



GREAT YARMOUTH
BOROUGH COUNCIL

Development Control Committee

Date: Wednesday, 07 February 2018

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 two days 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**

Protocol

A councillor on a planning or licensing decision making body should not participate in the decision and / or vote if they have not been present for the whole item.

This is an administrative law rule particularly applicable to planning and licensing - if you haven't heard all the evidence (for example because you have been out of the room for a short time) you shouldn't participate in the decision because your judgment of the merits is potentially skewed by not having heard all the evidence and representations.

It is a real and critical rule as failure to observe this may result in legal challenge and the decision being overturned."

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.

3 MINUTES

6 - 9

To confirm the minutes of the meeting held on 13 December 2017.

4 PLANNING APPLICATIONS

5 06/17/0247/F LAND AT REAR OF ST. MARY'S ROMAN CATHOLIC SCHOOL, EAST ANGLIAN WAY GORLESTON

10 - 37

Extension of East Anglian Way, construction of 71 dwellings, car park & drop off point for adjacent school 7 construction access from Church Lane.

6 06/17/0387/F MANOR FARM FILBY

38 - 91

Demolition of redundant cattle building & erection of three poultry buildings and manager's dwelling.

- 7 **06/17/0625/F 2 CHAPEL COTTAGES, ROLLESBY ROAD,
FLEGGBURGH** **92 - 106**

Two storey extension.

- 8 **06/17/0743/F HALL FARM HALL ROAD MAUTBY** **107 -
114**

Use of agricultural field for storage of timber/firewood for a period of two years.

- 9 **06/17/0585/F 70 MARINE PARADE GORLESTON** **115 -
131**

Demolition of existing dwelling and replacement with two residential dwellings.

- 10 **06/17/0622/F LAND AT HEATH LIVERIES BROWSTON** **132 -
152**

Erection of five bedroom dwelling.

- 11 **PLANNING DECISIONS MADE BY THE PLANNING OFFICERS
AND DEVELOPMENT CONTROL COMMITTEE BETWEEN 1-31
JANUARY 2018** **153 -
170**

The Committee to receive and note the planning decisions made by the Planning Officer's and Committee between 1-31 January 2018.

- 12 **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.

13 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

Wednesday, 13 December 2017 at 18:30

Present:

Councillor Williamson (in the Chair); Councillors Andrews, Annison, Fairhead, Flaxman-Taylor, Hammond, Hanton, Lawn, Thirtle, Wainwright, Wright.

Councillor Walch attended as substitute for Councillor Cutting.

Mrs G Manthorpe (Senior Planning Officer), Mr D Minns (Planning Manager), Mrs J Smith (Technical Assistant), Mr J Flack (nplaw) and Mr G Jones (Democratic Services).

1 APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillor Cutting.

2 DECLARATIONS OF INTEREST

Councillor Annison declared a Personal Interest in item 7 but in line with the Constitution was allowed to both speak and vote on this matter.

Councillor Hammond declared a Personal Interest in item 7 but in line with the Constitution was allowed to both speak and vote on this matter.

Councillor Hanton declared a Personal Interest in item 7 but in line with the Constitution was allowed to both speak and vote on this matter.

Councillor Flaxman-Taylor declared a Personal Interest in item 7 but in line with the Constitution was allowed to both speak and vote on this matter.

3 MINUTES

The minutes of the meeting held on the 15 November 2017 were confirmed.

4 PLANNING APPLICATIONS

5 06/17/0096/O - 6A ORMOND ROAD GREAT YARMOUTH

The Committee received and considered the comprehensive report from the Senior Planning Officer.

The Senior Planning Officer reported that this was an outline application for the demolition of former commercial buildings and construction of 4 two storey dwellings as part of a car free development. The site is accessed by a narrow road which is prohibitively narrow for vehicular access.

The land is sited in an area categorised as Flood Zone 2 and 3.

Highways raised no objections providing no works commence on the site until a traffic regulation Order prohibiting driving on Palgrave Road Back lane (U6V106) has been made and no part of the structure overhangs or encroaches highway land.

13 letters of objection were received from local residents following consultation.

Norfolk Fire and rescue asked for the compulsory addition of sprinklers.

Environmental Health had no objections subject to any remedial works being carried out following a contaminated land report being produced.

Councillor Andrews asked for clarification on the existing access - it was confirmed that vehicles would no longer be able to drive down this route once the order had been made.

Councillor Thirtle how this passed the sequential test as building on Flood Zone 3 was against the national and local policies. The Senior Planning officer stated that it passes the test as residents would have a safe haven on the upper floors and a flood risk management plan would be in place.

Councillor Walch asked how the road closure would be enforced - nplaw advised that the traffic regulation order would allow for the installation of a physical barrier.

Councillor Bird in his role as ward councillor read a statement from the objectors outlining the adverse effect the proposal would have on local

parking, the potential dangers the additional traffic would have on children walking to school and that a similar plan had previously been rejected.

Members debated the proposal.

Councillor Andrews believed that this was a rush to build to meet the housing need and that the site was not suitable.

Councillor Wainwright said it would bring a derelict brownfield site back into use.

RESOLVED :

That application 06/17/0096/O be approved with the conditions as listed within the Senior Planning Officer's report with the highways request changed from promoted to made.

6 06/17/0469/F 90 & 102 REGENT ROAD GREAT YARMOUTH

The Committee received and considered the comprehensive report from the Senior Planning Officer.

The Senior Planning Officer reported that the application was a full application for a mixed use development. The development would incorporate 23 dwellings, 1 leisure unit (Class D2) and 10 retail units (Class A1).

The site is the the former Regent Superbowl and indoor market site which has been cleared following the fire in August 2016.

Anglia Water have requested further information on the proposed drainage - no work is to start on drainage until this has been approved.

Councillor Andrews asked if the surface water was to be treated on-site - the water is to be treated on site and discharged into the existing drains with a restricted flow rate of 30 l/s.

Councillor Fairhead asked for details of the leisure complex - it will be 91 square meters but there was no specified use.

Councillor Wright asked for details regarding parking - parking was included for all the housed but not for the flats.

Councillor Walch noted that the Leisure complex was not large enough to contain the uses listed for class D2 - members were advised that if a use outside of D2 was later required, the applicant would have to submit a change of use request.

RESOLVED:

That application 06/17/0469/F be approved with conditions as listed within the

Senior Planning Officers report.

It is recommended to approve the application subject to all conditions as requested by consulted parties, noted within the report and any required to secure an adequate form of development. The permission should not be issued until the signing of a s106 agreement securing policy complaint obligations as set out in the report to include payment in lieu of public open space and children's recreation, Natura 2000 contribution, affordable housing (notwithstanding information within submission affordable housing provision to be negotiated) and library contributions. In the absence of a detailed requirement, Norfolk County Council GI is not being sought.

7 PLANNING APPLICATIONS DETERMINED BY DC COMMITTEE AND PLANNING OFFICERS BETWEEN 1 - 30 NOVEMBER 2017

The Committee noted the planning decisions made by the Development Control Committee and Officers for the period 1 - 30 November 2017.

Councillor Thirtle asked for the officers to send him additional information regarding 06/17/0113/F.

8 OMBUDSMAN AND APPEAL DECISIONS

The Planning Manager explained the outcome of the appeal decisions:

06/17/0199/O - the inspector agreed with the Committees decision.

06/17/0313/CU - the inspector overturned the Committees decision, the decision was not consistent with policy SHP15(A). The stop notice will need to be reviewed, the applicant has the option of complaining to the Local Government Ombudsman.

9 ANY OTHER BUSINESS

The Chairman reported that there was no other business as being of sufficient urgency to warrant consideration.

The meeting ended at: 19:20

Reference: 06/17/0247/F

Town: Gorleston

Officer: Miss G Manthorpe

Expiry Date: 18/07/17

Applicant: Badger Building (E. Anglia) Ltd

Proposal: Extension of East Anglian Way and construction of 71 dwellings, car park and drop off point for adjacent school and construction access from Church Lane.

Site: St Marys Roman Catholic School (Land rear of) East Anglian Way, Gorleston.

REPORT

1. Background / History :-

- 1.1 The application was previously presented to member at Septembers Development Control Committee and deferred for a site visit. The site visit took place on the 27th September and was attended by members and members of the public. The site visit allowed not only for the site to be viewed in context but also for the traffic during the adjacent school drop pick up time.
- 1.2 During the site visit and confirmed later by email the applicant requested that the decision on the application be deferred so that other access options could be assessed and discussed with the Highway Authority. The developer has subsequently stated the following:

‘Following the consideration of this application at a planning sub-committee site visit, we agreed to consider alternative means of access again and report back.

We have reviewed all the possibilities and discussed these again with the highway authority. We conclude, having weighed up all the considerations, that the application should be determined as submitted with the access from East Anglian Way and including the provision of the school drop off and pick up point as detailed on our most recent site layout plan.’

- 1.3 The application is now presented to members in the same format as previously seen following the unsuccessful exploration of other means of access.
- 1.4 The site comprises 3.80 hectares of land that was formally allotments. The land was previously allocated for housing as part of the 2001 Borough Wide Local Plan and is included within the Strategic Housing Land Availability Assessment as deliverable and developable.
- 1.5 The application site is broadly level, albeit not with all adjoining land, across the site with a large depression towards the western end of the site. The site is bounded to the north by an existing residential development and open space, to the south is Gorleston recreation ground and on the eastern boundary is a school. The western boundary comprises the A47 Gorleston bypass (formally A12) and residential development.
- 1.4 There have been no previous applications on the site.

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

2.1 Neighbours – There were 11 neighbour objections to the application prior to the site visit a further 5 have been received since and a summary is below and examples are attached to this report:

- The road network, near the school, is not adequate to cope with the additional traffic.
- The access is inadequate.
- The construction access for deliveries should be prevented between the hours of 08:30 to 09:15 and 15:30 to 16:15 Monday to Friday due to increased traffic during these times.
- Traffic calming on Church Lane should be included.
- Access off East Anglian Way is not wide enough for emergency vehicles and there will be issues with turning.
- Cars consistently parked on East Anglian Way.
- There is a lot of wildlife that will lose the habitat should the development go ahead.
- How many years will the development go on for, disruption for existing residents.
- Loss of privacy.
- Pest control, what measures will stop the evicted animals from accessing existing residents land.
- Potential flooding.
- Increase in noise and disturbance.
- Loss of green space.

- New dwellings will back onto existing ones at East Anglia Way.
- Loss of views.
- Inability to maintain boundary treatments.
- Can a fence be erected set back to allow access to boundary treatments.
- There should be access points at Spencer Avenue, Colomb Road and across Gorleston Recreation ground.
- Cannot impose double yellow lines on the whole estate.

2.2 Highways – With reference to the amended layout shown on drawing 6783-SL01 rev A, I can confirm that the comments from my earlier response have been accommodated. As a consequence, in relation to Highway matters only, the County Council would not wish to raise an objection to the granting of planning permission subject to conditions. The conditions requested are below

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

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 40 No works shall commence on the site until a Traffic Regulation Order for waiting restrictions on East Anglian Way has been promoted by the Highway Authority.

- 2.3 Landscape Officer – The majority of the trees (+95%) of the trees on site are self-sown and are not worthy of preservation. There is a wide variety of tree maturity throughout the site however nothing I would deem to be over 30 years old (most likely due to the site previously being allotments). Any larger trees are on the boundary of the site being developed so will not be affected, some being situated within meadow park which is maintained by the Council.

Overall there are no trees within the site eligible for a specific preservation order however the area is widely used for dog walking etc and is a massive natural resource that would be a shame to lose in its entirety. Having said that there looks like there is a patch which will be left in the south east corner of the development.

- 2.4 Building Control – no objection.
- 2.5 Environmental Health – No objection to the application, condition requesting that prior to the commencement of the development a Phase 2:Site Investigation report is submitted, with risk assessment to the Local Planning Authority. The full wording of the condition to be applied is within the consultation response.
- 2.6 Strategic Planning – No comments received.
- 2.7 Lead Local Flood Authority – 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 documents 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 at depths and locations of proposed drainage structures should the depth or location of any drainage structure changes.

II. Provision of surface water 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 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. The design of the attenuation devices will incorporate an emergency spillway and any drainage structures include appropriate freeboard allowances. Plans to be submitted showing the routes for the management of exceedance surface water flow routes that minimise the risk to people and property during rainfall events in excess of 1 in 100 year return period.

V. Details of how all surface water management features to be designed in accordance with The SuDS Manual (CIRIA C697, 2007), or the updated The SuDS

2.8 Environment Agency – No comments received.

2.9 Anglian Water – No objection to the application. The sewerage system at present has available capacity for these flows. From the details submitted to support the planning application the method of surface water management does not affect Anglian Water operated assets.

2.10 Norfolk Fire Service – No objection provided that the proposal complies with the current building regulations.

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 £815 per hydrant. The number of hydrants will be rounded to the nearest 50th dwelling where necessary. This development would require 2 fire hydrants at a total cost of £1,630.

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.

2.11 Essex and Suffolk Water – No objection.

2.12 Police Architectural Liaison Officer – Comprehensive comments received giving advice on security of the development.

2.13 Library Contribution - A development of 71 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 the library. It has been calculated that a development of this scale would require a total contribution of £5,325 (i.e. £75 per dwelling). This contribution will be spent at Gorleston library.

2.14 Norfolk County Council Education - It is understood that the proposed development comprises of 71 multi-bed houses, which will generate:

1. Nursery School – 7 children (2 – 4);
2. Infant School – 9 children (4 – 7);
3. Junior School – 10 children (7 – 11);
4. High School – 12 children (11 – 16);
5. Sixth Form – 1 child (16-18).

The current situation at local schools is as follows:

School	Capacity	Numbers on Roll (Jan 2017)	Spare capacity No. of places
Wroughton Infant Academy (4-7)	270	263	+7
Wroughton Junior Academy (7-11)	342 (excluding mobiles)	310	+32
Lynn Grove Academy (11-16)	1150	1037	+113

Ormiston
Venture
Academy (11-
16)

944

788

+156

Although there is some spare capacity at Wroughton Infant School, taking into account the pending applications in Table 4 (within full consultation response), a total of 207 dwellings (including the Land at the rear of St. Mary's School site) would generate an additional 25 infant school age (4-7) children and there would be insufficient places at Wroughton Infant School for children from this proposed development should it be approved. Therefore Norfolk County Council will be seeking Education contributions as follows:

Wroughton Infant Academy: $9 \times £11,644 = £104,796$

The contributions will be used to fund the following project:

- Wroughton Infant Academy – contribute to improvements to increase permanent capacity of school (Project A).

2.15 Historic Environment Service – The proposed development site occupies a previously undeveloped area of land at the north eastern end of the Lothingland peninsula. The built-up nature the site's surroundings mean that few archaeological finds have previously been recorded in the immediate vicinity of the site. However, multi-phase cropmarks and artefactual evidence recorded further to the south and west indicate that the wider area was intensively utilised during the prehistoric and Roman periods. It is likely that this intensive use of the landscape extended toward the river beneath what is now modern Gorleston. Consequently there is potential that previously unidentified heritage assets with archaeological interest (buried archaeological remains) will be present at the site and that their significance would be adversely affected by the proposed development.

If planning permission is granted, we therefore ask that this be subject to a programme of archaeological mitigatory work in accordance with National Planning Policy Framework para. 141. We suggest that the following conditions are imposed:-

A) No development shall take place until an archaeological written scheme of investigation has been submitted to and approved by the local planning authority in writing. The scheme shall include an assessment of significance and research questions; and 1) The programme and methodology of site investigation and recording, 2) The programme for post investigation assessment, 3) Provision to be made for analysis of the site investigation and recording, 4) Provision to be made for publication and dissemination of the analysis and records of the site investigation, 5) Provision to be made for archive deposition of the analysis and

records of the site investigation and 6) Nomination of a competent person or persons/organization to undertake the works set out within the written scheme of investigation.

and,

B) No development shall take place other than in accordance with the written scheme of investigation approved under condition (A).

and,

C) The development shall not be occupied until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the archaeological written scheme of investigation approved under condition (A) and the provision to be made for analysis, publication and dissemination of results and archive deposition has been secured.

2.16 GYB Services – No comments received.

2.17 GYBC Property Services – No comments received, copy of the option to purchase provided.

2.18 The Diocese – Confirmation by email that they are to be gifted the car park and will take over responsibility of such.

2.19 Norfolk County Council Minerals – No comments received.

2.20 Local Authority 106 requirements – In order to be policy compliant, 40 square metres of usable public open space is normally to be provided per dwelling. Payment in lieu of public open space to be calculated at £12 per square metre shortfall (equates to £480 per dwelling if none provided). In this location, given the proximity to existing public open space no public open space is being sought. There is open space identified on the plans and this can be provided, at the decision of the developer, and it can be private or public although the Borough Council will accept no liability for future maintenance at any time; should the space be private open space payment in lieu of public open space shall be sought at £480 per dwelling.

Payment in lieu of children's recreation equipment is £920 per dwelling. Given the location of the development, no children's play equipment is being requested and as such no mitigation is offered to offset the payment.

The Local Planning Authority will not accept liability for the open space, drainage, roads (this does not preclude highway adoption by agreement) or private drives and as such should the resolution be made to approve this development the requirement will be on the developer to secure future maintenance by

management agreement and agreed nominated body. This shall be included within the s106 agreement.

Affordable housing at 20% with type and tenure to be agreed through negotiation during 106 should the application gain resolution to approve. 20% has been stated as agreed within supporting information.

In order to comply with policy CS14 and the draft Natura 2000 monitoring and mitigation strategy £60 per dwelling is sought to go towards the monitoring or implementation of mitigation measure for designated sites.

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 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.

- 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: (partial)
- 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;
 - always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings.
- 4.6 Paragraph 186. Local planning authorities should approach decision-taking in a positive way to foster the delivery of sustainable development. The relationship between decision-taking and plan-making should be seamless, translating plans into high quality development on the ground.
- 4.7 Paragraph 187. Local planning authorities should look for solutions rather than problems, and decision-takers at every level should seek to approve applications for sustainable development where possible. Local planning authorities should work proactively with applicants to secure developments that improve the economic, social and environmental conditions of the area.

5 Core strategy – Adopted 21st December 2015

- 5.1 Policy CS1: Focusing on a sustainable future. For the Borough of Great Yarmouth to be truly sustainable it has to be environmentally friendly, socially inclusive and economically vibrant not just for those who currently live, work and visit the borough, but for future generations to come. When considering development proposals, the Council will take a positive approach, working positively with applicants and other partners to jointly find solutions so that proposals that improve the economic, social and environmental conditions of the borough can be approved wherever possible. To ensure the creation of sustainable communities, the Council will look favourably towards new development and investment that successfully contributes towards the delivery of (partial of a – f):

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

Planning applications that accord with this policy and other policies within the Local Plan (and with policies in adopted Neighbourhood Plans, where relevant) will be approved without delay, unless other material considerations indicate otherwise. Where there are no policies relevant to the application or relevant policies are out of date at the time of making the decision then the Council will grant permission unless material considerations indicate otherwise, taking into account whether:

- Any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the National Planning Policy Framework taken as a whole
- Specific policies in that Framework indicate that development should be restricted

5.2 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. (partial a-e)

a) Ensure that new residential development is distributed according to the following settlement hierarchy, with a greater proportion of development in the larger and more sustainable settlements:

- Approximately 35% of new development will take place in the borough's Main Towns at Gorleston-on-Sea and Great Yarmouth

5.3 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 Gorleston delivering 20% affordable housing.

5.4 Policy CS9: Encouraging well designed and distinctive places. This policy applies to all new development.

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: (partial of a to f)

d) Ensure that the relevant improvements to local infrastructure are made by the developer. Where this is not practical financial contributions will be sought.

f) Make certain that new developments for which a planning obligation is necessary does not take place until a planning obligation agreement has been secured and approved. Payments should be made in a timely and fair manner to minimise the impact on existing services and infrastructure

6 Appraisal

- 6.1 The site is located within the urban area of Gorleston, between the A47 (formally A12, Lowestoft Road) and off East Anglican Way, and shares its southern boundary with GO04. The site was previously used as allotments and remains vacant since this use ceased. The area is generally level, although partly overgrown in places. The site lies in the heart of Gorleston and surrounding land uses are predominantly residential, although directly south of the site lies a recreation ground.
- 6.2 The site is within Gorleston which is considered to have good access to a range of facilities such as secondary schools, a range of shops and services and medical facilities. In terms of highways and access, Norfolk County Council implied during the Strategic Housing Land Availability Assessment that the site was unacceptable and that no further development should take place from East Anglican Way however there are no objections from highways to the current application and therefore the access is deemed acceptable. It was further commented that the site could only be developed in conjunction with site GO04 (Gorleston Recreation Ground) with access off Church Lane. In terms of environmental suitability, Anglian Water had indicated that there are major constraints with regard to sewerage infrastructure such as flow attenuation for foul water connections may be required. There is also no capacity for surface water sewers therefore alternative drainage measures such as SuDS may need to be explored where appropriate.
- 6.3 The site is an existing housing allocation in the Borough-Wide Local Plan (2001) and is in single ownership (Great Yarmouth Borough Council). It was confirmed by the Borough Council on 27/6/14 as part of the Strategic Housing and Availability Assessment that the intentions to develop the site remained and that dialogue between the Borough Council and a potential developer was on-going in a positive manner.
- 6.4 Since allocation in the 2001 Local Plan for housing and reassessment as part of the Strategic Housing Land Availability Assessment it was determined that the site is potentially suitable, available and achievable and could yield approximately 117 dwellings over the short to medium term.

7 Assessment :-

- 7.1 The application is a full application for the erection of 71 dwelling housing with associated open space and infrastructure. The site has been an existing housing land allocation since 2001 and has been re-assessed as part of the Strategic Housing Land Availability Assessment 2014 (SHLAA) the SHLAA found the site deliverable and developable and noted constraints which have been considered as part of this application.
- 7.2 The access proposed for the development will be off East Anglia Way. There will be a separate access for construction traffic to access the development which will be off Church Lane. This access will be over the existing recreation land and permission will be granted, in consultation with Fields in Trust, by licence through Great Yarmouth Borough Councils Property Services Department, as a temporary access. Fields in Trust have confirmed that the access proposal is approved in principle and will be confirmed should permission be granted upon receipt of the planning permission and licence agreement.
- 7.3 East Norfolk Sixth Form College have commented on the application stating that the construction access at Church Lane should be restricted to hours outside the hours that students arrive and depart the college. The hours that they have requested that the access is restricted are between 08:30 – 09:15 and 15:30 - 16:15. Although the highway authority have not stated that these restrictions are necessary given the small periods of time that the restrictions are requested such a restriction would mitigate the developments impact during construction at this section of the highway. The applicant has agreed to the restriction of vehicles utilising the construction access to these times. The College has also requested off site highway safety improvements. As the construction traffic is to be temporary and further improvements have not been deemed necessary by Norfolk County Highways further mitigation measures are not requested.
- 7.4 The access to the development is proposed as a singular access off East Anglian Way. The access road leads to the proposed development and a new proposed car park and drop off point. The car park and drop off point as proposed are for the adjacent school to seek to alleviate the congestion that is stated to occur on East Anglian Way during school drop off and pick off times. There will be a pedestrian access from the drop off point and the car park to the school. The car park will be gifted by the developer to the school and the agreement to take over the car park has been confirmed by email from the diocese.
- 7.5 The primary objection from residents is that the access is not suitable and that there are high levels of traffic during the drop off and pick up times for the school. Norfolk County Highways are satisfied that the access as proposed is suitable to serve the development, provided that the requested conditions are placed upon

any grant of planning permission, and as such there are no highways reasons to refuse the application. It is understood that the schools drop off and pick-ups increase the level of traffic in the vicinity and the provision of the car park and drop of point which would be secured by condition, would go towards mitigating the existing issue.

- 7.6 A number of objections note the value of the existing site and the wildlife that is present on the site. The biodiversity and protected species report did not identify any rare or protected species and notes that the land is not appropriate for a number of protected species. The report does note that the survey was carried out in January and as such reptiles would be unlikely to be found. It is therefore recommended that an additional survey is carried out during an appropriate time of year and, in line with the report, that should specific species be found (common lizards or slow worms), they are transferred to another site with suitable habitat within the same geographic location prior to the commencement of the development.
- 7.7 Further objections to the loss of habitat have been made. The Local Authorities Landscape Officer did not deem any tree worthy of retention by protection and therefore while urban pockets of wild growing may be a locally desirable addition to an area this is not of such value and does not provide habitat for protected species and is therefore not a reason to refuse a development within a sustainable location that has been allocated for housing for a period in excess of 16 years.
- 7.8 The biodiversity report suggests that any site clearance is carried out outside of the nesting season and that swift nesting boxes are attached to or incorporated into the design of the housing in 5% of the dwellings proposed. It is further suggested that external multi occupancy house sparrow boxes be incorporated to the development to increase the availability of nesting sites. This recommendation could be secured by condition to allow for the number and type of boxes to be submitted to the Local Planning Authority for approval and the installation to occur prior to the occupation of the dwelling to which the box relates.
- 7.9 An objection has been submitted from a resident of Spencer Avenue, no.56, regarding overlooking. There is a significant difference in levels from the proposed site and the existing dwellings however following discussions with the applicant plot 50 of the development site has been amended to be a bungalow and should thus mitigate any overlooking concerns from this plot. The other two storey houses are placed at such an angle that the overlooking is not so significant, when also taking into account the difference in land levels, to warrant a recommendation for refusal.

- 7.10 Neighbour objections have stated that access for fence maintenance should be allowed. The maintenance to fences will, should the proposed development be approved, still require access over third party land, currently the Local Council. The ownership of the land will change from the Council to the developer to the owners of the plots however the land is still within third party ownership which will not change.
- 7.11 There is a large depression on the site (identified on plans as 'pit') which, according to the biodiversity report, does not hold water. There is no indication that the pit forms any part of any on site drainage nor is it proposed that it will. The finished levels in relation to the pit can be required by condition to be submitted.
- 7.12 Anglian Water have stated that there is sufficient capacity for the foul sewerage to be accommodated within the existing network. The Flood Risk Assessment and Drainage Strategy submitted with the application states that the ground conditions are suitable for infiltration drainage. The Lead Local Flood Authority (LLFA) have stated that they are satisfied that the infiltration tests demonstrate that the site has favourable infiltration conditions and that the drainage strategy is sufficient. The LLFA have requested that a condition be placed upon any grant of planning permission which is detailed at 2.7 of this report.
- 7.13 The location of the site is a sustainable one being located within the urban area of Gorleston. The site is within accessible distance of shops, schools and all other amenities that could be required. The design of the development has sought to mitigate the impact on the nearby properties. Objections regarding loss of view and impact on property value are noted although no weight is able to be applied as these are not deemed material planning considerations. In accordance with the National Planning Policy Framework, in particular paragraph 187, Local Planning Authorities should work proactively with developers and seek to recommend approval of sustainable developments such as this. Paragraph 186 of the National Planning Policy Framework highlights the importance of the relationship between the development plan and decision taking. This site formed part of the last Local Plan and is currently assessed through the SHLAA as a deliverable and developable site demonstrating a continued interpretation of suitability for development.
- 7.14 The site is located adjacent to St Mary's Roman Catholic School and the applicant has, as part of the development, agreed to construct the drop off point and car park to be gifted to the school. This shall be secured by way of s106 agreement which shall be completed and ensure the transfer of the car park and drop off point (if not adopted by Norfolk County Council Highways (drop off point only)) to the diocese/school prior to the occupation of the 10th dwelling on the site. This shall ensure that there are no liabilities left with the Local Planning Authority for

the maintenance or upkeep of the car park or drop off point. In addition to this contribution Norfolk County Council are seeking an education contribution detailed at 2.14 of this report with the full request within the consultation response for £104,796 for improvements to Wroughton Infant Academy.

- 7.15 The standard policy requirement on major developments is to request the provision of on-site open space to ensure that adequate amenity space is provided for future occupants. For the application site, the open space that would be required would amount to 2,840 square metres. The application site is bounded by a large expanse of public open space to the south, Gorleston Recreation ground, which is maintained by Great Yarmouth Borough Council and is approximately 38,000 square metres in area. In addition, there is a children's play area at East Anglian Way and an area of public open space 'Meadow Park', approximately 15,890 square meters in area, to the north of the site. Given the specific location, and the open space nearby, it is not deemed necessary for there to be any open space provided on-site. As shown on the submitted plans, open space is being offered by the applicant; however, in this instance, the space could be provided as private open space with payment in lieu of provision at a rate of £480 per dwelling being paid. Should the developer wish to provide the open space as public open space and this option is accepted by the Committee, the resolution should include the fact that the Local Authority will take no ownership nor liability for the open space and the s106 agreement would secure the provision of a management company to manage the open space in perpetuity.
- 7.16 The Local Authority requirements detailed at 2.20 of this report are required to ensure that the Core Strategy is complied with. The s106 agreement shall also include the criteria for the management of the open space, drainage and private drives to ensure that the Local Planning Authority does not incur any responsibility nor liability for these at any point in the future should the open space be put forward as public. All other requirements as detailed as required to ensure a policy compliant development shall be included within the s106 agreement including affordable housing at 20%, open space provision, library contributions and payment in lieu of children's play and, where required, open space payment in lieu of policy compliant usable public open space as detailed at 2.20.
- 7.17 And important factor when determining applications is whether a Local Authority has the ability to demonstrate a 5 year housing land supply. If a local planning authority cannot show that they are meeting this requirement, their policies with regards to residential development will be considered to be "out of date". As an authority we would then be significantly less able to resist all but the most inappropriate housing development in the area without the risk that the decision would be overturned at appeal under the presumption in favour of sustainable

development, as set out in the National Planning Policy Framework. The current application accords with the National Planning Policy Framework and is sustainable development in addition to being allocated for housing and in compliance with Local Planning Policy.

- 7.18 The Core Strategy identifies approximately 35% of new development will take place in the borough's Main Towns at Gorleston-on-Sea and Great Yarmouth. The application, being located on a site identified for housing with no objections from statutory consultees excluding neighbours and located within a sustainable location accords with saved policies of the Borough Wide Local Plan, the Core Strategy and the National Planning Policy Framework.

8 RECOMMENDATION :-

- 8.1 The recommendation is to approve the application subject to conditions as recommended by consulted parties and those deemed appropriate, whether expressly noted within this report or not, to ensure a satisfactory form of development and obligations as set out by Norfolk County Council and Great Yarmouth Borough Council. 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, payment in lieu of children's play equipment, open space, Natura 2000 contributions and payment in lieu of open space if required and management agreement with the Local Authority taking no responsibility for open space, drainage or private drives.

Gemma Manthorpe

From: Helen Bates <~~helen.bates@diocese.org.uk~~>
Sent: 28 July 2017 13:43
To: Gemma Manthorpe; 'head@smspprimary.norfolk.sch.uk'
Subject: RE: Planning application at Land Rear St Marys Roman Catholic School / Land off East Anglian Way 06/17/0247/F

Hi Gemma,

Yes, I can confirm the car park will transfer into the ownership and responsibility of the Diocese of East Anglia.

Regards,

Helen

From: Gemma Manthorpe [mailto:Gemma.Manthorpe@great-yarmouth.gov.uk]
Sent: 28 July 2017 10:51
To: Helen Bates ; ~~helen.bates@diocese.org.uk~~
Subject: Planning application at Land Rear St Marys Roman Catholic School / Land off East Anglian Way 06/17/0247/F

Good morning,

I have been passed your email address by Mrs Long, copied into this email, following a discussion regarding the planning application adjacent your site the submitted details state that the car park will transfer to your ownership and therefore responsibility. I am requesting advice from our solicitors as to how this will be secured but would appreciate your confirmation this is the case? If there is any action required in relation to yourselves I will let you know.

I am happy to discuss the application and answer any questions that you have, I thank you for your cooperation regarding this matter.

Best regards,

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

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?

06/17/0247/F

Elaine Helsdon

From: Tracey Kelly - [REDACTED]
Sent: 20 May 2017 11:29
To: plan
Subject: Re: Planning for housing estate off East Anglian Way.

To whom this concerns,

I'm forwarding email below.
Hope it reaches correct department.
Please reply to inform of acknowledgment.

Thanks
Tracey Kelly

> On 16 May 2017, at 12:10, Tracey Kelly [REDACTED]
>
> To Cllr Fairhead,
>
> Building plans for the housing estate off East Anglian have been brought to our attention.
> We live on the entrance of East Anglian Way to side of the junction. 132 Church Rd.
> We would like to object to East Anglian Way being used to enter into the proposed housing estate.
> With a busy school along the entrance road and general congestion we feel the extra traffic would be disastrous!
> With personal opinion from living, parking and driving around the entrance area, the congestion at school and work times is already unacceptable.
> I have three school children and generally of a morning i will wait five minutes at least to reverse out onto East Anglian Way, after giving way to traffic and pedestrians.
> With the amount of houses proposed that would have to use this access bearing in mind on average two cars per house, the extra congestion could also be unsafe for children that are often biking and walking without parents.
> There is quite often school coaches, delivery vans and lorries entering this way also.
> We are not against the building of the estate but the proposed access would NOT work.
>
> Hope our views and input are took on board, they should be valuable to any decision as we've lived here seven years and feel this is a true, fair and strong opinion and objection.
>
> Kind regards,
>
> Tracey Kelly, Christian Dimascio and family.

