

Reference: 06/17/0443/O

Parish: Fleggburgh

Officer: Mrs Gemma Manthorpe

Expiry Date: 10-11-17

Applicant: Mr F S Brown

Proposal: Residential Development with garages and parking.

Site: New House (Land adj to) Rollesby Road Fleggburgh

1. REPORT

- 1.1 The application is an outline application with appearance and landscaping reserved. Layout, scale and access are part of the current application. The application has been amended from five proposed dwellings to four proposed new dwellings at land to the east of Rollesby Road Fleggburgh. The land currently forms part of the curtilage of a residential property known as New House. The proposed donor property, New House, is accessed off Tretts Lane
- 1.2 The application site area is 0.374 hectares and is bounded to the north by a track identified on the proposed plans and a pair of semidetached dwellings, the donor property is located to the east and Tretts Lane is located to the south. Across the road to the west are existing residential dwellings.
- 1.3 There is no planning history for the site which is subject to the application.

2. Consultations :-

All consultations are available to view online at Great Yarmouth Borough Councils Website and are on the file which can be seen at the Town Hall during Borough Council opening hours.

- 2.1 **Parish Council-** The Parish Council supports the application. The Council feels it is appropriate to have the four entrances and exits rather than all properties using one access. Concern was expressed about low light levels from overhanging trees. The footway from Tretts Lane to Lilac Cottage would be an advantage, as it will encourage walking. A second consultation response provided by the Parish Council supported the application.
- 2.2 **Neighbours** – There has been one letter in support of the application, the support is summarised as follows:
 - The development, with the previously approved development on the same road, will reduce ongoing speeding issues at this stretch of road.
 - A continuous line of dwellings will encourage drivers to slow down at this stretch of road.

- The provision of pavements will make the road safer.

There have been 8 neighbour objection to the application, a sample of which are attached to this report and they are summarised below:

- The plans are out of date and do not show all properties in the locality.
- The accesses are dangerous.
- Cars speed along this section of road.
- If precedent is set further development could occur on the land outlined in blue.
- The land that the development is proposed upon has restricted light.
- Assurance is required that the existing water supply would not be interrupted or reduced during or after the development.
- Insufficient infrastructure within the village to cope.
- Previously approved developments should supply satisfy the need for new housing at this time.
- Development would be detrimental to the setting of a listed building.
- Plans show a footpath that doesn't exist.
- Contrary to Norfolk Transport Plan 2026 as it does not reduce reliance on cars.
- Application site is the countryside.
- The extension of residential development would have an impact to the landscape of the broads and countryside.
- Contrary to the Borough Wide Local Plan.
- Contrary to HOU17 of the Borough Wide Local Plan.
- Contrary to the Core Strategy.
- How will the new footpath be drained?
- Where will the footpath encourage walking to?

2.3 **Norfolk County Council as Highway Authority** – No objection subject to conditions that restrict obstructions across accesses, visibility splays are provided, that the access and parking is completed prior to use and subject to highway improvements.

2.4 **Broads Authority** – No objection.

2.5 **Environmental Health** – No objection subject to conditions relating to land contamination and hours of work. They have also noted space standards and air quality.

2.6 **Strategic Planning** – No objection

3. **National Planning Policy Framework**

3.1 The presumption in favour of sustainable development is set out under paragraph 4.

- 3.2 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.
- 3.3 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.
- 3.4 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 (extract):
- always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings;
- 3.5 Paragraph 56. The Government attaches great importance to the design of the built Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.
- 3.6 Paragraph 66. Applicants will be expected to work closely with those directly affected by their proposals to evolve designs that take account of the views of the community. Proposals that can demonstrate this in developing the design of the new development should be looked on more favourably.

4. Saved Great Yarmouth Borough-Wide Local Plan Policies (2001)

- 4.1 Local Policy - Saved Great Yarmouth Borough-Wide Local Plan Policies (2001):
- 4.2 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.

