



**GREAT YARMOUTH**  
BOROUGH COUNCIL

# Development Control Committee

**Date:** Wednesday, 25 May 2016

**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 APOLOGIES FOR ABSENCE

To receive any apologies for absence.

## 2 DECLARATIONS OF INTEREST

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

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

- your well being or financial position

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

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

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

<b>3</b>	<b><u>MINUTES</u></b>	<b>5 - 9</b>
	To confirm the minutes of the meeting held on 5 April 2016.	
<b>4</b>	<b><u>PLANNING APPLICATIONS</u></b>	
	To consider the Planning Group Manager's schedule of planning applications as follows:-	
<b>5</b>	<b><u>APPLICATION NO. 06-15-0673-0 MARTHAM BROILER FARM, ROLLESBY ROAD, MARTHAM, GREAT YARMOUTH</u></b>	<b>10 - 22</b>
	Outline planning application for the creation of 55 dwellings with associated open space and infrastructure.	
	<b><u>Consultation documents</u></b>	<b>23 - 43</b>
<b>6</b>	<b><u>APPLICATION NO. 06-16-130-CU 38 MARINE PARADE GREAT YARMOUTH</u></b>	<b>44 - 58</b>
	Proposed change of use from Sports Bar to Family Amusement Centre at first floor level.	
<b>7</b>	<b><u>APPLICATION NO. 06-16-0139-CU 31 MARINE PARADE GREAT YARMOUTH</u></b>	<b>59 - 69</b>
	Change of use on first & second floors from indoor recreation areas (D2) into amusement use (sui generis)	

**8      APPLICATION NOS 06-16-105-CU & 06-16-0106-A 34 MARINE PARADE GREAT YARMOUTH**      **70 - 107**

Use for Family Entertainment Centre & new signage.

**9      APPLICATION NO 06-16-0125-F FORMER PERENCO SITE THAMESFIELD WAY GREAT YARMOUTH**      **108 - 121**

Removal of conditions 2 & 12 of planning permission 06-85-313-F to allow the use of the site for Class D1 (education) use.

**10      APPLICATION NO 06-15-0782-F ST. GEORGES PARK**      **122 - 148**

Proposed structure with fountain on roof serving drinks & food. Table & chairs & piped music.

**11      PLANNING APPLICATIONS CLEARED BETWEEN 1 - 30 APRIL 2016**      **149 - 158**

To note the planning applications cleared between 1 - 30 April 2016 by the Planning Group Manager and the Development Control Committee.

**12      OMBUDSMAN AND APPEAL DECISIONS**

The Planning Group Manager will report any ombudsman & appeal decisions.

**13      ANY OTHER BUSINESS**

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

**14      EXCLUSION OF PUBLIC**

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, 05 April 2016 at 18:30

### PRESENT:

Councillor Reynolds (in the Chair); Councillors Andrews, Annison, Collins, Grant, Jermany, Lawn, Linden, Sutton, T Wainwright & Wright.

Councillor Fairhead attended as a substitute for Councillor Blyth.

Mr D Minns (Planning Group Manager), Miss G Manthorpe (Senior Planning Officer), Mrs E Helsdon (Technical Assistant) and Mrs C Webb (Senior Member Services Officer)

### 1 DECLARATIONS OF INTEREST

The Committee noted the following declaration of interest:-

Councillor Annison declared a non-pecuniary interest in item 4 and in accordance with the constitution was allowed to both speak and vote on the matter.

### 2 APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillor Blyth.

### 3 MINUTES

The minutes of the meeting held on 8 March 2016 were confirmed with the following proviso:-

(i) That with regard to minute 4, application 06/15/0441/O, Former Pontins Holiday Centre, Beach Road, Hemsby, the Planning Group Manager reported that he had not issued the notice of refusal as he had sought advice from a Barrister regarding the Committee's reasons for refusing the application, to ascertain whether the reasons for refusal under Policy TR4 and CS8 criteria (b) of the Core Strategy would stand up robustly at appeal.

#### **4      06/15/0486/F - 10 WHITE STREET MARTHAM**

The Committee received and considered the comprehensive report from the Planning Group Manager as detailed in the agenda.

The Senior Planning Officer reported that the application was for the redevelopment of a previously developed site including the demolition of a dwelling house to accommodate the access and the erection of 100 residential dwellings with associated infrastructure and public open space. There would be a mix of properties ranging from 2 to 4 bedrooms. Conservation Area consent had been approved for the demolition of 10 White Street, Martham.

The Senior Planning Officer reported the outcomes of the statutory consultations which had been undertaken and that thirteen objections had been received from local residents which cited concerns regarding the closure of Back Lane, inadequate sewerage and rain water removal provision and local infrastructure concerns. One comment had been received in support of closing Back Lane providing adequate turning could be provided had also been received.

Martham Parish Council raised concerns that there was a discrepancy regarding comments received from Anglian Water, clarification was required for the ownership and ongoing responsibility of the open space, the traffic solution of blocking off Back Lane, increased pressure on the struggling Doctor's practice and low mains water pressure in the village.

The Senior Planning Officer reported that in terms of highways and access, Norfolk County Council had commented on the SHLAA in terms of highways and access are now satisfied that a singular access off White Street with off-site highway improvements to form a cul-de-sac to include two turning heads and a zebra crossing were acceptable for the development. This conclusion had been decided following extensive negotiations between the developer and NCC and will prevent the road becoming a rat run and protect the amenities of the residents.

The Senior Planning Officer reported that resident's fears of over-looking had been reduced by conditioning that the three storey properties were designed so that the second floor was velux windows to be 1.7m from the floor level to reduce overlooking.

The Senior Planning Officer reported that Policy CS4 of the Core Strategy outlined the provision of affordable housing for the Borough which would equate to 20 dwellings in this development. The applicant had stated that this would make the site not viable. This is being assessed by the District Valuation Officer and negotiations will continue if permission is granted. Negotiations are still ongoing with regard to s106 agreements to mitigate the effect on the Natura 2000 sites, open space and play area. The open space will be managed through s106 agreement by a management company in perpetuity.

A Member raised concerns of the distance between the properties which flanked the pumping station. The Senior Planning officer reported that these properties would be sited 15 metres away and only a partial amount of the garden of these plots would be affected.

The Senior Planning officer reported that the application was recommended for

approval with the conditions reported at Committee.

Mr Heel, applicant's agent addressed the Committee and reiterated the salient areas of the application and its benefit to the residents of Martham by developing a local eyesore. He asked that the Committee approve the application.

Mr Hooper, Vice-Chairman of Martham Parish Council, reported that the parish council was in favour of the development which had been an eyesore for a number of years. The closure of Back Lane and the formation of a cul-de-sac would create a potential traffic hazard at the junction of the alternative access with Hemsby Road. The Parish Council stressed the need for affordable homes within the village to allow local residents to get their foot on the housing ladder within the village.

A Member reported that he welcomed the application as new homes were required in the Northern parishes and he proposed that the application be approved.

**RESOLVED:-**

That application 06/15/486/F be approved as it was accepted that the application was outside the village development limits and was contrary to the adopted Borough Wide Local Plan 2001. However, the site had been identified as a brownfield site which was developable and deliverable and there was no objection in planning terms to the development commencing prior to the formal adoption of the site specific allocations subject to conditions.

The application be approved 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. Permission not to be 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 open space management.

## **5      06/15/00769/F - 32 MARINE PARADE, ATLANTIS COMPLEX, GREAT YARMOUTH**

The Committee received and considered the comprehensive report from the Planning Group Manager as detailed in the agenda.

The Senior Planning Officer reported that the application was for the conversion of three floors of a disused hotel to 18 residential flats. The Atlantis complex comprised three floors of commercial use which included an amusement arcade, food sales and drinking establishments. In 2003, planning permission was granted for a refurbishment which included external improvements to the appearance.

The Senior Planning Officer reported that the applicant had provided a feasibility statement within the design and access statement outlining the cost and viability of re-opening the site for holiday accommodation.

The Senior Planning Officer reported that the conversion of the hotel to residential use was contrary to Policy TR4 of the Borough Wide Local Plan, however, provision was made within the Core Strategy to change the use of existing holiday or commercial uses if they were not viable. The closure and disrepair of the building and the cessation of the holiday use was not alone in proving a lack of viability. However,

this, together with the distinct character and size of this building added weight to the argument and compliance with CS8.

The Senior Planning Officer reported that the proposal involved the removal of the balconies and the existing windows would be replaced with white UPVC. The Conservation Officer had noted that the rear of the building could benefit from the ramp being removed but were not deemed intrinsically linked to the approval of the application and would require a separate application. Sufficient parking was being provided for the development and policy CS4 required 10% affordable housing for new residential development over 15 dwellings within this area which equated to two units.

The Senior Planning Officer reported that this application was recommended for approval with the suggested conditions as reported at Committee.

A Member was concerned that visitors to the complex would be able to gain access to the accommodation via the lift which would not be acceptable. The Chairman reported that this was not a planning issue but was a management issue for the applicant.

A Member welcomed this much needed investment in the Golden Mile and reported that he supported the application.

**RESOLVED:-**

That application number 06/15/0769/F be approved as the loss of the holiday accommodation would not have a significant adverse effect on the existing holiday accommodation or commercial uses and would provide housing in a sustainable location. The application should be subject to all conditions appropriate to secure a satisfactory form of development. Permission not be issued until the Section 106 agreement securing the affordable housing provision had been agreed and signed.

## **6      06/16/0028/F - MARINE PARADE, SEALIFE CENTRE, GREAT YARMOUTH**

The Committee received and considered the comprehensive report from the Planning Group Manager which was detailed in the agenda.

The Senior Planning Officer reported that the application was for the erection of three kiosks along the frontage of the Sealife Centre for use as mixed use A1 (retail) and A5 (hot food takeaway). The facade would be incorporated within the existing Sealife Centre frontage. The kiosks were partially under the existing canopy of the Sealife Centre. Materials used for the kiosks would incorporate blue painted steel box section frames to match the existing main entrance to the building and roller canopy to the kiosks which would be in keeping with the street scene. The Senior Planning Officer reported that the Sealife Centre itself contained retail and cafeteria areas.

The Senior Planning Officer reported that Policy SHP16 was unequivocal in stating that the Borough Council will not permit proposals to establish new refreshment or food outlet kiosks/concessions on the seafront to the east of Marine Parade, Great Yarmouth. Alterations and extensions to seafront refreshment or food outlet concessions/kiosks east of Marine Parade, Great Yarmouth will be permitted provided the applicant can demonstrate that a kiosk does not obstruct the highways and does not result in a loss of open space.

The Senior Planning Officer reported that the kiosks were new additions to the building and not linked to the existing retail or cafeteria areas in the existing Sealife building and therefore, strictly speaking, could not be regarded as extensions to the existing offer but as an independent retail offer. This would therefore exclude A5 (hot food takeaway) from the application as it was against PolicySHP16.

The Senior Planning Officer reported that there had been two objections received from members of the public citing an over-concentration of takeaways, particularly in light of a number of takeaway units in close proximity and the disruption to the holiday trade. They had also raised concerns regarding how the application was advertised.

Mr Melton, applicant's agent, addressed the Committee and reported the salient areas of the application and asked that the Committee approved the application for A1 and A5 use.

The Senior Planning Officer reported that the application was recommended for approval subject to conditions regarding restricting the use to A1, ie non-hot food and that she had conveyed this information during a telephone conversation with Mr Melton.

The Chairman reiterated that the application was restricted to A1 use as A5 use was contrary to Policy SHP16 which had been in force for over 20 years.

Mr Melton reported that he was unaware of this and asked if he could consult with his client. The Chairman agreed to his request and asked Mr Melton if he would like a deferment.

RESOLVED:

That application number 06/16/0028/F be deferred.

## **7 PLANNING APPLICATIONS CLEARED UNDER DELEGATED POWERS AND BY DEVELOPMENT CONTROL COMMITTEE FROM 1 MARCH TO 31 MARCH 2016**

The Committee noted the planning applications cleared under delegated powers and by the Development Control Committee from 1 March to 31 March 2016.

## **8 OMBUDSMAN AND APPEAL DECISIONS**

The Committee noted the appeal decision.

## **9 ANY OTHER BUSINESS**

There was no other business as was determined by the Chairman of the meeting as being of sufficient urgency to warrant consideration.

## **10 EXCLUSION OF PUBLIC**

The meeting ended at: 20:10

**Reference:** 06/15/0673/O

**Parish:** Martham

**Officer:** Miss G Manthorpe

**Expiry Date:** 15/02/16

**Applicant:** Amber Real Estate Investments

**Proposal:** Outline planning application for the erection of 55 dwelling houses with associated open space and infrastructure.

**Site:** Rollesby Road Martham east Broiler Farm Martham.

## REPORT

### 1. Background / History :-

1.1 The site comprises 2.36 hectares of broiler farm and adjoining agricultural land; the planning statement notes that the use is ongoing at the site however substantial investment would be required to maintain it as an ongoing concern. The operating company, Two Sisters, has stated within the planning statement that the site is not an essential part of the business operation and is not needed to serve the businesses food production requirements.

1.2 The application site is triangular in shape and generally flat. The broiler farm buildings and associated infrastructure are located towards the southern edge of the site with undeveloped land to the north and east.

1.3 There have been previous applications on the site since 1990 as detailed below:

06/91/0327/F – Retention of poultry houses - Approved

06/11/0808/EU – Application for certificate of lawfulness for dwelling house (bungalow) on existing poultry unit - Certificate granted.

### 2 Consultations :- All received consultation responses are available online or at the Town Hall during opening hours.

2.1 Parish Council – The Parish Council object to the application on the grounds that localised flooding had not been taken into account by the developer. The Parish

Council had contacted relevant agencies. The Council is concerned over localised flooding and does not want these properties built until this has been accepted and addressed.

2.2 Neighbours – There have been 17 neighbour objections to the application, a summary is below and examples are attached to this report:

- How will we know affordable homes will go to local people?
- Doctors won't be able to cope.
- Insufficient capacity at schools.
- Loss of agricultural land.
- Martham is turning into a small town.
- Additional noise, vehicle and pedestrian movement.
- Insufficient visitor parking.
- Adverse impact on existing property values.
- Acacia Avenue is not an appropriate access.
- Overlooking.
- Existing properties are poorly sound insulated.
- Willow Way will become a rat run.
- Construction traffic using the lane will cause noise disturbance and overlooking issues.
- Construction noise.
- Inadequate surface water drainage.
- Access should be from existing agricultural access.
- Other developments will change the village.
- Communal parking should be provided.
- Impact on wildlife.
- Teenagers will use the open space.
- Currently difficulties parking.
- No mention of traffic calming.
- The first plot is a two storey house overlooking a bungalow.

2.3 Highways – No objection and conditions recommended.

It is accepted that there may well be riparian rights to discharge surface water from this site and therefore any future development via this culvert. The Highway Authority would not wish to adopt a highway drainage system that is reliant on a culvert owned by a third party where we had no knowledge of its size and / or effectiveness. Similarly if the existing watercourse is diverted it cannot be located beneath the adopted highway, unless it becomes a public sewer adopted by Anglian Water. The County Council would not adopt a land drain / ordinary watercourse.



As a consequence of the additional information supplied by the applicant I would accept that a suitable means of surface water drainage is likely to be possible and would not wish to raise a highway related objection to the application, subject to the conditions previously requested. However, for the avoidance of doubt, the applicant should be aware that subject to the detailed design of the drainage proposals the reliance on an unknown downstream culvert could potentially have an impact on whether the County Council is willing to adopt the proposed roads, etc.

It was confirmed that subject to promoting a 20mph zone on the existing estate (ie Rowan Road, Acacia Avenue & Willow Way) with any associated minor traffic calming measures and provision of a suitable gateway feature to enhance the entrance to the village from Rollesby Road and aid compliance with the speed limit, the County Council would have no highway related objection in principle to the redevelopment of the former Broiler Farm.

2.4 IDB – The internal drainage board have that stated subject to getting more details of the flow rates proposed, the applicant getting land drainage consent and (as part of that) paying the one off development contribution – no objection to the development proposed.

2.5 Building Control – no objection.

2.6 Environmental Health – No comments received

2.7 Strategic Planning – No comments received.

2.8 Lead Local Flood Authority – No comments to make.

2.9 Environment Agency – No objections subject to conditions. The conditions requested are in relation to the contamination to prevent the pollution of the water environment particularly groundwater associated with the underlying Secondary and Principal Aquifers, from potential pollutants associated with current and previous land uses.

The Environment Agency goes on to note the requirements in relation to SuDS, listing restrictions and requirements for the use of SuDS and the infiltration depths that are applicable at the site. Full comments are attached to this report.

2.10 Tree and Landscape Officer – The trees located at the old railway line are worthy of retention plus one oak tree. The removal of lesser specimens is not objected to as long as the replanting schedule is suitably robust. Following the development the site should be inspected for trees worthy of preservation orders.

2.11 Public Rights of Way Officer – There are no public rights of way directly affected by the proposal nor are there any proposed with the development. There are two nearby public rights of way that could be linked to the development and therefore the wider community opening up the wider public rights of way network towards Rollesby in particular.

2.12 Norfolk Fire service - Norfolk Fire Services have indicated that the proposed development will require 1 hydrant per 50 dwellings (on a minimum 90-mm main) for the residential development at a cost of £812 per hydrant. The number of hydrants will be rounded to the nearest 50th dwelling where necessary

Please note that the onus will be on the developer to install the hydrants during construction to the satisfaction of Norfolk Fire Service and at no cost. Given that the works involved will be on-site, it is felt that the hydrants could be delivered through a planning condition.

2.13 Library Contribution - A development of 55 dwellings would place increased pressure on the existing library service particularly in relation to library stock, such as books and information technology. This stock is required to increase the capacity of Martham library. It has been calculated that a development of this scale would require a total contribution of £3,300 (i.e. £60 per dwelling). This contribution would be spent towards IT equipment and infrastructure.

2.14 Norfolk County Council Education - The County Council expects the following number of children to arise from any single new dwelling:

- Nursery Age (3-5) – 0.096 children;
- Primary School Age (5-11) – 0.261 children;
- High School Age (11 – 16) – 0.173 children; and
- Sixth Form School Age (16-18) – 0.017 children.

These figures are used as demographic multipliers to calculate the education contribution arising from a development.

The County Council does not seek education contributions on 1-bed units and only seeks 50% contributions in relation to multiple bedroom flats. Therefore, two multi-bed flats would attract the same contributions as one family house equivalent.

The current situation at local schools is as follows:

<b>School</b>	<b>Capacity</b>	<b>Numbers on Roll (May 2015)</b>	<b>Spare Capacity</b>
Martham Primary School	420	331	<b>+89</b>
Flegg High(11-16)	950	811	<b>+139</b>

The table below shows the number of houses (or family house equivalents) needed to generate a single child place based on the demographic multiplier above:

Table 3 Number of Dwellings Needed to Generate 1 Child Place

<b>Sector</b>	<b>Nursery</b>	<b>Primary</b>	<b>High</b>	<b>Sixth Form</b>
No. children	12	4	7	36

As there is sufficient capacity available at both Martham Primary School and Flegg High School no contributions will be sought for primary or high school education provision on this occasion.

- 2.15 Historic Environment Service – no further archaeological works requested through verbal discussion. Archeology report submitted as part of the application and discussed with Historic Environment Service, no written response received at time of writing.
- 2.16 Natural England - The Habitats Regulations Assessment (HRA) of the adopted Great Yarmouth Core Strategy identified that increased recreational activity by residents of new dwellings within the borough may have a cumulative, 'in combination' disturbance impact on a number of N2K sites.

Policy CS11 of the Core Strategy therefore states that “Relevant development will be required to deliver the mitigation measures identified in the Natura 2000 Sites Monitoring and Mitigation Strategy”. Furthermore, Policy CS14 states that your authority will “Seek appropriate contributions towards Natura 2000 sites monitoring and mitigation measures” as required.

In our previous advice (our ref: 173864, dated 17th December 2015) we advised that your authority should decide whether this development is classed as 'relevant development' with regards to Policy CS11 and therefore whether

proportionate developer contributions to the Natura 2000 Sites Monitoring and Mitigation Strategy are required. In line with the findings of the Core Strategy HRA, Natural England advises that this development, due to its proximity to the aforementioned N2K sites, should be classed as 'relevant development'. Proportionate developer contributions to the emerging Natura 2000 Sites Monitoring and Mitigation Strategy should therefore be secured before a likely significant effect to N2K sites can be ruled out in combination with other plans/projects.

- 2.17 Anglian Water – The submitted surface water management strategy is not acceptable and a condition is requested requiring the submission of another strategy. Following these comments an amendment to the application form has been made which states that the surface water will not be drained to Anglian Water assets in line with the FRA and Drainage assessment. Further comments have been requested and have not yet been provided. Should they be provided prior to committee they shall be verbally reported.

A further condition regarding Anglian Water assets has been requested. The sewerage system at present has available capacity for these flows.

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

- 3.1 Local Policy - Saved Great Yarmouth Borough-Wide Local Plan Policies (2001):
- 3.2 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. An assessment of policies was made during the adoption of the Core Strategy December 2015 and these policies remain saved following the assessment and adoption.
- 3.3 The Saved Policies listed have all been assessed as being in general conformity with the NPPF, and add further information to the policies in the NPPF, while not contradicting it. These policies hold the greatest weight in the determining of planning applications.
- 3.4 HOU10: Permission for new dwellings in the countryside will only be given in connection with agriculture, forestry, organised recreation, or the expansion of settlements.
- 3.5 HOU16: A high standard of layout and design will be required for all housing proposal. A site survey and landscaping scheme will be required will all detailed applications for more than 10 dwellings. These should include measures to

retain and safeguard significant existing landscape features and give details of, existing and proposed site levels planting and aftercare arrangements.

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

- 4.1 The presumption in favour of sustainable development is set out under paragraph 4.
- 4.2 Paragraph 49: Housing applications should be considered in the context of the presumption in favour of sustainable development. Relevant policies for the supply of housing should not be considered up-to-date if the local planning authority cannot demonstrate a five-year supply of deliverable housing sites.
- 4.3 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.
- 4.4 Paragraph 42: The supply of new homes can sometimes be best achieved through planning for larger scale development, such as new settlements or extension to existing villages and towns that follow the principles of Garden Cities. Working with the support of their communities, local planning authorities should consider whether such opportunities provide the best way of achieving sustainable development.
- 4.5 Paragraph 17. Within the overarching roles that the planning system ought to play, a set of core land-use planning principles should underpin both plan-making and decision-taking. These 12 principles are that planning should:

- encourage the effective use of land by reusing land that has been previously developed (brownfield land), provided that it is not of high environmental value;
- 4.6 Paragraph 111. Planning policies and decisions should encourage the effective use of land by re-using land that has been previously developed (brownfield land), provided that it is not of high environmental value. Local Planning Authorities may continue to consider the case for setting a locally appropriate target for the use of brownfield land.
- 4.7 Paragraph 112. Local planning authorities should take into account the economic and other benefits of the best and most versatile agricultural land. 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.

## **5 Core strategy – Adopted 21st December 2015**

- 5.1 Policy CS2: Achieving sustainable growth. This policy identifies the broad areas for growth, sets out the sustainable settlement hierarchy for the borough and two key allocations. Martham is identified as a Primary Village and is expected to receive modest housing growth over the plan period due to its range of village facilities and access to key services.
- 5.2 Policy CS4: Delivering affordable housing. This policy sets out the thresholds for the provision of affordable housing. The site is within affordable housing sub-market area 1 northern rural with a threshold of 5 delivering 20% affordable housing.
- 5.3 Policy CS9: Encouraging well designed and distinctive places. This policy applies to all new development.
- 5.4 Policy CS11: The Council will work with other partner authorities and agencies to improve the borough's natural environment and avoid any harmful impacts of development on its biodiversity, geodiversity, landscape assets, priority habitats and species.
- 5.5 Policy CS14: New development can result in extra pressure being placed on existing infrastructure and local facilities. To ensure that the necessary infrastructure is delivered the Council will: (a to f)
- e) Seek appropriate contributions towards Natura 2000 sites monitoring and mitigation measures.

## **6 Interim Housing Land Supply Policy (July 2014)**

- 6.1 This policy only applies when the Council's Five Year Housing Land Supply utilised sites identified in the Strategic Housing Land Availability Assessment (SHLAA).
- 6.2 New Housing development may be deemed acceptable outside, but adjacent to existing Urban Areas of Village Development Limits providing the following criteria, where relevant to development, have been satisfactorily addressed: inter alia points a to n.

## **7 Appraisal**

- 7.1 The site is located to the south of Martham, with residential development on its western boundary and abuts a dismantled railway on its north-eastern side. The whole of site MA18, as identified in the Strategic Housing Land Availability Assessment, of which only part is subject to this application, is flat and generally square in shape with a triangular piece of land, separated by a ditch, attached to the north of the site. The site consists of a disused broiler farm with 2 long chicken sheds, ancillary equipment (feeders, sheds) and bungalow in the eastern half, and arable farmland in the western half and northern triangle.
- 7.2 The site is bounded by a hedge and line of tall poplar trees in the west; spindly hedges and wire fencing in the northwest; mature hedges and trees in the east; and bramble hedges with small trees around the northern triangle. A line of trees runs through the site north to south between the chicken sheds and the arable field. To the north of the chicken sheds is an area of trees and scrub and a drainage ditch running west to east. Surrounding land uses are residential development in the west and northwest and arable farmland to the south and east. Site is high grade agricultural land (Grade 1).
- 7.3 The site is adjacent to the village development limits of Martham and is considered to have good access to a range of facilities such as local shops, a secondary school and medical facilities. In terms of highways and access, Norfolk County Council indicated that subject to local improvements and achieving a safe access the highways authority would not object to the site. In terms of environmental suitability, the southern aspect of the site is in close proximity to an historic parkland site however the overall risk of adverse effects on site are considered minimal as Natural England did not raise any objections to the site.
- 7.4 It was indicated by Anglian Water as part of the SHLAA consultations that upgrades would be required to the sewerage infrastructure, requiring a larger wet well at the pumping station and flow attenuation. In addition there is no capacity in the existing surface water sewers therefore alternative drainage



measures such as SuDS may need to be explored if appropriate. There are no other major constraints identified which may hinder the suitability of the site for future housing development.

- 7.5 The site is a suitable and achievable site for new housing development and it has been confirmed as available in the next 5 years. The site would have a net developable area of approximately 75% providing 50 new homes and at a rate of approximately 25 dwellings per year in line with similar sites in Martham.

## **8 Assessment :-**

- 8.1 The application is an outline application with appearance, landscaping, layout and scale to be decided by reserved matters application should this outline application be approved. The application includes the access which would be decided as part of the current application. There are indicative plans submitted as part of the application to give an indication on the potential layout for the site although these are not part of the application and are indicative only.
- 8.2 The access proposed for the development will be off Acacia Avenue which is accessed via Willow Way off Rollesby Road. The highways comments include traffic calming measures and the introduction of a 20mph zone to seek to mitigate the potential harm that is caused by the increase in traffic. There are a number of objections to the additional traffic generated and the impact that this will have on the surrounding area and occupiers. Objections have also been made about the current lack of parking that is available. Although the application is outline only a condition can be applied to the planning permission to require visitor parking at the site. This is currently shown on the indicative plans and could be requested as part of a condition to be included, subject to detailed design and layout, on the reserved matters application.
- 8.3 Concerns have been raised by objectors and the Parish Council regarding the surface water drainage on the site. The flood risk assessment states that the surface water drainage will utilise shallow infiltration methods in the form of permeable pavements and the drainage system will be designed not to allow flooding to properties for the 1 in 100 + climate change event. The FRA states that the drainage design shall be finalised in the reserved matters stage and shall be in accordance with the Building Regulations. Following Anglia Waters original consultation response the application form has been amended to state that SuDS will be utilised as opposed to connection to Anglian Water assets in line with the Flood Risk Assessment and Drainage Statement.
- 8.4 Correspondence between Anglian Water and the agent have provided information stating that provided the surface water disposal is not via connection to the public sewer then there will be no adverse comments from Anglian water. Following the



amendment of the application form Anglian water have been asked for confirmation and consultation response. This had not arrived at the time of writing. This response shall be reported should it be received prior to Development Control Committee. In the absence of a consultation response Anglian Water do not object to the application but request a condition requiring further information regarding the surface water management strategy to be submitted to and approved by the Local Planning Authority in consultation with Anglian Water.

