural land to build 194 dwellings**, when Great Yarmouth's own core plan ( March 2014 ) states non use of high grade agricultural land ( as Mr Heath MPs statement shortage of good farm land) Destruction of Landscape.
- Lack of local facilities in Village , Schools, banks ,petrol stations, no major shops.
- Doctors inundated because of being high volume holiday area and local residents.
- Increased traffic, potential increase in crime in a quiet mainly retirement area.
- No consideration given to age of affected residence's, mainly bungalows ,retirement.
- Effect on Residence backing to site from Reynolds Avenue, problems when trying to sell currently evident, concerns over long term building works ,loss in value of property due to this just being proposed and long term, compensation for this why should residents end up financially worse off .

- **Overflowing Cemetery shortage of space.**
- **Great Yarmouth policy no HOU6** Small developments of under 10 houses only considered for Ormesby St. Margaret. The land is Ormesby St. Margaret.
- **Property currently on market many viewings, viewers put off by plans to build .**
- **Site still viewed as caister on sea regarding proposal and plan showing coalescence gap wrongly located**
- **Long term disruption noise, building works, dust, traffic**
- **Plan improved by building Bungalows backing to Reynolds and placing of open space in front of Bungalows, but site still not wanted, developers change their minds once approved. Grade one agricultural Land.**
- **Foul water pumping station badly located as this will cause many problems with adverse smells.**
- **Lack of Jobs, de valuation of existing properties**

**Yours Sincerely**

**Jonathan and Denise Jefcoate**

24 Reynolds Avenue

Caister on sea

Great Yarmouth

Norfolk

NR30 5QD

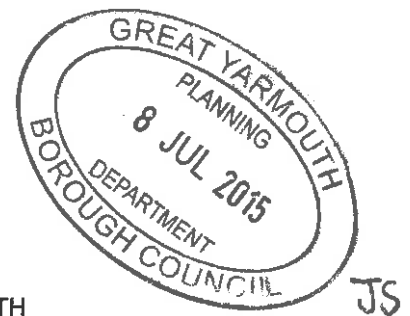
5<sup>th</sup> July 2015

Dear Sir or Madam,

Ref: Planning application 06/15/0309/F

Proposal: Construction of 194 dwellings and associated infrastructure

Location: Pointers East west of Ormesby St Margaret GREAT YARMOUTH



We wish to make the following objections to this proposed development:

1. Location and Infrastructure

- The siting of such a mass development on a green field site, currently laid to cereal crop, is inappropriate when brown field sites are currently available within the borough.
- It is questionable why this development would be allowed when a much smaller development sited on a brown field site [First and Last pub] just a few hundred yards away from the field entrance has been refused several times the last refusal being as recently as last week. The reason for the refusal of permission for development given as:  
"The majority of the site proposed for the development is located outside the village development limits for Ormesby and as such is not located within an area designated for residential development. Policy HOU 10 of the Borough Wide Local Plan and paragraph 55 of the National Planning policy Framework seek to prohibit development outside of the defined Village development limits....." etc.  
This alone makes a mockery of granting permission for even more over development of almost 200 dwelling squashed onto the site.
- The need for a pumping station and lagoon (as defined by the OED 'an artificial pool for storage and treatment of effluent or to accommodate surface water that overflows/ drains during heavy rain.') is also a reason to make this field unsuitable for development.
- If the development goes ahead there will be overspill and flooding as the land is low and heavy rain will result in the new dwellings having raw sewage backing up into their homes and the existing homes on Meadow Croft, Meadow Croft House and Green Acre bungalow

will have raw sewage and domestic effluent escaping and flowing into their gardens and homes too. It is not good enough to hope there will not be 'exceptional weather' we all know what happened in Hemsby last year and to the pumping station during the deluge a few years ago, remember Northgate street, Burgh Road and the bottom of Morton Crescent/Lords Lane and the devastation there. No pumping station comes with a hundred percent guarantee it will happen.

- The change of use from farm land fields to dwellings, concrete and tarmac is bound to generate an increase in excess of surface water that will not drain away and any that does does places further stress on the current drainage system which again places the residents already living in the homes surrounding the development in danger of being in a flood zone. We wonder what the Environment Agency advice would be if this were to go ahead.
- The need for a pumping station is a retrograde step in this area. In the very recent past before the improvements to the Caister Treatment Works all the local residents in this area had endured 'The Caister Stink' for years. To expect those same people to put up with this once more and live with what is in effect an open sewer just yards from their homes is antediluvian.

## 2. Residential Amenities

- We object on the grounds that there is a total lack of provision of any additional amenities
- This green field site is located on the furthest edges of both Ormesby and Caister on Sea Villages. As a teacher who for the last 28 years have taught in schools within the borough of great Yarmouth I know that a projected increase of up to 200 + could not be accommodated. Both village Primary schools are already oversubscribed and this will also impact on many other Primary schools in the north Yarmouth are and pupils moving onto high school will also face the same difficulties.
- Whilst I am aware that the developer sometime offers a one off fee per dwelling to the local authority towards education costs realistically this is unlikely to even cover the cost of a single mobile classroom let alone equipping it and staffing said mobile. Given all the hype about the schools in the borough and raising standards, educating children in prefabricated buildings which are freezing in winter, often so hot in the summer they have to be vacated for pupil safety and where access to toilets mean walking back to the main buildings whatever the weather is not a solution to education in the 21<sup>st</sup> Century.
- Should the development go ahead with no possibility of a new primary school then this will be to the detriment of the education of all pupils in both Ormesby and Caister on Sea.
- The addition of this development will place a huge burden on GP services. There is only one GP practice serving Ormesby and North Caister. The practice already has to cope with the influx of summer visitors as it covers the coastal villages. to burden the practice with a possible 400+ new patients will affect the available care on offer.
- The practice has a high proportion of elderly patients given the demographic of the area with over sixties living in bungalows in Ormesby and North Caister so to suggest an increase in dwellings without an additional surgery could be putting those most vulnerable within the borough at risk of not being able to access primary care when they need it most.

- The development will also place an additional strain on the already overstretched emergency services that are available to this area. Given the cut backs extra resources would be needed to ensure adequate access to the police, fire and ambulance services. I know from personal experience that for 'non-life threatening' cases the waiting time is already 2 hours. This will only increase unless additional resources can be found to meet the rise in need.

### 3. Highway safety and traffic

- We object to the development going ahead on the grounds of traffic increase and public safety
- Linked into the lack of extra educational provision will be the increase in traffic on the Ormesby, Caister Yarmouth road route into Great Yarmouth. Despite the close proximity of the Caister by pass/Jack Chase Way working parents who access schools beyond Ormesby or in Great Yarmouth are more likely to use the routes through the village as it is closer to drop off points for the children. This in turn will lead to more hazards for families who already walk this route. There is one zebra crossing on the route and no traffic control at all in Ormesby.
- There will also be a general increase in traffic on the bypass which already 'backs up' at both roundabouts at rush hour.
- There are no proposals to improve highway safety, the increase of traffic-an average of 2 cars per dwelling will make it likely that drivers will opt to take a 'short cut' through Caister village as traffic builds up on the bypass at busy times. I can remember North Caister before the bypass when pedestrians could wait up to 15 minutes for an opportunity to cross the road safely. No one wants to go back to this.
- The extra traffic will also be hazardous for the residents of North Caister. Most of the homes in the immediate area of the development are occupied by the over 60s who already have to negotiate Ormesby Road traffic as pedestrians get to their local shop and post office. Do we need an avoidable fatality on our conscience?

### 4. Statutory and emergent planning policy

- We are aware of the borough's need to build a required number of new homes and that there are outline plans for a large development to go ahead on the land adjacent to the bypass/Jack Chase way opposite Tessara Park. It is to be hoped that this would include a new primary school, GP surgery and restructured road system on the bypass for safety. The siting of this new build would be nearer the Caister treatment works doing away with the need for a pumping station so close to existing residences [as in the Pointers East proposals]. If this is to go ahead then there is no need to cram almost 200 dwellings onto what will be one of the few remaining green spaces north of Caister on sea.
- The huge development that is ongoing in Bradwell/Belton is also addressing the projected numbers of increased housing within the borough again making it unnecessary for this 'infilling' by random housing developments on smaller green field sites.



- The design of the development is also inappropriate as it is not in keeping with the existing properties. It will swamp a pre-existing development of bungalow dating from the 1950s to 1980s.
- The new development is almost all two story dwellings this will mean that all pre-existing dwellings will lose all privacy.
- The pre-existing dwellings, especially those in Reynolds Avenue and Meadowcroft will all have new properties next to their rear garden boundaries meaning they will lose all privacy and light from their gardens.
- Having visited the Persimmon new build at Hoveton it is clear that the whole 'look' of the development will not be in keeping with the surrounding area at all given the location. It would be out of place and spoil the character of a well-established and sought after area of Ormesby/Caister on Sea thus devaluing the current properties considerably. This is especially so for those current residents who will be unfortunate enough to have large new properties build directly behind them obscuring their light.
- While loss of view is not a sufficient reason to reject a planning application the developers have given no thought to existing residents and have allowed no green space as a buffer but have hijacked their aspect completely. To lose the right to sit in the sun in your garden you have cherished for many years and enjoy the pleasures of watching the pheasants, foxes, muntjac deer and pipistrelle bats will be a very bitter pill for the current residents to have to swallow if this goes ahead.
- There is only one tiny green space to the rear of the development which has no access except through the development itself. It can hardly be viewed as an asset to the whole community of Ormesby or as a haven for wildlife and looks to have been done merely as a 'sop' to planning laws.

#### 5. Noise Disruption and smells

- We have already raised the issue of smells when there are problems with the pumping station and lagoon but we also raise the objection of noise and disruption.
- We have grave concerns about the noise disturbance and dust that will be generated if their development goes ahead. The initial works would mean disruption to the flow of traffic at a site very close to the roundabout at the Grange Hotel in Ormesby. The road would be blocked off for drainage work, trench digging and material and plant delivery which will be hazardous and a potential accident blackspot during this lengthy process.
- We are also aware that a build this large will be done in phases over 2-3 years and during this time the local residents will have to endure noise disruption and dust for 10 hours a day for 6 and on occasion 7 days a week. The noise and dust generated by the work will mean that most residents will not be able to use their garden or even hang out washing on the line to dry on 'dust days' the quality of life of current residents will be greatly affected for what is a long period of time if you are elderly or infirm.

#### 6. Other concerns

- Whilst we are aware that all plans that are submitted to the Borough Planning Committee need to be discussed and considered we are very perturbed by the choice of developer.

- Given that recent investigations by 'BBC Watchdog' and 'The One Show' have raised concerns about the possible quality of the builds and other company practices we do question whether it would be right for Great Yarmouth Borough Council to agree to allow the developer to go ahead at this time. Should such investigations prove to be founded in may not be in the Borough Councils best interest to be seen to be supporting something which may in the future be found to be of inferior quality? People who work hard and wait a long time for a home of their own deserve to be better served
- Let us not be naive for the developer it is all about 'The bottom Line' and therefore 'caveat emptor' should be the Borough Council's watch word about the above proposal

I hope you will give our objections and concerns due deliberation.

Yours Sincerely



Rosemary Williams



Mark Williams

37 Reynolds Avenue  
Caister on Sea  
Great Yarmouth  
Norfolk  
NR30 5QE



8<sup>th</sup> July 2015

Dear Sirs,

Ref 06/ 15/ 0309/ F – Pointers East Proposed Development

I am writing with regard to the above, proposed development.

I am opposed to the above development for a variety of reasons.

The number of extra dwellings in this area would overload an already struggling infrastructure.

The medical services here, including doctors' surgeries, dental services and pharmacies are already stretched to the limit, with patients having to wait excessive times for appointments.

Our local post office, was replaced by a small, single counter in an already busy local store. This could become even busier.

The local traffic would increase, causing even greater delays. It is already very heavy and becomes worse in the summer months, when the holiday centres get busy.

I am concerned that the "lagoon" would cause problems with airborne pests such as mosquitoes etc.

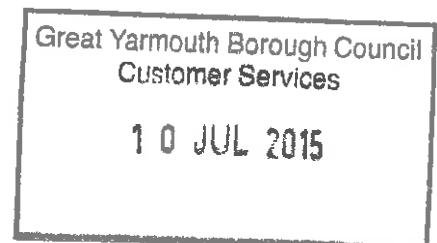
I am worried that good arable land would be lost. We have already lost a large area due to the solar farm, nearby.

It would make far more sense to me, to build on some of the "brown" sites (of which there appears to be plenty) in the Great Yarmouth Town area, where the homes are more urgently needed.

Mr Michael Tiernan.

A handwritten signature in black ink, appearing to read "LYNDA TIERNAN".

+ MRS LYNDA TIERNAN.



## Internet Consultees

Application Reference 0615030947

Attachments

Invalid Consultee Comment? ☐Copy to existing Consultee? ☐

Name Lynne Connell

Address 65 Seafeld Road North

Caister on Sea

Post Code NR30 5LG

Telephone 01263 811111

Email Address

For or Against OBJ Object

Speak at Committee ☐

There are many issues surrounding the building of these home which will actually do NOTHING to relive the housing pressures locally. There is NO SOCIAL HOUSING only affordable housing.

This a Green Belt Land in fact much of the land is Grade 1 agricultural land. The Planning Portal Planning Practice Guidance States in Section 9 Protecting Green Belt Land that the fundamentals aim of Green Belt land is to prevent urban sprawl by keep land permanently open. In paragraph 80 it states that one of the 5 purposes of Green Belt Land is to prevent neighbouring towns merging into one another.

In both instances these guidance so are being ignored. The planned development will remove the green belt

Date Entered 03-08-2015

Internet Reference OWPC447

## Internet Consultees

Application Reference 06/15/0309/H

Attachments

Invalid Consultee Comment? ☐Copy to existing Consultee? ☐

Name Lynne Connell

Address 65 Seafeld Road North

Caister on Sea

Post Code NR30 5LG

Telephone

Email Address

For or Against OBJ Object

Speak at Committee

separating Ormesby village with Caister Village. Thereby closing the green natural boundary and merging villages!! the area of development is an ESTABLISHED green belt land and in paragraph 83 states that once established, Greenbelt boundaries should only be altered in exceptional circumstance. This development does not meet with exceptional circumstances.

In fact this land should be classified as Safeguarded because of the village boundary it creates.

Reading on Paragraph 89 states that Local Authorities should regard the construction of new building as inappropriate in Green Belt and lists the exceptions. The proposed development does NOT meet with any of these exceptions.

Date Entered 03-08-2015

Internet Reference OWPC447

## Internet Consultees

Application Reference 06/15/0309/F

Attachments

Invalid Consultee Comment? ☐Copy to existing Consultee? ☐

Name Lynne Connell

Address 65 Seafield Road North

Caister on Sea

Post Code NR30 5LG

Telephone

Email Address c

For or Against

OBJ

Object

Speak at Committee

In a recent Engineering Judgement Assessment the proposed development land was deemed as susceptible from flooding from surface water run off and has resulted even within the last few months to localised flooding. Many of the natural dykes have been filled with soil and garden waste thereby making the flooding problems worse. The drains and drainage systems in North Caister cannot cope now. How much worse the flooding will be for all residents if further 194 homes are built.

Caister on Sea has and continues to experience flooding, it remains at risk from flooding from surface runoff, ordinary watercourses and sewers, providing a complex interaction of potential flood sources, pathways and receptors.

Date Entered 03-08-2015

Internet Reference OWPC447

## Internet Consultees

Application Reference 06/15/0309/F

Attachments

Invalid Consultee Comment? ☐Copy to existing Consultee? ☐

Name Lynne Connell

Address 65 Seafeld Road North

Caister on Sea

Post Code NR30 5LG

Telephone

Email Address

For or Against OBJ Object

Speak at Committee

Wildlife and environment will be affected to a great extent. A report from Natural England has been requested in respect of the Bats nesting in the Oak trees in the vicinity of the development. These protects species are also feeding in the hedgerows which will be cut back, there are some plans to replace a few, however once the natural has been removed it will wipe out the local population of wildlife feeding there.

These are just a few of the reasons why I and my husband, a local Borough Councillor object to this Planning Application and we will be at the Borough Council when it is discussed by Development and Control Meeting

Date Entered 03-08-2015

Internet Reference OWPC447

20a Clay Road  
Caister on Sea  
Great Yarmouth  
Norfolk NR305 HB

Great Yarmouth Planning Department  
Great Yarmouth Borough Council  
Great Yarmouth.



31/07/2015

Dear Sirs

**Planning application by Pegasus Group on behalf of Persimmon Homes Anglia  
Pointers East within the Borough of Ormesby St Margaret.  
Application 06/15/0309/F**

I know the site well and have familiarised myself with the plans. I strongly oppose this planning application. There are a number of reasons why I say this application should not go ahead.

The Planning Statement produced for Persimmon Homes by Pegasus Group (May 2015) states:

*Policy CS9 provides for high quality and distinctive places as follows:*

*"High quality, distinctive places, are an essential part in attracting and retaining, residents, businesses and developers. As such the Council will ensure that all new developments within the borough:*

*a) Respond to, and draw inspiration from the surrounding area's distinctive natural, built and historical characteristics, such as scale, form .....making efficient use of land and reinforcing the local identity.*

<http://www.great-yarmouth.gov.uk/view/GYBC167097>

This application does not, in any way, comply with Policy CS9 objectives.

I spoke to Sophie Weggett of Persimmon Homes East Anglia, the senior planning officer for this proposed development. Ms Weggett told me that she was not fully familiar with plans submitted for Pointers East and struggled to answer some of my questions. However, she did say that:

1. Persimmon have a Landscape Policy designed to reduce visual impact of new housing. The landscape policy includes a tree report which categorises trees according to the health of the tree. Preservation of existing hedges would also be factored in, if possible.
2. Existing hedgerow and trees on Ormesby road will need to be removed to allow drivers to turn off Ormesby road to access their homes. Traffic will enter and leave via single access on Ormesby road.
3. The existing roundabout will be altered to accommodate the extra traffic.

Addressing each point in turn, I comment as follows:-

1.1 Pegasus Group produced a "Community Consultation Leaflet as part of the public consultation process for this proposal. [http://www.pegasuspg.co.uk/ormesbyroad/Leaflet%20\(Final\).pdf](http://www.pegasuspg.co.uk/ormesbyroad/Leaflet%20(Final).pdf)

Clearly, Ms Weggett had not read the leaflet which shows that a great many mature trees and long established mixed plant hedgerows will be lost. Replacing existing trees and mixed plant hedging with sapling trees and newly planted hedges is a very poor substitute.



2.1 Most people buying homes work, and it is reasonable to assume that there will be in the region of 400 cars a day leaving and entering this development via a single access point. The likely congestion at peak times will be made worse by the plan to allow vehicles leaving and entering their homes directly from Ormesby road (see the area marked red on Community Consultation leaflet either side of the vehicle entrance/exit road). In addition, removing the hedgerow on Ormesby road to allow direct access to houses by car will result in this development having a very high visible impact on Ormesby road and does not comply with the objectives set out in Policy CS9 namely the passage that reads:

*Respond to, and draw inspiration from the surrounding area's distinctive natural, built and historical characteristics, such as scale, form .....making efficient use of land and reinforcing the local identity.*

3.1 No reference to changing the roundabout was made when the public were consulted on this application. Modifying the roundabout will not alleviate traffic congestion because traffic enters and exits the roundabout via single carriageways. Modifying the roundabout will simply cause more environmental damage, the roundabout is bordered by mixed hedgerows and trees.