- 4.3 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.
- 4.4 HOU10: Permission for new dwellings in the countryside will only be given in connection with agriculture, forestry, organised recreation, or the expansion of settlements.
- 4.6 HOU17: Subdivision should not lead to development which is out of character and scale with the area.

5. Core Strategy:

- 5.1 **Policy CS1:** This policy promotes sustainable communities and development which would complement the character of an area.
- 5.2 **Policy CS2:** This policy identifies the broad areas for growth by setting out the proposed settlement hierarchy for the borough. CS2 seeks to ensure that new residential development is distributed according to the following settlement hierarchy, with a greater proportion of development in the larger and more sustainable settlements:

Approximately 5% of new development will take place in the Secondary and Tertiary Villages named in the settlement hierarchy.

- 5.3 To ensure that new residential development in the borough meets the housing needs of local people, the Council and its partners will seek to:
 - a) Make provision for at least 7,140 new homes over the plan period. This will be achieved by (inter alia a-g.)
- 5.4 **Policy CS9:** This policy seeks to encourage well designed and distinctive places, particularly conserving and enhancing biodiversity, landscape quality and the impact on and opportunities for green infrastructure.

6 Interim Housing Land Supply Policy

- 6.1 The Interim Housing Land Supply Policy falls outside of the statutory procedures for Local Plan adoption it will not form part of Great Yarmouth Borough Council's Development Plan. The Interim Housing Land Supply Policy will however be used as a material consideration in the determination of planning applications with appropriate weight applied.

- 6.2 The Interim Housing Land Supply Policy seeks to facilitate residential development outside but adjacent to development limits by setting out criterion to assess the suitability of exception sites. The criterion is based upon policies with the NPPF and the adopted Core Strategy.
- 6.3 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. Legislation

- 7.1 Sections 16 and 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 require the Council to have special regard to the desirability of preserving listed buildings, their settings and any features of special architectural or historic interest

8. Appraisal

- 8.1 The application is an outline application with the access, layout and scale agreed at this stage with the appearance and landscaping as reserved matters. The original application was for 5 new units which have been revised down to 4. The application site is outside the village development limit with the development limit adjacent the south west boundary on the opposite side of the road. A listed building is positioned to the North West called The Shrubbery.
- 8.2 The four dwellings access off Rollesby Road with the northern plot accessing off an existing track. The residential unit is surrounded by residential properties on its north, west and south side with the bowling green to the east. The surroundings are generally of a low density of housing, but there is a higher density to the south west.

9. Assessment

- 9.1 The proposed development is considered to be acceptable in this location. Although it is positioned outside the village development limit it is adjacent on the south west boundary. 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 is positioned on the edge of Fleggburgh, but will act as an infill due to being surrounded by residential properties on three sides. The

properties are not deemed to be isolated and with the offsite improvement works recommended by highways the site is deemed to be sustainable. The site is supported by Strategic Planning and the housing will contribute to the housing requirements of secondary and tertiary villages.

- 9.2 The application includes the access whereby each of the houses have their own accesses onto Rollesby Road albeit the northern plot will be indirectly through the use of an existing track. The access has been a subjected commented on by a number of the objectors. Highways have assessed the site and have not objected subject to conditions. One of the conditions is for off-site highway improvement works which were shown in the submitted plans. The pedestrian footpaths and remodelling of the junction will ensure the site is sustainable and could create benefits.
- 9.3 The layout and scale of the site is deemed to be acceptable. The character of the area is a transition from the village through to the countryside where housing would be considered acceptable. Whilst recognising that the density is higher that the properties immediately north and west the density is similar to the properties to the south west. The proposed layout creates a suitable level of curtilage for each property. Accordingly the development is not considered out of character. The application has been reduced in size from 5 units to 4 which better reflects the character of the area. It should be noted that the appearance and landscaping are reserved matters. There are a number of trees on the boundary adjacent Rollesby Road.
- 9.4 Parish Council supports the application as the footpath would encourage sustainable walking and a less reliance on the motor vehicle. They have expressed concerns about light due to the trees. This could be addressed at a detailed stage.
- 9.5 The proposal is not considered to have an adverse or any notable effect on the setting of a listed building. The listed building 'The Shrubbery' is positioned on the opposite side of the road to the north west of the site. A number of neighbours raised the impact to the listed building as a concern. However the development is considered a suitable distance and separated by the road so that the impact to the setting is not considered significantly adverse.
- 9.6 The proposed development is not considered to significantly and adversely affect neighbouring properties. It is largely separated from its neighbours by a track to the north and a road to the west and south.
- 9.7 The water supply is an issue raised during the public consultation, however ensuring the development does not impact upon the water supply is a matter between the applicant and the water supplier. The Lead Local Flood Authority has not responded at the time of writing the report. However the application site is not within a flood zone or an area of critical drainage so they are unlikely to make comment. Accordingly the drainage can be dealt with by way of condition.