- 8.5 Norfolk County Council Highways requested further information in relation to the drainage for the site and have been satisfied that a suitable means of drainage can be provided to the site.
- 8.6 The Internal Drainage Board have confirmed that permission will need to be sought for discharge to an existing watercourse and there will be a fee associated with the discharge. Highways have also commented with regards drainage and have stated that they will not adopt any drainage nor would roads be adopted should the flow travel longitudinally under the highway. The Lead Local Flood Authority has not commented on the application. The developer is aware of these comments.
- 8.7 Concerns have been raised regarding the access to the site for the construction traffic. A condition has been requested by Highways for the submission of a construction management plan. This plan will detail the access routes for the construction traffic to enter and leave the site and will be conditioned to be complied with for the duration of the development should the application be approved. Concerns have been raised from residents that should the agricultural access be used there will be a loss of privacy. The access shall be looked at as part of the construction management plan although this has not been agreed at present. It is noted that the current agricultural access is the existing access for the agricultural traffic to the site.
- 8.8 Concerns have been raised regarding the utilisation of Acacia Avenue as access. Highways have requested a condition that states that no works are to commence on site unless otherwise agreed in writing until a detailed scheme for a 20mph zone on Rowan Road, Willow Way & Acacia Avenue has been approved and the Traffic Regulation Order has been promoted by the Highway Authority. This traffic calming can be adequately conditioned and should alleviate the concerns raised in regards the development by restricting the speeds that vehicles can enter the proposed development.
- 8.9 It is noted that there will be increased vehicular movements and this will have an impact on the current occupiers of the Willow Way, Acacia Avenue and Rowen Road. The impact of the increased vehicular movements is not sufficient for a

recommendation of refusal of a planning permission. The National Planning Policy Framework looks to promote sustainable development which by its nature encourages the creation of homes adjacent existing settlements which is also in line with the Interim Housing Land Supply Policy.

- 8.10 Natural England requested further information to be submitted as part of the application, this was submitted and included information pertaining to a mitigation payment for the impact that the development would have on the Natura 2000 site. Although the Natura 2000 supplementary planning policy document is not yet adopted the mitigation contribution has been requested and included on previous applications and the applicants have agreed to this contribution.
- 8.11 The site is currently in use as a broiler farm with necessary buildings, bungalow and adjoining agricultural land. The use of previously developed land to provide housing is encouraged by the National Planning Policy Framework. The land in question also comprises grade one agricultural land. To meet the housing needs of the borough by 2031, the majority of new housing development occurring in the Primary Villages, such as Martham, is likely to take place on greenfield land outside the currently adopted development limits. A portion of the site being previously developed land is in line with the National Planning Policy Framework and is less detrimental than the wholesale loss of agricultural land.
- 8.12 The scale and types of dwellings cannot be assessed as the application is outline only. The density is acceptable at 23.3 dwellings per hectare. An indicative plan demonstrates that there is provision within this density to provide some on site open space. It is noted, with specific regards drainage, on site open space and private drives that a management agreement shall need to be entered into as part of the section 106 agreement should the application be approved to ensure continued effective management without reversion to the Local Authority. It is noted that with regards the existing water course on the land notwithstanding any management agreement riparian ownership will be in effect.
- 8.13 The design and access statement includes information on the trees and is looked at in addition to the landscape assessment. The retention of the trees, as noted by the Tree and Landscape Officer and within the Design and Access Statement, can be conditioned to ensure that the specimens of value are retained. The trees to be retained shall also assist in reducing the overlooking to the properties to the east. There are no significant adverse effects from the proposed development to the listed building to the east given the distance and separation from the setting of the listed building.
- 8.14 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 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. The IHLSP is only to be utilised when the Council's five year housing land supply policy includes 'deliverable' sites identified through the Strategic Housing Land Availability Assessment. The site, as part of a larger site, has been assessed as part of the Strategic Housing Land Availability Assessment as site MA18 and therefore the IHLSP is applicable.

- 8.15 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 village of Martham, a primary village has access to village amenities including schools and shops. The development is, in accordance with the Strategic Housing Land Availability Assessment, a sustainable location.

## 9 RECOMMENDATION :-

- 9.1 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 site specific allocations subject to conditions to ensure an adequate form of development and submission of reserved matters. The Interim Housing Land Supply Policy seeks to assist in meeting the Local Authorities housing targets and notes that sites that come forward should commence development within two years, it is therefore recommended that the time for the submission of reserved matters is one year from the date that the permission is issued as opposed to the standard three years. With the inclusion of this condition and the submission of reserved matters the application is in line with the Interim Housing Land Supply Policy (2014).
- 9.2 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 infrastructure, mitigation, affordable housing, children's play equipment/space and management agreement.

## Gemma Manthorpe

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**From:** Dean A. Minns  
**Sent:** 07 January 2016 16:22  
**To:** Jill K. Smith  
**Cc:** Gemma Manthorpe  
**Subject:** FW: Flooding - Rollesby Road, Martham East Broiler Farm, Martham, NR20 4SQ

Jill

Can you have this scanned please I will put a hard copy on the paper file

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**From:** Martham Clerk [mailto:marthamclerk@btinternet.com]  
**Sent:** 07 January 2016 12:57  
**To:** plan  
**Cc:** Dean A. Minns; 'Paul Hooper'; 'Mark Johnson'; Barry\_g\_coleman@hotmail.com; 'Mary Creasy'  
**Subject:** FW: Flooding - Rollesby Road, Martham East Broiler Farm, Martham, NR20 4SQ

Dear Gemma,

The Parish Council has continued to look at Application No. 06/15/0673/O – Erection of up to 55 dwelling houses with associated open space and infrastructure – Rollesby Road, Martham East Broiler Farm, Martham.

It is locally known that the site has flooded historically, and the Parish Council is concerned that this is not being addressed as part of the planning application.

When raising this with the developers the Council was directed to the Appendix attached to the 'Surface and Foul water Drainage Proposals' containing a brief email from Anglian Water which states; 'Anglian Water is able to confirm that we have no records of flooding in the vicinity that can be attributed to capacity limitations in the public sewerage systems. It is possible that other flooding may have occurred that we do not have records of, other organisations such as the Local Authority, Internal Drainage Board or the Environment Agency may have records.'

To the Councils knowledge no enquiry has been made, on behalf of the developers, to any of these agencies.

The Parish Council has subsequently make enquiries of all of these agencies – and whilst still awaiting a response from all but the Water Management Alliance would like to draw the attention of the Planning Department to the copy email below.

Localised flooding is, understandably, a real concern on a site where it is known to have been occurring for some time – the Council is keen that properties are not built until the current issue is accepted, and addressed.

Kind regards,

Sarah Hunt  
Clerk

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**From:** Mary Creasy [mailto:MaryCreasy@btinternet.com]  
**Sent:** 05 January 2016 12:26  
**To:** Martham Clerk (marthamclerk@btinternet.com)  
**Subject:** FW: Flooding - Rollesby Road, Martham East Broiler Farm, Martham, NR20 4SQ

Dear Sarah

Having now spoken to our Operations Manager I write to advise that the site you refer to is just outside the Board's Internal Drainage District. Although we have no formal records on flooding I am given to understand that the site can be prone to flooding.

When checking the site location the post code quoted came up as Bawdeswell, so you may wish to query what the correct postcode for the site is.

I am sorry not to be more helpful.

Kind Regards

Mary

Mary Creasy

PA to Chief Executive

Water Management Alliance

DD: +44 (0)1553 819624 | e: [mary@wlma.org.uk](mailto:mary@wlma.org.uk)

**Water Management Alliance**

Kettlewell House, Austin Fields Industrial Estate, King's Lynn, Norfolk, PE30 1PH, UK

t: +44 (0)1553 819600 | f: +44 (0)1553 819639 | e: [info@wlma.org.uk](mailto:info@wlma.org.uk) | [www.wlma.org.uk](http://www.wlma.org.uk)

Consisting of:

Broads Drainage Board, East Suffolk Drainage Board, King's Lynn Drainage Board  
Norfolk Rivers Drainage Board and South Holland Drainage Board

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**From:** Mary Creasy

**Sent:** 04 January 2016 11:15

**To:** 'Martham Clerk'

**Subject:** RE: Flooding - Rollesby Road, Martham East Broiler Farm, Martham, NR20 4SQ

Dear Sarah

I have forwarded your email to our Operations Manager who may be able to help, and I would suggest that you also contact the Environment Agency, Ipswich office who may be able to help. Their telephone number is: 03708 506 506.

Kind Regards

Mary

Mary Creasy

PA to Chief Executive

Water Management Alliance

DD: +44 (0)1553 819624 | e: [mary@wlma.org.uk](mailto:mary@wlma.org.uk)

**Water Management Alliance**

Kettlewell House, Austin Fields Industrial Estate, King's Lynn, Norfolk, PE30 1PH, UK

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**From:** Martham Clerk [<mailto:marthamclerk@btinternet.com>]  
**Sent:** 17 December 2015 10:50  
**To:** Mary Creasy  
**Cc:** 'Paul Hooper'  
**Subject:** Flooding - Rollesby Road, Martham East Broiler Farm, Martham, NR20 4SQ

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Dear Mary,

The above site enquiry has received a response from Anglian Water stating that they have no records of flooding in the vicinity.

The suggestion was made that additional enquiries could be requested from other agencies, and the drainage board was one of the suggested organisations – would this be yourselves? If it isn't perhaps you can point me in the correct direction.

If I have got the right organisation can you advise whether the Water Management Alliance holds any records of flooding in this area, or forward my email appropriately.

Many thanks,

Sarah Hunt  
Clerk to Martham Parish Council  
Telephone: 01493 749938

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**Jill K. Smith**

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**From:** Gemma Manthorpe  
**Sent:** 09 February 2016 15:48  
**To:** Jill K. Smith  
**Subject:** FW: Land off Acacia Avenue, Martham  
**Attachments:** Response\_06-15-0673-O.pdf

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

Telephone: 01493 846 638  
E-mail: 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

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

**From:** Willeard, Andrew [mailto:andrew.willeard@norfolk.gov.uk]

**Sent:** 09 February 2016 14:41

**To:** George Bailes

**Cc:** Gemma Manthorpe

**Subject:** Land off Acacia Avenue, Martham

George

With reference to our earlier email / phone discussions on this development, I would confirm that subject to promoting a 20mph zone on the existing estate (ie Rowan Road, Acacia Avenue & Willow Way) with any associated minor traffic calming measures and provision of a suitable gateway feature to enhance the entrance to the village from Rollesby Road and aid compliance with the speed limit, the County Council would have no highway related objection in principle to the redevelopment of the former Broiler Farm.

You will also be aware that my formal response to the Borough Council (see attached) included a comment regarding the Flood Risk Assessment and the proposed means of surface water drainage. Has there been any resolution to this issue, to ensure that if permission is granted by the Borough Council that there is a viable means of draining the development?

Gemma - Subject to providing a satisfactory response to my comment relating to surface water drainage, I would recommend that if the Borough Council deem the proposal to be acceptable the following conditions should be included.

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 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 which shall incorporate adequate provision for addressing any abnormal wear and tear to the highway 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 No works shall commence on site unless otherwise agreed in writing until a detailed scheme for a village gateway treatment on Rollesby Road to enhance compliance with the 30mph speed limit have been submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority.
- SHC 39B No works shall commence on site unless otherwise agreed in writing until a detailed scheme for a 20mph zone on Rowan Road, Willow Way & Acacia Avenue has been approved and the Traffic Regulation Order has been promoted by the Highway Authority.
- SHC 39C Prior to the first occupation of the development hereby permitted the off-site highway improvement works referred to in Part A & B of this condition shall be completed to the written satisfaction of the Local Planning Authority in consultation with 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 queries regarding the above do not hesitate to contact me.

Andrew Willeard  
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)

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

AW Reference:	00012036
Local Planning Authority:	Great Yarmouth District (B)
Site:	Martham East Broiler farm, Rollesby Road
Proposal:	Creation of 55 x C3 Dwellings
Planning Application:	06/15/0673/O

**Prepared by Sandra Olim**

**Date 24 March 2016**

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

*"Anglian Water has assets close to or crossing this site or there are assets subject to an adoption agreement. Therefore the site layout should take this into account and accommodate those assets within either prospectively adoptable highways or public open space. If this is not practicable then the sewers will need to be diverted at the developers cost under Section 185 of the Water Industry Act 1991. or, in the case of apparatus under an adoption agreement, liaise with the owners of the apparatus. It should be noted that the diversion works should normally be completed before development can commence."*

## **WASTEWATER SERVICES**

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

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

### **Section 3 – 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 preferred method of surface water disposal would be to a sustainable drainage system (SuDS) with connection to sewer seen as the last option.

Building Regulations (part H) on Drainage and Waste Disposal for England includes a surface water drainage hierarchy, with infiltration on site as the preferred disposal option, followed by discharge to watercourse and then connection to a sewer.

- 4.2 The surface water strategy/flood risk assessment submitted with the planning application relevant to Anglian Water is unacceptable. We would therefore recommend that the applicant needs to consult with Anglian Water and the Lead Local Flood Authority (LLFA).

We request a condition requiring a drainage strategy covering the issue(s) to be agreed.

## **Section 5 – Trade Effluent**

- 5.1 Not applicable

## **Section 6 – Suggested Planning Conditions**

Anglian Water would therefore recommend the following planning condition if the Local Planning Authority is mindful to grant planning approval.

### **Surface Water Disposal (Section 4)**

#### **CONDITION**

*No drainage works shall commence until a surface water management strategy has been submitted to and approved in writing by the Local Planning Authority. No hard-standing areas to be constructed until the works have been carried out in accordance with the surface water strategy so approved unless otherwise agreed in writing by the Local Planning Authority.*

#### **REASON**

*To prevent environmental and amenity problems arising from flooding.*



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

Our ref: AE/2016/120093/01-L01  
Your ref: 06/15/0673/O

Date: 10 February 2016

Dear Miss Manthorpe

**ERECTION OF UP TO 55 DWELLING HOUSES WITH ASSOCIATED OPEN SPACE AND INFRASTRUCTURE. ROLLESBY ROAD, MARTHAM EAST BROILER FARM, MARTHAM, GREAT YARMOUTH, NR29 4SQ.**

Thank you for your consultation received on 29 January 2016. We have inspected the application, as submitted, and have no objection provided the conditions below relating to contaminated land are appended to any planning permission granted. Our detailed comments on contaminated land are provided below, together with advice on sustainable drainage systems, foul water drainage and culverting of a watercourse.

**Protection of Groundwater**

The site is situated on a Secondary A aquifer, comprised of Happisburgh Glacigenic sands and gravels on the southern half of the site and Happisburgh Glacigenic diamicton in the northern half of the site. The underlying bedrock is the Crag Formation, a Principal aquifer. The site is within a surface water safe guard zone (SWSGZ1019). The site is not within a Source Protection Zone and is in an area considered to be of medium environmental sensitivity.

National Planning Policy Framework (NPPF) paragraph 109 states that the planning system should contribute to and enhance the natural and local environment by preventing both new and existing development from contributing to or being put at unacceptable risk from, or being adversely affected by unacceptable levels of water pollution. Government policy also states that planning policies and decisions should also ensure that adequate site investigation information, prepared by a competent person, is presented (NPPF, paragraph 121).

## Land Contamination

The Harrison Geotechnical Ltd. Desk Study, dated June 2015, has indicated that there is potential for contamination to be present on site, resulting from the previous uses of the land. The report identifies potential pollutant linkages to the water environment and recommends intrusive investigation takes place. The report also identifies a number of analytes, which we agree should be tested as part of the investigation. We would, however, recommend ammonia analysis is also included.

We consider that planning permission could be granted to the proposed development as submitted if the following planning conditions are 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

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.

### Condition

No occupation of any part of the permitted 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**

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**

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.

#### **Reason for Conditions**

To protect and prevent the pollution of the water environment (particularly groundwater associated with the underlying Secondary and Principal Aquifers, 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 (GP3:2013) position statements.

#### **Sustainable Drainage Systems**

With reference to the Glanville Flood Risk Assessment and Drainage Plan, dated August 2015, we would like to refer the applicant to our groundwater policies in Groundwater Protection: Principles and Practice (GP3 v.1.1, 2013), available at <https://www.gov.uk/government/publications/groundwater-protection-principles-and-practice-gp3>. This document includes our requirements with regard to Sustainable Drainage Systems (SuDS). In particular, given the shallow groundwater table at the site, position statement G1 is particularly important, but position statements G11 - G13 also apply:

- G1 - Direct inputs into groundwater
- G9 - Use of deep infiltration systems for surface water and effluent disposal
- G10 - Developments posing an unacceptable risk of pollution
- G11 - Discharges from areas subject to contamination
- G12 - Discharge of clean roof water to ground
- G13 - Sustainable drainage systems

In brief, our general requirements with regards to SuDS are:

1. Infiltration 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).

### **Foul Water Drainage**

We are pleased that the proposal is to have foul water drainage going to the main foul sewer. Anglian Water Services should be consulted regarding the available capacity in the foul water infrastructure. If there is not sufficient capacity in the infrastructure then we must be consulted again with alternative methods of disposal.

### **Proposed Culvert**

An ordinary watercourse runs through the site, for which there are no plans in the proposal, other than a recommendation to undertake a site investigation. From the submitted plans, it appears that the watercourse will be culverted under the site, to join with the section to the south east of the site which is already culverted.

Erection of flow control structures or any culverting of an ordinary watercourse requires consent from the Lead Local Flood Authority, which in this instance is Norfolk County Council. It is best to discuss proposals for any works with them at an early stage.

We trust this advice is useful.



UNCLASSIFIED

Yours sincerely

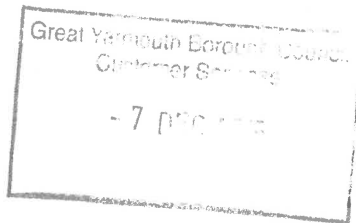


**Miss Lizzie Griffiths**  
**Sustainable Places - Planning Advisor**

Direct dial 020 302 58439

E-mail [planning.ipswich@environment-agency.gov.uk](mailto:planning.ipswich@environment-agency.gov.uk)

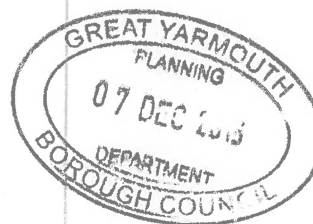
cc Harris Lamb Limited



12 Cedar Close  
Martham  
Great Yarmouth  
Norfolk NR29 4SD

3 December 2015

Group Manager (Planning)  
Planning Services  
Development Control  
Town Hall, Hall Plain  
Great Yarmouth  
Norfolk NR30 2QF



Dear Sir

**PLANNING APPLICATION:** 06/15/0673/0

With reference to your letter dated 20 November re the above application I have the following comments to make.

**1. Other Developments:** As you know good planning takes into account all factors and looks at the overall picture to assess the consequences of the decision made. Therefore this application cannot and should not be looked at in isolation as it is only one of many proposed for Martham making a huge impact on the village and its residents.

**2. Local Roads:** Roads in and out of Martham are not currently to a high enough standard to take the increased traffic this development would bring with it especially if other developments go ahead. They are narrow, winding, are used by large agricultural machinery, muddy at times and the surfaces are not good.

There would be a knock on effect to other local areas and routes to places such as Norwich, Gt Yarmouth and surrounding villages.

**3. Access/Traffic:** The access road (Arcacia) is not wide enough for the volume of traffic it would need to take.

The adjoining road i.e. Willow Way is particularly difficult to navigate at the Rollesby end having a very sharp bend and I feel it would be 'an accident waiting to happen'.

Large vehicles e.g. delivery lorries etc would only add to the problem. I was disappointed at the comments of the developers when I mentioned this point - their response was 'there would only be an extra 55 cars and only at peak times'. Taking into account the size of the houses, visitors, deliveries and council vehicles etc. I found that comment naïve and insulting to my intelligence.

I was also told that good local bus services were close by to take people to and from work and to shopping centres. There is an infrequent service between Gt Yarmouth and North Walsham and a half hourly service between Martham/Gt Yarmouth/Lowestoft via several villages (currently 45 mins into Gt Yarmouth). The reality is that people would not be prepared to use this when they could drive in half the time. During the holiday season these buses can often be full to capacity and have to leave people to wait for the next bus.

**4. Parking:** There is not enough provision in the plans for communal parking for visitors, deliveries and families with several cars.

**5. Types of Houses:** The number of houses and the types planned are not sympathetic to the current estate which comprises of mainly bungalows occupied by retired people. A smaller number of single story properties of a size aimed at more retired people would be more suitable and this in turn would free up larger properties.

We were told that affordable houses were being built for local people but they could not say how they could ensure they actually go to these people.

**6. Facilities:** The local facilities such as the doctors would not be able to cope with the increase in patients. I know from experience that its impossible to get an appointment now unless its an emergency.

I don't have children at the local schools but I have doubts that they would have the capacity for the increases that would be brought about by this and the other developments proposed both in Martham and the surrounding area.

Local parking is not plentiful for the businesses already here and I don't see much scope for suitable sites for further businesses to open up to meet demand that an increase in population would bring.

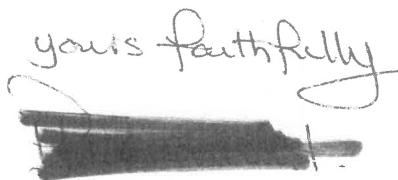
7. **Sewerage:** The local sewer at the bottom of Hall Road requires pumping out regularly due to blockages and more development would only exacerbate the problem. It cannot be pleasant or healthy for those who live nearby - will the developers be contributing to necessary improvements?

8. **Property Prices:** Arcacia Ave is currently a quiet cul-de-sac with sort after properties. Having a busy access road going past the value of these properties will drop significantly which will impact on other properties in the area.

9. **Wildlife:** Being the countryside there are several animals resident in that area - foxes, deer, owls and many other species of birds and wildlife which would all suffer as a consequence. However, I was pleased to hear the developers say that if this site goes ahead current hedgerows will be retained in their present state.

10. **Use of Agricultural Land:** The argument that we need more houses for a growing population to me is reactionary rather than a solution to the problem. If we have a growing population then we need to feed them and by using agricultural land (which could be used to grow crops, vegetables or livestock of any kind) is very short sighted. Once bricked over the use of that land would never be reversed and we may find ourselves with a bigger problem.

I am not opposed to small developments (1-10 properties) in the village but having been made aware of so many large sites being proposed I feel it will have such a detrimental effect on Martham, village life and its inhabitants. It would no longer be a village but a small town with little scope for commercial development to provide the facilities a town requires without using good agricultural land.

yours faithfully  


P J TENNANT (Mr)

## Internet Consultees

Application Reference 06/15/067302

Attachments

Invalid Consultee Comment? ☐Copy to existing Consultee? ☐

Name Mrs Carter

Address 11 Rowan Road

Martham

Great Yarmouth

Post Code NR29 4RY

Telephone

Email Address

For or Against GC General Comments

Speak at Committee

Hi, I live on the main route out of Willow Way/Rowan Road. I have observed on many occasions cars speeding around this estate with no thought for pedestrians and as a mother of two young children this concerns me. Due to the increasing traffic which is due to come through the estate once the houses are built please could I ask for speed ramps to be installed around Rowan Road/Willow Way. A lot of people walk around the estate and use it as a cut through to get to the main heart of the village I feel this will slow vehicles down making it safer for everyone. Thank you.

Date Entered 11-12-2015

Internet Reference OWPC615



## Internet Consultees

Application Reference 06/15/0673/O

Attachments

Invalid Consultee Comment? ☐Copy to existing Consultee? ☐

Name David Crane

Address 1 Acacia Avenue

Martham

Post Code NR29 4SQ

Telephone

Email Address

For or Against OBJ Object

Speak at Committee

I object to the the proposed planning application for the following reasons, I feel that the consultation evening was lip service -the concerns raised have not been considered. There is no mention of traffic calming, with young children this is a necessity for their safety. Also a shared space was mentioned on the night but not in the new application.

Parking, particularly on Acacia Avenue is already a problem, this is mentioned in the application, but no solution offered. This will not just suddenly disappear as a problem. No additional parking has been considered for the current residents as requested, and with at least 110 extra cars using the road this will be dangerous.

Date Entered 11-12-2015

Internet Reference OWPC614

# Internet Consultees

Application Reference 06/15/0673/O

Attachments

Invalid Consultee Comment? ☐

Copy to existing Consultee? ☐

Name David Crane

Address 1 Acacia Avenue

Martham

Post Code NR29 4SQ

Telephone

Email Address

For or Against OBJ Object

Speak at Committee

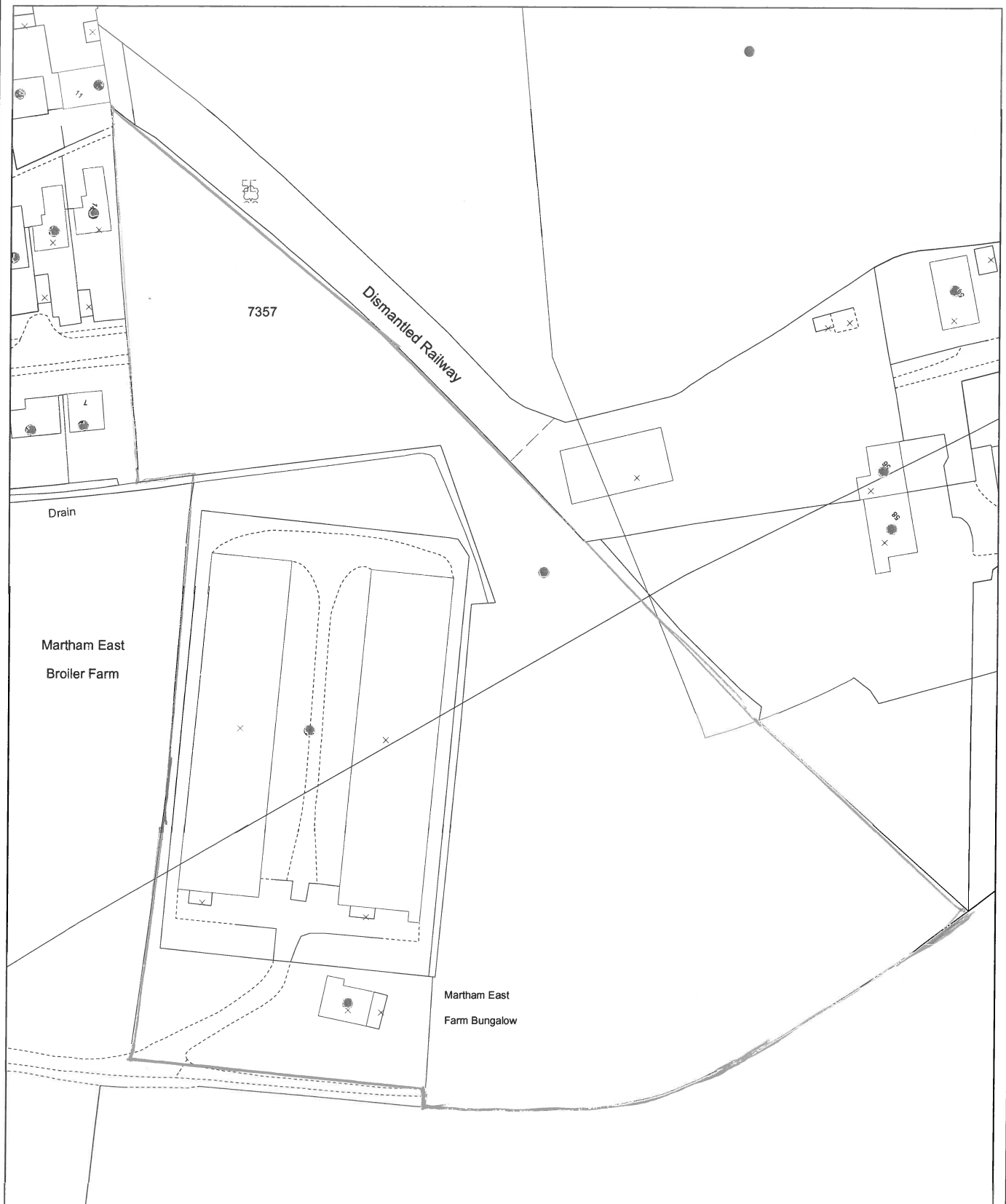
Parking, particularly on Acacia Avenue is already a problem, this is mentioned in the application, but no solution offered. This will not just suddenly disappear as a problem. No additional parking has been considered for the current residents as requested, and with at least 110 extra cars using the road this will be dangerous.

The first plot is still a 2 story house overlooking a bungalow, which will have a massive impact on the residents of 7 Acacia Avenue, this needs to be altered to at least a bungalow, if not replaced with parking for current residents of Acacia Avenue and maple close.

Date Entered 11-12-2015

Internet Reference OWPC614

06/15/0673/O



UPRN:



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

Town Hall, Hall Plain, Great Yarmouth NR30 2JF  
01493 856100 [enquires@great-yarmouth.gov.uk](mailto:enquires@great-yarmouth.gov.uk)

Page 44 of 159



Date: 18:05:16

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Ordnance Survey [100018547]



**Reference:** 06/16/0130/CU

**Parish:** Great Yarmouth

**Officer:** Mr J Beck

**Expiry Date:** 13-04-2016

**Applicant:** Pleasure and Leisure

**Proposal:** Proposed change of use from sports bar to family amusement centre at first floor level

**Site:** 38 Marine Parade  
Great Yarmouth

## REPORT

### 1. Background / History :-

1.1 The application site is positioned on Marine Parade which forms a main tourist attraction for Great Yarmouth and part of the 'Golden Mile'. The site is amongst a number of holiday commercial uses. The surrounding uses are predominantly amusements, food and entertainment based, but with residential units to the north and south. The site is within an area designated Prime Commercial Holiday and is within a conservation area (number 16 Seafront).