It is already difficult to join the Caister bypass from Ormesby road at busy times. Extra road traffic from this development travelling through Caister, along with holiday traffic, and traffic generated during 'the school run' will generate heavy congestion at "the narrows" by Caister church. The traffic light arrangement only just about copes at the moment. At peak holiday traffic times the situation will result in regular traffic hold ups. A situation that will impact on Caister High Street, damaging local businesses.

I understand the pressure and need to build housing. However, I believe the visual and environmental impact of developments should be taken into account. Pointers East is a particularly beautiful area – a small green corridor- with mature deciduous trees and mixed hedgerows. The Royal Society for the Protection of Birds are urging people to save our wildlife in their Making Space for Nature campaign. The RSPB 2013 State of Nature Report shows a 60% decline in the wildlife species monitored in the UK.

[https://www.rspb.org.uk/Images/stateofnature\\_tcm9-345839.pdf](https://www.rspb.org.uk/Images/stateofnature_tcm9-345839.pdf). Pointers East is an example of a good wildlife habitat, for bees, butterflies, moths and other insects. It is a greenfield site that should not be developed. Conservation is about both saving endangered species and preventing species becoming endangered; loss of habitat is a key factor in wildlife loss.

The Great Yarmouth Mercury reported on 25<sup>th</sup> May 2015 that:

*An independent planning inspector has gone through town hall documents with a fine toothcomb and suggested changes to figures which bumps up the total of new homes needed from 5,700 to 7,140. Pointers East lies in Ormesby St Margaret. If the development goes ahead Caister will see its rural appearance blighted by housing and road traffic that will not even count towards the 7,140 figure.*

I say that the application to develop Pointers East will erode, rather than reinforce local identity. Caister will cease to be a rural village, it will become an area of urban sprawl. If this application is passed it will open the floodgates to uncontrolled building in the borough.

  
Stephen Lavan

06/15/0309/f



Mrs Daniels  
22 Reynolds Avenue.  
Caister-on-Sea.  
Norfolk.  
NR30 5QD.  
Tuesday, 04 August 2015.

Dear Mr Freeman.

I attended the meeting of Ormesby/Scatby parish council meeting along with other residents there was also a member of the press there. I have read the report by Anthony Baker which states that there was "Very little negative feedback from Caister residents" how could this be as we were not really allowed to voice our opinions only given a 3minuit slot? I am totally against this build, reasons. 1. The disruption for the next 3 or maybe 4 years. 2. Air quality from the increase of traffic morning and evening rush hour traffic as quoted by Anthony Baker "Ormesby agreed that it would be Caister roads that would take the brunt of the traffic especially during early morning rush/school hour and the same in the evenings" Surly if you speak to the health service they will tell you how many adults & children are suffering for breathing problems this is only going to add to their illnesses. 3. Doctors/surgeries these cannot cope now. Dentist cannot cope now I was unable to get enrolled with a dentist I have to go to Yarmouth. The police station is more or less closed. Schools are full to over flowing. The JPH cannot cope the A&E most times is a 3to 6 hour waiting time. 4. There is nowhere for the youth here, the nearest cinema is in Yarmouth, swimming pools are all around in season other than that again they have to travel to Yarmouth Marina or further afield. 5. Why the builds are not put on Brown field sites first I really do not understand. 6. The wild life will suffer greatly, I have seen owls bats dear frogs and quite a few different species of birds, as there been a proper study of the diversity of the existing wild life?

**I know that new homes are needed but, again these should be built on Brown field sites not on the grade 1 fields once they are built on they are no longer able to use them again. This is our children/grandchildren future and food supply, is this going to be taken away from them? It feels like the word VILLAGE is being taken away also this I am finding very hard to cope with because the word PROFIT is being used instead! THIS IS MY OPINION....**

**Mrs.J.Daniels.**

**CC. Mr.D. Mimms.**

**The Mercury.**

**File.**

# Internet Consultees

Application Reference 06/15/0309/F

Attachments

Invalid Consultee Comment? ☐

Copy to existing Consultee? ☐

Name Stephen T Russell

Address 43 Reynolds Ave

Caister on Sea

Post Code NR30 5QE

Telephone

Email Address

For or Against ☐ Object

Speak at Committee ☐

The majority of the site proposed for the development is located outside of the village development limits for Ormesby and as such the majority is not located within an area designated for residential development. Policy HOU10 of the Borough Wide Local Plan and paragraph 55 of the National Planning Policy Framework seek to prohibit development outside of the defined village development limits or the urban area by providing criteria to be met to allow development under certain circumstances. The applicant has not sought to comply with policy HOU10 of the Borough Wide Local Plan or paragraph 55 and as such the development is contrary policy HOU10 and the National Planning Policy Framework. The proposed over development of a site in a prominent location within an area designated as landscape

Date Entered 31-08-2015

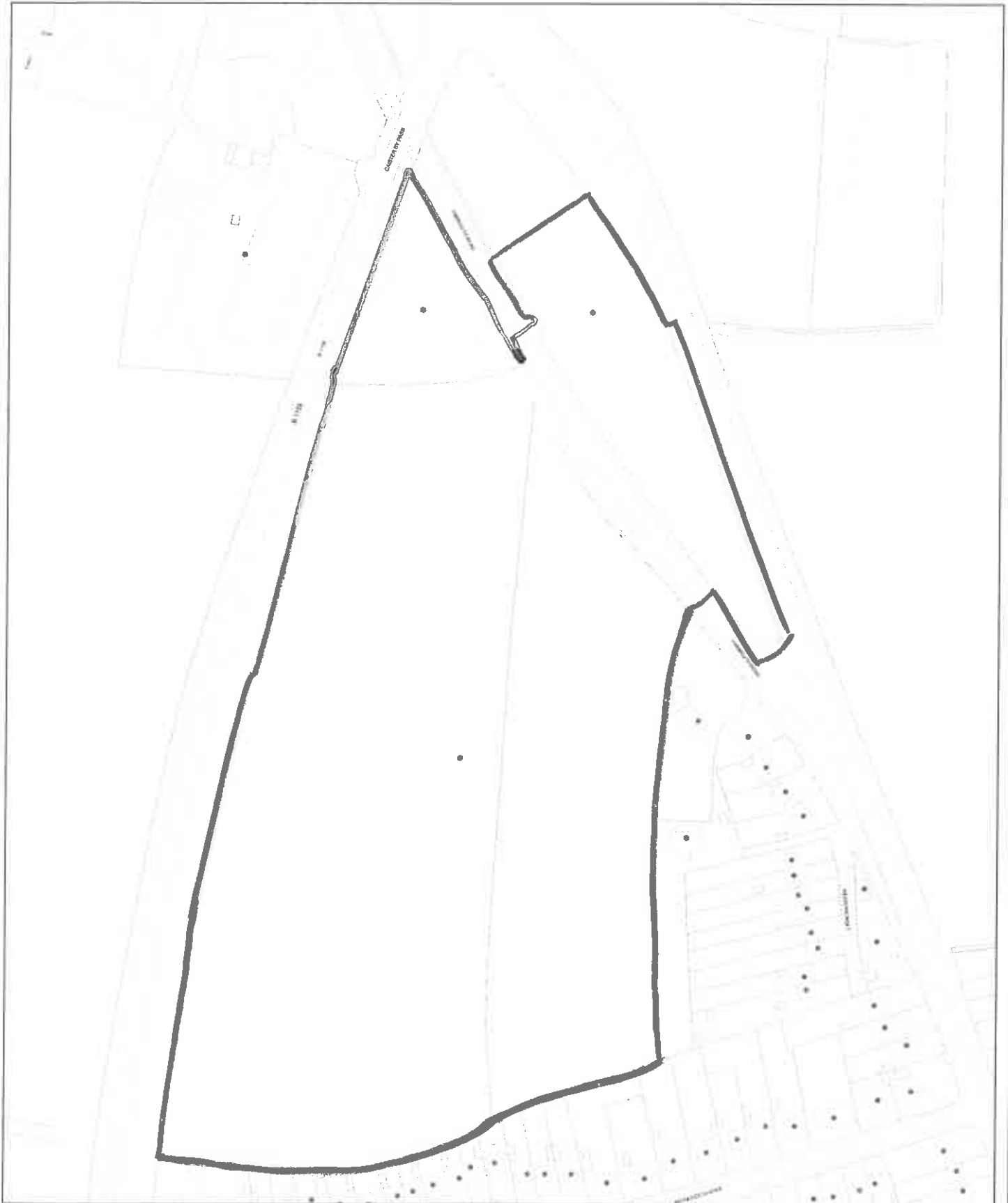
Internet Reference OWPC478

## Internet Consultees

Application Reference  Attachments Invalid Consultee Comment? ☐Copy to existing Consultee? ☐Name Address Post Code Telephone Email Address For or Against  Object Speak at Committee 

under certain circumstances. The applicant has not sought to comply with policy HOU10 of the Borough Wide Local Plan or paragraph 55 and as such the development is contrary policy HOU10 and the National Planning Policy Framework. The proposed over development of a site in a prominent location within an area designated as landscape important to the setting of settlements is contrary to policy NNV5 of the Borough Wide Local Plan as the indicative design does impinge on the physical separation by urbanising an area, although previously development, of open character. In addition the applicant has not sought to demonstrate an essential need for the development and as such it is contrary to policy NNV5 of the Borough Wide Local Plan.

Date Entered Internet Reference



UPRN:



**GREAT YARMOUTH**  
BOROUGH COUNCIL  
**Planning and Business Services**  
**Enforcement**

Page 66 of 161

Town Hall, Hall Plain, Great Yarmouth NR30 2QF  
01493 856100 enquires@great-yarmouth.gov.uk



Date: 09:11:15

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Ordnance Survey [100018547]

**Reference:** 06/15/0521/CC

**Parish:** Great Yarmouth

**Officer:** Richard Fitzjohn

**Expiry date:** 18/11/15

**Applicant:** Mrs K Rockach

**Proposal:** Demolition of Raynscourt Hotel

**Site:** Raynscourt Hotel, 83 Marine Parade, GREAT YARMOUTH, NR30 1DJ

## **REPORT**

### **1. Background/History:-**

1.1 The application site is located on a prominent corner plot adjacent Marine Parade to the east and Euston Road to the north. The site is located within a Conservation Area and within a secondary holiday accommodation area as defined under the adopted Borough-Wide Local Plan.

1.2 The planning history of the site is shown below:

06/93/1027/F – Replacement of existing flat roof link with new pitched roof – Approved with conditions 12/01/1994.

06/84/1084/F – Single storey extension and lift shaft – Refused 27-11-1984

06/79/1542/F – Vehicular accesses extension to games room and extension to form bedrooms.

9545 – Car port – 23/01/69

9436 – Erection of shower block – 05/12/68

A/3240 – Sign – 17/05/62

A/3240 – Advert sign – 02/05/62

### **2 Consultations:-**

2.1 One letter of support has been received from Councillor Malcolm Bird, which is attached to this report. No neighbour objections have been received.

2.2 Conservation – Objects to the proposal. No logic to the proposal in terms of the arrangement of the built form in an important section of the Conservation Area, with a



Listed Building opposite the site. The townscape is complete in the area with continuous impressive facades and the application site has added importance of being a corner plot contributing to Marine Parade and Euston Road. To demolish and leave a void space will be retrogressive.

2.3 Historic Environment Service – If planning permission is granted, the following condition is requested:

A) No demolition/development shall take place/commence until a Written Scheme of Investigation has been submitted to and approved by the Local Planning Authority in writing. The scheme shall include an assessment of significance and research questions; and

1. The programme and methodology of site investigation and recording.
2. The programme for post investigation assessment.
3. Provision to be made for analysis of the site investigation and recording.
4. Provision to be made for publication and dissemination of the analysis and records of the site investigation
5. Provision to be made for archive deposition of the analysis and records of the site investigation
6. Nomination of a competent person or persons/organisation to undertake the works set out within the Written Scheme of Investigation.

B) No demolition/development shall take place other than in accordance with the Written Scheme of Investigation approved under condition (A).

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

2.4 Highways – No objection. However, recommends a pre-commencement condition for a method statement or demolition plan to be submitted to the Local Planning Authority, providing details of how the demolition will be carried out, materials haulage from the site, highway protection and pedestrian protection/diversions.

2.5 Building Control – No adverse comments.

### 3 Local Policy:-

#### 3.1 POLICY BNV9

WITHIN CONSERVATION AREAS PROPOSALS FOR THE DEMOLITION OF BUILDINGS OR STRUCTURES WHICH MAKE A POSITIVE CONTRIBUTION TO THE CHARACTER OR APPEARANCE OF THE AREA WILL BE PERMITTED ONLY IF THE REPLACEMENT BUILDING OR STRUCTURE OR THE AFTER-USE OF THE SITE WOULD PRESERVE OR ENHANCE THE CHARACTER OR APPEARANCE OF THE AREA.



### 3.2 POLICY TR1

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

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

### 4.1 Paragraph 129

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 assessment into account when considering the impact of a proposal on a heritage asset, to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposal.

### 4.2 Paragraph 131

In determining planning applications, local planning authorities should take account of:

- the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- the desirability of new development making a positive contribution to local character and distinctiveness.

### 4.3 Paragraph 135

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 affect directly or indirectly 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.

### 4.4 Paragraph 136

Local planning authorities should not permit 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.

### 4.5 Paragraph 138

Not all elements of a World Heritage Site or Conservation Area 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 133 or less than substantial harm under paragraph 134, 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.

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

### **5.1 Policy CS10**

In managing future growth and change, the Council will work with other agencies such as the Broads Authority and English Heritage to promote the conservation, enhancement and enjoyment of this historic environment by:

- 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 and other buildings 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.

## **6 Assessment:-**

- 6.1 The application site currently comprises a substantially sized hotel located in a prominent corner plot within a Conservation Area and within a Secondary Holiday Accommodation Area as defined within the Borough-Wide Local Plan.
- 6.2 The proposal seeks to demolish the existing hotel in order to create an area for additional car parking to serve the adjacent Raynscourt Lodge.
- 6.3 One letter of support has been received in relation to the proposal from Councillor Malcolm Bird. No neighbour objections have been received.
- 6.4 Norfolk County Council Historic Environment team have been consulted on the application and have raised no objections to the proposal. However, it is recommended that a condition is appended to any grant of planning permission requiring demolition/development to take place in accordance with a Written Scheme of Investigation to be submitted to and approved by the Local Planning Authority.
- 6.5 The proposal seeks to demolish the existing hotel to provide a car parking area which would result in additional off-street parking. Norfolk County Council Highways have been consulted on the application and have no objection in principle to the proposed demolition of the hotel or re-use of the site as a car park, subject to further details being provided showing a method statement/demolition plan and details of the proposed access location, surface materials and layout of the proposed car park.
- 6.6 Policy BNV9 of the Borough-Wide Local Plan states that proposals for demolition of buildings that make a positive contribution to the character or appearance of Conservation Areas should only be permitted if the after-use of the site would preserve or enhance the character or appearance of the area. The proposal would

result in the loss of a substantial and prominent building which contributes positively to the historic built form and appearance of the surrounding Conservation Area. The existing hotel adjoins the end of a row of similarly designed buildings, completing the façade of these buildings along Marine Parade. The proposed after-use of the site as a car park would create a visible void within the street scene, appearing at odds with the existing built form and creating a detrimental impact on the visual amenity of the surrounding area. The proposal is therefore contrary to Policy BNV9 of the Borough-Wide Local Plan.

- 6.7 Policy TR1 of the Borough-Wide Local Plan seeks to maintain the present level of tourism, giving due regard to the need to conserve the built environment. The proposal is contrary to Policy TR1 due to the loss of holiday accommodation in a secondary holiday accommodation area and its detrimental impact upon the built environment.

## **7 Recommendation:-**

- 7.1 Refuse - The proposal is contrary to Policies BNV9 and TR1 of the Great Yarmouth Borough-Wide Local Plan 2001.

Any approval of permission should be subject to the following recommended conditions:

- 1) The works of demolition hereby authorised shall begin not later than 3 years from the date of this consent.
- 2) The works of demolition hereby authorised shall not be carried out before a contract for the carrying out of the works of redevelopment of the site has been made and planning permission has been granted for the redevelopment for which the contract provides.



Planning Services  
Development Control  
Town Hall,  
Great Yarmouth,  
NR 30 2QF.

Cllr Malcolm Bird (Central&Northgate)  
13 Euston Road,  
Great Yarmouth,  
Norfolk,  
NR301DY.

Ref: 06/15/052/CC

Date 5/11/2015

Dear Dene,

Thank you for the opportunity to address the above application, I apologise for not attending, I live just four doors away from the Rayscourt Hotel and have done so for the last sixty four years, originally I knew it as a Doctor Barnardo's home before being turned into a Hotel.

As a Hotel it has been excellently run by the Hammond family and received accreditation and star status, but with the decline in Great Yarmouth tourist industry over the last few years which when combine with austerity Hoteliers have had to look hard to find investment prior to retirement.

With this in mind the selling as a going concern of such a property has proved to be unsubstantial, bearing this in mind I have no objection to the demolition of this Hotel and hope that at a later date, it may once again rise to serve the Holiday Industry of our town.

Yours faithfully

Cllr Malcolm Bird.





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

Your Ref: 06/15/0521/CC  
Date: 15 October 2015

My Ref: 9/6/15/0521  
Tel No.: 01603 638070  
Email: [stuart.french@norfolk.gov.uk](mailto:stuart.french@norfolk.gov.uk)

Dear Gemma

**Great Yarmouth: Demolition of Raynscourt Hotel  
83 Marine Parade Raynscourt Hotel GREAT YARMOUTH NR30 2DJ**

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

Whilst I have no objection to the proposed demolition, the works will be adjacent to the public highway and in this respect I need to ensure that the proposals will not adversely affect the highway or users thereof.

In this respect I will require appropriate details to be duly submitted as to how the demolition will be carried out, materials haulage from the site, highway protection and pedestrian protection/diversions. I appreciate that at this stage this is something that can not be provided until a contractor has been appointed and in this respect I would propose a pre-commencement condition being attached to any grant of permission to provide the above information in the form of method statements or demolition plan.

However, it is also noted that it is proposed, on completion of demolition, to use the site as a temporary car park. Again in principle I have no objection to this proposal but no details have been supplied in terms of the proposed access location, surface materials or layout. In this respect I am unable to comment as to whether this would give rise to any highway implications.

Accordingly I would be obliged if the applicant can provide the above details in relation to the proposed car park in order that I can assess the proposal and provide a formal response to this application.

Yours sincerely

*Stuart French*

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





## Elaine Helsdon

---

**From:** Hamilton, Ken <kenneth.hamilton@norfolk.gov.uk>  
**Sent:** 27 October 2015 17:41  
**To:** plan  
**Cc:** Gemma M. Manthorpe; Dack, Zara  
**Subject:** 06/15/0521/CC Raynscourt Hotel, Great Yarmouth  
**Attachments:** GenericWUASCBrief.pdf

Dear Gemma,

06/15/0521/CC Raynscourt Hotel, Great Yarmouth  
Our ref.: CNF46420\_1

Thank you for consulting us on this application.

Raynscourt Hotel sits on top of the site of the Town Battery. The Town Battery was built in 1781, initially funded by the Town Assembly, but completed by the government (after the Town Assembly ran out of funds). The design of the Town Battery was unusual, as it was designed by the Assembly. It would have been militarily almost ineffectual, as it was in the wrong place, was vulnerable to fire from naval vessels and could be easily outflanked. Despite this, it was upgraded in 1793 to include a blockhouse and a furnace (for heating shot). The battery was not adequately maintained, and by 1808, the ditch had filled with sand and the blockhouse had rotted. Despite this, the Town Battery persisted until 1855. It was sold in 1859, and demolished. There are no records of the re-arming of the fort, so it is likely that it carried the same guns installed in the late 18<sup>th</sup> century, which would have made it obsolete very soon after its construction (this is something of a pattern for the Great Yarmouth batteries, as the North and South batteries were rearmed in 1859, and were declared obsolete in 1860). The Town Battery never fired its guns in action.

