

# **LARGER PRINT COPY AVAILABLE PLEASE TELEPHONE: 01493 846325**

## **DEVELOPMENT CONTROL COMMITTEE**

**16 July 2013 – 6.30 pm**

### **PRESENT:**

Councillor Castle (in the Chair); Councillors Blyth, Collins, Cuncliffe, Fairhead, Field, Holmes, Jermany, Marsden, Reynolds, Shrimplin and D Thompson.

Councillor Pratt attended for Councillor Robinson-Payne.

An apology for absence was received from Councillor Robinson-Payne.

Mrs J Beck (Director of Customer Services), Mr R Read (Director of Housing & Neighbourhoods), Mr D Minns (Group Manager: Planning), Mr R Hodds (Cabinet Secretary) and Miss J Smith (Technical Assistant).

### **1. MINUTES**

The minutes of the meeting held on the 27 June 2013 were confirmed.

### **2. PLANNING APPLICATIONS – APPLICATIONS LIST**

- (a) **Application Number 06/13/0286F – Proposed demolition of existing vacant Car Show Room and Garage, re-develop to provide eleven family homes with rear courtyards and associated works at Hammond Road, Great Yarmouth.**

The Group Manager (Planning) reported that this application was a re-submission of an earlier scheme for twelve houses which was refused under delegated powers on flood risk grounds and concerns relating to over development and the impact on neighbouring properties. The submitted scheme had been amended and a more robust flood risk assessment had been submitted. The site was classed as a previously developed/brown field site and is in a sustainable location.

The Group Manager (Planning) reported that the current application seeks permission for the erection of eleven two storey three bed houses arranged in an L-shape with the main elevation of seven dwellings facing Belvedere Road and the remaining four facing onto Hammond Road. All properties have some amenity space to the rear with access for bin storage off the main highway. The overall arrangement of the development is not considered unacceptable by virtue of the orientation and scale of the dwellings, when compared to the previous buildings on site. The Group Manager reported that there had been one letter of objection from a neighbouring property concerned about potential de-valuation of property, increased overlooking of the garden, drainage concerns and an increase in parking problems. Overall it was considered that the amended scheme worked quite well on this

difficult site and is an appropriate form of development that respects the overall scale and density of the area and would create eleven affordable dwellings in this residential area of town and the design is not so unacceptable as to warrant refusal of the scheme.

RESOLVED:

That application Number 06/13/0286/F be approved.

- (b) **Application Number 06/13/0299/F – Erection of five dwellings (three by one bed bungalows and two by two bed bungalows) and associated works at Grove Close (land at) Martham, Great Yarmouth**

The Group Manager (Planning) reported that there are three individual parcels of land to this application, two of which are located on the south side of Grove Close, using part of two of the grass landscaped areas. Third parcel consists of the car parking area and its adjoining unused garden area. The proposal was for the erection of three one bedroom bungalows on the car parking area (one of which will be detached and the other two semi-detached) and one two bedroom bungalow on each of the other two parcels of land each one attached to the end property of the two existing rows of bungalows. A new car park containing nine spaces is to be created on the unused garden area behind number two. The Group Manager reported that four letters of rejection had been received to the proposal relating to parking and traffic problems.

The applicant's agent Mr J Green reported that the site was within the defined Village Limit and that the proposed development respected the existing properties in the area. He stated that the street scene would not be distracted and that there would be no impact on the appearance of this area.

The Group Manager (Planning) reported that the design of the proposed dwellings was in keeping with the existing bungalows in the surrounding Sheltered Housing Scheme and would provide the future occupants with outdoor amenity space and facilities to meet their particular needs. The design respects the overall character and appearance of the estate. Whilst the loss of the open landscaped areas to two of the proposed bungalows is regrettable overall it would not detract significantly from the street scene within the estate. New tree planting was proposed to compensate for the loss of trees on this area. It was considered that sufficient grassed amenity area would be retained to ensure the present landscaping of the estate is not compromised. The Group Manager reported that the present vehicle access to the rear of 57 – 61 Black Street is to be replaced with a pedestrian access.

Overall it was considered that the scheme provides much needed residential units in the Sheltered Housing Community and is an appropriate form of development.

RESOLVED:

That application Number 06/13/0299F be approved.