1.2 The application site is currently a mixed use of amusements on the ground floor under with a sports bar on the first floor. The application is to change the use of the first floor to a family amusement centre under use class Sui Generis from a sports bar under use class A4. The second floor will remain as a snooker Hall. The ground and first floor will fall under use class Sui Generis whilst the top floor would remain under D2 (assembly and leisure) use.

#### 1.4 Planning History:

7832 – Kiosk on forecourt. 25-05-1951

4428 – Toilets. 19-09-1963

4504 – Use of first floor extension. 01-10-1963

A/9101 – Illuminated fascia. 25-07-1968

06/84/0820/F – Alterations to form new entrances from Marine Parade and Apsley Road and construction of new canopy. Approved with conditions. 08-11-1984

06/86/1008/CU – Proposed change of use of existing second floor to form additional area for snooker club. Approved with conditions. 30-10-1986

06/87/0324/A – Fascia sign and two returns and under canopy. Advert Consent. 02-06-1987

06/90/0093/F – Two residential flats. Refused. 14-03-1990

06/90/0375/F – Managers flat. Approved with conditions. 09-05-1990

06/90/0728/F – Club room extension. Advert Consent. 07-08-1990

06/90/0877/F – Club room extension at first floor. Approved with conditions. 18-09-1990

06/92/0543/A – Projecting sign. Advert Refusal. 28-07-1992

06/04/0287/F – Realignment of doors and new façade and first floor extension. Approved with conditions. 17-06-2004

06/05/0567/F – Extension at 2<sup>nd</sup> floor level to increase size of snooker club. Approved with conditions. 13-10-2005.

06/14/0115/F – Install external doors to North elevation remove existing staircase and fire exit doors. Install fire exit door to south elevation. Approved with conditions. 16-05-2014.

## **2. Consultations :-**

**2.1 Public consultation** – 1 letter received raised concerns regarding the parking arrangements.

2.2 **Highways** – No objection.

2.3 **Property Services** – No comment.

2.4 **Strategic Planning** – No comment.

2.5 **GYBServices** – Recommended applicant signs up to Floodline.

2.6 **British Pipeline Agency** – No comment.

2.7 **Conservation** – No comment

### **3. Policy and Assessment:-**

3.1 Saved policies from the Borough Wide Local Plan:

#### **POLICY TR7**

Proposals for new visitor facilities and attractions may be permitted in the prime commercial holiday areas of Caister-on-sea, California, Gorleston-on-sea, Great Yarmouth, Hemsby, Hopton-on-sea, Newport and Scratby and will be assessed having particular regard to their scale, design and relationship to other uses and to landscape, environmental, residential amenity and traffic considerations.

(Objective: To meet increasing visitor expectations and changing tourist trends whilst safeguarding the natural environment.)

#### **POLICY TR9**

Planning permission for new amusement arcades, whether involving a change of use, extension to existing premises or redevelopment, will only be permitted in the following areas:

- (A) Prime holiday attraction sites which are self-contained units and where access to the arcade would be from within the complex;
- (B) In prime commercial holiday complexes/areas where only changes of use within existing premises will be permitted

provided there is no net increase in the total amount of floorspace or frontage used for amusement arcade purposes.

- (C) Holiday parks and complexes : subject to there being a proven need and the use being solely for residents of the site.

(Objective: To prevent an over-provision of amusement arcades.)

Note: PRIME ATTRACTION (PA) includes sites such as the Marina Centre, Britannia and Wellington Piers, the Sea Life Centre and the Pleasure Beach which have a predominant single use and are destinations in their own right.

PRIME COMMERCIAL HOLIDAY COMPLEXES (PC) includes blocks of mixed uses, predominantly in the sea front area. These include individual arcade premises food and drink outlets novelty shops etc.

HOLIDAY PARKS (PH) includes major holiday accommodation sites of all types ie. chalets, caravans etc. and where amusement provision on site is aimed principally at residents.

## POLICY TR21

In the Great Yarmouth seafront area, with the assistance of its statutory development control powers, the council will:

- (A) Maintain and enhance the status of Great Yarmouth's golden mile (the seafront between Euston road and the pleasure beach) as the main focus of the borough's traditional tourist industry, and provide the balance and range of facilities and attractions within this area that meets the needs and expectations of all sections of the potential market;
- (B) Protect the predominant character of the different areas of the seafront by:
- i retention of the uncommercialised open character of the area to the north of the Britannia pier;
  - ii retention of the open character of areas to the east of marine parade between Britannia pier and the pleasure beach, including the areas of public open space; and,
  - iii steering proposals of a highly commercial nature to areas predominantly in such uses;

- (C) Subject to aesthetic, conservation and other land-use considerations, extend the seafront illuminations scheme;
- (D) Subject to proven need, permit additional gaming facilities, including a casino ;
- (E) Subject to the likely effect on adjoining or neighbouring land-uses, favourably consider proposals for entertainment development within areas designated as prime holiday attraction or prime commercial holiday areas on the proposals map;
- (F) Maintain and enhance the existing character of the area to the east of marine parade;
- (G) Subject to scale and design, favourably consider any proposal to extend the marina leisure centre northwards;
- (H) Subject to a design which retains the pier deck and pavilion, favourably consider redevelopment of the wellington pier complex.

### 3.2 Core Strategy:

#### CS8 – Promoting Tourism, Leisure and Culture

A) Encourage and support the upgrading, expansion and enhancement of existing visitor accommodation and attractions to meet changes in consumer demands and encourage year-round tourism

C) Safeguard key tourist, leisure and cultural attractions and facilities, such as the Britannia and Wellington Piers, Pleasure Beach, Hippodrome, the Sea Life Centre, the Marina Centre, Great Yarmouth Racecourse, St Georges Theatre and Gorleston Pavilion Theatre

d) Maximise the potential of existing coastal holiday centres by ensuring that there are adequate facilities for residents and visitors, and enhancing the public realm, where appropriate

E) Support the development of new, high quality tourist, leisure and cultural facilities, attractions and accommodation that are designed to a high standard, easily accessed and have good connectivity with existing attractions

## Policy CS9 - Encouraging well-designed, distinctive places

A) Respond to, and draw inspiration from the surrounding area's distinctive natural, built and historic characteristics, such as scale, form, massing and materials, to ensure that the full potential of the development site is realised; making efficient use of land and reinforcing the local identity.

C) Promote positive relationships between existing and proposed buildings, streets and well lit spaces, thus creating safe, attractive, functional places with active frontages that limit the opportunities for crime.

F) Seek to protect the amenity of existing and future residents, or people working in, or nearby, a proposed development, from factors such as noise, light and air pollution and ensure that new development does not unduly impact upon public safety.

### **4. Assessment and Recommendation:**

4.1. The application site is situated on Marine Parade amidst the main visitor attractions and the 'Golden Mile'. The area is classified as Prime Commercial Holiday Use which aims to encourage the visitor economy. The area is predominantly formed of amusements, food and drink as well as entertainment uses; there are also residential uses to the north and south the site. The unit itself is currently a mixed use of amusements on the ground floor with a sports bar on the first floor and a snooker club on the top floor.

4.2 The application is to change the use of the first floor currently under use class A4 (drinking establishment) to a family amusement centre in Sui Generis use class. The second floor will remain as a snooker Hall. Consequently the ground and first floor will fall under use class Sui Generis whilst the top floor would remain under D2 use (Assembly and Leisure). The proposal does not involve any changes to the frontage.

4.3 The proposed use is suitable within a prime commercial holiday area and is in character with the wider holiday area in addition policy CS8 of the Core Strategy aims to improve the holiday offer and upgrade existing facilities. The proposed development is not likely to significantly and adversely affect the neighbouring properties as there are existing amusement uses close to the application site in addition the ground floor of the site is currently used as amusements. Access road either side of the building means the property maintains a gap on both the north and



south elevations where residential properties are located which will lessen any impact upon the amenities of the neighbouring properties. The proposal is not considered to significantly affect the amenities of the neighbouring properties.

4.4 No outright objections to the proposal have been received however an occupier of a flat at 40 Marine Parade has raised concerns regarding damage to her vehicle and people blocking her car. It is not considered that the change of use will significantly affect traffic levels and Highways have not raised any objections. In addition the way people utilise the existing parking arrangements is not a planning matter.

4.5 The development is not considered to significantly and adversely affect the viability of the seafront. Policy TR9 of the Borough Wide Local Plan governs extensions to amusement arcades; the policy within prime commercial holiday areas is to resist a net increase in amusements floorspace. It is recognised that the development would represent an increase in amusement floorspace contrary to policy TR9. However there will not be an increase in the arcade frontage and the application is for a family amusement centre which should be inclusive to all ages as opposed to gambling machines. If the committee is minded to approve the application a condition should be considered which limits gambling machines and ensures 'family friendly' machines only.

4.6 The additional floor space used for amusement purposes stands at approximately 343 square metres. It is recognised that there have been two amusement arcade applications in close proximity in 2016 (34 Marine Parade and 31 Marine Parade) however this application is not considered to significantly affect the viability of the sea front, across the entire seafront there have been variations in the level of amusements. The Atlantis resort recently had permission and had started the conversion of a large area of its arcade space to form a bar-restaurant and had previously lost space for different commercial units. In addition the loss of the sports bar will not significantly affect the viability of the seafront as the area still contains a relatively high proportion of bars and public houses.

4.7 A Flood Response Plan was submitted with the application, the Flood Resilience Officer has recommended that the applicant signs up to Floodline, but this can be included as a note.

**5.1 RECOMMENDATION :- Recommended for approval** subject to conditions;

The additional amusements shall be non-gambling machines



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

Your Ref: 06/16/0130/CU  
Date: 1 April 2016

My Ref: 9/6/16/0130  
Tel No.: 01603 638070  
Email: [stuart.french@norfolk.gov.uk](mailto:stuart.french@norfolk.gov.uk)

Dear Jason

**Great Yarmouth: Proposed change of use from sports bar to family amusement  
centre at first floor level  
38 Marine Parade Merlins Sports Bar GREAT YARMOUTH NR30 2EJ**

Thank you for your recent consultation with respect to the above to which the Highway  
Authority raises no objection.

Yours sincerely

*Stuart French*

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

Jill K. Smith

---

**From:** ceri simmone  
**Sent:** 21 March 2016 09:27  
**To:** plan  
**Subject:** Re: 06/16/0130/CU

1>

ACK'D  
21/3/16

It's the flat 1, 40 marine parade, Great Yarmouth, Nr30 2EJ

Thanks

Miss Taylor

On 21 Mar 2016, at 09:19, plan <[plan@great-yarmouth.gov.uk](mailto:plan@great-yarmouth.gov.uk)> wrote:

Please provide your address so that your comments can be registered.

---

**From:** ceri simmone  
**Sent:** 19 March 2016 12:01  
**To:** plan  
**Subject:** 06/16/0130/CU

Hi

I am writing in regards the above application for planning permission for a first floor arcade.

I have no issues with the actual plan however I do have issues if my vehicle is blocked in or damaged once works go ahead. Merlin's have already damaged my vehicle by spraying flecks of white/magnolia paint onto my vehicle whilst painting the outside of their building and not notifying me. Nor covering the costs of the damage. It cost me to get my car repaired! When they have had works done on the exterior recently they blocked my vehicle in down the alleyway to the left of the rear entrance without any thought or notification making me late for a hospital appointment.

I have lived next door for over three years now and I am fed up of telling the owners and staff to move their works vehicles from behind my car. Common sense is not to block my vehicle in let alone any vehicle. I have not got the time nor energy to go upstairs and wait for them to find their workers and move their vans. I can barely manage stairs as it is with my health issues. I use my vehicle to get to hospital and doctors appointments which are at specific times. I am fed up of having to cancel or miss or be late for my appointments due to their stupidity and laziness.

As long as they aware of this matter then i have no issues but if they intend on letting workmen block my vehicle in or damage my vehicle again then I will fight for these works to not go ahead! Common courtesy costs nothing and neither does awareness! I can't afford to fix my car again due to Merlin's damaging it and ignoring the costs.

Thank You

Miss Taylor

To: Strategic Planning Manager

My Ref: 06/16/0130/CU

From: Development Control Manager

Date: 24th March 2016

Case Officer: Mr J Beck

Parish: Great Yarmouth 14

**Development at:-**

38 Marine Parade  
Merlins Sports Bar  
GREAT YARMOUTH  
NR30 2EJ

**For:-**

Proposed change of use from  
sports bar to family amusement  
centre at first floor level

**Applicant:-**

Pleasure & Leisure  
Pleasure Beach  
South Beach Parade  
GREAT YARMOUTH

**Agent:-**

Mr B Phillips  
15B Covent Garden Road  
Caister on Sea  
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 7th April 2016.

**COMMENTS:**

No comment

Ann Clements 30/3/16

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

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

## Internet Consultees

Application Reference 06/16/0130/CL

Attachments

Invalid Consultee Comment? ☐Copy to existing Consultee? ☐

Name Alison Billett

Address Resilience Officer

Great Yarmouth Town Hall

Hall Plain

Great Yarmouth

Post Code NR30 2QF

Telephone 01493 846218

Email Address alison.billett@great-yarmouth.gov.uk

For or Against GC General Comments

Speak at Committee

Business in the vicinity of the seafront, Great Yarmouth. Ensure that the business is signed up to alerts/warnings for tidal flooding, to increase staff and public safety on access and egress to the premises. Environment Agency Flood-Line 0345 988 1188.

Date Entered 06-04-2016

Internet Reference OWPC718

## Elaine Helsdon

---

**From:** Nicki Farenden <NickiFarenden@bpa.co.uk>  
**Sent:** 07 April 2016 13:21  
**To:** plan  
**Subject:** Planning Applications 06/16/0130/CU and 06/16/0028/F  
**Attachments:** 20160407130945055.pdf

Dear Sirs/Madam

BPA

NOT IN ZONE OF INTEREST

Thank you for your correspondence enclosing details of your proposals as listed above.  
We are not aware that any of BPA apparatus, falls within the vicinity of the above noted location.  
However, if the location of your work should change, please complete a new Linesearch enquiry immediately, [www.linesearch.org](http://www.linesearch.org) whilst we try to ensure the information we provide is accurate, the information is provided Without Prejudice and we accept no liability for claims arising from any inaccuracy, omissions or errors contained herein.

Yours faithfully

BPA  
[lands@bpa.co.uk](mailto:lands@bpa.co.uk)  
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BPA is a trading name of British Pipeline Agency Limited. 5-7 Alexandra Road, Hemel Hempstead, Herts, HP2 5BS. Registered in England and Wales, registered number 1228157.





**Reference:** 06/16/0139/CU

**Parish:** Great Yarmouth

**Officer:** Mr J Beck

**Expiry Date:** 14-04-2016

**Applicant:** Mr C Thurston

**Proposal:** Change of use of first and second floors from indoor recreation areas (D2) into amusement use (Sui generis)

**Site:** 31 Marine Parade  
Great Yarmouth

## **REPORT**

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

1.1 The application site is positioned on Marine Parade which forms a main tourist attraction for Great Yarmouth and part of the 'Golden Mile'. The site is amongst a number of holiday commercial uses. The surrounding uses are predominantly amusements, food and entertainment based with hotel to the west. The site is within an area designated Prime Commercial Holiday and is within a conservation area (number 16 Seafront).

1.2 The application site is currently a mixed use of amusements on the ground floor with a Quasar laser tag under D2 use (Assembly and Leisure) on the first and second floor. The application is to change the use of the first and second floor to amusements under use class Sui Generis. The resultant development will mean that amusements will be present on all three floors.

#### **1.4 Planning History:**

4676/9734 – Alterations and extensions. 16-02-1957

1920 – Illuminated sign. 15-12-1960

A/2397 – Advert Board. 18-05-1961

A/2397 – Advert. 22-06-1961

A/5292 – Illuminated box sign. 27-08-1964

A/8900 – Lanterns and illuminated signs. 24-05-1968

9641 – Internal and external alterations. 20-03-1969

06/84/0060/F – Change of use to two first floor flats and ground floor amusement arcade erect extension to provide frontage and side entrance to flats. Approved with conditions. 28-02-1984

06/84/0400/A – Shop sign. Advert consent. 14-05-1984

06/84/1249/F – Internal alterations and rear extension to form coffee bar soda fountain staff toilet and office. Approved with conditions. 08-01-1985

06/87/0519/A – Internally illuminated festoon and feature fountain sign. Advert consent. 10-06-1987

06/89/1079/O – Reconstruction of first floor for use for leisure activities (children's pursuits) with associated alterations to ground floor level. Approved with conditions. 27-11-1989

06/91/0273/F – New store to the side. Refused. 19-02-1991

06/91/0273/F – Ground floor store, new entrance corridor and conversion of first floor to 'Quasar live action game'. Approved with conditions. 09-11-1992.

06/92/0270/A – illuminated signs. Advert consent. 11-05-1992.

06/92/0696/A – illuminated signs. Advert consent. 26-10-1992.

06/92/0709/F – Realignment of doors. Refused. 28-09-1992. Appeal allowed subject to conditions 17-08-1993.

06/93/1083/F – Realignment of doors and fascia. Approved with conditions. 17-01-1994.

06/96/0414/A – Themed amusement arcade entrance signage. Advert consent. 12-07-1996.

06/00/0373/A – Illuminated fascia text. Advert Consent. 02-06-2000.

06/04/0833/F – Remove Quasar, convert upper floors to include family entertainment centre, bar/snack bar, pool, bowling, snooker and bookmakers. Approved with conditions. 17-11-2004.

## **2. Consultations :-**

**2.1 Public consultation** – No comments received.

**2.2 Highways** – No objection.

**2.3 Property Services** – No comment.

**2.4 Strategic Planning** – No comment.

**2.5 Environmental Health** – No objection.

**2.6 Great Yarmouth Tourism Authority** – No comment.

**2.7 Conservation** – No comment

**2.8 Licencing** – No comment

## **3. Policy and Assessment:-**

**3.1** Saved policies from the Borough Wide Local Plan:

**POLICY TR7**

Proposals for new visitor facilities and attractions may be permitted in the prime commercial holiday areas of Caister-on-sea, California, Gorleston-on-sea, Great Yarmouth, Hemsby, Hopton-on-sea, Newport and Scratby and will be assessed having particular regard to their scale, design and relationship to other uses and to landscape, environmental, residential amenity and traffic considerations.

(Objective: To meet increasing visitor expectations and changing tourist trends whilst safeguarding the natural environment.)

## POLICY TR9

Planning permission for new amusement arcades, whether involving a change of use, extension to existing premises or redevelopment, will only be permitted in the following areas:

- (A) Prime holiday attraction sites which are self-contained units and where access to the arcade would be from within the complex;
- (B) In prime commercial holiday complexes/areas where only changes of use within existing premises will be permitted provided there is no net increase in the total amount of floorspace or frontage used for amusement arcade purposes.
- (C) Holiday parks and complexes : subject to there being a proven need and the use being solely for residents of the site.

(Objective: To prevent an over-provision of amusement arcades.)

Note: PRIME ATTRACTION (PA) includes sites such as the Marina Centre, Britannia and Wellington Piers, the Sea Life Centre and the Pleasure Beach which have a predominant single use and are destinations in their own right.

PRIME COMMERCIAL HOLIDAY COMPLEXES (PC) includes blocks of mixed uses, predominantly in the sea front area. These include individual arcade premises food and drink outlets novelty shops etc.

HOLIDAY PARKS (PH) includes major holiday accommodation sites of all types ie. chalets, caravans etc. and where amusement provision on site is aimed principally at residents.

## POLICY TR21

In the Great Yarmouth seafront area, with the assistance of its statutory development control powers, the council will:

- (A) Maintain and enhance the status of Great Yarmouth's golden mile (the seafront between Euston road and the pleasure beach) as the main focus of

the borough's traditional tourist industry, and provide the balance and range of facilities and attractions within this area that meets the needs and expectations of all sections of the potential market;

- (B) Protect the predominant character of the different areas of the seafront by:
  - i retention of the uncommercialised open character of the area to the north of the Britannia pier;
  - ii retention of the open character of areas to the east of marine parade between Britannia pier and the pleasure beach, including the areas of public open space; and,
  - iii steering proposals of a highly commercial nature to areas predominantly in such uses;
- (C) Subject to aesthetic, conservation and other land-use considerations, extend the seafront illuminations scheme;
- (D) Subject to proven need, permit additional gaming facilities, including a casino ;
- (E) Subject to the likely effect on adjoining or neighbouring land-uses, favourably consider proposals for entertainment development within areas designated as prime holiday attraction or prime commercial holiday areas on the proposals map;
- (F) Maintain and enhance the existing character of the area to the east of marine parade;
- (G) Subject to scale and design, favourably consider any proposal to extend the marina leisure centre northwards;
- (H) Subject to a design which retains the pier deck and pavilion, favourably consider redevelopment of the wellington pier complex.

### 3.2 Core Strategy:

CS8 – Promoting Tourism, Leisure and Culture

A) Encourage and support the upgrading, expansion and enhancement of existing visitor accommodation and attractions to meet changes in consumer demands and encourage year-round tourism

C) Safeguard key tourist, leisure and cultural attractions and facilities, such as the Britannia and Wellington Piers, Pleasure Beach, Hippodrome, the Sea Life Centre, the Marina Centre, Great Yarmouth Racecourse, St Georges Theatre and Gorleston Pavilion Theatre

d) Maximise the potential of existing coastal holiday centres by ensuring that there are adequate facilities for residents and visitors, and enhancing the public realm, where appropriate

E) Support the development of new, high quality tourist, leisure and cultural facilities, attractions and accommodation that are designed to a high standard, easily accessed and have good connectivity with existing attractions

#### Policy CS9 - Encouraging well-designed, distinctive places

A) Respond to, and draw inspiration from the surrounding area's distinctive natural, built and historic characteristics, such as scale, form, massing and materials, to ensure that the full potential of the development site is realised; making efficient use of land and reinforcing the local identity.

C) Promote positive relationships between existing and proposed buildings, streets and well lit spaces, thus creating safe, attractive, functional places with active frontages that limit the opportunities for crime.

F) Seek to protect the amenity of existing and future residents, or people working in, or nearby, a proposed development, from factors such as noise, light and air pollution and ensure that new development does not unduly impact upon public safety.

#### **4. Assessment and Recommendation:**

4.1. The application site is situated on Marine Parade amidst the main visitor attractions and the 'Golden Mile'. The area is classified as Prime Commercial Holiday Use which aims to encourage the visitor economy. The area is predominantly formed of amusements, food and drink as well as entertainment uses; there is also a hotel directly adjacent to the west. The unit itself is currently a mixed



use of amusements under use class Sui Generis on the ground floor and a Quasar laser tag game on the first and second floors under use class D2.

4.2 The application is to change the use of the first and second floor currently under Use class D2 to amusements in Sui Generis use class. Consequently the whole unit will fall under Use class Sui Generis. The proposal does not involve any changes to the frontage.

4.3 The proposed use is suitable within a prime commercial holiday area and is in character with the wider holiday area in addition policy CS8 of the Core Strategy aims to improve the holiday offer and upgrade existing facilities. The proposed development is not likely to significantly and adversely affect the neighbouring properties as there are existing amusement uses close to the application site including the ground floor of 31 Marine Parade and the adjacent Atlantis Hotel. The unit is on the corner of Marine Parade and Standard Road with a club and residential units on the opposite side of Standard Road and a hotel directly adjacent. The proposal is not considered to significantly affect the amenities of the neighbouring properties.

4.4 No objections to the proposal have been received through the public consultation.

4.5 The development is not considered to significantly and adversely affect the viability of the seafront. Policy TR9 of the Borough Wide Local Plan governs extensions to amusement arcades; the policy within prime commercial holiday areas is to resist a net increase in amusements floorspace. It is recognised that the development would represent an increase in amusement floorspace contrary to policy TR9. However there will not be an increase in the arcade frontage. The use is given as amusements and does not explicitly state the type of arcade machines involved. If the committee is minded to approve the application a condition should be considered which limits gambling machines and ensures 'family friendly' machines only. This will ensure that the additional amusement space is inclusive and does not represent a loss of visitor floor space available to all ages.

4.6 The additional floor space used for amusement purposes stands at approximately 500 square metres. It is recognised that there have been two amusement arcade applications in close proximity in 2016 (34 Marine Parade and 38 Marine Parade) however this application is not considered to significantly affect the viability of the sea front, across the entire seafront there have been variations in the level of amusements. The Atlantis resort was recently granted permission and



started the conversion of a large area of its arcade space to form a bar-restaurant. In addition the loss of Quasar is not considered to significantly affect the viability of the seafront. A Quasar laser tag could be considered similar in nature to some of the simulation shooting games.

**5.1 RECOMMENDATION :- Recommended for approval, subject to conditions;**

The additional amusements shall be non-gambling machines

**Jill K. Smith**

---

**From:** Jason Beck  
**Sent:** 07 April 2016 13:18  
**To:** Jill K. Smith  
**Subject:** FW: 06/16/0139/CU

FYI

**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

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**From:** Keith J. Eglinton  
**Sent:** 07 April 2016 11:41  
**To:** Jason Beck  
**Subject:** RE: 06/16/0139/CU

Jason.

I've managed to have a tour round in the premises and once the referb has taken place I think it will be better than now.

No objections at this stage to the application.

Keith

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

Your Ref: 06/16/0139/CU  
Date: 4 April 2016

My Ref: 9/6/16/0139  
Tel No.: 01603 638070  
Email: [stuart.french@norfolk.gov.uk](mailto:stuart.french@norfolk.gov.uk)

Dear Jason

**Great Yarmouth: Change of use of first and second floors from indoor recreation areas (D2) into amusement use (Sui generis)  
31 Marine Parade The Mint GREAT YARMOUTH NR30 2EN**

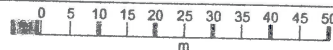
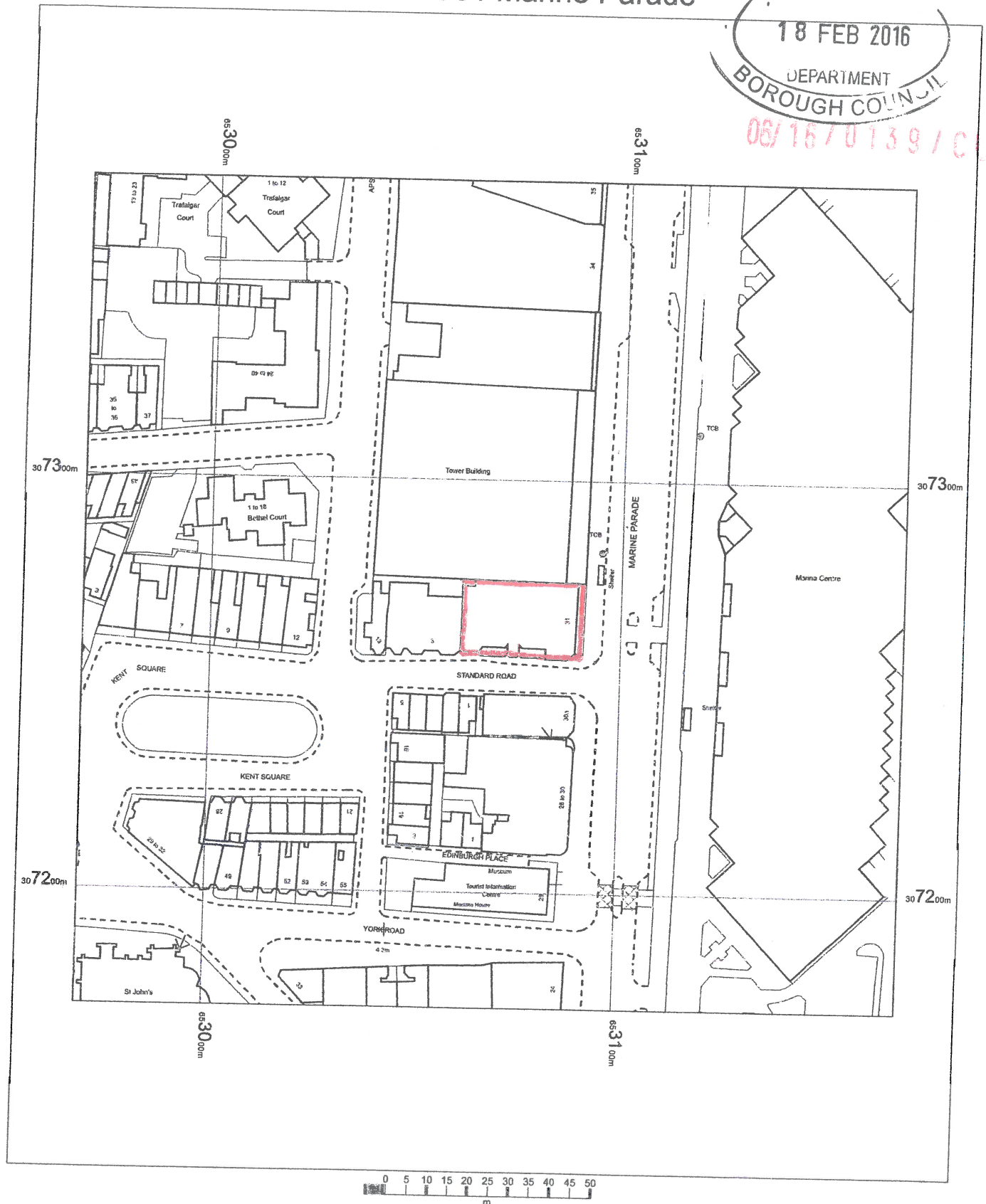
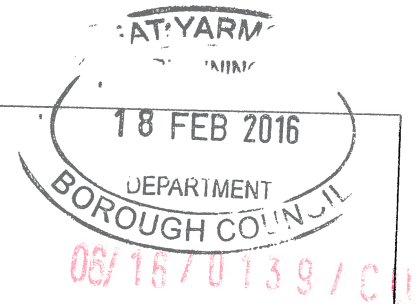
Thank you for your recent consultation with respect to the above to which the Highway Authority have no objection

Yours sincerely

*Stuart French*

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

# The Mint 31 Marine Parade



OS MasterMap 1250/2500/10000 scale  
16 February 2016, ID: CM-00502878  
[www.centremapslive.co.uk](http://www.centremapslive.co.uk)

1:1250 scale print at A4, Centre: 653069 E, 307272 N

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100019980

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GREAT  
YARMOUTH  
BOROUGH COUNCIL

**Reference:** 06/16/0105/CU and 06/16/0106/A

**Parish:** Great Yarmouth

**Officer:** Mr J Beck

**Expiry Date:** 01-06-2016

**Applicant:** Messrs E, G and D Mavroudis

**Proposal:** Use for family entertainment centre and new signage

**Site:** 34 Marine Parade  
Great Yarmouth

## **REPORT**

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

1.1 The application site is positioned on Marine Parade which forms a main tourist attraction for Great Yarmouth and is part of the 'Golden Mile'. The site is amongst a number of holiday commercial uses and opposite the Marina Centre. The surrounding uses are predominantly amusements, food and entertainment based. This report is for two applications one relates to a change of use whilst the other relates to an advert consent at the same site

1.2 The application site is the former Yesterdays World which was formed of a mix of uses. A museum is under use class D1; however Yesterdays World was not a museum in a traditional sense and was largely formed of use classes A1 (retail), A3 (café/restaurant) and D2 (assembly and leisure). The proposal involves a change of use part of Yesterday's World (approximately two thirds) which will become part of the adjacent amusements at 35 Marine Parade.

