

Reference: 06/18/0209/O

Parish: Ormesby St Michael

Officer: Mr J Beck

Expiry Date: 20-07-2018

Applicant: Mr Coulclough

Proposal: Outline planning for a pair of semi-detached cottages and parking

Site: Stone Cottage
Main Road
Ormesby St Michael

REPORT

1. Background / History :-

1.1 The application site is positioned on Main Road, Ormesby St Michael within the curtilage of Stone Cottage. The site is positioned between Main Road to the north and to the south within an 'island'. To north is the church and a listed building with significant grounds with residential properties to the west, south and east. To the west is the main body of the village of Ormesby St Michael whilst to the east is the village of Ormesby St Margaret. The existing property is an attractive stone built semi-detached cottage with a large curtilage to its side (eastwards). The site contains several established and protected trees along the east boundary and a large boarded garage.

1.2 The application is for outline permission for a pair of semi-detached properties. The application includes the access, layout, appearance and scale meaning only the landscaping is a reserved matter to be determined at a detailed stage.

1.3 The site is outside the village development limit for Ormesby St Michael. The Adopted Core Strategy states Ormesby St Michael is a Secondary Village.

1.4 Planning History:

06/10/0098/F - Ground and first floor extensions and detached garage. Approved with conditions. 16-04-2010

06/16/0333/O – Pair of semi-detached cottages and parking. Refused. 13-09-2016

06/16/0799/O – Pair of semi-detached cottages and parking. Withdrawn. 20-03-2017

2. Consultations :-

All Consultations are available to view on the website.

2.1 Parish Council – No comment.

2.2 Tree and Landscape Officer – The trees have permission to be removed due to their structural condition. The works have not been carried out yet.

2.3 Highways – No objection subject to conditions. A large part of the site requires a stopping up order. Whilst the site does not belong to Highways there are Highway rights that exist over the property. An application to the Department of Transport to stop up the highway has been made and is progressing. Highways noted that the parking areas are not detailed, but is content for this to be a condition.

2.4 Building Control – No objection

2.5 Conservation – Recommended two options for changes.

2.6 Public Consultation – No public objections were received.

3. Policy and Assessment:-

3.1 Local Policy :- Saved Great Yarmouth Borough-Wide Local Plan Policies (2001):

3.2 Paragraph 213 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 Paragraph 11 states that where no relevant local policies exist or they are out of date then permission should be granted unless the adverse impacts demonstrably outweigh the benefits when assessed against the whole of the NPPF.

3.4 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.

3.5 POLICY HOU10

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

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

- (i) the dwelling must be required for the purpose stated
- (ii) It will need to be demonstrated that it is essential in the interests of good agriculture or management that an employee should live on the holding or site rather than in a town or village nearby
- (iii) there is no appropriate alternative accommodation existing or with planning permission available either on the holding or site or in the near vicinity
- (iv) the need for the dwelling has received the unequivocal support of a suitably qualified independent appraiser
- (v) The holding or operation is reasonably likely to materialise and is capable of being sustained for a reasonable period of time. (in appropriate cases evidence may be required that the undertaking has a sound financial basis)
- (vi) the dwelling should normally be no larger than 120 square metres in size and sited in close proximity to existing groups of buildings on the holding or site
- (vii) a condition will be imposed on all dwellings permitted on the basis of a justified need to ensure that the occupation of the dwellings shall be limited to persons solely or mainly working or last employed in agriculture, forestry,

organised recreation or an existing institution in the locality including any dependants of such a person residing with them, or a widow or widower or such a person

- (viii) where there are existing dwellings on the holding or site that are not subject to an occupancy condition and the independent appraiser has indicated that a further dwelling is essential, an occupancy condition will be imposed on the existing dwelling on the holding or site
- (ix) applicants seeking the removal of any occupancy condition will be required to provide evidence that the dwelling has been actively and widely advertised for a period of not less than twelve months at a price which reflects the occupancy conditions*

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

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

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

3.6 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.