Internet Consultees

Application Reference **06/17/0247/E**

Attachments

Invalid Consultee Comment? ☐

Copy to existing Consultee? ☐

Name **Joseph Santori**

Address **East Norfolk Sixth Form College**

Church Lane

Gorleston

Great Yarmouth

Post Code **NR31 7BQ**

Telephone

Email Address

For or Against **NOS** Subject to Condition

Speak at Committee

8:00 and 4:30pm Monday to Friday only. We would request that deliveries be prevented from 8:30am until 9:15am and 3:30pm until 4:15pm Monday until Friday due to the increased traffic at these times. The additional vehicles using Church Lane because of the development will increase the risks to pedestrians, cyclists and motorists in the area. Given the proximity of the proposed access on Church Lane to the main College vehicular entrance, there is an increased likelihood of accidents involving the users of Church Lane. We would therefore ask that the Borough Council / Highway Authority consider that the planning consent include traffic calming measures or a pedestrian crossing on Church Lane as a safety improvement measure for local residents and the students and staff of the College.

Date Entered **12-05-2017**

Internet Reference **OWPC1118**

Internet Consultees

Application Reference

06/17/0247/E

Attachments

Invalid Consultee Comment?

☐

Copy to existing Consultee?

☐

Name

John Bebbington

Address

9 East Anglian Way

Gorleston

Great Yarmouth

Post Code

NR31 6TY

Telephone

Email Address

For or Against

WOS

Subject to Condition

Speak at Committee

As a resident in EAW and head coordinator of the East Anglian Way Neighbourhood Homewatch, which has also acted as a residents association, I have been very actively involved in the development of various traffic and housing plans for East Anglian Way.

The main objection has always been the problem of access. This has not improved since raising it with GYBC in 2002. At that time it was only the school traffic blocking access as well as backing up into Church Road. A school travel plan did not succeed in solving the problem. This was before the proposed plans for the future development of the land adjacent to the school and EAW were publicised. From 2009 onwards various suggestions were proposed.

Date Entered

11-05-2017

Internet Reference

OWPC1115

Internet Consultees

Application Reference 031170247/E

Attachments

Invalid Consultee Comment? ☐Copy to existing Consultee? ☐

Name John Bebbington

Address 9 East Anglian Way

Gorleston

Great Yarmouth

Post Code NR31 6TY

Telephone 01493 555555

Email Address j.bebbington@nhs.uk

For or Against NOS Subject to Condition

Speak at Committee ☐

by yourselves which eventually foundered on the access problem - and the size of the development of the area - figures ranged up to 140 dwellings and the effect this would have on the local residents, pupils and local traffic in the area. The revised plan by Badger Homes showed a welcome sympathetic understanding of the residents concerns but it also highlighted the need for a second access point to the area. The proposal to have school drop-off/collection parking area was welcome but as the only access route would be down EAW and through the very narrow road between 9 and 11 a number of the residents did not see this as an improvement, on the contrary traffic would be heavier due to the housing and the expansion of the school. The removal of the surgery would not have any real benefit.

Date Entered 11-05-2017

Internet Reference OWPC1115

Internet Consultees

Application Reference 06170247/E

Attachments

Invalid Consultee Comment? ☐

Copy to existing Consultee? ☐

Name John Bebbington

Address 9 East Anglian Way

Gorleston

Great Yarmouth

Post Code NR31 6TY

Telephone

Email Address

For or Against NOS Subject to Condition

Speak at Committee

The new plan as proposed has merits , especially in listening to residents worries about the amount of housing and types backing on to the existing EAW residents. The problem however of access remains. The amount of traffic at school times will be both hazardous for traffic in Church Road and dangerous for children walking to school, especially as school traffic will (or should) be moving in a very confined area.

The above are my own views but not surprisingly reflect at least some of our residents.

AS BEFORE ACCESS IS THE MAIN PROBLEM HERE - IT STILL NEEDS TO ADDRESSED.

Date Entered 11-05-2017

Internet Reference OWPC1115

S

Jill K. Smith

From: Tracey Kelly
Sent: 28 September 2017 11:34
To: plan
Subject: Extn of East Anglian Way
Attachments: Video.MOV

To whom it may concern,
06/17/0247/F

After attending a site visit in regards to the above application, I was initially pleased to hear the drop/pick up point to St Mary's Roman Catholic school would be relocated to attempt to ease the flow of the traffic, which is presently a major problem. But this I regret to say will not resolve the congestion problem as by doing so it won't change the amount of traffic passing through the entrance of East Anglian Way. The traffic will only be increased with the 71 extra dwells proposed which will also be using this entrance and exit. By using this one entrance and exit it's clear to see from attachments enclosed the driving, parking, pedestrians and residents will suffer. This video enclosed is an example of a regular occurrence.

The stress of the congestion effects all involved and personally I've had damage to my fencing from cars reversing into my fence/driveway. As you can see from the video drivers will use my driveway if there is a space to park. My car is often blocked in which results in my three children being late for school. I generally leave extra early and hold back going straight home to avoid congestion. I can accept this what with living close by a school. My children attend Wroughton Academy, my school run has never seemed as hectic as St Marys!

Children on cycles have to weave around parked cars up on pavements and on double yellow lines. There's no consideration from drivers and no safety for the children.

Hope my views can be put to positive use in the positioning of entrances for the housing estate.

Kind regards,

Tracey Kelly
132 Church Rd
Gorleston.

Sent from my iPhone

Jill K. Smith

From: Gemma Manthorpe
Sent: 28 September 2017 16:20
To: plan
Subject: FW: Planning Application 06/17/0247/F

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

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

Great Yarmouth Borough Council - Customer Focused, Performance Driven

It takes 24 hours to process an email. Is it really necessary to print this email?

From: paul to [redacted]
Sent: 28 September 2017 16:05
To: Gemma Manthorpe
Cc: Barbara Wright; Marlene Fairhead
Subject: Planning Application 06/17/0247/F

I attended a site meeting held at 2.30pm on 27/9/18 at East Anglian Way, Gorleston, at the invitation of Cllrs. Wright & Fairhead, who suggested that if I had any issues to raise about the above planning application that I needed to attend this meeting.

I tried to raise the issue that to have only one vehicle access to both enter and exit a housing estate of over 160 family homes will create serious congestion and danger for residents and visitors alike, and in my opinion increase the possibility of a serious accident. I tried to explain that there are other roads of a similar nature to East Anglian Way that adjoin the site and could be opened up to give permanent additional access to the site.

The meeting was addressed by a representative Badger Building Ltd., who stated that access to the area had been planned in conjunction with Norfolk County Council, Highways Dept. experts who had agreed that only one road used as a both entrance and exit was required.

Along with Cllrs. Wright & Fairhead, I find it inconceivable that the authorities could find that the proposal is OK. I hope that it was clearly visible to the members of the planning committee at the site meeting that at peak times the whole area is inaccessible due to the current level of traffic entering and exiting.

I hope that planning permission is not given until a plan showing more and safer road access to the area is submitted. The vendors and developers of this land have a chance to provide a plan that eases problems in the area and does not compound an already difficult traffic flow problem

Regards

Paul Todd
50 East Anglian Way



LOCATION PLAN
1:1000 @ A1 SIZE

NOTES	
The Designer and the Design team are responsible for the accuracy of the information provided in this drawing. ASD Architecture Ltd is not responsible for the accuracy of the information provided in this drawing.	
Where dimensions are given, they shall be taken to the centre line of the element unless otherwise stated.	
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Reference: 06/17/0387/F

Parish: Filby

Officer: Mr G Clarke

Expiry Date: 09-02-2018

Applicant: Charles Wharton Limited

Proposal: Demolition of redundant cattle building and erection of three poultry buildings and manager's dwelling

Site: Manor Farm
Filby

REPORT

1 Background / History :-

- 1.1 The planning application, as originally submitted, was for the demolition of a redundant cattle building that stands within agricultural land to the south of Filby Church and its replacement with three poultry sheds and a manager's house with vehicular access from Church Lane. Following objections from local residents and Highways the application was amended by siting the poultry buildings and house in a field to the south of the cattle shed and the creation of a new farm road across the fields to the east with access onto Mautby Lane and this is the proposal that is now before the committee.
- 1.2 The application site is surrounded by fields on all sides, there is a bridleway to the west of the site that runs between Church Lane to the north and Mill Road to the south. The bridleway also links with other nearby footpaths to the east and west. Filby church is on slightly higher ground just over 300 metres to the north of the site, there are mature trees surrounding the church and only the tower is visible from the site. The nearest dwellings are on Church Lane to the north of the church with the closest property to the poultry buildings being approximately 350 metres from the northern boundary of the site. The new access road will run along existing field boundaries and will be approximately 170 metres from the nearest dwellings to the north on Poplar Drive and Grange Farm Close. The road will join Mautby Lane in an area where there is an existing field access, there is a pair of semi-detached houses on the opposite side of the road to the access (3 & 4 Mautby Lane). The occupiers of these dwellings were consulted on the revised proposal, no response was received from no. 4, the occupiers of no. 3 responded to say that they had no objection to the application but could consideration be given to reducing the speed limit on the road.

2 Consultations :-

2.1 Highways - As you will be aware there is presently a right of access to the applicant's land off Church Lane which is a matter of fact and taking that into account, the Highway Authority's objections to the initial proposals were on the grounds of intensification of use of the junction with Main Road, limited visibility at the said junction and suitability of Church Lane with respect to any intensification of use. I have reviewed the traffic figures put forward and I have no further comment in respect of the information supplied. The revised access route certainly addresses the Highway Authority's concerns in terms of the traffic/highway safety impact in respect to this application and I have noted that the manager's dwelling is also accessed off the proposed access road with no direct vehicular link onto Church Lane. Whilst not shown I would have no objection to a pedestrian and cycle link onto Church Lane as this would encourage sustainable trips to local services within the village.

The Highway Authority appreciates the cost implication to the applicant in addressing their concerns and certainly the revised access provides significant benefits in highway terms over the original submission. I am also minded that longer term it may also provide benefits to the applicant in terms of access to his existing holdings.

It is noted that the access track is proposed at 4.0m wide, however, I would request this is widened to 5.0m at the proposed access with Mautby Lane at least for the first 15m from the highway to ensure sufficient width for vehicle to pass. It is noted that the drawings are annotated 'to be built to NCC specification' and I am therefore prepared to deal with this by condition if acceptable to the LPA.

Therefore subject to conditions and an informative note Highways has no objections to the revised proposal.

2.2 Parish Council – Objects on the following grounds:

- i) These very large buildings where there is no proposed screening will be visually intrusive in an environmentally sensitive area. This proposed development in an area of high landscape value appears to conflict with Local Plan Policies, especially in relation to the nearby church and surrounding views.
- ii) The proposal which will include the smells and noise activities from poultry waste is unacceptable in this location and will have a detrimental environment effect especially if it is stored on site. The NFU rules governing these types of buildings state that they should be located at least 400 metres from residential dwellings but in this case the three poultry houses are only 220 metres from the nearest dwelling.
- iii) In addition there is concern at the relative proximity to residential buildings and the impact of an unacceptable increase in heavy articulated traffic on Church Lane which is positively sub-standard in width and construction, this together with the increase in slowing, stopping and turning movements on the main road generated from the managers dwelling will

be detrimental to the free flow of traffic on the adjacent busy main road where visibility existing Church Lane is extremely dangerous to the east of the junction. To avoid this activity a gated access to the site from Church Lane should be incorporated into any future plans.

- iv) The proposed new access from Mautby Lane is substandard in construction to cater for the heavy articulated vehicles using it as access to the site and it would also inevitably result in the access being a 'rat run' to the well known unsavoury users of the church car park.
- v) The manager's 2-storey dwelling with access from the new access road would be better constructed as a single storey dwelling to avoid interfering with the unspoilt views from both Church Lane and the Main Road.

2.3 Environment Agency - This is an application for three poultry units containing 7,000 birds each. We are a statutory consultee for intensive farming, defined as development of intensive animal farming (such as pig or poultry) that may require an Environmental Permit. An environmental permit is required for the development of or expanding of an existing facility with more than 750 sows or 2,000 production pigs over 30kg or 40,000 poultry. As the total number of poultry on site will be 21,000, this development does not require an environmental permit, so we will not be providing a formal response. If the development is expanded in the future to exceed 40,000 birds, we should then be consulted.

2.4 Strategic Planning - The proposal seeks the demolition of a redundant cattle building and the erection of three poultry buildings containing a maximum of 21,000 birds and a 3 bed on-site managers dwelling.

The site is related to, but outside of, the village of Filby. Filby has been designated as a Secondary Village in the Core Strategy settlement hierarchy. Policy CS2 indicates that approximately 5% of new housing development should take place in the Secondary and Tertiary villages. Policy CS3 sets out the Borough's housing provision for the plan period as at least 7,140 new homes, supporting those areas with the most capacity to accommodate new homes in accordance with policy CS2.

The applicant makes a case for onsite accommodation and we would support this in line with Policy CS6 part i) which supports the provision of development essential to sustain the rural workforce, including agricultural workers' dwellings. Policy CS6 Supporting the Local Economy, primarily applies to urban areas, but recognises the need to address the Boroughs economic needs as a whole. As such, small scale employment proposals that seek to strengthen the rural economy will be encouraged and supported in principle in accordance with other national and local policies.

Policy CS10 seeks to safeguard local heritage assets. Approximately 82m north of the site of the proposed poultry sheds is Filby Church of All saints which is a Grade II* listed building with surrounding designated Open Amenity Space. It should be noted that the setting is equally as important as the heritage asset itself. The applicant must consider how any impacts will be

accounted for and how this will impact the building and the community. A public right of way also runs to the east of the site.

Policy CS11 seeks to enhance the natural environment and to safeguard and enhance the wider landscape character of both the Borough and the Broads. This policy ensures that all new development takes measures to avoid or reduce adverse impacts on existing biodiversity and geodiversity. The site is in close proximity to the Broads (situated to its west) and drainage and landscape impacts of this proposal must be taken into consideration and accounted for, and consulted by the Broads Authority and Natural England. The potential for significant effects of airborne pollutants, odour and noise on existing and future residents must be considered.

- 2.5 Environmental Health** – When fully operational the site could potentially attract odour nuisance complaints from nearby residents as odours from the site could be carried in the prevailing winds. It is advised that all animal waste including soiled animal bedding is not bulk stored on site and is transported off site at regular intervals for lawful disposal. There is to be no burning of animal bedding or other waste generated on site unless specifically authorised by the Environment Agency as a permitted activity.

When fully operational the business operator is advised to put in place measures to help prevent a flying insect infestation becoming a problem for nearby residents. Such measures should include, but should not be limited to, larvacidal treatments to prevent adult insect development and insecticidal applications to kill off adult insects during clean down/restocking periods. With the correct measures in place flying insects should not pose a nuisance to nearby residential dwellings.

- 2.6 Lead Local Flood Authority** - We have reviewed the application as submitted and note that no Drainage Strategy report has been submitted relating to the drainage scheme for the proposed site. There is currently no available information to demonstrate that surface water arising from the development would not result in flooding of the proposed building or by discharging it to a location which would lead to the increased risk of flooding elsewhere. We object to this planning application in the absence of a Drainage Strategy that will demonstrate that surface water can be managed on the site without resulting in an increase in the risk of flooding elsewhere.

- 2.7 Historic England** – On the basis of the information available to date, Historic England do not wish to offer substantial comments on the proposals. However, there is a potential here for the application proposals to have visual impact on the setting of the grade I listed Church of All Saints and we would suggest that you seek the views of your planning officers, conservation and archaeological advisers and take account of their views when reaching a decision.

- 2.8 Residents** – 30 objections have been received to the revised application, the main reasons for objection are smell, noise, effect on the landscape, traffic using the new access road and adverse effect on the church. Sample copies of the objections are attached.

There are four comments with no objection to the buildings but one person raises concerns about drainage and another would like conditions about the number of birds, the access route and the site being used for breeding poultry only. One letter suggests that the writer would have no objection if the building were to be re-sited further to the east.

3 Policy :-

3.2 NATIONAL PLANNING POLICY FRAMEWORK

Paragraph 28.

Planning policies should support economic growth in rural areas in order to create jobs and prosperity by taking a positive approach to sustainable new development. To promote a strong rural economy, local and neighbourhood plans should:

- support the sustainable growth and expansion of all types of business and enterprise in rural areas, both through conversion of existing buildings and well designed new buildings;
- promote the development and diversification of agricultural and other land-based rural businesses;
- support sustainable rural tourism and leisure developments that benefit businesses in rural areas, communities and visitors, and which respect the character of the countryside. This should include supporting the provision and expansion of tourist and visitor facilities in appropriate locations where identified needs are not met by existing facilities in rural service centres;
and
- promote the retention and development of local services and community facilities in villages, such as local shops, meeting places, sports venues, cultural buildings, public houses and places of worship.

GREAT YARMOUTH LOCAL PLAN: CORE STRATEGY

3.3 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

3.4 Policy CS11 – Enhancing the natural environment

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. This will be achieved by:

- a) Conserving and enhancing designated nature conservation sites, including Sites of Special Scientific Interest (SSSIs), Special Protected Areas (SPAs), Marine SPAs, Special Areas of Conservation (SAC), RAMSAR sites, National Nature Reserves, Local Nature Reserves Norfolk County Wildlife Sites and Norfolk County Geodiversity Sites
- b) Working in partnership with relevant nature conservation organisations to ensure that protected species, such as Little Terns, are adequately protected from any adverse effects of new development. This includes the preparation of the Natura 2000 Sites Monitoring and Mitigation Strategy and ensuring assessment of development proposals in the vicinity of the colonies
- c) Relevant development will be required to deliver the mitigation measures identified in the Natura 2000 Sites Monitoring and Mitigation Strategy. This document is being prepared and will secure the measures identified in the Habitat Regulations Assessment which are necessary to prevent adverse effects on European wildlife sites vulnerable to impacts from visitors
- d) Ensuring that the Norfolk Coast Area of Outstanding Natural Beauty (AONB), the Broads and their settings are protected and enhanced
- e) Safeguarding and where possible enhancing the borough's wider landscape character, in accordance with the findings of the borough's and the Broads Authority's Landscape Character Assessment
- f) Improving the borough's ecological network and protecting habitats from fragmentation by working with our partners to:

- create coastal habitats, including those along developed stretches
 - enhance and protect the quality of the habitats, including buffering from adverse impacts
- g) Ensuring that all new development takes measures to avoid or reduce adverse impacts on existing biodiversity and geodiversity assets. Where adverse impacts are unavoidable, suitable measures will be required to mitigate any adverse impacts. Where mitigation is not possible, the Council will require that full compensatory provision be made
- h) Ensuring that all new development appropriately contributes to the creation of biodiversity and/or geodiversity features through the use of landscaping, building and construction features, sustainable drainage systems and geological exposures
- i) Further developing public understanding of biodiversity and geodiversity and where appropriate, enabling greater public access to any notable biodiversity and/or geodiversity assets
- j) Protecting and where possible enhancing the quality of the borough's resources, including inland and coastal water resources and high quality agricultural land, in accordance with Policy CS12
- k) Working with developers and landowners to ensure land management practices protect and enhance landscapes and to restore landscapes where valued features and habitats have been degraded or lost
- l) Identifying and where appropriate reassessing the locations of strategic gaps to help retain the separate identity and character of settlements in close proximity to each other
- m) Identifying and where appropriate reassessing the locations of local green spaces to help protect open spaces that are demonstrably special to a local community and hold a particular local significance.

4 Assessment :-

- 4.1 The application in its revised form is for three poultry buildings and a manager's house located on land to the south of the existing cattle building, each poultry building will have a floor area of 1,666 sq.m and will hold 7,000 birds. The total floor area will be 4,998 sq.m and the maximum number of birds will be 21,000. The buildings will be 4.633m high to the ridge and 2.486m to the eaves, the existing cattle building is 6.6m to the ridge and 4.5m to the eaves with a floor area of 1,148 sq.m. The floor area of the new buildings will be just over four times that of the cattle shed but they will be two metres lower than that building to the eaves and ridge. There will be three feed hoppers to the north end of the buildings which measure 7.5m to the highest point. There will be 13 ventilation fans set into the roofs of each shed which will project 685mm above the ridge,

the fans will switch on and off depending on the temperature within the buildings so not all of the fans will be running all of the time.

- 4.2 The nearest dwelling to the site is on Church Lane and is 350m from the northern edge of the site, the church is 300m to the north, dwellings on Main Road, Mulberry Tree Close, Filby Close, Paddock Farm Drive and Poplar Drive are between 500m and 600m from the site. The comments from Strategic Planning and Historic England regarding distance to the church are based on the original proposal for locating the units on the site of the cattle shed which is closer to the church.
- 4.3 In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority must have regard to Sections 16 and 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 which require the Council to have special regard to the desirability of features of special architectural or historic interest, preserving listed buildings and their settings in exercise of planning functions. Filby church is a Grade II* listed building and therefore the Council should ensure that the development does not adversely affect the setting of the listed building. The church is surrounded by mature trees and hedges so the proposed buildings will not be visible from the church or the graveyard, from the application site the church tower can be seen above the trees. The poultry units will be sited to the east of the bridleway and will not be directly in line with the view of the church from the path to the south, the existing unsightly cattle building which is closer to the church will be removed as part of the development. Following a meeting of the Parish Council the applicant has agreed to plant trees to screen the buildings from the west and south and raise an earth bund to the east and north. These measures together with the removal of the old building will help to reduce the effect of the buildings on the landscape. Taking into account the existing tree screening around the church, the proposed tree planting around the site and the distance from the buildings to the church it is unlikely that the proposal will have any adverse on the setting or users of the church.
- 4.4 The major concerns of residents are the possible adverse effect of smell and noise from the buildings and the effect this will have on their homes and the village in general. This is a legitimate concern however it should be noted that there are two existing poultry farms in Filby, both of which are closer to dwellings than the proposed site and Environmental Health have not received any complaints about noise or smell from these sites. One of the sites is a small unit north of the Main Road opposite the Post Office where there are 17 dwellings within 150 metres and the other is a larger unit of eight poultry houses on Market Lane where the nearest dwellings are approximately 260 metres away. The applicant has also recently built four poultry sheds in Stokesby of a similar design to the proposed that are 250 metres from his own house. Taking into account the fact that there is no record of complaints about the existing units, which are of an older form of design and construction, and the distance to the nearest dwellings from the application site, it is unlikely that the units will cause any significant adverse effect by noise and smell.

- 4.5 The application site is currently accessed via a farm road off Church Lane, this was originally proposed to be the access to the new units but Highways objected to this due to the narrowness of the road and the visibility at the junction of Church Lane with Main Road. The revised proposal is now to construct a new farm road from Mautby Lane to the east, this will be approximately 170 metres from the nearest dwellings to the north and will be separated from those dwellings by a field. The Highways Officer has no objections to the new access road subject to standard conditions regarding the access construction and the width of the road near to the access onto Mautby Lane. He has also asked for a condition limiting access to the development from Mautby Lane only. Some residents have suggested that the new road will open up land for new housing development but this will not be the case as the road will not be of a standard to serve new housing and also none of the land in this area has been considered for development in the Local Plan.
- 4.6 A Traffic Flow and Movement Table has been submitted with the application which shows that over a 45 week cycle there will be a delivery of birds in week 1 using two articulated lorries and in week 40 the birds will be collected by the same amount of vehicles. During weeks 1 to 40 there will be a weekly delivery of feed by articulated lorry and during weeks 7 to 40 there will be two egg collections per week by a smaller non-articulated lorry. There will be other movements of lighter vehicles for servicing the units and cars from the manager's house but apart from at the beginning and end of the 40 week cycle there will not be a significant number of traffic movements along the new road.
- 4.7 The Lead Local Flood Authority (LLFA) has requested the submission of a Drainage Strategy that will demonstrate that surface water can be managed on the site without resulting in an increase in the risk of flooding elsewhere. The revised application shows that surface water will be collected and directed by a pipe to an existing drainage ditch, the applicant has also offered to construct an attenuation pond to hold water away from the buildings before discharge into the drainage system. This proposal has been sent to the LLFA and their response is awaited. If they are not satisfied with this proposal the requirement for a drainage strategy can be imposed as a condition if the application is approved.
- 4.8 The application also includes a manager's house which will be sited to the north of the poultry buildings, a dwelling is necessary on site for security and welfare purposes. The site is outside an area where dwellings would normally be permitted but there is an exception within the Local Plan that allows dwellings in rural areas where they are required for the purposes of agriculture and, if approved, the dwelling would be subject to an agricultural occupancy condition. The erection of a dwelling under these circumstances does not set a precedent for further dwellings in the area.
- 4.8 Taking all of the above into account the recommendation is to approve the application but, as this is a controversial proposal with strong local objections, Members may feel that it would be appropriate to visit the Stokesby site and the application site before making a decision.

- 5 RECOMMENDATION :-** Approve subject to the requirements of the LLFA – the proposal complies with the aims of Policies CS6 and CS11 of the Great Yarmouth Local Plan: Core Strategy and paragraph 28 of the National Planning Policy Framework.

Approval should be subject to conditions requiring submission of a detailed landscaping scheme, drainage details including the proposed pond, security gates, lighting and agricultural occupancy of the manager's dwelling.

Application Reference 06/17/0387/F

Attachments

Invalid Consultee Comment? ☐Copy to existing Consultee? ☐

Name Mr & Mrs Travis

Address Church view

3 Mautby Lane

Filby

Post Code NR29 3JA

Telephone 01493 73560

Email Address traves@hotmail.co.uk

For or Against NOS Subject to Condition

Speak at Committee ☐

We have no objection to these plans but could consideration be given to lowering the speed limit on Mautby Lane. The access is directly opposite our house and we feel the current speed of vehicles and turning lorry's will increase the risk of collision.

Date Entered 07-01-2018

Internet Reference OWPC1371

ACK 18/1/18

S

Field View
Main Road
Filby
Great Yarmouth
NR29 3HN

8th January 2018

Dear Sirs

re - Planning Application 06/17/0387/F

Thank you for your letter of the 2nd inst the contents of which I have noted

I have inspected the latest plans relating to the above development and it would certainly appear the applicant has given careful thought the objections that were previously raised in connection with the original proposed planning application

I therefore have no objections to the amended proposal subject to the following conditions :-

- 1) The 3 poultry houses should be restricted to breeding or rearing of breeding poultry only - not broilers
- 2) The road access to the poultry farm should be only out/in via Maudby Lane with gates across at suitable points to prevent Church Lane being allowed to become a rat run for cars or an access / egress point for larger transport
- 3) The poultry houses should be strictly limited to their current size with no expansion to be allowed

Subject to these conditions being part of planning approval I wish the development every success

Yours faithfully

John Clark

Planning Services
Development Control
Town Hall
Hall Plain
Great Yarmouth
NR30 2QF

Great Yarmouth
Borough Council

16 JAN 2018

Planning
Department

ACK 19/1/18

5

Application Reference 06/17/0387/F

Attachments

Invalid Consultee Comment? ☐Copy to existing Consultee? ☐

Name Keith And Patricia Dowding

Address Greystones 31 Poplar Drive

Filby

Great Yarmouth

Norfolk

Post Code NR29 3HU

Telephone 01493 309304

Email Address dowdings2000@yahoo.com

For or Against GC General Comments

Speak at Committee

Since our letter of objection we have attended a parish council meeting and, by invitation of the applicant, visited his poultry farm at Stokesby.

After seeing this working chicken farm, we felt that our original concerns were not justified.

Following a telephone call from the applicant, Mr Wharton, we have revised our opinion and no longer wish to object to this planning proposal.

He pointed out that he did not own the land to the south of the proposed poultry sheds and therefore no access was available to Mill Road.

He also gave his word that no residential development will take place in the vicinity of the proposed crushed concrete road access to Mautby Lane.

We totally and unreservedly accept his assurances and hereby withdraw our former objections.

Keith and Tricia Dowding.

Date Entered 18-01-2018

Internet Reference OWPC1411

Ack 18/1/18

S

Mr S W Dean
Baltimore
Main Road
Filby
Great Yarmouth
Norfolk
NR29 3HN

Mr Dean Minns
Planning Manager
Town Hall, Hall Plain
Great Yarmouth
NR30 2QF

18th January 2018

Re: Planning Application 06/17/0387/F

Dear Sir

I am writing with regard to the above planning application to express my strong concern that the plan shows a proposed new drain taking the roof water from the proposed new buildings (chicken sheds) into the field ditch/drain that runs round the west and north boundary of the field behind our house. This ditch runs parallel to the whole width of the rear of our house.

I would like to raise two issues:

1. This existing drain/ditch is not maintained and is overgrown with weeds, leaves and tree debris. Even after periods of moderate rain the level of water in the ditch can rise by 1 metre in a short period of time.
The ditch goes round 3 sides of the property adjacent to us ('The Bungalow') and is completely overgrown causing the water to dam up behind our house.
2. The ditch/drain then runs parallel to the road and then goes under the road through a pipe into a completely overgrown ditch on the other side of the road. The Highways Department fail to maintain this ditch and 3 times in the last six months the water has flooded the road.

Clearly the ditch/drain is unable to cope with rain water and therefore is not fit for purpose to handle further water from extensive roof area of the proposed new buildings.

I would like a written assurance that before consideration is given to granting planning permission for the proposed new buildings that an assessment is made of the drainage facilities and the ability to cope with the volume of water. This will require remedial actions by both the land owners(s) and Highways Department to alleviate my house and garden from the risk of flooding.

Yours faithfully
S W Dean

ACK 15/1/18

Dapple House.

Church Lane.

Filby.

Norfolk.

NR29 3HW.

Great Yarmouth Borough Council

15 JAN 2018

Customer Services

Date: 12/01/2018

Great Yarmouth
Borough Council

15 JAN 2018

Planning
Department

Great Yarmouth Borough Council

Planning Services.

Ref: Planning Application 06/17/0387/F – Manor Farm, Filby.

Dear Sirs,

When you next review this amended application could I request you re-consider the reported stipulation by the Borough Council that the proposed development must be sited on or immediately adjacent to the existing facility, i.e. the redundant cattle shed.

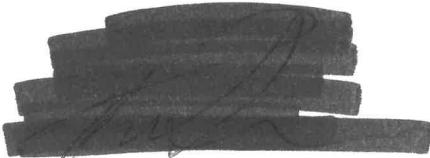
At a very constructive Parish Meeting last evening there were significant concerns by villagers of both the visual and environmental impact of the application.

The applicant, where possible, agreed to consider some minor amendments to the proposed operation. This was positive and democratic but a proposal to reposition the site slightly to the East of the exiting hard standing could not be considered due to the Borough Council stipulation.

The existing hard standing could be broken up and utilised in the construction of the new site with the old site being restored to farm land.

There might be cost implications to the applicant to service the alternative position that would make this proposal financially a non-starter but the Council would be following the democratic process of last evening by at least allowing the applicant to consider a proposal that appeared to have a combined approval of the applicant and the villagers.

Yours Sincerely,

A large, dark, irregular redacted area covering the signature of Russell Weston.

Russell Weston.

ACK 4/1/18

5

Jill K. Smith

From: Lisa Carey [redacted]
Sent: 04 January 2018 14:30
To: plan
Subject: Re application 06/17/0387/F

Hello

I'm contacting you with regard to your letter stating the amended planning application for 3 poultry sheds and managers dwelling at the back of Church Lane Filby.

As you are aware there has been much opposition to the original plans and I set out my concerns in my previous correspondence with yourselves. Now I see the amended plans and these hold little to nothing in a compromise towards local residents. It seems he has only addressed the highways issue but unsatisfactorily as far as my concerns. The access road which he hopes to get via Mautby Lane to the sheds would create what essentially will be a rat run and it will not take long for people to realise they can take a shortcut through there so increasing the traffic at the back of my property. Also how will he ensure that all lorries to the site don't use Church Lane when they realise it's quicker for them? His slight movement of the sheds doesn't eliminate the smell noise and light pollution that will come with such a farm. He has a pump on the reservoir that is further away from us than his proposed sheds and we hear that when it is in use intermittently so we can tolerate that. But the drone of constant fans day and night is just not on. He is not changing the use of the cattle shed but using it as a tool with which to ease his plans through. All new drainage and electric will need to be installed which he could easily do on one of his other thousands of acres of land or attach these three sheds next to his existing chicken farm in mautby. Negating the need to build a managers dwelling as one already there? Why is he wanting to go to all this expense? What's to stop him once he has 3 sheds in Filby adding more until they are really close to us? He will not give us any guarantee that he won't do that. I still feel very strongly that he has plenty of other areas of farmland no where near any residents that he can build his sheds and feel its unfair to inflict on us smells and noise and possible extra traffic just so he can build his already very large empire. Devaluing our homes while he reaps the benefits and we suffer the consequences.

Yours sincerely
Mr and Mrs Carey
5 Church Lane
Filby

Sent from my iPhone

Windyridge
Main Road
Filby
Great Yarmouth
Norfolk
NR29 3HN
8th January 2018

Great Yarmouth
Borough Council

12 JAN 2018

Planning
Department

ACK 12/1/18

S

Great Yarmouth Borough Council

12 JAN 2018

Customer Services

Dear Mr Clarke

Planning application 06/17/0387/F

Thank you for your letter dated 2/01/18 advising us of the revised planning application. We wish to reiterate our strong objection. We feel the revision does nothing to address our previous concerns (please see our enclosed letter attached).

