

Reference: 06/16/0426/F

Parish: Hemsby

Officer: Mr J Beck

Expiry Date: 19-09-2016

Applicant: Mr Marsden

Proposal: Demolition of existing bungalow and redevelopment of site to provide 12 new bungalows

Site: Peacehaven, Yarmouth Road, Hemsby

REPORT

1. Background / History :-

1.1 The application site is to the rear of Yarmouth Road and is accessed through the existing property Peacehaven which is proposed for demolition. The site is behind the properties at Old Thatche Close and Easterly Way. The site is currently used as a rear garden for Peacehaven and was cleared at the time of the site visit. The site is adjacent (but outside of) the village development limit on the northern and western boundary.

1.2 The application is for full permission for the demolition of the existing property and the erection of 12 bungalows.

1.3 An outline application for 8 dwellings was approved by committee on this site. Only the access was agreed as a reserved matter meaning the layout and design would need approval. The decision has not been issued yet as a section 106 has not been signed.

1.4 Please note that an application reference 06/16/0583/O for 93 dwellings which is currently undecided is immediately adjacent to the site.

1.5 Planning History:

06/97/0951/O – Development of five single storey properties with garages off private drive. Refused. 29-01-1998

06/99/0067/O – Development of three dwellings with garages off private drive. Approved with conditions. 04-05-1999

06/99/0251/A - Directional signs. Advert refusal. 29-04-1999

06/00/0195/O - One detached dwelling with garage off private drive. Approved with conditions. 17-07-2000

06/15/0685/O – Demolition of existing bungalow and redevelopment of site to provide 8 new bungalows. No decision yet.

2. Consultations :-

2.1 Parish Council – Objection. Strongly object to the increase in numbers over the previous application. Object on the grounds of overdevelopment of the site.

2.2 Highways – No objection subject to conditions. Originally they objected to the development as it did not meet the standards required for adoption. However they subsequently withdrew their objections as the road is now proposed as private. Accordingly they do not object subject to suitable management of the road and provision of off-site footway improvements.

2.3 Building Control – Have not objected subject to the development meeting Building Regulations.

2.4 Fire Service – No objection.

2.5 Norfolk Constabulary – No objection, but provided design recommendations particularly towards the boundary treatment. They did not support the visitor parking bays at the front of the site.

2.6 UK Power Networks – No comment.

2.7 Strategic Planning – No objection

2.8 Neighbours/public – 11 objections from 8 objectors have been received, the main concerns are: Flooding and drainage, removal of hedgerows, visibility at access,

more suitable locations for housing, landscape and views, loss of privacy, boundary treatments, disruption during construction, pollution, distance between new properties and existing. Additional comments were received from councillor Bensly regarding site levels and working drainage provision, boundary treatments and an assessment of trees on site.

2.9 Anglian Water – No objection

2.10 Lead Local Flood Authority – No objection subject to condition. Initially they raised an objection to the proposal as there was an absence of an acceptable flood risk and drainage strategy. Subsequently these documents were submitted and the LLFA no longer objects subject to a condition formalising full drainage measures and further details regarding detailed designs and maintenance.

2.11 Environmental Agency – No comment

3. Policy and Assessment:-

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 POLICY HOU7

New residential development may be permitted within the settlement boundaries identified on the proposals map in the parishes of Bradwell, Caister, Hemsby, Ormesby st Margaret, and Martham as well as in the urban areas of Great Yarmouth and Gorleston. New smaller scale residential developments* may also be permitted

within the settlement boundaries identified on the proposals map in the villages of Belton, Filby, Fleggburgh, Hopton-on-sea, and Winterton. In all cases the following criteria should be met:

- (A) The proposal would not be significantly detrimental to the form, character and setting of the settlement;
- (B) All public utilities are available including foul or surface water disposal and there are no existing capacity constraints which could preclude development or in the case of surface water drainage, disposal can be acceptably achieved to a watercourse or by means of soakaways;
- (C) Suitable access arrangements can be made;
- (D) An adequate range of public transport, community, education, open space/play space and social facilities are available in the settlement, or where such facilities are lacking or inadequate, but are necessarily required to be provided or improved as a direct consequence of the development, provision or improvement will be at a level directly related to the proposal at the developer's expense; and,
- (E) The proposal would not be significantly detrimental to the residential amenities of adjoining occupiers or users of land.

(Objective: To ensure an adequate supply of appropriately located housing land whilst safeguarding the character and form of settlements.)

* ie. developments generally comprising not more than 10 dwellings.

3.5 POLICY HOU17

In assessing proposals for development the borough council will have regard to the density of the surrounding area. Sub-division of plots will be resisted where it would be likely to lead to development out of character and scale with the surroundings.

(objective: to safeguard the character of existing settlements.)

3.6 POLICY HOU10

Permission for new dwellings in the countryside will only be given if required in connection with agriculture, forestry, organised recreation, or the expansion of existing institutions.

The council will need to be satisfied in relation to each of the following criteria:

- (i) the dwelling must be required for the purpose stated
- (ii) It will need to be demonstrated that it is essential in the interests of good agriculture or management that an employee should live on the holding or site rather than in a town or village nearby
- (iii) there is no appropriate alternative accommodation existing or with planning permission available either on the holding or site or in the near vicinity
- (iv) the need for the dwelling has received the unequivocal support of a suitably qualified independent appraiser
- (v) The holding or operation is reasonably likely to materialise and is capable of being sustained for a reasonable period of time. (in appropriate cases evidence may be required that the undertaking has a sound financial basis)
- (vi) the dwelling should normally be no larger than 120 square metres in size and sited in close proximity to existing groups of buildings on the holding or site
- (vii) a condition will be imposed on all dwellings permitted on the basis of a justified need to ensure that the occupation of the dwellings shall be limited to persons solely or mainly working or last employed in agriculture, forestry, organised recreation or an existing institution in the locality including any dependants of such a person residing with them, or a widow or widower or such a person
- (viii) where there are existing dwellings on the holding or site that are not subject to an occupancy condition and the independent appraiser has indicated that a further dwelling is essential, an occupancy condition will be imposed on the existing dwelling on the holding or site
- (ix) applicants seeking the removal of any occupancy condition will be required to provide evidence that the dwelling has been actively and widely advertised for

a period of not less than twelve months at a price which reflects the occupancy conditions*

In assessing the merits of agricultural or forestry related applications, the following additional safeguard may be applied:-

- (x) Where the need for a dwelling relates to a newly established or proposed agricultural enterprise, permission is likely to be granted initially only for temporary accommodation for two or three years in order to enable the applicant to fully establish the sustainability of and his commitment to the agricultural enterprise
- (xi) where the agricultural need for a new dwelling arises from an intensive type of agriculture on a small acreage of land, or where farm land and a farm dwelling (which formerly served the land) have recently been sold off separately from each other, a section 106 agreement will be sought to tie the new dwelling and the land on which the agricultural need arises to each other.