3.6 Adopted Core Strategy:

3.7 CS1 - Focusing on a sustainable future

- A) Sustainable growth, ensuring that new development is of a scale and location that complements the character and supports the function of individual settlements
- B) Mixed adaptable neighbourhoods, that provide choices and effectively meet the needs and aspirations of the local community
- 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 where it responds to positive local characteristics and protects the borough's biodiversity, unique landscapes, built character and historic environment

3.8 CS2 – Achieving Sustainable Growth

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

3.9 CS9 – Encouraging well designed distinctive places

- A) Respond to and draw inspiration from the surrounding areas distinctive natural and built characteristics such as scale, form, massing and materials to ensure that the full potential of the development site is realised, making efficient use of land and reinforcing the local identity
- 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
- G) Conserve and enhance biodiversity, landscape features and townscape quality

3.10 National Planning Policy Framework:

Paragraph 78 - To promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities.

Planning policies should identify opportunities for villages to grow and thrive, especially where this will support local services. Where there are groups of smaller settlements, development in one village may support services in a village nearby.

3.11 Strategic Planning Comments

Consider the proposal broadly policy compliant and support the application.

4. Appraisal:

4.1 The application site is situated on Main Road, Ormesby St Michael. The site is positioned between the Main Road and an attached service road running to the south. The area is residential in character and within a clear cluster of residential properties that exist within the service road and in a linear pattern along the Main Road. To the north is the village church as well as a large listed property with large grounds. The site is within the curtilage of Stone Cottage.

4.2 The application is for outline permission for a pair of detached dwellings with all matters except the landscaping to be agreed as part of this application.

4.3 Ormesby St Michael is a Secondary Village and policy CS2 states that 5% of expected housing for the Borough of Great Yarmouth should be located in secondary and tertiary villages.

5.0 Assessment

5.1 The location of the development is considered acceptable in principal and contributes to the supply of housing as set out in policy CS2 of the adopted Core Strategy. It is recognised that policy HOU10 which governs new dwellings in the countryside is restrictive about the type of housing allowed usually limiting new housing to agricultural or business needs meaning the proposal is a departure. However the site is not deemed to be isolated within the countryside and relates well to a clear and existing cluster of residential properties.

5.2 In addition policy CS2 of the adopted Core Strategy recommends that 5% of the overall housing numbers required for the Borough is located in Secondary and Tertiary Villages. This dwelling will go towards meeting this target. A bus stop is in close proximity near the church providing sustainable transport.

5.3 An application for new dwellings at this site was refused in 2016. The reasons for refusal were it was contrary to policy HOU10 and not adjacent to the village development limit so the Interim Housing Land Supply Policy contained limited weight. Strategic Planning raised concerns regarding the 2016 application. However they have supported the current application recognising that policy has evolved. Whilst the proposal is still contrary to policy HOU10 and the Interim Housing Land Supply policy still contains limited weight there is a greater emphasis on the dwellings surroundings and ensuring that a new dwelling is within an existing settlement cluster. In addition greater weight has been placed upon policy CS2 which seeks housing in secondary villages. Accordingly, whilst recognising that the proposal does not meet all of the current local policies, the principle has been considered acceptable and there is a tilted balance in favour of development in non-isolated locations.

5.3 As of April 1st 2017 the Borough has a 4.13 year supply of housing land and as such is a significant material consideration in the determination of this application. 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.

5.4 Norfolk County Council Highway Department have been consulted and they have not objected to the proposal subject to conditions. The site contains a large area with highway rights existing over it. The Highway Department state that the ownership dispute has been resolved in the applicants favour, but the highway rights require formal removal through a stopping up order. This process is currently underway with the Department of Transport. They note that the parking area has not been clearly marked, but has stated a condition showing the parking areas should be included. Sufficient space has been provided for parking provision.

5.5 The Conservation Officer provided comments regarding the design of the property to ensure it was sympathetic to the character of the wider area. The conservation officer put forward two potential options. The first was to detach the

properties which the Conservation Officer stated was a preferable option whilst the second option was to lower the roof height. The applicant went with the second option. With the amendment it is considered that the proposal will be sympathetic to the character of the area.

5.6 The site contains a row of large Sycamores along the eastern boundary which were formerly protected. However the Protection was removed due to the structural issues within the trees. The Sycamores are still present, but are no longer protected. The applicant is proposing the removal of 5 trees whilst retaining 1 of the Sycamores. As a replacement they are proposing the planting of 1 Oak and 1 Beech. The landscaping is a reserved matter so would be agreed at a later stage, however the Landscaping Officer has not objected to the existing trees removal.