Specifically we are very concerned about the environmental impact from the smell (still downwind of the majority of properties along Main Road) and especially from the possibility of groundwater contamination from effluent run-off into the ditch and underground foul-water storage. Leakage from either of these sources could have a devastating effect.

Given that the initial proposal was to utilise an existing brown-field site (a derelict cattle shed) and that this idea has now been abandoned, we are mystified as to why Wharton Associates intend to spend a vast amount of money on a service road from Mautby lane – a distance in excess of a kilometre across high quality agricultural land. Why do they not build the installation closer to Mautby Lane where there are fewer residential buildings?

We believe the only possible explanation is that the company intends to sell off the land along this access way for building development.

We urge the planning authorities to very carefully consider this last point, because if this service road were to be allowed then it would be virtually impossible to prevent wholesale or piecemeal build on the land to the south of the village. Development, we believe, that would neither serve social need nor be necessary given Filby's poor infrastructure and isolation from areas of employment.

Yours faithfully



Mr and Mrs G Hurrell

Windyridge,
Main Road,
Filby,
Great Yarmouth
Norfolk
NR29 3HN

25th July 2017

Dear Mr. Clarke,

Planning Application 06/17/0387/F

We believe that the proposed development is totally inappropriate in the residential village of Filby and object most strongly.

Filby is no longer a farming community and has become a highly desirable place to live. This has been proved by recent housing developments e.g. Bessey Close, which is not yet completed but property has already sold. Such large scale farming installations are totally inappropriate for the area. The proposed site is directly downwind of the prevailing south/south westerly airstream and will have an adverse effect on the village. We are extremely concerned about the environmental impact of such a development.

Chicken battery sheds are known to produce very unpleasant odours. The impacts are well documented.

" Odour emissions, caused by a large number of contributing compounds including ammonia (NH₃), volatile organic compounds (VOV's and hydrogen sulphide(H₂S), from poultry farms adversely affect the life of the people living in the community."

Poultry, Fisheries and Wildlife Sciences, Author Shashank Maheshwari.

This is echoed in a review of poultry production and the environment (P.Gerber, C.Opio and H.Steinfeld, Food and Agricultural Organisation of the United Nations) who researched that odour problems are concentrated 500 metres from the farm. This evidence would suggest that a large part of the centre of the village would be affected, including Main Road, Thrigby Road including Filby Primary School all of which fall into the 500 metre radius circle. Please see attached map.....*"odours can represent a strong local problem that is frequently reported by farms' neighbours as the most disturbing environmental impact."*

Alongside the unpleasant odours, flies are an additional concern for residents living near poultry facilities. Additionally, but less reported, is the increase of rats and other similar pests associated with poultry production. Pesticides used to control pests have been known to enter the surface or ground water around the poultry housing.

It is for these reasons above that we are so strongly opposed to the development and feel, that it would be a permanent 24 hour/365 day blight on the residential

area of the village. Residents attempting to sell their properties may lose a sale , particularly because of the constant odour and this would inevitably affect the property values in the village-indeed we think it is fair to say that few would choose to live in the vicinity of chicken houses.

In addition to the environmental impact of such a development, some further concerns are as follows:-

The access by road to the proposed site is totally inadequate. It would be via Church Lane, which is narrow and has a particularly difficult junction onto the busy Main Road. Opposite to this turning there is a new residential development also turning out onto the Main Road.

Inevitable increased heavy traffic to and from the site would increase the difficulties already experienced by local drivers.

The site is at the rear of the lovely Church. Activities, especially weddings and funerals, would undoubtedly be adversely affected by the odours and service vehicles.

Charles Wharton Ltd. is a prolific land owner in the area and we feel that under these circumstances, there must be countless more suitable sites to be explored for this type of scheme with better road access and away from residential development.

It is for the above reasons that we are strongly opposed to the development and we would respectfully request that our comments are given due consideration. The motto for Filby in Bloom, as you enter the village is " WELCOME TO FILBY a lovely place to be." Regrettably and without a doubt, these will be hollow words if this development is permitted.



Yours sincerely,

Liz and Geoff Hurrell.

ACK 15/1/18

5

Application Reference 06/17/0387/F

Attachments

Invalid Consultee Comment? ☐Copy to existing Consultee? ☐

Name Mrs Pat Bell

Address The Bungalow

Thrigby Road

Filby

Great Yarmouth

Post Code NR29 3HJ

Telephone

Email Address

patbell006@yahoo.co.uk

For or Against

OBJ

Object

Speak at Committee

On attending the Filby Parish Planning Meeting I feel I must put pen to paper yet again.
How could this applicant destroy so many lives with his business, surely he will devalue peoples homes. They have invested money into their properties to be landed with a unsightly smelly chicken shed.
The accommodation is far too large for a managers dwelling.

I agree with the outcome of the meeting, to move it EAST of the reservoir & change the house to a Bungalow.

We are a broadland village where people
CARE FOR EACH OTHER.

Date Entered 14-01-2018

Internet Reference OWPC1393

ACK 16/1/18

S

Application Reference 06/17/0387/F

Attachments

Invalid Consultee Comment? ☐Copy to existing Consultee? ☐

Name Mr Storey

Address 7 Paddock Farm Drive

Filby

Post Code NR29 3JL

Telephone 01328 373

Email Address s.storey@btinternet.com

For or Against OBJ Object

Speak at Committee ☐

the buildings are to large, its will bring to much additional traffic to small roads.
the smell of this behind us.
Mr Warton should build this up his drive.

Date Entered 16-01-2018

Internet Reference OWPC1396

S

Dove House
4 Paddock Farm Drive
Filby
Great Yarmouth
Norfolk NR29 3JL

Tel:

01493 - 389171 (Home)
01603 - 931729 (Office)

BY EMAIL AND BY POST

13th January 2018

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

For the attention of Mr Graham Clarke

Dear Sirs

Re: Planning Application 06/17/0387/F – Proposed Demolition of Redundant Cattle Building and the Erection of 3 Nr Poultry Buildings and On-Site Manager's Dwelling – AMENDED APPLICATION

We refer to the above-mentioned planning application. As with our letter in response to the previous planning application, we remain in complete objection to this application for a number of reasons cited below:

In no particular order:

1. Smell – I have lived in Filby now since 2003 and have never smelled the manure created by the cattle. However, when chicken manure has been spread over the fields in the past, the smell has always been quite noticeable, and with such an operation now, I can imagine constant smells affecting not just our enjoyment but the whole village – obviously depending on wind direction, but with prevailing southerly or south-westerly winds affecting us, most of the village from the Church eastwards would be affected. Waste from poultry will be awful.

The location of the poultry buildings further south (i.e. behind the cattle shed) will not diminish the smell and we see as this unchanged. How will drainage be controlled with effluent from the wash down areas?

2. Juxtaposition with the Parish Church and Local Homes - I am greatly concerned that such a facility as proposed to be sited so close to the Parish Church and the village cemetery; hardly a pleasant situation for those bereaved or visiting loved one's graves nor those say getting married in their local parish Church.

The proposed development site is not that far also from other core village amenities including Filby Primary School.

Cont'd

3. Homes in Church Lane and adjacent parts of the village would still be blighted by what would be expected increased levels of traffic, noise and smell, and quite probably light pollution.
4. Access – The Applicant has significantly amended the access arrangements from Church Lane to a new access road. Whilst we are pleased for the residents that live off of Church Lane, the route of this road (or track) will affect a high majority of residents that live off of the South side of Main Road. A good number back on to farmland and will have visibility of traffic on the track and vehicle movements, or will hear the articulated lorry movements (or both).

The proposed track would blight the enjoyment of many residents. There is also the risk that this would create a "rat-run" and what is to stop traffic to and from the poultry buildings still trying to access via Church Lane?

If this application were to be approved, we would be concerned that the creation of the access as planned would lead to large-scale residential development that has never been seen before in Filby. Whilst our comments may be seen as cynical, the access track would "open-up" current land for such future development.

5. Manager's House – I am given to understand that there have been other, past applications for new dwellings in Church Road which have all been refused, presumably on grounds of access for one thing. We are not clear why locating the dwelling further away will change this.

We remain of the view that this application should be dismissed. This sort of development should not be allowed so close to the village – many villagers would be affected one way or another – and surely there must be many other sites available to Mr Wharton in the locality without detriment to residents and to Filby as a whole.

We see the proposed development as adding unnecessary pollution to Filby. There is no need to locate this facility so close to the village. We are certain that Mr Wharton could develop other options!

Filby is a village admired by visitors for many reasons, is a very desirable place to live with many people aspiring to live here. Such a development would cause harm to the notion of a lovely place to live. If this sort of thing is allowed to happen, then Filby will start to become a village that people do not want to come to nor live their lives here.

Yours faithfully,



Mark and Linda Baxter

Invalid Consultee Comment? ☐Copy to existing Consultee? ☐

Name Richard Morris

Address 7 Mulberry Tree Close

Filby

Great Yarmouth

Norfolk

Post Code NR29 3HD

Telephone

Email Address r.morris@bluewinet.com

For or Against OBJ Object

Speak at Committee

ACK'D
17/1/18

Dear Sir

Planning Application 06/17/0387F

I have just been alerted by a fellow villager to the above proposed development. I am surprised that you did not notify me as my property will be directly affected by the proposal.

1 - it will be visible from our house/garden

2 - more especially, there will be smell and noise generated from the proposed chicken sheds when they are in use -

I recognise that any generated during the building stage will only be temporary

My house is less than 550 metres to the north east of the proposed development which means it is directly downwind of the prevailing south westerly breezes we get. Any smell and/or noise will therefore be quite regularly blown in our direction.

My garden is south facing and is a most enjoyable place to sit in the summer. This will be adversely affected by any smell and/or noise generated from the sheds.

During summer nights, my wife and I have the bedroom window open. Very occasionally we hear the fans running at the grain drying facility near the entrance to Thrigby Wildlife Park but this is only seasonal and, even then, they seem to be switched off by midnight. This is over three times the distance of the proposed sheds.

The ventilation from the proposed sheds will presumably need to run all the while so will be persistent and, being that much closer, will be much more audible.

We hear the calling of the monkeys at Thrigby when they mark their territory in the mornings. This is for only a few minutes and is actually quite pleasant. The chickens will make noise at all times of the day or night and this cannot be controlled. Again, they will also be much nearer.

Whilst I am not a regular church goer, the proposed development is very close to the church. It is hardly going to enhance the experience of those who do use it - in particular for weddings.

I have read the DEFRA guidance on how councils should assess and deal with nuisance odours which recognises very clearly the need to not interfere with the enjoyment of a home, which includes reference to owners avoiding the use of their gardens. It specifically identifies poultry as a potential source of a nuisance smell. It also refers to the need to consider the character of the area etc., all of which I am sure you are already familiar with.

Filby is a quiet residential area consisting mainly of good quality properties. This will have an adverse effect upon a large proportion of the village, probably decreasing property values as a result. There will no doubt be a considerable number of complaints about any nuisance caused so surely it makes sense to avoid this problem and refuse the application in its present location. The area farmed by the applicant is quite extensive and there must be a more suitable location further away from residential development.

Yours faithfully

R L MORRIS FCA
7 Mulberry Tree Close
Filby
NR29 3HD
16 January 2018

Date Entered 16-01-2018

Internet Reference OWPC1398

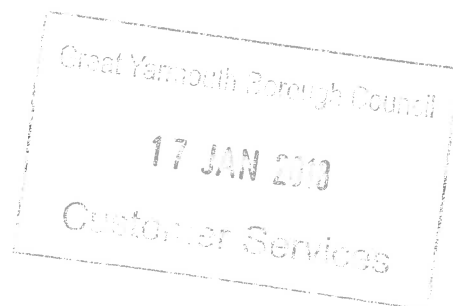
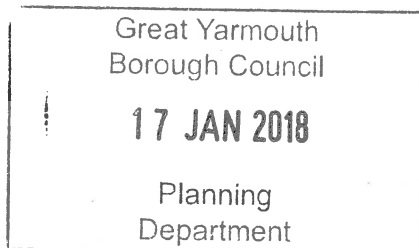
Mr David Snuggs & Mrs Juliet Snuggs
The Snug
Church Lane
Filby
NR29 3HW

ACK'D
n/11/18

15 January 2018

RE: Planning Application 06/17/0387/F

Planning Services
Development Control
Town Hall, Hall Plain
Great Yarmouth
Norfolk NR30 2QF



Dear Sir/Madam

I am writing about the planned Demolition of redundant Cattle Building and the erection of three poultry buildings and on site managers dwelling at Manor Farm Filly Great Yarmouth NR29 3HW.

I have the following objection points to make:

- Although the Cattle shed is being demolished, the new Chicken sheds are 5 times the size of the existing Cattle shed and will be a blot on the landscape due to the size of them.
- The only existing country walk in Filby will be ruined forever.
- The smell from the Chicken sheds will be rancid and smelt across the entire village.
- The constant fans running in the Chicken sheds will create a constant hum around the village.
- The new road across the existing field along the back of the houses will be noisy when it is currently really peaceful.
- Accidents may be caused with the Articulated lorries pulling out from Mautby Lane.
- By allowing a Manager dwelling to be built on farm land you will be setting a dangerous precedent; which could lead to the application of other dwellings to be built on the farm land.
- At present the Church is a place of solace for members of the village in times of anguish and celebration, for those getting married and those who have lost loved ones. The smell and noise of 25,000 chickens will be deeply offensive and the noise from the fans will also be an unwanted distraction.
- The building of a dwelling so near to the church may also create unwelcome noise and distraction during Church Services, Weddings and Funerals.
- If Planning permission were to be granted for this change of use, additional sheds could be added without any further permission being granted or it could be changed to a Broiling Chicken use without a planning application required.
- I believe that the NFU have said that Chicken Sheds should not be built within 400 metres of Residential Dwellings, and I believe that if the change of use were to be permitted the Sheds would be built only 220 metres from the nearest Residential Dwelling.

I hope these points will be taken into consideration when the council meets to take a decision on the change of use for the Cattle Building.

Yours Faithfully

David and Juliet Snuggs

Jill K. Smith

ACK'D 17.1.18

From: JANICE PEARCE [mailto:j.pearce@btinternet.com] >
Sent: 17 January 2018 11:10
To: plan
Subject: Planning Application 06/17/0387/F
Attachments: Planning Application 06-17-0387-F.pdf

Dear Mr Clarke

I have recently been given the above plan outlining for Manor Farm Filby. As you must expect I totally accept all the points that were in the letter given to me by a very apprehensive owner of the old Church Hall near the church in the village and I have also attached said letter for you to read.. I concur with all the itemised worries that he has written in his letter.

But I wish to add to his comments mine also. That with the road running along Mautby Lane are you futuristically thinking of building new homes on the farm land that runs behind my home in 1 Poplar Drive Filby (the field that looks onto Filby Main Road) as it seems this will be just the start of making the village bigger and an excuse to let the over-building of our village. Because once you have given permission for the Managers dwelling I believe that the land will no longer require permission as the precedence of the Managers dwelling give it that and with that the peace and quiet (except for the ongoing traffic on the Main Road Filby which is worse as no one goes by the speed limit and thinks of the road as a speedway) which we have now will be given up for the sake of a few making a lot of money at our expense. Also the land of which I speak is also badly drained so that any future planning for homes on that land will need to be fully drained and of no threat to any of the peoples living in and around Poplar drive.

Your letter response to Mr R E S de Beer of Strutt & Parker on the 17/11/16 (but stamped on it were two more dates 03/07/17 and 05/01/18) was nearly falling over itself to say that it holds no prospect of failure to go ahead and ignores the wishes and concerns of the villagers as you had as yet asked them. The following communique was dated 02/01/18 of revised plans for the said plot which I personally still did not know about. You should have just said thank you for your letter and left it at that. Instead you literally gave them the go ahead without the response of the villages.

May I say that all in all this kind of planning management against the wishes of those concerned just so that one concern can make money now and in the future more smacks of mis-management on the part of you and your officers not thinking of any of this through to the outcome that is best for Filby village and its occupants.

I applaud the owner who in his own time and energy made it possible for me and others to find out what was going on and through him this email voices my concerns over this plan.

Yours sincerely

Mrs Janice Pearce
1 Poplar Drive
Filby, NR29 3HU

Please add your Name and address here

MR & MRS J PEARCE
1 POPLAR DRIVE,
FILBY, GT YARMOUTH NR29 3HU

15 January 2018

RE: Planning Application 06/17/0387/F

Planning Services
Development Control
Town Hall, Hall Plain
Great Yarmouth
Norfolk NR30 2QF

Dear Sir/Madam

I am writing about the planned Demolition of redundant Cattle Building and the erection of three poultry buildings and on site managers dwelling at Manor Farm Filby Great Yarmouth NR29 3HW.

I have the following objection points to make:

- Although the Cattle shed is being demolished, the new Chicken sheds are 5 times the size of the existing Cattle shed and will be a blot on the landscape due to the size of them.
- The most beautiful country walk in Filby will be ruined forever.
- The smell from the Chicken sheds will be rancid and smelt across the entire village.
- The constant fans running in the Chicken sheds will create a constant hum around the village.
- The new road across the existing field along the back of the houses will be noisy when it is currently really peaceful.
- Accidents may be caused with the Articulated lorries pulling out from Mautby Lane.
- By allowing a Manager dwelling to be built on farm land you will be setting a dangerous precedent; which could lead to the application of other dwellings to be built on the farm land.
- At present the Church is a place of solace for members of the village in times of anguish and celebration, for those getting married and those who have lost loved ones. The smell and noise of 25,000 chickens will be deeply offensive and the noise from the fans will also be an unwanted distraction.
- The building of a dwelling so near to the church may also create unwelcome noise and distraction during Church Services, Weddings and Funerals.
- If Planning permission were to be granted for this change of use, additional sheds could be added without any further permission being granted or it could be changed to a Broiling Chicken use without a planning application required.
- I believe that the NFU have said that Chicken Sheds should not be built within 400 metres of Residential Dwellings, and I believe that if the change of use were to be permitted the Sheds would be built only 220 metres from the nearest Residential Dwelling.

I hope these points will be taken into consideration when the council meets to take a decision on the change of use for the Cattle Building.

Yours Faithfully

Please sign here

15/1/18

Great Yarmouth Borough Council

19 JAN 2018

Customer Services

LITTLE BARN

CHURCH LANE

ACK

19/1/18

FILBY

NR29 3HW

Re Planning Application: 06/17/0387/F

Dear Sirs,

I attended the Filby Parish Council meeting whereby discussions took place regarding the above Planning application.

As you will know the revised plans no longer use Church lane as the main access which to be frank I would be surprised if you allowed it given the narrowness of the road and the trees and therefore am grateful for the revised plans made by the applicant.

Many discussions took place at the meeting

Suggesting an alternative location beyond the water site.

I have walked from Church lane following the Public Footpath's something I had not done previously to see exactly what we what.

At the time I left my house there was farm machinery going from the proposed site, which I could hear from my property and although I could compare it to the unknown noise that will generate from the proposed poultry buildings, I am unhappy that there would be an impact to my daily living if this was sited in the requested area.

I was surprised how much room there was available further away from the proposed site as I would have no objections if permission was given to locate the poultry buildings the other side of the water reservoir and access to it via the proposed route.

I appreciate the applicant has a business to run, however I am unhappy if this change impacts on myself and other residents which it will.

③
It is unknown what the noise will be, or the smell, or the attraction it will be to vermin. I also have concerns about possible exclusion zones if the site come down with avian flu.

The council suggested at the meeting to visit his other site, which I am happy to do so, when he actually sorts it, which shows I am not unsympathetic to his plight, however I feel as siting it where he wants, is not his only option, albeit, the initial layout to position it elsewhere will be more, I'm sure he will recoup this as he is obviously convinced it will be viable for him.

He also could not give assurance that later down the line, the type of breeding within the buildings would not change and therefore it would have a much more concerning situation, which may be too late

to do something with.

I'm sure you would of had suggestions
from Libby Parish Meeting and I can confirm
that I feel most people at the meeting
would be happier to accept if the
buildings were sited behind the reservoir.

Please make the right decision for the
residents, which would not stop the
applicant from continuing his business it
would just be a bit further away
from the proposed siting in this application
yours faithfully

[Redacted Signature]
[Redacted Name]

Great Yarmouth
Borough Council

19 JAN 2018

Planning
Department

Jill K. Smith

ACK 19/1/18

S

From: [REDACTED]
Sent: 19 January 2018 13:30
To: plan
Subject: Planning Application 06/17/0387

FAO Group Manager Mr Dean Minns
Great Yarmouth BC, Planning Services Development Control

From C. J. Stockwell, 8 Mulberry Tree Close, Filby, NR29 3HD

I am writing to formally record my objection to the proposed construction of three new poultry buildings at Manor Farm, Filby.

The site of these extremely large buildings, for I understand chicken egg production, is, in my opinion, rather too close to the most densely populated housing area of Filby. From the size of the buildings it appears that the proposed use is on an 'industrial scale' and the impact on the village when production, presumably on a 24 hour, 7 days a week basis, will be great and detrimental to residents and visitors alike. However well shielded the unit may be and, even with the best extraction and ventilating system, the prevailing wind will, without doubt, carry a continual humming noise and, equally bad, obnoxious smell across to village residents. These can carry many hundreds of metres and the present site, although maybe complying with statutory requirements, is still unreasonably close to many houses. The effect on the local environment will be truly detrimental to residents and the village.

I have had personal experience of the devastating impact poultry units can have on individuals, so my comments are not based on merely on hearsay!

I understand the need for farmers to diversify, and the need for egg production, but sensibly there must surely be a balance between need and detrimental effect. Locating the units further from the village would seem a reasonable option to lessen impact. Every hundred metres helps!

I hope these comments will be given due consideration and trust this application as presently submitted will be disallowed.

C. J. Stockwell

Sent from my iPad

ACK 22/1/18

S

Application Reference 06/17/0387/F

Attachments

Invalid Consultee Comment? ☐Copy to existing Consultee? ☐

Name Mr and Mrs G C Hurrell

Address Windyridge

Main Road

Filby

Great Yarmouth

Post Code NR29 3HN

Telephone 01493369246

Email Address ghurrell@ymail.com

For or Against OBJ Object

Speak at Committee

Having visited the chicken sheds at Stokesby on 20th January, by invitation of Mr. Wharton, we would like to add these points to our original letters of objection:-

1. The proposal is to demolish the existing redundant cattle shed and erect three chicken sheds. However, this would appear to be irrelevant as the location is now an agricultural greenfield site.
2. We were deeply shocked by the actual appearance and size of the proposed development, which is that of an industrial flatted factory.
3. Having seen the site, we reiterate that the site in Filby is inappropriate for this type of development given that it is in the middle of a residential village and bears no resemblance to the siting of other chicken sheds in this area. Indeed, the site at Stokesby is in an open area, which we were told had been a derelict farmyard and not a green field site.
4. Clearly, there is nothing comparable to this, so close to residential development.
5. We believe that other sites should be explored by the applicant which do not impact the lives of a village community.
6. We sincerely hope that the wishes and objections expressed by so many of the villagers are given due consideration.

Date Entered 20-01-2018

Internet Reference OWPC1417

ACK 22/1/18

S

5 Paddock Farm Drive
Filby
Great Yarmouth
Norfolk
NR29 3JL

Tel 01493 369251

21st January 2018

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

For the Attention of Mr Graham Clarke

Dear Sirs

Re: Planning Application 06/17/0387/F – Proposed Demolition of Redundant Cattle Building and the Erection of 3 Nr Poultry Buildings and On-Site Manager's Dwelling – AMENDED APPLICATION

We refer to the above amended planning application, which we fundamentally oppose for the following reasons (not in any particular order):

Noise

The revised proposed access route to the sheds is directly behind our homes, this will carry a number of large lorries, we fear multiple times during the day, possibly overnight and early morning, over seven days. When these lorries reach the chicken sheds they will no doubt need to reverse so the beeping of the reversing lorries will disturb and be heard throughout the village. This new access road will become the start of further building development in the village.

During the construction of the sheds and managers dwelling this noise will be a constant (as it was with Manor Farm built behind us).

Services at Filby Church will be constantly disturbed by the noise of the lorries.

If built the fans circulating air inside the sheds will be constantly running and disturbing the whole village.

The chickens will also be squawking and disturb the village, especially those close by.

Environment

The proposed area for the extremely large chicken sheds and the 3 bedroom house is adjacent to a number of public footpaths and Filby Church. Colouring them green will still present a serious interruption to the views of extremely pleasant fields and trees. Even though the proposal is to make the sheds single storey they will have large flus that will be able to be seen from a great distance. The building of these chicken sheds will spoil and damage the environment for the village of Filby and its residents.

Smell

There will be a smell created from the large amount of excrement that rearing 25,000 chickens brings. This will not be able to be contained within the sheds and the manure will be piled up outside waiting distribution on the surrounding fields and previous experience of that distribution has been the creation of a foul smell that will reach across the fields in our direction making it impossible to sit outside and enjoy our gardens. There will also be casualties amongst the birds, these are likely to be burned and again will pollute and smell whilst the dead birds are disposed of. Services at Filby Church will be subject to this disgusting smell.

Manager's House

This is outside the approved area for planning in Filby and if built will again open up the village to further development.

This sort of development is not welcomed in the village of Filby, it will not create any more than 2 jobs and will do nothing to improve the economy of the village just blight it. It will however devalue both current and future properties in the village.

Filby is an attractive village with public footpaths enjoyed by many and we wish it to remain so.

There has been no notification to those living at the east end of the village and your mail drop should include all home owners likely to be affected, you have not met your statutory obligation to notify all residents on the main road, in Manor Farm Close, Paddock Farm Drive or Poplar Drive as the proposed access road has the potential to impact on all these residents.

Yours faithfully

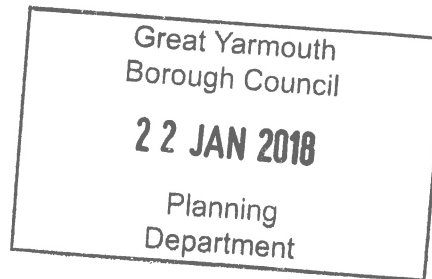
Peter and Sandra Scott

Sent by Email and Post

Planning Department
Great Yarmouth Borough Council
Tov Hall
Hall Plain
Great Yarmouth
NR30 2QF

ACK 23/1/18

S
Albion
Main Road
Filby
Great Yarmouth
Norfolk
NR29 3HS



21 January 2018

Dear Sirs

Re: Planning Application 06/17/0387/F
Revised Plan - Manor Farm, Filby, Great Yarmouth, NR29 3HW

I write once again to object strongly to this revised plan for a major development in a rural area.

I understand that this plan cites an already existing agricultural site. However this plan is a massive increase in size, about four times the area of the original single bullock shed, is extremely intrusive and out of proportion to the environment, both natural and human.

It is still too close to homes and facilities. It will adversely affect Thrigby Road to the west, a large portion of the Main Road to the south and east, and our Parish Church and Church Lane worst of all.

This "major development" will emit noise 24/7 from the fans and generators, noticeable especially during the summer; light pollution, smells and unhealthy emissions from the sheds and incinerator; rodents, flies and mosquitoes will increase further, all within half a mile radius of the unit. The chicken sheds have been moved fractionally, but UPHILL so the noise and smells will travel more freely.

The proposed manager's house will use the concrete track and Church Lane for access. Plans for another house in Church Lane have twice been turned down because there is too much traffic – and that was before the exit to the Main Road became a crossroads!

Avian Flu prevention will be difficult with the close proximity of the farmer's own reservoir to the east, which attracts large amounts of water- fowl and gulls. Also a very popular Bridleway and footpath passes 40metres to the west of the site. There is a constant stream of walkers, with dogs running loose over the fields, as well as the horses; ideal for spreading other infections.

The lengths to which the plans go to attempt access must surely highlight the unsuitability of trying to shoehorn this "major development" into the wrong place.

The proposed access from the A1064 onto Mautby Lane is poor. The crossroads on the Main Road is tight with a very small splay. The houses on the corner are extremely near the side of the road. Mautby Lane is narrow and already has considerable use of farm vehicles going to Gay's Farm Weighbridge at the end of the lane. There is no room for these vehicles to pass safely.

As for the road across nearly 1 mile of open fields, this is urban in character again despoiling a rural area and could prove difficult to maintain. If for any reason this road cannot be used, how will Mr. Wharton expect his lorries to access the site on a daily basis, not up Church Lane surely?

The Mental Health of the people living in Filby is also compromised by this development. There is much research to support the fact that noise 24/7 does not have to be loud, rather constant, to disturb sleep, causing stress and depression. Lighting at night also disturbs sleep, lowering immune systems and raising blood pressure by causing stress.

There are many Health Campaigns encouraging people to get outside into the green spaces and fresh air. Most of the footpaths on this side of the village go near this development. Both green spaces and fresh air will be spoiled. The village meeting gave voice to peoples' distress at the despoiling of this important green recreational area, we ask you – please listen to local democracy.

The village of Filby is used by Great Yarmouth Borough Council to promote tourism (see www.great-yarmouth.co.uk your own Official Website). Filby is described as "a pretty little village....very proud to have won the village category of the RHS Britain in Bloom competition on a number of occasions". There are four walks featured on the site; what a pity they will all pass, or be within smell and sound of the new "major development" chicken farm! The village is also thus described on the Broads National Park website and many other holiday promotion sites.

Our Parish Church, which is the building closest to the development, has many entries in the Visitors Book, from tourists valuing the peace, tranquillity and beauty of Filby.

People in Filby have worked hard to improve and enhance this village in many ways - through Anglia in Bloom and Britain in Bloom; volunteering with Norfolk Wildlife Trust, to add green areas and places for wildlife. In 2017 many hours were spent surveying for the creation of a wildflower and wildlife area in the Churchyard - this plan is a "slap in the face" for all our efforts.

Please refuse this planning application.

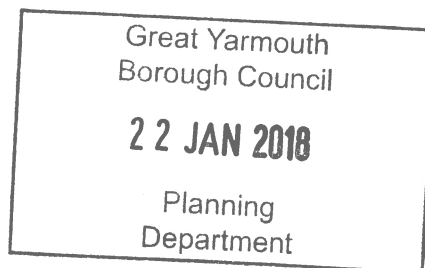
Yours faithfully



Mrs. Joan Saul

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

5
Albion
Main Road
Filby
Great Yarmouth
Norfolk
NR29 3HS



19 January 2018

Dear Sirs

Re: Planning Application 06/17/0387/F
Revised Plan - Manor Farm, Filby, Great Yarmouth, NR29 3HW

I would like to register my continued objections to the above planning application for three chicken sheds and a house at Manor Farm, Filby.

Whilst acknowledging some revisions to the original plan, I still contend that the proposal far exceeds the building footprint of the original bullock sheds on the site and is an industrial-scale unit imposed on what is still a largely rural landscape.

I note the change directing traffic to and from the development out onto Mautby Lane, rather than Church Lane. Even so, the construction of this road still constitutes a degrading urbanisation of a rural area. I also understand that residents of the accompanying house will still be able to use Church Lane. As mentioned previously, in the past, two separate housing applications on Church Lane have been refused planning permission due to traffic hazards. Surely this situation must now be worse with extra traffic.

I also note that the revised plan sees the development moved slightly further to the south. However, I feel this will do little to alleviate other environmental impacts such as the air quality and the low-level persistent background hum of fans and generators affecting both nearby residential housing, the parish church and, potentially, most of Filby village – bearing in mind the prevailing south-westerly wind direction. There is no indication on the plans, but there is also the question of unwanted light pollution from the proposed development.

The accompanying house itself falls outside the village development area. Whilst acknowledging its “agricultural usage”, it will intrude jarringly into the landscape and again adds to the increasing urbanisation of the rural area. This creates a dangerous precedent for the future.

The scale and nature of the whole plan is totally inappropriate and unacceptable for the setting. In fact, given the setting and the proximity to the church, the plan demonstrates a complete lack of sensitivity to the landscape in general. The borough council's own publicity promotes the countryside and the walks around Filby as being particularly attractive - and yet we are being invited to accept this major industrial-style development, totally destroying the feel of the rural environment.

In conclusion, I consider this plan to be ill-conceived, with little or no apparent consideration for the effects on local residents or visitors, and I urge you to refuse permission.

Yours faithfully,

A handwritten signature in dark ink, which appears to read "Ken Saul", is written over a black rectangular redaction mark.

