

Reference: 06/17/0105/F

Parish: Burgh Castle

Officer: Mr G Clarke

Expiry Date: 24-04-2017

Applicant: Mr D James

Proposal: Move overflow car park to rear of public house, erection of a terrace of four houses with parking on site of current overflow car park

Site: Queens Head Public House
High Road
Burgh Castle

REPORT

1 Background / History :-

- 1.1 The Queens Head is on the north side of High Road next to the junction with Back Lane, the pub itself is located towards the western edge of the site with the car park to the east. There is a grassed area of land belonging to the pub to the north and open fields to the east and north of the site. There are some detached houses on the south side of High Road opposite the pub and car park.
- 1.2 In 2016 a prior notification of proposed demolition of the pub was submitted (ref: 06/16/0751/M), a letter confirming that no further details of the method of demolition were required was issued on 17th January 2017.
- 1.3 Planning permission was granted in 2011 for the change of use from agricultural land and formation of overspill car park (06/11/0169/F), this is the area where the proposed houses are to be built.

2 Consultations :-

- 2.1 Highways - No objection subject to standard conditions regarding the provision of a visibility splay and parking and turning areas.
- 2.2 Parish Council - No objections.
- 2.3 Strategic Planning - The proposal seeks to redevelop the existing overflow car park servicing the pub to provide four new dwellings and replace the overflow car park to the rear of the pub. The site is immediately adjacent the Village

Development Limits of Burgh Castle. The adopted Core Strategy Policy CS2 identifies Burgh Castle as a Secondary Village that will contribute (along with the other Secondary and Tertiary Villages) to approximately 5% of the Borough's housing growth over the plan period. The site is not isolated and is well located next to the existing built up part of the settlement, and is within close proximity to the pub, village hall and church facilities. Weight should also be given to the Interim Housing Land Supply Policy.

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

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

2.4 Neighbours - No comments received.

3 Policy:-

3.1 POLICY CS1 – Focusing on a sustainable future

3.2 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.

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

- a. Sustainable growth, ensuring that new development is of a scale and in a location that complements the character and supports the function of individual settlements
- b. Mixed adaptable neighbourhoods, which provide choices and effectively meet the needs and aspirations of the local community
- c. Environmentally friendly neighbourhoods that are located and designed to help address and where possible mitigate the effects of climate change and minimise the risk of flooding
- d. A thriving local economy, flourishing local centres, sustainable tourism and an active port

- e. Safe, accessible places that promote healthy lifestyles and provide easy access for everyone to jobs, shops and community facilities by walking, cycling and public transport
 - f. Distinctive places that embrace innovative, high quality urban design that reflects positive local characteristics and protects the borough's biodiversity, unique landscapes, built character and historic environment
- 3.4 Planning applications that accord with this policy and other policies within the Local Plan (and with policies in adopted Neighbourhood Plans, where relevant) will be approved without delay, unless other material considerations indicate otherwise. Where there are no policies relevant to the application or relevant policies are out of date at the time of making the decision then the Council will grant permission unless material considerations indicate otherwise, taking into account whether:
- Any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the National Planning Policy Framework taken as a whole
 - Specific policies in that Framework indicate that development should be restricted
- 3.5 **POLICY CS2 – Achieving sustainable growth**
- 3.6 Growth within the borough must be delivered in a sustainable manner in accordance with Policy CS1 by balancing the delivery of new homes with new jobs and service provision, creating resilient, self-contained communities and reducing the need to travel. To help achieve sustainable growth the Council will:
- a) Ensure that new residential development is distributed according to the following settlement hierarchy, with a greater proportion of development in the larger and more sustainable settlements:
 - Approximately 35% of new development will take place in the borough's Main Towns at Gorleston-on-Sea and Great Yarmouth
 - Approximately 30% of new development will take place in the borough's Key Service Centres at Bradwell and Caister-on-Sea
 - Approximately 30% of new development will take place in the Primary Villages of Belton, Hemsby, Hopton on Sea, Ormesby St Margaret, Martham and Winterton-on-Sea
 - Approximately 5% of new development will take place in the Secondary and Tertiary Villages named in the settlement hierarchy
 - In the countryside, development will be limited to conversions/replacement dwellings/buildings and schemes that help to meet rural needs
 - b) To ensure compliance with Policy CS11, the proportions of development set out in criterion a) may need to be further refined following additional work on the impact of visitor pressures on Natura 2000 sites
 - c) Ensure that new commercial development for employment, retail and tourism uses is distributed in accordance with Policies CS6, CS7, CS8 and CS16
 - d) Promote the development of two key strategic mixed-use development sites: the Great Yarmouth Waterfront area (Policy CS17) and the Beacon Park extension, south Bradwell (Policy CS18)

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

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

3.8 Interim Housing Land Supply Policy

- 3.9 This policy only applies when the Council's Five Year Housing land Supply utilises sites identified in the Strategic Housing Land Availability Assessment.