5.7 No neighbour objections have been received. As the proposed properties are positioned to the side of the existing dwelling and the position of the road separates the dwellings from the neighbours it is not considered to significantly and adversely affect the neighbouring properties. The proposed property is sufficiently distanced from Stone Cottage and with no side facing windows it is not considered to significantly and adversely impact this neighbour.

6. RECOMMENDATION :- Recommended for approval, subject to all conditions ensuring a suitable development including all the reserved matters. Subject to Highway conditions, details of boundary treatments and materials. Restriction on construction times and full landscaping conditions.

Jack Ibbotson
Great Yarmouth Borough Council
Town Hall
Hall Plain
Great Yarmouth
Norfolk
NR30 2QF

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

Your Ref: 06/18/0209/O
Date: 15 May 2018

My Ref: 9/6/18/0209
Tel No.: 01603 638070
Email: stuart.french@norfolk.gov.uk

Dear Jack

Ormesby St Michael: Outline planning for a pair of semi-detached cottages and parking
Stone Cottage Main Road Ormesby St Michael GREAT YARMOUTH NR29 3LN

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

As you will be aware from the planning history, with a previous application the LHA identified the land as being in the ownership of Norfolk County Council and having highway rights over it. The applicant has corresponded with NCC regarding the ownership of the land and I understand this now be resolved in favour of the applicant, but the issues of highway rights remains.

I am aware that the applicant has made an application to the DfT for the stopping up of highway rights under Section 247 of the Town and Country Planning Act, for which the LHA have been consulted and this is currently progressing concurrent with this application.

In terms of the proposals submitted I would comment that the application states that there will be there will be 3 parking spaces per dwelling (the minimum requirement being 2), but it is not clear how these will be accommodated. The proposed garages are not of a size that they can be included on the parking assessment and the drive fronting the garages does not appear long enough (from scaling) for two vehicles to park in tandem, I appreciate there is land available fronting the properties off the driveway and this may well be where it is proposed for vehicles to be parked, but it is not indicated as such on the plans. Given that this is an outline condition, I propose to deal with this matter by condition as it is not acceptable for parking to be displaced onto the highway in this location.

Accordingly, subject to the following conditions and informative note being appended to any grant of permission your Authority is minded to make, I have no objection to this application

Continued/...

SHC 08 Prior to the first occupation of the development hereby permitted the vehicular access shall be provided and thereafter retained at the position shown on the approved plan (drawing number 1099/1 Rev A) in accordance with the highway specification (Dwg. No. TRAD 5) attached. Arrangement shall be made for surface water drainage to be intercepted and disposed of separately so that it does not discharge from or onto the highway carriageway.

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

SHC 12 The gradient of the vehicular access shall not exceed 1:12 for the first 5 metres into the site as measured from the near channel edge of the adjacent carriageway.

Reason: In the interests of the safety of persons using the access and users of the highway.

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

Reason: In the interests of highway safety.

SHC 21 Prior to the first occupation of the development hereby permitted a 2.4 metre wide parallel visibility splay as measured back from the near edge of the adjacent highway carriageway shall be provided across the whole of the site's roadside frontage (U62428 Main Road service road fronting southern boundary). The parallel visibility splay shall thereafter be maintained at all times free from any obstruction exceeding 0.225 metres above the level of the adjacent highway carriageway.

Reason: In the interests of highway safety.

SHC 25V Prior to the first occupation of the development hereby permitted sufficient space shall be provided within the site to enable two standard size family cars (minimum) to park. This area shall be levelled, surfaced and drained in accordance with a detailed scheme submitted to and approved in writing by the Local Planning Authority, and retained thereafter available for that specific use.

Reason: In the interests of satisfactory development and highway safety.

Continued/...

SHC 38 No works shall commence on site until such time as a Stopping Up Order to remove all highway rights subsisting in the highway land coloured red on the attached plan has been granted and all Highway rights over the red land have been successfully removed.

Inf. 2 This development involves works within the public highway that can only be carried out by Norfolk County Council as Highway Authority unless otherwise agreed in writing.

It is an OFFENCE to carry out any works within the Public Highway, which includes a Public Right of Way, without the permission of the Highway Authority. Please note that it is the Applicant's responsibility to ensure that, in addition to planning permission, any necessary consents or approvals under the Highways Act 1980 and the New Roads and Street Works Act 1991 are also obtained from the County Council. Advice on this matter can be obtained from the County Council's Highway Development Management Group. Please contact Stuart French on 01603 638070)

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

Public Utility apparatus may be affected by this proposal. Contact the appropriate utility service to reach agreement on any necessary alterations, which have to be carried out at the expense of the developer.