Ken Saul

Mr & Mrs G S Gibbs

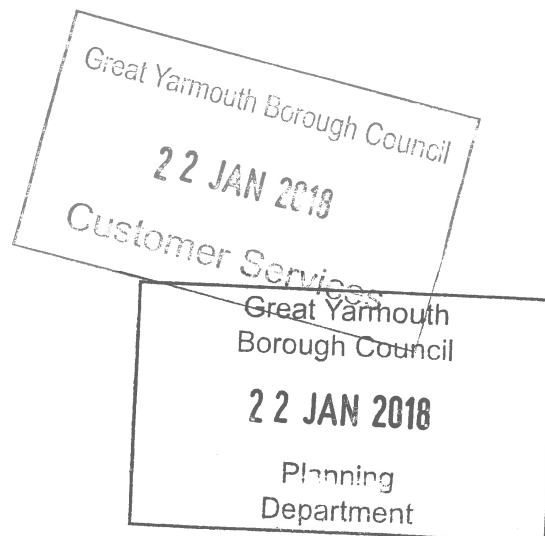
ACK 23/1/18



6 MULBERRY TREE CLOSE, FILBY, GREAT YARMOUTH, NORFOLK, NR29 3HD

Date: 19.01.18

Planning Services
Development Control
Town Hall, Hall Plain
Great Yarmouth
Norfolk
NR30 2QF
Dear Sir/Madam

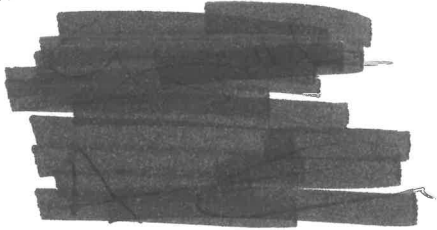


RE: Planning Application 06/17/0387/F

We are writing about the planned demolition of redundant cow shed and the erection of three poultry buildings and on site managers dwelling at Manor Farm, Filby, Great Yarmouth, NR29 3HW. We have decided to write a more detailed objection to the plans, as our property is near the proposed development and backs on to the intended new access road leading to the site. We have viewed the revised plans at the Town Hall. We strongly object for the following reasons:

- We are concerned about the noise from the 39 ridge exhaust fans and the 10 belt driven fans. This would be a constant drone, day and night. We notice that the plans do not mention the expected noise level from the poultry buildings and how this would effect nearby residents.
- We are concerned about the smell emitted from the poultry buildings. The prevailing wind is from the direction of the proposed development area to our property (south-westerly), so there would be potential for constant smells most of the time. The prevailing wind would also allow the noise (as above) to travel more in the direction of our property.
- We are concerned that permitting this proposed development to go ahead would make it easier for further expansion of the development site at a later date (or worse still, permit further residential development on farm land), especially as there would be easier access from the proposed new road.
- We are concerned that the increased vehicle movements on the proposed new access road would be noisy and unsightly, changing a peaceful landscape forever. As local residents, we regularly enjoy walking along the public footpaths in the area of the proposed development and the new access road. We are concerned that our quality of life would be affected by the proposed developments, at home and also leisure time within the village.
- We are concerned that security could be an issue at the back of our property if the new access road was to go ahead. This new road could potentially be easily accessed by intruders/others (with vehicles), especially at night.
- We are concerned that the total vehicle movements listed in the plans apply to the whole of the farm and have not been calculated for traffic around the area of the proposed development. The farm is spread out over a large area, whereas the proposed extra vehicle movements (presumed 1,798) would be condensed in the area of the poultry buildings and access road, so in reality, it would be busier.

Sincerely,

A large, dark, rectangular redacted area covering the signature of the sender.

Mr and Mrs G S Gibbs

ACK 23/1/18

S

SUSAN BALLS
Manor House, Church Lane, Filby, Great Yarmouth, Norfolk, NR29 3HW

Telephone [REDACTED]

19 January 2018

Great Yarmouth
Borough Council

22 JAN 2018

Planning
Department

Dear Sir,
Planning Application 06/17/0387/F

Filby is described as a beautiful Broadland village in the heart of the Broads National Park on the Great Yarmouth Tourism website. Over the years it has achieved many awards in Anglia in Bloom and Britain in Bloom so deserves this accolade. This is something the residents of Filby are very proud about and many go out of their way to make the village a pleasing place to live in and for others to visit and enjoy. So why spoil this jewel in the crown of Great Yarmouth.

I object to the size of these poultry houses near to the residential area of Filby and feel they will be a blot on the landscape. Furthermore we already have several poultry farms in this area and are well aware of the emissions they create.

Therefore if this application is approved it will prove to be detrimental to this area.

Yours faithfully,

[REDACTED]

Susan Balls.

Great Yarmouth Borough Council
22 JAN 2018
Customer Services

ACK 23/1/18

S

From: Marie Stringer [REDACTED]
Subject: Planning Application 06/17/0387/F
Date: 18 Jan 2018, 8:58:03 pm
To: plan@great-yarmouth.gov.uk

Great Yarmouth Borough Council
Planning Services – Development Control
Re: Application 06/17/0387/F
Dale and Marie Stringer
The Ivy's
Church Lane
Filby
NR29 3HW

Great Yarmouth Borough Council
22 JAN 2018
Customer Services

Great Yarmouth
Borough Council
22 JAN 2018
Planning
Department

Dear Mr. Dean Minns,

Our house is the closest to the proposed location of the chicken farm, being located only 180 metres away. We have owned this home for the past 25 years, having always planned to retire here. We have spoken to other residents on our street, which all share the same views and concerns as us.

We have the following concerns with regards to Planning Application 06/17/0387/F.

1. **Smell:** Chicken waste is comprised of the following: nitrogen, phosphorous, ammonia, organic matter and pathogens. According to the applicant, the chicken houses are to be cleaned out approximately every 44 weeks. How can fans or anything else short of more frequent cleaning actually reduce the smell of waste from approximately 21,000 chickens enough to not create an odor that wouldn't be offensive to area residents? If the fans are venting the contents of the chicken houses out into the open air, it will create a situation that brings me to my second concern.
2. **Health issues:** Per the applicant, the fans will be used more in the summer months, thus placing more pathogens into the air at a time when people will be spending more time outside. The result of this will more likely lead to an increase in asthma, allergies and chronic respiratory illnesses.
3. **Noise:** Most of the residents in Filby enjoy the quiet of the countryside. With 21,000 live chickens and large fans running at all hours, the quiet the residents so enjoy will be destroyed. Not only will the residents be affected, but services at the village church will also be impacted. This includes Sunday services, weddings, christenings and funerals. It will also mean an increase in traffic which is my next concern.

4. Other properties of the applicant: The applicant already has three chicken farms in the area. They are located in Mautby, Stokesby and Thrigby. None of these other farms were built in or near a residential area, so why does the applicant wish to build this proposed chicken farm quite literally in our back gardens? He has other lands that are farther away from residential areas that he could build this farm on. Additionally, if he is granted permission to build this farm, there is nothing preventing him from expanding or converting it. He can do these things without further planning permission.

5. New Road

Re-routing the road does not change or alleviate our concerns about the close proximity of the proposed chicken farm. Nor does it quell our distress over the detrimental effects on our home and way of life.

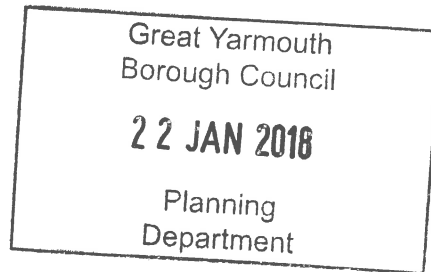
Therefore, due to all of the reasons detailed above and many more, we request that you reconsider the application.

Kind Regards,
Mr. and Mrs. Stringer

ACK 23/1/18

S
Sandra Lowe
Buttercup Barn,
Swim Rd, Glebe Corner,
Mautby
NR29 3ED

07789633030



18.01.18

To whom It may concern

I would like you to accept this letter as my official objection the amended plans for the poultry breeding farm on the site in Filby (planning ref 06/17/0387/F).

I have a number of questions/ objections relating to this application.

1/ the area for the proposed site is an area of outstanding natural beauty that has belonged to the Filby Parish and its parishioners for decades, also to many more members of the public that gather to walk the footpaths on a weekly if not daily basis. The proposed site, which has been situated next to the footpath is a blatant disrespect to all the villages in the Filby parish. Many residents are very distressed that this beautiful part of Filby will disappear forever, and no amount of bunding, or landscaping will detract from the noise, smell and traffic pollution this site will bring to a quiet and peaceful area of Filby.

2/ I strongly object to the application of three poultry sheds, when its at least three times larger than the existing footprint of the cattle shed. How can this even be considered?

3/ The application for a three bedroom house (managers property) any property considered should not be any higher than the proposed buildings, and as with all other poultry farms in the area a bungalow is more than sufficient.

4/ As discussed and agreed at the recent Filby parish council meeting, I put forward the compromise that the buildings are moved and situated behind the reservoir so the back of the buildings are towards the copse and out of site of the footpath. Ideally the council should reiect Mr Whartons application completely, or at the very least only allow him the size of the existing footprint of the cattle shed that already exists.

This planning application has no benefit to anyone one other than Mr Wharton, but Filby would have an irreplaceable loss. Furthermore I have a great concern Mr Wharton will eventually apply to extend this poultry unit if he is given permission, which would be a disaster.

I will be attending the planning meeting where i would like to have my questions answered.

kind regards

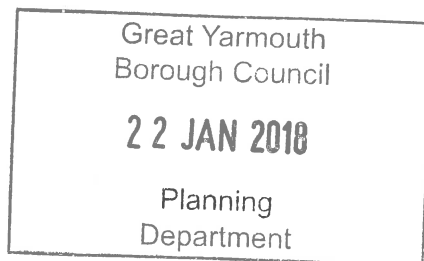
A large, dark, irregularly shaped redacted area covering the signature of Sandra Lowe.

Sandra Lowe

ACK 23/1/18

S

Sarah Hurren
Pennybrick House
Thrigby Road,
Filby,
Great Yarmouth
NR29 3HJ



18th January 2018

Dear Sir/Madam,

I am writing to voice my concerns regarding the amended plans for the poultry farm on the site in Filby (planning ref 06/17/0387/F).

Both myself and my 8 year old Daughter walk the Filby footpath most days with our two dogs. We very much enjoy the area for its natural beauty and walking the path have spoken to many more members of the public that gather to walk the footpaths on a weekly if not daily basis. I, as well as the others spoken to are very distressed that this beautiful part of Filby will disappear forever and that we will have to walk past this large farm which morally upsets me. I am a vegetarian and although these farms have to exist I really do not want to have to see, hear or smell them on a daily basis. I believe no amount of tree planting will detract from the noise, smell and traffic pollution this site will bring to a quiet and peaceful area of Filby we very much enjoy.

I also object to the application of three poultry sheds, when its at least three times larger than the existing footprint of the cattle shed. If this is agreed then surely a smaller scale one will be less obtrusive in all ways. I also think that a bungalow is more than sufficient as the managers house.

As a compromise, I agree with the points raised at the recent Filby parish council meeting, that the buildings are moved and situated behind the reservoir so the back of the buildings are towards the copse and out of site of the footpath.

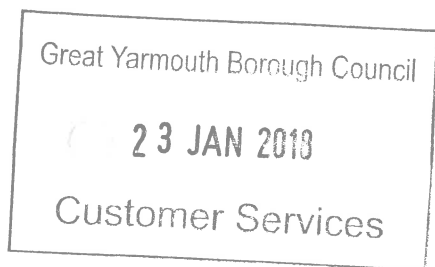
This planning application has no benefit to anyone one other than Mr Wharton, but Filby would have an irreplaceable loss of natural beauty and potentially lose much valued tourists to our area.

I urge that you consider these concerns and listen to all who will be affected.

Many thanks

A black rectangular redaction box covering the signature of Sarah Hurren.

Sarah Hurren



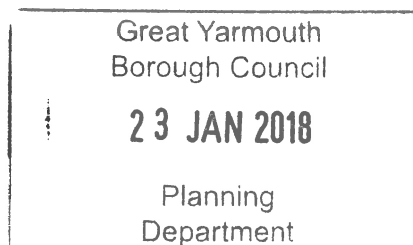
ACK BY C'TEE
LETTER 23/1/18

S

Mr and Mrs J Cater
29 Poplar Drive
Filby
Gt Yarmouth
NR29 3HU

17th January 2018

Planning Services
Development Control
Town Hall
Hall Plain
Gt Yarmouth
NR30 2QF



Dear Sir / Madam

RE : PLANNING APPLICATION 06/17/0387/F

I am writing about the planned Demolition of redundant Cattle Building and the erection of three poultry buildings and on site managers dwelling at Manor Farm, Filby, Gt Yarmouth, NR29 3HW.

We would like to make the following points in objection :-

1. Although the cattle shed is being demolished, the new chicken sheds are 5 times the size of the existing cattle shed and will be a blot on the landscape due to the size of them.
2. The most beautiful country walk in Filby will be ruined forever.
3. The smell from the chicken sheds will be rancid and smelt across the entire village.
4. The constant fans running in the chicken sheds will create a constant hum around the village.
5. The new road across the existing field along the back of our house will be noisy and our view will be constantly interrupted and marred.
6. Mautby Lane is already used in a dangerous manner by many drivers with speeds too high, with articulated lorries pulling on and off of the Lane it can only create more hazards.
7. By allowing a Manager dwelling to be built on farm land you will be setting a dangerous precedent for the village which could lead to the application for other dwellings to be built on the farm land.
8. At present the church is a place of solace for members of the village in times of anguish and celebration, for those getting married and those who have lost loved ones. The smell and noise of 25,000 chickens will be deeply offensive and the noise from the fans will undoubtedly be an unwanted distraction.
9. The building of a dwelling so near to the church may also create unwelcome noise and distraction during church services, weddings and funerals.

10. If planning permission were to be granted for this change of use additional sheds could be added without any further permission being granted or it could be changed to a broiling chicken use without a planning application required.
11. I believe that the NFU have said that the chicken sheds should not be built within 400 metres of residential dwellings and I believe that if the change of use were to be permitted the sheds would be built only 220 metres from the nearest residential dwelling.

I hope that the above points will be taken into consideration when the Council meets to take a decision on the change of use for the cattle sheds. At least half of the reason we moved to our current house was the uninterrupted beautiful views from the back of the property. That view will not be beautiful with regular use of farm vehicles, lorries and general traffic travelling along the edge of the field on a daily basis.

Yours faithfully

A black rectangular redaction box covering the signature of Mr and Mrs John Cater.

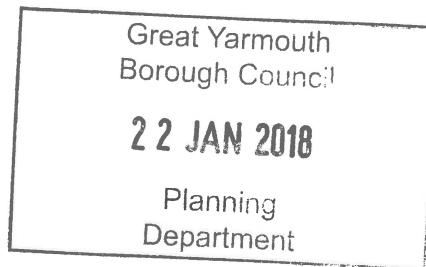
MR AND MRS JOHN CATER

Ack 23/1/18

The Old Rectory
Main Road
Filby
Gt Yarmouth
NR29 3HS

18th January 2018

Planning Services
Development Control
Town Hall
Gt Yarmouth
NR30 2QF



Dear Sir/Madam

Re: Planning Application 06/17/0387/F

I would like to make the following concerns/objections I have regarding this application.

The main prevailing wind is south westerly, which would mean smells from the poultry sheds would cover the majority of the village.

We can clearly hear the irrigation pump running from our house, these proposed poultry sheds would be at least as close, which would mean a constant noise pollutant.

These poultry sheds will be very close to the church and as a place of worship and during times of sorrow and celebration will spoil the current quiet location forever.

With the initial application I understand the Highways had serious reservations about the large amount of traffic these poultry sheds would have coming out onto Filby main road. This is an extremely dangerous junction as identified by the highways authority, in view of this fact will bollards or some form of traffic control be erected just past the Filby church car park to prevent use of this road, to ensure all traffic relating to these poultry sheds including the managers house will be serviced by the new road.

I agree with the other Filby householders, these poultry sheds would be detrimental to the village and could easily be sited in a position that would cause less pollutants, smell and traffic problems for myself and the residents of Filby.

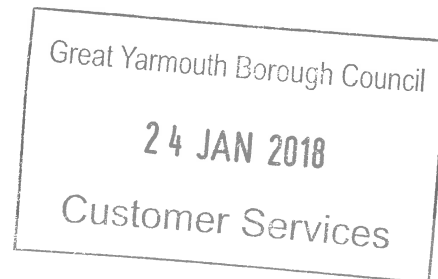
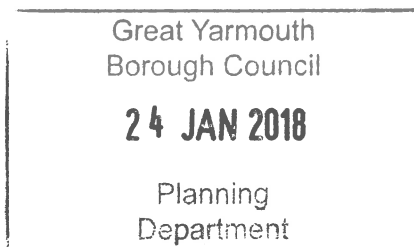
Yours faithfully

A blacked-out signature, likely of J & S Parker, used to redact the signatory's name.

J & S Parker

S

Arnside
Church Lane
Filby
NR29 3HW
22.1.2018
Dear Sirs



Re :Planning Application: 06/17/0387/F (Amended)

Proposal: Demolition of redundant cattle building and erection of three poultry buildings and on site managers dwelling.

We have the following objections to this proposal :

- 1) There appears to be no formal Environmental Impact Assessment in place which would professionally, technically address set thresholds for odour, noise, drainage and ecology (notably bats) to support this application.
- 2) It is identified in Farming Journals that impact on the landscape should be considered and again this would be addressed in the Environmental Impact Assessment if it was carried out. The area includes a number of picturesque country footpaths . There is no benefit to the local community from this development and the landscape impact potentially would have a negative effect on local tourism together with impact on the Parish Church. This development would only serve the financial benefit of the developer and not the local community.
- 3) The planning application states that ' Proposed new drain to take roof water. Dirty water to be stored in underground tanks.'
There is no information what these underground tanks storing dirty water are, size, location, proposals for emptying and Environmental impact especially if they were to rupture. The plan does not indicate a separate dirty water drain.
- 4) The Environment Agency EPR sector states in their guidance notes that a separation distance of 400 mtrs is a generally accepted separation distance of sitting agricultural buildings from residential.

In addition we request the follow be noted within the application documents:-

The planning application is for a road, sheds and manager's house plus drain and notes underground tanks only.

The application does not cover any other ancillary equipment or structures such as silos, power generation or lighting associated with the proposal.

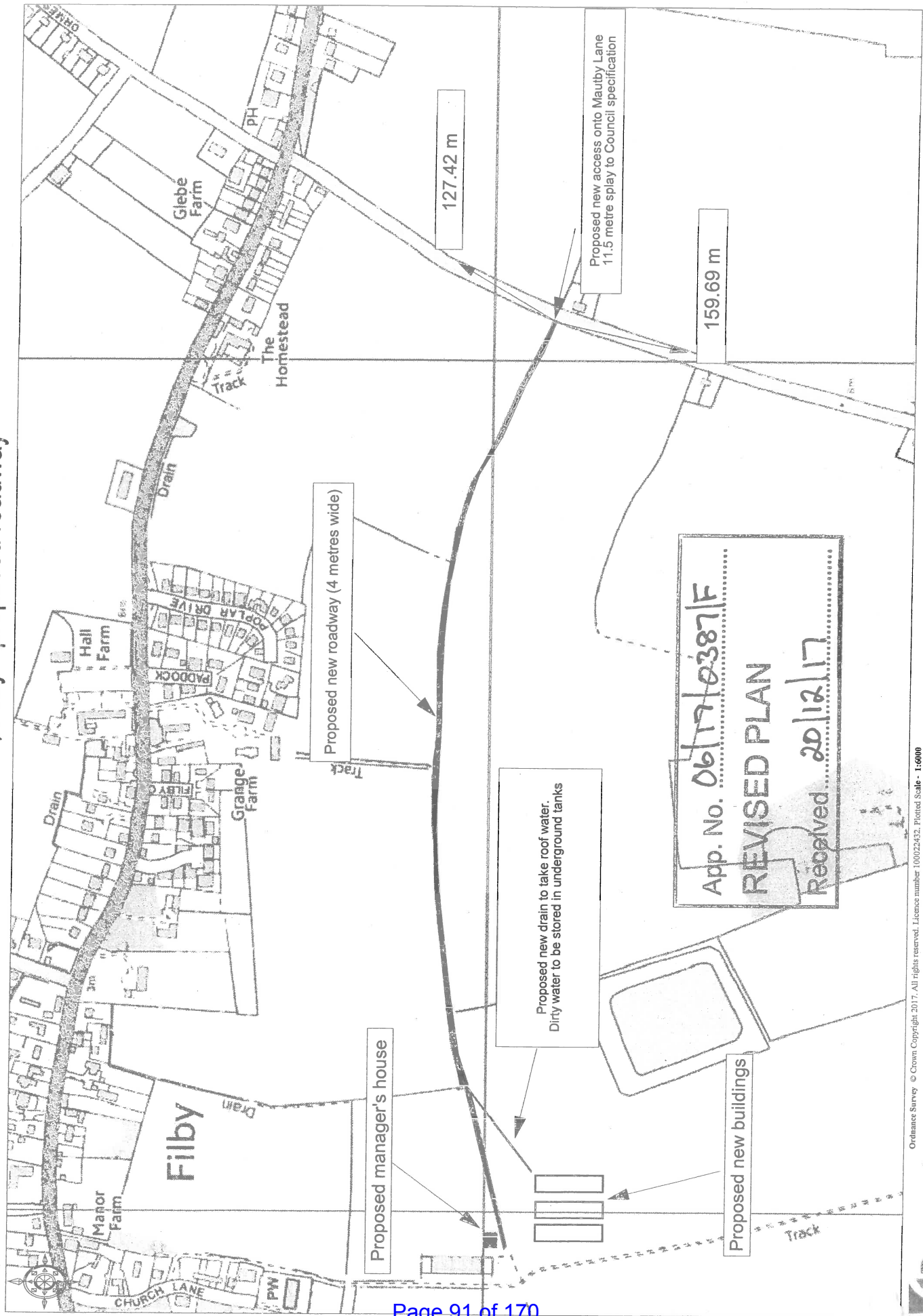
The requirement for a new roadway is due to the unsuitability of Church Lane to accommodate heavy traffic so the work including the new road will have to be serviced via Mautby Lane (i.e. no construction traffic in Church Lane.).

The proposed new access to Mautby Lane states on the planning application the splay is to be to Council Specification but this should be to Highways specification.

Yours Faithfully

C.L.Ellis/L.M.Howarth

Manor Farm, Filby - proposed roadway



Reference: 06/17/0625/F

Parish: Fleggburgh

Officer: Mrs G Manthorpe

Expiry Date: 20/01/18

Applicant: Mr and Mrs Couling

Proposal: 2 Storey Extension

Site: 2 Chapel Cottages, Rollesby Road, Fleggburgh.

REPORT

1. Background / History :-

- 1.1 The application site is a semi-detached house that is sited back from the Rollesby Road, the adjoining property, 1 Chapel Cottages fronts Rollesby Road and has had planning permission for extensions which has been implemented. Both no.1 and no.2 Chapel Cottages are in the same ownership as demonstrated on the information supplied in support of the application.
- 1.2 Further information provided by the applicant states that no's 1 and 2 Chapel Cottages are Victorian properties that were both in need of renovation. The application site is attached to no. 1 Chapel Cottages to the south, to the east is the old Methodist Chapel and the boundary to the property identified as Sunnyview which also extends to the north and to the west is a private drive which leads to the rear of dwellings to the west.
- 1.3 The only history at the site is a previous application submitted in 2017, reference 06/17/0414/F for a larger extension than that currently applied for which was withdrawn. The current application has been amended from the previous reducing the size of the extension and showing land in accordance with ownership documents.

2 Consultations :-

2.1 Highways –

I acknowledge that, in the view of the LPA, the vehicular access has a lawful permission (by virtue of the pp to extend No. 1) and that this access could be used to serve No. 2 without the need for further planning permissions.

Given however no vehicles currently access No. 2 (through the access), the LHA maintain the view that the application would result in an intensification of use of a sub-standard access onto the highway network for the reasons previously given by Stuart.

As discussed, given the difference in opinion between the LPA & the LHA I will leave this for your members to discuss and make a balanced view at committee.

2.2 Neighbours – There have been objections from the residents of five properties within the locality to the proposed development and one letter in support of the application, a selection of objections are attached to this report and they are summarised as follows:

- Inadequate parking and parking on the road is dangerous.
- Insufficient turning for cars.
- Overdevelopment.
- The combination of the extension at 1 Chapel Cottages and this is too large.
- Unsure whether the building will be used for multi occupancy or holiday let.
- Fleggburgh is residential with few facilities limited public transport and little work opportunities.
- A holiday let would lead to friction and a loss of quality of life to those nearby.
- Worried that the inside will be reconfigured to create a five bedroom property.
- Rollesby Road is narrow with no footpath.
- The property is opposite another development.

Summary of the letter in support of the application:

- The work will enhance the surroundings in the same way as the work on no.1 Chapel Cottages has.
- Up until a year ago there was no parking, the provision of parking is an improvement.
- There is ample parking proposed.

2.3 Fleggburgh Parish Council – There have been two consultation response from Fleggburgh Parish Council following the second consultation after the submission of revised plans and boundary. The responses are as follows:

Fleggburgh Parish Council objection to the application. The Council feels that this is an overcrowded form of development, without enough parking or turning, and with problems of highways access to the road. The development will result in

a loss of privacy for neighbouring properties, and will over shadow them. There are issues of trespass from 1 Chapel Cottages with windows that open outwards across the boundary of the neighbouring property, and this should not be replicated with number 2.

The second objection reads as follows:

The Parish Council considers that the objections from the previous application stand and further comment that it is unclear where the boundaries lie to incorporate the additional turning space.

- 2.4 Building Control – All four bedrooms will require suitable escape windows.

3 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.
- 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 Saved policy HOU18:

Extensions and alterations to dwellings will be permitted where the proposal:

- (a) Is in keeping with the design of the existing dwelling and the character of the areas;
- (b) Would not significantly affect the amenities of any neighbouring dwellings; and,
- (c) Would not result in over-development of the site.

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 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 (partial):

- always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings;

5 Core Strategy – Adopted 21st December 2015

- 5.1 Policy CS9: Encouraging well designed and distinctive places. This policy applies to all new development.

4 Assessment :-

- 4.1 The application is for a two storey extension to an existing residential dwelling. The existing dwelling comprises two bedrooms at first floor and a lounge, bathroom and kitchen at ground floor. The proposed extension would provide for four bedrooms, one en suite and a bathroom at first floor level and a kitchen dining room, lounge, wc and utility at ground floor thus resulting in two additional bedrooms than currently provided. Following discussions with the applicants agent regarding the objections to the application the plans have been amended to move a first floor window at the western elevation to the northern elevation. This has removed the additional window to this elevation to mitigate overlooking. In addition to moving the first floor window the ground floor window located adjacent the existing door, has also been relocated to the northern elevation. The existing door is proposed to be removed.
- 4.2 During the progression of the application it was noted that the land within the applicants ownership had been incorrectly identified on the application. The application was amended with the correct boundary line, as shown by the land registry, and this is the site plan that the application is assessed against. It is noted that the physical on site demarcation does not reflect the boundary line as applied for however land ownership is a civil matter and the documents submitted with the application state that the land ownership has now been identified correctly.
- 4.3 The extended curtilage as shown by the amended plans has increased the curtilage afforded the dwelling by an area of 11.65 x 2.8 m equating to an additional area of 32.62 square meters. The additional curtilage has been put forward to remove the highway holding objection to the application. Highways comments on the revised application have been reported and are at paragraph 2.1 of this report. Norfolk County Highways have stated that as the existing

dwelling does not use the existing access the use by the dwelling will cause an intensification of use of a sub-standard access. While the most recent comments do not explicitly state that there is an objection to the application Highways have not said that there is no objection and have left the balance to be weighed by the Local Planning Authority in advising members.

- 4.4 In addition to the access the capacity to park has been objected to by neighbours stating that there is not sufficient parking provided to accommodate the proposed application. The submitted plans show that there is off road parking for two cars at the application site. The previous situation was, as detailed in the information submitted by the applicant, that both of the houses parked on the road in the absence of off road parking. The application (reference 06/16/0216/F) was approved and shows on the approved plan a driveway. Although the driveway was not specifically referenced in the description planning law provides that in the absence of a specific exclusion what is shown on the plans is subject to the approval and as such the previous application provided an access and off road parking from Rollesby Road for no.1 Chapel Cottages.
- 4.5 The existing access is proposed to be utilised for the application site, no. 2 Chapel Cottages. The increase in intensification of the use of access has been commented on by the Highways officer consistently in both consultation responses. Planning permission is required for the formation of a vehicular access off a classified road however the intensification of the use of an existing access does not require a separate consent. While it is in the Highways Officers gift to comment on the effect of intensification the increased usage of the access in this instance, while a material consideration, is not assessed as sufficient to warrant a recommendation of refusal of the application.
- 4.6 The proposed access to no.2 Chapel Cottages, the application site, will travel over the existing parking spaces that are provided for no.1 Chapel Cottages. There is no objection from the Highways Officer to the displacement of parking and there is sufficient room, if the occupiers are minded, to park within the curtilage of no.1 Chapel Cottages adjacent to the dwelling or at the frontage of the dwelling there being a 4 metre distance (measured from digital plan) from the principle elevation to the boundary. The availability of parking has been noted during the site inspection, the frontage is open and gravelled to the front and side. The access as proposed, as it does not require planning permission to be accessed from no.2 Chapel Cottages provides a fall-back position. The use of the land as a driveway without the need for planning permission can add weight against the loss of curtilage to the donor dwelling by the use of the access. Great Yarmouth does not have size standards for curtilage to be provided and saved policy HOU17 is not applicable as the application is for an extension and not a new dwelling.

- 4.7 Neighbour objections to the application state that the site is not sufficient in size to accommodate a dwelling of this size and the development is therefore an overdevelopment of the site. Great Yarmouth Borough Council does not have a policy that requires curtilages of dwelling houses to be of a specific size. The application provides for a private garden space of 55 square metres which includes a small patio area. The provision of this curtilage, when assessed against the site as a whole, is accepted as adequate provision for a dwelling house of this size. To try to instigate a space standard in the absence of an adopted policy would be inadvisable and is unlikely to be upheld at appeal for a reason for refusing an application.
- 4.8 The application is assessed against saved Policy HOU18 of the Borough Wide Local Plan written in full at paragraph 3.14 of this report. The materials are in keeping with the existing dwelling house and are therefore in keeping with the character of the house. Rollesby Road Fleggburgh is made up of properties with varying designs of varying ages. The application site is not located within a prominent location although the development as proposed will enhance the existing dwelling which has an unkempt appearance and looks at odds with the other properties within the locality. The modernisation and extension of the dwelling will be in keeping with the surrounding character of the area and will provide a cohesive development that will improve the character of the existing dwelling house.
- 4.9 The application site can accommodate the extension as proposed without constituting an over development of the site. The reorientation of the first floor windows increases the overlooking to the north of the site however two of the windows are annotated as obscure glazed and can be conditioned as such and a third is the stair window. The additional bedroom window which faces to the north looks over the neighbouring garden although this overlooking is at the farthest point from the dwelling house and is not so significant to constitute a significant detrimental effect on the amenities of the occupiers of the dwelling.

5 RECOMMENDATION :-

- 5.1 It is recommended to approve the application with conditions requiring the development to be built in accordance with the approved plans, the bathroom and en suite windows at first floor level of the northern elevation are obscure glazed and that the parking and turning areas are provided prior to occupation and retained thereafter for that use. In addition is recommended that any conditions requested by the Highways Authority are attached to any grant of permission and any such conditions that are assessed as required to provide an adequate form of development.

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

Your Ref: 06/17/0625/F
Date: 6 November 2017

My Ref: 9/6/17/0625
Tel No.: 01603 638070
Email: stuart.french@norfolk.gov.uk

Dear Gemma

Fleggburgh: 2 storey extension
2 Chapel Cottages Rollesby Road Fleggburgh GREAT YARMOUTH NR29 3AQ

Thank you for your recent consultation with respect to the above, which I note is an amended proposal from an earlier with drawn application.

The proposals are for a significant sized extension to a small two bedroom cottage, which if approved will provide a four bedroom property, and therefore suitable for a large or extended family.

The site does appear have vehicle access and it appears recent in nature. The application does not appear to include the formation of an access and I am unaware of any planning application/permission being made/granted to form this access onto a classified road (Rollesby/Town Road). Furthermore my highway records available do not show any application for a vehicle access in this location, and in this respect I consider that access to the highway has not got any formal approval. I would therefore be obliged for formal written clarification, by both the applicant and LPA in this respect in order that I can fully consider the application in highway terms.

I would comment that I have reservations with respect to this access not only in terms of width, in that it has is insufficient for two vehicles to pass, but also has extremely limited visibility. Even if it can be demonstrated the access is lawful, the proposals also present an intensification of use of an access with restrictions identified above.

A development of the size proposed, requires a minimum of three parking spaces and given the location and minimal local service provision it is likely that the private motor vehicle will still be the primary mode of transport. The drawings only show parking and

Continued/...

turning for two vehicles; I appreciate, however, that a third vehicle could be parked on the driveway and therefore three spaces are possible. However, in terms of turning provision, this does appear some what contrived and I do not consider there is sufficient space to manoeuvre and/or turn vehicles on site (whist others are parked) to enable them to enter and leave in forward gear. Given the above I would be grateful if the applicant can provide appropriate plans to demonstrate whether or not sufficient space can be provided to enable turning manoeuvres on site.