Note: - this would normally be at least 30% below the open market value of the property.

3.7 Adopted Core Strategy:

3.8 CS1 - Focusing on a sustainable future

A) Sustainable growth, ensuring that new development is of a scale and location that complements the character and supports the function of individual settlements

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

F) Distinctive places, that embrace innovative high quality urban design where it responds to positive local characteristics and protects the borough's biodiversity, unique landscapes, built character and historic environment

3.9 CS3 - Addressing the borough's housing need

D) Ensure that new housing addresses local housing need by incorporating a range of different tenures, sizes and types of homes to create mixed and balanced communities. The precise requirements for tenure, size and type of housing units will

be negotiated on a site-by-site basis, having regard to the Strategic Housing Market Assessment, Policy CS4 and the viability of individual sites

G) Promote design-led housing developments with layouts and densities that appropriately reflect the characteristics of the site and surrounding areas and make efficient use of land in accordance with Policy CS9 and Policy CS12

3.10 CS4 – Delivering affordable housing

- A) Maximise the provision of additional affordable housing within the overall provision of new residential developments. Table 8 below indicates the affordable housing thresholds and percentage targets that will be sought through negotiation for each of the housing sub-market areas. In deciding whether a particular site qualifies as being above the requisite site size thresholds set out above, the Council will assess not merely the proposal submitted but the potential capacity of the site. Affordable housing provision for key sites will be considered separately in accordance with policies CS17 and CS18
- B) Ensure that affordable housing is either: Provided on-site using this contribution to deliver homes of a type, size and tenure agreed by the developer and the local authority based on local evidence and where appropriate, delivered in partnership with a Registered Provider; or Provided via an off-site financial contribution in exceptional circumstances

CS9 – Encouraging well designed distinctive places

- A) Respond to and draw inspiration from the surrounding areas distinctive natural and built 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

CS13 – Protecting areas at risk of flooding or coastal change

- C) Seeking the use of Sustainable Drainage Systems (SuDS) in all new developments
- D) Ensuring that new development takes into consideration the findings of the Surface Water Management Plan

3.11 Interim Land Supply Policy

3.12 This policy only applies when the Council's Five Year Housing Land Supply utilised sites identified in the Strategic Housing Land Availability Assessment (SHLAA).

3.13 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 points a to n.

3.14 National Policy:- National Planning Policy Framework (NPPF)

3.15 Paragraph 57. It is important to plan positively for the achievement of high quality and inclusive design for all development, including individual buildings, public and private spaces and wider area development schemes.

4. Appraisal:

4.1 The application site is situated at the south of Hemsby off Yarmouth Road. The site is adjacent Easterly Way on the western boundary with Yarmouth Road and Old Thatche Close to the north. The land is currently used as residential curtilage for the property Peacehaven which is positioned to the front of the land. Part of the land encompassing the donor property and the access is within the village development under policy HOU07 (the development limit bisects the northern part of the site) whilst the majority of the site is outside the village development limits in an area important for the setting of the landscape.

4.2 The area is defined by a mix of residential and agricultural uses. To the south are fields and largely open countryside, whilst to the north and west are residential uses predominantly formed a single storey properties.

5. Assessment

5.1 The location has reasonable access to the services and facilities of Hemsby with a shop within close distance at the junction between Ormesby Road and Yarmouth Road. The development of this size is not expected to significantly affect pressures on the surrounding services. Hemsby is designated as a primary village under the adopted Core Strategy and would be expected, alongside the other primary villages, to take 30% of new dwellings within the borough.

5.2 Most of the site is outside the village development as the village development line runs along the rear of Thatche Cottages and includes the dwelling of Peacehaven. HOU10 states that new dwellings in the countryside should be associated with rural businesses and is subject to a strict criteria. The proposal does not conform to policy HOU10 meaning the application is considered a departure from the local plan. However as the site is partially within and immediately adjacent to the village development limit relevant weight should be given to the Interim Housing Land Supply Policy. Providing it meets the criteria outlined within this document the development could be considered acceptable.

5.3 Criteria A of the Interim Housing Land Supply policy state that the development should be an appropriate size, character and role. It is considered by Strategic Planning that the proposal is suitable in principal and it should be noted that a previous application was approved by committee for 8 although the exact details would be agreed by reserve matter. Accordingly it is likely that the principal of a residential development in this location is acceptable. The layout, density appearance and other factors are considered under different criterions.

5.4 Policy CS4 of the Core Strategy states that affordable housing will be sought for development in the rural north over 5 units where by the percentage is 20% affordable. Current government and legal guidance gives a threshold figure of 10 which this application exceeds. For a 12 unit development this would equate to 2 affordable units or equivalent contributions. A section 106 will be required and the nature of the affordable allocation will be discussed with the housing department at a later stage, but the applicant has verbally stated they would be willing to meet the targets set in this policy. The exact form that the affordable contributions will take will be discussed with the housing team.

5.5 The access is considered acceptable in consultation with highways and the fire service. Originally the highway department objected to the scheme as the proposed access roads did not meet adopted requirements. As the proposal was for 12 units it was within the adopted threshold, however highways have subsequently stated they would accept this as a private road. The reason provided is that the levels of drainage required would not be possible within the site if the roads were built to adoptable standards. The site will be reliant on infiltration and permeable surfaces and it is not considered viable for the road to be adopted with this in mind.

5.6 Highways have requested two conditions, the first that the private road is adequately controlled and maintained through a section 106 agreement and that off-site improvement works are completed. A decision notice could not be issued until

the section 106 is agreed and signed. The agreement will also need to include money for open space provision as it exceeds 10 units and any future drainage maintenance will also need to be included.

5.7 As a matter of note the additional parking area to the front of the site is not supported by Norfolk Constabulary who as part of their consultation response raised concerns that the spaces could not be adequately policed. In a superseded highway response highways were supportive of the additional parking area, but questioned whether it should be more central to the site.