- (c) **Application 06/13/0298/F – Proposed five dwellings comprising two houses and three bungalows at (land at) Charles Close/Braddock Road, Caister on Sea**

The Group Manager (Planning) reported that this was a re-submission of an earlier approval which was for two two storey two bed houses, two two storey three bed houses and one two bed bungalow. The current application seeks approval for five dwellings comprising of two houses and three bungalows. The site subject to this application is located at the eastern end of Charles Close and is currently used for car parking associated with the existing houses.

The Group Manager reported that two letters of concern had been received regarding lack of lighting in the area and the area becoming a “rat run” and place for people to gather in a secluded unlit area and boundary treatments.

The applicant's agent Mr J Green reported that the proposed development site lies within an established residential area and that the design and scale of the proposed development would be in sympathy with the existing property. He stated he reported that there would be a loss of car parking but that area which existed was currently under utilised.

Mr Dyble (objector) reported on the need for the retention of the fence to the rear of 72 Braddock Road and also commented on the need to provide additional lighting for this area. He was of the opinion that the current car parking arrangements were well used particularly at weekends and when there are functions arranged for the nearby Community Centre.

The Group Manager (Planning) reported that the proposed dwellings are considered to constitute a more appropriate design giving the restraints of the area than those originally approved, which although not unacceptable would have had a little more impact on the amenities of adjacent residents. The semi-detached dwellings are located so as to minimise any impact on the amenities of adjacent residents by way of overlooking or overshadowing and loss of light and will sit comfortably within the immediate area adjacent to the existing two storey properties. The remaining three properties are all single storey dwellings and given the orientation and sighting it is again considered that they will not have a significant or adverse impact on the overall appearance of the area or the amenities of adjacent residents.

**RESOLVED:**

That application Number 06/13/0298/F be approved subject to a condition to provide additional lighting in this area.

**(d) Application Number 06/13/0292F – Erection of a terrace of three two bedroom house, revised parking layout and relocation of Public Footpath at Kingfisher Close (land to the north of 146) Bradwell, Great Yarmouth**

The Group Manager (Planning) reported that the proposal was to build a terrace of three, two storey houses on the area of amenity land with nine parking spaces to the front and the provision of two new parking spaces on a triangular area of land to the south west of the existing car park. Members were advised that three letters of objection had been received relating to the loss of parking/amenity space, overlooking, loss of trees/hedging and the affect on light and outlook to the dwellings to the north.

The applicant's agent Mr J Green reported that a car parking survey had been carried out having shown that this was not fully utilised. With regard to the loss of tree/hedges he reported that proposal would still retain trees and hedges along the eastern boundary as at present. In connection with the distance between the northern most plot Mr Green reported that the design had now introduced hip roofs to these properties. He also commented that a reduction to two houses and one bungalow would not make the site a viable proposition.

Mr J Harvey (objector) stated that this was an extremely small site and he commented on the effect the development would have on light to the dwellings to the north. He stated that the properties would also be overlooking each other. Mr Harvey stated that the play area was currently well used by young people and he made reference to the shortage of parking spaces in this area.

The Group Manager (Planning) reported that on balance it was considered that the scheme as submitted would have a significant adverse affect on light and outlook to the dwellings immediately to the north of the site. Whilst some form of housing is acceptable on the site consideration should be given to a reduction to two houses or two houses and a bungalow. If such a reduction is not feasible then the design of the submitted scheme should be amended to reduce the impact on the dwellings to the north as much as possible.

**RESOLVED:**

That application Number 06/13/0292/F be deferred.

**3. ITEMS FOR INFORMATION**

**(a) Planning applications cleared in June 2013 Following Determination by the Group Manager (Planning) under Delegated Powers.**

The Committee received the Group Manager's (Planning) Schedule in respect of applications cleared during June 2013 under Delegated Powers.

**(b) Planning applications cleared in June 2013 Following Determination by the Development Control Committee**

The Committee received the Group Manager's (Planning) Schedule in respect of applications cleared by the Development Control Committee under Delegated Powers.

**4. OMBUDSMAN AND APPEAL DECISIONS**

No issues to consider.

**5. CLOSURE OF MEETING**

The meeting ended at 7.45 pm.

RH/WS

W:\Central services\Member Services\MemberServices\Development Control\Minutes\2013-2014\16 July 2013.doc