Upon receipt of the above information I will be able to give further consideration to the application and provide a formal highway response, however, given the concerns I have raised above I would ask that the LPA consider this letter as a **holding objection** to this application

Yours sincerely

Stuart French

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

Sunny View
Rollesby Road
Fleggburgh
Great Yarmouth
Norfolk
NR29 3AQ
25th October 2017

Group Manager
Planning Services Development Control
Town Hall
Hall Plain
Great Yarmouth
NR30 2QF

Dear Mr Minns

Planning Application

Application: 06/17/0625F

Proposal: 2 storey extension

Location: 2 Chapel Cottages Rollesby Road Fleggburgh Great Yarmouth NR29 3AQ

With reference to the above application we would like to make an objection to the application.

Chapel Cottages consisted of a pair of two bedroom cottages until recently occupied by three or four adults. The cottages are situated at right angles to the road and the nearest to the road has already been enlarged to a three bedroom property with the gardens reconfigured to allow vehicular access to the rear property. This has left a very small garden and limited off road parking to the enlarged property and if cars don't park by reversing into the car parking space they have to reverse out onto the road. There is only on-road space outside the properties for one visitor to park. The road is narrow with no footpath and is used by a number of vehicles including large farm machinery and lorries, and also pedestrians and people riding horses.

This current application is to enlarge the rear cottage to a four bedroom property with some off road parking. The plans show the original being more than doubled in size and we feel four bedrooms is too large as the front cottage has already been doubled in size and these two combined buildings will go from being able to house four adults to potentially housing fourteen adults and will be more than twice the original size. We note that already there would appear to be insufficient storage for rubbish as the bins are being stored on the adjacent empty property. We do not feel there is sufficient parking and turning space for a four bedroom property. Looking at the previous plans submitted for this property the Highways Agency felt there was insufficient turning space. Looking at the plans there seems to be very little change to the parking area. We also feel that the access to the rear property is narrow and residents may feel they can't be bothered to take their vehicles off road. This may lead to more on-road parking which will cause difficulty for other residents when leaving their properties in their vehicles due to lack of visibility (as said before there is no footpath on the road and the neighbouring property, the old Methodist chapel is very

close to the road cutting down visibility). We already over the past 15 years have experienced this with parked cars, and although having no footpath and being a residential road the speed limit is 30 MPH, and is an increased risk with small children walking past parked cars.

We are also unsure as to whether the building will be used for multiple occupancy or as a holiday let. In both cases Fleggburgh is a mainly residential village with little work opportunities, few facilities and limited public transport. If the property is used as an HMO there will be an excessive number of vehicles, and a high level of refuse and possibly late night noise. If the property is used as a holiday let then we are told by those in the holiday business that properties with that number of bedrooms tend to attract large groups of young adults. As said, Fleggburgh is a mainly residential village, and to have that level of holidaying young people amongst those who are either going to work or are retired would lead to friction and a loss of quality of life for those living nearby.

As said before the front property has already been doubled in size. As we shared a boundary with that property we were rather surprised to only find out about the development after permission had been granted and building work started. We have had several people ask us why the extension was allowed to be so large.

In conclusion, we feel the development is too large and wondered if it were a single property would a seven bedroom property be allowed on this size plot. We are also concerned at the size of the extension as a previous application for a five bedroom extension was withdrawn and we are worried that the inside could be reconfigured to allow five bedrooms once permission has been granted and building works are underway.

Yours sincerely



Ann and Michael Watkins

ACK'D 25/10/17



Janice & Roger Lewin,
South View,
Rolleston Road,
Fleggburgh.

19th October 2017

Mr D. Minns,
Group Manager (Planning)
GYBC.
C.C.
Chair & Committee Fleggburgh P.C.
Mr H. Thurtle.
Norfolk County Council.
Highways Dept.

Re: (06/17/0625/F)



Dear Sirs,
We write to oppose the above planning application.

Our grounds are:

- ① Overdevelopment of the site.
- ② Loss of privacy and trespass. Loss of light.
- ③ Additional traffic and parking concerns.

Overdevelopment.

If passed, this development will comprise a total property of seven bedrooms on a very small footprint and is out of keeping with the rest of the village

Loss of Privacy, trespass and loss of light.

A 2 storey extension to the rear and east of our

property will diminish considerably, the sunlight we currently enjoy in the mornings. Further, the plans show windows to the ground and first floor. The downstairs W.C. should not overlook our property via the window proposed and could easily be re-located to the north elevation. So too the window for bedroom 2 is invasive in the extreme, overlooking our rear bedroom and directly into our conservatory. More appropriate would be a roof light or the re-orientation of the furniture allowing a window on the north elevation. (Example: "The Bungalow" on Town Road, 300 metres from our property had a second storey built and NO windows on the North and South elevations were installed as this would have overlooked neighbouring properties). Please also note that any windows bordering our driveway should be inward opening so as to avoid trespass.

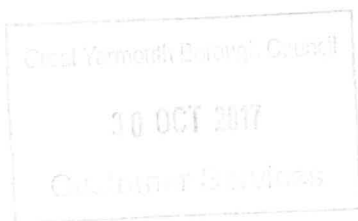
Additional traffic & parking.

As previously stated, a property with 7 bedrooms has the strong potential to add to traffic problems & parking. Rollesby Rd., accommodates very heavy vehicles and through traffic. There are no footpaths to accommodate pedestrians of all ages and abilities!! We ask that you provide us with the name of the Highways Officer for N.C.C. that you have consulted with on this matter.

Yours faithfully,



15



Ivy Cottage
Rollesby Road
Fleggburgh
Great Yarmouth
NR29 3AQ
[Redacted]
[Redacted]

Planning Services
Development Control
Town Hall
Hall Plain
Great Yarmouth
NR30 2QF



25th October, 2017

Dear Sir,

Planning Application 06/17/0625/F
2Chapel Cottages, Rollesby Road, Fleggburgh, NR29 3AG

Thank you for your letter of 11th October. Having studied the new application for this property I can see only little improvement on the original. Therefore I still have strong objections.

- 1) This is still an over development of the site. There is no amenity land. The front cottage already parks 3 cars regularly and no doubt occupiers of the rear cottage will also do so. There is no space for cars at the property to turn which means that cars leaving it will reverse onto a busy country road.
 - 2) I repeat what I have already said about the road. It has no footpath, is narrow, there is a very sharp blind bend 25 metres from the site and the property is opposite a development of 4 executive houses with permission for 6 further houses. It is constantly used by people going to and from Martham & Rollesby, agricultural vehicles and pedestrians.
 - 3) The new plans show two windows on the west elevations which will over look my property and those of my neighbours. These windows could easily be sited on the north elevation, but even better the the upstairs windows could be velox windows as those in a recent 2 storey extension in Town Road.
 - 4) It is obvious that this development is designed with holiday makers in mind and they will have no compunction in parking on what is already a dangerous road. I will be interested to see what observations the Highways Authority have.
- Yours faithfully,
[Redacted Signature]
Harry Barker. (Copies to: Cllr H Thurtle & Parish Cllr A Peake)



Reference: 06/17/0743/F

Parish: Mautby

Officer: Mr G Clarke

Expiry Date: 09-02-2018

Applicant: Mr S Hewitt

Proposal: Use of agricultural field for storage of timber/firewood for a period of two years

Site: Hall Farm
Hall Road
Mautby

REPORT

1. Background / History :-

- 1.1 The application site is part of a field to the south of the group of farm buildings at Hall Farm, there is a dwelling to the north east of the site (Hall Farm Cottage) and another to the west (Hall Farm House). The land to the south is open farm land.
- 1.2 The applicant runs a business from the farm buildings at Hall Farm which involves importing, cutting splitting, storage and distribution of firewood, this use was regularised when a Certificate of Lawful Use was granted on 13th July 2016 (06/16/0280/EU). Storage of logs for the business was extended onto the field to the south without planning permission, the applicant was advised that the storage needed consent and submitted an application that was subsequently granted a temporary consent for a period of one year (06/16/0590/CU). That permission has now expired and the current application is to continue to use the site for another two years.

2 Consultations :-

- 2.1 Parish Council – No objections.
- 2.2 Highways – No objection.
- 2.3 Environmental Health - I can confirm that whilst we have had some recent complaints from a neighbour about other activities on land under control of the applicant, we have not substantiated a statutory nuisance and I consider that we are very unlikely to. Given that this application is for the storage of wood, this service has no objections to the grant of planning consent for this land use.

- 2.4 Neighbours – One letter of objection has been received from the occupiers of Hall Farm Cottage (copy attached), the reasons for objection are noise and disturbance from the site which affects the residential amenities of their property.

3 Policy :-

3.1 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

3.2 National Planning Policy Framework (NPPF) – paragraph 28, Supporting a prosperous rural economy.

Planning policies should support economic growth in rural areas in order to create jobs and prosperity by taking a positive approach to sustainable new development. To promote a strong rural economy, local and neighbourhood plans should:

- support the sustainable growth and expansion of all types of business and enterprise in rural areas, both through conversion of existing buildings and well designed new buildings;
- promote the development and diversification of agricultural and other land-based rural businesses;
- support sustainable rural tourism and leisure developments that benefit businesses in rural areas, communities and visitors and which respect the character of the countryside. This should include supporting the provision and expansion of tourist and visitor facilities in appropriate locations where identified needs are not met by existing facilities in rural service centres;
and
- promote the retention and development of local services and community facilities in villages such as local shops, meeting places, sports venues, cultural buildings, public houses and places of worship.

4 Assessment :-

- 4.1 The site involved in the application is an area of land in the north eastern corner of the field to the south of Hall Farm, the site is screened from the road by a mature hedge and trees and is only visible from the road to the south of the site. The applicant has planted trees along the southern boundary which will help to screen the site as they mature.
- 4.2 The only objection to the application is from the occupiers of Hall Farm Cottage which is to the north east, the occupier of Hall Farm House which is to the west has not objected to the application. The letter of objection explains some of the background to the use of the site with the objection to the current application being based on noise and disturbance.
- 4.3 The proposed use of the site is for storage of timber that is awaiting processing on the site to the north, the only noise that will occur from the storage use is when material is delivered to the site or when it is moved to the processing area.
- 4.4 The field and the farm buildings to the north are owned by Norfolk County Council, the County Council is aware of the complaints from the neighbour regarding the use and is attempting to find an alternative site to relocate the timber business. It was hoped that the relocation would have taken place before the temporary planning permission for the storage use had expired but this has not been the case. The applicant has a lawful use for the use of the buildings to the north and this use can continue as long as the County Council allows the applicant to remain there. The use of the application site allows the applicant to store logs that cannot be fitted within the wood yard and it would be difficult for him to continue the business without the additional storage area. The application has been submitted for a temporary period of two years which will allow the business to continue while an alternative location is sought.
- 4.5 Providing the use is for storage only it is unlikely to cause any significant harm to the amenities of the nearest dwellings and it is considered that a further

temporary consent could be granted. If approval is granted, it should be subject to the same conditions as the previous temporary consent i.e. personal to the applicant so that if he no longer runs the business the land will revert to agricultural use, deliveries limited to 08:00 to 18:30 Monday to Friday and the site being storage only with no mechanically powered cutting, sawing work, etc. taking place on the site.

5 RECOMMENDATION :-

- 5.1 Approve – the proposal complies with Policy CS6 of the Great Yarmouth Local Plan: Core Strategy and Paragraph 28 of the NPPF.
- 5.2 Approval should be subject to the conditions suggested in paragraph 4.5.

**Re: Mautby, Proposed use of land for storing timber,
application 06/17/0685/F**

Our property is separated from the above site by a distance of approximately 10 metres. We have lived here for over 37 years and in the last few years our lives have been blighted by the effects of the woodcutting business that was authorised through CLUED (Certificate of Lawful Use or Existing Development) in July 2016 on the adjoining farmyard.

The above application is for storing timber. To authorise this inevitably increases the capacity of the CLUED site and the negative impact the wood cutting business has on us as neighbours. We feel that at this stage it is prudent to offer some background information to explain the reason we ask GYBC to object to this application:

Norfolk County Council are the landlords of the entire Hall Farm site. In February 2017 we submitted a complaint to the Ombudsman (ref:16 017 067) regarding negligence on behalf of NCC - in that for 10 years they failed in their duty to manage the site and require the tenant to apply for full planning permission for an industrial activity through Change of Use. For 10 years their tenant ran an illegal business under the guise of an 'agricultural' tenancy, thus avoiding business rates and claiming the activity fell within an agricultural context. NCC/Norfolk County Farms failed to identify the need for planning permission despite the fact that no farming activity was taking place on the entire holding. This led to the tenant gaining authorisation through CLUED. Their lack of diligence not only casts a poor light on the Council and the way in which public funds are misused but it reflects badly on the farming sector as well.

Obtaining authorisation through CLUED denied neighbouring households the opportunity to object and GYBC Planning Department the opportunity to regulate the hours of work or areas on the site where certain activities take place. As far as planning regulations are concerned, the tenant is at liberty to work 24/7.

(It was indeed a shame that when we alerted GYBC to the the existence of the wood yard in 2012, the officer missed the opportunity to insist on full planning permission; instead believing the tenant was cutting wood from his own estate.)

Every aspect of our complaint has been upheld by the Ombudsman and in October this year she recommended that the tenant should be relocated to a more appropriate site and that NCC should be allowed a further 3 months to arrange this. The Ombudsman deems this operation to be inappropriately situated - we are not alone in considering it to be inappropriate.

In response to the Ombudsman's recommendation, Norfolk County Council have said they are in negotiations with the tenant to arrange relocation.

Last year permission for storage was granted for one year as a trial period, to be reviewed this month. Several times throughout the year we have been in touch with GYBC Planning Department to provide feedback about the way in which the applicant has failed to restrict the industrial activities to the designated area or the hours of work. However, with the complaint to the Ombudsman underway and NCC's commitment to relocate the tenant, we have not wished to waste resources and make a more formal complaint.

Through NCC's negligence we find ourselves with one of the largest wood yards in the county on our doorstep. To give open-ended permission for this land to be used for storage simply enables the operation to have even more of an impact upon us.

We do not accept the applicant's claim last year that denying him permission to store wood on this site would increase the movement of wood on the CLUED site because the CLUED site is currently at capacity anyway.

Storing wood is not simply static, as one might imagine: it involves heavy machinery to deliver, offload, reposition, load and generally transport tree trunks around the site. With the site being located so close to our boundary, the noise of heavy machinery and tumbling logs is disruptive and prevents us from enjoying our property.

Whereas the applicant has applied for storage on just a small section of the paddock, since 2012 the majority of the paddock has been used for industrial purposes; there is nothing about the remaining paddock area that relates to 'agriculture' though it still has agricultural status. To access the storage area, the machinery needs to take a large sweep way beyond the storage area and into the remaining paddock. Industrial machinery and equipment have been stored on the western reaches of the paddock the entire time. It's totally disingenuous to assume that the commercial activity is restricted to the area that's marked. It occurs to us that it's one way of benefiting from the exemption to business rates that's available to farmers, whilst operating a commercial activity.

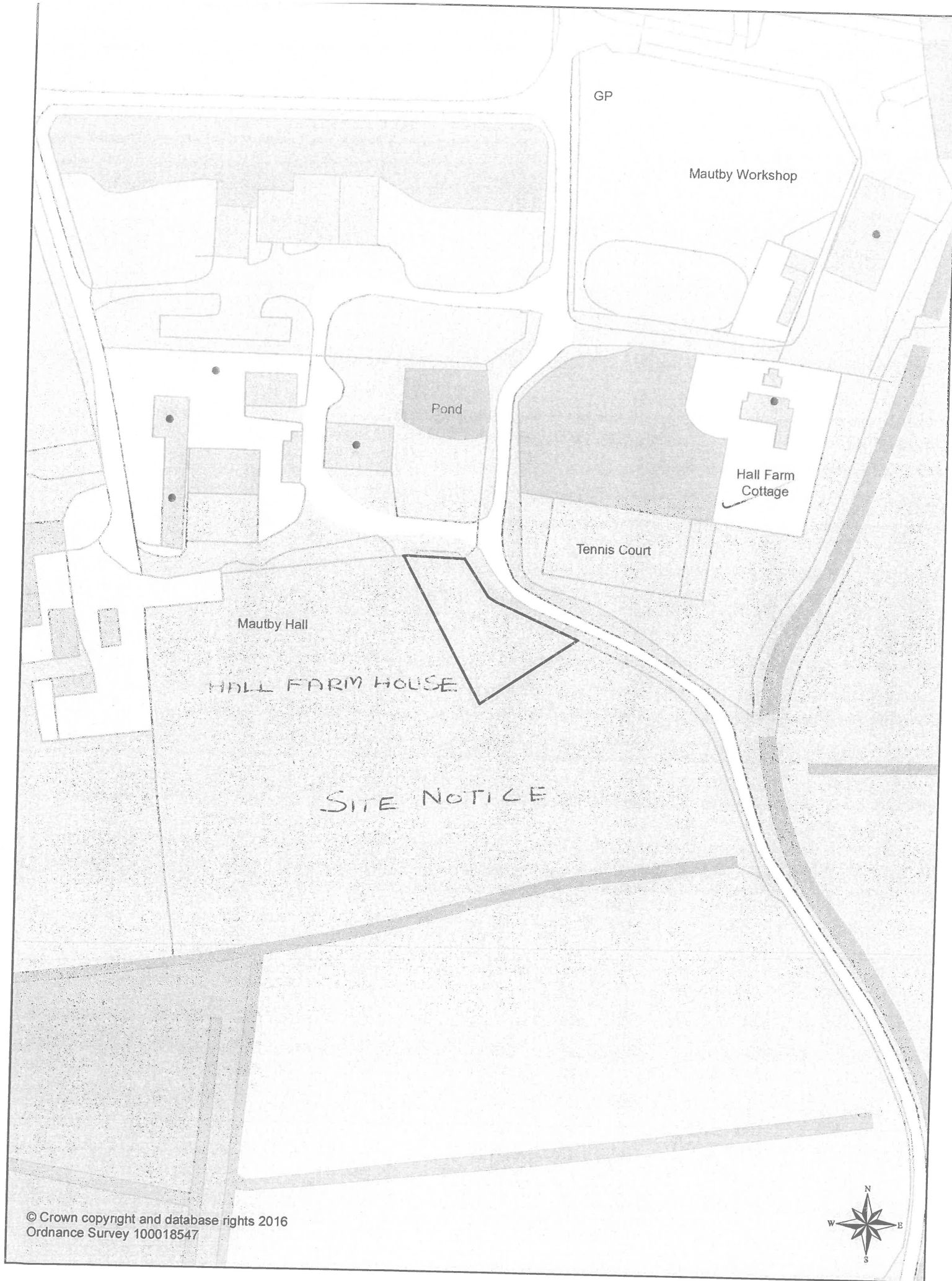
Last November the applicant claimed there had been an increase in wildlife since he began the unauthorised use of the paddock in 2012. The applicant detailed numerous creatures such as voles that clearly appeal to the naturalist lobby. Again, we find this to be totally disingenuous: piles of wood encourage vermin of all sorts and from our perspective - and we live here - the reality has been a decrease in the more rarefied species and a profound increase in the rat population, necessitating us to constantly be vigilant about pest control in a way that we've never known before.

The facility is unsightly and jars with the surrounding marshland; the 'screening', such as it is, is inadequate, poorly maintained and non-native.

We were disappointed that GYBC saw fit to grant permission for one year and more so that the working hours stretched to 6.30 - though grateful that it was a trial period. From our perspective as neighbours, this has been a negative experience and simply serves to enable the CLUED site to further disadvantage us.

To deny further storage to this operation would limit the negative impact it's having on our lives.

We ask the GYBC Planning Department to refuse this application and limit the wood yard to the site that is already authorised through CLUED - until such time as the landlords, NCC, are able to relocate the tenant as per the Ombudsman's recommendation.



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Ordnance Survey 100018547



Reference: 06/17/0585/F

Parish: Gorleston

Officer: Mr G Clarke

Expiry Date: 09-02-2018

Applicant: Mr Hendrie

Proposal: Demolition of existing dwelling and replacement with two residential dwellings

Site: 70 Marine Parade
Gorleston

REPORT

1 Background / History :-

- 1.1 The property involved in the application is a detached, two storey house, there is a recently built detached three storey house to the north of the site, the southern boundary adjoins a footpath that runs between Buxton Avenue and Marine Parade and to the south of the path there is a two storey house. At the rear of the site there are two detached houses on Buxton Avenue.
- 1.2 The house was originally granted planning permission in October 1954 (ref: 3711), in 1973 permission was granted for a flat roofed garage on the south side of the house (ref: L59).
- 1.3 The original drawings submitted with the application showed two, three storey houses of contemporary design with mono-pitched roofs. Following objections from nearby residents the application has been amended to two smaller houses of similar design but with curved roofs.

2 Consultations :-

- 2.1 Highways – no objection subject to standard conditions regarding access and parking.
- 2.2 Neighbours – 9 objections were received to the original application, there are 6 objections to the revised proposal copies of which are attached. The main reasons for objection are design, overdevelopment, out of character and loss of privacy.

3 Policy :-

NATIONAL PLANNING POLICY FRAMEWORK

3.1 Paragraph 60

Planning policies and decisions should not attempt to impose architectural styles or particular tastes and they should not stifle innovation, originality or initiative through unsubstantiated requirements to conform to certain development forms or styles. It is, however, proper to seek or reinforce local distinctiveness.

GREAT YARMOUTH LOCAL PLAN: CORE STRATEGY

3.2 POLICY CS1 – Focusing on a sustainable future

For the Borough of Great Yarmouth to be truly sustainable it has to be environmentally friendly, socially inclusive and economically vibrant not just for those who currently live, work and visit the borough, but for future generations to come. When considering development proposals, the Council will take a positive approach, working positively with applicants and other partners to jointly find solutions so that proposals that improve the economic, social and environmental conditions of the borough can be approved wherever possible.

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

- a) Sustainable growth, ensuring that new development is of a scale and in a location that complements the character and supports the function of individual settlements
- b) Mixed adaptable neighbourhoods, which provide choices and effectively meet the needs and aspirations of the local community
- c) Environmentally friendly neighbourhoods that are located and designed to help address and where possible mitigate the effects of climate change and minimise the risk of flooding
- d) A thriving local economy, flourishing local centres, sustainable tourism and an active port
- e) Safe, accessible places that promote healthy lifestyles and provide easy access for everyone to jobs, shops and community facilities by walking, cycling and public transport

- f) Distinctive places that embrace innovative, high quality urban design that reflects positive local characteristics and protects the borough's biodiversity, unique landscapes, built character and historic environment

Planning applications that accord with this policy and other policies within the Local Plan (and with policies in adopted Neighbourhood Plans, where relevant) will be approved without delay, unless other material considerations indicate otherwise. Where there are no policies relevant to the application or relevant policies are out of date at the time of making the decision then the Council will grant permission unless material considerations indicate otherwise, taking into account whether:

- Any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the National Planning Policy Framework taken as a whole
- Specific policies in that Framework indicate that development should be restricted

3.3 POLICY CS2 – Achieving sustainable growth

Growth within the borough must be delivered in a sustainable manner in accordance with Policy CS1 by balancing the delivery of new homes with new jobs and service provision, creating resilient, self-contained communities and reducing the need to travel. To help achieve sustainable growth the Council will:

- a) Ensure that new residential development is distributed according to the following settlement hierarchy, with a greater proportion of development in the larger and more sustainable settlements:
- Approximately 35% of new development will take place in the borough's Main Towns at Gorleston-on-Sea and Great Yarmouth
 - Approximately 30% of new development will take place in the borough's Key Service Centres at Bradwell and Caister-on-Sea
 - Approximately 30% of new development will take place in the Primary Villages of Belton, Hemsby, Hopton on Sea, Ormesby St Margaret, Martham and Winterton-on-Sea
 - Approximately 5% of new development will take place in the Secondary and Tertiary Villages named in the settlement hierarchy
 - In the countryside, development will be limited to conversions/replacement dwellings/buildings and schemes that help to meet rural needs
- b) To ensure compliance with Policy CS11, the proportions of development set out in criterion a) may need to be further refined following additional work on the impact of visitor pressures on Natura 2000 sites
- c) Ensure that new commercial development for employment, retail and tourism uses is distributed in accordance with Policies CS6, CS7, CS8 and CS16

d) Promote the development of two key strategic mixed-use development sites: the Great Yarmouth Waterfront area (Policy CS17) and the Beacon Park extension, south Bradwell (Policy CS18)

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

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

3.4 Policy 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.

SAVED POLICIES FROM THE GREAT YARMOUTH BOROUGH-WIDE LOCAL PLAN

3.5 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.

3.6 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.)

4 Assessment :-

- 4.1 The proposed development is for the demolition of the existing house on the site that was built in the 1950's and its replacement with two new dwellings of modern design. The design principle of each house is similar being three storeys in height with curved, mono-pitched roofs but the front elevations vary in appearance and design. The houses will be taller than no. 71 to the south but not as tall as 69A to the north. The frontage of the site to Marine Parade is just over 24 metres in width so each plot will be 12 metres wide, the house on the northern plot (no. 70) will be set in from the boundary with 69A by 2 metres. There will be a gap of 3 metres between the new houses and 1.5 metres between the side of the other house (no. 70A) and the southern boundary with the passage.
- 4.2 The objections from local residents are regarding the replacement of one house with two houses, over development of the site, design, overlooking and the effect on the character of the area.
- 4.3 The principle windows to both dwellings will be at the front facing Marine Parade, there are small windows to bathrooms and stairs to the side elevations and two first floor bedroom windows in the rear elevation of each dwelling. The new houses will be closer to the rear boundary than the existing dwelling but given that there are first floor windows in the existing house and there is already an element of mutual overlooking from the surrounding dwellings the situation would not be significantly worse than that which currently exists.
- 4.4 With regards to the design of the proposed houses, Marine Parade consists of a variety of building designs representing most periods of the last century and some more recent designs, most are of conventional pitched roof style although there are some flat roofed buildings. The three houses to the north of the site have been built within the last ten years and are of more modern design than the other dwellings on this part of the road. Design is a subjective matter and the proposal will not be to everyone's taste, Paragraph 60 of the National Planning

Policy Framework states that “Planning policies and decisions should not attempt to impose architectural styles or particular tastes and they should not stifle innovation, originality or initiative through unsubstantiated requirements to conform to certain development forms or styles. It is, however, proper to seek or reinforce local distinctiveness.” The northern end of Marine Parade is within a conservation area but the application site is not and there is no reason why dwellings of modern design should not be built on the site providing the proportions are appropriate for the area.

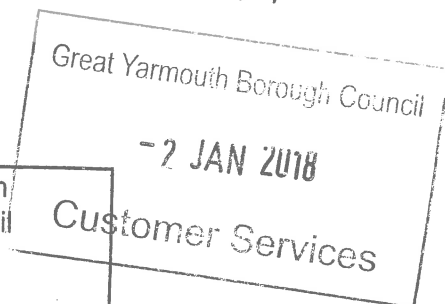
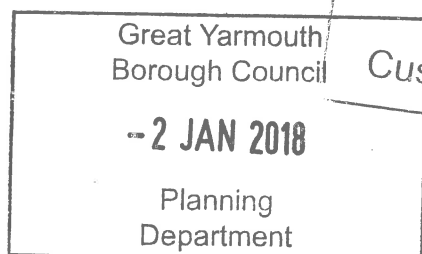
- 4.5 The footprint of the proposed dwellings will occupy approximately 30% of the area of the plots with a distance of 14 metres from the rear elevations to the rear boundary; no 69A takes up approximately 33% of the plot with the rear elevation being approximately 11 metres from the boundary. Taking this into account it would be difficult to argue that the proposal will result in an overdevelopment when compared with the recently built house at 69A.
- 4.6 The major concern with the proposal is the replacement of one dwelling with two and whether or not this will result in an overdevelopment of the site that would be out of character with the area. Saved Policy HOU17 states that “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.” The area of Marine Parade south of Arnott Avenue generally consists of detached houses on wide plots however the dwelling immediately to the north (69A) is on a narrower plot and the two houses to the north of that (69 & Isla View) are also narrower however all three are wider than the proposed plots at the application site. The plot widths for the proposed dwellings will be 12 metres, no. 69A is just over 13 metres and the other two plots are just over 14 metres wide. Therefore the plots will be narrower than the surrounding dwellings and the initial advice to the applicant was that sub-division would be out of character and likely to be contrary to Policy HOU17. However, the submitted drawings indicate that sub-division may not have a significant adverse effect on the character of the area and in some ways a precedent was set when no. 69 was demolished and replaced with two houses albeit on wider plots than the application site. Although there is some concern over the sub-division it may be difficult to defend a refusal just for this reason at appeal and the recommendation is to approve.

5 RECOMMENDATION :-

- 5.1 Approve – the proposal complies with the aims of Policies CS1, CS2 and CS9 of the Great Yarmouth Local Plan: Core Strategy and saved Policies HOU7 and HOU17 of the Great Yarmouth Local Plan.

ACK 2/1/18

S



Oceansong
69a Marine Parade
Gorleston
Great Yarmouth
Norfolk
NR31 6EZ

21st December 2017

WITHOUT PREJUDICE

Planning Services Development Control
Town Hall
Hall Plain
Great Yarmouth
Norfolk
NR30 2QF

Dear Sir/Madam,

**RE : PLANNING APPLICATION NO. 06/17/0585/F
DEMOLITION OF EXISTING RESIDENTIAL DWELLING AND REPLACEMENT
WITH TWO NEW RESIDENTIAL DWELLINGS AT
70 MARINE PARADE, GORLESTON**

Further to your letter dated 15th December 2017 regarding the revised above application we would like to make a strong objection to the proposed development. As an immediate neighbour to the site of the proposed development, we are of the view that it will have a serious detrimental effect on the area.

We note that there is not a revised design and access statement to go with the new design, and would like to point out first of all that the original design and access statement was submitted with inaccurate information upon, namely the dimensions of the site, so would like it noted that have these inaccuracies been noted, recorded and corrected.

Although the design of the buildings have been made smaller, the layout and sitting, both in itself and relation to adjacent buildings, spaces and views, is inappropriate and unsympathetic to the appearance and character of the local environment. So we would like to formally object on the grounds of "detrimental impact regarding the visual impact of the development, impacting on the character of the area, density and over development."

From some brief research, we are lead to believe that as part of policy :
Proposals for development should be of good design and respect the character of the surroundings, and expansion of residential development will not be permitted where it would demonstrably harm the character and appearance of an area enjoyed by local residents.

Marine Parade is a prestigious road, with mostly large individual houses in large single sized plots with spaces in-between. The proposed development we feel would break with this. It is with much regret that we feel responsible for starting this process of knocking down houses on Marine Parade and them being replaced with modern structures, as there has now been an influx of people doing the same. However, up until now it has maybe been justified as the new buildings going up to the north end are being replaced with "in keeping" one residence in one plot scenario. The only exception to this being No. 50 Marine Parade, that has permission for two new residences, but that plot is substantial.

With view to No. 70, we are talking about a plot nowhere near the size of No. 50, so how can it support two houses! Also, in our defence we demolished a seventies house that was of no architectural interest and feel that what it was replaced with was a big improvement to the area. If the council were to allow these two relatively 'small' houses be squeezed into this plot, will it not open the flood gates for everybody in this area to decide that they are going to apply to put two houses on a single sized plot, this will totally spoil the integrity of this road. There needs to be some common sense applied here, the plot is clearly too small for two houses in keeping with Marine Parade and this needs to be demonstrated with guidelines and minimum requirements implemented otherwise we are going to lose the integrity of this road forever!

No. 70 is a beautiful house, it sits perfectly in its surroundings and with some renovation and possibly an in-keeping extension / enhancement(s) it would be stunning. Why would anybody want to take this lovely house down, it has so much character and charm, the loss of this house on this road would be devastating.

We would be grateful if the council would take our objections and comments into consideration when deciding this application.

With many thanks
Peter & Hayley Wilkinson

Elaine Helsdon

ACK 2/1/18

S

From: Derek Needham
Sent: 29 December 2017 11:44
To: plan
Subject: FW: PLANNING APPLICATION REF: 06/17/0585/F - 70 Marine Parade Gorleston
GREAT YARMOUTH NR31 6EZ
Attachments: GoogleEarth - 70 Marine Parade.jpg

Hello Planning Services

Further to your letter of the 15th December we have now reviewed the revised plans for this proposed development.

Whilst the revised plans show the two proposed houses to be slightly smaller in size we still maintain their construction would represent over development of the site. It is not considered the reduction in size of the properties overcomes the observations made by the Planning Officer in his pre-application advice. In our view the design of the proposed two new Houses is totally out of character to the other properties in close proximity to the development site on Marine Parade Gorleston and would stick out like a 'sore thumb' if allowed to be developed, in particular the current design and materials used, in our view, give the appearance of a dismal looking prison block. In our view the character of the properties, both old and new, in this locality must be maintained to preserve the prestige of Gorleston's Cliff top area. If this development was to be allowed it would set a precedent for other like developments on the sea front which would be a disaster for the Town.

Please read this email in conjunction with previous objection email, per copy below, covering other points. Having regard to the ongoing objections raised against this planning application we hope the council will refuse planning permission for demolition and construction of these unsightly houses.