5.8 The site includes an area of critical drainage at the entrance where the existing property is located. It has a low risk of fluvial and tidal flooding but moderate risk from ground water. Drainage was raised as a public concern during the consultation process. The land generally declines in gradient from the south west corner through the entrance. Originally the Lead Local Flood Authority objected to the development as insufficient information regarding drainage and flooding was provided. The applicant subsequently provided a Flood Risk Assessment and Surface Water Drainage Strategy. The results of these documents was that the site could be adequately drained through SUDs and infiltration to avoid flooding.

5.9 The documents showed that the development could be drained suitably and accordingly the Lead Local Flood Authority did not object to the development, but this is subject to a condition to formalise the drainage and to obtain further details on the method and future maintenance. Ensuring adequate drainage will be important and water should not exit the site to the neighbouring lands. The exact details will need to be submitted but it is likely that the site will need to be drained wholly by internal infiltration as Anglian Water have stated that they do not have the capacity to deal with the created surface water. The proposed hard surfaces should be permeable and agreed as part of the wider drainage condition.

5.10 The site is currently used as a residential garden and is largely an open space. Concerns from the public have been raised regarding wildlife on this site. However the site is not protected and removal of the undergrowth is not restricted. The proposal has included an area of landscape at the front of the property which would aid the visual aesthetics of the development and would also offset the loss of foliage

5.11 The character of the landscape is largely open forming a transition from the main built up area of Hemsby into an open agricultural setting. Retaining the transitional landscape is recommended within the Landscape Character Assessment. A single storey environment with reasonable curtilage and sporadic,

but key planting of trees would ensure the development retains its landscape character. A landscape condition should be included to ensure adequate planting. The boundary treatments should be carefully considered and could include new, tall fencing to protect privacy where appropriate and new hedging could be considered elsewhere to retain a rural character. Again it should be noted that there is an undecided application for 93 dwellings adjacent to the site.

5.12 The layout of the site is relatively dense towards the northern half, but it should be noted that the Thatche cottages in themselves were a dense development so these are broadly in character. The site does get more spacious towards the south where it adjoins the fields. Public objections were received from residents of Thatche Cottage with objections that the proposed properties and back gardens of the type C properties and Thatche Cottages were too close resulting in a loss of amenity. The layout means that most properties are distanced from the nearby boundaries which should limit the overall impact upon the neighbouring amenities. It is recognised that the properties in the north west of the site are more clustered and closer to the adjacent boundaries. Plot 5 is approximately 1 metre from the boundary whilst the access of plot 4 is immediately adjacent to the boundary. It is for the committee to determine whether the loss of amenities is significantly detrimental. Mitigation measures could include appropriate boundary treatments to reduce the potential overlooking. Other conditions ensuring the properties are single storey and removing permitted rights in regards to dormers and roof extensions could be utilised to reduce the potential of overlooking. In addition only a single window looks northwards from the type C properties so could be obscured.

6. RECOMMENDATION :- Recommended for approval, subject to conditions ensuring a suitable development. These include, but are not limited to drainage conditions, boundary treatments, access details and off-site improvements, limits to extensions and sizes, appropriate obscure glazing, landscaping. The approval is subject to a section 106 agreement regarding affordable housing.

Jill K. Smith

From: Shirley Weymouth [REDACTED]
Sent: 27 July 2016 16:05
To: [REDACTED]
Cc: plan, Jason Beck
Subject: SHIRLEY - 06/16/0426/F 12 new bungalows Yarmouth Road

PCllrs strongly object to the increase in the numbers on that land, the previous application for 8No the Parish Council objected on the grounds it was over development of the Site and suggested 6No, so this is double the numbers -- gross over development of the site.

11

Ref: - application 06/16/0426/14
Sunday 7/8/16.



Dear Sirs

I have no formal objections to the erection of the 12 Bungalows but I do have some concerns which I hope you will take in to serious consideration.

With only 16ft from my conservatory to the boundary fence, I am deeply concerned that a bungalow built directly behind me, with garden backing onto mine, could be deemed as an intrusion of my privacy, given that for 13 yrs (when 1st built) that I have lived here. My garden has backed on to quiet open fields. Bungalows backing on to the new plot which is Easterley Way,

2/

their gardens are approx 80-100ft
where as I said 16ft from my
conservatory), so their bottom
fences are well away from where
they sit or entertain at top end,
I do not have that advantage,
being so small.

I do not want to suffer any
detrimental to the living
conditions that I have had all
those Byrs, I'm 74 yrs old & would
like to have the rest of my life
in a quiet environment, plus also
if any external lightning that
could have an adverse on my life.
I feel it would be proper &
courteous for a visit from you,
perhaps No 5 or mine No 4 as house-
owners, to actually see for

3/ yourselves how this affects
us.

All olde thatche Close residents
are being obstructed by the vans
& cars, & this is causing problems
with vehicles turning right out
of the close, & although I have
spoken about this hopefully it
can be addressed, as an accident
is going to be inevitable

I sincerely hope you can make
the time to visit & come to an
understanding of what it
would be like for Nos & myself
No 4 Olde Thatche Close.

Yours faithfully

[Redacted signature]

GROUP MANAGER PLANNING

APPLICATION 06/16/0426/P



TEL. [REDACTED]

01-08-2016

Sir/Madam,

A few days ago the orchard from my rear garden featured an unsplitt field comprising many bushes, several mature trees and supported a variety of wildlife, particularly birds. Today it is waste land, shortly to become a building site and, ultimately, a housing estate.

I was devastated to witness the destruction of a scene that, for many years, had given me immense pleasure.

Obviously this has removed many thousands of pounds from the value of my property, though I understand that, for planning purposes such matters are irrelevant. However, to a person whose home represents a lifetime of toil and thrift, they are very, very relevant.

During the site clearing, it became obvious that my privacy in this area was completely lost. It is now impossible to sit in my garden or even my conservatory without being overlooked; when building commences this will become intolerably intrusive. If I am to have any protection at all, it will be necessary to replace my fence with a taller one and strategically plant a few young trees. This will involve an expense I am unable to cover.

It cannot be right that you give the developers permission to make huge profits, whilst my house is devalued, my privacy invaded and my quality of life degraded.

I suggest that it would be appropriate to place a premium on my losses and injuries and I look forward to your response.

Yours faithfully,

[REDACTED]

(DAVID HARPER)



Planning Application 06/16/0426/F.

Location: Peacehaven, Yarmouth Road Hemsby NR29 4NJ.

Dear Sir/Madam

We the residents of Easterley Way strongly object to the proposed development of 12 new bungalows to be built at the above address. The original plans were for 8 to be built and now you want a further 4. The layout of the plans affect all of our properties, with gardens or buildings backing onto ours. We are not happy about our fences being used as their boundary, and would suggest that the builder erects his own fence!