Despite its military shortcomings, the Town Battery is a significant heritage asset in Great Yarmouth. It was relatively unusual, as most batteries were designed by professional military engineers. It was built as a short term measure at a time of war, and improved the morale of the town to the extent that it was manned (by volunteer artillerymen) for many decades after it had ceased to be necessary.

If planning permission is granted, we request that it be subject to the following conditions, in accordance with Paragraph 141 of the NPPF:

A) No demolition/development shall take place/commence until a Written Scheme of Investigation has been submitted to and approved by the local planning authority in writing. The scheme shall include an assessment of significance and research questions; and

1. The programme and methodology of site investigation and recording
2. The programme for post investigation assessment
3. Provision to be made for analysis of the site investigation and recording
4. Provision to be made for publication and dissemination of the analysis and records of the site investigation
5. Provision to be made for archive deposition of the analysis and records of the site investigation
6. Nomination of a competent person or persons/organization to undertake the works set out within the Written Scheme of Investigation

B) No demolition/development shall take place other than in accordance with the Written Scheme of Investigation approved under condition (A).



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

I have attached a brief for the programme of archaeological works.

Yours aye

Ken

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Ken Hamilton PhD FSA MCIfA  
Senior Historic Environment Officer (Planning)  
Historic Environment Service  
Environment and Planning  
Community and Environmental Services  
Norfolk County Council  
Direct dial telephone number: 01362 869275  
Mobile telephone number: 07748 761354  
E-mail: [ken.hamilton@norfolk.gov.uk](mailto:ken.hamilton@norfolk.gov.uk)  
General enquiries: 0344 800 8020 or [information@norfolk.gov.uk](mailto:information@norfolk.gov.uk)  
[www.norfolk.gov.uk](http://www.norfolk.gov.uk)

Please note that as of September 1<sup>st</sup> 2015 we will be charging for some of our services. Details can be found on our website  
[http://www.norfolk.gov.uk/Environment/Historic\\_environment/index.htm](http://www.norfolk.gov.uk/Environment/Historic_environment/index.htm)

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To see our email disclaimer click here <http://www.norfolk.gov.uk/emaildisclaimer>



**GENERIC BRIEF  
FOR THE MONITORING OF WORKS  
UNDER ARCHAEOLOGICAL SUPERVISION AND CONTROL**

The Archaeological Contractor should confirm that the Monitoring of Works Under Archaeological Supervision and Control will be undertaken in accordance with the following:

1. Provision will be made for monitoring the development, including, where appropriate, the following:-
  - all areas of below-ground disturbance, including excavations, foundation trenches, service trenches, drains and soakaways.
  - above-ground remains when the development affects a building of historic importance
  - pipeline and cable trenches.
2. Where appropriate, topsoil or spoil will be scanned by metal-detector before and during its removal.
3. All archaeological contexts and artefacts exposed, examined or excavated will be fully recorded on appropriate context, finds and sample sheets, on plans and sections and by photographic record, including black and white film photography.
4. Provision will be made for an appropriate level of analysis, including identification of artefacts, specialist reports if appropriate, production of archive and report, donation of finds to an appropriate museum, transfer and storage of artefacts and archive in an acceptable form to an appropriate museum, conservation and inclusion of the results of the project in the County Historic Environment Record.
5. Provision should be made for the sampling of deposits for the analysis of palaeoenvironmental remains and for the scientific dating of deposits, artefacts or ecofacts where appropriate.
6. If any unexpected or significant archaeological remains are encountered which cannot be preserved or recorded within the scope of the monitoring the Archaeological Contractor should immediately contact the Historic Environment Service.
7. The results will be presented in a report, the nature of which should be commensurate with the findings.
8. The report should include appropriate scale plans showing the locations of all features and finds, and detailed plans and sections where necessary.
9. The report should include comprehensive details of all finds.



10. Three hard copies and a PDF copy on CD of the Report should be supplied to the Historic Environment Service for the attention of the Senior Archaeologist (Planning) within eight weeks of the completion of the fieldwork on the understanding that this will become a public document after an appropriate period of time (generally not exceeding six months). Two hard copies and the PDF file will be deposited with the Norfolk Historic Environment Record, and the third hard copy will be forwarded to the Local Planning Authority.
11. At the start of work (immediately before fieldwork commences) an OASIS online record <http://ads.ac.uk/project/oasis/> must be initiated and key fields completed on Details, Location and Creators forms. When the project is completed, all parts of the OASIS online form must be completed for submission to the Norfolk Historic Environment Record. This will include an uploaded .pdf version of the entire report. Hard copies of the report must still be provided as specified.
12. A copy of the OASIS form must be included in the final report.
13. All works will be carried out in full accordance with the appropriate sections of Gurney, D., 2003, '**Standards for Field Archaeology in the East of England**', as adopted by the Association of Local Government Archaeological Officers for the East of England Region and published as *East Anglian Archaeology Occasional Paper 14*. This is available as a PDF file on the web at [www.eaareports.org.uk](http://www.eaareports.org.uk). Archaeological Contractors should note that the **Standards** document stipulates basic *methodological* standards. It is considered axiomatic that all contractors will strive to achieve the highest possible *qualitative* standards, with the application of the most advanced and appropriate techniques possible within a context of continuous improvement aimed at maximising the recovery of archaeological data and contributing to the development of a greater understanding of Norfolk's historic environment. Monitoring officers will seek and expect clear evidence of commitment to the heritage resource of Norfolk, with specifications being drawn up within a context of added value.
14. The Archaeological Contractor will contact the HER Officer of the Historic Environment Service in advance of work starting to obtain a HER number for the site or, if a number is already given on the Brief, to ensure that it is still applicable.
15. The Archaeological Contractor will give the Historic Environment Service not less than two weeks' written notice of the commencement of the work so that arrangements for monitoring the project can be made.

#### **THE MONITORING OF WORKS UNDER ARCHAEOLOGICAL SUPERVISION AND CONTROL**

This means that you will need to commission an archaeological contractor to ensure that an archaeologist is present during certain phases of the development to record any features exposed or any archaeological finds.

This does not mean that the development programme will be stopped or delayed by the archaeologist, who will work alongside other contractors on site to ensure that any necessary archaeological records are made.

In the unlikely event of the discovery of unanticipated and significant heritage





assets, discussions will take place on how these might be preserved or recorded.

### **WHAT YOU NEED TO DO**

You should forward a copy of this Brief to one or more Archaeological Contractors, and discuss with them the timing and costs. Your appointed contractor should be asked to confirm in writing to the Historic Environment Service that this brief will be adhered to.

The Historic Environment Service does not see Contractors' costings, nor do we give advice on costs. You may wish to obtain a number of quotations or to employ the services of an archaeological consultant.

Details of archaeological contractors based in Norfolk and beyond may be found in the Institute for Archaeologists Yearbook & Directory, available from the I.F.A., University of Reading, 2 Earley Gate, PO Box 239, Reading RG6 6AU. Tel: 0118 931 6446. Fax: 0118 931 6448. Email: [admin@archaeologists.net](mailto:admin@archaeologists.net). Website: [www.archaeologists.net](http://www.archaeologists.net).

### **FOR FURTHER HELP, INFORMATION AND ADVICE CONTACT**

James Albone  
Planning Archaeologist  
Norfolk Historic Environment Service  
Union House, Gressenhall  
Dereham, Norfolk NR20 4DR  
Tel: 01362 869279  
Email: [james.albone@norfolk.gov.uk](mailto:james.albone@norfolk.gov.uk)

Norfolk Historic Environment Service is responsible for safeguarding the County's historic environment. The Historic Environment Service is consulted by Planning Authorities and provides advice on archaeological work that may be required as a result of development proposals.

Brief compiled by Ken Hamilton, NCC Historic Environment Service, 24/9/2012



From ~~To~~ Building Control Manager

My Ref: 06/15/0521/CC

To ~~From~~: Development Control Manager

Date: 28th September 2015

Case Officer: Miss G Manthorpe  
Parish: Great Yarmouth 15

**Development at:-**

83 Marine Parade  
Raynscourt Hotel  
GREAT YARMOUTH  
NR30 2DJ

**For:-**

Demolition of Raynscourt Hotel

**Applicant:-**

Mrs K Rockach  
83 Marine Parade  
Raynscourt Hotel  
GREAT YARMOUTH

**Agent:-**

Mrs K Rockach  
83 Marine Parade  
Raynscourt Hotel  
GREAT YARMOUTH

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

Please let me have any comments you may wish to make by 12th October 2015.

**COMMENTS:**

No adverse comments



1/10/15



From a conservation perspective there is no logic in this application in terms of arrangement of the built form in this important section of the Conservation Area which contains the iconic Royal Aquarium which is a listed building opposite the application site. The townscape is complete in this area in the sense that there are continuous impressive facades to all road frontages. The Raynscourt Hotel itself has added importance in that it functions as a corner building which changes roles from completing the façade along Marine Parade whilst at the same time representing itself as an independent building in Euston Road.

This application requires the needless destruction of townscape, to demolish and leave as a void space, will be retrogressive. This condition it will be remembered existed for a long time at the corner of Wellesley Road and Euston Road before the substantial buff brick modestly stylish housing apartments were built. This was necessary as the incongruous open space devalued its immediate surroundings including the important planned gardens forming Norfolk Square. It would be inappropriate to deliberately recreate this situation.

From a conservation perspective it is better to invite proposals for reuse of the building (including changing policy if necessary) such as permanent residential rather than devaluing the whole of Great Yarmouth and endangering the heritage strategy by encouraging more applications from desperation rather than from a wish to positively forward and enhance Great Yarmouth and contribute to its successful future.



To: Conservation Officer

My Ref: 06/15/0521/CC

FWE

From: Development Control Manager

Date: 28th September 2015

Case Officer: Miss G Manthorpe  
Parish: Great Yarmouth 15

Development at:-

83 Marine Parade  
Raynscourt Hotel  
GREAT YARMOUTH  
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For:-

Demolition of Raynscourt Hotel

Applicant:-

Mrs K Rockach  
83 Marine Parade  
Raynscourt Hotel  
GREAT YARMOUTH

Agent:-

Mrs K Rockach  
83 Marine Parade  
Raynscourt Hotel  
GREAT YARMOUTH

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

PRELIMINARY COMMENTS

Please let me have any comments you may wish to make by 12th October 2015.

COMMENTS:

IT WILL BE OBVIOUS THAT  
CONSERVATION WILL NEED TO  
RECOMMEND REFUSAL TO THIS  
APPLICATION - A FULL REPORT  
WILL BE PREPARED (IF NECESSARY)  
PRELIMINARY COMMENTS ARE  
ATTACHED IAN HARDY 12.10.15.





06/15/0521/CC

Norfolk Square

Euston Court

EUSTON ROAD

PAGET ROAD

ROYALTY (theatre)

MAIRIE PARADE

NORTH DRIVE

Education Services Centre

Club

Pavilion

TCB

71 to 80

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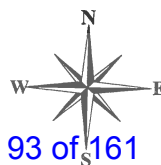
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Ordnance Survey [100018547]



**Reference:** 06/15/0548/F & 06/15/0550/CC

**Parish:** Great Yarmouth

**Officer:** Richard Fitzjohn

**Expiry date:** 25<sup>th</sup> November 2015

**Applicant:** Sainsbury's Supermarkets Ltd

**Proposal:** Demolition of vacant public house and erection of petrol filling station and landscaping works.

**Site:** Sainsbury's Supermarket, St Nicholas Road, Great Yarmouth, Norfolk, NR30 1NN

## REPORT

### 1. Background/History:-

- 1.1 The application site is located to the northern side of St Nicholas Road and currently comprises part of the existing Sainsbury's supermarket car park and a former public house, the Tudor Tavern, which has been vacant since 2013.
- 1.2 The proposal seeks to demolish the vacant public house and erect a 4 pump petrol filling station covered by a flat canopy with an associated sales kiosk building and car wash, in addition to 3x 60,000 litre underground fuel tanks. The proposal would also replace part of an existing car park which currently serves Sainsbury's Supermarket.
- 1.3 Two applications have been submitted for the proposal:- 06/15/0550/CC seeks permission for demolition of the vacant public house and 06/15/0548/F seeks permission for the proposed new petrol filling station.
- 1.4 The planning history of the site comprises 49 applications. The most relevant planning history is shown below:

06/00/0649/F – Extension to provide add sales area, prep area, new customer rest, new entrance lobby, new customer facs and amended car park layout – Approved with conditions 28/06/2001

06/89/0015/CC – Demolition of buildings in conservation area – Conservation Area Consent 21/02/1989

06/88/0953/D – Supermarket inc preparation/storage facilities, staff amenities, car parking and access roads – Approval of details with conditions 06/10/1988

06/88/0900/D – Non-food store – Approval of details with conditions 06/10/1988

06/88/0730/D – Details of car parking and access – Approval of details with

conditions 06/10/1988

06/87/0112/O – 75000 sq ft superstore – 25000 sq ft non food retail store plus ancillary car parking – Approved with conditions 14/08/1987

## **2 Consultations:-**

2.1 Nine letters of objection and an objection petition signed by 402 contributors have been received in relation to the application, which are attached to this report. The issues raised are summarised below:

- The application does not mention the requirement for waste storage and collection of contaminated waste.
- The surplus car parking spaces should be brought into use to promote development of the site which contributes to the character and appearance of the conservation area.
- The Design and Access statement fails to address relevant requirements.
- Loss of 35 car parking spaces within the Sainsbury's site could economically harm all businesses in town by reducing parking facilities for the public to use.
- Demolition of the public house will remove the residential flats above which were used before the tenant was removed.
- The proposal would involve the installation of fuel pumps and tanks, and exterior plant equipment for air conditioning and refrigeration.
- The volume of fuel stored at the existing petrol filling station opposite Sainsbury's and the proposed new petrol filling station would create an increased environmental and fire hazard.
- The proposal is unnecessary as Great Yarmouth is served by sufficient existing facilities in both retail and petrol filling stations, including a petrol filling station within 100 metres.
- Reduction in car parking facilities within the area.
- Loss of employment which would be caused is unnecessary.

2.2 One letter of support has been received in relation to the application, which is attached to this report. The reasons given for support are summarised below:

- The proposal would enhance the derelict site
- The area as a whole would benefit from additional lighting.
- Nearby property values could potentially increase.

- 2.3 Highways – Reduction of parking provision unlikely to have a material effect or displace parking onto the highway. Considering both the proposed landscaping and the fact that existing highway lighting exists on St Nicholas Road, the overall effects of the proposed lighting may be minimal. No objection but recommend the following conditions be appended to any grant of planning permission:

SHC24 – Prior to the commencement of the use hereby permitted, the proposed access, on-site car and cycle parking, servicing, loading/unloading, turning/waiting areas shall be laid out, demarcated, levelled, surfaced and drained in accordance with the approved plan and retained thereafter available for that use.

SHC34 – No external lighting shall be installed other than in accordance with the lighting plan as illustrated and described on the submitted plans and is to be retained such that it will not cause glare beyond the site boundaries.

SHC50 – The external lighting should be installed and directed in such a manner as to cause no inconvenience or hazard to the users of the adjacent highway. The County Council reserves the right to inspect the installation to confirm that this condition is met and to request the fitting of louvers or baffles if required.

- 2.4 Environmental Health – No comments to make.

- 2.5 Conservation – Not supported by conservation as a reasonable building in the conservation area which could be re-used as the shop / payment point is being demolished. This application should be refused and the alternative approach given above adopted.

- 2.6 Historic Environment Service – Based on currently available information, the proposal does not have any implications for the historic environment. No recommendations for archaeological work.

- 2.7 Building Control – No adverse comments.

- 2.8 GYB Services – The proposal is not related to domestic waste.

- 2.9 The Environment Agency – No objection subject to the contamination conditions specified within the attached consultation response being appended to any grant of planning permission

### **3 Local Policy:-**

#### **3.1 POLICY SHP12**

PETROL FILLING STATIONS AND SERVICE AREAS (INCLUDING ROADSIDE CAFES AND RESTAURANTS) MAY BE PERMITTED ONLY WHERE:

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

(B) THERE WOULD BE NO SIGNIFICANT ADVERSE IMPACT ARISING FROM NOISE OR GENERAL DISTURBANCE;

(C) THERE WOULD BE NO SIGNIFICANT ADVERSE IMPLICATIONS FOR THE ENVIRONMENT OR LANDSCAPE; AND,

(D) ANY HIGHWAY IMPROVEMENTS REQUIRED BY THE PROPOSAL WOULD NOT HAVE A SIGNIFICANT ADVERSE ENVIRONMENTAL IMPACT.

(Objective: To protect the environment and landscape and ensure highway safety.)

### 3.2 POLICY BNV10

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

### 3.3 POLICY BNV16

THE COUNCIL WILL PERMIT NEW DEVELOPMENT, INCLUDING MODERN ARCHITECTURE, WHICH PROVIDES A HIGH QUALITY OF DESIGN AND TOWNSCAPE COMPLIMENTARY TO ITS SETTING, AND WHICH WOULD RESULT IN ENHANCEMENT OF AN AREA. TO THIS END, THE COUNCIL WILL NOT OPPOSE PROPOSALS FOR THE SUITABLE REPLACEMENT OF EXISTING BUILDINGS OR STRUCTURES WHICH DETRACT FROM THE CHARACTER OR APPEARANCE OF AN AREA.

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

### 4.1 Paragraph 18

The Government is committed to securing economic growth in order to create jobs and prosperity, building on the country's inherent strengths, and to meeting the twin challenges of global competition and of a low carbon future.

### 4.2 Paragraph 19

The Government is committed to ensuring that the planning system does everything it can to support sustainable economic growth. Planning should operate to encourage and not act as an impediment to sustainable growth. Therefore significant weight should be placed on the need to support economic growth through the planning system.

### 4.3 Paragraph 20

To help achieve economic growth, local planning authorities should plan proactively to meet the development needs of business and support an economy fit for the 21st century.

### 4.4 Paragraph 61

Although visual appearance and the architecture of individual buildings are very important factors, securing high quality and inclusive design goes beyond aesthetic



considerations. Therefore, planning policies and decisions should address the connections between people and places and the integration of new development into the natural, built and historic environment.

#### 4.5 Paragraph 129

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 assessment into account when considering the impact of a proposal on a heritage asset, to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposal.

#### 4.6 Paragraph 135

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 affect directly or indirectly 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.

#### 4.7 Paragraph 136

Local planning authorities should not permit 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.

#### 4.8 Paragraph 138

Not all elements of a World Heritage Site or Conservation Area 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 133 or less than substantial harm under paragraph 134, 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.

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

#### 5.1 Policy CS1

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

a) Sustainable growth, ensuring that new development is of a scale and location that

compliments the character and supports the function of individual settlements.

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

## 5.2 Policy CS9

High quality distinctive places are an essential part in attracting and retaining residents, businesses, visitors and developers. As such the Council will ensure that all new developments within the borough:

- c) Promote positive relationships between existing and proposed buildings, streets and well lit spaces, creating safe, attractive, functional places with active frontages that limit the opportunities for crime.
- e) Provide vehicular access and parking suitable for its use and location, reflecting the Councils adopted parking standards.
- f) Seek to protect biodiversity, landscape and townscape quality and the amenity of people living and working in or nearby a proposed development from factors such as noise, light and air pollution.