1.3 The application is for a change of use to a family entertainment centre with a mixed use of amusements (designated as phase 1 on the plans) and a children's play area with restaurant under use class D2 and A3 (designated phase 2). The application also involves an alteration of the advertisements which will be extended to cover part of the former Yesterdays World and a new frontage with doors added to the front in a similar style to the existing doors at 35 Marine Parade.

#### 1.4 Planning History:

A/2261 – Advert. 30-03-1961

A/2346 – Illuminated advert. Approved with conditions. 27-04-1961

2885 – Alterations to canopy. 18-01-1962

3661 – Internal alterations. 01-11-1962

4652 – Alterations. 05-12-1963

6717 - Alterations and extensions. 06-01-1966

06/75/0792/F - Discotheque. Withdrawn. 11-08-1975

06/83/0568/F – Erection of garage. Approved with conditions. 20-06-2083

06/84/1179/F – New sliding-folding doors to existing arcade. refused. 07-01-1985

06/85/0125/F – New sliding-folding doors to existing arcade. Approved with conditions. 22-03-1985

06/85/1087/F – New sliding-folding doors to front of amusement arcade. Approved with conditions. 14-01-1986

06/97/0812/A – Illuminated fascia signage. Advert Consent. 21-11-1997

06/05/0953/F – Change of use to museum/exhibition with themed Victoria arcade, tea rooms and curiosity shop. Approved with conditions. 27-04-2006

06/06/0669/F – Conversion of residential unit to two self-contained flats, inc external staircase and passage at ground floor. Approved with conditions. 02-10-2006

06/06/0846/A – Illuminated shop sign. Advert consent. 22-11-2006

06/12/0144/F – Vary condition 2 of planning permission 06/06/0669/F flat 1 to be used as separate self-contained unit for use other than employed/associated. Approved with conditions. 27-04-2012.



## **2. Consultations :-**

**2.1 Public consultation** – 10 letters of objections have been received, but it should be noted that 1 letter of objection was received representing 11 businesses on the seafront. A summary of the objections from all objectors are found below:

Their objection to the proposal is;

- It is not in character and is visually detrimental and that the proposal is contrary to policy TR9.
- Loss of different attractions.
- Contrary to policy.
- Impact of further gambling on the seafront

They also raised concerns regarding the application itself which are found below;

- The application is incorrectly completed including,
- One of applicants was not included on the applicant,
- The doors have not been mentioned,
- 35 Marine Parade was not included in the application,
- Incorrect description of the use class as D2 and that questions have not been completed.

**2.2 Highways** – No objection subject to conditions. For the advert they request conditions leaving a minimum clearance from the ground and a restriction on illumination. For the change of use they request that other else (aside from the advert) would overhang the highway.

**2.3 Property Services** – No comment.

**2.4 Greater Yarmouth Tourism Authority** – No comment.

**2.5 Licencing** – No comment.

**2.6 Conservation** – No comment.

## **3. Policy and Assessment:-**

**3.1 Saved policies from the Borough Wide Local Plan:**

## POLICY TR7

Proposals for new visitor facilities and attractions may be permitted in the prime commercial holiday areas of Caister-on-sea, California, Gorleston-on-sea, Great Yarmouth, Hemsby, Hopton-on-sea, Newport and Scratby and will be assessed having particular regard to their scale, design and relationship to other uses and to landscape, environmental, residential amenity and traffic considerations.

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Planning permission for new amusement arcades, whether involving a change of use, extension to existing premises or redevelopment, will only be permitted in the following areas:

- (A) Prime holiday attraction sites which are self-contained units and where access to the arcade would be from within the complex;
- (B) In prime commercial holiday complexes/areas where only changes of use within existing premises will be permitted provided there is no net increase in the total amount of floorspace or frontage used for amusement arcade purposes.
- (C) Holiday parks and complexes : subject to there being a proven need and the use being solely for residents of the site.

(Objective: To prevent an over-provision of amusement arcades.)

Note: PRIME ATTRACTION (PA) includes sites such as the Marina Centre, Britannia and Wellington Piers, the Sea Life Centre and the Pleasure Beach which have a predominant single use and are destinations in their own right.

PRIME COMMERCIAL HOLIDAY COMPLEXES (PC) includes blocks of mixed uses, predominantly in the sea front area. These include individual arcade premises food and drink outlets novelty shops etc.

HOLIDAY PARKS (PH) includes major holiday accommodation sites of all types ie. chalets, caravans etc. and where amusement provision on site is aimed principally at residents.

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In the Great Yarmouth seafront area, with the assistance of its statutory development control powers, the council will:

- (A) Maintain and enhance the status of Great Yarmouth's golden mile (the seafront between Euston road and the pleasure beach) as the main focus of the borough's traditional tourist industry, and provide the balance and range of facilities and attractions within this area that meets the needs and expectations of all sections of the potential market;
- (B) Protect the predominant character of the different areas of the seafront by:
  - i retention of the uncommercialised open character of the area to the north of the Britannia pier;
  - ii retention of the open character of areas to the east of marine parade between Britannia pier and the pleasure beach, including the areas of public open space; and,
  - iii steering proposals of a highly commercial nature to areas predominantly in such uses;
- (C) Subject to aesthetic, conservation and other land-use considerations, extend the seafront illuminations scheme;
- (D) Subject to proven need, permit additional gaming facilities, including a casino ;
- (E) Subject to the likely effect on adjoining or neighbouring land-uses, favourably consider proposals for entertainment development within areas designated as prime holiday attraction or prime commercial holiday areas on the proposals map;
- (F) Maintain and enhance the existing character of the area to the east of marine parade;
- (G) Subject to scale and design, favourably consider any proposal to extend the marina leisure centre northwards;

- (H) Subject to a design which retains the pier deck and pavilion, favourably consider redevelopment of the wellington pier complex.

### 3.2 Core Strategy:

#### CS8 – Promoting Tourism, Leisure and Culture

A) Encourage and support the upgrading, expansion and enhancement of existing visitor accommodation and attractions to meet changes in consumer demands and encourage year-round tourism

C) Safeguard key tourist, leisure and cultural attractions and facilities, such as the Britannia and Wellington Piers, Pleasure Beach, Hippodrome, the Sea Life Centre, the Marina Centre, Great Yarmouth Racecourse, St Georges Theatre and Gorleston Pavilion Theatre

d) Maximise the potential of existing coastal holiday centres by ensuring that there are adequate facilities for residents and visitors, and enhancing the public realm, where appropriate

E) Support the development of new, high quality tourist, leisure and cultural facilities, attractions and accommodation that are designed to a high standard, easily accessed and have good connectivity with existing attractions

#### Policy CS9 - Encouraging well-designed, distinctive places

A) Respond to, and draw inspiration from the surrounding area's distinctive natural, built and historic characteristics, such as scale, form, massing and materials, to ensure that the full potential of the development site is realised; making efficient use of land and reinforcing the local identity.

C) Promote positive relationships between existing and proposed buildings, streets and well lit spaces, thus creating safe, attractive, functional places with active frontages that limit the opportunities for crime.

F) Seek to protect the amenity of existing and future residents, or people working in, or nearby, a proposed development, from factors such as noise, light and air pollution and ensure that new development does not unduly impact upon public safety.

#### **4. Assessment and Recommendation:**

4.1. The application site is situated on Marine Parade amidst the main visitor attractions and the 'Golden Mile'. The area is classified as Prime Commercial Holiday Use which aims to encourage the visitor economy. The area is predominantly formed of amusements, food and drink as well as entertainment uses. The unit itself was formerly Yesterdays World which was a museum which is traditionally categorised as use class D1. However it was not a museum in a traditional sense and was a mixed use themed exhibit including the uses A1, A3 and largely D2 uses.

4.2 The proposal is to change the use of the unit to a family entertainment centre. Phase 1 which is to the front of the site is proposed as amusements whilst phase 2 to the rear is proposed as D2 use both of which will adjoin to the existing amusements at 35 Marine Parade. Further information submitted has provided additional detail on the use. Phase 2 will be a children's play area under D2 use with a restaurant/café under A3 uses. It is noted that both D2 and A3 uses were already utilised by Yesterday's World. The application form does list the whole of the site (within the red line) under D2 use, but in accordance the public objections, amusements would be categorised as Sui Generis.

4.3 The proposed uses are suitable within a prime commercial holiday area and are in character with the wider holiday area. Policy CS8 of the Core Strategy aims to improve the holiday offer and upgrade facilities. The proposed development is not likely to significantly and adversely affect the neighbouring properties as the neighbouring uses are also commercial in nature. The property to the south is 35 Marine Parade which will adjoin the application site and is currently used for amusements purposes. The property to the north is also currently used for amusements.

4.4 Policy TR9 of the Borough Wide Local Plan governs extensions to amusement arcades; the policy within prime commercial holiday areas is to resist a net increase in amusements floorspace. It is recognised that the development would represent an increase in amusement floorspace contrary to policy TR9. However the additional information states that the amusements will be video gaming and redemption machines only and not additional gambling machines meaning the development will be inclusive to all ages. It is also important to note that the unit has historically been in use as amusements and was given permission to change to Yesterdays world in 2005, in addition the Atlantis resort recently had permission and had started the conversion of a large area of its arcade space to form a bar-restaurant and had



previously lost space for different retail units. The proposal should be weighed against this if members are minded to approve the application.

4.5 A condition should be considered which limits gambling machines and ensures 'family friendly' machines only. Currently 35 Marine Parade has a condition restricting the gambling machines to 19%. This condition applies to 35 Marine Parade so if the committee is minded to approve the application it is recommended that the condition governing 34 Marine Parade removes gambling machines altogether. The additional information states that the machines will be redemption and video gaming use only.

4.6 The additional floor space used for amusement purposes stands at approximately 458 square metres. It is recognised that there have been two amusement arcade applications on Marine Parade in 2016 (31 and 38 Marine Parade) however this application is not considered to significantly affect the viability of the sea front. The resultant development is within a cluster of amusements and is not considered to significantly impact upon the wider seafront.

4.7 The development will involve alterations to the frontage and the installation of an advertisement. The alterations themselves are not considered out of character with its surroundings. The frontage is of a similar appearance to 35 Marine Parade and the character of the seafront is generally defined by bright commercial units. The site is within a conservation area, but again the character of the conservation area is typical to a seaside resort to which the proposal does conform. It is recognised that Yesterdays World's frontage did have unique features such as the Britannia statue and offered a positive feature to the seafront. However the development is still in character with the wider seafront.

4.8 In reference to the public objection the application has been amended to include Mr D Mavroudis and the address 35 Marine Parade. The red line on the plan does now include 35 Marine Parade for the advert consent whilst the form has been deemed to be completed satisfactorily once these amendments were made.

**5.1 RECOMMENDATION :- Recommended for approval**, subject to conditions -  
Advert consent: The conditions put forward by the Highway department.

Change of use: A restriction on gambling machines (fruit machine and one-arm bandits) in accordance with the further information.

Subject to highway conditions, opening hours will need to be agreed as indicated on the application form. Opening to 12:30 could be considered and no amplified

sound/music played outside the building, within the building it should be limited until 11:30



## Addresses

34 Marine Parade, as it was formerly known is no longer. Instead it is now divided by two separate, Independent and exclusive addresses:

34a and 34b Marine Parade; Approximately 1/3<sup>rd</sup> and 2/3<sup>rd</sup> respectively;

34a belongs to Mr Wray Austrin and 34b to Messrs D, E and G Mavroudis.



## Floor Area

Barron's Paradium was one of Britain's first seaside amusement arcades. Elements of the premises can still be seen today. We now own that part of Barron's to the right of the white line 34b. The Proprietor of Caesars Palace possesses that part of Barron's as shown to the left of the white line 34a.



Therefore approximately 2/3<sup>rd</sup> of 34 Marine Parade is owned by The Gold Rush of which less than half is proposed as an extension to the existing Gold Rush Amusements. Of this portion a substantial sizeable amount will be designated as a prize shop area.

It must be noted that Atlantis Amusements Arcade on the same stretch of promenade 2 doors along has reduced its Amusement arcade floor area by a considerable amount.

Great Yarmouth Borough Wide Local Plan TR9 came into operation on 23 February 2001. 34 Marine Parade formerly Known as Barron's, did not close until 2006. Therefore Barron's, hence 34 Marine Parade, in its entirety, was included as part of that count of arcades, as an integral part of policy TR9. 34 Marine Parade is a prime holiday attraction and is a prime commercial holiday area.



The total amount of floor space and frontage used was included as part of policy TR9 as of 23 February 2001. The proposed extension to the Goldrush is approximately a mere 27% of that original floor area and the frontage, is 40% smaller than the original Barron's frontage.

There has also been evidence of arcade owners abusing the TR9 Borough Wide Local Plan. This can be very noticeable with the Wellington Pier. It was extended and improved within the 15 year period.

Also SUBS, in the Flamingo was removed to enlarge the arcade with no apparent planning consent. The Silver Slipper, removed a rear main wall, and extended its arcade floor area with no apparent planning consent.

## Heritage

Some of the original features from the Barron's heyday are still visible. These features form part of the buildings natural heritage. One of the Buildings first and foremost use was as an amusement arced and operated as such for many decades, as far back as the 1920's.

Inside the main entrance is a sign from a later period in the properties history, long before it was "yesterday's World" that clearly reads "Amusements" in gold and blue mosaic. Barron's was the first amusements arced on Great Yarmouth seafront, and one of the first in the country. As a percentage proportion of the properties lifespan, it is undeniable that this historic building has a unique and categorical heritage, as a Family Amusements (Entertainments) Centre.



During Its first years of trading Yesterdays World did have a sizable area of floor space at the front right hand side of the property, allotted as a Family Entertainment Centre (Amusements).

## Phase 1

This is the ground floor area from Marine Parade, the front to approximately half way through.

It is this portion of floor area that is proposed to contain an extension to the Gold Rush Amusements containing a medley of redemption, video and prize area only.



Ticket pay-out machines or redemption machines offer a more rewarding gaming experience. Not only does the player, derive satisfaction, enjoyment and time from playing the game, but is also rewarded on a point basis in the form of tickets.

Due to the very nature of this type of machine, manufactures have been reviving some of the old classic videos, such as Pac-man and Galaga. In previous years, the player would simply invest money, for time. The player can now invest time and money for real tangible rewards, a real return on capital employed.

Prizes too have also moved forward. Prizes are bigger, better, higher in quality, useful even: Computers, lap tops, palm tops, phones, kitchen wear, puzzles, tools etc. The list is endless.

We at the Gold Rush pride ourselves on providing the very best. We believe the public deserves nothing less. And as a result of our commitment, our Great Yarmouth town will benefit.

It should be noted that Leisure Land Amusements is similar in that it is two building under one name.

## **Phase 2**

Phase two has been allocated to the area from the middle through to the very far back. It is proposed that this be used as a children's ball park/play arena. The park/arena would be complimented by a restaurant/coffee house with bar area, pool and air hockey.

The restaurant and bar will be large and spacious with lots of seating: luxury sofas, lounges, with live news feeds from overhead LED screens. Good food with good drink.

We envisage a well lit, warm, spacious, safe indoor area for all ages and families to enjoy throughout the year; a comfortable friendly atmosphere, with friendly service direct to your table; a quality service with quality food at respectable prices, welcome to all.

The sheer size and volume of space offered at the rear of 34b Marine Parade simply cries out to become a children's play area. It is an area of great potential and opportunity.

## **Investment**

We the owners of the Gold Rush Amusements are not strangers to this town. Born and raised in Great Yarmouth. We are an integral part of Great Yarmouth seafront. We have seen the changes, we have felt the changes. We know work and do not shy from it. We have an excellent track records of running successful business which are an asset and not a drain on the town.

### **For example:**

The Holkham Hotel was derelict for over 10 years, a disgrace to behold. This was a building draped in heritage along the golden mile left to rack and ruin, due to be demolished. After unwelcome defeat



it was conceded by peers and planning granted. However, this was not to be and the property in its distraught condition was placed on the open market. Many showed interest but hesitated at the sight of this immense mountain. We did not hesitate. We ventured forth where they did not dare to go. It has taken almost 10 years of careful planning, timing, colossal investment and extraordinary hard graft to create this Gold Rush.

So yet again another opportunity has presented itself in the form of a burnt down endeavour. Left untouched this building would surely be another ruin, just as The Holkham Hotel was. Many in our town, just as before showed interest yet did not present themselves at the drop of the hammer, where the property did not sell.

Fear has taken a grip on operators and it is this fear that has rallied their unity against us. We all like to see others work but why is it that they don't want anyone else to succeed. Is it not enough that they succeed? Should all others be made to fail as well?

For eleven months we have employed builders, carpenters, electricians, labourers, steel fabricators, plumbers, engineers, architects, plasterers, ground workers, roofers. We have invested, and through our investment we have provided employment for dozens of men with families and children, all of whom have benefited from our endeavour. Our investment has benefited this town. It has contributed to the growth of our town.

## Revenue

Allowing this venture to go forth will create employment. We will make sure that this business not unlike our other businesses will succeed, and as a result of this success all those who participate will benefit.

Great Yarmouth Borough Council will benefit. A tremendous amount of revenue in the form of Business Rates, VAT, PAYE, Machines Gaming Duty, Licensing, Income Tax and Corporation Tax. Also a great needed contribution towards the BID which Great Yarmouth is fortunate and lucky to have.

Yesterday's World was a novel concept at first. Ultimately it failed (see attachment A). We have the ability to see that this does not re-occur. We cannot allow yet another property to sit vacant on our Golden Mile.

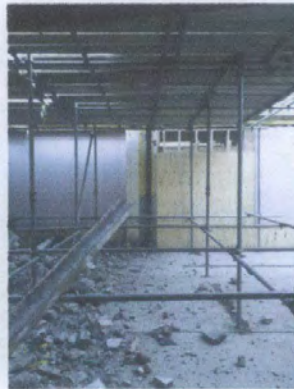
Our New vision for 34b Marine Parade is a gaming area at the front and a play area with food and drink at the rear.

## Safety

Yesterday's World was unsafe. How many of you have walked through unaware that approximately 150 square meters of flat roof could have collapsed. We began unearthing the core structure of this building and were horrified to discover that an entire area of flat roof was potentially lethal.

Crumbling corrugated sheeting, holed and rusted steel girders were barely supporting 6-8 inches of concrete, approximately 150 tons in total, which, could have collapsed at any time. Of course being conscientious minded operators, we paid for this to be replaced immediately. The previous owners covered the top with more felt and the underside with more boards





The completed building will have an immediate positive aesthetic effect to the area as well as extending the life span of the building. This will however secure the life of a great building of historic significance on Marine Parade for future custodianship.

## Controversy

We believe that whatever rules are governing the prime site tourist areas of Great Yarmouth, they have not been seen to be adhered to by other operators. It seems a hand full of business owners are objecting solely on the basis, of competition and are worried that a recent local operator will disturb their serenity. Great Yarmouth needs fresh faced new young business persons to step in and carry the torch onwards. Competition has always benefited the seafront consumer. It encourages investment, innovation and expansion. It increases variety, diversity; it creates jobs and growth in the market. Competition is the key to a successful thriving seafront economy.

We do not want a run down shabby and dated seafront, with poor choice, inferior quality and with high prices. A deflated and stagnated seafront with dwindling service uses and empty and derelict buildings.

Caesars and The Atlantis Tower Amusements are not on the list of complainers. These are the neighbouring arcades. Perhaps they have a more positive outlook. Not a single complaint was lodged by any Guest House, Hotel, B&B, Corner Shop, Pub, Restaurant, Cafe, and Tea Room etc.

(Attachment C, shows comments from the general public in response to an article placed in the Great Yarmouth Mercury paper which can be found on their website.)



3 Everson Close  
New Costessey  
Norwich  
NR5 0BQ

5<sup>th</sup> May 2016

To whom it may concern

My name is Ian Dickinson,

I was General Manager of Yesterdays World, Great Yarmouth from 2008 - 2012. I joined Yesterdays World in December 2006, as The Assistant Manager, before taking over as General Manager in September 2008.

Yesterdays World was a great concept, a walk around indoor attraction, covering social history throughout the years, with a full size Victorian Carousel. Something completely new to Great Yarmouth. The first two years of trading were fantastic with great visitor numbers coming through the doors.

However, we noticed figures were dropping dramatically on a yearly basis. Therefore, we carried out an exit poll, where I personally met our customers as they exited the attraction, asking them to help out with a Customer Care questionnaire. We asked several questions, including, was it value for money, did they enjoy their experience, etc. We were stunned by the answers to one of the questions, which was "would you return ?" The majority of those answers being "NO", as they felt it was an Attraction that could only be visited just the once, as they have seen it once, they wont want to see it again. The results of the questionnaire were pointed out to the owners, who were then reluctant to spend any more money on the Attraction, if they were not going to get any return.

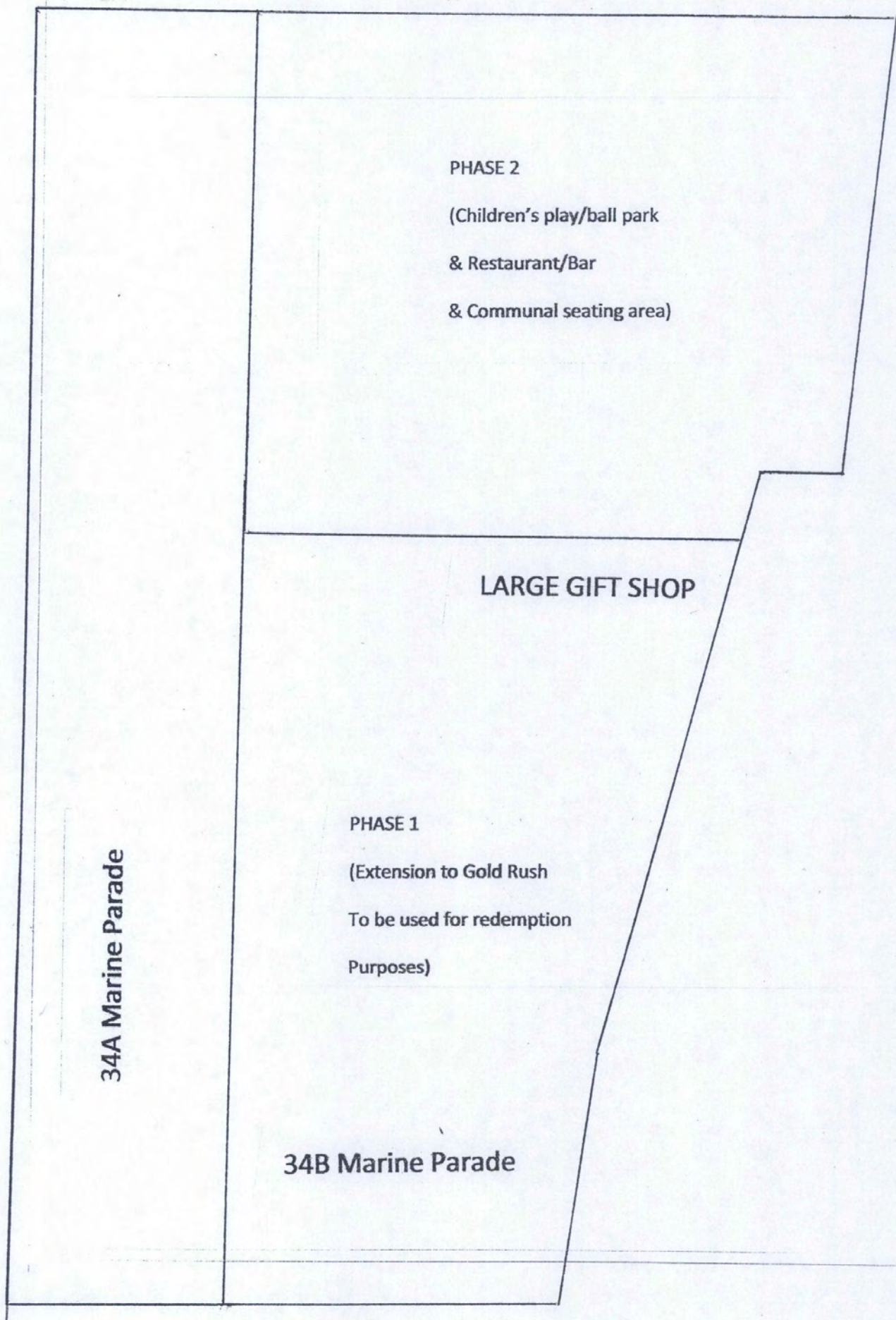
I left Yesterdays World in January 2013, as I felt that my position was not secure as the business was becoming unviable, and operating with huge losses. Yesterdays World closed in November 2015, with reports of "horrific guest figures" in its final two years of operating. Having had the experience of operating this Attraction I do believe that these type of Attractions do not work in Great Yarmouth, as you can see from others closing down, including Amazonia, and The Waxworks, even The Famous Pleasure Beach is operating shorter hours Overall, I, personally believe that visitors coming to Great Yarmouth are continually dropping each year. And those who are visiting are on a very tight budget. This year alone, The Raynscourt Hotel and The Midland Hotel have closed due to poor guest figures, with many more smaller B&B and Guest Houses changing hands.

If you walk along the Seafront, and even the Town Centre, you will see that there are far to many buildings sitting empty. I would rather see these buildings occupied, than sitting empty, boarded up and graffiti ridden. I, personally think the Council should be supporting people who are willing to invest good money into this Town, rather than putting up continuous hurdles for those wanting to make Great Yarmouth a Seaside town that people want to visit once again.