- 9.8 Objections had been received that the development encroached upon their land at Rose Cottage accordingly the application has been amended and the amount of units reduced so this land is not proposed to be built on.

10. Recommendation

- 10.1 **Recommended for APPROVAL** - for revised plan for 4 dwellings only with reserved matters to be submitted as part of a detailed application. The application should be subject to both Highway and Environmental Health conditions, drainage conditions, slab levels and any conditions suitable for an acceptable development.

Gemma Manthorpe
Great Yarmouth Borough Council
Town Hall
Hall Plain
Great Yarmouth
Norfolk
NR30 2QF

NCC contact number: 0344 800 8020
Text Relay - 18001 0344 800 8020

Your Ref: 06/17/0443/O
Date: 6 October 2017

My Ref: 9/6/17/0443
Tel No.: 01603 638070
Email: stuart.french@norfolk.gov.uk

Dear Gemma

**Great Yarmouth: Residential development with garages and parking
New House (Land adj) Rollesby Road Fleggburgh GREAT YARMOUTH NR29 3AT**

Thank you for your re-consultation following receipt of revised plans.

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

SHC 08 Prior to the first occupation of the development hereby permitted the vehicular access shall be provided and thereafter retained at the positions shown on the approved plan (drawing number 2472.01 Rev F) in accordance with the highway specification (Dwg. No. TRAD 1) attached. Arrangement shall be made for surface water drainage to be intercepted and disposed of separately so that it does not discharge from or onto the highway carriageway.

Reason: To ensure satisfactory access into the site and avoid carriage of extraneous material or surface water from or onto the highway.

SHC 14 Notwithstanding the provision of Class A of Schedule 2, Part 2 of the Town and Country Planning (General Permitted Development) Order 2015, (or any Order revoking, amending or re-enacting that Order) no gates, bollard, chain or other means of obstruction shall be erected across the approved access unless details have first been submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of highway safety.

Continued/...

- SHC 19 Prior to the first occupation of the development hereby permitted visibility splays shall be provided in full accordance with the details indicated on the approved plan. The splays shall thereafter be maintained at all times free from any obstruction exceeding 0.6 metres above the level of the adjacent highway carriageway.

Reason: In the interests of highway safety.

- SHC 24 Prior to the first occupation of the development hereby permitted the proposed access, on-site car parking and turning area shall be laid out, demarcated, levelled, surfaced and drained in accordance with the approved plan and retained thereafter available for that specific use.

Reason: To ensure the permanent availability of the parking / manoeuvring area, in the interests of highway safety.

- SHC 39A Notwithstanding the details indicated on the submitted drawings no works shall commence on site unless otherwise agreed in writing until a detailed scheme for the off-site highway improvement works as indicated on drawing number 2472.01 Rev F, namely footway, access and junction improvement works have been submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority.

Reason: To ensure that the highway improvement works are designed to an appropriate standard in the interest of highway safety and to protect the environment of the local highway corridor.