If this development goes ahead, we would request that only 2 bed bungalows are built directly behind us, to fit in with the character of the area and be sympathetic with existing retirement properties!

The noise and disruption to the residents will be considerable! We would request that no weekend work be carried out and the site closed by 5pm. That aside, we would be subjected to 3-4 years of intolerable noise!

The builders while clearing the site had total disregard for any wildlife! Destroying the flora and fauna habitation, also blackthorn hedgerows believed to be protected. Did the Council look into this matter, before the mass destruction of these hedgerows?

The buiders informed us that all wood, trees and rubbish will be burnt on site! There is a massive amount and if this is the case, then serious questions will be addressed regarding the safety of the surrounding area! If a fire this size is lit, it could burn for days! With a constant threat of smoke to residents health and well being. Has anyone from the Council been to see the proposed bonfire, the sheer size of it and the consequences that could result, if lit? If anyone does come out to view it, please see it from our side too. It will give a good insight on how the development will affect us. We are encouraged to re-cycle all our garden waste, surely this should apply to builders!

Street lighting, the pollution it causes! Presumably more lighting will be erected on this site. At the moment we have very little pollution, being close to open fields. On a clear night we are able to see the stars, more lighting will prevent this!

I hope you will seriously consider our objections as this development will affect our lives forever.

Yours faithfully M^r M. E. PERRYMAN
M J. I. PERRYMAN

28 EASTERLEY WAY,
HEMSBY
GREAT YARMOUTH
NORFOLK
NR 29 4LB

3rd AUGUST 2016

Great Yarmouth Borough Council
Customer Services

08 AUG 2016

Planning Application 06/16/0426/E
Location: Peacehaven, Yarmouth Road Hemsby NR29 4NJ.



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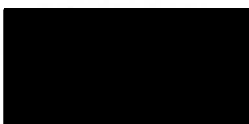
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MRS S. PHILBEY.
MR P. PHILBEY.

Planning Application 06/16/0426/F.
Location: Peacehaven, Yarmouth Road Hemsby NR29 4NJ.



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Yours faithfully

Very unhappy resident / 30 Easterley Way /
[Redacted Signature] [Redacted Signature]

Planning Application 06/16/0426/F.
Location: Peacehaven, Yarmouth Road Hemsby NR29 4NJ.

Great Yarmouth Borough Council
Customer Services

08 AUG 2016

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Yours faithfully

[REDACTED] K. M. COLLINS

31 Easterley way
Hemsby NR29 4LB

[REDACTED] P. M. COLLINS



Internet Consultees

Application Reference 06/16/0426/F

Attachments

Invalid Consultee Comment? ☐Copy to existing Consultee? ☐

Name Grace Cook

Address Cairn House Yarmouth road hemsby

Post Code NR29 4NJ

Telephone

Email Address

For or Against OBJ Object

Speak at Committee

Work has started on clearing this land and all the hedgerows are being pulled out; there are still birds nesting in there and their environment is being destroyed Twelve bungalows in place of one is a bit extreme. We already have drainage issues on Yarmouth Road and in Hemsby as a whole. This would turn the existing few bungalows into a mini estate. Planning permission was granted to redevelop another bungalow- Norrard but this turned into a new detached bungalow; That is not what appeared on the plans.

Date Entered 26-07-2016

Internet Reference OWPC875

Internet Consultees

Application Reference 06/16/0426/F

Attachments

Invalid Consultee Comment? ☐Copy to existing Consultee? ☐

Name Andrew Finch

Address 4 Ferrier Court

Hemsby

Norfolk

Post Code NR294WS

Telephone

Email Address

For or Against OBJ Object

Speak at Committee

There are a few questions regarding this potential planning application.

I live at 4 Ferrier court which looks out over this potential development and also over the land earmarked for development right opposite me. At the moment I can see lovely fields and hedgerows but my views are now going to be spoilt by houses / bungalows looking directly into my back garden.

This area is prone to flooding. My house has been flooded twice in the past 8 years as has most of Yarmouth road from Berleycroft to the Newport crossroads, due to the poor drainage and sewer system along Yarmouth road. With these new developments this will only make the flooding worse. The water will not have any ground soakage but will run unhindered straight into the Yarmouth road drains which cannot cope as it is. These drains have to take surface

Date Entered 26-07-2016

Internet Reference QWPC674

Internet Consultees

Application Reference 06/16/0426/F

Attachments

Invalid Consultee Comment? ☐Copy to existing Consultee? ☐

Name Andrew Finch

Address 4 Ferrier Court

Hemsby

Norfolk

Post Code NR294WS

Telephone

Email Address

For or Against OBJ Object

Speak at Committee

water from Barleycroft and now from this new development, and guess where the two slopes meet. Yes, Yarmouth road. How does the council plan to alleviate this?

Although planning has not been granted yet why have all the hedgerows and more importantly the trees being removed? This is a massive blow to conservation in the area as the hedgerows were full of animals and the pigeons in the trees. I thought that the area around the footpath was a conservation area. To me it seems that this development has already been given the green light.

Driving out of the new development will be dangerous. I don't believe that the sight line from the new development

Date Entered 26-07-2016

Internet Reference OWPC874

Internet Consultees

Application Reference 06/16/0426/F

Attachments

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Name Andrew Finch

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Speak at Committee

removed? This is a massive blow to conservation in the area as the hedgerows were full of animals and the pigeons in the trees. I thought that the area around the footpath was a conservation area. To me it seems that this development has already been given the green light.

Driving out of the new development will be dangerous. I don't believe that the sight line from the new development towards the Newport crossroads is good enough. It is difficult to pull out from Barleycroft which is a matter of metres away from where the new road will enter the site.

Why do we have to put up with these piece meal developments which will put strain on existing infrastructure in known problem areas.

Date Entered 26-07-2016

Internet Reference OWPC874

Mr Andrew Finch,
4 Ferrier Court,
Hemsby,
Norfolk,
Nr29 4WS

26/7/2016



Dear Mr Minns,

I am writing as I have just had a letter from you regarding planning application 06/16/0426/F asking for any comment I wish to give.

There are a few questions regarding this potential planning application.

I live at 4 Ferrier court which looks out over this potential development and also over the land earmarked for development right opposite me. At the moment I can see lovely fields and hedgerows but my views are now going to be spoilt by houses / bungalows looking directly into my back garden.