Regards

Ian Dickinson  
07979 484 375







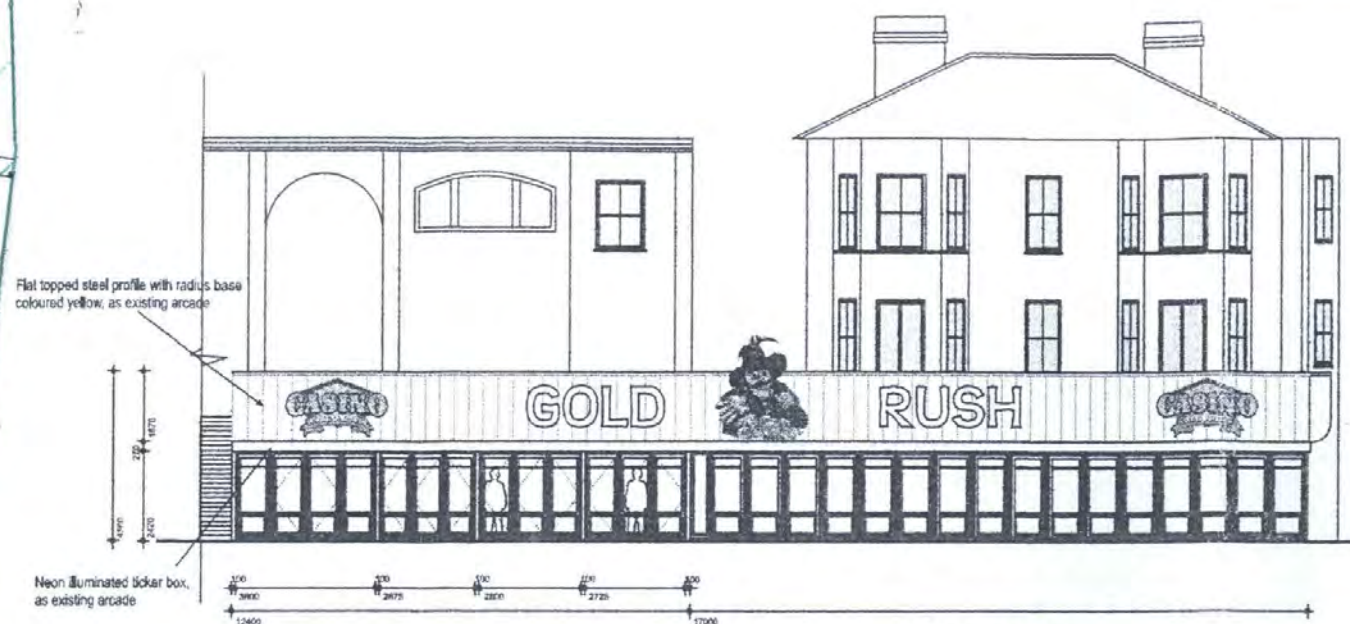
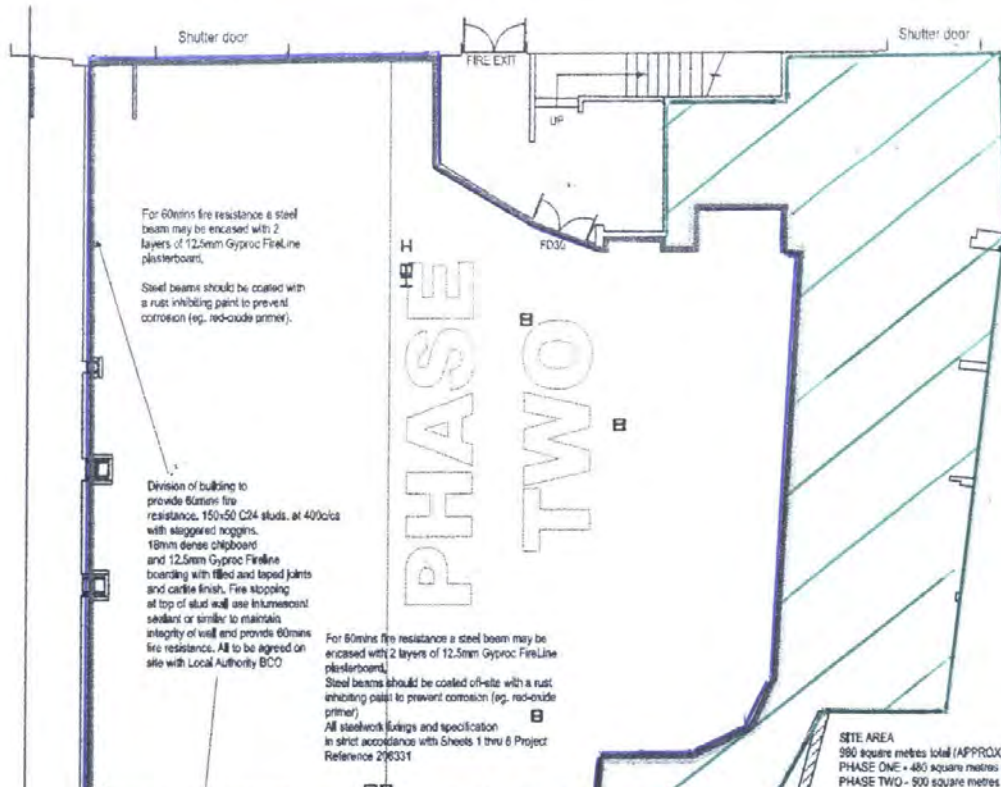
date	revision

**COLOUR KEY**

RED: Redemption Tickets & Shop

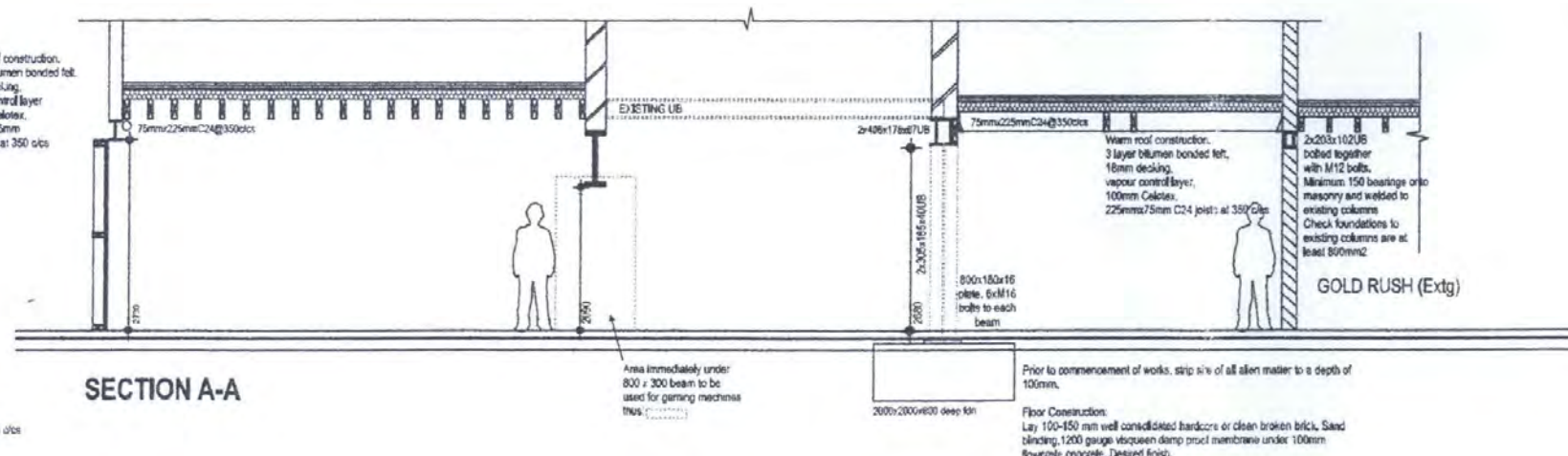
BLUE: Indoor funhouse

GREEN: Hot food & Drinks



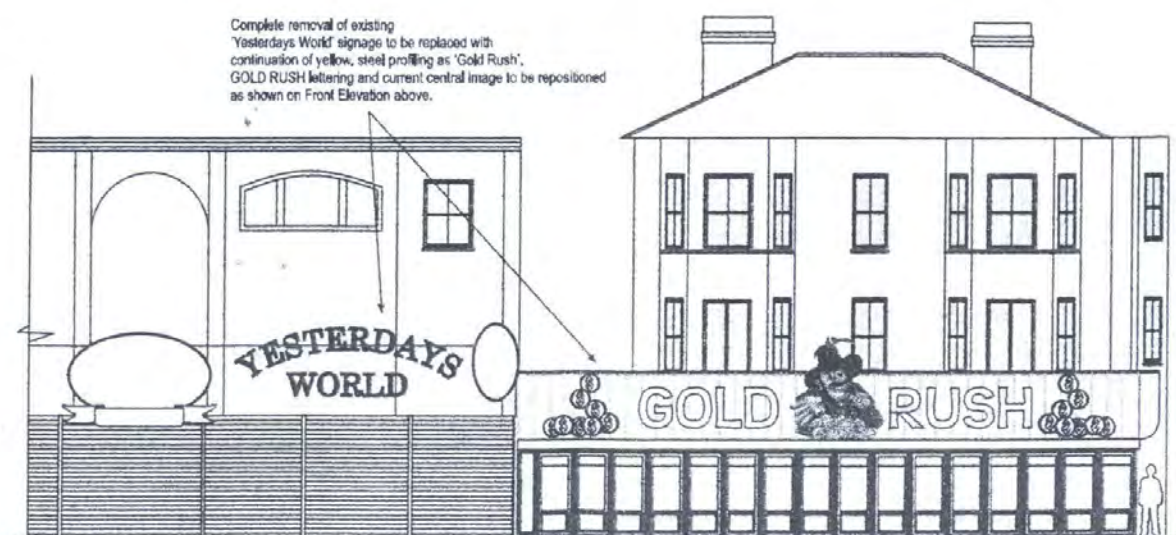
**FRONT ELEVATION PROPOSAL** facing Marine Parade

Complete removal of existing 'Yesterdays World' signage to be replaced with continuation of yellow steel profiling as 'Gold Rush'. GOLD RUSH lettering and current central image to be repositioned as shown on Front Elevation above.



SECTION A-A

Complete removal of existing 'Yesterdays World' signage to be replaced with continuation of yellow, steel profiling as 'Gold Rush'. GOLD RUSH lettering and current central image to be repositioned as shown on Front Elevation above.



EXISTING FRONT ELEVATION facing Marine Parade



**EXISTING SIDE ELEVATION** facing Trafalgar Road

**GROUND FLOOR - Family Entertainment Use**



4 comments

It seems unusual that there is a protest going ahead regarding a borough policy that has already been flaunted twice recently. Once with the revamp of Wellington Pier, which is now an amusement arcade and secondly with "The Edge" a supeer casino with untold numbers of slot machines etc etc going in just past the pleasure beach. Personally I don't think that an expansion like this will bring one more penny into the town but will only divide a finite cake amongst a greater number of operators but then, isn't that called competition and shouldn't the weakest fall by the wayside? Isn't that the world we live in these days?

[Add your comment](#) | [Report this comment](#)

ThePresence Saturday, April 30, 2016

BETTER COMPETITION it certainly can't get any worse along the front ,or can it?

[Add your comment](#) | [Report this comment](#)

stoneman Friday, April 29, 2016

It was indeed Barrons Amusements and had Yesterdays World been an operating business that was purchased and changed then maybe there would be grounds for objection. However the fact is that Yesterdays World closed down as the owners couldnt make a viable business from it and surely it is better that the building is in use rather than having a major site in the middle of the Sea Front with the shutters down ! The fact that all 11 objections come from excatly the same type of business does indicate sour grapes.

[Add your comment](#) | [Report this comment](#)

Katman Friday, April 29, 2016

Forgive me if I'm wrong but wasn't this BARRONS amusement arcade untill 2006 so was already an arcade premises when the limitations came into effect so there shouldn't be a problem it looks to me as if all the other arcade owned just don't want to have some better competition

# Internet Consultees

Application Reference 03/16/0105/CLJ

Attachments

Invalid Consultee Comment? ☐

Copy to existing Consultee? ☐

Name Debbie Read  
 Address 40 Alpha road  
 Gorleston  
 Post Code NR31OLQ  
 Telephone  
 Email Address  
 For or Against OBJ Object  
 Speak at Committee

LETTER SENT  
 INFORMING OF  
 COMMITTEE

Another popular family venue gone, to be replaced by another tacky arcade. trying to keep kids away from gambling is getting harder.

Date Entered 17-05-2016

Internet Reference OWPC763



## Internet Consultees

Application Reference 06/16/0105/CU

Attachments

Invalid Consultee Comment? ☐Copy to existing Consultee? ☐

Name Amber Coats

Address Flat 6, North Drive

North Drive

Great Yarmouth

Norfolk

Post Code NR304EP

Telephone

Email Address

For or Against OBJ Object

Speak at Committee

LETTER SENT  
INFORMING OF  
COMMITTEE-  
10/5/16

As a business owner along the seafront, operating a small caf and ice cream stall I think it is an outrage that yet another amusement arcade can be allowed to operate. When yesterdays world was closed it was a great shame that it was not replaced with another heritage type business. It seems that slowly Yarmouth seafront is turning in to another Blackpool with a long line of eyesore arcades attracting the wrong crowd of people.

Date Entered 17-05-2016

Internet Reference OWPC762

# Internet Consultees

Application Reference 06/16/0105/CL

Attachments

Invalid Consultee Comment? ☐

Copy to existing Consultee? ☐

Name Mr K Crux

Address 7 Buxton avenue

Gorleston

Post Code NR31 6HG

Telephone

Email Address

For or Against OBJ Object

Speak at Committee

LETTER SENT  
ADVISING OF  
COMMITTEE  
7/5/16

I object to this application on the grounds that I feel Great Yarmouth Sea front should encourage a wider variety of attractions, not just amusement arcades. I think this would encourage more tourism to the town as it would have more to offer.

Date Entered 16-05-2016

Internet Reference OWPC756



## Internet Consultees

Application Reference 06/16/0105/CU

Attachments

Invalid Consultee Comment? ☐Copy to existing Consultee? ☐

Name Charles Thurston

Address 41 The Great Court

Royal Naval Hospital

Great Yarmouth

Post Code NR303JU

Telephone

Email Address

For or Against OBJ Object

Speak at Committee

LETTER SENT  
ADVISING OF  
COMMITTEE  
17/5/16

The problem with this application is that it is in contradiction with the current planning policy which has been in place to prevent the proliferation of amusement arcades in great yarmouth. If the policy is not upheld then it will set a precedent, making it difficult to refuse new applications for changes of use to amusement arcades. This will "open the floodgates" for cafes, shops and any other properties being converted to amusements. Great Yarmouth already has 14 amusement arcades some of which are the largest and highest quality in the country. The west side of Marine Parade is almost wall to wall amusements. The need is already fulfilled. the borough wide plan for the seafront which was reviewed in february 2016 is to encourage heritage attractions and has saved the anti amusement arcade policy. it

Date Entered 16-05-2016

Internet Reference OWPC754

## Internet Consultees

Application Reference 06/16/0105/C9

Attachments

Invalid Consultee Comment? ☐Copy to existing Consultee? ☐

Name Charles Thurston

Address 41 The Great Court

Royal Naval Hospital

Great Yarmouth

Post Code NR303JU

Telephone

Email Address

For or Against OBJ Object

Speak at Committee

floodgates" for cafes, shops and any other properties being converted to amusements. Great Yarmouth already has 14 amusement arcades some of which are the largest and highest quality in the county. The west side of Marine Parade is almost wall to wall amusements. The need is already fulfilled. the borough wide plan for the seafront which was reviewed in february 2016 is to encourage heritage attractions and has saved the anti amusment arcade policy. it seems rediculous that this application is to replace a heritage attraction amusments, a complete contradiction of the plan. The Property will be much better suited to a number of other uses, and the works carried out on it so far are not limited to the use of amusements. I ask you to refuse the application and uphold the TR9 policy.

Date Entered 16-05-2016

Internet Reference OWPC754



# Internet Consultees

Application Reference 06/16/0105/CU

Attachments

Invalid Consultee Comment? ☐

Copy to existing Consultee? ☐

Name Dave Weston

Address 11 Nelson Rd Central

Great Yarmouth

Norfolk

Post Code NR30 2HZ

Telephone

Email Address

For or Against OBJ Object

Speak at Committee

LETTER SENT  
A DIVISION OF  
COMMITTEE  
17/5/16

I strongly object to another attraction being converted into an amusement arcade. There's too many along the seafront as it is and one more certainly isn't going to help boost tourism.

Date Entered 16-05-2016

Internet Reference OWPC757

# Internet Consultees

Application Reference **08/16/0105/CL**

Attachments

Invalid Consultee Comment? ☐

Copy to existing Consultee? ☐

Name **Sharron wilkes**

Address **96 Nelson road central**

Post Code **NR303BB**

Telephone

Email Address

For or Against **OBJ** Object

Speak at Committee

*LETTER SENT  
ADVISOR OF  
COMMITTEE  
17/5/16*

Just what we don't need, another arcade on Great Yarmouth seafront! don't you think there's enough already?  
Please come up with an original idea. It's such a shame to see another of the towns attractions lost again!

Date Entered **16-05-2016**

Internet Reference **OWPC759**



# 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

LETTER SENT  
ADVISING OF  
COMMITTEE  
17/5/16

Does Great Yarmouth seafront really need another amusement arcade?

It was a great loss to the the golden mile and the town when yesterday's world finally closed its doors.

The seafront needs more attractions not more amusement arcades to keep people coming to this fantastic holiday destination.

Eventually the whole of the historic seafront will be clad in cheap signage and neon and will be overtaken by the sound of slot machines.

Please don't let this be the start of the slippery slope..

Date Entered

Internet Reference

## Elaine Helsdon

---

**From:** Linda I. Hayes on behalf of property  
**Sent:** 17 May 2016 09:43  
**To:** Alan A. Carr; Planning Support; plan  
**Subject:** FW: Another arcade!

See below.

Linda Hayes  
Practice Manager  
Property Services  
Great Yarmouth Borough Council

Telephone: 01493 846876  
E-mail: [linda.hayes@great-yarmouth.gov.uk](mailto:linda.hayes@great-yarmouth.gov.uk)

Website: [www.great-yarmouth.gov.uk](http://www.great-yarmouth.gov.uk)  
Correspondence Address: Novus Centre, The Conge, Great Yarmouth, Norfolk, NR30 1NA

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?

-----Original Message-----

From: Tim J. Noble  
Sent: 16 May 2016 16:37  
To: property  
Subject: RE: Another arcade!

No, try planning/tourism

Thanks,

Timothy Noble  
Property Services  
Great Yarmouth Borough Council  
Telephone: +44 (0) 1493 846479  
E-mail: [tim@great-yarmouth.gov.uk](mailto:tim@great-yarmouth.gov.uk)  
Website: [www.great-yarmouth.gov.uk](http://www.great-yarmouth.gov.uk)  
Correspondence Address: Novus Centre, The Conge, Great Yarmouth, Norfolk NR30 1NA

-----Original Message-----

From: Linda I. Hayes On Behalf Of property  
Sent: 16 May 2016 16:11  
To: Tim J. Noble  
Subject: FW: Another arcade!

Would you like to reply?

Linda Hayes  
Practice Manager  
Property Services  
Great Yarmouth Borough Council

ALREADY RECD  
VIA WFB

Telephone: 01493 846876

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

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

Correspondence Address: Novus Centre, The Conge, Great Yarmouth, Norfolk, NR30 1NA

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?

-----Original Message-----

From: Janet L. Bessey On Behalf Of enquiries

Sent: 16 May 2016 16:02

To: property; tourism

Subject: FW: Another arcade!

We have received the following email via the Great Yarmouth Borough Council's [enquiries@great-yarmouth.gov.uk](mailto:enquiries@great-yarmouth.gov.uk) mailbox.

The emailer has been informed that their enquiry/request has been passed to the appropriate area and that they will be contacted in due course.

Please respond directly to the email if a response is required. There is no need to cc in this address.

Regards

Janet Bessey

Customer Service Advisor

Customer Services Department

Great Yarmouth Borough Council

Telephone: 01493 856100

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

The information contained in this email is intended only for the person or organisation to which it is addressed. If you have received it by mistake, please disregard and notify the sender immediately. Unauthorised disclosure or use of such information may be a breach of legislation on confidentiality and may be legally privileged.

Page 98 of 159

Emails sent from and received by Members and employees of Great Yarmouth Borough Council may be monitored.

Unless the email relates to Great Yarmouth Borough Council business it will be regarded by the Council as personal and will not be authorised by or sent on behalf of the Council. The sender will have sole responsibility for any legal actions or disputes that may arise.

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

-----Original Message-----

From: James

Sent: 16 May 2016 07:28

To: enquiries

Subject: Another arcade!

Does Great Yarmouth seafront really need another amusement arcade?

It was a great loss to the the golden mile and the town when yesterday's world finally closed its doors.

The seafront needs more attractions not more amusement arcades to keep people coming to this fantastic holiday destination.

Eventually the whole of the historic seafront will be clad in cheap signage and neon and will be overtaken by the sound of slot machines.

Please don't let this be the start of the slippery slope..

Sent from my iPhone

# MERRIVALE MODEL VILLAGE

Marine Parade ♦ Great Yarmouth ♦ Norfolk NR30 3JG ♦ 01493-842097

Head of Planning  
Planning Deptment  
Town Hall  
Great Yarmouth  
NR30 2QF



06/10/0105120  
LETTER SENT  
INFORMED OF  
COMMITTEE  
10/5/16

9<sup>th</sup> May 2016

Dear Sir

I am writing to formally object to the planning application for the extension to the Gold Rush Amusement Centre, Marine Parade, Great Yarmouth.

I wish to object on the grounds that there is already an oversupply of this type of amenity provide on Marine Parade, My fear is with the loss already of such attractions as,

Yesterdays World

The House of Wax

Amazonia Reptile Zoo

The Boating Lake

The Winter Gardens

Our very fragile visitor economy will start fall even further than it has already.

Whilst I applaud their belief and investment, a larger amusement centre will not bring new or retain our current visitor level,

I believe we need is more verity of attractions, so not to jeopardise the existing offering.

Please contact me if you require any for clarification on my objection.

Yours sincerely

Peter Williamson  
Director  
Merrivale (Great Yarmouth) Ltd



# Internet Consultees

Application Reference 06/16/0105/00

Attachments

Invalid Consultee Comment? ☐

Copy to existing Consultee? ☐

Name Caroline O'Grady

Address Triangle Amusements Ltd

29 New Street

Cromer

Post Code NR27 9HP

Telephone

Email Address

For or Against OBJ Object

Speak at Committee

*LETTER SENT  
IN WORKING OF  
COMMITTEE  
10/5/16*

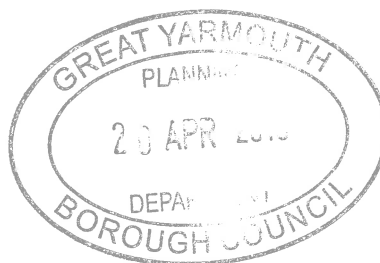
We understood the Council had made the decision to not allow anymore FEC's or AGC's in Great Yarmouth.

We were prohibited from extending at one time because of this policy and strongly object now.

Date Entered 13-05-2016

Internet Reference OWPC752

ACK'D  
20/4/16



RGEre  
18 April 2016

Planning Services  
Great Yarmouth Borough Council  
Town Hall  
Hall Plain  
Great Yarmouth  
NR30 2QF

Dear Sirs

**34 Marine Parade, Great Yarmouth - Applications 06/16/0105/CU and 06/16/0106/A**

I act on behalf of a number of traders in the vicinity (including those who operate the Leisure Land, Magic City, Silver Slippa, The Mint, Golden Nuggett, Circus Circus, Flamingo, Wellington Pier complex, the Pleasure Beach, Britannia Pier and Marine Bingo) who are concerned about unauthorised development which has taken place and about the 'retrospective' applications for planning permission and advertisement consent submitted to you under the above references.

It appears that one application form covers both applications. We have a number of concerns about the procedural aspects as well as the merits of the applications. Some of the procedural flaws are obviously more significant than others but they are overall sufficient, in our view, for you to reject the application at this stage because it is incomplete/wrong and potentially misleading. Further, on its merits we urge you to refuse it (see below).

The **procedural flaws** are as follows:-

1. The applicants (E&G Mavroudis) certify that they are the sole owners (question 30 on the form). According to the land certificate (copy attached) this is incorrect; Demetris Mavroudis is also joint owner. As you know Section 327A(2) provides that an authority must not entertain a planning application if it fails to comply with a statutory requirement. The certificate is a statutory requirement and it appears to be wrong in this case. Therefore, this application cannot be the subject of a lawful decision. Any 'permission' would not be lawful.
2. The application description (Question 3 on the form) makes no reference to the alterations to the doors which have been carried out and which are unauthorised.
3. The application seeks changes to 35 Marine Parade even though those premises are not included in the application (alterations to fascia signage affect 35). The extent of the application site needs to be changed to include 35 Marine Parade at least in respect of the advertisement application.
4. Question 19 of the application and the Design & Access Statement suggest the proposed use is a class D2 use (like the current/last use). The use is also described in an email from the applicant of 6 April from which it is clear it is not a D2 use but an amusement arcade which is a 'sui generis' use. Accordingly planning permission to change the use is required.
5. The application form is not completed fully in that Questions 5, 18, 23, 24 and 27 are not completed and Questions 10 and 29 are not completed fully. **It seems to me that the applications are therefore incomplete/invalid.**

NO  
COPY  
ATTACHED

In the light of the above the application is flawed and should not be entertained. Having said that, there are also reasons why the applications should be refused on their merits.

**Consideration of policy and the merits of the applications:-**

1. When planning permission was granted for the authorised use of the premises (as a 'Museum/exhibition with themed Victorian arcade, tea rooms and curiosity shop') the applicant and your authority went to considerable effort in agreeing a sympathetic ground floor frontage treatment including the arrangement of the doors, signage etc. That arrangement has recently been changed to the detriment of the character and appearance of the conservation area. This application seemingly seeks to authorise those works carried out without planning permission and should be refused because the effect of the proposal is/would be adverse both to the character and appearance of the building and the conservation area.
2. The profile cladding proposed for the canopy/fascia would be a retrograde step and would harm the character and appearance of the building and the conservation area.
3. The Council has a longstanding policy to limit new amusement proposals. It has recently reviewed the policies to be 'saved' from the Boroughwide Local Plan. One of those saved policies is Policy TR9 which says:-

*PLANNING PERMISSION FOR NEW AMUSEMENT ARCADES, WHETHER INVOLVING A CHANGE OF USE, EXTENSION TO EXISTING PREMISES OR REDEVELOPMENT, WILL ONLY BE PERMITTED IN THE FOLLOWING AREAS:*

*(A) PRIME HOLIDAY ATTRACTION SITES WHICH ARE SELF CONTAINED UNITS AND WHERE ACCESS TO THE ARCADE WOULD BE FROM WITHIN THE COMPLEX;*

*(B) IN PRIME COMMERCIAL HOLIDAY COMPLEXES/AREAS WHERE ONLY CHANGES OF USE WITHIN EXISTING PREMISES WILL BE PERMITTED PROVIDED THERE IS NO NET INCREASE IN THE TOTAL AMOUNT OF FLOORSPEACE OR FRONTAGE USED FOR AMUSEMENT ARCADE PURPOSES.*

*(C) HOLIDAY PARKS AND COMPLEXES : SUBJECT TO THERE BEING A PROVEN NEED AND THE USE BEING SOLELY FOR RESIDENTS OF THE SITE.*

This policy is still applicable and is important in maintaining a mix of uses on Marine Parade. The proposal would be contrary to that policy and, if permitted, would open the floodgates to other similar proposals on Marine Parade, in Great Yarmouth generally and elsewhere in the Borough.

In the light of the above we urge that the application should be rejected as invalid. Alternatively, it should be refused because of conflict with an important development plan policy and on its merits being harmful to the character and appearance of the conservation area.

Yours faithfully

Roger Etchells FRICS  
Email: [roger@rogeretchells.co.uk](mailto:roger@rogeretchells.co.uk)



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

Your Ref: 06/16/0105/CU  
Date: 20 April 2016

My Ref: 9/6/16/0105  
Tel No.: 01603 638070  
Email: [stuart.french@norfolk.gov.uk](mailto:stuart.french@norfolk.gov.uk)

Dear Jason

**Great Yarmouth: Use for family entertainment centre  
34 Marine Parade GREAT YARMOUTH Norfolk NR30 2EN**

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

In highway terms only I have no objection to the above but I would recommend the following condition be appended to any grant of permission your Authority is minded to make.

SHC 17 No part of the proposed structure (to include fascia board / rainwater goods and guttering) shall overhang or encroach upon highway land and no gate / door / ground floor window if installed shall open outwards over the highway.

Reason: In the interests of highway safety.

Yours sincerely

*Stuart French*

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

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

Your Ref: 06/16/0106/A  
Date: 20 April 2016

My Ref: 9/6/16/0106  
Tel No.: 01603 638070  
Email: [stuart.french@norfolk.gov.uk](mailto:stuart.french@norfolk.gov.uk)

Dear Jason

**Great Yarmouth: New signage**  
**34 Marine Parade GREAT YARMOUTH Norfolk NR30 2EN**

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

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

SHC 18      A minimum vertical clearance of 2.42 metres shall be maintained at all times between the proposed structure (facia/sign) and the level of the adjacent public highway.

Reason: In the interests of highway safety.

SHC 33      The level of illumination of the illuminated sign shall not at any time exceed 800cd/m<sup>2</sup>. No part of the source of the illumination shall at any time be directly visible to users of the adjacent public highway.

Reason: In the interests of highway safety.

