

Reference: 06/13/0439/SU

Parish: Gorleston

Officer: Mr G Clarke

Expiry Date: 26-09-2013

Applicant: GY Community Housing

Proposal: Use of four communal grass areas for communal parking areas

Site: Oxford Avenue/Brasenose Avenue
Gorleston

REPORT

1. Background / History :-

- 1.1 The areas involved in the application are four grassed areas in the Oxford Avenue/Brasenose Area of the Magdalen Estate. The proposal will provide parking for 42 cars which will not be allocated to particular properties but will be used on a first come first serve basis. Two of the areas will provide spaces directly adjoining the road, the large area adjoining Oxford Avenue will provide 18 spaces in a parking area with a single point of access. The fourth area is an area of open space laid to grass which separates two terraces of houses between Brasenose Avenue and Oxford Avenue.
- 1.2 There is a shortfall of parking available within the estate and the proposal has been put forward as a way of increasing off-road parking to help to reduce parking problems in the surrounding area.

2 Consultations :-

- 2.1 Highways – No objections subject to standard conditions.
- 2.2 Neighbours – Two letters/comments have been received, one person objects to the loss of open space at Brasenose Avenue, the other has no objections subject to the spaces being permit only.
- 2.3 Norfolk Constabulary – Supports the application but has some concerns if planting/landscaping conceals the parking areas.
- 2.4 Trees Officer – No objections but would recommend using techniques to limit the impact on mature trees.

3 Policy :-

3.1 POLICY TCM13

DEVELOPMENT WILL NOT BE PERMITTED WHERE IT WOULD ENDANGER HIGHWAY SAFETY OR THE SATISFACTORY FUNCTIONING OF THE LOCAL HIGHWAY NETWORK. IN APPROPRIATE CASES A TRAFFIC IMPACT ASSESSMENT WILL BE REQUIRED TO DEMONSTRATE THAT DEVELOPMENT PROPOSALS CAN BE SATISFACTORILY ACCOMMODATED WITHIN THE HIGHWAY NETWORK TAKING INTO ACCOUNT ANY IMPROVEMENTS PROPOSED.

(Objective: To ensure that new development does not prejudice highway safety or the free flow of traffic.)

4 Assessment :-

- 4.1 When the Magdalen Estate was laid out few residents owned cars and there was sufficient parking available, over the years with increasing car ownership parking on the estate has become a problem with the lack of parking leading to inappropriate parking near road junctions and on landscaped areas. GY Community Housing has identified the sites involved in the application as having the potential to provide off-road parking which will help to solve the parking problems. According to the Design and Access Statement submitted with the application, consultations have been carried out with tenants in the area and the majority are in favour of the idea.
- 4.2 The Highways Officer has no objections to the proposal subject to resolving some minor design and landscape issues.
- 4.3 One of the comments received states that the car parking would be a useful addition to the community assuming that it is permit only, they would not like to see the area being turned into an overflow car park for the hospital and other local amenities. As it will not be possible to allocate a space to every house in the area Community Housing are of the opinion that it is better to leave the spaces unmarked so they are used on a first come, first served basis. This view is also supported by the Police who say in their letter that as there is not sufficient parking to provide one space for each dwelling any allocation would probably cause more problems in this case.
- 4.4 The other letter is from the occupier of no. 148 Brasenose Avenue which raises concerns that the communal green between the houses off Brasenose Avenue

will be lost which is an area where children enjoy playing. There are terraces of houses on either side of this area and the open space provides a break between them and an area where children can play as the letter writer states. However, none of the occupiers of the dwellings facing the open space have objected and it therefore has to be assumed that they support the application and would rather have parking spaces than the grassed area.

- 4.5 The proposed spaces will provide much needed parking in the area and in general the need for the parking is supported by local residents.

5 RECOMMENDATION :-

- 5.1 Approve – the proposal complies with Policy TCM13 of the Great Yarmouth Borough-Wide Local Plan.

ACK 28/8/13

5

Application Reference 06/13/0498/SU Attachments

Invalid Consultee Comment? ☐Copy to existing Consultee? ☐

Name calum envis

Address 120 brasenose avenue

Post Code NR317EP

Telephone 07967857812

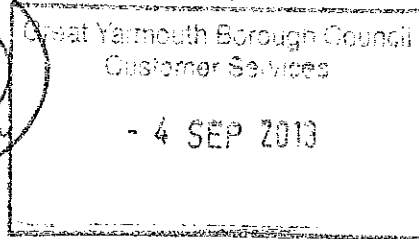
Email Address calumfish69@hotmail.co.uk

For or Against NOS ☐ Subject to Condition ☐Speak at Committee ☐

i think this would be a useful addition to our community assuming that its permit only, i dont want what i like to think of as my front lawn being turned into a overflow carpark for the hospital and other local amenities, there is a need for more carparking spaces within the local area as i have had to park some distance from my property on several occasions but it must put local residents first. we will be the ones who lose our communal green space so it makes sense that we should be the ones to benefit - PUT LOCALS FIRST!!

Date Entered 25-08-2013

Internet Reference 10WPC72



ACK 4/9/13

MR. J. NAPOROWSKI,
148 BRASENOSE AVENUE,
GORLESTON, GT. YARMOUTH,
NORFOLK. NR31 7EP.
31/8/13.