This area is prone to flooding. My house has been flooded twice in the past 8 years as has most of Yarmouth road from Barleycroft to the Newport crossroads, due to the poor drainage and sewer system along Yarmouth road. With these new developments this will only make the flooding worse. The water will not have any ground soakage but will run unhindered straight into the Yarmouth road drains which cannot cope as it is. These drains have to take surface water from Barleycroft and now from this new development, and guess where the two slopes meet. Yes, Yarmouth road. How does the council plan to alleviate this?

This letter will be kept on file and if my house is flooded again because of these developments I will be seeking damages from the council.

Although planning has not been granted yet why have all the hedgerows and more importantly the trees being removed from this 'Undecided' development? This is a massive blow to conservation in the area as the hedgerows and trees were full wildlife. I thought that the area around the footpath was a conservation area. To me it seems that this development has already been given the green light.

Driving out of the new development will be dangerous. I don't believe that the sight line from the new development towards the Newport crossroads is good enough. It is difficult to pull out from Barleycroft which is a matter of metres away from where the new road will enter the site.

We have a massive area in Hemsby which is the Pontin's site which would easily cover the housing needs of the area. Why do we have to put up with these piecemeal developments which will put a strain on the existing infrastructure in known problem areas.

Best Regards

Andrew Finch

Internet Consultees

Application Reference 06/16/0426/F

Attachments

Invalid Consultee Comment? ☐

Copy to existing Consultee? ☐

Name Andrew Finch

Address 4 ferrier court

Post Code NR29 4WS

Telephone

Email Address

For or Against OBJ Object

Speak at Committee

After having a Surface water study it is astounding that the result is a 'Soakaway'. Is anyone aware that this is A FLOOD RISK AREA. The Anglian water Pre-Planning Assessment Report under the heading 'Surface Water Disposal' clearly states that there public water sewers do not have the capacity to drain the site with creating a high risk of flooding. No there will not be ANY flooding on the site but The risk of flooding the houses along Yarmouth road will be greater because of this development so no housing should be built along Yarmouth road.

Date Entered 08-11-2016

Internet Reference OWPC960

Jill K. Smith

00/10/0426/F

From: Jason Beck
Sent: 05 December 2016 13:28
To: Jill K. Smith
Subject: FW: Peacehaven

Hello Jill,

Please find a consultation response.

Regards

JASON BECK
Planning Officer (Development Control)
Great Yarmouth Borough Council
Tel: 01493 846388
E-mail: jb@great-yarmouth.gov.uk
Website: www.great-yarmouth.gov.uk

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

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

From: James Bensly
Sent: 29 November 2016 13:32
To: Jason Beck
Subject: Peacehaven

Dear Jason

As discussed please find below notes on the meeting held between us and the residents regarding the development at the Peacehaven site:

The site levels need to be assessed in relation to the adjoining dwellings to ensure that any future buildings are of appropriate size and that the site drains correctly.
No surface water should leave the site and sufficient provision should be made to ensure that neighbouring properties are not flooded by water that is discharged from this development. Have Crate soakaways at the boundary been looked at and are they to be utilised?
Can an assessment of trees that are on the site boundary be carried out to ensure that they are not damaged by the development.

Can a condition be placed on the development keeping them at single storey so that they are in keeping with the character of the area.

Can a new high fence be erected at the boundary with easterly way, this is required given the difference in site levels and should be conditioned to be erected prior to occupation.

Can we deal with some of the concerns raised please by the residents at easterly way for this development.
Thank you once again.

Kind regards

James.

Sent from my iPad

Jill K. Smith

From: Jason Beck
Sent: 06 December 2016 10:04
To: Jill K. Smith
Subject: FW: Peacehaven 06/16/0426/F

Please find a consultation response,

regards

JASON BECK

Planning Officer (Development Control)

Great Yarmouth Borough Council

Tel: 01493 846388

E-mail: jb@great-yarmouth.gov.uk

Website: www.great-yarmouth.gov.uk

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

From: Willeard, Andrew [<mailto:andrew.willeard@norfolk.gov.uk>]
Sent: 06 December 2016 09:59
To: Jason Beck
Subject: RE: Peacehaven 06/16/0426/F

Jason

Apologies for the delay in responding to the latest information.

Whilst, it is County Council policy that development in excess of 8 dwellings should be served via an adopted road, it is clear from discussions with the applicant that it will not be possible to provide a

surface water drainage system that is acceptable for the road to be adopted highway. As indicated in the FRA the only means of successfully draining the site is to provide permeable paving, which is not an acceptable surface in the adopted highway.

Notwithstanding the above, the layout shown on drawing 1046/2 is considered acceptable and subject to a condition securing the future management of the shared private road and provision of off-site footway improvements as requested in my original response I would have no objection to the granting of planning permission.

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

Andrew Willeard
Engineer - Estate Development

Community and Environmental Services
Tel: 01603 228948
Email: andrew.willeard@norfolk.gov.uk
Norfolk County Council
General Enquiries: 0344 800 8009 or information@norfolk.gov.uk
Website: www.norfolk.gov.uk

From: Jason Beck [<mailto:Jason.Beck@great-yarmouth.gov.uk>]
Sent: 28 November 2016 15:06
To: Willeard, Andrew <andrew.willeard@norfolk.gov.uk>
Subject: Peacehaven 06/16/0426/F

Good Afternoon Andrew,

In reference to the application above,

The applicant Mr Marsden has called me today, have you been able to review the latest information?

Regards

JASON BECK

Planning Officer (Development Control)

Great Yarmouth Borough Council

Tel: 01493 846388

E-mail: jb@great-yarmouth.gov.uk

Website: www.great-yarmouth.gov.uk

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

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

To: Building Control Manager

My Ref: 06/16/0426/F

From: Development Control Manager

Date: 28th July 2016

Case Officer: Mr J Beck

Parish: Hemsby 8

Development at:-

Peacehaven
Yarmouth Road Hemsby
GREAT YARMOUTH
NR29 4NJ

For:-

Demolition of existing
bungalow and redevelopment of
site to provide 12 new
bungalows

Applicant:-

Mr Marsden
1 Arlington Smith Close
Oulton
LOWESTOFT

Agent:-

Mr A Middleton
23 Regent Street
GREAT YARMOUTH
Norfolk

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 11th August 2016.

COMMENTS:

Please Highlight Turning Head dimensions
NOT SURE IF CURVED LINE DICTATES A FOOTPATH.
TURNING HEAD MUST BE 16.8 Between Curb.



12-9-16.