Inf. 3      This development involves a sign that may affect the public highway. The Applicant should note that the Norfolk County Council, as Highway Authority, reserves the right under the general provisions of Common Law and Section 152 of the Highways Act 1980 to seek the removal of any sign causing an obstruction or nuisance, or which obscures or hinders the ready

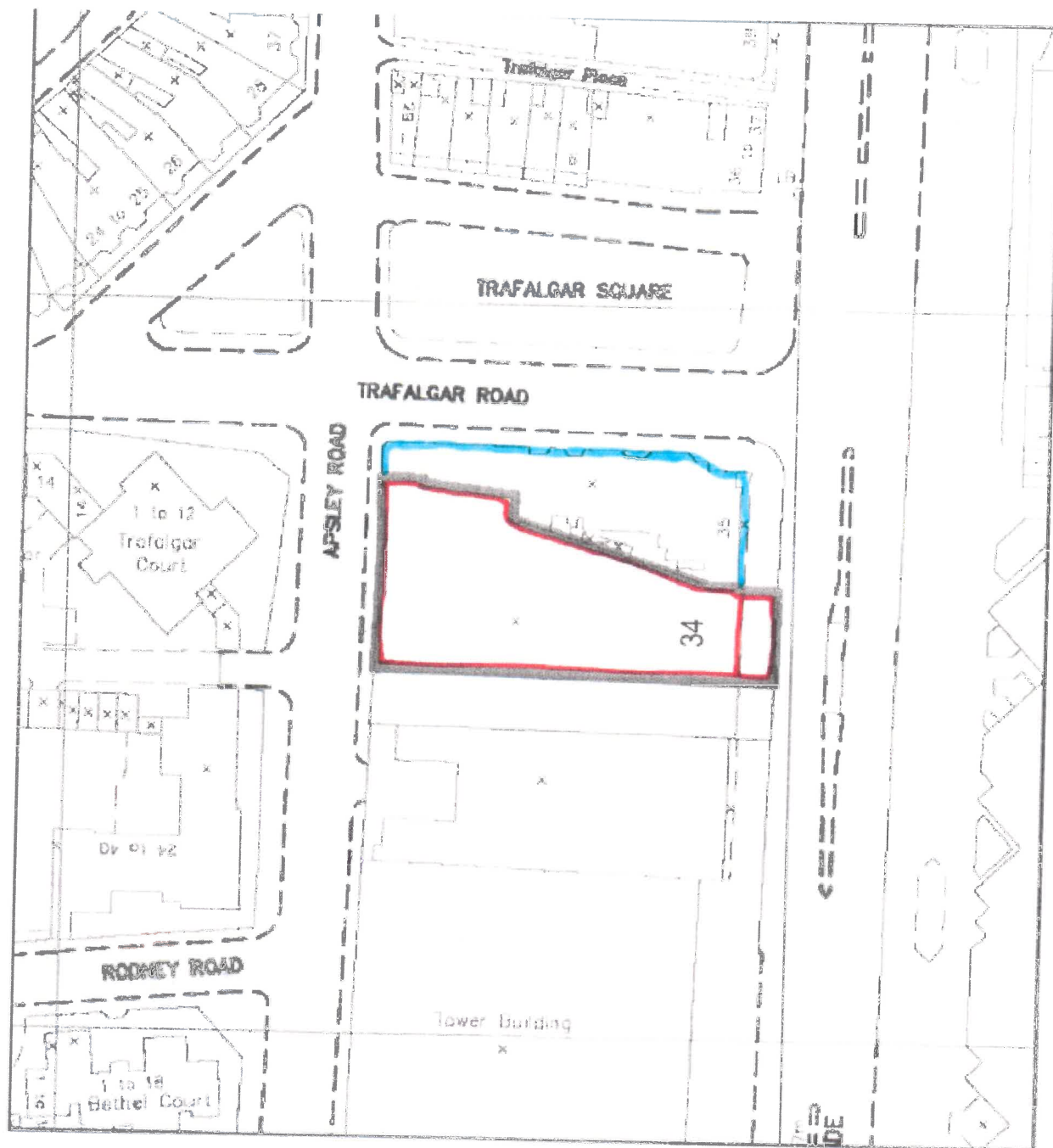
*Continued/...*

interpretation of a road traffic sign. Advice on this matter can be obtained from the County Council's Highways Development Management Group based at County Hall in Norwich. Please contact Developer Services on 0344 800 8020.

Yours sincerely

*Stuart French*

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



LOCATION 1:1250





LOCATION 1:1250

**Reference:** 06/16/0125/F

**Parish:** Great Yarmouth

**Officer:** Mr G Clarke

**Expiry Date:** 05-05-2016

**Applicant:** Education Funding Agency

**Proposal:** Removal of conditions 2 and 12 of planning permission 06/85/313/F to allow the use of the site for Class D1 (education) use

**Site:** Former Perenco site  
Yarmouth Business Park  
Thamesfield Way  
Great Yarmouth

## REPORT

### 1 Background / History :-

1.1 The application site is to the south east of Pasteur Road close to the Garton Hall Roundabout, it is bounded by the A12 to the south west, Thamesfield Way to the north east and the police investigation unit and other industrial sites to the south east. There is a two storey office building and a warehouse along the Pasteur Road frontage, the rest of the site is used for open storage and parking, vehicular access is from Thamesfield Way.

1.2 The site was originally granted planning permission in 1985 for a pipe yard, warehousing and offices (ref:06/85/0313/F), since then there have been various applications for extensions and temporary buildings. The original planning permission includes the following two conditions (2 & 12) which restrict the use of the site:-

1.3 Condition 2 - The site shall be used only for open storage, offices, warehouse accommodation and ancillary car parking.

Reason – For the avoidance of doubt and to ensure that the site is used in the manner contemplated by the Local Planning Authority on the grant of this permission.

1.4 Condition 12 - The offices hereby approved shall only be used in connection with the use of the site and in connection with the occupier's offshore industrial activities or by other similar offshore related concerns.

Reason – The site is outside any area allocated for office purposes on the approved Development Plan.

- 1.5 This application is for the removal of these two conditions so that the site can be used for an alternative use as a school for one year, if there were no restrictive conditions such a use would be permitted development under Schedule 2, Part 4, Class C of the Town and Country Planning (General Permitted Development) (England) Order 2015 and could be carried out without the need for planning permission.

## **2 Consultations :-**

- 2.1 Highways England – no objection.
- 2.2 County Highways – requests that further information is submitted and until such time as their concerns are addressed asks that their letter is treated as a Holding Highways Objection.
- 2.3 Environment Agency – objects on the grounds that the submitted Flood Risk Assessment does not comply with the requirements set out in the Planning Practice Guidance, Flood Risk and Coastal Change. The submitted FRA does not therefore provide a suitable basis for assessment to be made of the flood risk arising from the proposed development.
- 2.4 Environmental Health – former potentially contaminative uses have taken place on or adjacent to the site, where contamination exists this may pose a degree of risk to users of the site. Whilst this may have been dealt with to some extent with previous developments, these appear to mostly predate the contaminated land regime, and were for much less sensitive land uses, and so may have been dealt with differently than for a new school today.

We recommend that until contamination investigations are undertaken in support of a school re-development application, it may be prudent for the children not to play or exercise in the grassed/bare soil areas (on the basis that the concrete apron/yard elsewhere should break any contamination linkages between the soil and the site users), nor in any areas of obvious contamination, such as if there are any oil spillages.

- 2.5 Internal Drainage Board – no objections.
- 2.6 Strategic Planning – zoned as a ‘safeguarded employment site’ in the recently adopted Local Plan Core Strategy, Policies CS1, CS6, CS15 and CS16 apply. Gaptan Hall roundabout is one of the most under pressure junctions in the borough, towards the northern end of the A12. The inter related issue of air pollution also needs careful consideration.

- 2.7 Economic Development Officer – although the conditions limit the use of the site I believe that the site should be retained for industrial use. There is a limited supply of large sites on prominent locations with good road access and close to existing industrial estates.
- 2.8 Public comments – one letter of support has been received and one letter of objection – copies of the letters are attached.

### **3 Policy :-**

#### **POLICY CS6 – SUPPORTING THE LOCAL ECONOMY**

The Borough of Great Yarmouth has a diverse local economy. It is the main service base in England for the offshore energy industry and has a thriving seasonal visitor economy. To ensure that the conditions are right for new and existing businesses to thrive and grow, there is a need to continue to strengthen the local economy and make it less seasonally dependent. This will be achieved by:

- a) encouraging the redevelopment and intensification of existing employment sites, particularly those sites with good access by a variety of transport modes
- b) Safeguarding existing local employment areas identified in Table 10 and future local employment areas allocated in other Local Plan Documents for employment use. Alternative uses will only be allowed where it can be demonstrated that:
  - There is a satisfactory relationship between the proposed use and any pre-existing neighbouring uses, without significant detriment to the continuation and amenity of existing or proposed uses
  - There is no commercial interest in the re-use of the site for employment, demonstrated by suitable marketing at an appropriate price for at least 18 months
  - A sequential viability test has been applied following the unsuccessful marketing of the site, based on the following sequence of testing: mixed use of the site that incorporates an employment-generating use, then non-employment use
- c) Allocating approximately 10-15 hectares of new employment land at Beacon Park Extension, South Bradwell, through Policy CS18
- d) Exploring the potential for up to 22 hectares of land reclamation to the north of the Outer Harbour at South Denes
- e) Supporting port-related development proposals relating to the Outer Harbour and existing river port, in particular encouraging cargo handling and other port-reliant activities



- f) Encouraging a greater presence of higher value technology and energy-based industries, including offshore renewable energy companies, in the borough
- g) Supporting the local visitor and retail economies in accordance with Policies CS7 and CS8
- h) Encouraging the development of small scale business units, including those that support the rural economy and rural diversification
- i) Supporting the provision of development essential to sustain a rural workforce, including agricultural workers' dwellings and rural community facilities
- j) Minimising the potential loss of the best and most versatile agricultural land by ensuring that development on such land is only permitted if it can be demonstrated that there is an overriding sustainability benefit from the development and there are no realistic opportunities for accommodating the development elsewhere
- k) Supporting the delivery of high speed broadband and communications technology to all parts of the borough
- l) Encouraging flexible working by:
  - Allowing home-working where there is no adverse impact on residential amenities
  - Allowing the development of live-work units on residential and mixed-use sites, subject to the retention of the employment element and safeguarding of residential amenity
  - Allowing the development of relevant ancillary facilities, such as childcare facilities and eateries, in local employment areas, where appropriate
- m) Improving workforce skills by:
  - Working with local education and skills agencies and local business organisations to establish training facilities to enhance workforce skills
  - Encouraging the provision of new training facilities on employment sites

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

- 4.1 When permission was granted in 1985 the site was an isolated location at the end of Pasteur Road, Thamesfield Way and the retail units to the north east of it had not been built. There were older buildings used for various industrial and storage uses on what is now known as the Yarmouth Business Park to the south east, this area was accessed from Suffolk Road. The application was submitted by Wimpey Marine with the intention that the site was to be used in connection with their other activities within the town. The land was outside any area allocated for office purposes in the Development Plan then in operation

which is the reason for the wording of condition 12. Since then the site has been used by other companies involved in the offshore industry but is currently vacant.

- 4.2 The planning application is for the removal of two conditions attached to the original consent for the site which restrict the use of the buildings and land. The conditions restrict the use of the site to open storage, offices, warehouse and ancillary parking and also prevent the offices from being used separately to the open storage and only in connection with offshore related activities. Removal of the conditions will allow the site to be used by companies other than offshore businesses and for alternatives such as light industrial use, it will also allow the sub-division of the site to a number of smaller units. In addition to this, removal of the conditions will allow other changes, such as a school, which are normally permitted development under The Town and Country Planning (General Permitted Development) (England) Order 2015. A temporary use of any building and land within its curtilage as a state-funded school for a single academic year is permitted development under Schedule 2, Part 4, Class C of the Order. Such a change of use is permitted subject to conditions including (a) the site must be approved by the relevant Minister and (e) the site reverts to its previous lawful use at the end of the academic year. It should be noted that the conditions do not include any requirement for a proposed user to submit details of transport and highways impact, contamination risks or flood risk.
- 4.3 County Highways and the Environment Agency have objected to the application on the grounds that there is insufficient information and the Environmental Health Officer has advised of potential contamination risks however this application is just for the removal of two conditions of the original planning permission and such information is not required for an application for removal of conditions. The applicant has indicated that if the conditions are removed the site will be used for a temporary period as a school using permitted development rights however, as mentioned above, if this is the case the General Permitted Development Order does not require the submission of such details as have been requested.
- 4.4 If the temporary school does go ahead it is only permitted development for one academic year and at the end of that time the site must revert to its previous use or planning approval must be sought for continued use. If continued use is applied for, details of transport and highways impact, contamination risks or flood risk will have to be submitted and considered as part of that application.
- 4.5 The Economic Development Officer is of the opinion that the site should be retained for industrial use, if the school use goes ahead this would be the case but it also has to be considered that removal of the conditions will allow the use of the site for uses other than offshore related activities and allow more flexible use including changes allowed under the General Permitted Development Order.

- 4.6 Taking the above into account it is considered that the proposed removal of the conditions complies with the aims of Policy CS6 of the Core Strategy in that it will allow a wider use of the site.

**5 RECOMMENDATION :-**

- 5.1 Approve – the proposal complies with Policy CS6 of the Great Yarmouth Local Plan: Core Strategy.



Planning Services Department  
Town Hall  
Great Yarmouth  
Norfolk  
NR30 2QF

Email neil.wells@cushwake.com  
Direct 020 3296 3108

06/16 / 0125 / F

25 February 2016

Dear Sir / Madam,

**FORMER PERENCO SITE, THAMESFIELD WAY, YARMOUTH BUSINESS PARK, GREAT YARMOUTH**

**REMOVAL OF CONDITON 2 & 12 (REF: 06/85/313/F) TO ALLOW THE USE OF THE FORMER PERENCO SITE, YARMOUTH BUSINESS PARK, FOR CLASS D1 (EDUCATION) USE**

The Education Funding Agency propose to secure planning permission at the former Perenco Site, Yarmouth Business Park, Great Yarmouth for education use (Class D1) for Trafalgar Secondary School.

Trafalgar Secondary School is a free school being opened by the Inspiration Trust, a not-for-profit educational charity that runs a number of state-funded schools across East Anglia.

In order to secure retrospective planning permission, the EFA is seeking to remove Condition 2 and 12 of planning permission ref. 6/85/313/F granted on 8 May 1985. Condition 2 states *"the application site shall be used only for open storage, offices, warehouse accommodation and ancillary car parking"*. Condition 12 states *"the offices hereby approved shall only be used in conjunction with the use of the site and in connection with the occupier's offshore industrial activities or by other similar offshore related concerns"*.

The application seeks to remove the Conditions to enable the school to occupy the former Perenco offices at Great Yarmouth Business Park from September 2016.

**Background to the Proposal**

Trafalgar College is a free school being opened by the Inspiration Trust, a not-for-profit educational charity that runs a number of state-funded schools across East Anglia. The Trust family of 11 academies includes three primary schools in the Great Yarmouth borough: Great Yarmouth Primary Academy, Cobholm Primary Academy, and Stradbroke Primary Academy. The Trust has a strong track record of improving educational attainment: Great Yarmouth Primary (formerly Greenacre Primary) was highlighted in the Department for Education's 2015 Academies Annual Report as an exemplar of school turnaround; last summer, Stradbroke Primary recorded the highest ever level of pupils leaving with good levels of reading, writing and maths; and at secondary level, Hethersett Academy near Norwich was in January judged Outstanding in all areas by Ofsted, less than three years after joining the Trust whilst in special measures. The Trust is led by chief executive Dame Rachel de Souza, a nationally-recognised educational reformer and innovator, and Chairman Sir Theodore Agnew, a businessman and philanthropist who lives in the

100% recycled paper

A list of directors' names is open to inspection at address opposite  
DTZ Debenham Tie Leung Limited Registered in England No 2757768  
Registered office 125 Old Broad Street London EC2N 1AR



borough.

Great Yarmouth has historically low levels of educational attainment and of social mobility, as well as significant pockets of deprivation. Trafalgar College is squarely aimed at tackling that, by offering a strong and aspirational focus on academic excellence with a particular focus on the science, technology, engineering and maths skills required by local businesses in the energy and technology sectors. This focus supports the Council's strategic objectives of addressing social exclusion and reducing deprivation, and strengthening the competitiveness of the local economy by helping transition from a low skilled, low wage, seasonally-fluctuating economy, to a higher skilled, higher wage, year-round sustainable economy.

The borough has a rising population, with growth above of that of the county average. Norfolk County Council has acknowledged the need for additional secondary school places in Great Yarmouth but the only high school in the main urban area of the town - Great Yarmouth High School - is on a physically restricted site and the county council has been unable to bring forward viable plans for its expansion. Trafalgar College will provide a complementary offer to existing provision, delivering the required additional places and stimulating innovation and improved standards at all local schools. In its first year the College will offer up to 150 places at Year 7, growing by one year group each academic year.

The reason why a S73 application has been submitted is to allow the School to open in September 2016 in the existing offices on the site. Following this, a full planning application will be submitted for the redevelopment of the site.

#### **Why has this site been chosen by the school?**

An extensive site search has been undertaken over the past 18 months. 16 sites across Great Yarmouth were identified and investigated; the Perenco Thamesfield Way site was confirmed as offering the best balance between the secondary school's overall space requirements, and access for pupils. This option is the preferred option of the Inspiration Trust.

Of the 16 site options that were considered, the following shortlist of five were identified as those that provided sufficient space to accommodate the school in addition to Thamesfield Way:

- a. **Cobholm Island site NR31 0AL:** A waterside regeneration site in Local Authority ownership. The site is undeliverable for a school because of the need for new access from the A12, site levels, flooding, ecology and planning risk.
- b. **Pasta Foods site, NR 31 0DW:** The vendor was approached on a commercial basis and the offer was rebuffed on the basis that the site is part of an operational business. Site was not available.
- c. **Land adjacent to Broadlands Rugby Club NR31 0AY:** The site is owned by Great Yarmouth Borough Council but is within the Broads Authority planning area. The site has High planning risk due to access, localised flooding, designation in part as Herbert Barnes Riverside Park and ground nesting site for migratory birds. Further the site would require major off site highways infrastructure work for access from the A12 or indirectly via Cobholm.
- d. **John Fuller land (next to Vauxhall Holiday Park) NR30 1TB:** Location in the NW of the town would require students to be bussed to site. Site would require major off site highways infrastructure development to provide access from the A47.
- e. **NHS Northgate Hospital NR30 1BU:** Not considered suitable by the Trust as it is too close and would be potentially damaging to Great Yarmouth High School, an existing VA secondary school in Great Yarmouth.

- f. **Land adjacent to Gapton Hall Road:** The Green Triangle of land adjacent to Gapton Hall Road and the A12 was also considered. However, it has no pedestrian access and is separated from the residential areas (and potential students) by the A12.

## **Results of the Site Search**

Based on the searches undertaken over the past 18 months and the lack of alternative viable options, the Perenco Thamesfield Way site was confirmed as the property that could best meet the secondary school's overall space requirements and offer a good location and access for pupils.

The location offers good walking routes from key population areas via Southtown, has good existing road infrastructure and access, and is placed relatively evenly between existing secondary school provision.

The office accommodation has been vacant since Perenco transferred their operations to Norwich.

## **Economic benefits**

As a free school centrally funded by the Government, Trafalgar College will represent a direct capital investment in the region of £20m in the borough's community facilities, based on similar previous free school builds. This will provide a transformative high quality development on a visually prominent brownfield site, representing a strong vote of confidence in the borough's future. It directly supports the council's strategic objective of delivering key community facilities to support housing and economic growth.

The school, with its strong focus on STEM subjects, will deliver the skills sought by employers aiding the recruitment and retention of high skilled, high paying jobs in the borough. This supports the council's strategic objective to strengthen the competitiveness of the local economy.

The school will directly employ approximately 100 full and part time staff when fully open.

The use of the existing office block on site is key to establishing the school and unlocking these benefits.

## **Health and cultural benefits**

The size of the Thamesfield Way site will enable Trafalgar College to be built with a wide range of sporting and cultural facilities, which we plan to make available to local communities outside of school hours.

OECD research indicates clear links between educational attainment and life expectancy, with progressively lower levels of chronic disease and obesity among those successfully completing secondary and tertiary education. Provision of the school will have a positive effect on health outcomes for the borough.

## **Supporters**

Trafalgar College has many notable local supporters, including Great Yarmouth MP Brandon Lewis and Norfolk County Council member Mick Castle. The Trust has engaged with Great Yarmouth Borough Council ward members for Southtown & Cobholm, Robert Connell and Penny Linden, both of whom are supportive of the Trust's work improving education in the borough.

The school has had more than 100 pupils apply for places, following a series of well-attended consultation and information evenings at St George's Theatre. An online consultation promoted in the Great Yarmouth Mercury, on the College website, and in social media, has so far recorded 96% of respondents in favour of opening the school and unanimous support from those giving a postcode within the borough.

I trust that this submission meets with your requirements and I look forward to receiving notification of the formal validation of the application.

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

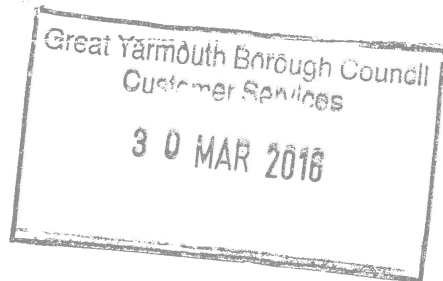
Yours faithfully,

A black rectangular redaction box covering a signature.

**Neil Wells**  
**Cushman & Wakefield – Development Consultancy**



ACK 31/3/16



184 Lowestoft Road  
Gorleston-on-Sea  
Great Yarmouth  
Norfolk  
NR31 6JE

Tel: [REDACTED]

e-mail: [REDACTED]

Mr. D. Minns,  
Group Manager (Planning)  
Great Yarmouth Borough Council  
Town Hall  
Hall Plain  
Great Yarmouth  
NR30 2QF



25 March 2016

Dear Sir,

**Planning Application number 06 / 16 / 0125 / F**

**Ref: removal of conditions 2 and 12 re planning permission 06 / 85 / 313 / F to allow site for class D1 (education) use**

I wish to object to the proposed use of this site on Thamesfield Way for education purposes, namely a School.

The grounds for my objection are traffic volume. The access road in to the properties in Thamesfield Way is a narrow road off a roundabout that is itself off another roundabout.

If the traffic congestion at the Harfreys roundabout at the beginning and end of the day gets any worse then travelling in from the Bradwell or Gorleston directions will become a nightmare and most of us have experienced what 'school run' traffic is like in the neighbourhood of several of the Borough's existing schools that are off narrow or side roads. Please just think, is this another traffic bottleneck in the making?

Yours faithfully,

[REDACTED]

Les Cockrill (Mr)

**Mick Castle**  
10 Town Wall Road  
Great Yarmouth  
Norfolk  
NR30 1DJ

Telephone: 01493 844552  
Mobile: 07966 798926

County Councillor for  
Yarmouth North and Central  
Division

Email: [mick.castle@norfolk.gov.uk](mailto:mick.castle@norfolk.gov.uk)

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

Dean Minns  
Planning Dept.  
Great Yarmouth Borough Council

Thursday 30<sup>th</sup> March 2016

Dear Sir

**I write in support of the change of use planning application for the former Perenco office block for use by the new Trafalgar College – reference 01/16/0125/F.**

It is important to remind people about why the new Trafalgar College is to be in Southtown. Most Yarmouth Secondary Schools were closed in the 1980s following Norfolk County Council taking over responsibility for schools.

There has been a shortage of secondary school places in the town for several years - only 900 places at Yarmouth High School - so many youngsters have to travel to Caister and Gorleston. Also the 8 primary schools in town have all become all-through primaries and are increasing pupil numbers to meet demand for primary places - and that will have a knock-on effect for secondary school places from 2020.

The County Council was not able to build a new school and has been unable to expand the existing Yarmouth High School to create the extra school places needed. Only a Free School can now provide provision. Car ownership in Yarmouth is very low which makes local supply of school places even more important.

The site in Southtown is well-chosen because it is ideally suited for the Southtown and Cobholm communities and in close walking distance over the Haven Bridge from Central and South Yarmouth. It has ready made building to accommodate pupils in the first tranche & 7 acres to develop a campus fit for the 21st century. Yarmouth has two County Divisions - Yarmouth North and Central to the north of the market place to the racecourse, and Yarmouth Nelson and Southtown for the area to the south and across Haven Bridge. Each will now boast a Secondary School and there will now be a real choice of schools within the town.

This location is at the centre of a network of safe cycle routes and a number of existing pedestrian crossings to help pedestrians cross the major roads. The opening of the school may also encourage bus operators to introduce a regular bus service via Pasteur Road to link the town centre with edge and out of town shopping areas which will be of wider benefit to local people.

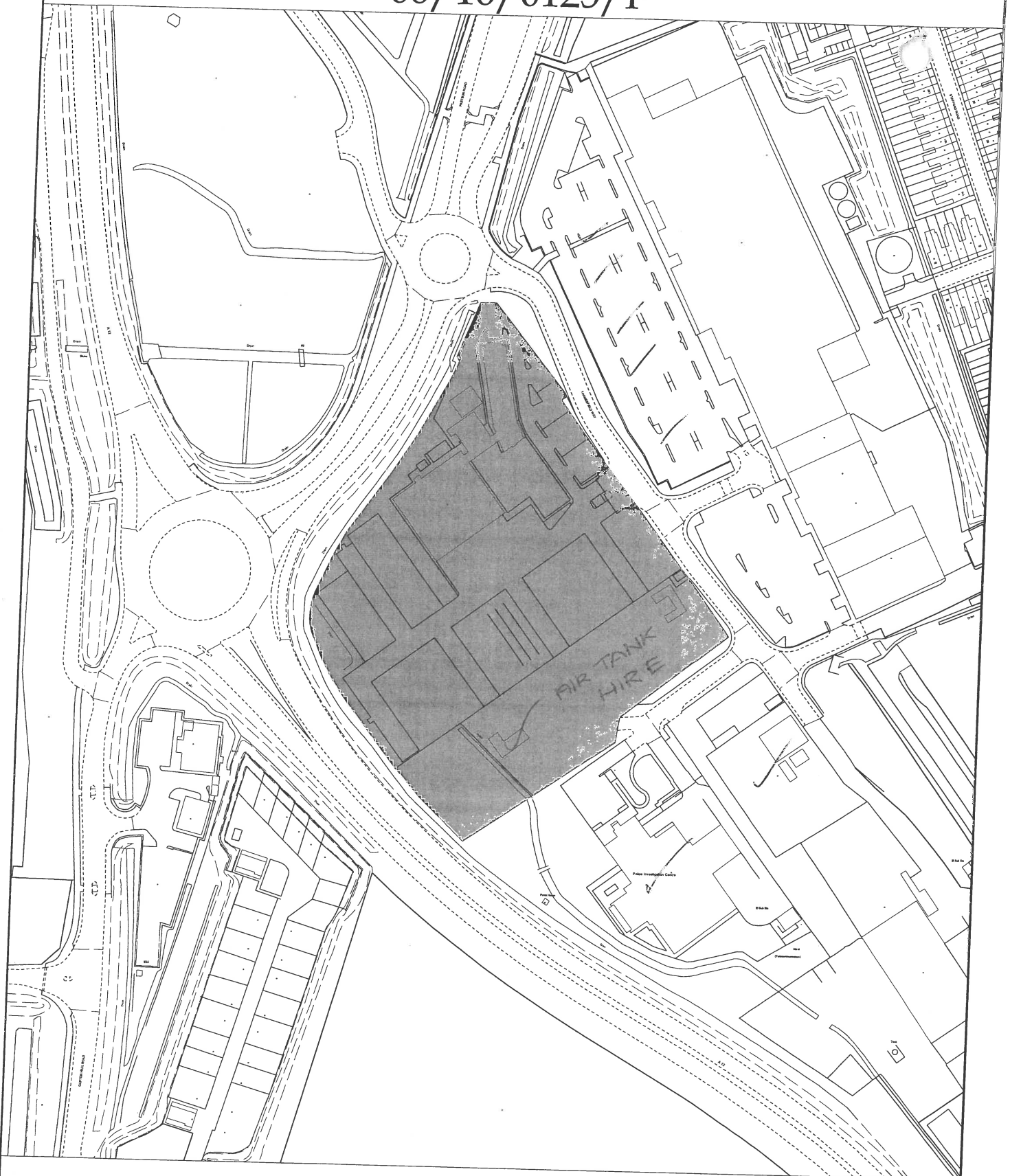
The development of the school will create a number of new jobs - including opportunities for people in the Southtown and Cobholm part of town.

Yours faithfully,



Mick Castle

SITE NOTICE  
06/16/0125/F



**GREAT YARMOUTH**  
BOROUGH COUNCIL

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



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Ordnance Survey [100018547]

**Reference:** 06/15/0782/F

**Parish:** Great Yarmouth

**Officer:** Mr J Beck

**Expiry Date:** 16-02-2016

**Applicant:** Ms S Johnson,

**Proposal:** Proposed structure with fountain on roof serving drinks and food.  
Table and chairs and piped music

**Site:** St Georges Park, Crown Road  
Great Yarmouth

## REPORT

### 1. Background / History :-

1.1 The application site is within St Georges Park which forms one of the most central green amenity spaces within the town of Great Yarmouth. The park contains landscaping, pathways, sculptures and a war memorial. The proposed fountain bar is positioned central to the park between two of the pathways. The park is within a conservation area (number 15 St Georges).