## 6 Assessment:-

- 6.1 The application site comprises part of the existing Sainsbury's supermarket car park and a vacant public house, the Tudor Tavern. The Tudor Tavern fronts on to St Nicholas Road to the south. There is an existing access road to the east of the application site which currently serves as access to both the Sainsbury's car park and the existing petrol filling station sited adjacent to it.
- 6.2 The proposal includes an 87 square metre sales kiosk, approximately 4.2m in height. The height of the flat roof forecourt canopy would be 4.7m high with a corporate sign shown on the proposed plans projects a further 1.3m in height.
- 6.3 One letter of support has been received in relation to the proposal. 9 letters of objection have been received and an objection petition with 402 contributors.
- 6.4 The site is located within a Conservation Area and Edge of Centre Area as defined under the adopted Borough-Wide Local Plan. The effect of the proposal on the surrounding area, particularly its impact on the character and appearance of the conservation area, should be considered.
- 6.5 Policy BNV16 states the Council will not oppose proposals for the suitable replacement of existing buildings which detract from the character or appearance of an area. The vacant public house proposed to be demolished has not traded since 2013 and is in a poor state of repair resulting in an appearance which is detrimental to the character and appearance of the surrounding conservation area. The building is not of any significant importance in terms of architectural merit or its contribution to the visual amenity of the area.



- 6.6 The National Planning Policy Framework requires that in weighing applications that affect directly or indirectly 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. The site lies adjacent to the existing supermarket and petrol station on the north side of St Nicholas Road and the proposed petrol station would be in keeping with the similar nature of the existing development. The appearance of the proposal would be sympathetic to this part of the conservation area in terms of height, scale, form and design and is considered to be an appropriate form of development within the existing supermarket car park, in accordance with Policy BNV10.
- 6.7 Due to the nature of the proposed development, the vast majority of visitor journeys would be made by car, however the application site is located within a sustainable location where large volumes of vehicular traffic generation already exist. The proposal would retain the existing access off St Nicholas Road and would not result in any alterations to the direction of traffic flow entering and exiting the Sainsbury's car park. The petrol filling station would be accessed from within the existing Sainsbury's car park, requiring minimal alterations to the existing car park layout. Although the proposal would result in an increased volume of traffic flow into the site, queuing space is provided to the rear of the forecourt. The existing Sainsbury's car park provides 460 car parking spaces. The proposal would result in the loss of 35 spaces, retaining 425 spaces. The Transport Statement submitted with the application provides traffic data which suggests that occupancy peaks at around 230 spaces which means only 54% of the car park would be used, leaving 195 parking spaces free. The proposal has been subject to pre-application discussions with the Highways Authority and the Highways Officer is satisfied that the loss of parking spaces is unlikely to have a material effect or displace parking onto the highway.
- 6.8 Additional noise would be created by the development through means of increased traffic generation, however given the location of the site and its existing use it is unlikely that this increase would create a significant impact.
- 6.9 Policy SHP12 relates specifically to the proposed development of petrol filling stations, stating that they may be permitted subject to criteria (A)-(D) being met. The proposal would be unlikely to create significant rise to issues relating to road safety, traffic or noise, whilst not requiring any highway improvements to accommodate it outside of the site. A soft landscaping proposal has been submitted with the application which would enhance the landscaping surrounding the site and improve the appearance of the site adjacent to St Nicholas Road. The additional lighting created by the proposal could contribute positively to the safety of pedestrians and contribute as a deterrent to crime near to the site.
- 6.10 An objection been received relating to the potential impacts of contamination. The Environment Agency have been consulted on the application and have raised no objection subject to the specified contaminated land conditions being appended to any grant of planning permission. These conditions are included within the Environment Agency consultation response which are attached to the report. Any issues relation to contamination can therefore be controlled through condition.
- 6.11 Due to the siting of the proposal within close proximity to an existing petrol filling station, objections have also been raised relating to its necessity in this location.

However, with the lack of a policy objection the application should not be refused for this reason.

- 6.12 An objection has also been raised relating to loss of employment, however the re-use of a vacant site and addition of a new petrol station would likely create additional employment opportunities.

## **7 Recommendation:-**

- 7.1 Approve - The proposal complies with Policies SHP12, BNV10 and BNV15 of the Great Yarmouth Borough-Wide Local Plan 2001.

Approval should be subject to the conditions recommended by the Local Highway Authority and Environment Agency.

To: Conservation Officer

My Ref: 06/15/0548/F

FUE

From: Development Control Manager

Date: 14th October 2015

Case Officer: Miss G Manthorpe  
Parish: Great Yarmouth 15

**Development at:-**

St Nicholas Road  
Sainsbury's Supermarket  
Great Yarmouth  
Norfolk

**For:-**

Demolition of vacant public  
house and erection of petrol  
filling station and  
landscaping works

**Applicant:-**

Sainsbury's Supermarkets Ltd  
c/o Mr A Astin Indigo Planning  
Toronto Square  
Toronto Street  
LEEDS

**Agent:-**

Mr Andrew Astin  
Toronto Square  
Toronto Street  
Leeds  
West Yorkshire (Met County)

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

Please let me have any comments you may wish to make by 28th October 2015.

COMMENTS:

JAN HARDY 20.10.15.

THIS PROPOSAL IS NOT SUPPORTED  
BY CONSERVATION AS A REASONABLE  
BUILDING IN THE CONSERVATION AREA  
WHICH COULD BE REUSED AS THE  
SHOP/PAYMENT POINT (AS SUGGESTED PREVIOUSLY)  
IS BEING DEMOLISHED. THIS APPLICATION  
SHOULD BE REFUSED AND THE  
APPROACH GIVEN AGAIN AND AGAIN

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

**Our ref:** AE/2015/119762/01-L01  
**Your ref:** 06/15/0548/F  
**Date:** 04 November 2015

Dear Ms G Manthorpe,

**DEMOLITION OF VACANT PUBLIC HOUSE AND ERECTION OF PETROL FILLING STATION AND LANDSCAPING WORKS. ST. NICHOLAS ROAD, GREAT YARMOUTH, NORFOLK, NR30 1NN.**

Thank you for your consultation received on 19 October 2015. We have inspected the application, as submitted, and we have no objection to the proposal subject to the contaminated land conditions below being attached to any permission. Our detailed comments are below.

**Groundwater & Contaminated Land**

This site is located above Secondary A and Principal Aquifers, a WFD groundwater body, and is also in a WFD drinking water protected area and with nearby groundwater abstractions. The site is considered to be of high sensitivity. The historic use and proposed fuel storage and distribution could present potential pollutant linkages to water environment.

We consider that planning permission could be granted to the proposed development as submitted if the following planning condition is included as set out below. Without these conditions, the proposed development on this site poses an unacceptable risk to the environment and we would object to the application.

**Condition 1**

<Prior to each phase of development approved by this planning permission no development / No development approved by this planning permission> (or such other date or stage in development as may be agreed in writing with the Local Planning Authority), shall take place until a scheme that includes the following components to deal with the risks associated with contamination of the site shall each be submitted to and approved, in writing, by the local planning authority:

- 1) A preliminary risk assessment which has identified:  
all previous uses  
potential contaminants associated with those uses  
a conceptual model of the site indicating sources, pathways and receptors  
potentially unacceptable risks arising from contamination at the site.
- 2) A site investigation scheme, based on (1) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.
- 3) The results of the site investigation and detailed risk assessment referred to in (2) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.
- 4) A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy in (3) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

Any changes to these components require the express written consent of the local planning authority. The scheme shall be implemented as approved.

#### **Advice to LPA**

This condition has been recommended as we are satisfied that there are generic remedial options available to deal with the risks to controlled waters posed by contamination at this site. However, further details will be required in order to ensure that risks are appropriately addressed prior to development commencing.

The Local Planning Authority must decide whether to obtain such information prior to determining the application or as a condition of the permission. Should the Local Planning Authority decide to obtain the necessary information under condition we would request that this condition is applied.

#### **Condition 2**

No occupation <of any part of the permitted development / of each phase of development> shall take place until a verification report demonstrating completion of works set out in the approved remediation strategy and the effectiveness of the remediation shall be submitted to and approved, in writing, by the local planning authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met. It shall also include any plan (a "long-term monitoring and maintenance plan") for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action, as identified in the verification plan. The long-term monitoring and maintenance plan shall be implemented as approved.



**Condition 3**

No development should take place until a long-term monitoring and maintenance plan in respect of contamination including a timetable of monitoring and submission of reports to the Local Planning Authority, shall be submitted to and approved in writing by the Local Planning Authority. Reports as specified in the approved plan, including details of any necessary contingency action arising from the monitoring, shall be submitted to and approved in writing by the Local Planning Authority. Any necessary contingency measures shall be carried out in accordance with the details in the approved reports. On completion of the monitoring specified in the plan a final report demonstrating that all long-term remediation works have been carried out and confirming that remedial targets have been achieved shall be submitted to and approved in writing by the Local Planning Authority.

**Condition 4**

If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the local planning authority) shall be carried out until the developer has submitted a remediation strategy to the local planning authority detailing how this unsuspected contamination shall be dealt with and obtained written approval from the local planning authority. The remediation strategy shall be implemented as approved.

**Reasons**

To protect and prevent the pollution of controlled waters (particularly the Secondary (undifferentiated) and Principal aquifers, Source Protection Zone 3, nearby watercourse and EU Water Framework Directive Drinking Water Protected Area) from potential pollutants associated with current and previous land uses in line with National Planning Policy Framework (NPPF; paragraphs 109 and 121), EU Water Framework Directive, Anglian River Basin Management Plan and Environment Agency Groundwater Protection: Principles and Practice (GP3 v.1.1, 2013) position statements A4 – A6, J1 – J7 and N7.

**Condition 5**

The development hereby permitted shall not be commenced until such time as a scheme to install <the> underground tank(s) and associated infrastructure has been submitted to, and approved in writing by, the local planning authority.

The scheme shall include the full structural details of the installation, including details of: excavation, the tank(s), tank surround, associated pipework and monitoring system. The scheme shall be fully implemented and subsequently maintained, in accordance with the scheme, or any changes as may subsequently be agreed, in writing, by the local planning authority.

**Reasons**

To protect and prevent the pollution of controlled waters (particularly the Secondary A and Principal aquifers, nearby groundwater abstractions and EU Water Framework Directive Drinking Water Protected Area) from potential

pollutants associated with current and previous land uses in line with National Planning Policy Framework (NPPF; paragraphs 109, 120 and 121), EU Water Framework Directive, Anglian River Basin Management Plan and Environment Agency Groundwater Protection: Principles and Practice (GP3 v.1.1, 2013) position statements D2 and D3.

#### **Condition 6**

No infiltration of surface water drainage into the ground is permitted other than with the express written consent of the local planning authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to controlled waters. The development shall be carried out in accordance with the approval details.

#### **Reasons**

To protect and prevent the pollution of controlled waters (particularly the Secondary A and Principal aquifers, nearby groundwater abstractions and EU Water Framework Directive Drinking Water Protected Area) in line with National Planning Policy Framework (NPPF; paragraphs 109, 121), EU Water Framework Directive, Anglian River Basin Management Plan and Environment Agency Groundwater Protection (GP3 v.1.1, 2013) position statements G1, G9 to G13, N7 and N10. The water environment is potentially vulnerable and there is an increased potential for pollution from inappropriately located and/or designed infiltration sustainable drainage systems (SuDS) such as soakaways, unsealed porous pavement systems or infiltration basins.

#### **Condition 7**

Piling or any other foundation designs using penetrative methods shall not be permitted other than with the express written consent of the Local Planning Authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to groundwater. The development shall be carried out in accordance with the approved details.  
<http://webarchive.nationalarchives.gov.uk/20140328084622/http://cdn.environment-agency.gov.uk/scho0501bitt-e-e.pdf>

#### **Reasons**

Piling or other penetrative ground improvement methods can increase the risk to the water environment by introducing preferential pathways for the movement of contamination into the underlying aquifer and/or impacting surface water quality.

For development involving piling or other penetrative ground improvement methods on a site potentially affected by contamination or where groundwater is present at a shallow depth, a suitable Foundation Works Risk Assessment based on the results of the site investigation and any remediation should be undertaken. This assessment should underpin the choice of founding technique and any mitigation measures employed, to ensure the process does not cause, or create preferential pathways for, the movement of contamination into the underlying aquifer, or impacting surface water quality.

We have reviewed the following reports, and have provided comments for each report.

**EPS Phase I Geo-Environmental Desk Study of 10 June 2015 (ref: UK15.1868)**

The report identifies a past textile factory land use, which is acknowledged as a potential source of contamination. The report identifies shallow groundwater but states that due to the age of the historical use and low area of soft landscaping, the risk is acceptable. We disagree that the risk to the water environment is acceptable based on the evidence provided. If there are areas of soft landscaping, leachability of the soils in these locations should be assessed. Also, an intrusive investigation may identify contamination within groundwater or soils below peak seasonal groundwater levels. The report also states in section 3.4 that the contaminants of concern (TPH, PAGH, Metals and Organic Solvents) are of low mobility. Most of these contaminants are of high mobility, so we disagree with this statement.

**EPS Flood Risk Assessment / Drainage Assessment of 10 June 2015 (ref: UK15.1868)**

This report makes reference to the possibility of using infiltration devices, as does the application form which refers to the use of soakaways to dispose of surface water. We note that shallow groundwater is identified at the site, which may prevent the practical use of soakaways. If soakaways are still proposed, only roof water should be discharged direct to this soakaway, and only in areas of ground proven to be absent of leachable contamination which will require leachability testing at the site of any proposed soakaway. Drainage of the forecourt to soakaway would unlikely to be accepted even if it was via an oil-water interceptor, as high dissolved concentrations of hydrocarbons will still likely to be present, which would result in a deterioration of groundwater quality. Please review our SuDS informative at the end of this letter.

**EPS Fuel Storage Feasibility Assessment of 21 September 2015 (ref: UK15.1868)**

We appreciate that an above versus below ground assessment of fuel storage has been undertaken for this planning application. Based on the entirety of the report we would in this case be willing to consider below ground storage as an option, despite the environmental sensitivity highlighted in this report. The report suggests in section 7 that tertiary containment would provide sufficient protection to groundwater. We consider that a vaulted storage would be a preferred option instead of concrete mass fill with monitoring points outside of the tank, and therefore should be considered by the designers to ensure a system is delivered that provides maximum environmental protection given the environmental sensitivity of the site.

A vaulted storage would allow the installation of monitoring pipes which could be used to dewater the vault if required; allow pumping of any hydrocarbons should there ever be a leak, and as a method of identifying leaks at the base of the vault.



Monitoring/dewatering pipes should be located at low points within the vault. If a tank were to fail, removal of the tank would be possible without removal of the tertiary containment, and a tank swap should be possible. It should be noted that blowing (running) sands are a high geotechnical risk for the area, and this may create significant practical problems with dewatering and excavating the vault (or any tank excavation).

Dewatering should also be considered as any dewatering over 20m<sup>3</sup> a day would require a licence, please refer to our dewatering informative in the appendix. We would require detailed design drawings to allow discharge of associated planning conditions relating to tank design. The double skinned tank would also require active leak detection. This was recommended for the double skinned pipework, which is a preferred option, but should also be utilised for the tank as part of the secondary containment.

We ask to be consulted on the details submitted for approval to your Authority to discharge these conditions and on any subsequent amendments/alterations.

#### **Advice to Applicant - Dewatering**

Dewatering the proposed excavation may lower groundwater levels locally and may derogate nearby domestic and licensed groundwater sources and other water features. You should locate all these and agreement should be reached with all users of these supplies for their protection during dewatering. Subject to a detailed impact assessment, to be carried out by the applicant, compensation and/or monitoring measures may be required for the protection of other water users and water features.

It should be noted that under the New Authorisations programme abstraction for dewatering to facilitate mineral excavation or construction works will no longer be exempt from abstraction licensing. However, these provisions of the Water Act 2003 are being implemented in several phases. Although dewatering activities do not yet require an abstraction licence, you should contact the National Permitting Service (NPS) before the commencement of any dewatering to confirm the legal requirements at the time. When scheduling their work, the applicant should be aware that it may take up to 3 months to issue an abstraction licence.

Also please refer to our 'Temporary water discharges from excavations' guidance when temporary dewatering is proposed

Please see the technical appendix below for further advice on Sustainable Drainage Systems (SuDS).

We trust this advice is helpful.

Yours sincerely,



**Ms Louisa Johnson**  
**Sustainable Places - Planning Advisor**

Direct dial [REDACTED]

Direct e-mail [REDACTED]

cc Indigo Planning Ltd



Awarded to Essex, Norfolk and Suffolk Area

## Technical Appendix - Sustainable Drainage Systems (SuDS) informative

1. Infiltration sustainable drainage systems (SuDS) such as soakaways, unsealed porous pavement systems or infiltration basins shall only be used where it can be demonstrated that they will not pose a risk to the water environment.
  2. Infiltration SuDS have the potential to provide a pathway for pollutants and must not be constructed in contaminated ground. They would only be acceptable if a phased site investigation showed the presence of no significant contamination.
  3. Only clean water from roofs can be directly discharged to any soakaway or watercourse. Systems for the discharge of surface water from associated hard-standing, roads and impermeable vehicle parking areas shall incorporate appropriate pollution prevention measures and a suitable number of SuDS treatment train components appropriate to the environmental sensitivity of the receiving waters.
  4. The maximum acceptable depth for infiltration SuDS is 2.0 m below ground level, with a minimum of 1.2 m clearance between the base of infiltration SuDS and peak seasonal groundwater levels.
  5. Deep bore and other deep soakaway systems are not appropriate in areas where groundwater constitutes a significant resource (that is where aquifer yield may support or already supports abstraction).
  6. SuDS should be constructed in line with good practice and guidance documents which include the SuDS Manual (CIRIA C697, 2007), the Susdrain website (<http://www.susdrain.org/>) and draft National Standards for SuDS (Defra, 2011)
- For further information on our requirements with regard to SuDS see our Groundwater Protection: Principles and Practice (GP3 v.1.1, 2013) document Position Statements G1 and G9 – G13 available at: <https://www.gov.uk/government/publications/groundwater-protection-principles-and-practice-gp3>

### **We recommend that developers should:**

- 1) Refer to our '[Groundwater Protection: Principles and Practice \(GP3\)](#)' document;
- 2) Follow the risk management framework provided in CLR11, '[Model Procedures for the Management of Land Contamination](#)', when dealing with

land affected by contamination;

3) Refer to our 'Guiding Principles for Land Contamination' for the type of information that we require in order to assess risks to controlled waters from the site. The Local Authority can advise on risk to other receptors, for example human health;

4) Refer to our Land Contamination Technical Guidance;

5) Refer to the CL:AIRE 'Definition of Waste: Development Industry Code of Practice' (version 2) and our related 'Position Statement on the Definition of Waste: Development Industry Code of Practice';

6) Refer to British Standards BS 5930:1999 A2:2010 *Code of practice for site investigations* and BS10175:2011 A1: 2013 *Investigation of potentially contaminated sites – code of practice* and our 'Technical Aspects of Site Investigations' Technical Report P5-065/TR;

7) Refer to our 'Piling and Penetrative Ground Improvement Methods on Land Affected by Contamination' National Groundwater & Contaminated Land Centre Project NC/99/73. The selected method, including environmental mitigation measures, should be presented in a 'Foundation Works Risk Assessment Report', guidance on producing this can be found in Table 3 of 'Piling Into Contaminated Sites';

8) Refer to our 'Good Practice for Decommissioning Boreholes and Wells'.