- SHC 39B Prior to the first occupation of the development hereby permitted the off-site highway improvement works referred to in Part A of this condition shall be completed to the written satisfaction of the Local Planning Authority in consultation with the Highway Authority.

Reason: To ensure that the highway network is adequate to cater for the development proposed.

- 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 and typically this can take between 3 and 4 months. Advice on this matter can be obtained from the County Council's Highways Development Management Group based at County Hall in Norwich, tel 0344 800 8040.

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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.

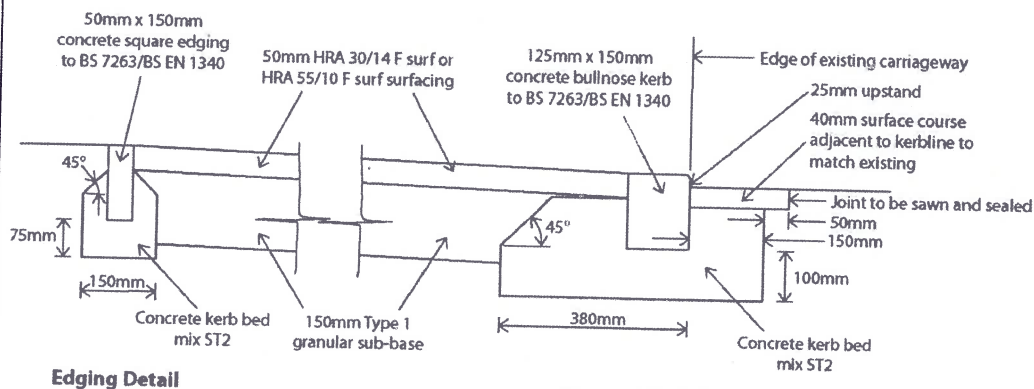
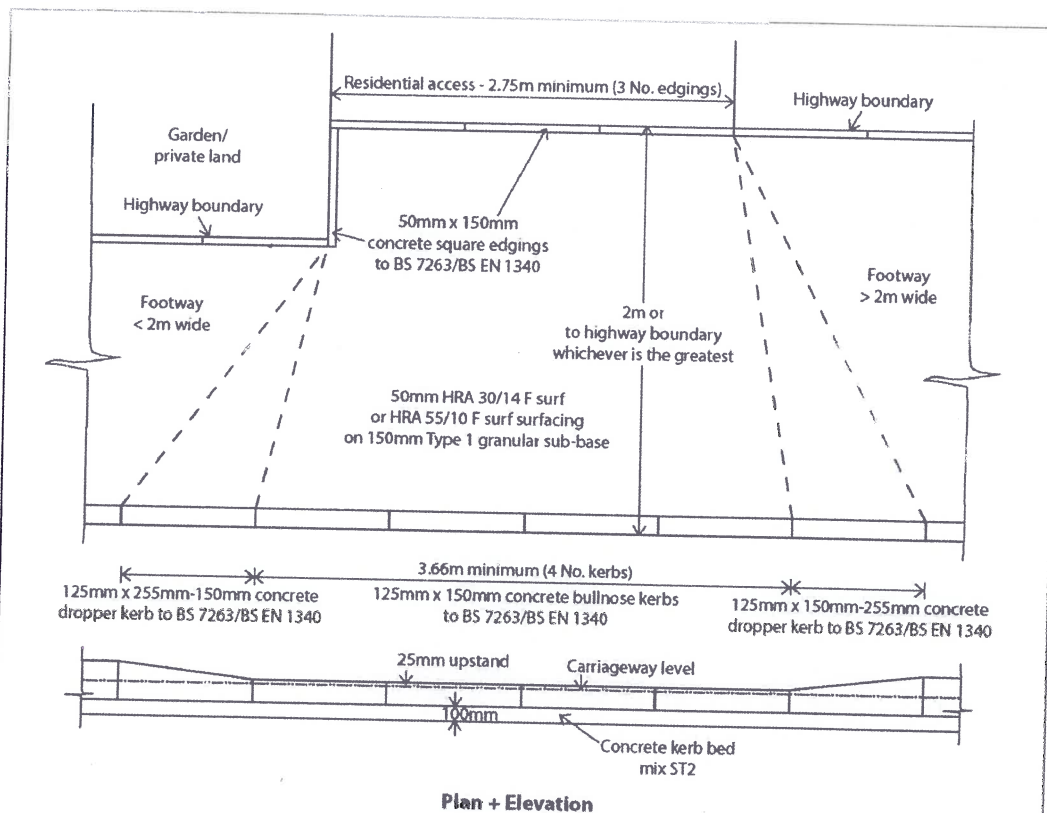
If required, street furniture will need to be repositioned at the Applicant's own expense.