Dear Sir/Madam

Planning Application Ref No. 06/13/0439/00

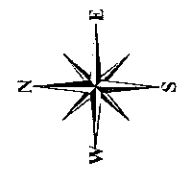
With reference to the above, regarding the use of four communal grass areas for communal parking areas, I am writing in as I object to the change in use of the one situated on Brasenose Avenue. I have no objections to the ones situated on Oxford Avenue, but feel very strongly that a communal green where small children enjoy playing on, and that children enjoy cycling around is going to be ruined just for car parking. It seems ridiculous to situate car parking there, where in fact this could be incorporated onto the land where the Festolga Arms Pub is. I know there are plans to demolish this and build eight houses and two flats. Using common sense and logic, wouldn't it be better to scale back development to just 4 houses, and put a communal parking area on that land. Alternatively, do not build any houses or flats on that land, but just use the land for parking, with trees and plants to landscape the area with access from Gorton Road. This could mean that even the greens on Oxford Avenue do not have to be changed. I hope that common sense prevails, and at least the communal green on Brasenose Avenue is left untouched. I hope you take on board these views before making a final decision. Thank you.

Yours Faithfully

[Redacted signature]



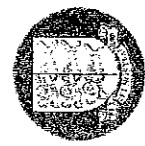
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06/13/0439/SU



GREAT YARMOUTH
BOROUGH COUNCIL

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

Graham A. Clarke

m: Jason Beck
Sent: 03 October 2013 12:46
To: Graham A. Clarke
Subject: 06/13/0439/SU

Hello Graham,

I just wanted to add a little more advise to the above application

Patrick Tabor suggested the development should follow the no dig, load bearing specification for driveways and parking areas as outlined in APN1.

Many Thanks

JASON BECK

Planning Assistant (Strategic Planning)

Great Yarmouth Borough Council

Tel: 01493 846422 E-mail: jb@great-yarmouth.gov.uk

Website: www.great-yarmouth.gov.uk

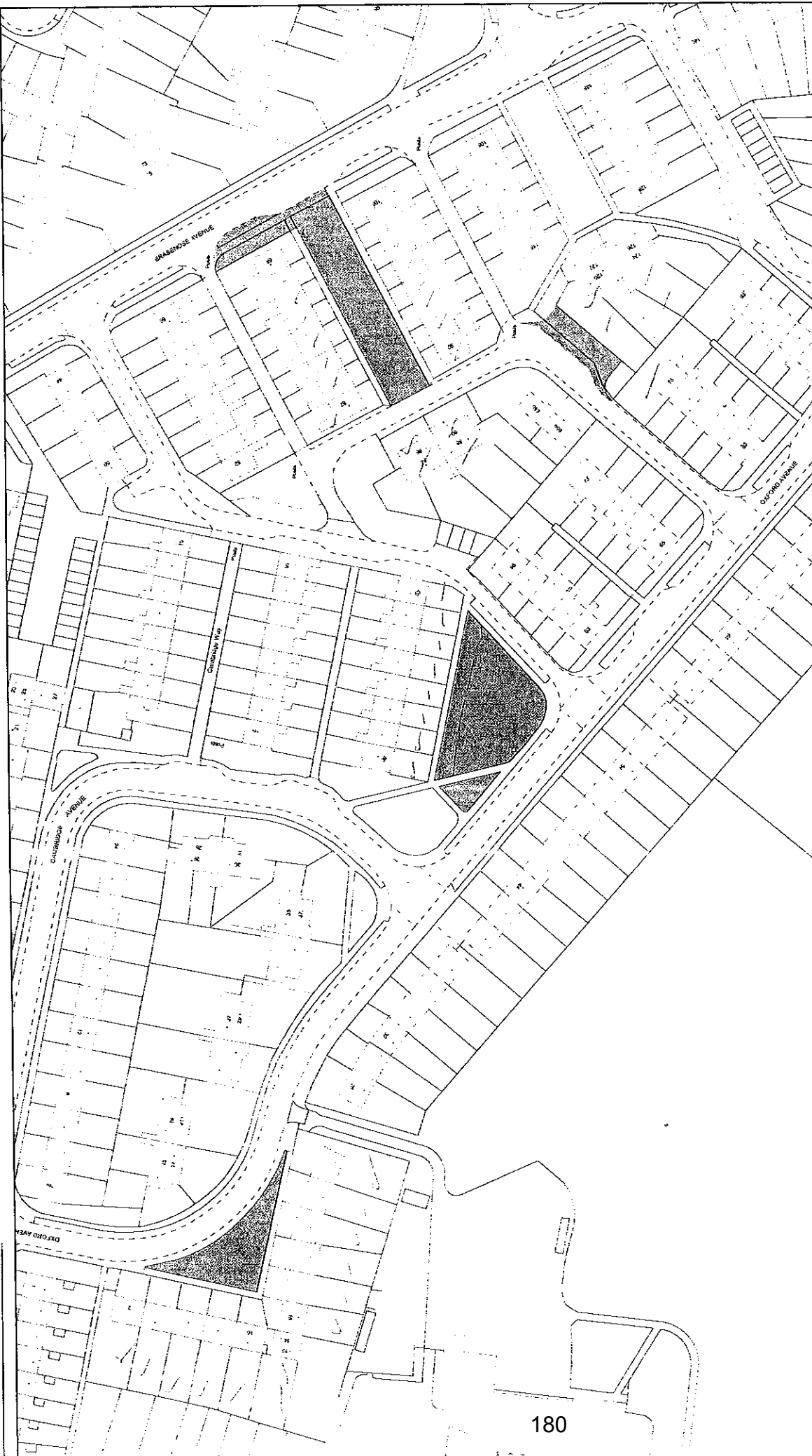
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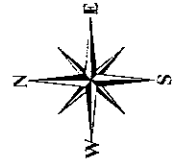
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