9) Refer to our 'Temporary water discharges from excavations' guidance when temporary dewatering is proposed

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

Your Ref: 06/15/0548/F  
Date: 26 October 2015

My Ref: 9/6/15/0548  
Tel No.:   
Email: 

Dear Gemma

**Great Yarmouth: Demolition of vacant public house and erection of petrol filling station and landscaping works**  
**St Nicholas Road Sainsbury's Supermarket Great Yarmouth Norfolk NR30 1NN**

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

The proposals have been subject to pre-application discussions with the Highway Authority and appropriate supporting information has been provided as requested to allow appropriate consideration to be given to the proposals.

I am satisfied that, whilst there is a notional loss in parking provision within the site, this is unlikely to have a material effect nor is it likely to displace parking onto the highway.

It is noted that the proposed lighting for the petrol filling site does spill slightly onto the highway, however it is noted that the proposals include for landscaping and taking both the landscaping and the fact that existing highway lighting exists on St Nicholas Road, the overall effects may be minimal. However, the Highway Authority would wish to reserve the right to seek appropriate mitigation should the need arise, and I would propose to do this by condition.

I am presuming that an advertisement application will be made in due course for any signing proposed as part of the development.

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

*Continued/...*

SHC 24 Prior to the commencement of the use hereby permitted the proposed access, on-site car and cycle parking, servicing, loading/unloading, turning/ waiting areas shall be laid out, demarcated, levelled, surfaced and drained in accordance with the approved plan and retained thereafter available for that specific use.

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

SHC 34 No external lighting shall be installed other than in accordance with the lighting plan as illustrated and described on the submitted plans and is to be retained such that it will not cause glare beyond the site boundaries.

Reason: In the interests of highway safety.

SHC 50 The external lighting should be installed and directed in such a manner as to cause no inconvenience or hazard to the users of the adjacent highway. The County Council reserves the right to inspect the installation to confirm that this condition is met and to request the fitting of louvers or baffles if required.

Reason: In the interests of highway safety

Yours sincerely

*Stuart French*

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

**Jill K. Smith**

---

**From:** Dack, Zara <[REDACTED]>  
**Sent:** 28 October 2015 15:49  
**To:** plan  
**Subject:** Great Yarmouth, St Nicholas Road

Dear Miss G Manthorpe

**RE: Great Yarmouth, St Nicholas Road, 06/15/0548/F**

Thank you for consulting with us about this planning application enquiry.

Based on currently available information the proposal does not have any implications for the historic environment and we would not make any recommendations for archaeological work.

If you have any questions or would like to discuss our recommendations please contact James Albone on [REDACTED] or [REDACTED]

Zara Dack  
Historic Environment Assistant (Planning)  
Historic Environment Service  
Environment and Planning  
Community and Environmental Services  
Norfolk County Council  
Tel: [REDACTED]  
email: [REDACTED]

Please note that as of September 1st 2015 we will be charging for some of our services. Details can be found on our website [http://www.norfolk.gov.uk/Environment/Historic\\_environment/index.htm](http://www.norfolk.gov.uk/Environment/Historic_environment/index.htm)

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To see our email disclaimer click here <http://www.norfolk.gov.uk/emaildisclaimer>

# **MEMORANDUM**

## **From Environmental Health**

To: Head of Planning and Development,  
**Attention:** Miss G Manthorpe

Date: 16<sup>h</sup> October 2014

Your ref: 06/15/0548/F

Our ref: SRU 63774

Extension: 846544

Please ask for: Mark Baker

---

**Development at  
St Nicholas Rd  
Sainsbury's Supermarket  
Great Yarmouth  
Norfolk**

**For – Demolition of vacant PH and erection of PFS and landscaping**

**I would comment as follows –**

**Having examined the details of the application I have no comments to make about the proposed development.**

**Mark Baker  
Environmental Health Officer  
Great Yarmouth Borough Council**



From ~~To~~: Building Control Manager

My Ref: 06/15/0548/F

To ~~From~~: Development Control Manager

Date: 9th October 2015

Case Officer: Miss G Manthorpe  
Parish: Great Yarmouth 15

**Development at:-**

St Nicholas Road  
Sainsbury's Supermarket  
Great Yarmouth  
Norfolk

**For:-**

Demolition of vacant public  
house and erection of petrol  
filling station and  
landscaping works

**Applicant:-**

Sainsbury's Supermarkets Ltd  
c/o Mr A Astin Indigo Planning  
Toronto Square  
Toronto Street  
LEEDS

**Agent:-**

Mr Andrew Astin  
Toronto Square  
Toronto Street  
Leeds  
West Yorkshire (Met County)

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

Please let me have any comments you may wish to make by 23rd October 2015.

**COMMENTS:**

No adverse comments

22/10/15

To: FAO Peter Stockwell  
Churchill Road Great Yarmouth

My Ref: 06/15/0548/F

From: Development Control Manager

Date: 14th October 2015

Case Officer: Miss G Manthorpe  
Parish: Great Yarmouth 15

**Development at:-**

St Nicholas Road  
Sainsbury's Supermarket  
Great Yarmouth  
Norfolk

**For:-**

Demolition of vacant public  
house and erection of petrol  
filling station and  
landscaping works

**Applicant:-**

Sainsbury's Supermarkets Ltd  
c/o Mr A Astin Indigo Planning  
Toronto Square  
Toronto Street  
LEEDS

**Agent:-**

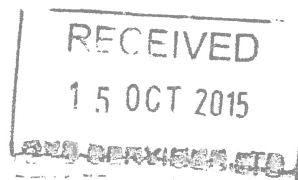
Mr Andrew Astin  
Toronto Square  
Toronto Street  
Leeds  
West Yorkshire (Met County)

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

Please let me have any comments you may wish to make by 28th October 2015.

**COMMENTS:**

Not related to domestic  
waste



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

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

Acc'd  
24/10/15

**STATEOIL**

Prax House  
Horizon Business Village  
1 Brooklands Road  
Weybridge  
Surrey  
KT13 0TJ

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



20 October 2015

Dear sir / madam

**RE: Planning Application – 06/15/0548/F**

I am writing to object to the planning application made by Sainsbury's supermarket for the erection of a new filling station on St Nicholas Road, Great Yarmouth.

As the Head of Operations for the State Oil Group I have a vested interest in this proposal being the current tenants of the petrol filling station next door to Sainsburys. In fact the proposed location of the Sainsburys site is not 10 metres from our boundary.

I have looked at the proposed application and noted some points that I believe have not been stated and wish to object on the following grounds:

- **7. Waste Storage & Collection:**  
Motor filling stations will produce contaminated waste where small spillages from customers filling their cars land on the forecourt and are washed into interceptor tanks for safe storage. The contaminated waste is then collected on regular basis and disposed of. The application does not mention this requirement.
- **11. Vehicle Parking:**  
There will be a reduction of 35 parking spaces in the car park. This can harm all businesses in the town by reducing facilities for the public to park their cars safely and economically impact the businesses trying to survive in an already tough environment.
- **18. Residential Units:**  
The demolition of the public house will remove the residential flats that were used above the public house before the tenant was removed.
- **23. Industrial or Commercial Processes and Machinery:**  
The installation of a shop and petrol station will involve the installation of pumps and tanks to store and dispense fuel. I believe that the shop would have air conditioning installed and exterior condensers for the refrigeration units.
- **24. Hazardous Substances:**  
Hazardous substances are involved in the proposal. The presence of motor fuels are deemed as potential hazardous substances. The volume of fuel stored on the existing site opposite Sainsburys and the proposed new site would provide this specific area with an increased environmental and fire hazard.

# STATEOIL

Prax House  
Horizon Business Village  
1 Brooklands Road  
Weybridge  
Surrey  
KT13 0TJ

The existing site at St Nicholas is part of a redevelopment plan by my company and is scheduled for work in 2016, along with eight other filling stations. If the planning was granted, we would have to re-assess the plans for the St Nicholas Filling station and if business was severely affected by the new site, employment could be lost at both the site and head office.

There is also the worst case scenario that the existing site, ceases trading and is closed, a potential eye sore to the community.

It is on these grounds I wish to stop the granting of planning to Sainsburys.

If you have any questions regarding this matter, please do not hesitate in contacting me on 07825752259 or by email [clivealbury@stateoil.co.uk](mailto:clivealbury@stateoil.co.uk)

Yours sincerely,



Clive Albury  
**Head of Operations**  
**STATE OIL LIMITED**

Council will take Staitoil's comment as supported in this letter into account when it comes to consider the application. I am aware however must make planning decisions that comply with its statutory duties. As you know Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires the Council to consider the proposal against the Development Plan. This states:

**"If regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise."**

As I will explain I do not consider that the proposal accords with the Development Plan, the 2001 Local Plan. In coming to this view I have considered the Guidance contained in the National Planning Policy Framework, and the emerging Core Strategy that will replace the Local Plan in due course.

I consider that the application has been prepared in a way that ignores the statutory test, and national guidance that applies where proposals affect land with designated conservation areas.

As you know the Council is considering whether to grant planning permission for the proposal must apply Section 72 of the Listed Building Act 1990 which provides:

**"In the exercise, with respect to any buildings or other land in a conservation area, of any functions under or by virtue of any of the provisions mentioned in subsection (2), special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area".**

I will now set out my reasons for concluding that planning permission should not be granted for the proposal.

#### **The Proposal:**

The proposal is situated within the St Nicholas Road/ Northgate Street Conservation Area. The proposal involves the demolition of an unlisted building in a conservation area, The Tudor Public House. A number of trees are located on site, and consent may be required for their lopping or felling.

All of the land the subject of the application is owned by Sainsbury, and the application site measures 3872 sq m. Much of this site area is currently part of the Car park serving the Sainsbury supermarket. The proposed development will reduce the surface car park from 460 to 425 spaces, a reduction of 35 spaces and associated circulation space. Traffic studies suggest that peak parking demand at the Supermarket requires only 230 spaces, leaving 190 unused spaces.

The Petrol Filling Station will provide a kiosk of 87sqm of which 43sqm will be net sales area.

**The Case for the demolition of the Tudor Public House, and Preserving or enhancing the Character or appearance of the Conservation Area.**

The applicants have not made a case for the demolition of the Tudor Public House which as an unlisted building in a Conservation Area is a designated Heritage Asset. The Government at National Planning Policy Framework (NPPF) paragraph 131 states:

**"In determining planning applications, local planning authorities should take account of:**

- the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;**
- the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and**
- the desirability of new development making a positive contribution to local character and distinctiveness.**

It is clear that neither the proposed demolition of an unlisted building in a conservation area nor the statutory test at Section 72 as amplified by NPPF paragraph 131 has been addressed in a positive manner as required. Specifically in the context of the above guidance:

- Why the Public house need be demolished to provide a Petrol Filling Station when Sainsbury's have 190 parking spaces which are surplus to peak demand and which could be allocated for the Petrol Filling Station in place of the Public House?
- What evidence has been presented by the applicant to show that the Public House can no longer be put to a viable use consistent with its conservation?
- How does the proposal for a Petrol filling Station designed to meet Sainsbury's brief make a positive contribution to local character and distinctiveness. Does the development preserve or enhance the character or appearance of the Conservation area in which it is located.

If any of the above questions that arise from a consideration of the guidance in NPPF 131 is answered in the negative, there are grounds for the Council to refuse planning permission.

The applicant is expected in preparing a Design and Access report to address a number of matters that are intended by the Government to ensure a high quality of Design. The applicant fails to provide this in the submitted Design and Access Statement as it fails to comply with the relevant requirements set out in Regulation 9 (3) of the Town and Country Development Management Procedure Order 2015. Which states:

#### **A Design and Access Statement must-**

- a. explain the design principles and concepts that have been applied to the development;

- b. demonstrate the steps taken to appraise the context of the development and how the design of the development takes that context into account.

The Design and Access Statement fails to explain how the design principles and concepts reflect the context of the Conservation area, and fails to explain how the design of the proposal takes that context into account.

While it is not within the scope of the determination of this application, since Sainsbury's consider that there are 190 car parking spaces on its site that are surplus to peak demand, the council should invite the applicant to enter into discussions to bring this surplus land back into use by developing the perimeter of its site to create a form of townscape in keeping with the character and appearance of the rest of the conservation area rather than contemplate removing this opportunity by approving a Petrol Filling Station on this site.

I can find no other material consideration or Development Plan Policy that would support the approval of the proposed Petrol Filling Station in the above circumstances. The harm caused by the proposed development to the character and appearance of the conservation area could be averted by design, and the current scheme should be refused on Conservation area and design grounds.

The opportunity presented by the potential to release of 190 parking spaces and associated circulation space surplus to peak parking demand, to promote a development of the site that could contribute to the character and appearance of the conservation area should not be prejudiced by the approval of a development that will harm the character and appearance of the conservation area. For this and the above reasons I consider that the Council should refuse planning permission and should engage with the applicant to bring forward a development that accords with NPPF paragraph 131.

I would be delighted to meet with members and or officers to discuss the application prior to its determination.

Regards,

Howard Kauffman

ACK'D  
30/10/15



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

24 October 2015

To Whom it may concern

RE: Planning Application – 06/15/0548/F

I am writing to object to the planning application made by Sainsbury's supermarket for the erection of a new filling station on St Nicholas Road, Great Yarmouth.

I have looked at the proposed application and note the following:

There will be a reduction of 35 parking spaces in the car park. This can harm all businesses in the town by reducing facilities for the public to park their cars safely and economically impact the businesses trying to survive in an already tough environment.

The demolition of the public house will remove the residential flats that were used above the public house before the tenant was removed.

The installation of a shop and petrol station will involve the installation of pumps and tanks to store and dispense fuel. I believe that the shop would have air conditioning installed and exterior condensers for the refrigeration units.

Hazardous substances are involved in the proposal. The presence of motor fuels are deemed as potential hazardous substances. The volume of fuel stored on the existing site opposite Sainsburys and the proposed new site would provide this specific area with an increased environmental and fire hazard.

As a local resident I wish to stop the granting of planning to Sainsburys.

Yours sincerely,

A blacked-out signature.

Name:

Address:

A blacked-out line of text, likely a street address.

A blacked-out line of text, likely a second line of the address.



Elaine Helsdon

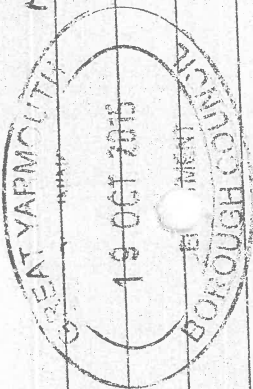
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From: [REDACTED]  
Sent: 28 October 2015 19:08  
To: plan  
Subject: 06/15/0548/f

ACK'D  
29/10/15

I WISH TO FULLY SUPPORT THE ABOVE APPLICATION FOR THE GREAT IMPROVEMENTS SAINSBURYS WOULD LIKE TO MAKE IN THE ST. NICHOLAS ROAD AREA, IF APPROVED IT CAN ONLY ENHANCE A DERELICT SITE AND THE AREA AS A WHOLE WILL BENEFIT BY EXTRA LIGHTING PERHAPS THE VALUE OF THE PROPERTIES WILL INCREASE IN THIS ROAD, THERE ARE MANY ADVANTAGES FOR THE RESIDENTS AND PROPERTY OWNERS IF THEY HAVE A LITTLE VISION. I LIVE OPPOSITE THE PUBLIC HOUSE TO BE DEMOLISHED, NOT A NICE VIEW,GOOD LUCK SAINSBURYS. GLORIA DOYLE.





MR & MRS CLARKE

68 ST NICHOLAS RD

GR YARMOUTH

NR30 1NP

16-10-15

Dear Sir/Madam

Re APPLICATION 06/15/0548/F

I DON'T UNDERSTAND WHY WE NEED

A 2<sup>ND</sup> PETROL STATION IN

ST NICHOLAS RD WITHIN 100 M OF

EACH OTHER, AS I DON'T THINK

THERE IS A GOOD REASON FOR IT,

Yours faithfully

MR N CLARKE

MRS C CLARKE

Great Yarmouth Borough Council  
Customer Services

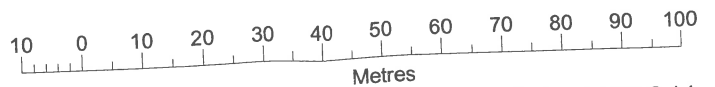
19 OCT 2015

06/15/0548/F



GREAT YARMOUTH  
BOROUGH COUNCIL

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



Scale = 1:1250 @ A4



**Reference: 06/15/0534/F**

**Parish: Hemsby**

**Officer: Jason Beck**

**Expiry Date: 18-11-2015**

**Applicant: Mr R Hirst Hirst Farms Ltd**

**Proposal:** Fixed Leisure facilities to have permanent planning approval; New permanent café building; extension of visit period February to November at Hirsty's Family Fun Park.

**Site:** Hirsty's Family Fun Park, Yarmouth Road, Hemsby, Great Yarmouth

## **REPORT**

### **1. Background / History :-**

- 1.1 The application site is currently used for leisure/tourism purposes under Hirsty's Family Fun Park which is situated south of Hemsby Service Station and adjoins the Hemsby Settlement Limit. The site is also adjacent an area of allotment gardens. The site currently utilises a number of leisure activities such as Go-Karts, A temporary café, children's apparatus and a maze. The site is currently accessed off Yarmouth Road and contains its own car park.
- 1.2 The site was originally given permission for a maize maze under planning application 06/06/0877/F. The permission was temporary and was renewed under application 06/08/0879/F and 06/14/0589/F. Currently the site has temporary planning permission until 16<sup>th</sup> December 2024. Currently the structures must be removed from the site when the Maize Maze is not in operation.
- 1.3 The current proposal is for fixed leisure facilities with the café to be a permanent structure as opposed to the temporary movable structures currently utilised.
- 1.4 Planning History:

06/06/0877/F – Change of use from agricultural to maize maze for holiday use, to include new vehicular access. Approved with conditions. 20-02-2007

06/08/0879/F – Proposed continued use land as Maize Maze as given temporary permission under consent no. 06/06/0877/F. Approved with conditions. 22-05-2009

06/11/0073/F – Change of use from agricultural land for allotments with sheds. Approved with conditions. 20-04-2011

06/14/0589/F – Renewal of Planning Permission 06/08/0879/F for use as a maize maze. Approved with conditions. 22-12-2014

06/15/0291/A – Erect hoarding 'Welcome to Hemsby and Newport'. Advert consent. 10-09-2015.

## **2 Consultations :-**

- 2.1 Parish – Have no objections, but have requested landscaping between the proposed café and car park to reduce the visual impact.
- 2.2 Neighbour/public – No comments.
- 2.3 Highways - No objections
- 2.4 Building Control – Have advised that the original proposed café would require building regulations. A revised drawing was provided.
- 2.5 Environmental Health – No objections.
- 2.6 Strategic Planning – No comments received.

## **3 Policy :-**

### **3.1 Borough Wide Local Plan 2001:**

#### **POLICY TR1**

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

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

#### **POLICY TR2**

THE BOROUGH COUNCIL WILL SEEK TO ENSURE THAT A WIDE RANGE OF HOLIDAY ACCOMMODATION AND TOURIST FACILITIES AND

ATTRACTIONS IS PROVIDED TO SATISFY ALL SECTORS OF THE TOURISM MARKET AND WILL ENCOURAGE CONTINUING IMPROVEMENTS TO THE EXISTING PROVISION IN ORDER TO MEET INCREASING CUSTOMER EXPECTATIONS.