Regards

Derek Needham

From: Derek Needham
Sent: 06 October 2017 16:05
To: 'plan@great-yarmouth.gov.uk' <plan@great-yarmouth.gov.uk>
Subject: PLANNING APPLICATION REF: 06/17/0585/F - 70 Marine Parade Gorleston GREAT YARMOUTH NR31 6EZ

Hello Planning Services

As close neighbours to the site of the above Planning Application, residing just 2 properties away, we wish to lodge a formal objection to the proposed plans.

In our view the plan to build two properties on this site, currently occupied by just one modest house, would be total over development. This view appears to correspond with that of your Planning Officer in line with information given in pre-application advice so curious as to when an application has ever been made for two properties. The site

is just not big enough to hold two properties without it having the appearance of a "Persimmon" or "Bovis" housing development, with the two houses being of same design and so close together.

Properties in Marine Parade Gorleston are prestige individual properties of significant character, albeit some are modern with significant design and construction. Unfortunately, in our view, the same cannot be said of these proposed houses, probably more suited to the French or Swiss Ski slopes! Most certainly they are not of outstanding architectural quality and design for the location as claimed by the Architect, Ben Bullen, in the Design and Access Statement. From the plans these properties give the impression of two semi-detached properties with cheap nasty looking roofs completely out of character with the Gorleston Cliff top area.

The Planning application states there are no trees or hedges within the development site, hardly correct, see attached photo from Google Earth! Must be rather concerning for Council that Professional person making incorrect statements in support of Planning Application!

Having regard to the many other objections recorded against the Application we would hope the Council will refuse planning permission.

Regards

Derek and Jayne Needham

Sandbanks
69 Marine Parade
Gorleston on Sea
Norfolk
NR31 6EZ
England

T: 01493 662888

M: 07775 835777

E: derek@sandbanks.eu

An aerial photograph of a residential neighborhood. A large, mature tree stands prominently in the center of the image. To the left of the tree, there are several houses with dark roofs and light-colored walls. To the right, there are more houses and some trees. The image is in black and white. The text "NR31 6EZ" is overlaid on the image, centered horizontally and slightly above the middle vertically.

NR31 6EZ

ACK 21/12/17

S

Application Reference 06/17/0585/F

Attachments

Invalid Consultee Comment? ☐Copy to existing Consultee? ☐

Name Mr and Mrs Spalding

Address The Anchorage

71 Marine Parade

Gorleston

Gt Yarmouth

Post Code NR31 6EZ

Telephone

Email Address

For or Against

OBJ

Object

Speak at Committee

To whom it may concern.

We wish to object to the above planning application on the grounds of over development. The amended plans still attempt to cram two houses onto a plot clearly suitable for only a single dwelling. It would be a missed opportunity to redevelop this site and not construct one single premium dwelling in its place.

The amended plans still do not fit with existing properties on Marine Parade. The roof line and the prefabricated appearance are not sympathetic to nearby properties.

On a personal note the planned dwellings will be long and narrow leaving very little back garden. The proposal will deliver a long narrow house that will over look my property. This will result in a loss of privacy and light.

The amended plans still do not fit with existing properties on Marine Parade. The roof line and the prefabricated appearance are not sympathetic to nearby properties.

On a personal note the planned dwellings will be long and narrow leaving very little back garden. The proposal will deliver a long narrow house that will over look my property. This will result in a loss of privacy and light.

To reiterate we would welcome a new single dwelling in keeping with the rest of Marine Parade but object to planned application as it stands.

Your sincerely

Mr and Mrs Spalding

Date Entered 20-12-2017

Internet Reference OWPC1348

ACK 2/1/18

S

Application Reference 06/17/0585/F

Attachments

Invalid Consultee Comment? ☐Copy to existing Consultee? ☐

Name Roshan Lal

Address 45

Buxton Avenue

Gorleston

Great Yarmouth

Post Code NR31 6HF

Telephone

Email Address

For or Against

OBJ

Object

Speak at Committee

We live at 45 Buxton Avenue directly behind 70 Marine parade. We are completely against any changes to this property. We have no objection if the new build is similar to the existing structure. Current proposal will spoil the look of our neighbourhood, we loose our privacy as the new build will overlook our garden, living room and bed rooms. When we moved to this area we didn't expect all this to happen directly behind our house. This proposal will affect the resale value, and we may even find difficult to sell our house. New proposal therefore is not at all acceptable to us.

Date Entered 27-12-2017

Internet Reference

OWPC1358

ACK 5/1/18

Application Reference 06/17/0585/F

Attachments

Invalid Consultee Comment? ☐Copy to existing Consultee? ☐

Name Laurie Poulson

Address 43 Buxton Avenue

Gorleston

Post Code NR31 6HF

Telephone

Email Address

For or Against

OBJ

Object

Speak at Committee

Looking at the revised drawings, one's heart sinks on seeing what look like two small, ugly boxes squeezed into a site that cannot realistically support this over-development without having a detrimental effect upon the character and appearance of the seafront.

The existing house is still much admired by visitors for its elegant contribution to the overall look of the area and for its appropriateness of scale in the way that it occupies the plot. It is true that it has been left unoccupied for a considerable period of time, but it appears to be structurally sound, as far as one can see, and with appropriate action and attention it could presumably easily be upgraded to the standards of a fine house. This would be much more in keeping with the character of the area.

action and attention it could presumably easily be upgraded to the standards of a fine house. This would be much more in keeping with the character of the area.

Failing that, it would be much better to replace it with a single house which would fit the plot.

It would be a great pity if the wish to profit from the site were to override the desire to maintain the character of the seafront.

On a technical point, as there is still no recognition in the published documentation that the site has a number of mature trees which would clearly be affected by the development, what other inaccuracies have not been addressed, such as the dimensions of the plot?

Date Entered 04-01-2018

Internet Reference OWPC1366

Application Reference 06/17/0585/F

Attachments

Invalid Consultee Comment? ☐Copy to existing Consultee? ☐

Name Andrew M Wemyss

Address 68 Marine Parade

Post Code NR31 6EZ

Telephone

Email Address

For or Against

OBJ

Object

Speak at Committee

The proposed demolishing of a fine example of 1930s architecture for a purely money making scheme is very sad indeed. There are two further examples of this in process at the moment on Marine Parade, with the demolishing of the Links house towards the south end of Marine Parade and one that was demolished at the end of last year close to Park road. The character of Marine Parade in Gorleston is at great risk of losing its identity and becoming a haven for developers looking to build the maximum sized property on any given plot. It is setting a precedent that could lead to none of the original houses left standing in the future having been raised to the ground and replaced with pig ugly designed houses such as those 2 that are being proposed on number 70 plot. Can the planning department not see how this design is completely out of character with even the newly built houses that were built on number 69's plot?

I can foresee in the next 10 to 20 years we will look back at the decimation of the fine houses on Gorleston Marine Parade and ask what an earth were the planning dept thinking of! I hope and pray that once and for all this is put to a stop. We need to take a leaf out of other similar seaside towns such as Southwold, Sheringham, Wells and the likes where common sense has been used to safeguard the look and feel of these towns for future generations.

If number 70 is allowed to be demolished it will be a very sad day and a green light for the destruction of this fine and individual sea front by unscrupulous developers with no care for our town, but only lining their own pockets with profits made by unsuitable housing crammed onto plots designed for single dwellings, something which sets Marine Parade out as a very desirable area to live, for that very reason.

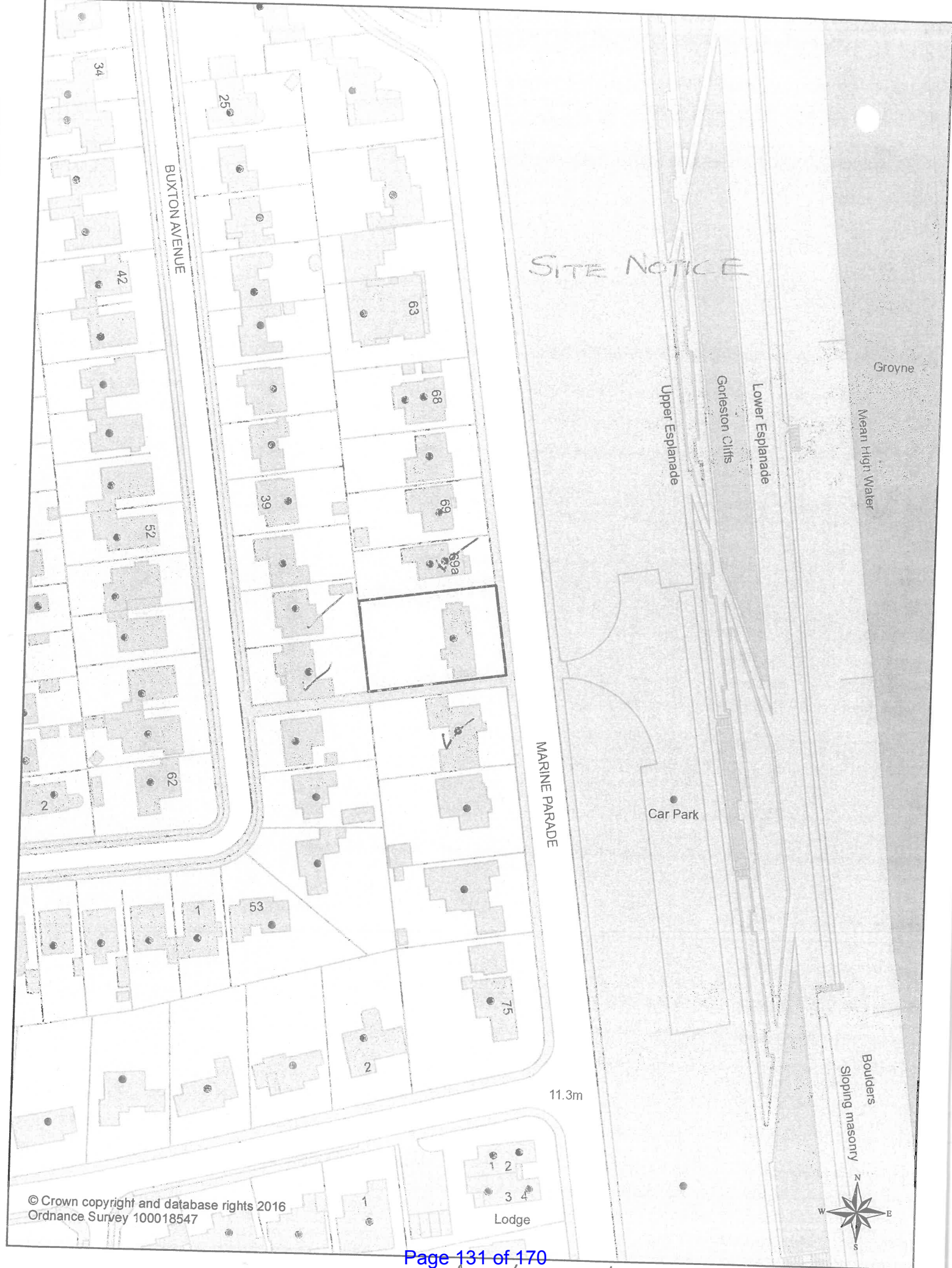
If number 70 is allowed to be demolished it will be a very sad day and a green light for the destruction of this fine and individual sea front by unscrupulous developers with no care for our town, but only lining their own pockets with profits made by unsuitable housing crammed onto plots designed for single dwellings, something which sets Marine Parade out as a very desirable area to live, for that very reason.

Where there were originally 2 houses on plots 69 and 70 if this development was to be granted there would be 5 houses in the same space, clearly over development of the site.

I also believe that the given frontal width dimensions were inaccurate on the planning application claiming it to be wider than it is in reality. I hope this has been checked by the planning department.

Date Entered 20-12-2017

Internet Reference OWPC1350



SITE NOTICE

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Ordnance Survey 100018547

06/14/0885/F
70 Marine Parade.

Reference: 06/17/0622/F

Parish: Belton with Browston

Officer: Mr G Clarke

Expiry Date: 09-02-2018

Applicant: Mr P Needham

Proposal: Five bedroom dwelling

Site: land at Heath Liveries
Browston

REPORT

1 Background / History :-

- 1.1 The application site is an area of land in the north western corner of Heath Liveries that is currently used as paddocks, it is bordered by Cherry Lane to the north and farm land to the west. The eastern and southern boundaries adjoin paddocks within the remainder of the Heath Liveries site. There are mature hedges along the west and north boundaries that screen the site from Cherry Lane, a hedge to the east of the adjoining paddocks obscures the view from Browston Lane. The nearest dwellings to the site are Oak Lodge and Five Acres on Cherry Lane, the proposed dwelling will be screened from both of these dwellings by existing hedges.
- 1.2 The use of the land and buildings for livery purposes was originally approved in 2008 (06/07/1021/F) with further applications for new buildings and revisions to the access submitted in 2010.
- 1.3 The proposal is for the construction of a curved dwelling with a 'green' roof that will be partly sunken into the sloping paddock area to reduce its impact on the surroundings. The building will have rammed earth walls which will be constructed using the soil excavated from the site, the 'green' roof will be planted with native species and wild flowers.
- 1.4 The site is outside any area zoned for residential development in the Local Plan but the applicants consider that the proposal can be considered under the special circumstances listed in Paragraph 55 of the National Planning Policy

Framework where a dwelling can be permitted in the countryside due to the exceptional quality or innovative nature of the design of the building.

2 Consultations :-

2.1 Highways – no objection subject to standard conditions regarding access and parking

2.2 Parish Council - no objections subject to neighbours

2.3 Building Control – no adverse comments

2.4 Historic Environment Service - The proposed development site lies within an area of cropmarks of enclosures, trackways and fragmentary field boundaries of possible late prehistoric to Roman date visible on aerial photographs. Also within the development area and affected by the proposed landscaping lies the cropmarks of a ring ditch, probably the remains of a Bronze Age round barrow. A pre-determination heritage statement with the results of an archaeological evaluation by trial trenching proved that the only feature showing as a cropmark which still survives is the ring-ditch. Consequently there is a very high potential that heritage assets with archaeological interest (buried archaeological remains of the identified ring-ditch) will be present at the site and that their significance will be adversely affected by the proposed development.

If planning permission is granted, we therefore ask that this be subject to a programme of archaeological mitigatory work in accordance with *National Planning Policy Framework* para. 141.

2.5 Strategic Planning - The application seeks to develop one detached five bedroom dwelling. The application has been submitted as meeting the criteria of Paragraph 55 of the NPPF.

Policy CS2 – Achieving Sustainable Growth

The site is located within Browston. Although Browston does not have identified village development limits it is identified as a Tertiary Village in the Core Strategy settlement hierarchy. Policy CS2 indicates that 5% of new development will take place in the Secondary and Tertiary Villages.

Saved Policy HOU16 – Layout and design of housing proposals

The proposal complies with this policy by providing a scheme with a high standard of design and a considered layout of the site to incorporate the single dwelling.

Policy CS9 – Encouraging well-designed, distinctive places

Policy CS12 – Utilising natural resources

In accordance with the above policies, the proposals aim to offer renewable and low carbon energy alternatives. This includes the use of rammed earth, green roof, solar gain and ground source heating.

Additionally the site has been submitted under **NPPF Paragraph 55 – (This supports isolated homes in the countryside in special circumstances, such as “exceptional quality or innovative nature of the design of the dwelling”).** The proposals are for an innovative building, which is sensitive to the local area, particularly through its one storey design with limited visibility from the public highway. The building design appears to be of high architectural standard and will enhance the immediate setting, although subtly. The design has been proposed to be almost invisible from the public highway, utilising the existing slope of the site and creating a green roof of wildflower and grasses mix, this is highly sensitive to the local area and respects the otherwise rural setting.

From a strategic planning point of view there is no objection to this proposal.

- 2.6 Neighbours – one letter of objection has been received (copy attached), the reasons for objection are that previous applications for dwellings in the area have been refused and that if approval is granted because it is a ‘special’ property it makes a mockery of the system.

3 Policy :-

National Planning Policy Framework

3.1 Paragraph 55

To promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. For example, where there are groups of smaller settlements, development in one village may support services in a village nearby. Local planning authorities should avoid new isolated homes in the countryside unless there are special circumstances such as:

- the essential need for a rural worker to live permanently at or near their

place of work in the countryside; or

- where such development would represent the optimal viable use of a heritage asset or would be appropriate enabling development to secure the future of heritage assets; or
- where the development would re-use redundant or disused buildings and lead to an enhancement to the immediate setting; or
- the exceptional quality or innovative nature of the design of the dwelling.
Such a design should:
 - be truly outstanding or innovative, helping to raise standards of design more generally in rural areas;
 - reflect the highest standards in architecture;
 - significantly enhance its immediate setting; and
 - be sensitive to the defining characteristics of the local area.

3.2 Paragraph 63

In determining applications, great weight should be given to outstanding or innovative designs which help to raise the standard of design more generally in the area.

3.3 Great Yarmouth Local Plan: Core Strategy

3.4 Policy 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.

3.5 Policy CS12 – Utilising natural resources

The use and protection of natural resources is essential to the overall quality of life of the Borough and to support wider social and economic sustainability objectives. This will be achieved by:

- a) Ensuring that all new non-residential developments maximise the level of energy efficiency achieved through passive design and construction techniques, and with appropriate consideration given to the reduction of construction waste, siting, massing, orientation, internal design, use of materials, insulation and heat recovery
- b) Encouraging all new non-residential developments to incorporate an element of renewable, low carbon energy in the final scheme
- c) Supporting stand-alone renewable or low carbon energy schemes for biomass, marine, waste and solar where available and acceptable in terms of scale, massing and height, taking account of the impact on amenity, biodiversity and landscape and architectural character. Proposals for wind energy schemes will be considered against national planning policy. In preparing the Development Policies and Site Allocations Local Plan the

potential areas suitable for wind energy will be considered and the plan will identify any suitable areas

- d) Supporting proposals that strengthen the development of the borough as a centre for renewable energy and green industries
- e) Working with water utility providers, the Environment Agency and other key partners to ensure that new developments (including their phasing) match the provision of water supply and waste water/sewerage treatment capacity without adverse effects on the integrity of designated nature conservation sites
- f) Encouraging all new non-residential developments to use water prudently and make greater use of existing and emerging water recycling and storage technologies, as part of a wider Sustainable Drainage Scheme (SuDS)
- g) Recognising the need to protect the best and most versatile agricultural land as a valuable resource for future generations and minimising its loss to development, in accordance with Policy CS6
- h) Consulting with the Mineral Planning Authority on relevant planning applications in those parts of the borough that have been identified as consultation areas through the Norfolk Minerals and Waste Plans to safeguard mineral resources and ensure that existing mineral operations are not prejudiced
- i) Promoting the use of secondary and recycled aggregates in all new non-residential developments, in accordance with the Norfolk County Council Minerals and Waste Plans

4 Assessment :-

- 4.1 The area of land where the dwelling is proposed to be built slopes down from north to south, the proposal is to excavate part of the site so that the rear of the dwelling will be below ground level with the 'green' roof extending over the dwelling to make the dwelling blend into the site when viewed from Cherry Lane to the north. The dwelling will be single storey with all of the windows on the south side to make the most of solar gain and views over the paddocks to the south. The dwelling will be constructed with rammed earth walls using the soil excavated from the site, the excavated soil will also be used for the roof. There will be timber cladding to some of the exterior walls and the overhanging parts of the roof.
- 4.2 The dwelling will be heated using a ground source heat pump and solar gain through the south facing glazing and this together with the building being sunk into the site and the rammed earth walls will make it very energy efficient.

- 4.3 The site is within an area of archaeological interest and the Historic Environment Service (HES) requested that an archaeological evaluation should be carried out using trial trenching prior to determination of the application. This work has been carried out and shows that there is a potential that heritage assets will be present at the site, the HES has no objection to the development proceeding subject to a standard archaeological condition if planning permission is granted.
- 4.4 The site is outside any area zoned for new housing in the Local Plan and where applications for new dwellings have been refused as contrary to Local Plan Policy. Government advice in the National Planning Policy Framework generally supports this policy by stating in paragraph 55 that local planning authorities should avoid new isolated homes in the countryside unless there are special circumstances. One of the special circumstances that can be taken into account is whether the proposed dwelling is of exceptional quality or innovative design. It goes on to say that such a design should: a) be truly outstanding or innovative, helping to raise standards of design more generally in rural areas, b) reflect the highest standards in architecture, c) significantly enhance its immediate setting and d) be sensitive to the defining characteristics of the local area.
- 4.5 According to the supporting statement submitted with the application there is only one other dwelling in Norfolk that has been built using the rammed earth technique and this use of innovative materials together with the unusual design will result in a dwelling that will be unique within the borough. The site for the dwelling is currently used as grazing paddocks for horses and is not of any great landscape importance and the appearance will be enhanced by such a distinctive design. The dwelling will be set within the slope of the site and will not have any adverse effect on neighbours or the character of the area.
- 4.6 Taking the above into account it is considered that although the site is outside an area where housing would normally be allowed, the quality of the design conforms with the requirements of Paragraphs 55 and 63 of the NPPF. If the application is approved it should be subject to conditions ensuring the building is built to the approved design and using the form of construction and materials described in the details submitted with the application.

5 RECOMMENDATION :-

- 5.1 Approve – the proposal complies with Paragraphs 55 and 63 of the NPPF and the aims of Policies CS9 and CS12 of the Great Yarmouth Local Plan: Core Strategy.

S
Browston Lane, Lound Road & Cherry Lane

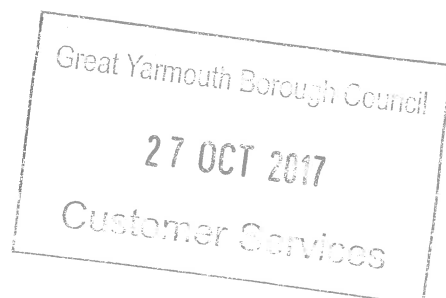
Planning Dept
Town Hall

Ref 06/17/0622/F

As many residents have had plans for a bungalow on their land refused many times, if this application gets approved just because it will be a special property, it makes a mockery of the system. The plan put forward is still a property and should be treated as such. If it does get approved can we all put in for a 'special' property on our land? Surely we must all in Browston be treated the same regardless of 'wealth'. Buildings are going up now in Browston on Livery Yards that look exactly the same as bungalows.....have you actually been to see them? If these have been approved can we all do this?

Regards from R. Thompson & some puzzled residents

No answer required.....we can read statements on line.





Planning Supporting Statement

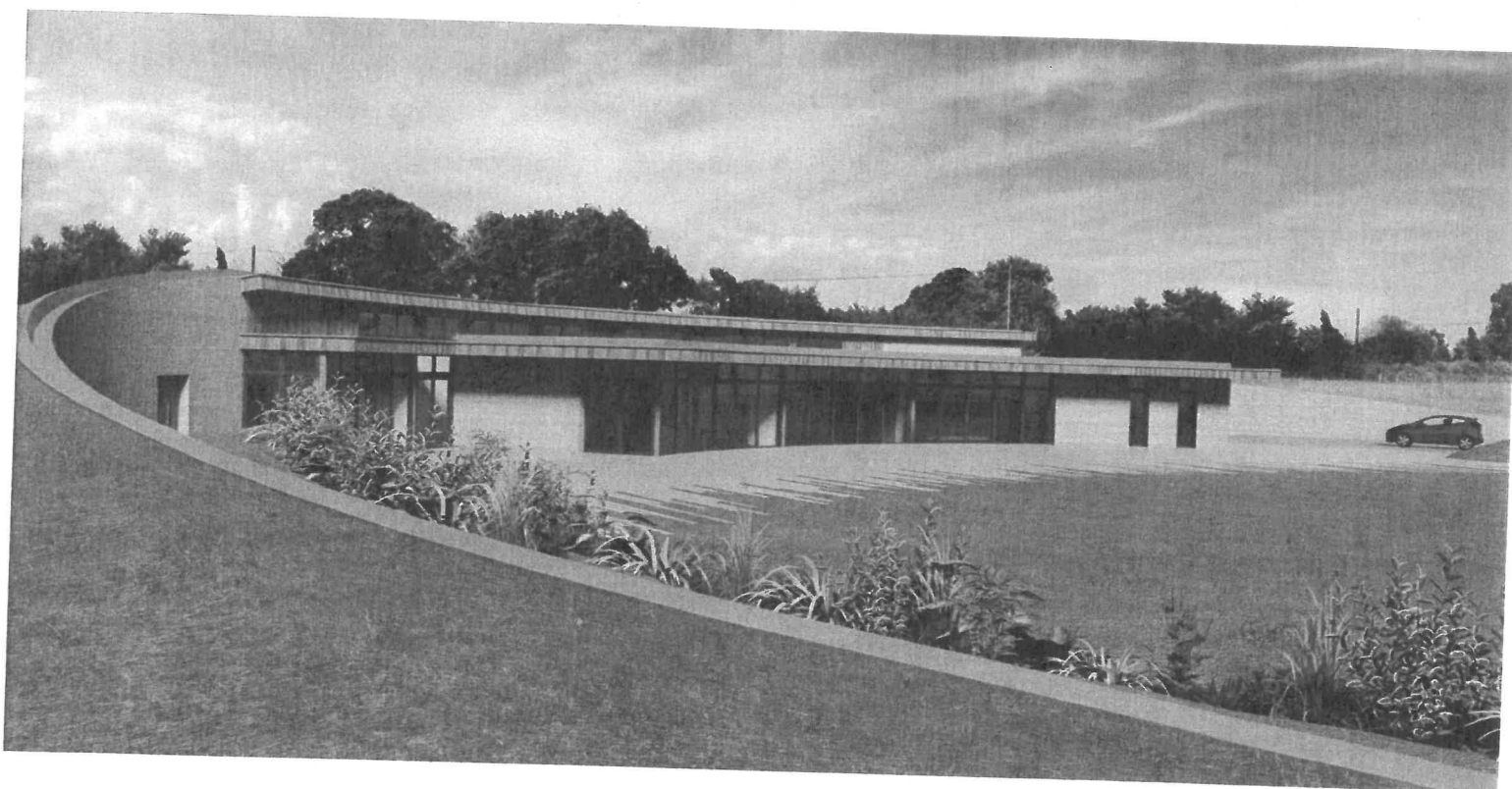
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Land at Heath Liveries

Browston

September 2017



Norfolk Office 01603 516319
Ketteringham Hall,
Church Road, Ketteringham,
Wymondham,
Norfolk, NR189RS

Suffolk Office 01284 336348
The Northgate Business Centre,
10 Northgate Street,
Bury St Edmunds,
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Appendix 1 - Email from Mr Hutchison Principal Structural Engineer at Canham Consulting
Appendix 2 - Reports from RA Brown Heating Services - Ground Source Heating

2 Development Description

2.1 The Proposal

The proposal is a full application for the erection of 1 No. 5 bedroom dwelling meeting the criteria of Paragraph 55 of the National Planning Policy Framework on land at Heath Liveries, Browston.

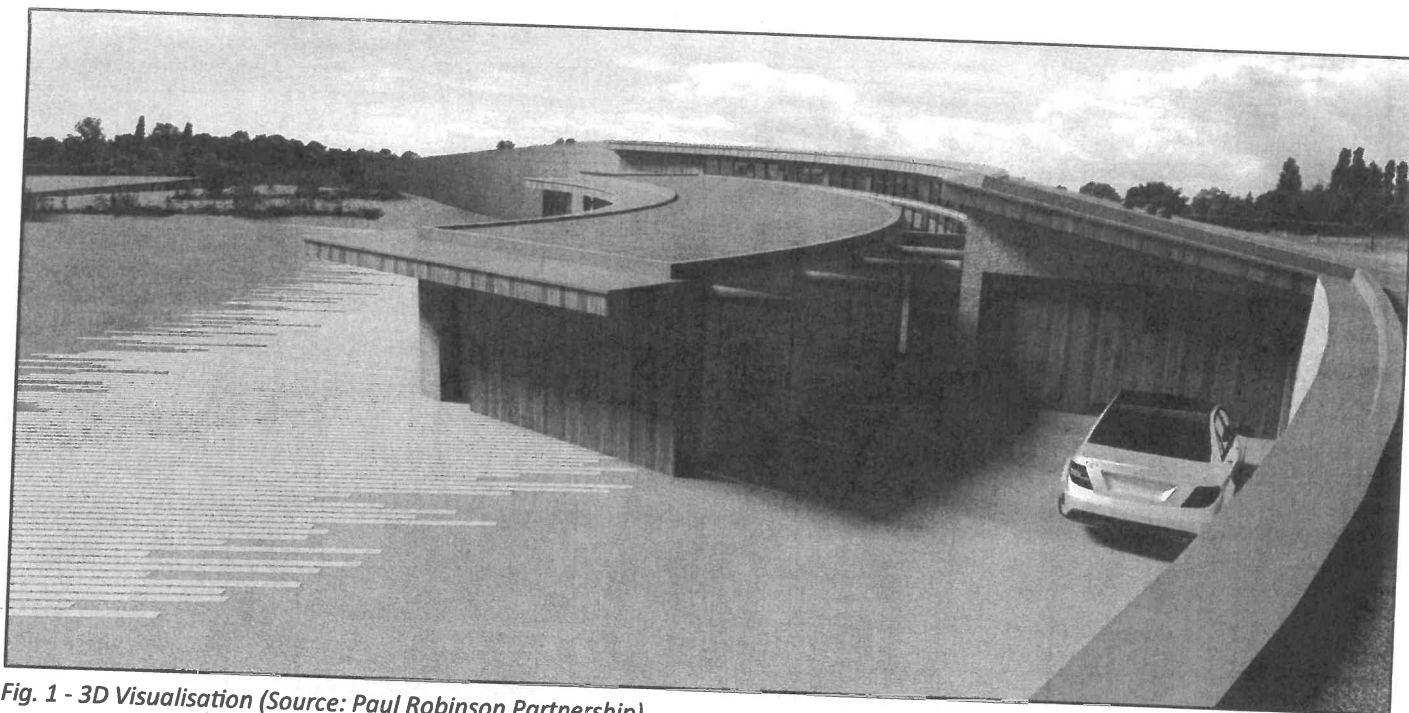


Fig. 1 - 3D Visualisation (Source: Paul Robinson Partnership)

2.2 Site & Context

The site subject to this statement measures approximately 1.53 hectares and is located to the west of Browston Lane. The site currently forms pasture land used for grazing horses. To the south of the site is Heath Liveries. The site is heavily screened by existing planting along its northern and western boundaries and is not clearly visible to the east from public vantage points. To the east of the site is the Grade II listed Manor. To the east of the Manor across Browston Lane is the Grade II listed Browston Hall Hotel. The village of Browston is designated within the Core Strategy as a 'Tertiary Village'. The site itself would be defined as 'countryside' visually appearing isolated and disconnected from the main village.

2.3 The Applicants

Mr Paul Needham & Mrs Tanya Maria Hall currently own and operate Heath Liveries and would continue to do so should this application be successful. They are active members in the community with a vested interest in the area. This proposal is their dream home and they would be heavily involved in the management and construction of the dwelling.



Fig. 3 - Aerial View (Source: Google Earth)

3 Design & Access Statement

3.1 Introduction

The role of the Design and Access Statement is to provide an accessible and logically structured statement detailing how the 'proposed development is a suitable response to the site and setting, and demonstrate that it can be adequately accessed by prospective users'. The requirement to explain this process is now embedded in the planning system with the requirement for a design and access statement to be produced in support of most development proposals.

This design and access statement has been prepared having regard to the objectives of CLG Circular 01/06 and the guidance contained in 'Design and Access Statements: How to read, write and use them' (CABE, 2007). In accordance with paragraph 80 of Circular 01/06, this statement explains:

"The design principles and concepts that have been applied to the proposed development and how issues relating to access to the development have been dealt with"

3.2 Design

The proposed design is of the highest architectural standards and conforms with the requirements of Paragraph 55 of the National Planning Policy Framework. The below description of how the house meets Paragraph 55 criteria has been taken from the 'Design Narrative' produced by Paul Robinson Partnership:

"The house has been designed to form an intrinsic part of the landscape. The part sunken form and encapsulating green roofs were devised to help reduce its visual impact upon the surroundings. The house nestles in the slope at the highest point of the site, utilising the natural fall of the land and provides views out to a truly enchanting setting for a home.

The position of the house will allow privacy with stunning views across the horse paddock setting and tree lined horizon to the south, fully utilising the landscape setting and location.

The single storey form and the arrangement of the green roof allows the house to sit low into the landscape, resulting in virtually non-existent views of the house from Cherry Lane to the north and privacy from the neighbours to the east and west.

The green roof will be grown on site and planted with native species and wildflowers appropriate to the landscape. Formal gardens will be created to the south of the house and enhanced planting surrounding will further enrich the natural beauty of the site.

The soil excavated as part of the construction will be retained on site and re-used to construct the rammed earth walls and green roof forming the envelope of the new house. Rammed earth walls are constructed by compacting (ramming) moistened subsoil between temporary formwork, such as shuttering or formers. This is the perfect solution for this project considering soil will be available in abundance following excavation.

Soil is a widely available, inexpensive, and sustainable resource therefore construction with rammed earth is a very viable solution. Using the soil from the site where the construction takes place reduces cost and energy needed for transportation.

The low-maintenance rammed earth walls provide thermal mass for passive cooling in summer and heating in winter. It can absorb heat during daytime and nocturnally release it.