S

Application Ref	06/16/0426/F
Proposal	Demolition of existing bungalow and development of site to provide 12 new bungalows
Location	Peacehaven, Yarmouth Road, Hemsby

Case Officer	Mr J Beck	Policy Officer	Mr N Fountain
Date Received	01.08.2016	Date Completed	02.08.2016

Strategic Planning Comments

The site is immediately adjacent the Village Development Limits of Hemsby. The adopted Core Strategy Policy CS2 states that approximately 30% of all new residential development over the plan period should be located in 'Primary Villages' such as Hemsby. The site is reasonably well located to the village services with a footpath along Yarmouth road that leads to the post office and primary school. Weight should be given to the Interim Housing Land Supply Policy, and in particular, the assessment of the site against criteria (e) density and layout and (j) safety and access. The site is identified in the SHLAA (site ref. HE05), and it noted that the site may be susceptible to surface water flooding.

I trust these Strategic Planning comments will be of use to you; no doubt you may well have other matters to weigh in reaching a decision. Should you wish to discuss any of the points raised, please do not hesitate to contact the above named policy officer.

NORFOLK FIRE & RESCUE SERVICE
Group Manager Eastern
Friars Lane
GREAT YARMOUTH, NR30 2RP
Tel: (01493) 843212
Minicom: (01603) 223833

Website: www.norfolkfireservice.gov.uk

Mr J Beck
Great Yarmouth Borough Council
Planning Services
Development Control
Town Hall, Hall Plain
Great Yarmouth
NR30 2QF

Please ask for: Jonathan Wilby
Direct Dial: 0300 123 1378
Email: jonathan.wilby@fire.norfolk.gov.uk
My Ref: 00059728
Your Ref:

23 August 2016

Dear Sir

Planning Application No: 06/16/0426/F
Development at: Peacehaven, Yarmouth Road, Hemsby NR29 4NJ
For: Demolition of existing bungalow and redevelopment of site to provide
12 new bungalows

Thank you for your consultation letter dated 28 July 2016.

I acknowledge receipt of the above application and I do not propose to raise any objections providing the proposal meets the necessary requirements of the current Building Regulations 2000 -- Approved Document B (volume 1 -- 2006 edition, amended 2007) as administered by the Building Control Authority.

Should you require any further assistance please do not hesitate to contact me on the number shown above.

Yours faithfully



Jonathan Wilby
for Chief Officer



NORFOLK
CONSTABULARY
Our Priority is You

FAO
Mr J BECK

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

Ref: 06/16/0426/F

Date: 18/08/16

Norfolk Constabulary

Operational Partnership Team
Police station
Howard St North
GT Yarmouth
NR30 1PH

Tel: 01493 333349

Mobile: 07920 878216

Email: wolseyr2@norfolk.pnn.police.uk

www.norfolk.police.uk

Non-Emergency Tel: 101

Planning Application

Demolition of existing bungalow and redevelopment of site to provide 12 new bungalows at Peacehaven, Yarmouth Road, Hemsby, GREAT YARMOUTH, NR29 4NJ

Dear Mr Beck,

Thank you for inviting me to comment on the above Planning Application. I submitted comments upon previous application 06/15/0685/O and crime records continue to be low but burglary incidents remain a statistical feature in the area. There are no indications as to how crime prevention measures have been considered in this or the previous application and due to the acquisition of additional land note that the overall design layout has changed the dynamic of the development. I make the following comments, reflecting some components contained in my previous report:

1.8m close boarded wooden fencing is a robust boundary treatment for this development, providing appropriate security and privacy features, preventing unauthorised access/egress from adjoining areas.

I recommend sub division boundary treatment between the properties to prevent unauthorised access to rear gardens where the majority of burglaries occur. It should comprise of 1.8m fencing but this could be 1.5m close boarded fencing and 0.3m trellis topping to enable a good degree of beneficial natural surveillance across the gardens. If gating is to be provided to access rear gardens, they should be of the same design and attributes as the fencing and locks and fixings reflect the standards found within Secured

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.



Accredited for excellence



INVESTOR IN PEOPLE

by Design, Homes 2016. Fencing between properties should not be stepped back as on this application but be brought forward to run flush with the front building line so there are no recesses for criminals to hide.

The extended cul de sac design does permit occupiers a good view of visitors coming onto the development, which will deter criminals. I am pleased to note that there is beneficial active room cover across Type B bungalow driveways at the northern end of the development. Integral garaging enables the secure storage of vehicles but I am concerned that there is no such beneficial active room cover across in-curtilage parking bays/garages for Plots 2, 5 & 12. Type C bungalows provide limited active room cover to the rear driveway and the one Type D property has no active room cover to across the driveway at all. Without active room surveillance cover, vehicles can be vulnerable to attack and in a number of cases, should occupiers hear anything suspicious, they will have to leave the safety of their property to investigate, putting themselves potentially at risk. In all cases I recommend active room cover in addition to any integral garage facility, thereby enabling occupants to identify suspicious activity early and safely and deter vehicle criminality.

I recommend the fitting of vandal resistant 'dusk to dawn' sensored security lighting to cover all entrances, garage doors and (Plot 12 shed) on this development as per previous application comments.

I do not support the inclusion of visitor bays on this development for the following reasons:

- Bays are positioned distant from properties and cannot be visually protected by overlooking active window surveillance. Should occupiers hear anything suspicious they will have to leave the property to investigate, putting them potentially at risk
- Their planned position isn't protected by security lighting unlike driveways and garaging
- Positioned within a new planted area, vegetation can provide hiding places for vehicle crime and anti-social behaviour to occur. Spaces can provide others a form of legitimised access to an otherwise restricted cul-de-sac
- In due course the bays are likely to be used by those outside the development, reducing the use by those they were intended to serve
- Spaces can become dumping grounds for vehicles and other unwanted items
- If owners or visitors feel their vehicles are not afforded enough protection, they will not be used thereby effective space wasted. Visitor bays if required should be found within the centre area with overlooking surveillance benefits
- Parking bays should be allocated to specific properties so that there are no arguments as to who these serve. A first come first served basis is likely to cause friction on the development

The attack standard of accessible doors and windows are now met by building regulations and attack resistant products and standards have a proven track record in defeating known criminal methods of committing crime. However, across the development I would recommend garages should be fitted with vehicle access doorsets which reflect LPS 1175



SR1 attack resistant standards.

Ideally, landscaping should not exceed 1m in height to avoid hiding places for criminals and trees should be columnar in habit to provide beneficial visual surveillance below 2m, as per previous application comments.