Yours sincerely

Stuart French

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

Encl



 **Norfolk County Council**
at your service

Footway Crossing - Typical Residential Access Details

November 2011

Dwg. No. TRAD 1

NTS

Notes:

Hot rolled asphalt (HRA) surface course references refer to specifications given in PD 6691:2010/BS 594987:2010.

Within conservation areas:-

1. Concrete conservation type kerbs and edgings shall be used in place of the standard BS 7263/BS EN 1340 kerbs and edgings.
2. 10mm/14mm clear resin coated gravel chippings shall be rolled into the surface of the HRA surfacing at a rate of 5.2kg/sq.m to give 50% shoulder to shoulder coverage.

Elaine Helsdon

From: Fleggburgh Parish Clerk <fleggburghpc@gmail.com>
Sent: 24 August 2017 21:01
To: plan
Subject: Planning Application Responses

Dear Planning

Fleggburgh Parish Council has considered the following planning applications, making the following comments.

06/17/0443/O Residential development at New House, Rollesby Road. The Council feels it is appropriate to have the 4 entrances and exits rather than all properties using one access. Concern was expressed about low light levels from overhanging trees. The footway from Tretts Lane to Lilac Cottage would be an advantage, as it will encourage walking. The Parish Council supports the application.

06/17/0479/F - Conversion of existing outbuilding - Tretts Lane - Parish Council supports.

06/17/0477 Extension and alterations, 6 Orchard Way - Parish Council supports.

06/17/0524/F Single storey extension, Barnstable, Pound Lane - Parish Council supports.

Regards

Catherine

Mrs Catherine Moore BSc FILCM
Locum Clerk, Fleggburgh Parish Council

Elaine Helsdon

From: Fleggburgh Parish Clerk <fleggburghpc@gmail.com>
Sent: 01 October 2017 16:05
To: plan
Subject: 06/17/0443/O New House (Land Adj), Rollesby Road, Fleggburgh

Fleggburgh Parish Council has considered the revised plans and **supports** the revised application.

Regards

--

Catherine

Mrs Catherine Moore BSc FILCM
Locum Clerk, Fleggburgh Parish Council

MEMORANDUM

From Environmental Health

To: Development Control Manager
Attention: Mrs G Manthorpe
cc: Building Control

Date: 7th August 2017

Our ref: SRU/ 070286

Your ref: 06/17/044³/O

Please ask for: Aidan Bailey-Lewis

Extension No: 616

APPLICATION FOR OUTLINE PLANNING CONSENT FOR A RESIDENTIAL DEVELOPMENT AT LAND ADJACENT TO NEW HOUSE ROLLESBY ROAD FLEGGBURGH GREAT YARMOUTH NR29 3AT

The above application has been considered and if consent is granted is is advised that the following conditions are imposed:

Land Contamination:

In the event that contamination that was not previously identified is found at any time when carrying out the approved development, it must be reported in writing immediately to the Local Planning Authority. All development shall cease and shall not recommence until:

- a) A report shall be submitted and agreed in writing by the Local Planning Authority which includes results of an investigation and risk assessment together with proposed remediation scheme to deal with the risk identified; and
- b) The agreed remediation scheme has been carried out and a validation report demonstrating its effectiveness has been approved in writing by the Local Planning Authority.