- 3.10 New housing development may be deemed acceptable outside, but adjacent to existing Urban Areas or Village Development Limits providing the following criteria, where relevant to the development, have been satisfactorily addressed:

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

- h. Measures have been taken to avoid or reduce adverse impacts on existing biodiversity and geodiversity assets. Where adverse impacts are unavoidable, suitable measures will be required to mitigate any adverse impacts. Where mitigation is not possible, the Council will require that full compensatory provision be made.
- i. The landscape character of the surrounding area is conserved and enhanced, especially where the proposed development is in close proximity to an important landscape area, such as the Broads or the Norfolk Coast Area of Outstanding Natural Beauty. It is advisable that schemes in close proximity to the Broads also seek pre-application design advice from the Broads Authority.
- j. The proposed development creates a safe and accessible environment that offers convenient access to key facilities and public transport.
- k. The strategic and local road network can accommodate the proposed development without obstructing existing pedestrian and vehicular movements or negatively impacting upon public safety.
- l. The development, having regard to other committed developments, would not be constrained by the need for significant off-site infrastructure which is not planned or funded.
- m. The proposed development fulfils the day-to-day needs of residents and visitors including the provision of suitable private and communal open space, provision of sufficient car parking, planning for cycle storage and ensuring appropriate waste and recycling facilities are provided.
- n. The proposal is demonstrated to be deliverable and viable, having regard to necessary contributions towards infrastructure, service provision and affordable housing, and the intention to develop is demonstrated by the applicant. To maximise housing delivery the Council will seek to ensure that the development commences within 2 years of planning permission being granted.

4 Assessment :-

- 4.1 The existing overflow car park is bordered by a low earth bank with hedge planting on top which separates it from the road at the front and the field to the east, the car park has a hard-core surface and the access is from the existing car park.
- 4.2 The proposal is to build a terrace of four, two storey houses to the rear of the site with a parking and turning area at the front, the parking area will be accessed from the existing site entrance off High Road. The houses will have a living room and kitchen on the ground floor with two bedrooms and a bathroom on the first floor. There will be two parking spaces per dwelling and each house will have a garden at the rear.

- 4.3 The site for the new houses is outside but adjoining the Village Development Limit as shown on the Local Plan Policies Map so it is a departure from the Local Plan but, as the site adjoins the Development Limit, it can be considered under the Interim Housing Land Supply Policy.
- 4.4 The development boundary line on the south side of High Road runs along the eastern boundary of the property known as The Old Smithy, this boundary is in line with the eastern boundary of the car park so the proposed development will be a rounding off of the edge of the village which will bring the northern side of High Road in line with the south side.
- 4.5 The proposal will provide four lower cost houses of a scale and size that is appropriate to this edge of the village location, the houses will be set back on the site so there will be no adverse effect on nearby dwellings from overlooking or loss of light or outlook.
- 4.6 The site adjoins the built up part of the village, it is on a bus route and is well located with regard to local facilities.
- 4.7 Taking the above into account it is considered that, although the site for the proposed houses is outside the Village Development Limit, the proposal complies with the aims of the Interim Housing Land Supply Policy and is acceptable in this location.
- 4.8 The application also includes the relocation of the overflow car park on land at the rear of the site to make up for the spaces lost at the side. This area is currently part of the pub garden and is also near to a pumping station on Back Lane, it is screened from the dwellings on the west side of the road by a hedge and fence so the new car park should not have any adverse effect on nearby dwellings or the visual appearance of the area.

5 RECOMMENDATION :-

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

27/01/2017

QUEENS HEAD, HIGH ROAD, GREAT YARMOUTH, NR31 9QQ

06/17/0105/F



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