I would encourage the adoption of the principles contained within Secured by Design, Homes 2016 which can be downloaded from www.securedbydesign.com. If the applicant wishes to discuss how Secured by Design could be delivered or requires any further assistance, please do not hesitate to contact me.

Yours sincerely

Mr Dick Wolsey
Architectural Liaison Officer
GT Yarmouth Police station
www.securedbydesign.co.uk





Norfolk County Council

Community and Environmental Services

County Hall
Martineau Lane
Norwich
NR1 2SG

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

via e-mail
Mr J Beck
Great Yarmouth Borough Council
Town Hall,
Hall Plain,
Great Yarmouth,
Norfolk NR30 2QF

Your Ref: 06/16/0426/F
Date: 22nd November 2016

My Ref: FWP/16/6/3669
Tel No.: 0344 800 8020
Email: lf@a@norfolk.gov.uk

Dear Mr Beck,

Town and County Planning (Development Management Procedure) (England) Order 2015

Demolition of existing bungalow and redevelopment of site to provide 12 new bungalows at Peacehaven, Yarmouth Road, Hemsby, GREAT YARMOUTH

Thank you for your further consultation on the above site, received on 1st November 2016. We have reviewed the application as submitted and wish to make the following comments.

The applicant has now provided a Flood Risk Assessment (FRA) and a Drainage Strategy to account for the local flood risk issues and surface water drainage at this location. We welcome that Sustainable Drainage Systems (SuDS) have been proposed in the development.

The FRA and Drainage strategy confirms the use of infiltration for the disposal of surface water up until the 1 in 100 year event plus an increase of 40% in rainfall intensity as an allowance for climate change. The FRA also states that the proposed housing will have finished floor levels above the surrounding land which will mean exceedance routes will be established in flood events in excess of the 1 in 100 year event. We have proposed a condition so this requirement can be formalised as part of the detailed design stage.

While the majority of the site is shown free from surface water flooding on the Environment Agency surface water flooding maps the area closest to Yarmouth Road is affected. The applicant is removing the dwelling from this existing hazard, which is a positive step, however the access road that will serve the new properties will be affected therefore the detailed design will need to have provision for safe access to and from the site while ensuring that any changes to the site ground levels will not increase the risk of flooding elsewhere.

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Continued.../

We have **no objection subject to conditions being attached to any consent** if this application is approved. We recognise that the Local Planning Authority is the determining authority, however to assist, we suggest the following wording:

Condition:

Prior to commencement of development, in accordance with the submitted Canham Consulting FRA Reference: 208192 dated 27 10 2016 , detailed designs of a surface water drainage scheme incorporating the following measures shall be submitted to and agreed with the Local Planning Authority in consultation with the Lead Local Flood Authority. The approved scheme will be implemented prior to the first occupation of the development. The scheme shall address the following matters:

- I. Detailed infiltration testing in accordance with BRE Digest 365 along the length and depth of the proposed infiltration devices. This testing will inform the final design and layout of the surface water disposal system.
- II. Provision of surface water infiltration and attenuation storage, sized and designed to accommodate the volume of water generated in all rainfall events up to and including the critical storm duration for the 1 in 100 year return period, including allowances for climate change, flood event.
- III. Detailed designs, modelling calculations and plans of the of the drainage conveyance network in the:
 - 1 in 30 year critical rainfall event to show no above ground flooding on any part of the site.
 - 1 in 100 year critical rainfall plus climate change event to show, if any, the depth, volume and storage location of any above ground flooding from the drainage network ensuring that flooding does not occur in any part of a building or any utility plant susceptible to water (e.g. pumping station or electricity substation) within the development.
- IV. Finished ground floor levels of properties are a minimum of 300mm above expected flood levels of all sources of flooding.
- V. Details of how all surface water management features to be designed in accordance with The SuDS Manual (CIRIA C753, 2015).
- VI. A maintenance and management plan detailing the activities required and details of who will adopt and maintain the all the surface water drainage features for the lifetime of the development. It is recommended that the drainage feature for each individual property is contained within the property's curtilage and that physical access to the drainage feature is possible once the house has been constructed.

Reason:

To prevent flooding in accordance with National Planning Policy Framework paragraph 103 and 109 by ensuring the satisfactory management of local sources of flooding surface water flow paths, storage and disposal of surface water from the site in a range of rainfall events and ensuring the surface water drainage system operates as designed for the lifetime of the development.

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Continued.../

Further detailed comments can be found in the attached Annex.

On the 19th February 2016, the Environment Agency updated the guidance on climate change allowances for peak river flow and rainfall intensity. The information for the Anglian Region and transitional arrangements for use within the planning process can be found at <https://www.gov.uk/guidance/flood-risk-assessments-climate-change-allowances>.

If you, the Planning Authority review and wish to determine this application against our advice you should notify us, the Lead Local Flood Authority, by email at llfa@norfolk.gov.uk so that appropriate conditions can be considered for this development.

Alternatively, if further information is submitted, we request we are re-consulted and we will aim to provide bespoke comments within 21 days of the formal consultation date.

Yours Sincerely,

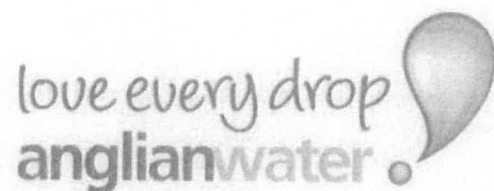
Matt

Matt Aitchison
Flood Risk Officer

Lead Local Flood Authority

Disclaimer

We have relied on the accuracy and completeness of the information supplied to us in providing the above advice and can take no responsibility for incorrect data or interpretation, or omissions, in such information. If we have not referred to a particular issue in our response, it should not be assumed that there is no impact associated with that issue.



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

AW Reference: 00016398
Local Planning Authority: Great Yarmouth District (B)
Site: Peachehaven, Yarmouth Road, Hemsby
Proposal: Creation of 13 x C3 Dwellings
Planning Application: 06/16/0426/F

Prepared by: Mark Rhodes

Date: 06 September 2016

If you would like to discuss any of the points in this document please
contact me on 0345 0265 458 or email
planningliaison@anglianwater.co.uk

ASSETS

Section 1 – Assets Affected

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

WASTEWATER SERVICES

Section 2 – Wastewater Treatment

- 2.1 The foul drainage from this development is in the catchment of Caister 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.