NOTE: The responsibility for the safe development and secure occupancy of the site rests with the developer. The local planning authority has determined the application on the basis of the information available to it, but this does not mean that the land is free from contamination.

Space Standards:

The proposed accommodation should meet the minimum space standards as specified in the *Technical housing standards – national described standards* (DCLG March 2015).

Hours of Work:

Due to the close proximity of other residential dwellings and businesses, the hours of operation should be restricted to:-

- 0730 hours to 1800 hours Monday to Friday
- 0800 hours to 1330 hours Saturdays
- No work on Sundays or Bank Holidays.

Local Air Quality:

The site will potentially generate a significant amount of dust during the construction process; therefore, the following measures should be employed:-

- An adequate supply of water shall be available for suppressing dust;
- Mechanical cutting equipment with integral dust suppression should be used;
- There shall be no burning of any materials on site.

Advisory Note

The applicant is strongly recommended to advise neighbouring businesses and other residential occupiers of the proposals, together with contact details in the event of problems.



Aidan Bailey-Lewis MSc
Environmental Health Officer



Yare House 62 - 64 Thorpe Road
Norwich Norfolk NR1 1RY
tel 01603 610734
broads@broads-authority.gov.uk
www.broads-authority.gov.uk

Mrs G Manthorpe
Planning Services
Development Control
Great Yarmouth Borough Council
Town Hall
Hall Plain
Great Yarmouth
NR30 2QF

Ms Cally Smith
Head of Planning
01603 756029
cally.smith@broads-authority.gov.uk

Date 26 September 2017

Our ref BA/2017/0350/NEIGHB

Your ref 06/17/0443/O

Dear Mrs Manthorpe

Application No : **BA/2017/0350/NEIGHB**
Proposal : **Outline application for residential development with garages and parking.**
Address : **New House, Tretts Lane, Fleggburgh, Norfolk**
Applicant : **Mr F S Brown**

I write further to the above planning application. I can confirm that the Broads Authority does not wish to raise an objection.

I would be grateful to receive a copy of the Decision Notice for my file in due course.

Yours sincerely


Cally Smith
Head of Planning



Chairman Professor Jacqui Burgess
Chief Executive Dr John Packman

Application Ref	06/17/0443/O		
Proposal	Residential Development with garages and parking		
Location	New House (Land Adj), Rollesby Road, Fleggburgh, Great Yarmouth		

Case Officer	Gemma Manthorpe	Policy Officer	Kimberley Dix.
Date Received	04/08/2017	Date Completed	08/08/2017

Strategic Planning Comments

The proposal seeks a sub division of the plot to form a residential development of two 3 bed detached houses and three 4 bed detached and garages off of Rollesby Road.