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

### POLICY NNV3

IN THE AREAS SHOWN ON THE PROPOSALS MAP AS 'LANDSCAPE IMPORTANT TO THE COASTAL SCENE' THE COUNCIL WILL ONLY PERMIT DEVELOPMENT THAT WOULD NOT SIGNIFICANTLY DETRACT FROM THE ESSENTIAL OPEN CHARACTER OF THE AREAS.

(Objective: To protect the remaining open coast.)

### POLICY NNV5

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

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

## 3.2 Core Strategy:

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

- a) Encourage and support the upgrading and enhancement of existing visitor accommodation and attractions to meet changes in consumer demands and encourage year-round tourism
- e) Support the development of new high quality tourist, leisure and cultural facilities and accommodation that are designed to a high standard, easily accessed and have good connectivity with existing attractions

## 3.3 National Planning Policy Framework:

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



- Support the sustainable growth and expansion of all types of business and enterprise in rural areas, both through conversion of existing buildings and well-designed new buildings;
- Promote the development and diversification of agricultural and other land-based rural businesses;
- Support sustainable rural tourism and leisure developments that benefit businesses in rural areas, communities and visitors, and which respect the character of the countryside. This should include supporting the provision and expansion of tourist and visitor facilities in appropriate locations where identified needs are not met by existing facilities in rural service centres; and
- Promote the retention and development of local services and community facilities in villages, such as local shops, meeting places, sports venues, cultural buildings, public houses and places of worship.

#### **4 Assessment :-**

- 4.1 The application is for permanent approval to the existing facilities shown on plan (reference: 15-6951-03-A) which include children's apparatus, a go kart track and a wood maze. In addition to this a new permanent café will replace the existing temporary structures. The café would remain on site all year as opposed to the existing structures currently need to be removed outside of the season.
- 4.2 The site was given permission for holiday/leisure use since application 06/06/0877/F and it has subsequently been renewed twice with the current permission not expiring until December 2024. The site already contains children's apparatus formed of swings, zip wires, mini golf and slides. The area marked as football on the plans is currently utilised as a tyre course, but this alteration is not considered significant. The main attraction is the Maize Maze which encompasses most of the site. The position of the proposed Go Kart track has moved from its previously approved position meaning it is situated to the north of the site adjacent the existing service station.
- 4.3 The site is within an area of land currently designed as 'landscape important to the setting of settlements'. It has been noted on previous applications that the development does represent an intrusion into this designation. The planning condition ensuring the removal of structures out of season would reduce the visual impact the development will have. The proposed permanence of the structures will result in an increased presence of the fun park within the countryside however as an existing site it is not considered contrary to policy NNV5 of the Borough Wide Local Plan. Policy NNV5 should also be assessed against policy TR1 and TR2 of the Borough Wide Local Plan.
- 4.4 The area of land is marked as G3 under the Great Yarmouth Borough Council Landscape Character Assessment. This document states that these areas are porous/transitional in nature and any structures should be vernacular with appropriate planting considered. The new café is more modern in design

rather than vernacular, but it is functional and modest. The timber board cladding will reduce the visual imposition of the café. Although the current existing structures are removed off-season the new design does represent an improvement in design quality upon the existing.

- 4.5 A modest planting scheme of native species would then allow the development to conform to the landscape character assessment and would also satisfy the comments made by the Parish Council who did not object in principal, but requested a planting scheme to screen the new café.
- 4.6 Policy TR1 states that the council should look to maintain and fulfil tourism potential whilst conserving and enhancing the built and natural environment. The fun park has been present for several years and an improved café could enhance the sites appeal. The fixed placement children apparatus is not considered to significantly detract from the surroundings. Giving permanent permission to the café will mean that the café can operate when the Maize Maze is not present. However its use will still be restricted to the operational times of the fun park and its use incidental to the Fun Park in general. The natural environment should be improved with additional planting.
- 4.7 The fun park is not considered to significantly and adversely affect the neighbouring properties and adjacent service centre however the movement of the Go Karts closer to the neighbouring uses will increase its potential impact. A condition ensuring pedal and electric karts should be maintained.
- 4.8 The proposal will help maintain Hemsby's tourism potential in line with Policy TR1. In addition the proposal meets the criteria of policy CS8 of the Emerging Core Strategy by providing an improved tourism offer (the café). The application is for an increased opening period from February to November every year. The current permission ties the opening the fun park and the presence of the structural facilities to the availability of the Maize Maze. An appropriate and increased time period would be conducive to policy CS8 of the emerging core strategy
- 4.9 The site has its own car parking facilities which accesses off Yarmouth Road which forms one of the main routes into Hemsby. Highways were consulted on the application and have offered no objections.
- 4.10 Policy TR2 seeks to ensure a wide range of tourism attractions and encourage the improvement of the existing facilities. Given that this is an existing site which has been in operation for several years since it was approved in 2007 (albeit with different layouts and facilities) it is difficult to argue that it is contrary to policy NNV5; in addition to this its current permission does not expire until December 2024 meaning the proposal will continue to remain within the landscape for a significant time. The application will involve improvements to the existing facilities which conforms to policy TR1 and TR2 and if a modest landscaping scheme is conditioned then its impact throughout the year could be lessened. Furthermore the proposal will allow a greater level of regularisation of the site for the Local Planning Authority.

## 5 RECOMMENDATION :-

- 5.1 **Approval Subject to Conditions:** The application represents an improvement to existing tourism facilities which already has permission to remain for several years meaning the proposal conforms to policy TR1 and TR2.

The following conditions should be considered: A condition requesting a modest landscaping scheme and the removal of all equipment once/if the family fun park permanently closes for business to reduce the imposition of the proposal upon the landscape.

Conditions previously attached to the temporary permission should be used once again, these include; Restrictions to the type of Go Karts allowed so to reduce noise nuisance, an opening time restriction of 10:00 - 18:00 on any given day, no amplified music shall be played anywhere on site and that the visibility splay is maintained as per the previous highway condition.

The times of the year in which it can be opened should be restricted so the park cannot open between November to March. These opening time will ensure the park is open during most of the school holiday periods whilst protecting the amenities of the nearby residential properties.

Details of the colour of the timber cladding and roof to be agreed.



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

Your Ref: 06/15/0534/F  
Date: 15 October 2015

My Ref: 9/6/15/0534  
Tel No.: 01603 638070  
Email: [stuart.french@norfolk.gov.uk](mailto:stuart.french@norfolk.gov.uk)

Dear Jason

**Hemsby: Fixed leisure facilities to have permanent planning approval. New permanent cafe building. Extension of visit period February to November Hirsty's Family Fun Park Yarmouth Road Hemsby GREAT YARMOUTH NR29 4NL**

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

The Highway Authority have no objection to the proposals outlined in the above application.

Yours sincerely

*Stuart French*

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

**Jill K. Smith**

---

**From:** Jason Beck  
**Sent:** 12 October 2015 09:08  
**To:** Jill K. Smith  
**Subject:** FW: 06/15/0534/F

Hello Jill

Please find attached a consultation response.

Regards

**JASON BECK**

Planning Assistant (Development Control)

**Great Yarmouth Borough Council**

Tel: 01493 846388

E-mail: [jb@great-yarmouth.gov.uk](mailto:jb@great-yarmouth.gov.uk)

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

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

**From:** Sarah A. Flatman  
**Sent:** 12 October 2015 09:02  
**To:** Jason Beck  
**Subject:** 06/15/0534/F

Jason,  
I would advise you I have no comments to make on the proposed application  
Regards

**Sarah Flatman**  
Commercial Team Manager  
Great Yarmouth Borough Council

Telephone: 01493 846408  
E-mail: [saf@great-yarmouth.gov.uk](mailto:saf@great-yarmouth.gov.uk)

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

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

***Great Yarmouth Borough Council - Customer Focused, Performance Driven***

It takes 24 trees to produce 1 ton of office paper! Think... is it really necessary to print this email?

From

To Building Control Manager

My Ref: 06/15/0534/F

TO

From: Development Control Manager

Date: 1st October 2015

Case Officer: Mr J Beck

Parish: Hemsby 8

**Development at:-**

Hirsty's Family Fun Park  
Yarmouth Road  
Hemsby  
GREAT YARMOUTH

**For:-**

Fixed facilities to have  
perm planning appr. New  
perm cafe building. Ext of  
visit period Feb to Nov.

**Applicant:-**

Mr R Hirst Hirst Farms Ltd  
Carr Farm  
Ormesby  
GREAT YARMOUTH

**Agent:-**

Miss R Deane Owen Bond at Brow  
The Atrium  
St Georges Street  
NORWICH

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

Please let me have any comments you may wish to make by 15th October 2015.

COMMENTS: I WOULD ADVISE THE CAFE BE KEPT  
BELOW 30m<sup>2</sup> IN SIZE, THIS WOULD  
EXEMPT IT FROM BUILDING REGS.  
ALTERNATIVELY THE REGS WOULD BE ONEROUS  
ON THIS PROJECT.



5.10.15.

**Elaine Helsdon**

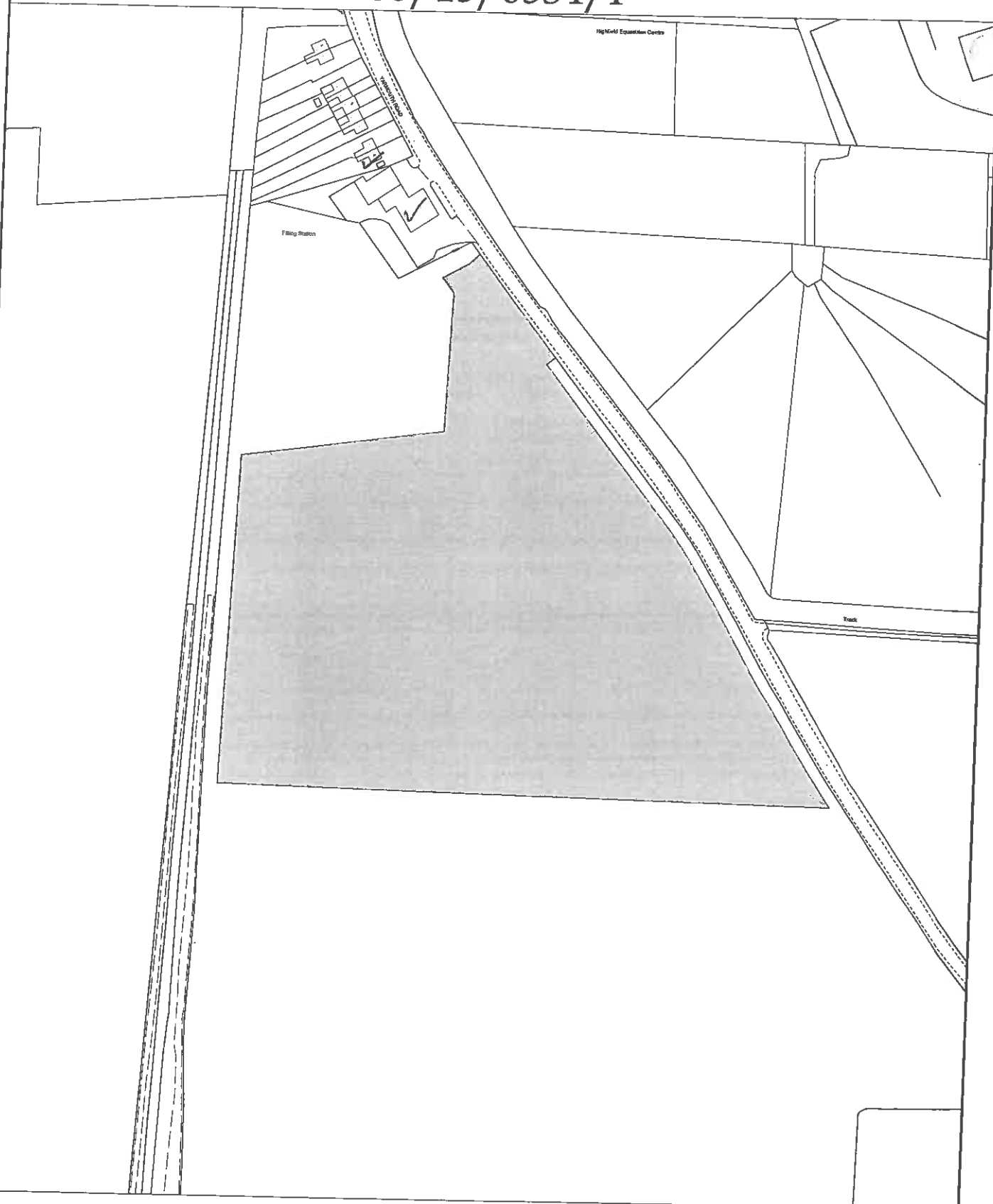
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**From:** Shirley Weymouth <shirleyweymouth@tiscali.co.uk>  
**Sent:** 14 October 2015 19:18  
**To:** plan  
**Subject:** 06/15/0534/F

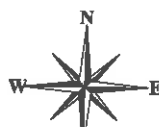
06/15/0534/F – **Decision: NO OBJECTION** – However the members would like to have some kind of screening such as shrubs or trees between the car park and café to be reduce the harsh lines of the containers being used.

SITE PLAN POSTED

06/15/0534/F



GREAT YARMOUTH  
BOROUGH COUNCIL



Scale = 1:2500 @ A4

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

Page 138 of 161

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Ordnance Survey [100018547]

**Reference: 06/15/0540/F**

**Parish: Gorleston**

**Officer: Jason Beck**

**Expiry Date: 12-11-2015**

**Applicant: Mr Scales**

**Proposal:** Variation of condition 2 of PP 06/76/901/F and 06/08/0059/F and condition 3 of PP 06/15/0153/F - to allow opening hours 8am to 1am

**Site:** 4 and 5 Beach Road and 16 Limmer Road, Gorleston

## **REPORT**

### **1. Background / History:-**

- 1.1 The application site composes of 3 properties that have combined to form a restaurant in addition there is living accommodation situated above. The site is on the corner between Beach Road and Limmer Road, Gorleston. Currently each part of the application site has been subject of a different planning application, but each has been conditioned to the same opening and closing times.
- 1.2 The restaurant was originally given planning permission under planning application 06/76/901/F in 1976. The restaurant was subsequently expanded into the adjacent shop under planning application 06/08/0059/F and into 16 Limmer Road under application 06/15/0153/F.
- 1.3 There have been several applications to increase the opening times of the restaurant most recently was in 2006.
- 1.4 Planning History:
  - 06/76/0901/F- Change of use from electrical shop. Approved 30-11-1976 (4 Beach Road)
  - 06/77/1106/F – Use of existing restaurant from 7am to 12 pm each day for commercial use. Refused 05-01-1978 (4 Beach Road)
  - 06/77/1210/F – Extension to existing restaurant to provide toilet and kitchen facilities. Approved 05-01-1978 (4 Beach Road)
  - 06/83/0920/F – New shop front for existing restaurant. Approved 29-09-1983 (4 Beach Road)

06/83/1338/CU – change of use to grocers shop. Approved 30-01-1984 (5 Beach Road)

06/84/0130/F – Kitchen extension. Refused 22-03-1984 (4 Beach Road)

06/84/0481/F – Kitchen extension and construct fire escape stairs. Approved 23-05-1984 (4 Beach Road)

06/90/1147/F – New front entrance screen and other alterations. Approved 21-11-1990 (4 Beach Road)

06/91/1116/A – Illuminated wall sign. Advert consent 09-01-1992 (4 Beach Road)

06/93/0785/F – Extension of restaurant opening hours to 12 midnight Mon-Sat to 11.30 pm Sundays. Refused 15-10-1993 (4 Beach Road)

06/93/0995/CU – Change of use for first floor to be used in conjunction with restaurant business carried out on the ground floor. Refused, appeal allowed 15-12-1994 (4 Beach Road)

06/93/0996/F – Variation of restaurant opening hours to midnight Monday to Saturday and 11.30 Sunday. Refused, appeal refused 15-12-1994 (4 Beach Road)

06/02/1070/F – Change of use from shop to self-contained flat including revisions to front elevations. Approved 12-03-2003 (5 Beach Road)

06/04/1162/CU – Change of use from restaurant to residential. Refused 11-01-2005 (4 Beach Road)

06/06/0090/F – Removal of existing planning condition on pp. 06/76/0901/F to allow business during the hours of 11pm to 7am. Refused 22-03-2006 (4 Beach Road)

06/08/0059/F – Change of use from shop to restaurant (expansion of existing restaurant Gamba's 4 Beach Road). Approved 18-03-2008 (5 Beach Road)

06/15/0153/F – Change of use 3 storey residential dwelling, to ground floor restaurant and bar area. First and second floors to be used as (3 bed) flat. Approved 27-05-2015 (16 Limmer Road)

## **2 Consultations :-**

- 2.1 Neighbour/public – 8 Limmer Road has objected to the building work, parking noise.
- 2.2 Licencing – No comment.



2.3 Property Services – No comment.

2.4 Environmental Health –. Have objected to the development predominantly on the basis of noise. They highlight noise breakout from outdoor customers and openings in the building.

2.5 Highways - No objections.

### **3 Policy :-**

#### **3.1 Borough Wide Local Plan:**

##### **POLICY SHP8**

EXTENSIONS TO SHOPS WILL BE PERMITTED PROVIDED THEY WOULD NOT:-

- (A) SIGNIFICANTLY ADVERSELY AFFECT THE VITALITY OR VIABILITY OF AN EXISTING SHOPPING AREA;
- (B) RESULT IN OVER-DEVELOPMENT OF THE SITE OR THE LOSS OF OFF-STREET PARKING, ACCESS, LOADING OR UNLOADING SPACE; OR
- (C) BE SIGNIFICANTLY DETRIMENTAL TO THE OCCUPIERS OF NEARBY PROPERTIES OR GIVE RISE TO TRAFFIC CONGESTION;
- (D) BE OUT OF KEEPING WITH THE SCALE, DESIGN AND APPEARANCE OF THE SURROUNDING AREA.

(Objective: To ensure the retention and allow the expansion of existing shops provided environmental safeguards are met.)

#### **3.2 Core Strategy:**

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

- A) Sustainable growth, ensuring that new development is of a scale and location that complements the character and supports the function of individual settlements
- B) Mixed adaptable neighbourhoods, that provide choices and effectively meet the needs and aspirations of the local community
- D) A thriving local economy, flourishing local centres, sustainable tourism and an active Port.

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

- G) Supporting the local visitor and retail economies in accordance with Policy CS7 and CS8
- H) Encouraging the development of small scale business units including those that support the rural economy and rural diversification

#### Policy CS7 – Strengthening Local Economies

- 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

### 3.3 National Planning Policy Framework:

Planning policies and decisions should aim to:

- Avoid noise from giving rise to significant adverse impacts<sup>27</sup> on health and quality of life as a result of new development;
- Mitigate and reduce to a minimum other adverse impacts<sup>27</sup> on health and quality of life arising from noise from new development, including through the use of conditions;
- Recognise that development will often create some noise and existing businesses wanting to develop in continuance of their business should not have unreasonable restrictions put on them because of changes in nearby land uses since they were established;<sup>28</sup> and
- Identify and protect areas of tranquillity which have remained relatively undisturbed by noise and are prized for their recreational and amenity value for this reason.