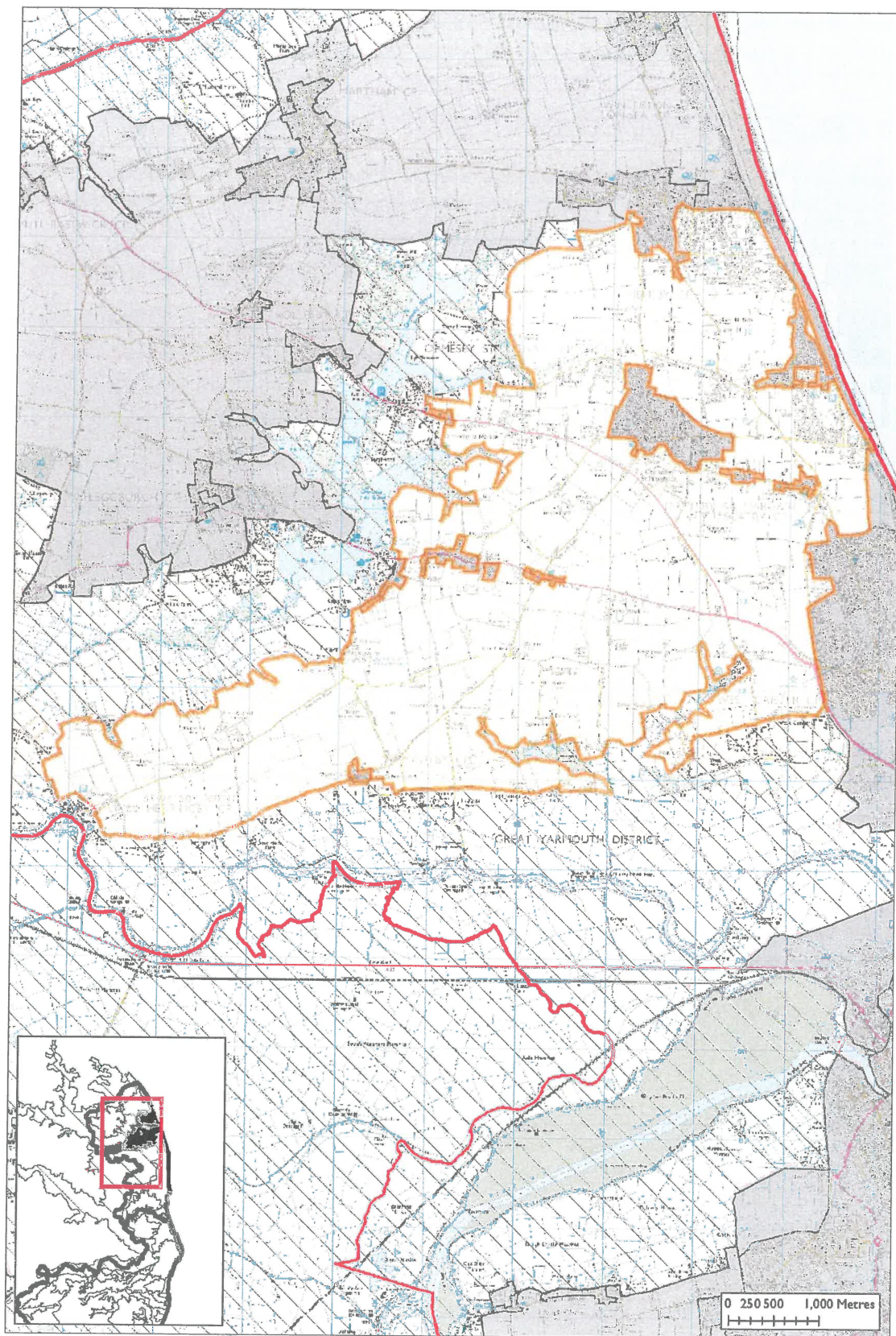
Section 4 – Surface Water Disposal

- 4.1 From the details submitted to support the planning application the proposed method of surface water management does not relate to Anglian Water operated assets. As such, we are unable to provide comments on the suitability of the surface water management. The Local Planning Authority should seek the advice of the Lead Local Flood Authority or the Internal Drainage Board. The Environment Agency should be consulted if the drainage system directly or indirectly involves the discharge of water into a watercourse.

Should the proposed method of surface water management change to include interaction with Anglian Water operated assets, we would wish to be re-consulted to ensure that an effective surface water drainage strategy is prepared and implemented.

Section 5 – Trade Effluent

- 5.1 Not applicable
-



Great Yarmouth LCA

G3: Ormesby and Filby Settled Farmland

Potential Future Change

- G3.19 Projected small scale housing allocations have been identified by the extant Local Plan at Filby and there is likely to be a demand for future incremental expansion to the edge of the coastal settlements such as Hemsby and Scratby. Inland of coastal habitats and settlements in light of the 'no intervention' approach adopted in the Shoreline Management Plan is likely to be a major challenge for the future. There may be a continuing demand for wind turbines in exposed areas, whilst arable cropping may be subject to renewable energy pressures, with implications for landscape character.

Strategic Objectives

- G3.20 **The primary strategic objective for this character area is to conserve its function as the landscape setting of the Broads (in particular the simple wooded backdrop of the Broads and the visual relationship of this to the area). Links to the broadland/wetland landscape to the fringes of the area should be enhanced. The sparsely settled, rural quality of the area should also be conserved, and the character of the coastal edge settlements enhanced, conserving open views to the coast and gaps between settlements. Conserve the landscape setting of historic elements such as parkland.**

Landscape Management

- G3.21 Key landscape management objectives for the character area encompass the reinforcement of existing hedgerow planting with appropriate native species and reinstatement of hedgerow trees to ensure continuity of structural landscape features. Conserve simple wooded skylines and the role of the landscape as the setting to the Broads, in addition to conserving the wooded wetlands which form part of the setting for the Broadland landscape. Enhancement of field boundary margins should be further considered to provide opportunities for visual and habitat connectivity.

Considerations in relation to development

- G3.22 Primary aims should be to ensure that settlement edges are porous/transitional in character, using vernacular materials and native structure planting to integrate with their landscape setting. Mass screen planting would not be appropriate in this intermittently vegetated agricultural landscape. Mitigation/attenuation of infrastructure provision such as the recent A149 bypass should aim to reflect this intermittently vegetated character and avoid the use of lighting within the rural landscape.
- G3.23 Conserve the more open coastal edge between settlements e.g. to the south of California, which provide a subtle visual connection to the coastal landscapes.

Garage

06/16/0426/F



Site in application

SITE LOCATION PLAN

1:1250

Andrew Middleton

23, Regent Street,
Great Yarmouth