Rammed earth is a sustainable and efficient building material that requires less maintenance than other buildings and ages gracefully with the capacity to last an extremely long time. Untouched, the walls have the colour and texture of natural earth. The result is a healthy, beautiful, natural looking structure that uses very little energy to heat or cool.

The house has been sited to maximise the position of the sun at any given time making use of solar gain into the building from the south and minimise shadowing to the outdoor living areas. Extended timber clad overhangs provide solar shading to areas of full height glazing to prevent the house over-heating. The amount of overhang has been designed

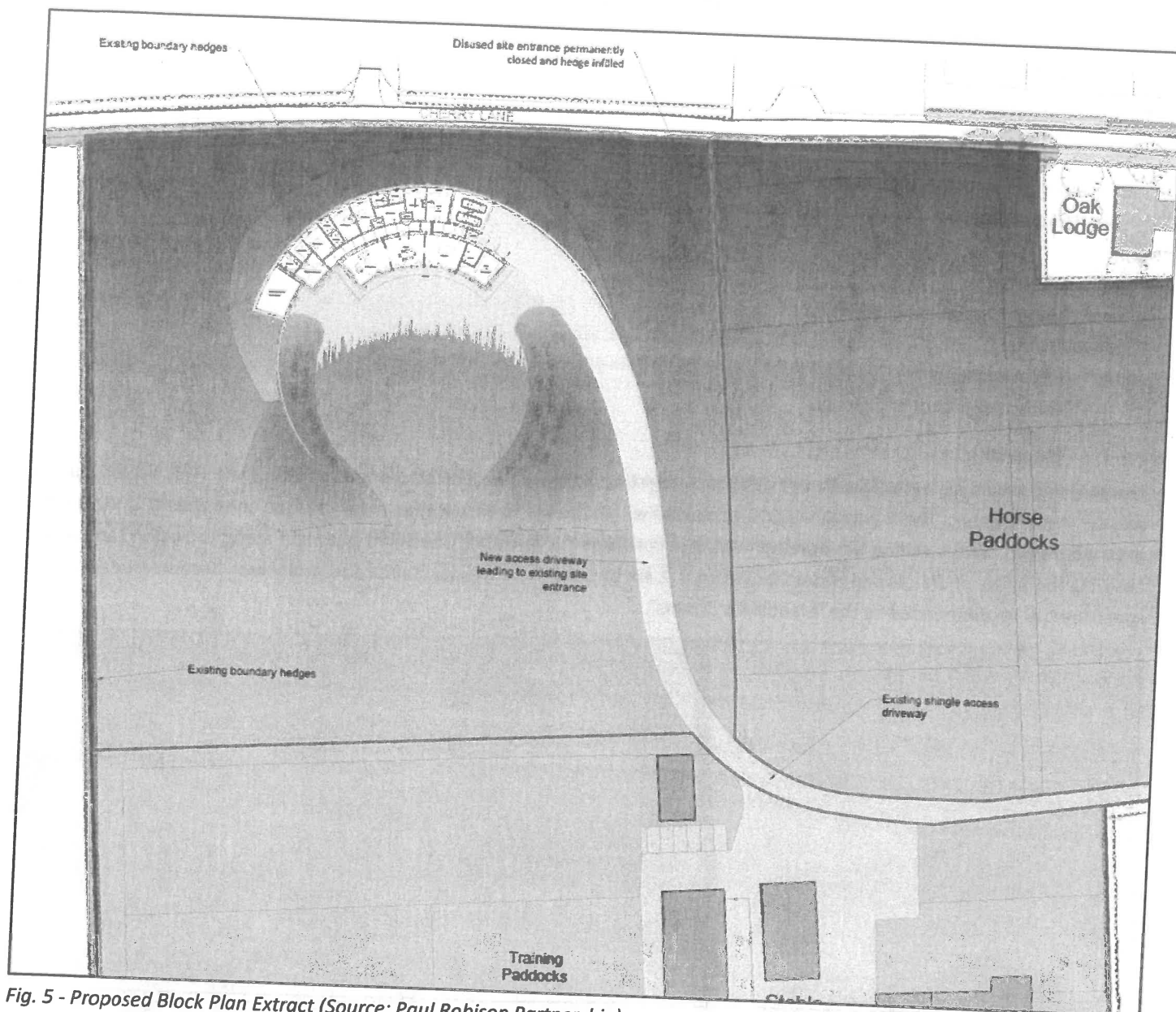


Fig. 5 - Proposed Block Plan Extract (Source: Paul Robison Partnership)

3.2.4 Appearance

The 'Design Narrative' produced by Paul Robinson Partnership states:

"The house has been designed to form an intrinsic part of the landscape. The part sunken form and encapsulating green roofs were devised to help reduce its visual impact upon the surroundings. The house nestles in the slope at the highest point of the site, utilising the natural fall of the land and provides views out to a truly enchanting setting for a home.

The position of the house will allow privacy with stunning views across the horse paddock setting and tree lined horizon to the south, fully utilising the landscape setting and location.

The single storey form and the arrangement of the green roof allows the house to sit low into the landscape, resulting in virtually non-existent views of the house from Cherry Lane to the north and privacy from the neighbours to the east and west.

4 Planning Policy Considerations

4.1 Introduction

In making this application, consideration was given to both local and national planning policy.

4.1.1 Local Planning Policy

The site is located within the Great Yarmouth Borough. As such any development should account for the development strategies and plans in place. The Council have in place a Local Development Framework incorporating:

- Core Strategy adopted on 21st December 2015
- Interim Housing Land Supply Policy, adopted on 22nd July 2014
- Remaining Borough-Wide Local Plan Policies (2001)

The Core Strategy sets out the overall planning strategy for the Borough until 2030. The Core Strategy largely replaces the policies in the Borough-wide Local Plan (2001). A handful of Borough-wide Local Plan 2001 policies remain and are listed within the Schedule of 2001 Local Plan Policies.

The following policies are considered relevant to the determination of this proposal:

- Policy HOU10 - New dwellings in the countryside
- Policy HOU16 - Layout and design of housing proposals
- Policy CS1 - Focusing on a sustainable future
- Policy CS2 - Achieving sustainable growth
- Policy CS9 - Encouraging well-designed, distinctive places
- Policy CS10 - Safeguarding local heritage assets

The Interim Housing Land Supply Policy aims to proactively manage the delivery of housing sites in the borough by guiding the selection of appropriate sites for development in the short term until the emerging Development Policies and Site Allocations Local Plan Document is adopted. It gives greater flexibility in relation to the development of housing outside existing development boundaries.

4.1.2 National Planning Policy & Guidance

The National Planning Policy Framework (NPPF) 2012 and National Planning Practice Guidance are both material planning considerations. The NPPF sets out the Government's planning policies for England and how these are expected to be applied while the NPPG sets out Government guidance in relation to planning related issues in England.

The relevant sections from the National Planning Policy Framework include:

- NPPF 06: Delivering a wide choice of high quality homes
- NPPF 07: Requiring good design
- NPPF 11: Conserving and enhancing the natural environment
- NPPF 12: Conserving and enhancing the historic environment

The relevant guidance from the National Planning Policy Guidance includes:

- Natural Environment
- Self-build and custom housing

Self-building is the latest government-backed initiative designed to help aspiring custom or self-builders get their project off the ground. The Government is clear in its desire to enable custom build housing. It is committed to helping people across the country meet their aspirations to rent or own their own homes. Accordingly, Government Legislation requires Local Planning Authorities to provide for those that wish to build their own home.

4.1.3 Site Designations

A further consideration is self-build. The Government is committed to helping people across the country meet their aspirations to rent or own their own homes. Accordingly, the NPPF requires Local Planning Authorities to provide for those that wish to build their own home. Paragraph 50 of the NPPF states:

'To deliver a wide choice of high quality homes, widen opportunities for home ownership and create inclusive and mixed communities, Local Planning Authorities should plan for... people wishing to build their own homes'.

Paragraph 159 of the NPPF goes on to instruct Councils that their Strategic Housing Market Assessments (SHMA) should include the range of housing that local populations are likely to require including people wanting to build their own homes.

Right to Build is the latest government-backed initiative designed to help aspiring custom or self-builders get their project off the ground. Right to Build has also been covered extensively within the Govt White Paper "Fixing our broken housing market" released in Feb 2017.

Paragraph 3.14 states:

"Alongside smaller firms, the Government wants to support the growth of custom built homes. These enable people to choose the design and layout of their home, while a developer finds the site, secures planning permission and builds the property. Custom built homes are generally built more quickly and to a higher quality than other homes, and tend to use more productive, modern methods of construction. They present a less risky business model for builders, as the house has been effectively sold before it has been built. Fewer homes are custom built in England than many other countries, but there is evidence of more demand for them including from older people."

To build on the above, Section 2(1) of the Self-build and Custom Housebuilding Act 2015 places a duty on relevant bodies to have regard to each self-build and custom housebuilding register that relates to their area when carrying out their planning, housing, land disposal and regeneration functions.

The following guidance suggests ways in which the duty may be demonstrated in carrying out each function:

(i) Planning

The planning functions of an authority may include both plan-making and decision-taking functions. The registers that relate to their area may be a material consideration in decision-taking. Relevant authorities with plan-making functions should use their evidence on demand for this form of housing from the registers that relate to their area in developing their Local Plan and associated documents.

(ii) Housing

Local housing authorities who are under the duty to have regard to registers that relate to their areas should consider the evidence of demand for self-build and custom housebuilding from the registers when carrying out their housing functions. This includes when preparing their local housing strategies and in developing plans for new housing on land owned by the local housing authority.

Furthermore, a more recent development is the Housing and Planning Act. This states that:

"Local authorities have a duty to grant permission on enough serviced plots of land to meet the demand for self-building and custom building in their area".

Chapter 2 'Self Build and Custom Housebuilding' defines a serviced plot as follows:

"for the definition of "serviced plot of land" substitute— "'serviced plot of land" means a plot of land that—

- (a) has access to a public highway and has connections for electricity, water and waste water, or*
- (b) can be provided with those things in specified circumstances or within a specified period"*

We would stress that the proposal site fully complies with the requirements for a serviced plot as it has access to the highway and connections are existing and as such "can be provided".

3. Achieving Paragraph 55:

A. *Be truly outstanding and/or innovative helping to raise standards of design more generally in rural areas*

The proposal would be truly outstanding, innovative and bespoke by nature, helping to raise architectural standards where the common dwelling types include generic detached/ semi-detached housing and bungalows of little or no distinct character or architectural merit. The proposal promotes sustainable architecture utilising locally sourced materials and low energy use through a design that incorporates passive house components. The dwelling would be a truly outstanding example of a Paragraph 55 home incorporating a variety of renewable and modern construction techniques and technologies that would act as a precedent for the Great Yarmouth Borough and the rest of the United Kingdom.

- The proposal would utilise rammed earth to create the envelope of the new house
- Earth used would be sourced from the excavated as part of the construction
- Rammed earth has only been utilised in one other dwelling in Norfolk
- The dwelling will include a ground source heat pump
- The house has been sited to maximise the position of the sun at any given time making use of solar gain into the building

Rammed Earth

An email from a Senior Structural Engineer regarding the principles from rammed earth in the design can be found in Appendix 1.

"Ramming earth has been a method of construction used for centuries in various parts of the world, and is commonly known by its French name 'Pise'. Earth is extracted from the ground and compacted in layers inside specially constructed formwork. After compaction the formwork is released and moved along to a new position in the wall or upwards to the next layer. In this way the building goes up rapidly, layer by layer, row by row.

This technique can produce buildings that are strong, durable safe and desirable. Above all, because earth is an abundant and cheap resource, rammed earth buildings are very economical; in addition the majority of the investment goes directly into the local economy. The method has an essential simplicity, and with its unskilled labour intensity, rammed earth can be seen as a valuable tool in the generation of low-cost housing in developing countries in both urban and rural areas.

If well-built, rammed earth (RE) walls will compare favourably with other masonry materials, such as burnt clay bricks or concrete blocks, in compressive strength, erosion by moisture or seasonal changes of dimension. Costs will also, in most cases, be highly competitive."

(Source: *Rammed Earth Structures – Code of Practice - SADCSTAN TC 1/SC 5/CD SAZS 724*)

Benefits associated with rammed earth construction include:

- Distinct appearance
- Natural and readily available
- Low embodied energy (a level similar to brick veneer construction)
- Unstabilised earth is re-useable post-demolition
- High moisture mass, hygroscopic - helps regulate humidity
- Use of local soils supports sustainability practices
- High thermal mass (though work is still underway to quantify its extent)
- Airtight construction achievable
- Traditional form of construction
- Modern methods are widely tried and tested overseas eg Australia

(Source: greenspec <http://www.greenspec.co.uk/building-design/rammed-earth/>)

- The house has been designed to form an intrinsic part of the landscape being built into the land
- The dwelling would have a green roof planted with native species and wildflowers appropriate to the landscape
- The house has been sited to maximise the position of the sun at any given time making use of solar gain into the building
- Extended timber clad overhangs provide solar shading to areas of full height glazing to prevent the house over-heating. The amount of overhang has been designed specifically to block out the sun in the height of summer, yet allow for solar gain in the winter months when the sun is at its lowest.

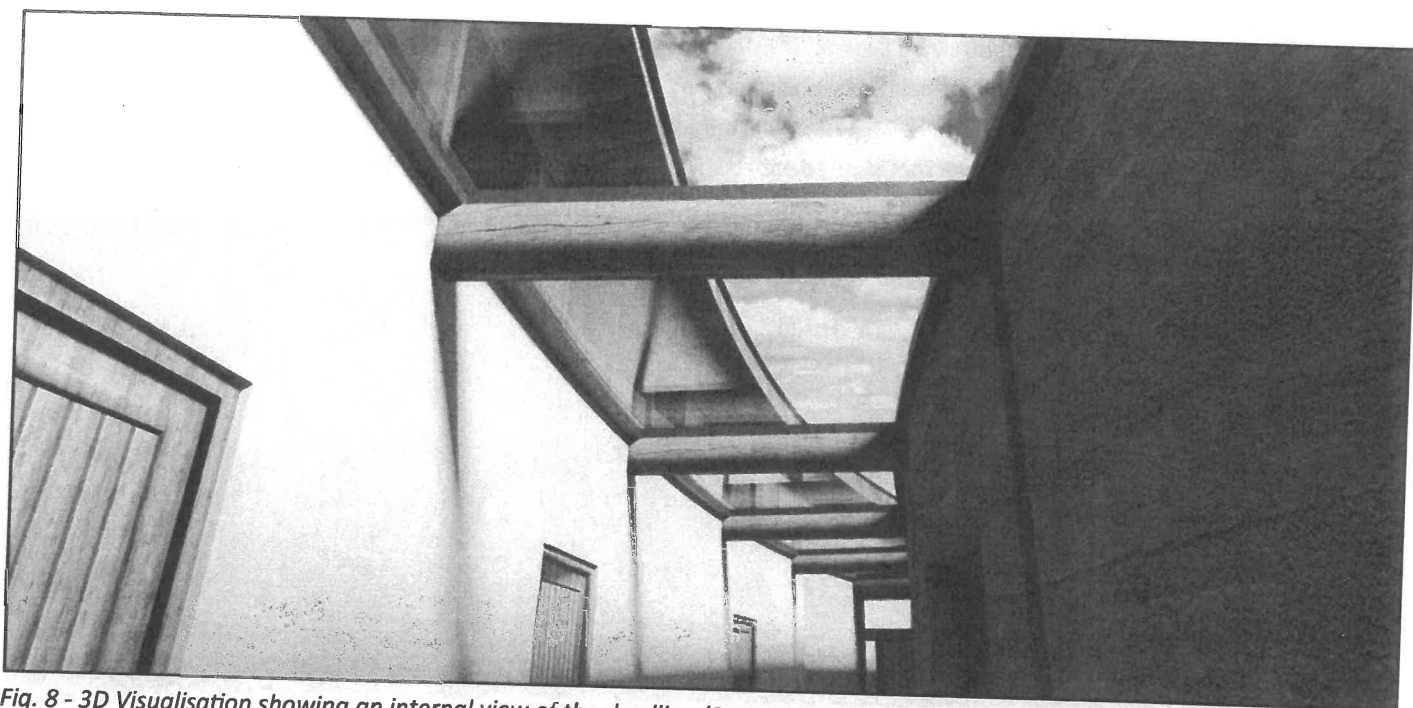


Fig. 8 - 3D Visualisation showing an internal view of the dwelling (Source: Paul Robinson Partnership)

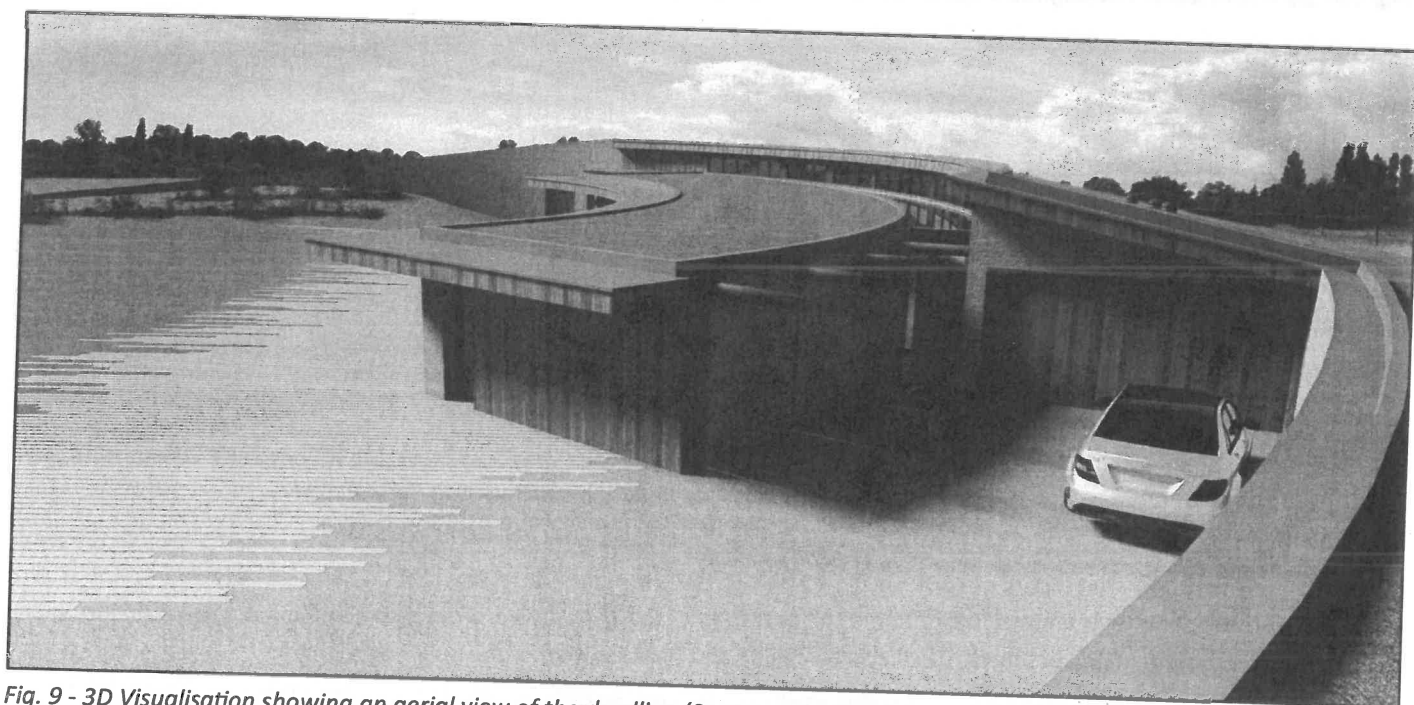


Fig. 9 - 3D Visualisation showing an aerial view of the dwelling (Source: Paul Robinson Partnership)

C. Significantly enhances its immediate setting

Hotel. The dwelling would in no way be of detriment to the neighbouring Grade II listed buildings, their defining characteristics or their setting.

Outside the village core housing is more spread out with large areas of arable fields or pasture separating dwellings. Accordingly, there are numerous examples of isolated dwellings.

In respect of the existing landscaping within the area, the proposed dwelling would be sensitive to this. The land on which the proposal sits currently forms pasture. Pasture land is not a common or defining feature of Norfolk or East Anglia with large scale open arable fields of cereal, oil seed rape and sugarbeet being the defining characteristic. This is supported by Norfolk County Council historical maps which show the land forming arable land as recently as 1988. Consequently, the loss of 1.53 hectares of unkept pasture land would not be detrimental to the defining characteristics of the area as a whole. We would further add that additional landscaping is proposed, this would incorporate wild flowers and other native species.

- The design is sensitive to and reflective of the sites rural location
- The house has been designed to form an intrinsic part of the landscape being built into the land

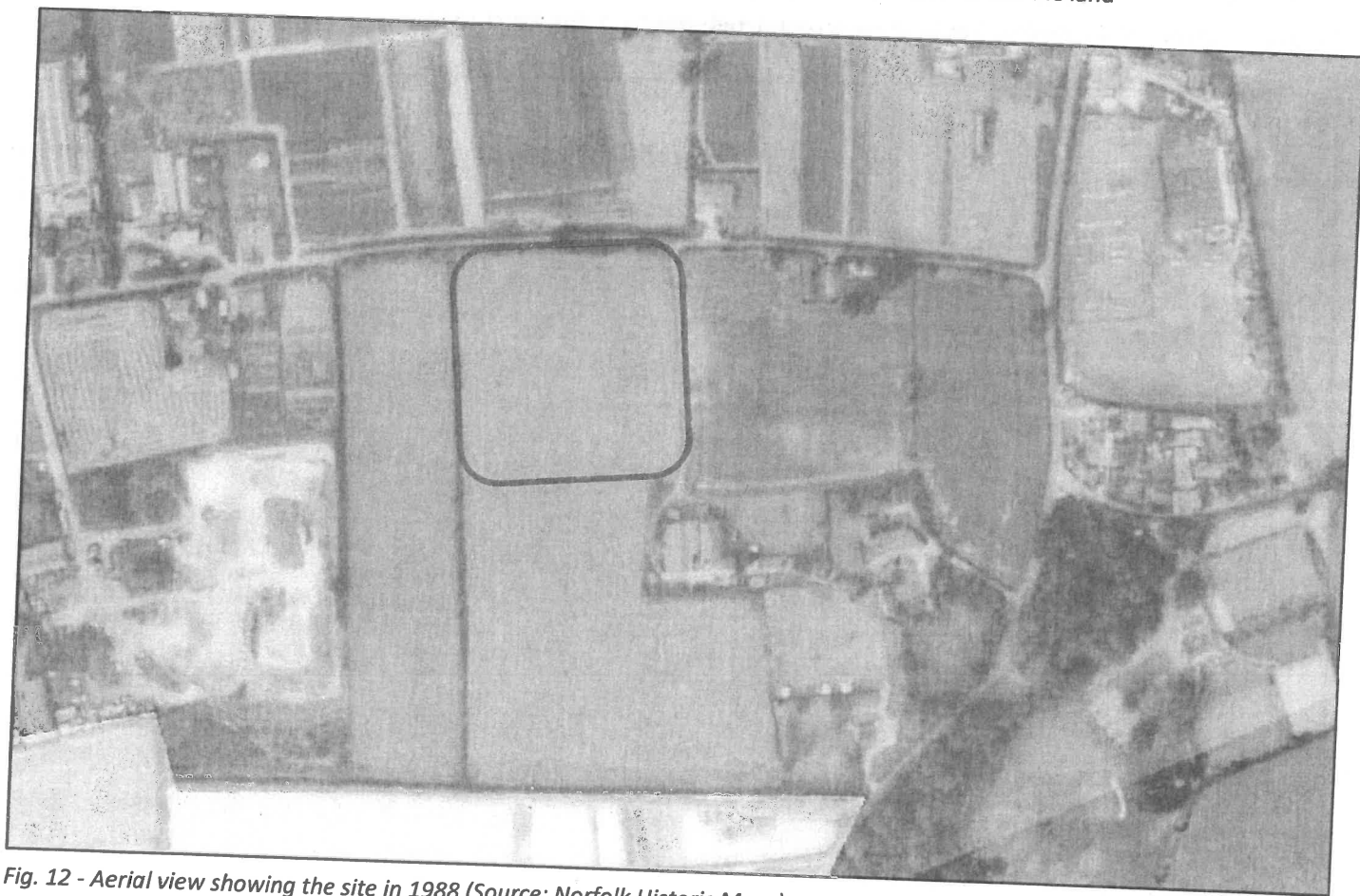


Fig. 12 - Aerial view showing the site in 1988 (Source: Norfolk Historic Maps)

E. Concluding Remarks

With the above in mind we consider the development to be in accordance with the criteria set out within Paragraph 55. The dwelling would be a truly outstanding example of a Paragraph 55 home that would act as a precedent for the Great Yarmouth Borough and the rest of the United Kingdom, and as such should be considered acceptable and an exception to normal development policies. We would also highlight Paragraph 63 of the framework states that in determining applications, great

5 Conclusions

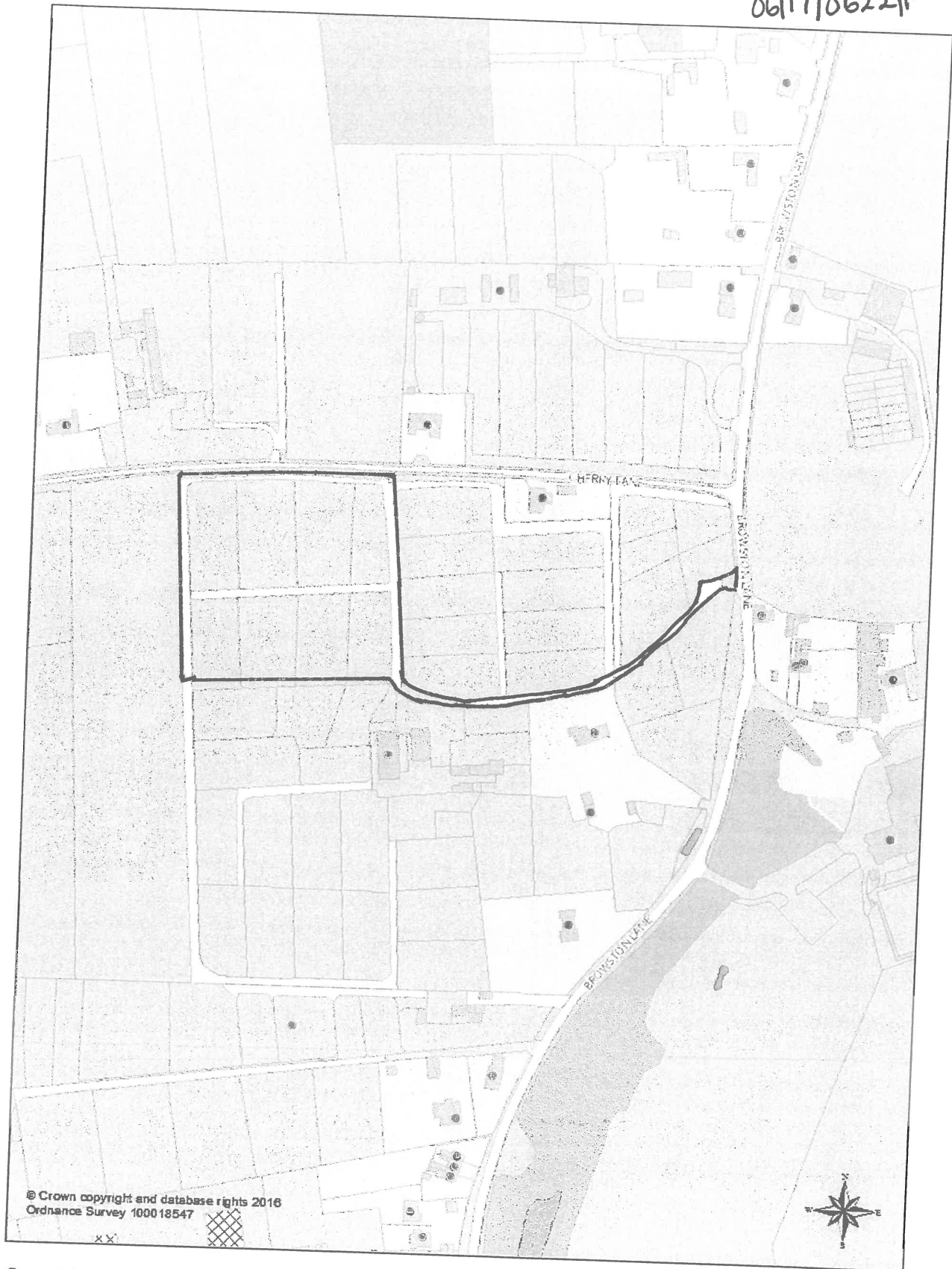
To conclude, this application is made in relation to a proposal for the erection of 1 No. new 5 No. bedroom self-build dwelling meeting the criteria of Paragraph 55 of the National Planning Policy Framework on land at Heath Liveries, Browston.

It is considered that the proposal is both acceptable and appropriate in this location. The proposed development conforms with both local and national planning policy. The proposal would not be of detriment to highway safety or designated heritage assets.

The proposed dwelling would be truly outstanding and innovative, reflecting the highest standards of architecture and would help to raise standards of design more generally in the area. The proposal would significantly enhance its immediate setting and would be sensitive to the defining characteristics of the local area.

The proposal has been designed to the upper most standards with particular focus placed upon respecting the characteristics of the local area. It is considered that because of the sunken design, the proposal will not detract from the character of the surrounding countryside or detract from its natural beauty. The design will take on contemporary forms to create a striking modern design, which sits well within the rural context. The proposal will be a truly beautiful example of architecture using a variety of innovative sustainable technologies throughout the construction process that would warrant Paragraph 55 status.