## 4 Assessment :-

- 4.1 The Restaurant has expanded twice into the neighbouring premises each time the permission has been restricted to ensure the restaurant does not open later than 11pm. Currently the time restrictions ensures that the restaurant cannot open outside of the hours of 7am to 11 pm. The proposal is to open the restaurant from 8 am to 1am on any given day. The result will be the restaurant opening 1 hour later in the morning and 2 hours later at night.
- 4.2 The site includes 4/5 Beach Road and 16 Limmer Road. The area is predominantly residential, with residential properties adjacent to the east and residential properties opposite on both the south and west elevations. A garage unit is situated to the north of the site. Further north are a cluster of commercial businesses including a public house and bar.
- 4.3 Highways have not objected to the proposal, the increased opening hours is unlikely to significantly impact upon the existing parking and access or significantly and detrimentally create additional traffic congestion.

- 4.4 The previously approved applications allowed the restaurant to open until 11 pm on the basis that the noise levels should be acceptable to the amenities of the neighbouring properties until that time. The increased opening time is not expected to increase the noise levels, but will result in the existing noise levels for a longer and later duration. Environmental Health has raised concerns that this may create an unacceptable level of noise disturbance to the occupiers of the neighbouring properties.
- 4.5 1 objection from a member of public was received. They have objected to the parking issues and noise levels which they believe will be exacerbated by the longer opening times.
- 4.6 The potential for significant noise disturbance is not known at this stage, but it is a strong possibility so a period of assessment to ascertain whether or not the noise is significantly detrimental to the amenities of the neighbouring properties should be considered. A period of a year could be used to assess the potential impact; any noise complaints that arise during this period could also be assessed.
- 4.7 It is recognised there is the potential for a noise disturbance during the assessment period so it is recommended that any permission attempts to lessen the impact to reasonable levels. The outdoor space to which significant noise generation could be created should have stricter time restrictions and should not be open to the public later than 11pm. This will reduce the potential noise escaping the premises. Further time restrictions could be placed upon weekdays to ensure that any extended opening hours is limited to the Friday and Saturday only. These combined measures will ensure that noise disturbance is reduced during the assessment period.

## 5 RECOMMENDATION :-

- 5.1 **Approval subject to conditions:** A condition limiting extended opening times to a year will allow the council to assess the potential impact, particularly in regards to the noise generation. Providing temporary approval for a year will allow an assessment of the potential impact, after a year if the application is not successfully renewed the opening times will return to the previous approved levels.

The impact of the extended opening times can be further reduced by limiting the later opening times to weekends (Friday and Saturday).

The extended opening times could be conditioned to not include any outside non-public space which is to the rear of the restaurant. This will mean the outdoor areas will not be able to open any later than its present level. A condition ensuring music cannot be heard outside the premises could also ensure the impact on residential amenities is reduced.

# **MEMORANDUM**

## **From Environmental Health**

To: Head of Planning and Development,  
**Attention:** Jason Beck

Date: 06-11-2015

Your ref:06/15/0540/F

Our ref: 063932

Extension: 846617

Please ask for: Justin Hanson

---

### **DEVELOPMENT AT- Gambas, 2 and 5 Beach Road and 16 Limmer Road**

#### **These comments are on behalf of Environmental Health**

I have concerns about the proposed variation of the existing planning condition to allow opening till 1am

There are residential properties in close proximity to Gambas both down Limmer Road and Beach Road with the nearest residence approximately 5 metres from the premises boundary. Given the proximity of the neighbouring residents then a venue that is open till 1am will likely lead to noise disturbance. There is specifically an outdoor area at the rear of Gambas for people to sit out and have a drink and smoke that has been the subject of a complaint to Environmental Health when the premises was open earlier than 1am.

Granting the variation will likely lead to a significant adverse impact on the amenity of the neighbouring residents from noise from people gathering out the front and the back of the premises, customers entering/leaving the premises and from vehicles arriving/leaving. Noise breakout from the premises is also a consideration as such noise will be more noticeable in the early hours of the morning when background noise levels are lower. Noise breakout from the opening of doors and windows is also a source of complaint to Environmental Health from late night opening of bars

Overall, Gambas is located in an area surrounded by residential housing and granting permission till 1am will likely impact heavily on residents especially during the summer months when people have their windows open for ventilation.

I have not seen any supporting evidence with the application that demonstrates that the proposal will not have an adverse noise impact.

I therefore recommend the application be refused, however, if you are minded to approve then I would recommend considering granting permission temporarily for 12 months as this would give an opportunity to review should there be justified noise complaints.

**Justin Hanson**  
**Environmental Health Officer**  
**Great Yarmouth Borough Council**

S



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

NCC contact number: 0344 800 8020  
Textphone: 0344 800 8011

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

Your Ref: 06/15/0540/F  
Date: 23 October 2015

My Ref: 9/6/15/0540  
Tel No.: 01603 638070  
Email: [stuart.french@norfolk.gov.uk](mailto:stuart.french@norfolk.gov.uk)

Dear Jason

**Great Yarmouth: Variation of condition 2 of PP 06/76/901/F and 06/08/0059/F and condition 3 of PP 06/15/0153/F - to allow opening hours 8am to 1am  
4 and 5 Beach Road and 16 Limmer Road Gorleston GREAT YARMOUTH NR31 6BH**

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

In highway terms only I have no objection to the proposed variation of condition as outlined.

Yours sincerely

*Stuart French*

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

ACK 13/10/15

8 Limmer Road  
Gorleston  
NR31 6BJ

12 October 2015

Planning Services  
Development Control  
Town Hall  
Hall Plain  
GT YARMOUTH  
NR30 2QF

Dear Sirs

**Application 06/15/0540/F**  
**4/5 Beach Road and 16 Limmer Road, Gorleston**

I am writing to voice my objections to the proposed extension of opening hours to 8 am to 1 am by Gambas Restaurant. As a resident of Limmer Road of 4 years standing I have to say that my quality of life and pleasure in my home has been severely worsened by the extension of this restaurant and the thought of longer opening hours fills me with horror.

When I first moved in the restaurant was closed. Since it re-opened we have been subjected to months of building work with workmen continually not only blocking or limiting access to our property but also leaving their tools all over the pavements. On an average day Gambas vehicles - either vans or vehicles belonging to their staff are predominantly parked on our small road. If a resident moves their own vehicle or any time one of theirs invariably takes the space. If the opening hours were to be extended we would lose the small respite time we now have.

The noise has increased considerably; not least because Gambas have tables outside fronting our road. Especially on Fridays and Saturdays, the noise is considerable as late as midnight and beyond on occasions with customers loudly returning to their cars. Contrary to popular belief we are not a road of complainers - we just want a quiet life and the thought of now having this potential noise to 1 am and beyond is just not on in a residential neighbourhood.

This is not the location for a business that wants to be open such long hours. Please, please for the sake of our sanity DON'T sanction this extension!

Yours faithfully

Debra Gates

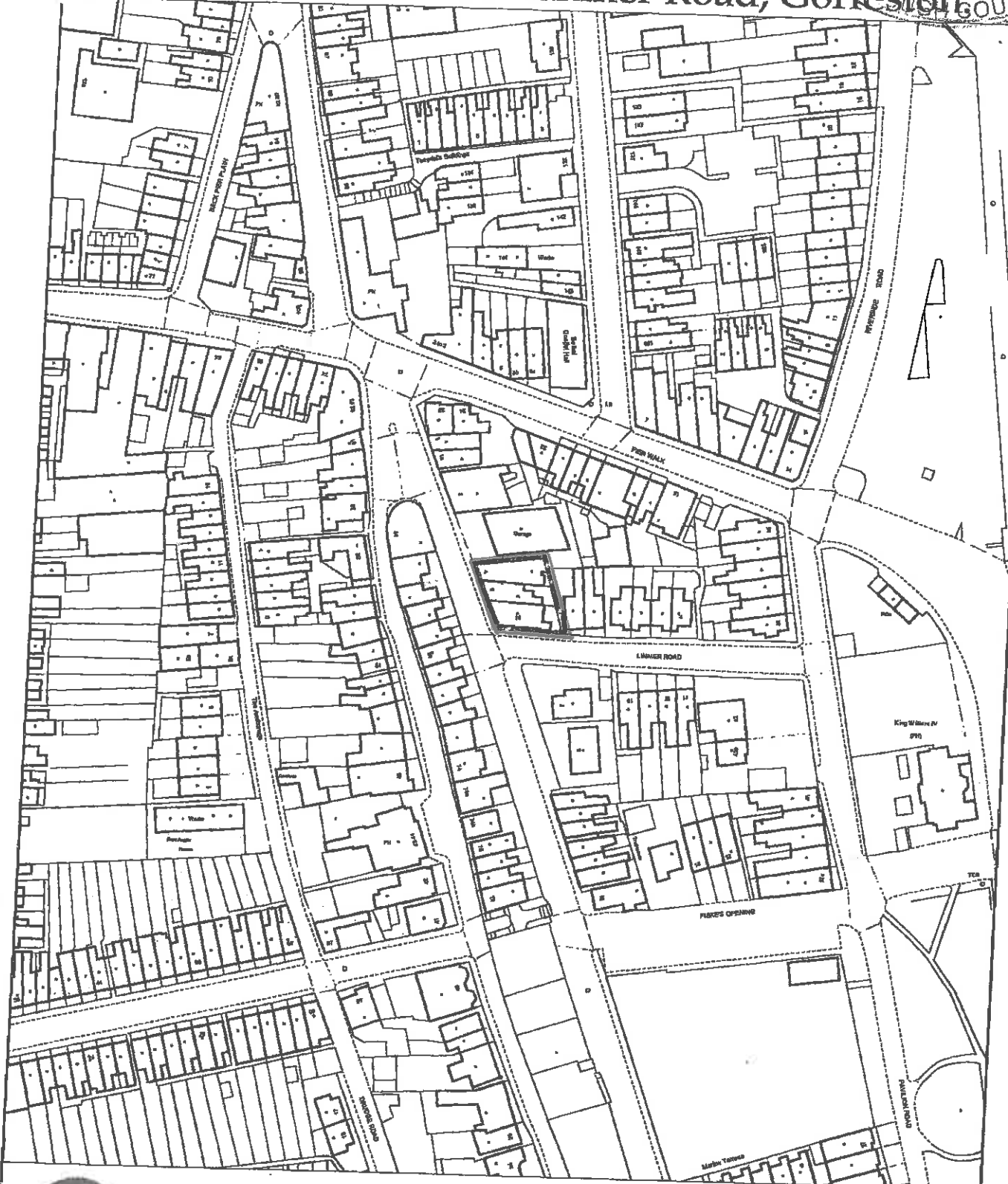


06/15/0540/F

17 SEP 2015

# 4/5 Beach Road & 16 Limmer Road, Gorleston

DEPARTMENT  
COUNCIL



**GREAT YARMOUTH**  
BOROUGH COUNCIL

10 0 10 20 30 40 50 60 70 80 90 100  
Metres



Scale = 1:1250 @ A4

Property Services,  
Town Hall, Great Yarmouth,  
Norfolk. NR30 2QF

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Ordnance Survey [100018547]

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**PLANNING APPLICATIONS CLEARED BETWEEN 01-OCT-15 AND 31-OCT-15 FOLLOWING DETERMINATION BY THE GROUP MANAGER (PLANNING) UNDER DELEGATED POWERS**

|           |  |
|-----------|--|
| REFERENCE | <b>06/15/0480/F</b>  |
| PARISH    | Belton & Browston 10   |
| PROPOSAL  | 1 storey side ext to form gym, games room & covered BBQ.<br>Detached lodge to form sauna & hot tub rooms |
| SITE      | Woodland Lodge The Loke (off Station Road North)<br>Belton GREAT YARMOUTH                                |
| APPLICANT | Mr M Cox   |
| DECISION  | <b>APPROVE</b>   |

|           |   |
|-----------|---|
| REFERENCE | <b>06/15/0423/F</b>   |
| PARISH    | Bradwell N 1  |
| PROPOSAL  | Construction of three new steel framed buildings, split up into 7 individual industrial units of varying floor sizes. |
| SITE      | Merchant House (site adj) Gapton Hall Road Bradwell<br>GREAT YARMOUTH NR31 0NL  |
| APPLICANT | Mr T Simmons  |
| DECISION  | <b>APPROVE</b>  |

|           |   |
|-----------|---|
| REFERENCE | <b>06/15/0434/F</b>   |
| PARISH    | Bradwell N 1  |
| PROPOSAL  | First floor extension and loft conversion. Ground floor extension |
| SITE      | 18 Holly Avenue Bradwell<br>GREAT YARMOUTH NR31 8NL               |
| APPLICANT | Mr & Mrs Green  |
| DECISION  | <b>REFUSED</b>  |

|           |   |
|-----------|---|
| REFERENCE | <b>06/15/0440/F</b>                                   |
| PARISH    | Bradwell N 1  |
| PROPOSAL  | Proposed 2 storey front extension                     |
| SITE      | 32 Whimbrel Drive Bradwell<br>GREAT YARMOUTH NR31 9UN |
| APPLICANT | Mr P Hodds  |
| DECISION  | <b>APPROVE</b>  |

|           |   |
|-----------|---|
| REFERENCE | <b>06/15/0512/A</b>   |
| PARISH    | Bradwell N 1  |
| PROPOSAL  | Various signage   |
| SITE      | Pertwee and Back Limited Gapton Hall Road<br>Bradwell GREAT YARMOUTH NR31 0NJ |
| APPLICANT | Mr G Bradford   |
| DECISION  | <b>ADV. CONSENT</b>   |

**PLANNING APPLICATIONS CLEARED BETWEEN 01-OCT-15 AND 31-OCT-15 FOLLOWING DETERMINATION BY THE GROUP MANAGER (PLANNING) UNDER DELEGATED POWERS**

|           |  |
|-----------|--|
| REFERENCE | <b>06/15/0515/F</b>  |
| PARISH    | Bradwell N 1   |
| PROPOSAL  | Renewal of PP 06/12/0079/F - Prop 6 x res dwells w/garages to rear of 156 Burgh Rd. New double garage to 156 |
| SITE      | 156 Burgh Road (land to rear of) Gorleston   |
|           | GREAT YARMOUTH NR31 8AX  |
| APPLICANT | Mr B W Keenan  |
| DECISION  | <b>APPROVE</b>   |

|           |  |
|-----------|--|
| REFERENCE | <b>06/15/0516/F</b>  |
| PARISH    | Bradwell S 2   |
| PROPOSAL  | Two storey front extension and pitched roof to replace flat roof on the existing side addition |
| SITE      | 9 Clover Way Bradwell  |
|           | GREAT YARMOUTH NR31 8RH  |
| APPLICANT | Mr J Symonds   |
| DECISION  | <b>APPROVE</b>   |

|           |  |
|-----------|--|
| REFERENCE | <b>06/15/0590/CD</b>   |
| PARISH    | Bradwell S 2   |
| PROPOSAL  | Proposed detached house - Discharge Condition 3 re: Planning Permission 06/15/0294/F |
| SITE      | 2 Roseview Close (Adjacent) Bradwell   |
|           | GREAT YARMOUTH NR31 8UP  |
| APPLICANT | Holmes and Harris Ltd  |
| DECISION  | <b>APPROVE (CONDITIONS)</b>  |

|           |   |
|-----------|---|
| REFERENCE | <b>06/15/0329/O</b>                           |
| PARISH    | Burgh Castle 10                               |
| PROPOSAL  | Erection of dwelling house and garage         |
| SITE      | Plot Adjacent Shahdara Mill Road Burgh Castle |
|           | GREAT YARMOUTH NR31 9QS                       |
| APPLICANT | Mr & Mrs J Skipper                            |
| DECISION  | <b>REFUSED</b>                                |

|           |   |
|-----------|---|
| REFERENCE | <b>06/15/0546/F</b>   |
| PARISH    | Burgh Castle 10   |
| PROPOSAL  | Material amendment to planning approval no. 06/14/0429/F to redesign plot 4 as a house and a storey and a half dwelling |
| SITE      | Butt Lane Gleneagles (Land adj) (Plot 4)  |
|           | Burgh Castle GREAT YARMOUTH   |
| APPLICANT | Oakville Homes Ltd  |
| DECISION  | <b>APPROVE</b>  |

|           |   |
|-----------|---|
| REFERENCE | <b>06/15/0497/F</b>   |
| PARISH    | Caister On Sea 4  |
| PROPOSAL  | Proposed extension to front of garage with balcony over and porch. Revised submission |
| SITE      | 4 Villarome Caister-on-Sea  |
|           | GREAT YARMOUTH NR30 5TQ   |
| APPLICANT | Mr & Mrs Critoph  |
| DECISION  | <b>APPROVE</b>  |

**PLANNING APPLICATIONS CLEARED BETWEEN 01-OCT-15 AND 31-OCT-15 FOLLOWING DETERMINATION BY THE GROUP MANAGER (PLANNING) UNDER DELEGATED POWERS**

|           |  |
|-----------|--|
| REFERENCE | <b>06/15/0504/A</b>  |
| PARISH    | Caister On Sea 4   |
| PROPOSAL  | 4 internally illuminated fascia, 1 internally illuminated projector & 6 non illuminated window vinyl signs |
| SITE      | 46 High Street Caister on Sea  |
| APPLICANT | GREAT YARMOUTH NR30 5EP  |
| DECISION  | Bestway Group<br><b>ADV. CONSENT</b>   |

|           |   |
|-----------|---|
| REFERENCE | <b>06/15/0505/F</b>                           |
| PARISH    | Caister On Sea 4                              |
| PROPOSAL  | Proposed new conservatory at rear of property |
| SITE      | 47 Beach Road Caister                         |
| APPLICANT | GREAT YARMOUTH NR30 5EX                       |
| DECISION  | Mrs M Elliott<br><b>APPROVE</b>               |

|           |                                 |
|-----------|---------------------------------|
| REFERENCE | <b>06/15/0506/F</b>             |
| PARISH    | Caister On Sea 4                |
| PROPOSAL  | New front porch                 |
| SITE      | 67 Beach Road Caister           |
| APPLICANT | GREAT YARMOUTH NR30 5EX         |
| DECISION  | Miss N Ashton<br><b>APPROVE</b> |

|           |   |
|-----------|---|
| REFERENCE | <b>06/15/0338/F</b>                       |
| PARISH    | Filby 6                                   |
| PROPOSAL  | Proposed agricultural storage barn        |
| SITE      | Boat House Poultry Farm Main Road         |
| APPLICANT | Filby GREAT YARMOUTH                      |
| DECISION  | Boat House Poultry Farm<br><b>APPROVE</b> |

|           |   |
|-----------|---|
| REFERENCE | <b>06/15/0527/F</b>                     |
| PARISH    | Filby 6                                 |
| PROPOSAL  | Replacement cattle shed within farmyard |
| SITE      | Heath Farm Nova Scotia Road             |
| APPLICANT | Filby GREAT YARMOUTH                    |
| DECISION  | Mr J Key<br><b>APPROVE</b>              |

|           |   |
|-----------|---|
| REFERENCE | <b>06/14/0527/F</b>   |
| PARISH    | Great Yarmouth 5  |
| PROPOSAL  | Five commercial units with associated roads & parking - Phase 1 |
| SITE      | Townlands Business Park Harfreys Road                           |
| APPLICANT | Harfreys Industrial Estate Great Yarmouth                       |
| DECISION  | Mr I Peters<br><b>APPROVE</b>                                   |