1.2 The proposal is to open a bar/cafe with a central water feature. The structure will be an octagon shape with a diameter of 4.4 metres when closed and 10.1 metres when opened out. The bar can open outwards to provide a canopy for the seating area and can be retracted when not in use. The bar area will serve drinks and sell both hot and cold food for consumption under the canopy making an A3 (café/restaurant) use.

#### 1.3 Planning History:

06/83/0678/F – Siting of mobile catering unit for the sale of snacks. Refused. 07-10-1983



06/86/1007/SU – Conversion of shelter into groundsman's hut with rear access to St Georges Park. Approved with conditions. 23-10-1986

06/86/1249/SU - Conversion of shelter into groundsman's hut with rear access to St Georges Park. Approved with conditions. 02-01-1987

06/90/0740/SU – Mobile catering concession. Approved with conditions. 03-08-1990

06/96/0458/F – To site small van/kiosk within grounds to provide refreshments within the area. Approved with conditions. 05-08-1996

06/97/0708/F – Renewal of planning permission 06/96/0458/F to site small van/kiosk within grounds to provide refreshments within the area. Approved with conditions. 25-09-1997

06/07/0634/F – Refurbishment of St Georges Park and environments to include new lighting and installation of cycle stands. Approved with conditions. 11-09-2007

06/11/0215/F – Extension to single storey groundsman's hut. Approved with conditions. 31-05-2011

06/14/0278/CU – Standing of ice-cream van to sell ice cream. Approved with conditions. 18-06-2014.

## **2. Consultations :-**

**2.1 Property Services** – No objection but discussed the matter with Nplaw and advised that a licence would be required and also noted an existing byelaw restricting alcohol sales at the park.

**2.2 Highways** – No objection.

**2.3 Building Control** – Highlighted the requirement of toilets for the staff.

**2.4 Environmental Health** – Object. A water feature could encourage legionella so they have requested a health assessment. The sales of alcohol could encourage anti-social behaviour. Lack of toilet facilities, subsequently the applicant has reduced the amount of table and chairs available. Piped music could create an adverse level of noise so should be conditioned.

**2.5 GYBServices** – No comment.

**2.6 Norfolk Constabulary** – Has not objected, but recommended security methods.

**2.7 Conservation** – Supported the development in principal, but subject to full details.

**2.8 Strategic Planning** – No comments received.

**2.9 Neighbours/public** – No comments received.

**2.10 Great Yarmouth Tourism Authority** – No comments received

**2.11 Fire services** – No comments received

**2.12 Historic Environment Services** – No comments received.

### **3. Policy and Assessment:-**

3.1 Saved policies from the Borough Wide Local Plan:

#### **POLICY REC11**

The Borough Council will refuse proposals which would erode the provision of amenity, open space or any other land which contributes positively to the community or street scene, as identified on the proposals map. Where not identified proposals will be treated on their individual merits.

(Objective: To safeguard important amenity and open space in urban areas.)

#### **POLICY SHP15:**

Proposals for the establishment of hot food take-aways not falling to be considered under the provisions of policy SHP4 will be permitted subject to the following criteria:

- (A) The proposal would not create an over-concentration or preponderance of class A3 uses which would significantly detract from the vitality and viability of a shopping frontage;
- (B) The proposal would not significantly adversely affect adjoining or neighbouring occupiers and users of land or premises by virtue of noise, disturbance, smell or fumes;

- (C) The proposal would not be likely to result in a significant hazard to road safety or significantly impede the free flow of traffic;
- (D) Compliance with the council's parking and servicing standards as set out at appendix (a) to chapter 3 in the case of all new operational development, and where possible or necessary in the case of a change of use; and,
- (E) The proposal would not significantly adversely affect the character of the area or the local environment.

(Objective: To allow the provision of hot food outlets outside shopping areas whilst safeguarding the amenities and character of the area.)

### 3.2 Core Strategy:

#### Policy CS1 - Focusing on a sustainable future

- 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

#### CS9 - Encouraging well designed distinctive places

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:

- A) Respond to, and draw inspiration from the surrounding area's distinctive natural, built and historic characteristics, such as scale, form, massing and materials, to ensure that the full potential of the development site is realised; making efficient use of land and reinforcing the local identity
- B) Consider incorporating key features, such as landmark buildings, green infrastructure and public art, which relate to the historical, ecological or geological interest of a site and further enhance local character
- C) Promote positive relationships between existing and proposed buildings, streets and well lit spaces, thus creating safe, attractive, functional places with active frontages that limit the opportunities for crime
- D) Provide safe access and convenient routes for pedestrians, cyclists, public transport users and disabled people, maintaining high levels of permeability and legibility
- E) Provide vehicular access and parking suitable for the use and location of the development, reflecting the Council's adopted parking standards
- F) Seek to protect the amenity of existing and future residents, or people working in, or nearby, a proposed development, from factors such as noise, light and air pollution and ensure that new development does not unduly impact upon public safety
- G) Conserve and enhance biodiversity, landscape features and townscape quality
- H) Minimise greenhouse gas emissions and the risk of flooding, through the use of renewable and low carbon energy and efficient site layouts and building designs, in accordance with Policy CS12
- I) Fulfil the day-to-day social, technological and economic needs of residents, visitors and businesses by ensuring the provision of capacity for high speed digital connectivity, suitable private and communal open space, cycle storage and appropriate waste and recycling facilities.



Applicants are encouraged to engage with the Council's Development Control section early on in the design process through pre-application discussions to help speed up the planning process and ensure that the selected design is the most appropriate for the site.

#### CS10 – Safeguarding local heritage assets

A) Conserving and enhancing the significance of the borough's heritage assets and their settings, such as Conservation Areas, Listed Buildings, Scheduled Ancient Monuments, archaeological sites, historic landscapes including historic parks and gardens, and other assets of local historic value

B) Promoting heritage-led regeneration and seeking appropriate beneficial uses and enhancements to historic buildings, spaces and areas, especially heritage assets that are deemed at risk

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

A) Resist the loss of important community facilities and/or green assets unless appropriate alternative provision is made of equivalent or better quality in a location accessible to current and potential users or a detailed assessment clearly demonstrates there is no longer a need for the provision of the facility in the area

C) Promote healthy lifestyles by addressing any existing and future deficiencies in the provision, quality and access to sports facilities, playing pitches, play spaces and open spaces throughout the borough

### 3.3 National Planning Policy Framework:

Paragraph 56) The Government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.

Paragraph 70) To deliver the social, recreational and cultural facilities and services the community needs, planning policies and decisions should:

- Plan positively for the provision and use of shared space, community facilities (such as local shops, meeting places, sports venues, cultural

buildings, public houses and places of worship) and other local services to enhance the sustainability of communities and residential environments;

- Guard against the unnecessary loss of valued facilities and services, particularly where this would reduce the community's ability to meet its day-to-day needs;
- Ensure that established shops, facilities and services are able to develop and modernise in a way that is sustainable, and retained for the benefit of the community; and

#### **4. Assessment and Recommendation:**

4.1 The application site is within St Georges Park which is an important green space in the centre of Great Yarmouth. The area is designated open amenity space under Policy REC11 of the Borough Wide Local Plan. The park is predominantly used as amenity space as opposed to a sporting park. The land is largely open in character although it does contain prominent landscaping as well as landmarks such as the war memorial. Although surrounded by fencing it can be entered from a number of different sides.

4.2 The proposal is for a fountain bar which is formed of an octagonal shape with extending canopy to allow for an area of seating. The centre will form a bar and house the necessary facilities with the fountain itself forming the central theme of the bar. The proposed unit will sell both hot and cold food as well as hot and cold drinks which will also include the sales of alcohol. The use class is considered A3 (restaurant and café) as the the consumption of the food and drink is under the canopy (this is stated on the application form). Sales of food outside of the canopy would be A5 use which is defined as hot food takeaway and A1 (retail) for the cold food products, a correspondence from the agent suggests that customers would have the option to do both.

4.3 The siting of this unit would reduce the amount of open space available and lessen the amount of land available for public amenity use; however it will provide a service and attraction for those using the park. In addition the structure offers visual benefits and is not considered to significantly and detrimentally detract from the surrounding area. It is noted that if the structure is to be decorated by local artists the exact finish is unknown at this point and can be conditioned accordingly. The conservation team has not objected to the scheme in principal subject to further detail which has now been submitted. The location of the bar is close to a tree, if the

committee is minded to approve the application it should be conditioned so that no trees are removed to facilitate the development as there is alternative space available.

4.4 The creation of commercial enterprises within area of open space is largely contrary to REC11. However the park area has a relatively limited amount of food and drink sellers within the vicinity particularly in comparison to other prominent visitor locations such as the seafront. If the committee is minded to approve a temporary permission is recommended to assess the wider impact and to ensure the structure does not decline in appearance. A temporary condition will also allow the council to assess the impact on the wider area.

4.5 The proposal could potentially encourage more activity in the park and provide visitor appeal offering a boost to visitor numbers. However the park is a place for family enjoyment and the introduction of alcohol could encourage anti-social behaviour. The council has previously attempted to reduce alcohol consumption within the park and there are byelaws relevant to alcohol consumption. During the site visit a number of signs prohibiting alcohol consumption were visible. If the committee is minded to approve the application a condition should be included that ensures all drinks are kept within the canopy of the bar, drinking outside this area could encourage anti-social behaviour. This would require a separate alcohol licence. The sales of hot food could also create odours and litter not previously present within the park.

4.6 Environmental Health raised serious objections to the development principally these related to toilet provision and legionella disease. The water feature is a possible hazard without specific preventative measures. Environmental Health requested a risk assessment which would also details methods to reduce hazards which have not been submitted as part of the application. It is recognised that the design and access statement does include a limited amount of information, but more is required. If the committee is minded to approve the application a risk assessment should be submitted for the approval of the Environmental Health team in the interests of customers and wider users of the park.

4.7 The other principal issue for Environmental Health which has been echoed by Building Control is toilet provision. The scheme does not provide toilets for customer or staff use. Staff will use the Drill Hall which is situated on York Street. The applicant has suggested a reduced number of table and chairs available for customers to better meet the Environmental Health legislation however Building

Control and Environmental Health are maintaining their objections. The development in its current form does not conform to health legislation.

4.8 The requirement for toilet provision has been refuted by the applicant and they have provided additional information to argue this case which has been attached.

4.9 The proposal includes piped music. Inappropriate loud music should be avoided in this location and if the committee is minded to approve the application a condition should be included to restrict noise to suitable times.

4.10 The unit will be portable and could be moved to other sites (subject to planning permission) no details have been provided for the hard standing surface which would likely include pipe works. Once the kiosk is removed the concrete slab/paving slabs could represent a reduction in the quality of the environment. Should the committee be minded to approve the application a condition should be included to ensure the land is left in an acceptable state should the unit be in use elsewhere. Upon ceasing business then the ground should be returned back to its previous state (removal of base and re-turfed). The exact nature of the ground which the unit is not in situ could also be conditioned to ensure that the land remains in an acceptable state.

**5. Recommended for refusal** – Originally the proposal indicated a café within St Georges Park, however subsequent correspondence with the applicant suggests a take-away unit under A5 and A1 use. A take-away kiosk raises further issues of possible anti-social behaviour and loss of amenity value to the park. Regardless of the use of the unit the lack of toilets does not create a good standard of environment to both staff and customers. The development is currently contrary to Building Control and Environmental Health legislation and it does not provide adequate amenities for the staff and customers.

The proposal would provide benefits to the park by providing an aesthetically positive attraction. If approval is recommended by the committee the following conditions could be considered: a temporary permission, restricted alcohol sales, pipe music restrictions, submission of an environmental risk assessment, ground conditions. Lighting restrictions subject to Environmental Health opinion.



# JEREMY STACEY ARCHITECTS

16 May 2016

187-04.1-16-05-16

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

Dear Mr Beck

FOUNTAIN BAR SEACHANGE ARTS your ref. 06/15/0782/F

Thank you for sending on, last Friday 13 May, the Great Yarmouth Borough Council *Code for the Provision of Customer Toilets in Eating and Drinking Establishments*.

As you are aware we had been working under the assumption following your negotiations with Environmental Health as confirmed in our email copied below that lavatory accommodation would not be required.

*On 13 Apr 2016, at 16:06, Jeremy Stacey <jsarch@mac.com> wrote:*

*Dear Jason*

*Thank you for your further discussions with Environmental Health, I am pleased to hear following the information given in my last email that we do not need to provide lavatory accommodation for staff.*

*Following our last conversation I understand that we need to reduce the seating at tables to 25no. and not as shown on the application drawings. (and lavatory accommodation would not need to be provided for customers)*

*The applicant has agreed to this reduction please record this amendment.*

*Am I now correct that there are now no further concerns and an approval may shortly be granted.*

*I look forward to hearing from you.*

*Regards*

*Jeremy*

Whilst the Code of Practice is useful document I would like to draw to your attention the following clauses.

## **2. What type of premises does the code cover?**

*The code covers any premises or establishment used for the sale of food or drink to members of the public for consumption **at the place**.*

Please note that the Fountain Bar is a kiosk, the public do not enter the structure, food and drink are not consumed in the premises but outdoors in the Park. The Fountain Bar is in effect like an ice cream van or other temporary installation that provides a service to visitors to the Park. Once the season is over the Fountain Bar would be dismantled and put into storage until the next season.

ARCHITECTS ARTISTS GARDEN & LANDSCAPE DESIGNERS

New Farm Barn Beachamwell Norfolk PE37 8BE

tel.  
email  
web

01366 328 735

jsarch@mac.com

jeremystaceyarchitects.co.uk

VAT Registration 699 9834 32

### **3. Where does the code not apply?**

*The code does not apply to establishments used for the sale of food and drink **which is all consumed off** the premises.*

As noted in the response to clause 2 it would appear that the Code of Practice does not apply to the Fountain Bar since all the food and drink is consumed off the premises

3. continued *The code shall also **not apply** where a maximum of 10 seats are provided within an establishment for the consumption of food or drink at the premises but where **the primary use of the establishment is for takeaway food and drink.***

When we last spoke about the Fountain Bar it was indicated that if we reduced to seats to 25no., (I believe on looking at the code this should have been 20no. seats) there would be no need to provide lavatory accommodation. The applicant is happy to reduce the seats to 10no. and this would indicate that there would be no need to provide lavatory accommodation.

### **5.3. Requirements for employees**

*In addition to toilets provided for customers, toilets are also required for employees. Where 5 or more employees are likely to be in the workplace at any one time, these facilities must be separate to customer toilet facilities. For more information please refer to Workplace (Health, Safety & Welfare) Regulations 1992 or refer to the Health and Safety Executive website [www.hse.gov.uk](http://www.hse.gov.uk)*

We have already established that since the Fountain Bar is a joint venture between the Patio Café and Sea Change Arts lavatory accommodation is being provided at the Patio Café and the Sea Change Arts establishment The Drill House

### **6. Relaxation of the standards laid down in this code**

*The Council recognises that there may be situations where it is impossible to meet the requirements of this code and in order to ensure that local economic growth is not hindered, there may be certain circumstances where the Council may agree to a relaxation of the standard laid down in the code. Such circumstances may include:-*

- Specific restrictions imposed by Planning and Development Control*
- **Physical restrictions that do not allow the required facilities to be accommodated***
- Where change of use is sought with no major refurbishment*

The Code of Practice acknowledges that relaxations may be made in order that local economic growth is not hindered in this case it is the physical restrictions of the Fountain Bar itself, sized to reduce the impact on the Park and permit the development of a completely demountable kiosk that do not allow for lavatory facilities to be accommodated.

6. continued Also having regard to the following criteria:-

- Number and type of customer seats provided
- Proximity of other sanitary accommodation available to customers
- Nature of food provided

The Code of Practice acknowledges if other sanitary accommodation is available nearby the Code can be relaxed nearby. We have already established that this is the case.

To conclude, the Great Yarmouth Borough Council *Code for the Provision of Customer Toilets in Eating and Drinking Establishments* does not appear to apply to the planning application for the Fountain Bar.

Please attach this letter to the set of application documents and please do contact me if you have any further queries.

Yours sincerely

JEREMY STACEY

## Jason Beck

---

**From:** Sarah A. Flatman  
**Sent:** 12 May 2016 12:28  
**To:** Jason Beck  
**Subject:** RE: Fountain Bar toilet provision  
**Attachments:** toiletfacilities - amended (2).docx

Jason,

They need toilets on site before they can trade or arrangements with someone else to provide access to toilets at all times but I can't see how this could practically be provided due to the location of this bar.

Another thing is that if they have seating they will need to comply with the our requirements for sanitary provision which make it clear toilet must be provided in certain circumstances(see attached)

In addition food and health and safety legislation makes it a requirement that adequate toilet provision is provided for Staff

Does this make sense?

Do you think you will need me at the planning meeting if this is likely to be contentious ?

Regards

### **Sarah Flatman**

Commercial Team Manager  
Great Yarmouth Borough Council

Telephone: 01493 846408

E-mail: [Sarah.Flatman@great-yarmouth.gov.uk](mailto:Sarah.Flatman@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

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

---

**From:** Jason Beck  
**Sent:** 11 May 2016 11:03  
**To:** Sarah A. Flatman  
**Subject:** Fountain Bar toilet provision

Good Morning Sarah,

I know Grant has spoken to you regarding the toilets, could you please confirm that under EH legislation that toilets are required. Would they be able to open without the toilets? I can then mention this in my report.

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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**Jill K. Smith**

01015/07821F

**From:** Jason Beck  
**Sent:** 01 March 2016 10:24  
**To:** Jill K. Smith  
**Subject:** FW: POSSIBLE SALE OF FOOD AND DRINK FROM KIOSK IN ST GEORGES PARK

Hello Jill,

Please find below a consultation response regarding St Georges Park

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:** Linda J. Curtis  
**Sent:** 01 March 2016 09:03  
**To:** Jason Beck  
**Subject:** FW: POSSIBLE SALE OF FOOD AND DRINK FROM KIOSK IN ST GEORGES PARK

Hi Jason

Please find email below from Chris Skinner regarding the possible sale of food and drink within St Georges Park.

Any problems do not hesitate to contact me.

Regards

Linda

**Linda Curtis**

Terrier Clerk

Great Yarmouth Borough Council

Telephone: 01493 846136

E-mail: [Linda.Curtis@great-yarmouth.gov.uk](mailto:Linda.Curtis@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

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**From:** Skinner, Chris [<mailto:chris.skinner@norfolk.gov.uk>]

**Sent:** 27 February 2016 14:01

**To:** Liz Easey (nplaw)

**Cc:** Linda J. Curtis

**Subject:** RE: POSSIBLE SALE OF FOOD AND DRINK FROM KIOSK IN ST GEORGES PARK

Linda/Liz

Firstly, the Council can licence someone to sell a commodity in the Park, and this would include food and drink. I see no reason why a fee should not be charged for granting such a consent. If alcohol is to be sold from the kiosk then the trader will need a premises licence from GYBC. There is a new public space protection order that replaces (or is about to replace) the byelaw you refer to. The byelaw (and the new PSPO) allows an officer to ask someone to stop drinking alcohol and only if they disobey the request is an offence committed. However neither the byelaw or the PSPO are likely to apply to someone drinking alcohol in the vicinity of a kiosk licenced to sell alcohol.

So I can see no problems with what is proposed.

Chris

---

**From:** Easey, Liz

**Sent:** 25 February 2016 12:08

**To:** Skinner, Chris

**Cc:** Linda J. Curtis

**Subject:** POSSIBLE SALE OF FOOD AND DRINK FROM KIOSK IN ST GEORGES PARK

Hi Chris,

Linda Curtis has had a request from planning regarding an application to erect a kiosk in St Georges Park.

We have had a look at the byelaw relating to the park and this seems to indicate that GYBC can authorise the sale of a 'commodity' within the park at point 20, but would this cover food and drink? I have attached the request from planning and a copy of the byelaw.

We also recalled that there is a more recent byelaw relating to consuming alcohol within certain places in the borough, the park being listed as one of these. I have attached a copy of that byelaw as well, which from our reading seems to suggest that if GYBC issued a licence for the sale and consumption of alcohol within a certain area of the park, or the whole park, then this would allow them to sell alcohol without falling foul of the byelaw.

Can you have a look and let Linda know your opinion on this so that she can reply to planning on the application.

Thanks

Liz

Liz Easey

Legal Officer

nplaw

Tel:- 01493 846276

Mobile:- 07766 785544

E-mail [liz.easey@norfolk.gov.uk](mailto:liz.easey@norfolk.gov.uk)



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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: 06/15/0782/F  
Date: 3 February 2016

My Ref: 9/6/15/0782  
Tel No.: 01603 638070  
Email: stuart.french@norfolk.gov.uk

Dear Jason

**Great Yarmouth: Proposed structure with fountain on roof serving drinks and food.  
Table and chairs and piped music  
St Georges Park Crown Road GREAT YARMOUTH NR30 2JN**

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

In highway terms only I have no objection to the proposals nor do I wish to restrict the grant of permission.

Yours sincerely

*Stuart French*

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



From ~~To:~~ Building Control Manager

My Ref: 06/15/0782/F

To ~~From:~~ Development Control Manager

Date: 20th January 2016

Case Officer: Mr J Beck  
Parish: Great Yarmouth 14

**Development at:-**

St Georges Park  
Crown Road  
GREAT YARMOUTH  
NR30 2JN

**For:-**

Proposed structure with  
fountain on roof serving  
drinks and food. Table and  
chairs and piped music

**Applicant:-**

Ms S Johnson  
The Drill House  
York Road  
GREAT YARMOUTH

**Agent:-**

Ms S Johnson  
The Drill House  
York Road  
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 3rd February 2016.

**COMMENTS:**

As mentioned in section 5 of Applicants Statement,  
toilet provision is required for staff.

DBe . 4.2.16 .

## **MEMORANDUM**

### **From Environmental Health**

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

Date: 8 February 2016

Our ref: SAF

Your ref: 06/15/0782/F

Please ask for: Sarah Flatman

Extension: 408

---

#### **DEVELOPMENT AT ST GEORGES PARK FOR STRUCTURE WITH FOUNTAIN ON ROOF SERVING DRINKS AND FOOD TABLE, CHAIRS AND PIPED MUSIC GREAT YARMOUTH**

I refer to the proposed application for a structure with fountain on roof serving drinks and food, table, chairs and piped music.

I met with the applicant in December and at the time of this meeting I raised concerns that I had in respect of this development.

In particular these were:-

- Ornamental water features including ornamental fountains have been associated with Legionnaires' disease outbreaks. At the time of this visit the applicant had not fully considered the risk from Legionella with the construction of this fountain. The measures detailed in their access statement do not also deal with this risk sufficiently (see notes for applicant below).
- I am concerned that allowing alcohol to be sold at this venue will encourage anti-social behaviour back into the park. The Council is a member of the Community Alcohol Partnership that works to reduce alcohol consumption in public places. A lot of work has taken place to move street drinking in accordance with our byelaws, especially from St Georges Park where this was a particular problem in the past. Allowing drink to be sold outside again in this area would in our opinion lead to this area becoming a problem again, with the potential for anti-social behaviour to take place.
- I am also concerned that there is no provision for toilet facilities at this venue. Any food business of this nature is required under Food Hygiene Legislation to provide sanitary facilities for their staff and depending on the number of tables and chairs, also for members of the public. The applicant may therefore need to review this in their application.

I appreciate the matters above are not areas I can object to under the planning policy framework guidance. However, I wish to raise my concerns with you in respect of these issues.

In respect of the issues I can comment on under the planning policy framework guidance my main concern is the applicants wish to play piped music from the structure.

Environmental Health is objecting to the playing of piped music unrestricted in this venue. The music will be played outdoors and the park is surrounded on all sides by residential properties. In our opinion this music especially if allowed to go on until the evening will have a significant effect on local residents. The adverse effect will be greater in the evening simply because there is less background noise at night in this area. We would therefore like a condition that:-

- 1. Piped music will only be permitted between the hours of 9am-5pm Monday-Sunday.*

#### **Notes for applicant**

I would be grateful if the following notes could be brought to the attention of the applicant:-

Ornamental water features including ornamental fountains in community settings have been associated with Legionnaires' disease outbreaks. Most reported outbreaks have been associated with indoor ornamental water features but there has been at least one case documented related to an outdoor feature. These outbreaks can result in serious illness and death.

The information contained in the applicants access statement does not provide adequate information on how the risk from Legionella and microbiological contamination from waterborne pathogens will be will be affectively controlled.

I would, therefore, ask that prior to the commencement of this application the applicant provides Environmental Health with a detailed risk assessment for Legionella which provides a full specification for the design of the equipment, and the control measures that will be used to minimise the risk from Legionella and waterborne bacteria.

As a minimum this assessment should cover:-

1. Disinfection of the water supply. Normally this would be at least the addition of a biocide and UV treatment.
2. How the system will be cleaned to prevent Legionella accumulation.

3. What action will be taken when the system has remained unused for a period of time.
4. What microbiological sampling will be carried out and day to day monitoring of biocide levels.
5. How will the temperature of the water be checked on a daily basis.
6. Water change frequency.
7. Pump and filter cleaning.
8. Ongoing maintenance that will be carried out on the water feature.

In addition to the need for a risk assessment the site operators need to ensure:-

1. A competent person is responsible for maintaining the features. That person must be familiar with up to date legionella guidelines.
2. Have a written risk management plan that details operational practices to control waterborne pathogens including legionella.
3. Maintain a log of the treatment and maintenance that is carried out.

Should you have any queries in respect of these matters please do not hesitate to contact me.

Regards

**Sarah Flatman**  
**Commercial Team Manager**



**NORFOLK**  
CONSTABULARY  
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FAO  
Mr J Beck

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

Operational Partnership Team  
Police station  
Howard St North  
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Email: wolseyr2@norfolk.pnn.police.uk

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

Ref: 06/15/0782/F

Date: 09/02/16

### Planning Application

**Proposed structure with fountain on roof serving drinks and food. Table and chairs and piped music at St Georges Park, Crown Road, GREAT YARMOUTH, NR30 2JN**

Thank you for inviting me to comment on the above Planning Application. I have inspected the proposals on-line and have visited the proposed site. Crime records for this area in the previous 12 months show a low number of relevant crimes and no trends. The only reference regarding security measures provided for the new structure is the provision of security shutters, but no specifications have been given.

The site of the proposed structure will permit good natural surveillance benefits by users and passers-by during opening hours. There are park lamps positioned near to the site which will allow beneficial borrowed lighting to illuminate some of the structure once it has closed for business. The applicant states that the bar and fountain will be illuminated which includes inside the structure. Such illumination should assist deterring criminality and anti-social behaviour.

Monitored Town Centre CCTV masts feature within St Georges Park but the mast situated on the eastern end of the park is masked by tree canopies and has no clear line of site of the structure. The mast by Trafalgar road does have a clear line of sight but is limited in how much of the structure it can see underneath the open canopy.

We will answer letters within 10 working days, where information is available.  
Where this is not possible, an explanation will be given for any delay.





If the structure is fitted with security shuttering I would recommend that it conform to LPS 1175 Issue 5/6 attack resistant standards. Whilst its open location provides a degree of security I would ask the applicant to consider vehicle mitigation barriers around the structure to prevent vehicular attack or ready access by unauthorised vehicles next to the structure.

If the premises to which this application refers contain valuable assets, including intoxicants, then the fitting of a monitored security alarm system must be considered when the structure is closed for business. I would recommend applicant seeks advice from an alarm company which is a member of the National Security Inspectorate (NSI) or Security Systems and Alarm Inspection Board (SSAIB).

With the proposed sale of intoxicants I would encourage the applicant contact the Licensing Department and early thought by the applicant as to security measures taken to protect the premises and stock would be advisable. I would recommend staff working at this new facility are provided with personal attack alarm devices to help attract assistance if urgently required.

I recommend any cash till is securely fixed in place and sufficiently far away from the serving counter to prevent opportunist theft. Property owned by the applicant should be overtly marked with ownership details to deter theft.

I would encourage security measures & specifications referred to above are adopted as principles and products used have a proven track record in defeating known criminal methods of committing crime. If the applicant wishes to discuss the comments above or requires any 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)

To: Conservation Officer

My Ref: 06/15/0782/F

From: Development Control Manager

Date:

20th January 2016

Case Officer: Mr J Beck

Parish: Great Yarmouth 14

**Development at:-**

St Georges Park  
Crown Road  
GREAT YARMOUTH  
NR30 2JN

**For:-**

Proposed structure with  
fountain on roof serving  
drinks and food. Table and  
chairs and piped music

**Applicant:-**

Ms S Johnson  
The Drill House  
York Road  
GREAT YARMOUTH

**Agent:-**

Ms S Johnson  
The Drill House  
York Road  
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 3rd February 2016.