06/17/0622/F



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Ordnance Survey 100018547

Great Yarmouth Borough Council

Town Hall, Hall Plain, Great Yarmouth, NR30 2QF

Mapping Browser Export

1:2,500

PLANNING APPLICATIONS CLEARED BETWEEN 01-DEC-17 AND 31-JAN-18 FOLLOWING DETERMINATION BY THE GROUP MANAGER (PLANNING) UNDER DELEGATED POWERS

REFERENCE	06/17/0658/F
PARISH	Belton & Browston 10
PROPOSAL	Existing double door replaced with new single M.O.E door and new perimeter hand railing to flat roof area
SITE	8 Bell Lane - Tesco Belton GREAT YARMOUTH NR31 9LD
APPLICANT	Tesco
DECISION	APPROVE

REFERENCE	06/17/0690/F
PARISH	Belton & Browston 10
PROPOSAL	Proposed double garage
SITE	Garden Villa Browston Lane Browston GREAT YARMOUTH
APPLICANT	Mr R Hards
DECISION	APPROVE

REFERENCE	06/17/0705/F
PARISH	Belton & Browston 10
PROPOSAL	Proposed detached three bedroom dwelling
SITE	Cool Runnings/3 Winchester Villas (rear of) Farman Close Belton GREAT YARMOUTH
APPLICANT	Mr A Edwards
DECISION	REFUSED

REFERENCE	06/17/0720/F
PARISH	Belton & Browston 10
PROPOSAL	Proposed front extension
SITE	4 Station Road North Belton GREAT YARMOUTH NR31 9NF
APPLICANT	Mr D Alcock
DECISION	APPROVE

REFERENCE	06/17/0679/F
PARISH	Bradwell N 1
PROPOSAL	First floor office extension and associated works
SITE	Coastground Limited Morton Peto Road Bradwell GREAT YARMOUTH
APPLICANT	Mr Ayers, Coastground Ltd
DECISION	APPROVE

PLANNING APPLICATIONS CLEARED BETWEEN 01-DEC-17 AND 31-JAN-18 FOLLOWING DETERMINATION BY THE GROUP MANAGER (PLANNING) UNDER DELEGATED POWERS

REFERENCE	06/17/0686/F
PARISH	Bradwell N 1
PROPOSAL	Erection of detached bungalow and garage in rear garden, plus detached garage to serve no 25
SITE	25 Maple Gardens Bradwell GREAT YARMOUTH NR31 8ND
APPLICANT	Mr and Mrs Delay
DECISION	APPROVE
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REFERENCE	06/17/0708/F
PARISH	Bradwell N 1
PROPOSAL	Proposed first floor bedroom extension over existing garage
SITE	335 El Alamein Way Bradwell GREAT YARMOUTH NR31 8TX
APPLICANT	Mr Deverill
DECISION	APPROVE
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REFERENCE	06/17/0719/F
PARISH	Bradwell N 1
PROPOSAL	Erection of single storey bungalow & garage
SITE	Sandpiper Close (Accessed between 1 & 2) Bradwell GREAT YARMOUTH NR31 8JE
APPLICANT	G&C Homes Ltd
DECISION	APPROVE
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REFERENCE	06/17/0728/CD
PARISH	Bradwell N 1
PROPOSAL	Construct 2 detached bungalows double garage & assoc works with access from Harpers Lane -DoC 4,5,7 & 9 PP:06/15/0371/O
SITE	11 Fell Way Bradwell GREAT YARMOUTH NR31 9UF
APPLICANT	Mr J Holmes Harris and Holmes Ltd
DECISION	APPROVE (CONDITIONS)
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REFERENCE	06/17/0765/F
PARISH	Bradwell N 1
PROPOSAL	Proposed extension to front and side of property to form porch and WC
SITE	38 Blackbird Close Bradwell GREAT YARMOUTH NR31 8RU
APPLICANT	Mr N Carter
DECISION	APPROVE
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REFERENCE	06/17/0449/F
PARISH	Bradwell S 2
PROPOSAL	Construction and operation of a 20MWe peaking power generation plant and ancillary equipment
SITE	Hobland Farm (Land at) Sidegate Road Bradwell GREAT YARMOUTH NR31 7RA
APPLICANT	Mr S Mason
DECISION	APPROVE
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PLANNING APPLICATIONS CLEARED BETWEEN 01-DEC-17 AND 31-JAN-18 FOLLOWING DETERMINATION BY THE GROUP MANAGER (PLANNING) UNDER DELEGATED POWERS

REFERENCE	06/17/0735/CD
PARISH	Bradwell S 2
PROPOSAL	Roof conversion (raising the existing pitch to 45 degrees) and rear extension - D.O.C 3 re: PP: 06/17/0213/F
SITE	57 Homefield Avenue Bradwell GREAT YARMOUTH NR31 8NW
APPLICANT	Mr W Carass
DECISION	APPROVE (CONDITIONS)

REFERENCE	06/17/0739/F
PARISH	Bradwell S 2
PROPOSAL	Proposed lounge and shower room ground floor extension and bedroom extension to first floor. Proposed car port
SITE	131 Beccles Road Bradwell GREAT YARMOUTH NR31 8AB
APPLICANT	Mr L Charlton
DECISION	APPROVE

REFERENCE	06/17/0746/F
PARISH	Bradwell S 2
PROPOSAL	Proposed single storey front extension
SITE	9 Roseview Close Bradwell GREAT YARMOUTH NR31 8UP
APPLICANT	Mr B Norton
DECISION	APPROVE

REFERENCE	06/17/0678/F
PARISH	Burgh Castle 10
PROPOSAL	Change of use of grounds to 4 lodges and 3 camping pods
SITE	Burgh Hall Leisure Centre Lords Lane Burgh Castle GREAT YARMOUTH
APPLICANT	Mr K Whitbread, Parks Direct Ltd
DECISION	APPROVE

REFERENCE	06/17/0691/F
PARISH	Burgh Castle 10
PROPOSAL	Retrospective application to vary condition 2 of PP 06/14/0429/F - Design changes
SITE	71 Butt Lane (Plot 3) Burgh Castle GREAT YARMOUTH NR31 9PY
APPLICANT	Ms L J Parker
DECISION	APPROVE

REFERENCE	06/17/0725/F
PARISH	Burgh Castle 10
PROPOSAL	Change of use from 20 touring pitches with hook ups to 15 static luxury caravan holiday homes
SITE	Burgh Hall Holiday Park Burgh Hall Leisure Centre Lords Lane Burgh Castle GREAT YARMOUTH NR31 9EP
APPLICANT	Mr D Westgate
DECISION	APPROVE

PLANNING APPLICATIONS CLEARED BETWEEN 01-DEC-17 AND 31-JAN-18 FOLLOWING DETERMINATION BY THE GROUP MANAGER (PLANNING) UNDER DELEGATED POWERS

REFERENCE	06/17/0677/F
PARISH	Caister On Sea 3
PROPOSAL	Elevational alterations including insertion of bi-fold doors and removal of chimney stack
SITE	132 Ormesby Road The Centurian PH Caister GREAT YARMOUTH NR30 5NJ
APPLICANT	E I Group PLC
DECISION	APPROVE

REFERENCE	06/17/0784/PDE
PARISH	Caister On Sea 3
PROPOSAL	Single storey lean-to extension to rear of property for kitchen/day room
SITE	13 Cromarty Way Caister GREAT YARMOUTH NR30 5UG
APPLICANT	Mr E Mavroudis
DECISION	PERMITTED DEV.

REFERENCE	06/17/0500/F
PARISH	Caister On Sea 4
PROPOSAL	Proposed installation of 4 CCTV cameras on a mast 3m in height
SITE	4A Allendale Road The Office Caister GREAT YARMOUTH NR30 5ES
APPLICANT	Mr N Fenn
DECISION	APPROVE

REFERENCE	06/17/0672/F
PARISH	Caister On Sea 4
PROPOSAL	Proposed alterations and rear extension
SITE	9 and 11 Norwich Road Caister GREAT YARMOUTH NR30 5JW
APPLICANT	Mr G Halladay
DECISION	APPROVE

REFERENCE	06/17/0694/F
PARISH	Caister On Sea 4
PROPOSAL	Proposed extension and alterations
SITE	7 Jordan Road Caister GREAT YARMOUTH NR30 5LN
APPLICANT	Mr M Lee
DECISION	APPROVE

REFERENCE	06/17/0709/F
PARISH	Caister On Sea 4
PROPOSAL	Proposed demolition of existing buildings to allow redevelopment of 4 no. 2 storey semi-detached houses
SITE	64 High Street Caister GREAT YARMOUTH NR30 5EH
APPLICANT	Herringfleet Developments Ltd
DECISION	APPROVE

PLANNING APPLICATIONS CLEARED BETWEEN 01-DEC-17 AND 31-JAN-18 FOLLOWING DETERMINATION BY THE GROUP MANAGER (PLANNING) UNDER DELEGATED POWERS

REFERENCE **06/17/0712/F**
 PARISH Caister On Sea 4
 PROPOSAL Erection of proposed garage

SITE 18 Upper Grange Crescent Caister
 GREAT YARMOUTH NR30 5AR

APPLICANT Mr & Mrs P Stannard
 DECISION **APPROVE**

REFERENCE **06/17/0755/F**
 PARISH Caister On Sea 4
 PROPOSAL Proposed front porch extension

SITE 36 West Road Caister
 GREAT YARMOUTH NR30 5BD

APPLICANT Mr & Mrs Keable
 DECISION **APPROVE**

REFERENCE **06/17/0721/LB**
 PARISH Filby 6
 PROPOSAL Replacement of 12 existing sash windows

SITE Chestnut House Main Road
 Filby GREAT YARMOUTH

APPLICANT Mr Jarvis
 DECISION **LIST.BLD.APP**

REFERENCE **06/17/0727/F**
 PARISH Filby 6
 PROPOSAL Proposed erection of agricultural building

SITE Market Lane (land off) Filby
 GREAT YARMOUTH NR29 3ST

APPLICANT Mr M Barnett
 DECISION **APPROVE**

REFERENCE **06/17/0747/F**
 PARISH Filby 6
 PROPOSAL Renewal of planning permission 06/07/1078/F for stabling and hay barn

SITE Thrigby Road (Filby Allotments) Filby
 GREAT YARMOUTH Norfolk

APPLICANT Mrs J Taylor
 DECISION **APPROVE**

REFERENCE **06/17/0641/F**
 PARISH Fleggburgh 6
 PROPOSAL Proposed rear extension and loft conversion

SITE Willow Tree Bungalow Tretts Lane Fleggburgh
 GREAT YARMOUTH NR29 3AT

APPLICANT Mr and Mrs Stubbs
 DECISION **APPROVE**

PLANNING APPLICATIONS CLEARED BETWEEN 01-DEC-17 AND 31-JAN-18 FOLLOWING DETERMINATION BY THE GROUP MANAGER (PLANNING) UNDER DELEGATED POWERS

REFERENCE	06/17/0680/F
PARISH	Fleggburgh 6
PROPOSAL	Erection of flat roof extension and attached canopy
SITE	Clippesby Hall Hall Road Clippesby Fleggburgh GREAT YARMOUTH NR29 3BL
APPLICANT	Mr J Lindsey
DECISION	APPROVE

REFERENCE	06/17/0707/F
PARISH	Fleggburgh 6
PROPOSAL	Demolition of rear extension and replace with single storey extension
SITE	Jasme Cottage Rollesby Road Fleggburgh GREAT YARMOUTH NR29 3AQ
APPLICANT	Mr M Surridge
DECISION	APPROVE

REFERENCE	06/17/0701/F
PARISH	Great Yarmouth 5
PROPOSAL	Construction of detached 2 bedroom house on vacant site
SITE	205 Church Road (land adjacent) Gorleston GREAT YARMOUTH NR31 6NU
APPLICANT	Mr C Hall
DECISION	APPROVE

REFERENCE	06/17/0749/F
PARISH	Great Yarmouth 5
PROPOSAL	Renewal of planning permission 06/12/0734/F - siting of storage container
SITE	83 Magdalen Way Magdalen Hardware Gorleston GREAT YARMOUTH NR31 7AA
APPLICANT	Magdalen Hardware
DECISION	APPROVE

REFERENCE	06/17/0606/F
PARISH	Great Yarmouth 7
PROPOSAL	Proposed rear and side extension
SITE	6 Bendish Avenue Gorleston GREAT YARMOUTH NR31 6EE
APPLICANT	Mr I Hignett
DECISION	APPROVE

REFERENCE	06/17/0718/PDO
PARISH	Great Yarmouth 7
PROPOSAL	Prior approval for installation of solar panels
SITE	Cliff Park Ormiston Academy Kennedy Avenue Gorleston GREAT YARMOUTH
APPLICANT	Mr J Miller
DECISION	PERMITTED DEV.

PLANNING APPLICATIONS CLEARED BETWEEN 01-DEC-17 AND 31-JAN-18 FOLLOWING DETERMINATION BY THE GROUP MANAGER (PLANNING) UNDER DELEGATED POWERS

REFERENCE	06/17/0475/F
PARISH	Great Yarmouth 9
PROPOSAL	Insertion of a Class A1 (retail) mezzanine floor in Unit C2
SITE	Unit C2 Purley Court Gapton Hall Retail Park Gapton Hall Road GREAT YARMOUTH
APPLICANT	Mezen Investment Holdings Ltd
DECISION	APPROVE

REFERENCE	06/17/0713/F
PARISH	Great Yarmouth 9
PROPOSAL	Single storey front extension
SITE	11 Austin Road Cobholm GREAT YARMOUTH NR31 0DF
APPLICANT	Mr K Bilyard
DECISION	APPROVE

REFERENCE	06/17/0741/EU
PARISH	Great Yarmouth 9
PROPOSAL	Develop site, maintain & restore site road, use amenity block as office, stand an educational building on site
SITE	1 Travellers Site Gapton Hall Road GREAT YARMOUTH NR31 0NL
APPLICANT	Mr S Carruthers
DECISION	EST/LAW USE CER.

REFERENCE	06/17/0748/F
PARISH	Great Yarmouth 9
PROPOSAL	Two-storey rear extension
SITE	63 Granville Road Cobholm GREAT YARMOUTH NR31 0BZ
APPLICANT	Mr A Hall
DECISION	APPROVE

REFERENCE	06/18/0002/CD
PARISH	Great Yarmouth 9
PROPOSAL	Demolish existing bungalow & construct 5 town houses - Discharge of conditions 3 & 14 re: PP 06/16/0399/F
SITE	118 Lichfield Road GREAT YARMOUTH Norfolk NR31 0AB
APPLICANT	Timeless Property Ltd Mr P Snuggs
DECISION	APPROVE (CONDITIONS)

REFERENCE	06/17/0644/F
PARISH	Great Yarmouth 11
PROPOSAL	Sub-division of garden to form plot and construction of detached house
SITE	20 Elmgrove Road Gorleston GREAT YARMOUTH NR31 7PP
APPLICANT	Mrs Skoyles
DECISION	REFUSED

PLANNING APPLICATIONS CLEARED BETWEEN 01-DEC-17 AND 31-JAN-18 FOLLOWING DETERMINATION BY THE GROUP MANAGER (PLANNING) UNDER DELEGATED POWERS

REFERENCE	06/17/0729/PDO
PARISH	Great Yarmouth 11
PROPOSAL	Prior approval for installation of solar panels
SITE	Ormiston Herman Academy Oriel Avenue Gorleston GREAT YARMOUTH NR31 7JL
APPLICANT	Mr J Miller
DECISION	PERMITTED DEV.

REFERENCE	06/17/0742/F
PARISH	Great Yarmouth 11
PROPOSAL	Proposed new garage
SITE	15 Gonville Road Gorleston GREAT YARMOUTH NR31 7JU
APPLICANT	Mr D Risby
DECISION	APPROVE

REFERENCE	06/16/0123/F
PARISH	Great Yarmouth 14
PROPOSAL	Retrospective application minor alterations to existing hotel
SITE	1 Marine Parade The Nelson Hotel GREAT YARMOUTH NR30 3AG
APPLICANT	The UK Holiday Group
DECISION	APPROVE

REFERENCE	06/16/0124/LB
PARISH	Great Yarmouth 14
PROPOSAL	Retrospective application minor alterations to existing hotel
SITE	1 Marine Parade The Nelson Hotel GREAT YARMOUTH NR30 3AG
APPLICANT	The UK Holiday Group
DECISION	LIST.BLD.APP

REFERENCE	06/16/0451/A
PARISH	Great Yarmouth 14
PROPOSAL	3 Fascia signs and 2 hanging signs
SITE	38/41 Camperdown Embassy Hotel GREAT YARMOUTH NR30 5JB
APPLICANT	Mrs S Sharp
DECISION	ADV. CONSENT

REFERENCE	06/16/0452/LB
PARISH	Great Yarmouth 14
PROPOSAL	3 Fascia signs and 2 hanging signs
SITE	38/41 Camperdown Embassy Hotel GREAT YARMOUTH NR30 5JB
APPLICANT	Mrs S Sharp
DECISION	LIST.BLD.APP

PLANNING APPLICATIONS CLEARED BETWEEN 01-DEC-17 AND 31-JAN-18 FOLLOWING DETERMINATION BY THE GROUP MANAGER (PLANNING) UNDER DELEGATED POWERS

REFERENCE	06/17/0383/F
PARISH	Great Yarmouth 14
PROPOSAL	4 no. new 3 bed terraced houses and cycle store
SITE	13 St Georges Road GREAT YARMOUTH Norfolk NR30 2JR
APPLICANT	Mr P Huang
DECISION	APPROVE

REFERENCE	06/17/0559/CU
PARISH	Great Yarmouth 14
PROPOSAL	Change of use of ground floor from residential to church
SITE	153 King Street GREAT YARMOUTH Norfolk NR30 2PA
APPLICANT	Mr S Goredema
DECISION	APPROVE

REFERENCE	06/17/0595/F
PARISH	Great Yarmouth 14
PROPOSAL	Renewal of planning permission 06/12/0538/F for secure lock up stall for retail sales of souvenirs with ext in situ
SITE	104 and 105 Regent Road (Site between) GREAT YARMOUTH Norfolk
APPLICANT	Mr K M Choudhury
DECISION	APPROVE

REFERENCE	06/17/0605/A
PARISH	Great Yarmouth 14
PROPOSAL	Vinyl window graphics on west windows, 1 metal sign w/letters of St Georges logo
SITE	The Pavilion St Georges Theatre King Street GREAT YARMOUTH NR30 2PG
APPLICANT	St Georges Theatre Trust
DECISION	ADV. CONSENT

REFERENCE	06/17/0613/EU
PARISH	Great Yarmouth 14
PROPOSAL	Application for a certificate of lawfulness for existing use as HMO
SITE	75 St Peters Road GREAT YARMOUTH Norfolk NR30 3AY
APPLICANT	Mr S McMahon
DECISION	EST/LAW USE CER.

REFERENCE	06/17/0626/LB
PARISH	Great Yarmouth 14
PROPOSAL	Change of use from cafe/takeaway to offices
SITE	29 Hall Plain GREAT YARMOUTH Norfolk NR30 2QD
APPLICANT	Mr D Evans
DECISION	LIST.BLD.APP

PLANNING APPLICATIONS CLEARED BETWEEN 01-DEC-17 AND 31-JAN-18 FOLLOWING DETERMINATION BY THE GROUP MANAGER (PLANNING) UNDER DELEGATED POWERS

REFERENCE **06/17/0627/CU**
 PARISH Great Yarmouth 14
 PROPOSAL Change of use from cafe/takeaway to offices

SITE 29 Hall Plain GREAT YARMOUTH
 Norfolk NR30 2QD

APPLICANT D J Evans
 DECISION **APPROVE**

REFERENCE **06/17/0632/F**
 PARISH Great Yarmouth 14
 PROPOSAL Proposed lighting of tree by War Memorial

SITE St Georges Park Crown Road
 GREAT YARMOUTH NR30 2JN

APPLICANT Mrs J Staff
 DECISION **APPROVE**

REFERENCE **06/17/0710/CD**
 PARISH Great Yarmouth 14
 PROPOSAL Discharge of condition 3 of PP 06/16/0193/F - proposed change of use of first floor to six flats

SITE 26-28 Southgates Road GREAT YARMOUTH
 Norfolk NR30 3LL

APPLICANT Thompsons Food Service Ltd
 DECISION **APPROVE (CONDITIONS)**

REFERENCE **06/17/0724/F**
 PARISH Great Yarmouth 14
 PROPOSAL Vary condition 3 of PP 06/17/0328/F - to allow unrestricted C1/holiday accommodation use

SITE 63 Apsley Road Bromley Hotel
 GREAT YARMOUTH NR30 2HG

APPLICANT DaTra Property Investment Ltd
 DECISION **APPROVE**

REFERENCE **06/17/0732/F**
 PARISH Great Yarmouth 14
 PROPOSAL Proposed kitchen/store and cafe extensions

SITE 4 The Jetty Shop (The Tea Junction)
 Marine Parade GREAT YARMOUTH NR30 3AH

APPLICANT Mrs Sante
 DECISION **APPROVE**

REFERENCE **06/17/0181/CD**
 PARISH Great Yarmouth 15
 PROPOSAL Conversion of rear of 9 Beaconsfield Road to form separate dwelling. D.O.C: 3 & 4 re: PP: 06/16/0400/F

SITE Garfield Road GREAT YARMOUTH
 Norfolk NR30 4JR

APPLICANT Mr T Fenn
 DECISION **APPROVE (CONDITIONS)**

PLANNING APPLICATIONS CLEARED BETWEEN 01-DEC-17 AND 31-JAN-18 FOLLOWING DETERMINATION BY THE GROUP MANAGER (PLANNING) UNDER DELEGATED POWERS

REFERENCE	06/17/0327/F
PARISH	Great Yarmouth 15
PROPOSAL	Retro.app.for the retention of close boarded wooden fencing attached to brick wall extend. around the front boundaries
SITE	Leeder House Arundel Road GREAT YARMOUTH NR30 4JY
APPLICANT	Mr & Mrs Turner
DECISION	APPROVE

REFERENCE	06/17/0571/CD
PARISH	Great Yarmouth 15
PROPOSAL	Discharge of condition 5 of Planning Permission 06/16/0594/F
SITE	Howard Street North Norfolk Constabulary Police Station GREAT YARMOUTH NR30 1PH
APPLICANT	Mr C Rush
DECISION	APPROVE (CONDITIONS)

REFERENCE	06/17/0590/F
PARISH	Great Yarmouth 15
PROPOSAL	Demolition of existing building and erection of riverside residential private apartments with river views
SITE	Suspension Bridge PH Bridge Road Runham Vauxhall GREAT YARMOUTH NR30 1JU
APPLICANT	Mr M T Young
DECISION	APPROVE

REFERENCE	06/17/0657/F
PARISH	Great Yarmouth 15
PROPOSAL	Variation of condition 2 re: Planning Permission 06/16/0008/F - Amendments to approved drawings
SITE	15 Paget Road GREAT YARMOUTH Norfolk NR30 2DN
APPLICANT	Mr D Rogers
DECISION	APPROVE

REFERENCE	06/17/0673/CU
PARISH	Great Yarmouth 15
PROPOSAL	Proposed change of use from recording studio to food retail outlet
SITE	2 Whitefriars Court Stonecutters Way GREAT YARMOUTH NR30 1HF
APPLICANT	Juicy Lucys
DECISION	APPROVE

REFERENCE	06/17/0704/CD
PARISH	Great Yarmouth 15
PROPOSAL	DoC 3 of PP 06/17/0310/F - replacement of old steel building with a new larger steel building
SITE	A W Plant Services Eurocentre North River Road GREAT YARMOUTH NR30 1TE
APPLICANT	Mr S Ward
DECISION	APPROVE (CONDITIONS)

PLANNING APPLICATIONS CLEARED BETWEEN 01-DEC-17 AND 31-JAN-18 FOLLOWING DETERMINATION BY THE GROUP MANAGER (PLANNING) UNDER DELEGATED POWERS

REFERENCE	06/17/0711/F
PARISH	Great Yarmouth 15
PROPOSAL	Renewal of current permission 06/16/0638/CU - Change of use to pavement to place tables and chairs with barriers
SITE	182 King Street Greggs GREAT YARMOUTH NR30 1LS
APPLICANT	Greggs PLC
DECISION	APPROVE

REFERENCE	06/17/0716/F
PARISH	Great Yarmouth 15
PROPOSAL	Single storey rear kitchen extension with balcony overhead
SITE	12 Kitchener Road GREAT YARMOUTH Norfolk NR30 4HU
APPLICANT	Mr L Barth
DECISION	APPROVE

REFERENCE	06/17/0682/F
PARISH	Great Yarmouth 19
PROPOSAL	Proposed single storey rear extension
SITE	45 Colomb Road Gorleston GREAT YARMOUTH NR31 8BT
APPLICANT	Mr & Mrs Oakley
DECISION	APPROVE

REFERENCE	06/17/0702/F
PARISH	Great Yarmouth 19
PROPOSAL	Proposed erection pair of 3 bedroom semi-detached houses
SITE	Land at junction of Stradbroke and Lowestoft Roads Gorleston GREAT YARMOUTH NR31 7AQ
APPLICANT	J Parker
DECISION	REFUSED

REFERENCE	06/17/0706/CD
PARISH	Great Yarmouth 19
PROPOSAL	Proposed change of use, extension & alteration to form public house - D.O.C 8 re: PP: 06/15/0481/F
SITE	176 High Street The William Adams Gorleston GREAT YARMOUTH NR31 6RG
APPLICANT	J D Wetherspoon
DECISION	APPROVE (CONDITIONS)

REFERENCE	06/17/0717/F
PARISH	Great Yarmouth 19
PROPOSAL	External alterations and extension of opening hours for restaurant
SITE	Community Centre Church Lane Gorleston GREAT YARMOUTH
APPLICANT	Mr E Fernandez
DECISION	APPROVE

PLANNING APPLICATIONS CLEARED BETWEEN 01-DEC-17 AND 31-JAN-18 FOLLOWING DETERMINATION BY THE GROUP MANAGER (PLANNING) UNDER DELEGATED POWERS

REFERENCE	06/17/0759/F
PARISH	Great Yarmouth 19
PROPOSAL	Variation of condition 2 of PP 06/16/0031/F - design changes & removal of vehicular access from the southern boundary
SITE	79 Pier Plain Gorleston GREAT YARMOUTH NR31 6PG
APPLICANT	Mr R Grimmer
DECISION	APPROVE

REFERENCE	06/17/0546/F
PARISH	Great Yarmouth 21
PROPOSAL	Demolition of 93-94 and 95-96 North Denes Road and construction of replacement care home
SITE	93-96 North Denes Road GREAT YARMOUTH Norfolk NR30 4LW
APPLICANT	Country Retirement & Nursing Homes Ltd
DECISION	APPROVE

REFERENCE	06/17/0689/F
PARISH	Great Yarmouth 21
PROPOSAL	Alterations to the Boating Lake Cafe & replace existing extension. Demolish & replace gardeners store
SITE	Cafe Venetian Waterways North Drive GREAT YARMOUTH NR30 4EW
APPLICANT	Great Yarmouth Borough Council
DECISION	APPROVE

REFERENCE	06/17/0649/F
PARISH	Hemsby 8
PROPOSAL	Demo. of sub-standard farmhse. Erect replacement dwelling. Convert extg agr. barns to 3 no. residential dwellings
SITE	Common Farm Common Road Hemsby GREAT YARMOUTH NR29 4NB
APPLICANT	Burnley Group Partnership Ltd
DECISION	APPROVE

REFERENCE	06/17/0714/F
PARISH	Hemsby 8
PROPOSAL	Single storey rear extension and fenestration modifications
SITE	1 Copeman Close Hemsby GREAT YARMOUTH NR29 4LD
APPLICANT	Mrs A Jones
DECISION	APPROVE

REFERENCE	06/17/0671/O
PARISH	Hopton On Sea 2
PROPOSAL	Self contained bungalow within curtilage of 1 Brett Cottages
SITE	1 Brett Cottages Sidegate Road Hopton GREAT YARMOUTH NR31 9AT
APPLICANT	Mr T Pack
DECISION	REFUSED

PLANNING APPLICATIONS CLEARED BETWEEN 01-DEC-17 AND 31-JAN-18 FOLLOWING DETERMINATION BY THE GROUP MANAGER (PLANNING) UNDER DELEGATED POWERS

REFERENCE	06/17/0692/F
PARISH	Hopton On Sea 2
PROPOSAL	Replace 15 extg timber windows with UPVC dble glazed.2 dble timber ex.doors with UPVC.3 ex ex.timber drs with composite
SITE	The Thatched Barn Hall Road Hopton GREAT YARMOUTH NR31 9AX
APPLICANT	Mr J Williams
DECISION	APPROVE

REFERENCE	06/17/0698/F
PARISH	Hopton On Sea 2
PROPOSAL	Retrospective application for a conservatory
SITE	5 Seafields Drive Hopton GREAT YARMOUTH NR31 9TR
APPLICANT	Mr R Cue
DECISION	APPROVE

REFERENCE	06/17/0582/LB
PARISH	Martham 13
PROPOSAL	Fitting of an Air Source Heat Pump- diesel fuel tank and a diesel fired boiler, all located externally
SITE	27 The Green Brooklyn House Martham GREAT YARMOUTH NR29 4PL
APPLICANT	Mr P Meyer
DECISION	LIST.BLD.APP

REFERENCE	06/17/0592/CU
PARISH	Martham 13
PROPOSAL	Change of use of building to dog grooming salon (use Sui Generis)
SITE	Unit 1A Fairfields Business Workshop Hemsby Road Martham GREAT YARMOUTH NR29 4QG
APPLICANT	Miss L Harrod
DECISION	APPROVE

REFERENCE	06/17/0611/F
PARISH	Martham 13
PROPOSAL	Fitting of an Air Source Heat Pump- diesel fuel tank and a diesel fired boiler, all located externally
SITE	27 The Green Brooklyn House Martham GREAT YARMOUTH NR29 4PL
APPLICANT	Mr P Meyer
DECISION	APPROVE

REFERENCE	06/17/0699/F
PARISH	Martham 13
PROPOSAL	Retrospective Planning applica tion for retention of Existing 3-Bay Classroom Block for Per iod of 10 years
SITE	Flegg High School Somerton Road Martham GREAT YARMOUTH NR29 4QD
APPLICANT	Flegg High School
DECISION	APPROVE

PLANNING APPLICATIONS CLEARED BETWEEN 01-DEC-17 AND 31-JAN-18 FOLLOWING DETERMINATION BY THE GROUP MANAGER (PLANNING) UNDER DELEGATED POWERS

REFERENCE	06/17/0700/F
PARISH	Martham 13
PROPOSAL	Retention of existing 5 bay classroom block for a further 10 years
SITE	Flegg High School Somerton Road Martham GREAT YARMOUTH NR29 4QD
APPLICANT	Flegg High School
DECISION	APPROVE

REFERENCE	06/17/0751/A
PARISH	Martham 13
PROPOSAL	Application for two free- standing advert boards
SITE	10 White Street (Durban House) Martham GREAT YARMOUTH NR29 4PQ
APPLICANT	Persimmon Homes Anglia
DECISION	ADV. CONSENT

REFERENCE	06/17/0442/F
PARISH	Ormesby St.Marg 16
PROPOSAL	Proposed detached replacement dwelling - revised submission
SITE	52 California Crescent California GREAT YARMOUTH NR29 3QP
APPLICANT	Mr & Mrs Cribb
DECISION	REFUSED

REFERENCE	06/17/0630/F
PARISH	Ormesby St.Marg 16
PROPOSAL	Proposed alterations
SITE	62 California Crescent California GREAT YARMOUTH NR29 3QP
APPLICANT	Mr P Hennessy
DECISION	APPROVE

REFERENCE	06/17/0631/F
PARISH	Ormesby St.Marg 16
PROPOSAL	Proposed replacement dwelling
SITE	27 Station Road Ormesby St Margaret GREAT YARMOUTH NR29 3NH
APPLICANT	Mr S Tovell
DECISION	APPROVE

REFERENCE	06/17/0636/F
PARISH	Ormesby St.Marg 16
PROPOSAL	Proposed extension, demolition of existing garage, new garage and internal alterations
SITE	52 Beach Drive Scratby GREAT YARMOUTH NR29 3NP
APPLICANT	Mr S Craig
DECISION	APPROVE

PLANNING APPLICATIONS CLEARED BETWEEN 01-DEC-17 AND 31-JAN-18 FOLLOWING DETERMINATION BY THE GROUP MANAGER (PLANNING) UNDER DELEGATED POWERS

REFERENCE **06/17/0667/F**
 PARISH Ormesby St.Marg 16
 PROPOSAL Construction of detached bungalow

SITE 15 California Avenue (rear of) Scratby
 GREAT YARMOUTH NR29 3PE

APPLICANT Mr A Meek
 DECISION **APP. DETAILS**

REFERENCE **06/17/0693/F**
 PARISH Ormesby St.Marg 16
 PROPOSAL Proposed pitched roof porch extension to front elevation

SITE Tarn House Yarmouth Road Ormesby St Margaret
 GREAT YARMOUTH NR29 3QG

APPLICANT Mr B Lekerman
 DECISION **APPROVE**

REFERENCE **06/17/0695/O**
 PARISH Ormesby St.Marg 16
 PROPOSAL Erection of detached dwelling

SITE Ingledene 4 Beach Close (Adj) Scratby
 GREAT YARMOUTH NR29 3PD

APPLICANT Mr D Leadbeater
 DECISION **REFUSED**

REFERENCE **06/17/0723/F**
 PARISH Ormesby St.Marg 16
 PROPOSAL Conversion and extension of existing detached garage to form a one bedroom bungalow

SITE 3 Tern Road Scratby
 GREAT YARMOUTH NR29 3NX

APPLICANT Mrs Welbourne
 DECISION **APPROVE**

REFERENCE **06/17/0629/F**
 PARISH Somerton 8
 PROPOSAL Proposed cart-lodge and workshop

SITE 5 Collis Lane (land adjacent) East Somerton
 GREAT YARMOUTH NR29 4DS

APPLICANT Mr R Cross
 DECISION **APPROVE**

REFERENCE **06/17/0715/F**
 PARISH Winterton 8
 PROPOSAL Side utility addition, new pitched roof over garage, 2 no pitched roof dormers to rear & install wood burner with flue

SITE Spindrift Bush Road Winterton
 GREAT YARMOUTH NR29 4BY

APPLICANT Mr & Mrs Baker
 DECISION **APPROVE**

* * * * End of Report * * * *

PLANNING APPLICATIONS CLEARED BETWEEN 01-DEC-17 AND 31-JAN-18 FOLLOWING DETERMINATION BY THE DEVELOPMENT CONTROL COMMITTEE

REFERENCE **06/16/0391/SU**
 PARISH Bradwell S 2
 PROPOSAL 1) Outline app.for up to 231 res.units (5.88 Hectares)
 2) Full app for 56 res.units. Ass.infra.pump.st.elec.&landsc
 SITE Site 25 Beacon Park Gorleston
 GREAT YARMOUTH (Parish of Bradwell)
 APPLICANT Great Yarmouth Borough Council
 DECISION **APPROVE**

REFERENCE **06/16/0332/F**
 PARISH Great Yarmouth 9
 PROPOSAL Dem existing warehouse & redevelop to hotel, various
 pub/restaurant facilities with associated infrastructure
 SITE Jones (GC) Way (Land adjoining to the East)
 Pasteur Road GREAT YARMOUTH NR31 0DW
 APPLICANT Pasteur Retail Park Ltd
 DECISION **APPROVE**

REFERENCE **06/15/0769/F**
 PARISH Great Yarmouth 14
 PROPOSAL Proposed conversion of floors 4, 5 and 6 into 18 self-
 contained flats
 SITE Marine Parade Atlantis Complex
 GREAT YARMOUTH NR30 2EW
 APPLICANT Mr C Abbott
 DECISION **APPROVE**

REFERENCE **06/17/0096/O**
 PARISH Great Yarmouth 15
 PROPOSAL Demo of former commercial buildings and construction of
 4 no. 2 storey dwellings as part of a car free development
 SITE 6A Ormond Road GREAT YARMOUTH
 Norfolk NR30 1QB
 APPLICANT Mrs Patterson
 DECISION **APPROVE**

REFERENCE **06/16/0426/F**
 PARISH Hemsby 8
 PROPOSAL Demolition of existing bungalow and redevelopment of
 site to provide 12 new bungalows
 SITE Peacehaven Yarmouth Road Hemsby
 GREAT YARMOUTH NR29 4NJ
 APPLICANT Mr Marsden
 DECISION **APPROVE**

* * * * End of Report * * * *