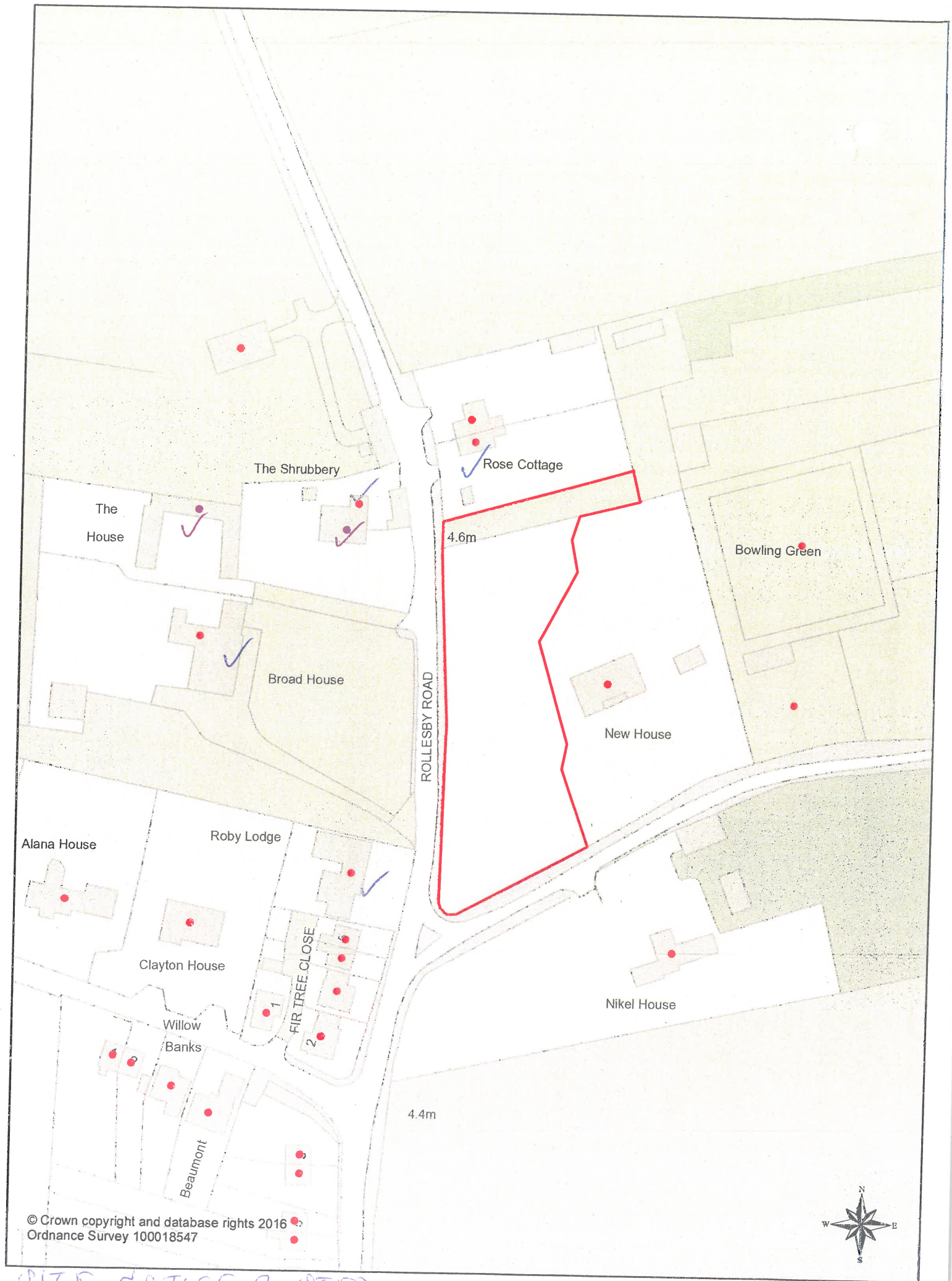
The site is located within Fleggburgh which is identified as a Secondary Village in the Core Strategy settlement hierarchy. The site is located on the north periphery of the settlement and a roads width from the saved Village Development Limits. The site is not ideally located as it is some distance (>650m) from the main village services and footway provision is limited along Rollesby Road. The site is, however, within close proximity to another site which has relatively recently been developed on the opposite side of the road.

Core Strategy Policy CS2 indicates approximately 5% of new development will take place in the Secondary and Tertiary Villages. Policy CS3 sets the Borough's housing provision for the plan period to at least 7,140 new homes, supporting those areas with the most capacity to accommodate new homes in accordance with policy CS2.

The broader context in which the application should be judged includes –

- its potential contribution to overall housing delivery set out in the Core Strategy and the Council's five housing land supply; and
- national planning policy 'to boost significantly' the supply of housing; and
- Housing White Paper's (Feb 2017) central aim to increase the supply of housing.

The Strategic Planning team raises no objection to the proposal, but no doubt you may well have other matters to weigh in reaching a decision. Should you have any queries, please do not hesitate to contact me.



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