**COMMENTS:**

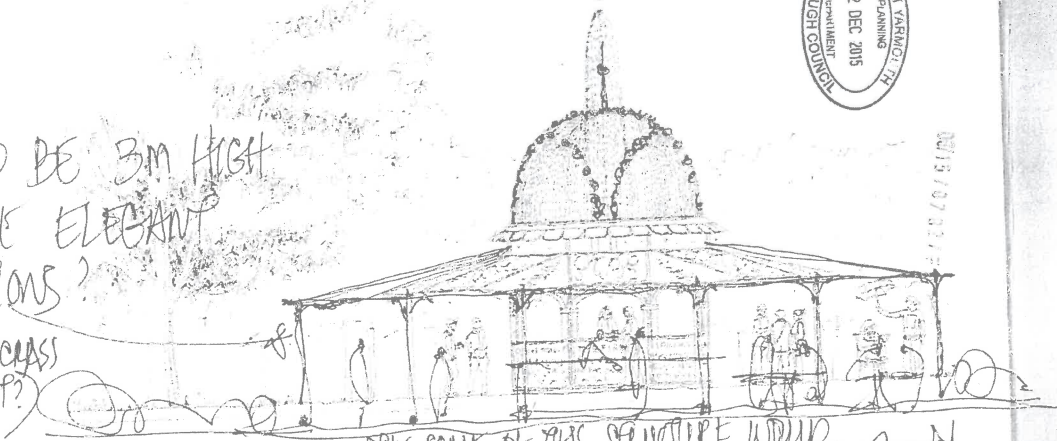
THE ILLUSTRATIONS PROVIDED WITH THIS APPLICATION ARE MINIMAL - SUFFICIENT FOR OUTLINE APPROVAL". THE APPLICATION IS SUPPORTED IN PRINCIPLE BY CONSERVATION BUT ANY APPROVAL SHOULD BE CONDITIONED TO SUPPLY FULL DETAILS OF THE FRAMEWORK, FORM OF CONSTRUCTION, FINISHES ETC. PLEASE SEE ATTACHED IAN HANLEY 1.2.16

WHEN THE FOUNTAIN IS NOT OPERATIONAL  
IT WOULD SEEM TO REQUIRE A 'LIGHTWEIGHT'  
DOMED FRAMEWORK TO MAKE THE  
COMPOSITION COMPLETE?

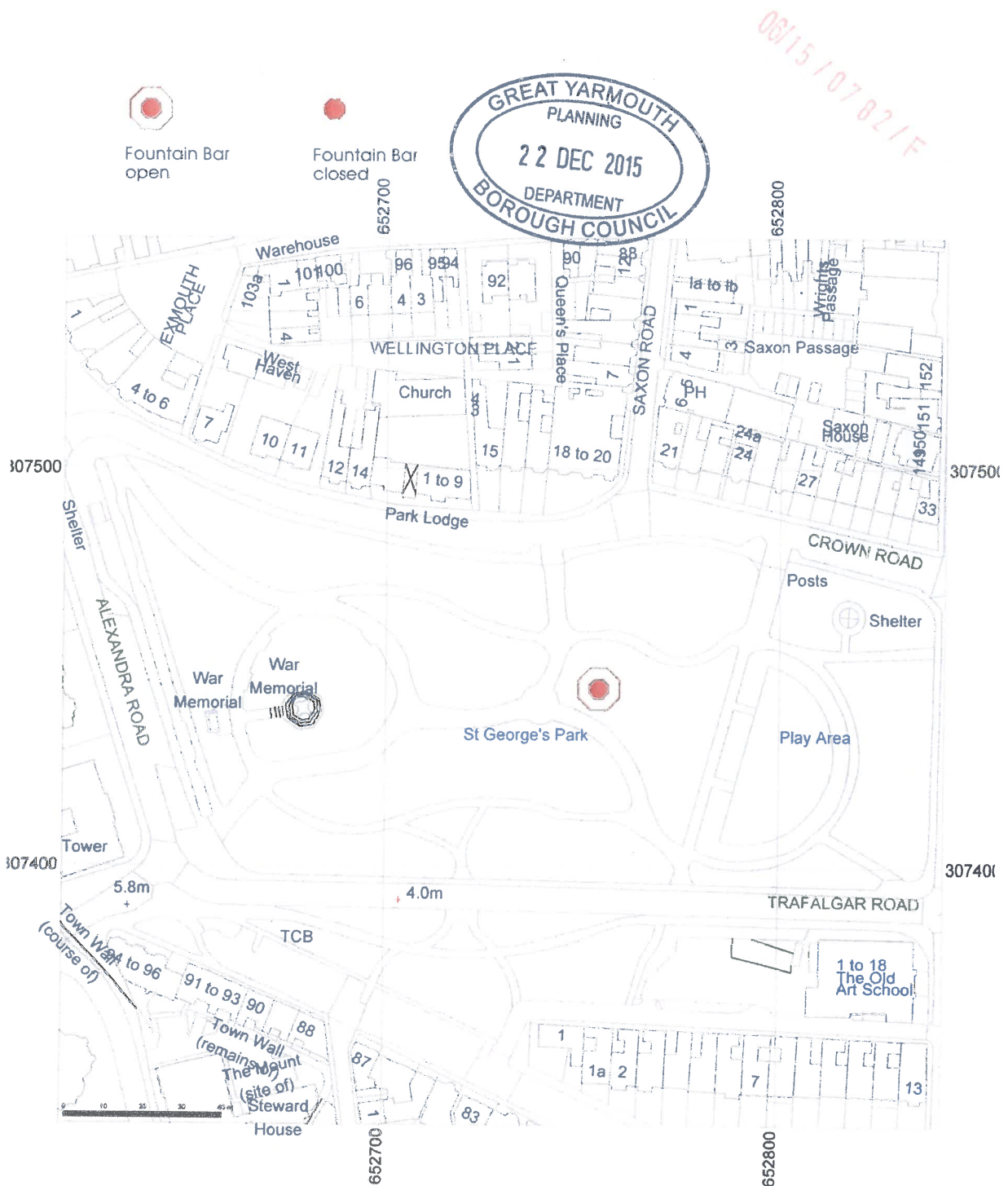


NEEDS TO BE 3M HIGH  
TO PROVIDE ELEGANT  
PROPORTIONS?

(IT WILL LOOK CRASS  
IF IT'S SQUATTY)



THE SCALE OF THIS STRUCTURE WOULD  
APPEAR TO NEED BETTER REPRESENTATION?



# The Fountain Bar site location plan revision A 19:12:15 SeaChange Arts

Jeremy Stacey Architects New Farm Barn Beachamwell Norfolk PE37 8BE

**PLANNING APPLICATIONS CLEARED BETWEEN 01-APR-16 AND 30-APR-16 FOLLOWING DETERMINATION BY THE GROUP MANAGER (PLANNING) UNDER DELEGATED POWERS**

REFERENCE	<b>06/16/0089/O</b>
PARISH	Belton & Browston 10
PROPOSAL	Construction of a three bedroom bungalow with single/double garage
SITE	Woodside Sandy Lane Belton GREAT YARMOUTH
APPLICANT	Mr P Church
DECISION	<b>REFUSED</b>
<hr/>	
REFERENCE	<b>06/16/0098/F</b>
PARISH	Belton & Browston 10
PROPOSAL	Front and side extensions
SITE	1 St Roberts Way Belton GREAT YARMOUTH NR31 9LG
APPLICANT	Mr & Mrs S Bennington
DECISION	<b>APPROVE</b>
<hr/>	
REFERENCE	<b>06/16/0134/F</b>
PARISH	Belton & Browston 10
PROPOSAL	Erection of a single storey rear extension
SITE	18 Fern Gardens Belton GREAT YARMOUTH NR31 9QY
APPLICANT	Mr M Chilvers
DECISION	<b>APPROVE</b>
<hr/>	
REFERENCE	<b>06/16/0101/F</b>
PARISH	Bradwell N 1
PROPOSAL	Single storey side extension to form en-suite wet room including WC for disabled person
SITE	101 Blackbird Close Bradwell GREAT YARMOUTH NR31 8RT
APPLICANT	Mrs S J Brown
DECISION	<b>APPROVE</b>
<hr/>	
REFERENCE	<b>06/16/0138/F</b>
PARISH	Bradwell N 1
PROPOSAL	Variation of condition 2 of PP:06/15/0473/SU - revision of external plant, air con.units & external cylindrical tank
SITE	Phoenix Pool Widgeon Close Bradwell GREAT YARMOUTH
APPLICANT	Pulse Fitness Design and Build
DECISION	<b>APPROVE</b>
<hr/>	



**PLANNING APPLICATIONS CLEARED BETWEEN 01-APR-16 AND 30-APR-16 FOLLOWING DETERMINATION BY THE GROUP MANAGER (PLANNING) UNDER DELEGATED POWERS**

REFERENCE **06/16/0144/CD**  
 PARISH Bradwell N 1  
 PROPOSAL Rear extn for 2 thermal suites ,side extn for new entrance.2  
 storey front extn for fitness facility-DOC 3 - 06/15/0473/SU  
 SITE Phoenix Pool Widgeon Close  
 Bradwell GREAT YARMOUTH  
 APPLICANT Pulse Fitness Design & Build Ltd  
 DECISION **APPROVE (CONDITIONS)**

REFERENCE **06/16/0070/F**  
 PARISH Bradwell S 2  
 PROPOSAL Proposed rear extension including new garage. Existing  
 garage and access removed. New driveway access  
 SITE Meldrum Lords Lane  
 Bradwell GREAT YARMOUTH  
 APPLICANT Mr R Kemp  
 DECISION **APPROVE**

REFERENCE **06/16/0100/F**  
 PARISH Bradwell S 2  
 PROPOSAL Pitched roof rear extension and detached garage  
 SITE 125 Green Lane Bradwell  
 GREAT YARMOUTH NR31 8QE  
 APPLICANT Mr C Farman  
 DECISION **APPROVE**

REFERENCE **06/16/0118/F**  
 PARISH Bradwell S 2  
 PROPOSAL Sub division of 32 Sun Lane. Construction of new chalet  
 bungalow with integral garage  
 SITE 32 Sun Lane (site adjoining) Bradwell  
 GREAT YARMOUTH NR31 8PY  
 APPLICANT Mr P Gricks  
 DECISION **APPROVE**

REFERENCE **06/16/0142/F**  
 PARISH Bradwell S 2  
 PROPOSAL Proposed Extension and Alterat ions.  
 SITE 32 Sun Lane (Ki-Te-Ke) Bradwell  
 GREAT YARMOUTH NR31 8PY  
 APPLICANT JP Properties (Norfolk) Ltd  
 DECISION **APPROVE**

REFERENCE **06/16/0080/F**  
 PARISH Caister On Sea 3  
 PROPOSAL Single storey modular extension to medical centre  
 and new entrance porch  
 SITE North Caister Medical Centre 12 Branford Road Caister  
 GREAT YARMOUTH NR30 5NE  
 APPLICANT NHS Property Services Ltd  
 DECISION **APPROVE**

**PLANNING APPLICATIONS CLEARED BETWEEN 01-APR-16 AND 30-APR-16 FOLLOWING DETERMINATION BY THE GROUP MANAGER (PLANNING) UNDER DELEGATED POWERS**

REFERENCE	<b>06/16/0081/A</b>
PARISH	Caister On Sea 3
PROPOSAL	Metal sign on post and metal sign fixed to wall
SITE	North Caister Medical Centre 12 Branford Road Caister GREAT YARMOUTH NR30 5NE
APPLICANT	NHS Property Services Ltd
DECISION	<b>ADV. CONSENT</b>

REFERENCE	<b>06/16/0095/F</b>
PARISH	Caister On Sea 3
PROPOSAL	Proposed change of use from shop to residential including alterations and side fencing
SITE	5 Ormesby Road Caister GREAT YARMOUTH NR30 5JY
APPLICANT	Mr S Albone
DECISION	<b>APPROVE</b>

REFERENCE	<b>06/16/0116/CD</b>
PARISH	Caister On Sea 3
PROPOSAL	Discharge condition 11 of PP 06/15/0487/F
SITE	Caister Holiday Park Ormesby Road Caister GREAT YARMOUTH NR30 5NH
APPLICANT	Haven Leisure Ltd
DECISION	<b>APPROVE (CONDITIONS)</b>

REFERENCE	<b>06/16/0131/F</b>
PARISH	Caister On Sea 4
PROPOSAL	Erection of conservatory at rear
SITE	21 Norwich Road Caister GREAT YARMOUTH
APPLICANT	Mr D George
DECISION	<b>APPROVE</b>

REFERENCE	<b>06/16/0136/F</b>
PARISH	Fritton/St Olaves 10
PROPOSAL	Renewal of PP 06/11/0055/F for temporary WC building adjacent former falconry building
SITE	Fritton Lake Church Lane Fritton GREAT YARMOUTH
APPLICANT	Fritton Lake Ltd
DECISION	<b>APPROVE</b>

REFERENCE	<b>06/16/0093/F</b>
PARISH	Great Yarmouth 5
PROPOSAL	Rear extension and loft conversion - amendment to square the garage off and attach to dwelling
SITE	7 Claydon Grove Gorleston GREAT YARMOUTH NR31 8AT
APPLICANT	Mr B McElroy
DECISION	<b>APPROVE</b>

**PLANNING APPLICATIONS CLEARED BETWEEN 01-APR-16 AND 30-APR-16 FOLLOWING DETERMINATION BY THE GROUP MANAGER (PLANNING) UNDER DELEGATED POWERS**

REFERENCE **06/16/0052/F**  
 PARISH Great Yarmouth 9  
 PROPOSAL Proposed 4 no residential flats with car spaces - revised scheme to amend length and width of flats  
 SITE Lady Haven Public House (Land rear of) 129 Mill Road  
 Cobholm GREAT YARMOUTH  
 APPLICANT Mr S Atkinson  
 DECISION **APPROVE**

REFERENCE **06/16/0102/F**  
 PARISH Great Yarmouth 9  
 PROPOSAL Variation of condition 2 re: PP 06/14/0623/F - height increased to second floor bedrooms  
 SITE Salisbury Arms Public House 33 Century Road  
 GREAT YARMOUTH NR31 0BX  
 APPLICANT Mr M Green  
 DECISION **APPROVE**

REFERENCE **06/16/0154/F**  
 PARISH Great Yarmouth 9  
 PROPOSAL Install mezz flr for retail/ petcare trtmnt & grm facility  
 14 ac units, gas bottle store 1st flr fire door & ext stairs  
 SITE Pets at Home Thamesfield Way (Unit 4)  
 GREAT YARMOUTH NR31 0DH  
 APPLICANT Great Yarmouth Vets4Pets Ltd  
 DECISION **APPROVE**

REFERENCE **06/16/0198/SU**  
 PARISH Great Yarmouth 9  
 PROPOSAL Variation of condition 2 PP 06/15/0367/SU - amendments to courtyard roof, car park surface & pathways  
 SITE Southtown First School Tamworth Lane  
 GREAT YARMOUTH NR31 0HJ  
 APPLICANT Childrens Services  
 DECISION **NO OBJECTION**

REFERENCE **06/16/0069/PDE**  
 PARISH Great Yarmouth 11  
 PROPOSAL Notification of a larger home extension - flat roof extension to rear  
 SITE 7 Pound Lane Gorleston  
 GREAT YARMOUTH NR31 7QY  
 APPLICANT Mrs S Johnson  
 DECISION **PERMITTED DEV.**

REFERENCE **06/16/0120/PDE**  
 PARISH Great Yarmouth 11  
 PROPOSAL Proposed larger home extension - replacement of conservatory with brick and tile garden room  
 SITE 18 Lincoln Avenue Gorleston  
 GREAT YARMOUTH NR31 7NL  
 APPLICANT Mr K Martyn  
 DECISION **PERMITTED DEV.**

**PLANNING APPLICATIONS CLEARED BETWEEN 01-APR-16 AND 30-APR-16 FOLLOWING DETERMINATION BY THE GROUP MANAGER (PLANNING) UNDER DELEGATED POWERS**

REFERENCE **06/16/0137/F**  
 PARISH Great Yarmouth 11  
 PROPOSAL Proposed single storey extensions front and rear  
  
 SITE 224 Brasenose Avenue Gorleston  
 GREAT YARMOUTH NR31 7ED  
 APPLICANT Mr S Taylor  
 DECISION **APPROVE**

REFERENCE **06/16/0145/CU**  
 PARISH Great Yarmouth 11  
 PROPOSAL Change of use to garden and erection of 1.8m high fence  
  
 SITE 8 Greenacres Gorleston  
 GREAT YARMOUTH NR31 7JA  
 APPLICANT Ms S Tooley  
 DECISION **APPROVE**

REFERENCE **06/15/0776/F**  
 PARISH Great Yarmouth 14  
 PROPOSAL Proposed 2 no. dwellings on former Southern Hotel car park  
  
 SITE Albert Road (Former Southern Hotel car park)  
 GREAT YARMOUTH NR30 3JH  
 APPLICANT Mr Hunt  
 DECISION **APPROVE**

REFERENCE **06/16/0113/CU**  
 PARISH Great Yarmouth 14  
 PROPOSAL Prop CoU of part of ground floor from amusement arcade to restaurant and bar with childrens play area  
 SITE 32 Marine Parade GREAT YARMOUTH  
 NR30 2EN  
 APPLICANT Mr C Mantilaris  
 DECISION **APPROVE**

REFERENCE **06/15/0514/F**  
 PARISH Great Yarmouth 15  
 PROPOSAL Conversion of rear of 9 Beaconsfield Road to form seperate dwelling.  
 SITE Garfield Road GREAT YARMOUTH  
 Norfolk NR30 4JR  
 APPLICANT Mr T Fenn  
 DECISION **REFUSED**

REFERENCE **06/16/0008/F**  
 PARISH Great Yarmouth 15  
 PROPOSAL Conversion of guest house into 4 individual flats. Rear additions remodelled to create rear extension.  
 SITE 15 Paget Road GREAT YARMOUTH  
 Norfolk NR30 2DN  
 APPLICANT Mr B Hutchinson  
 DECISION **APPROVE**

**PLANNING APPLICATIONS CLEARED BETWEEN 01-APR-16 AND 30-APR-16 FOLLOWING DETERMINATION BY THE GROUP MANAGER (PLANNING) UNDER DELEGATED POWERS**

REFERENCE	<b>06/16/0058/CD</b>
PARISH	Great Yarmouth 15
PROPOSAL	Discharge condition 3 of PP 06/14/0781/F in respect of barriers
SITE	2 Regent Road GREAT YARMOUTH Norfolk
APPLICANT	ACCA Ltd
DECISION	<b>APPROVE (CONDITIONS)</b>

REFERENCE	<b>06/16/0076/CD</b>
PARISH	Great Yarmouth 15
PROPOSAL	Discharge condition 2 of PP: 06/10/0444/F (detached bungalow) in respect of materials
SITE	48A Northgate Street GREAT YARMOUTH Norfolk NR30 1BJ
APPLICANT	Mr M Middleton
DECISION	<b>APPROVE (CONDITIONS)</b>

REFERENCE	<b>06/16/0110/F</b>
PARISH	Great Yarmouth 15
PROPOSAL	Demolition of unsafe three storey storage building. Erection of 3 no three storey starter homes
SITE	Warehouse adj 4 Stonecutters Way GREAT YARMOUTH Norfolk NR30 1HF
APPLICANT	Mr P Thompson
DECISION	<b>APPROVE</b>

REFERENCE	<b>06/16/0111/CC</b>
PARISH	Great Yarmouth 15
PROPOSAL	Demolition of unsafe three storey storage building. Erection of 3 no three storey starter homes
SITE	Warehouse adj 4 Stonecutters Way GREAT YARMOUTH Norfolk NR30 1HF
APPLICANT	Mr P Thompson
DECISION	<b>CON.AREA.CONST</b>

REFERENCE	<b>06/16/0122/A</b>
PARISH	Great Yarmouth 15
PROPOSAL	1 fascia sign, 1 projecting sign, ATM surround sign and wall mounted welcome sign
SITE	14 Hall Quay GREAT YARMOUTH Norfolk NR30 1EH
APPLICANT	Mr S Howard
DECISION	<b>ADV. CONSENT</b>

REFERENCE	<b>06/16/0166/SU</b>
PARISH	Great Yarmouth 15
PROPOSAL	Sgle storey 6 classbase standa lone bldg to replace caretaker s hse.Refurb extg schl bldg - new toilets.Refurb classbase
SITE	Northgate Primary School Northgate Street GREAT YARMOUTH NR30 1BP
APPLICANT	Norfolk County Council
DECISION	<b>NO OBJECTION</b>



**PLANNING APPLICATIONS CLEARED BETWEEN 01-APR-16 AND 30-APR-16 FOLLOWING DETERMINATION BY THE GROUP MANAGER (PLANNING) UNDER DELEGATED POWERS**

REFERENCE	<b>06/16/0046/CD</b>
PARISH	Great Yarmouth 19
PROPOSAL	Material amendment revised house types to previously approved 06/12/0219/F - D.O.C 3, 4, 5 & 6 re: 06/15/0589/F
SITE	1-5 Strowger Court Dock Tavern Lane Gorleston GREAT YARMOUTH NR31 6GD
APPLICANT	Herringfleet Developments Ltd
DECISION	<b>APPROVE (CONDITIONS)</b>

REFERENCE	<b>06/16/0107/F</b>
PARISH	Great Yarmouth 19
PROPOSAL	Installation of a new dumb wai ter lift
SITE	14 Lower Esplanade Gorleston GREAT YARMOUTH NR31 6BT
APPLICANT	Mr P Christophi
DECISION	<b>APPROVE</b>

REFERENCE	<b>06/16/0135/F</b>
PARISH	Great Yarmouth 19
PROPOSAL	Construction of brick and tile porch
SITE	143 Bells Marsh Road Gorleston GREAT YARMOUTH NR31 6PN
APPLICANT	Mr A C Willis
DECISION	<b>APPROVE</b>

REFERENCE	<b>06/16/0147/F</b>
PARISH	Great Yarmouth 19
PROPOSAL	Renewal of planning permission no. 06/15/0195/CU for craft fayre/car boot sales with cafe
SITE	Port Authority Site (former) Harbours Mouth Gorleston GREAT YARMOUTH
APPLICANT	Mr R Scott
DECISION	<b>APPROVE</b>

REFERENCE	<b>06/16/0148/F</b>
PARISH	Great Yarmouth 19
PROPOSAL	Proposed conservatory at rear
SITE	41 East Anglian Way Gorleston GREAT YARMOUTH NR31 6TY
APPLICANT	Mr & Mrs M Streatfield
DECISION	<b>APPROVE</b>

REFERENCE	<b>06/15/0783/O</b>
PARISH	Hemsby 8
PROPOSAL	Erection of two detached dwellings and garages
SITE	St Thomas's Road (land at) Hemsby GREAT YARMOUTH NR29 4JE
APPLICANT	Mr M Bedwell
DECISION	<b>APPROVE</b>

**PLANNING APPLICATIONS CLEARED BETWEEN 01-APR-16 AND 30-APR-16 FOLLOWING DETERMINATION BY THE GROUP MANAGER (PLANNING) UNDER DELEGATED POWERS**

REFERENCE	<b>06/15/0784/CD</b>
PARISH	Hemsby 8
PROPOSAL	16 x static holiday caravans w/assoc parking, int roads & play area - DoC 3 re: PP 06/15/0448/F
SITE	Sundowner Holiday Park Newport Road Hemsby Norfolk
APPLICANT	Mr I Gillett
DECISION	<b>APPROVE (CONDITIONS)</b>
<hr/>	
REFERENCE	<b>06/16/0049/F</b>
PARISH	Hemsby 8
PROPOSAL	Removal of aluminium window frame & double doors. Replace with roller shutter window panel & single aluminium door
SITE	Beach Road Oasis Amusements Hemsby GREAT YARMOUTH NR29 4HS
APPLICANT	Oasis Amusements
DECISION	<b>APPROVE</b>
<hr/>	
REFERENCE	<b>06/16/0054/F</b>
PARISH	Hemsby 8
PROPOSAL	Variation of condition 1 - Planning Permission 06/09/0593/D changes to layout and house designs
SITE	Martham Road/Common Road Hemsby GREAT YARMOUTH Norfolk
APPLICANT	Norfolk Homes Ltd
DECISION	<b>APPROVE</b>
<hr/>	
REFERENCE	<b>06/16/0115/F</b>
PARISH	Hemsby 8
PROPOSAL	Proposed square bay extension to front lounge window
SITE	9 The Close The Brambles Hemsby GREAT YARMOUTH NR29 4ER
APPLICANT	Mr P Lines
DECISION	<b>APPROVE</b>
<hr/>	
REFERENCE	<b>06/16/0117/CD</b>
PARISH	Hemsby 8
PROPOSAL	Discharge condition 2 of PP 06/09/0593/D (residential development) in respect of works compound
SITE	Martham Road/Common Road (Land at) Hemsby GREAT YARMOUTH
APPLICANT	Norfolk Homes Ltd
DECISION	<b>APPROVE (CONDITIONS)</b>
<hr/>	
REFERENCE	<b>06/16/0178/F</b>
PARISH	Hemsby 8
PROPOSAL	Two bungalows with detached domestic garages
SITE	Belmont House (Rear of) Winterton Road Hemsby GREAT YARMOUTH
APPLICANT	Mrs D Green
DECISION	<b>APPROVE</b>
<hr/>	

**PLANNING APPLICATIONS CLEARED BETWEEN 01-APR-16 AND 30-APR-16 FOLLOWING DETERMINATION BY THE GROUP MANAGER (PLANNING) UNDER DELEGATED POWERS**

REFERENCE	<b>06/16/0050/F</b>
PARISH	Hopton On Sea 2
PROPOSAL	Proposed front extension
SITE	17 Rogers Close Hopton
APPLICANT	GREAT YARMOUTH NR31 9RS
DECISION	Mr M Clarke <b>APPROVE</b>
<hr/>	
REFERENCE	<b>06/16/0090/F</b>
PARISH	Ormesby St.Marg 16
PROPOSAL	Construction of annexe serving The Lodge
SITE	2 Yarmouth Road The Lodge
APPLICANT	Ormesby St Margaret
DECISION	Mr J & J Green <b>APPROVE</b>
<hr/>	
REFERENCE	<b>06/16/0091/LB</b>
PARISH	Ormesby St.Marg 16
PROPOSAL	Construction of annexe serving The Lodge
SITE	2 Yarmouth Road The Lodge
APPLICANT	Ormesby St Margaret GREAT YARMOUTH
DECISION	Mr J & J Green <b>LIST.BLD.APP</b>
<hr/>	
REFERENCE	<b>06/16/0103/F</b>
PARISH	Ormesby St.Marg 16
PROPOSAL	Proposed roof conversion to form master bedroom and ensuite with roof terrace to front
SITE	Sunnyside 10 Tern Road Scratby
APPLICANT	GREAT YARMOUTH NR29 3NX
DECISION	Mr J Smart <b>APPROVE</b>
<hr/>	
REFERENCE	<b>06/16/0133/F</b>
PARISH	Ormesby St.Marg 16
PROPOSAL	Improve site entrance incl dem amusements build & install 2 stat caravans. Dem cottages & replace w/4 stat caravans
SITE	Tuddenham Caravan Park California Road California
APPLICANT	GREAT YARMOUTH NR29 3QW
DECISION	Mr W Tuddenham <b>APPROVE</b>
<hr/>	
REFERENCE	<b>06/16/0114/PAD</b>
PARISH	Somerton 8
PROPOSAL	Agr buildings in use as cow sheds, for storage of animal feedstorage/maintenance of agricultural machinery to res
SITE	Manor Farm Barns Manor Farm Burnley Hall Estate Manor Farm Road
APPLICANT	East Somerton GREAT YARMOUTH NR29 4DY
DECISION	Sir T Agnew <b>APP. DETAILS</b>
<hr/>	

**PLANNING APPLICATIONS CLEARED BETWEEN 01-APR-16 AND 30-APR-16 FOLLOWING DETERMINATION BY THE GROUP MANAGER (PLANNING) UNDER DELEGATED POWERS**

REFERENCE	<b>06/15/0785/F</b>
PARISH	Winterton 8
PROPOSAL	Proposed residential development of 4 no. detached bungalows and garages
SITE	Low Road East Coast Drums Winterton
	GREAT YARMOUTH NR29 4BJ
APPLICANT	Brian Newson Developments Ltd
DECISION	<b>APPROVE</b>

REFERENCE	<b>06/16/0121/PDE</b>
PARISH	Winterton 8
PROPOSAL	Notification of larger home extension - kitchen and dining area
SITE	3 Dune Court Winterton
	GREAT YARMOUTH NR29 4DB
APPLICANT	Mrs S Goff
DECISION	<b>PERMITTED DEV.</b>

REFERENCE	<b>06/16/0146/F</b>
PARISH	Winterton 8
PROPOSAL	Erection of temporary welfare and visitor structure
SITE	Winterton on Sea The Dunes
	(North of The Cafe) GREAT YARMOUTH
APPLICANT	Mr D Hercock
DECISION	<b>APPROVE</b>

\* \* \* \* End of Report \* \* \* \*