**PLANNING APPLICATIONS CLEARED BETWEEN 01-OCT-15 AND 31-OCT-15 FOLLOWING DETERMINATION BY THE GROUP MANAGER (PLANNING) UNDER DELEGATED POWERS**

|           |  |
|-----------|--|
| REFERENCE | <b>06/14/0529/O</b>  |
| PARISH    | Great Yarmouth 5   |
| PROPOSAL  | 13 industrial units and associated roads & parking - Phase 2   |
| SITE      | Townlands Business Park Harfreys Road<br>Harfreys Industrial Estate Great Yarmouth                               |
| APPLICANT | Mr I Peters  |
| DECISION  | <b>APPROVE</b>   |
| <hr/>     |  |
| REFERENCE | <b>06/15/0513/F</b>  |
| PARISH    | Great Yarmouth 7   |
| PROPOSAL  | Extensions and alterations to provide enlarged accommodation   |
| SITE      | 48 Links Road Hopton-on-Sea<br>GREAT YARMOUTH NR31 6JR   |
| APPLICANT | Mr & Mrs R Nicholls  |
| DECISION  | <b>APPROVE</b>   |
| <hr/>     |  |
| REFERENCE | <b>06/15/0522/F</b>  |
| PARISH    | Great Yarmouth 7   |
| PROPOSAL  | Single storey rear extension   |
| SITE      | 1A Marine Parade Gorleston<br>GREAT YARMOUTH NR31 6DP  |
| APPLICANT | Miss A Nagpal  |
| DECISION  | <b>APPROVE</b>   |
| <hr/>     |  |
| REFERENCE | <b>06/15/0523/PDE</b>  |
| PARISH    | Great Yarmouth 7   |
| PROPOSAL  | Notification of a larger home extension - single storey rear extension   |
| SITE      | 23 Carrel Road Gorleston<br>GREAT YARMOUTH NR31 7RF  |
| APPLICANT | Mr and Mrs Bartram   |
| DECISION  | <b>PERMITTED DEV.</b>  |
| <hr/>     |  |
| REFERENCE | <b>06/15/0556/CD</b>   |
| PARISH    | Great Yarmouth 9   |
| PROPOSAL  | Demolition and redevelopment to form 5, 3-bedroom town houses- Discharge of conditions 3,4 &6 Re: PP06/14/0623/F |
| SITE      | Salisbury Arms Public House 33 Century Road<br>Great Yarmouth Norfolk  |
| APPLICANT | Mr M Green   |
| DECISION  | <b>APPROVE (CONDITIONS)</b>  |
| <hr/>     |  |
| REFERENCE | <b>06/15/0467/F</b>  |
| PARISH    | Great Yarmouth 14  |
| PROPOSAL  | Proposed single storey side kitchen extension with verandah and raised terrace                                   |
| SITE      | Seafeld Court Kings Road<br>GREAT YARMOUTH NR30 3JW  |
| APPLICANT | Mr & Mrs Mirza   |
| DECISION  | <b>APPROVE</b>   |
| <hr/>     |  |

**PLANNING APPLICATIONS CLEARED BETWEEN 01-OCT-15 AND 31-OCT-15 FOLLOWING DETERMINATION BY THE GROUP MANAGER (PLANNING) UNDER DELEGATED POWERS**

|           |   |
|-----------|---|
| REFERENCE | <b>06/15/0490/F</b>   |
| PARISH    | Great Yarmouth 14   |
| PROPOSAL  | Retrospective application bookmakers shop to flat with new front window frame |
| SITE      | 78A Nelson Road Central GREAT YARMOUTH NR30 3BP                               |
| APPLICANT | Mr J Walker   |
| DECISION  | <b>APPROVE</b>  |

|           |  |
|-----------|--|
| REFERENCE | <b>06/15/0491/F</b>  |
| PARISH    | Great Yarmouth 14  |
| PROPOSAL  | Variation condition of condition 3 PP 06/03/0004/F to allow opening hours until 4.00am |
| SITE      | 30A Marine Parade Mission Bar GREAT YARMOUTH NR30 2EN                                  |
| APPLICANT | Mr A Mavroudis & Miss S Smith  |
| DECISION  | <b>APPROVE</b>   |

|           |  |
|-----------|--|
| REFERENCE | <b>06/15/0509/F</b>  |
| PARISH    | Great Yarmouth 14  |
| PROPOSAL  | Refurbishment of boundaries and surfacing of existing concrete hardstanding adjacent to The Ship Resource Centre |
| SITE      | Greyfriars Car Park Howard Street South GREAT YARMOUTH NR30 2QE  |
| APPLICANT | Mr S Perry NHS Property Services   |
| DECISION  | <b>APPROVE</b>   |

|           |  |
|-----------|--|
| REFERENCE | <b>06/15/0510/LB</b>   |
| PARISH    | Great Yarmouth 14  |
| PROPOSAL  | Refurbishment of boundaries and surfacing of existing concrete hardstanding adjacent to The Ship Resource Centre |
| SITE      | Greyfriars Car Park Howard Street South GREAT YARMOUTH NR30 2QE  |
| APPLICANT | Mr S Perry NHS Property Services   |
| DECISION  | <b>LIST.BLD.APP</b>  |

|           |  |
|-----------|--|
| REFERENCE | <b>06/15/0525/F</b>  |
| PARISH    | Great Yarmouth 14  |
| PROPOSAL  | Repositioning and extending existing fire escape to rear of property |
| SITE      | 6 Alexandra Road Park House GREAT YARMOUTH NR30 2HW                  |
| APPLICANT | Mr T Lyons   |
| DECISION  | <b>APPROVE</b>   |

|           |   |
|-----------|---|
| REFERENCE | <b>06/15/0541/A</b>   |
| PARISH    | Great Yarmouth 14   |
| PROPOSAL  | Wall mounted entrance feature sign                              |
| SITE      | Southgates Road Pertwee and Back (Ford) GREAT YARMOUTH NR30 3LF |
| APPLICANT | Mr G Bradford   |
| DECISION  | <b>ADV. CONSENT</b>   |

**PLANNING APPLICATIONS CLEARED BETWEEN 01-OCT-15 AND 31-OCT-15 FOLLOWING DETERMINATION BY THE GROUP MANAGER (PLANNING) UNDER DELEGATED POWERS**

|           |   |
|-----------|---|
| REFERENCE | <b>06/15/0138/F</b>   |
| PARISH    | Great Yarmouth 15   |
| PROPOSAL  | Proposed part demolition of sub-standard 2-storey building and erection of 4 no.town houses |
| SITE      | 12-13 Priory Plain GREAT YARMOUTH   |
|           | Norfolk NR30 1NS  |
| APPLICANT | Mr K Haylett  |
| DECISION  | <b>APPROVE</b>  |

|           |   |
|-----------|---|
| REFERENCE | <b>06/15/0139/CC</b>  |
| PARISH    | Great Yarmouth 15   |
| PROPOSAL  | Proposed part demolition of sub-standard 2-storey building and erection of 4 no.town houses |
| SITE      | 12-13 Priory Plain GREAT YARMOUTH   |
|           | Norfolk NR30 1NS  |
| APPLICANT | Mr K Haylett  |
| DECISION  | <b>CON.AREA.CONST</b>   |

|           |   |
|-----------|---|
| REFERENCE | <b>06/15/0401/A</b>   |
| PARISH    | Great Yarmouth 15   |
| PROPOSAL  | Non-illuminated double sided projecting sign on metal hanging bracket |
| SITE      | 3 Hall Quay William H Brown   |
|           | GREAT YARMOUTH NR30 1HX   |
| APPLICANT | Mr K Milligan   |
| DECISION  | <b>ADV. CONSENT</b>   |

|           |  |
|-----------|--|
| REFERENCE | <b>06/15/0420/F</b>                      |
| PARISH    | Great Yarmouth 15                        |
| PROPOSAL  | Proposed new conservatory                |
| SITE      | 5 - 7 North Drive The Sea Princess Hotel |
|           | GREAT YARMOUTH                           |
| APPLICANT | Mr J Janakmasrani                        |
| DECISION  | <b>APPROVE</b>                           |

|           |  |
|-----------|--|
| REFERENCE | <b>06/15/0444/A</b>  |
| PARISH    | Great Yarmouth 15  |
| PROPOSAL  | New fascia and projecting sign and new internal promotions |
| SITE      | 25 Market Place GREAT YARMOUTH                             |
|           | Norfolk NR30 1LY   |
| APPLICANT | Mr A Morgan  |
| DECISION  | <b>ADV. CONSENT</b>  |

|           |   |
|-----------|---|
| REFERENCE | <b>06/15/0501/A</b>                           |
| PARISH    | Great Yarmouth 15                             |
| PROPOSAL  | One corporate logo wall mounted signcase sign |
| SITE      | Aldi North Quay                               |
|           | GREAT YARMOUTH NR30 1JT                       |
| APPLICANT | Aldi Stores Ltd - Chelmsford                  |
| DECISION  | <b>ADV. CONSENT</b>                           |



**PLANNING APPLICATIONS CLEARED BETWEEN 01-OCT-15 AND 31-OCT-15 FOLLOWING DETERMINATION BY THE GROUP MANAGER (PLANNING) UNDER DELEGATED POWERS**

REFERENCE **06/15/0502/A**  
 PARISH Great Yarmouth 15  
 PROPOSAL One wall mounted graphic vinyl sign on north elevation

SITE Aldi North Quay  
 GREAT YARMOUTH NR30 1JT  
 APPLICANT Aldi Stores Ltd - Chelmsford  
 DECISION **ADV. CONSENT**

REFERENCE **06/15/0532/CU**  
 PARISH Great Yarmouth 19  
 PROPOSAL Use of land for storage of small vehicles and storage units  
 SITE Sussex Road Gorleston  
 GREAT YARMOUTH NR31 6PF  
 APPLICANT Mr J Symonds  
 DECISION **APPROVE**

REFERENCE **06/15/0499/F**  
 PARISH Hemsby 8  
 PROPOSAL Erection of dwelling for holiday use  
 SITE Kings Loke (land adj Dun Roamin) Four Acres Estate Hemsby  
 GREAT YARMOUTH NR29 4JB  
 APPLICANT Mr & Mrs S Mullaney  
 DECISION **REFUSED**

REFERENCE **06/15/0533/F**  
 PARISH Hemsby 8  
 PROPOSAL Variation of condition 2 of PP 06/14/0299/F - revised siting  
 SITE 8 Beach Road (rear of) Hemsby  
 GREAT YARMOUTH Norfolk  
 APPLICANT MW Properties  
 DECISION **APPROVE**

REFERENCE **06/15/0475/F**  
 PARISH Hopton On Sea 2  
 PROPOSAL Remove grd flr conservatory, glazed walkway & 1st flr conservatory. Prop grd flr gdn rm, lnk to 1st flr sun rm  
 SITE 57 Seaview Rise Hopton  
 GREAT YARMOUTH NR31 9SE  
 APPLICANT Mr and Mrs Buckman  
 DECISION **APPROVE**

REFERENCE **06/15/0496/CD**  
 PARISH Hopton On Sea 2  
 PROPOSAL Res hospice with day care & gardens. Parking & access from Sidegate Rd. DoC 3,4,5,6, 7,10,11,15,17 PP 06/12/0126/F  
 SITE Sidegate Road Hopton  
 GREAT YARMOUTH NR31 8BW  
 APPLICANT East Coast Hospice Office  
 DECISION **APPROVE**

**PLANNING APPLICATIONS CLEARED BETWEEN 01-OCT-15 AND 31-OCT-15 FOLLOWING DETERMINATION BY THE GROUP MANAGER (PLANNING) UNDER DELEGATED POWERS**

REFERENCE **06/15/0503/F**  
PARISH Hopton On Sea 2  
PROPOSAL Proposed conservatory

SITE Plot 30 (2 Teulon Close) Lowestoft Road  
Hopton GREAT YARMOUTH

APPLICANT Mr D Knox  
DECISION **APPROVE**

REFERENCE **06/15/0530/F**  
PARISH Hopton On Sea 2  
PROPOSAL Single storey flat roof extension to existing owners lounge, external works and new delivery compound

SITE Hopton Holiday Village Warren Road  
Hopton-on-Sea GREAT YARMOUTH

APPLICANT Mr J Stratford  
DECISION **APPROVE**

REFERENCE **06/15/0535/F**  
PARISH Hopton On Sea 2  
PROPOSAL Glzd ext to exist swim pool to provide ent foyer, buggy store retail & seating areas, bike/ kart store & refurb change fac

SITE Hopton Holiday Village Warren Road  
Hopton-on-Sea GREAT YARMOUTH

APPLICANT Mr J Stratford  
DECISION **APPROVE**

REFERENCE **06/15/0438/CD**  
PARISH Martham 13  
PROPOSAL Discharge condition 3 of PP 06/13/0097/F (conversion to holiday accommodation) re materials

SITE 24/26 The Green Martham  
GREAT YARMOUTH NR29 4PA

APPLICANT Mr Philip Dowe  
DECISION **APPROVE (CONDITIONS)**

REFERENCE **06/15/0485/CC**  
PARISH Martham 13  
PROPOSAL Demolition of existing dwelling to form suitable access for 100 new dwellings development

SITE 10 White Street Martham  
GREAT YARMOUTH NR29 4PQ

APPLICANT Mr G Heal Persimmon Homes Ltd (Anglia)  
DECISION **CON.AREA.CONST**

REFERENCE **06/15/0494/A**  
PARISH Martham 13  
PROPOSAL 1x Totem sign 1x Letter box vinyl 1x Service menu board & 1x Window vinyl

SITE The Joseph Kittle Centre Hemsby Road Martham  
GREAT YARMOUTH NR29 4QG

APPLICANT Bestway Group  
DECISION **ADV. CONSENT**



**PLANNING APPLICATIONS CLEARED BETWEEN 01-OCT-15 AND 31-OCT-15 FOLLOWING DETERMINATION BY THE GROUP MANAGER (PLANNING) UNDER DELEGATED POWERS**

REFERENCE **06/15/0498/F**  
 PARISH Martham 13  
 PROPOSAL Proposed sunroom extension to front of house

SITE 2 Cess Lane Goose Cottages Martham  
 GREAT YARMOUTH NR29 4TZ

APPLICANT Mr A C Cruickshank  
 DECISION **APPROVE**

REFERENCE **06/15/0431/F**  
 PARISH Ormesby St.Marg 16  
 PROPOSAL 15 No. proposed static caravans and associated infrastructure within existing holiday park  
 SITE Summerfields Holiday Park Beach Road Scratby  
 GREAT YARMOUTH NR29 3NW  
 APPLICANT Mr A Castledine  
 DECISION **APPROVE**

REFERENCE **06/15/0511/F**  
 PARISH Ormesby St.Marg 16  
 PROPOSAL Proposed single storey rear extension  
 SITE 4 Leathway Ormesby St Margaret  
 GREAT YARMOUTH NR29 3QA  
 APPLICANT Mr G Snowy  
 DECISION **APPROVE**

REFERENCE **06/15/0519/F**  
 PARISH Ormesby St.Marg 16  
 PROPOSAL 1 storey side ext to provide 3rd bedrm, utility/study & ensuite accomm to exist beds. Conservatory replacement  
 SITE 11 Thurne Way Ormesby St Margaret  
 GREAT YARMOUTH NR29 3SQ  
 APPLICANT Miss J L Wyton  
 DECISION **APPROVE**

REFERENCE **06/15/0424/F**  
 PARISH Rollesby 13  
 PROPOSAL Erection of single storey bungalow to the rear of Lenroy  
 SITE Court Road Lenroy Rollesby  
 GREAT YARMOUTH NR29 5ET  
 APPLICANT Mr T Thain  
 DECISION **APPROVE**

REFERENCE **06/15/0493/F**  
 PARISH Winterton 8  
 PROPOSAL Conversion of existing outbuilding into a bedroom and provide link to existing dwelling  
 SITE King Street Lantern Cottage Winterton  
 GREAT YARMOUTH NR29 4AT  
 APPLICANT Mr M Stirland  
 DECISION **APPROVE**

**PLANNING APPLICATIONS CLEARED BETWEEN 01-OCT-15 AND 31-OCT-15 FOLLOWING DETERMINATION BY THE DEVELOPMENT CONTROL COMMITTEE**

REFERENCE **06/15/0371/O**  
 PARISH Bradwell N 1  
 PROPOSAL Construction of 2 detached bungalows, double garage and associated works with access from Harpers Lane  
 SITE 11 Fell Way Bradwell  
 GREAT YARMOUTH NR31 9UF  
 APPLICANT Ms L Roll  
 DECISION **APPROVE**

REFERENCE **06/14/0588/F**  
 PARISH Caister On Sea 4  
 PROPOSAL Demolition of existing store and replacement with new  
 SITE Lidl UK Gmbh Norwich Road  
 Caister Great Yarmouth  
 APPLICANT Mr A Hodgkinson  
 DECISION **APPROVE**

REFERENCE **06/15/0168/F**  
 PARISH Great Yarmouth 15  
 PROPOSAL Change of use from single residential unit to 5No (4 extra) residential flat units  
 SITE 30 Wellesley Road Norfolk Lodge Hotel  
 GREAT YARMOUTH NR30 1EU  
 APPLICANT Mr D Carter  
 DECISION **APPROVE**

REFERENCE **06/15/0363/F**  
 PARISH Great Yarmouth 15  
 PROPOSAL Proposed C.O.U from shop to 3 self contained flats rebuild & extension of rear part of building. Revised submission  
 SITE 1 Beaconsfield Road GREAT YARMOUTH  
 Norfolk NR30 4JR  
 APPLICANT Herring House Trust  
 DECISION **APPROVE**

REFERENCE **06/15/0476/F**  
 PARISH Great Yarmouth 19  
 PROPOSAL Renewal of PP 06/10/0509/F for play area for childrens nursery  
 SITE Unit 45 Englands Lane House of Fun Nursery  
 Longs Ind Est Gorleston GREAT YARMOUTH NR31 6NE  
 APPLICANT Mr A Goodhand  
 DECISION **APPROVE**

REFERENCE **06/15/0448/F**  
 PARISH Hemsby 8  
 PROPOSAL 16 no. static holiday caravans with associated parking, internal roads and play area  
 SITE Sundowner Holiday Park Newport Road Hemsby  
 GREAT YARMOUTH NR29 4NW  
 APPLICANT Mr Gillett  
 DECISION **APPROVE**

## Christina L. Webb

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**From:** Elaine Helsdon  
**Sent:** 19 October 2015 10:17  
**To:** Christina L. Webb  
**Subject:** Appeal Decision

Hello Christina,

Have listed below an appeal decision:-

06/14/0109/F-Demolition of existing warehouse and erection of 7 retail units at Pasteur Retail Park – appeal withdrawn.

Original application was refused at Committee.

Elaine Helsdon  
Technical Assistant  
Great Yarmouth Borough Council

Telephone: 01493 846169  
E-Mail: [elh@great-yarmouth.gov.uk](mailto:elh@great-yarmouth.gov.uk)

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

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

## Christina L. Webb

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**From:** Elaine Helsdon  
**Sent:** 26 October 2015 08:33  
**To:** Christina L. Webb  
**Subject:** Appeal Decision

Hello Christina,

Have listed below an appeal decision:-

06/14/0747/F – Construction of detached site managers single storey dwelling at Beaumont Park , Bradwell – appeal allowed with conditions.

Original application was refused at Committee

Elaine Helsdon  
Technical Assistant  
Great Yarmouth Borough Council

Telephone: 01493 846169  
E-Mail: [elh@great-yarmouth.gov.uk](mailto:elh@great-yarmouth.gov.uk)

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

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

## Christina L. Webb

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**From:** Elaine Helsdon  
**Sent:** 02 November 2015 14:20  
**To:** Christina L. Webb  
**Subject:** Appeal Decision

Hello Christina,

Have listed below an appeal decision:-

06/14/0488/F – Detached house and proposed vehicular and pedestrian access to existing dwelling (No 61) at 61 Avondale Road (Land at), Gorleston – appeal dismissed.

Original application refused at Committee.

Best Regards  
Elaine

Elaine Helsdon  
Technical Assistant  
Great Yarmouth Borough Council

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