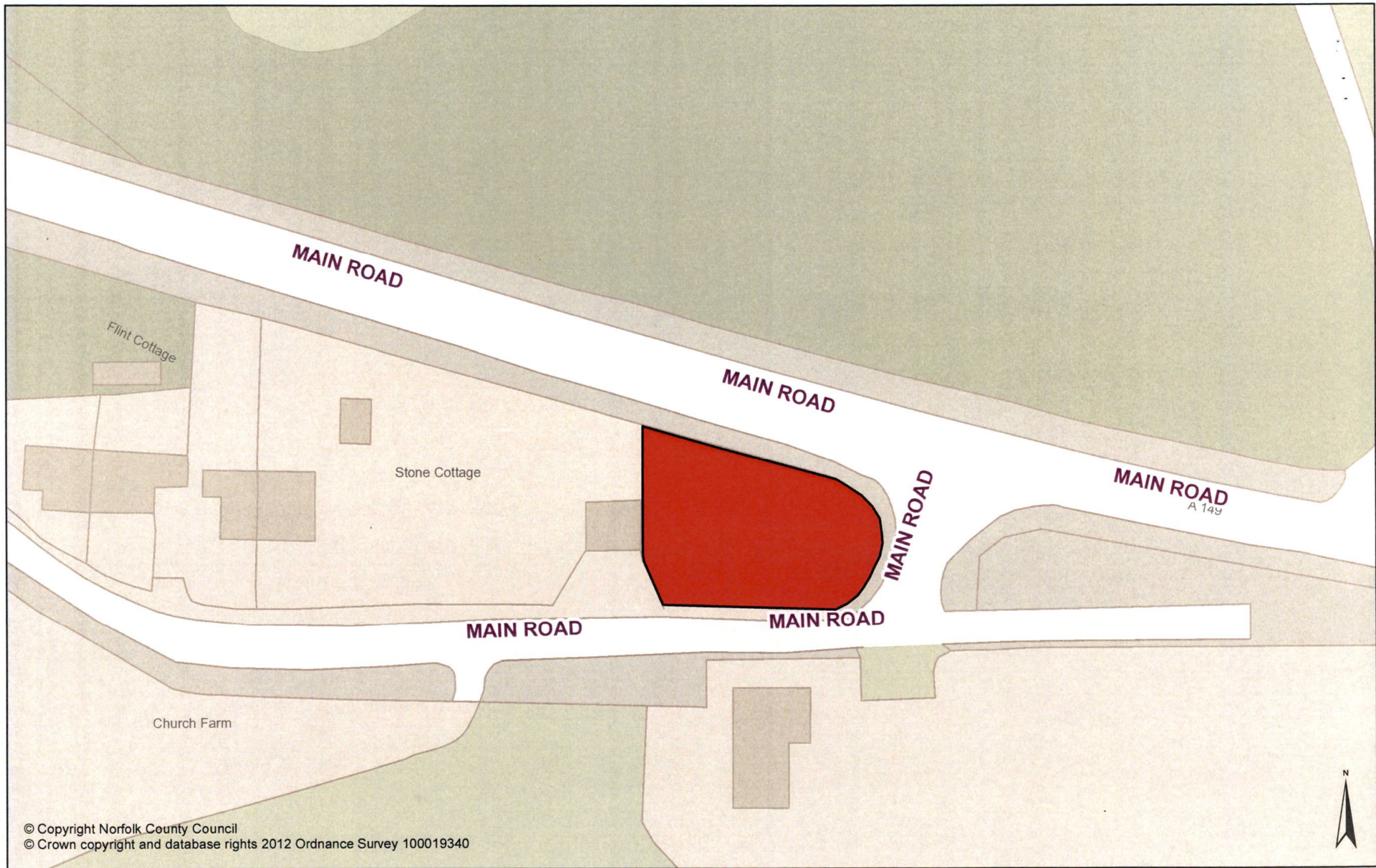
Inf. 5 The imposition of the above condition does not in any way infer that Norfolk County Council, as Local Highway Authority, will support a formal application for a Stopping Up Order to remove highway rights. In addition, statutory undertakers have a right to object to the granting of a Stopping Order, which may prevent this development from progressing in its current format.

Yours sincerely

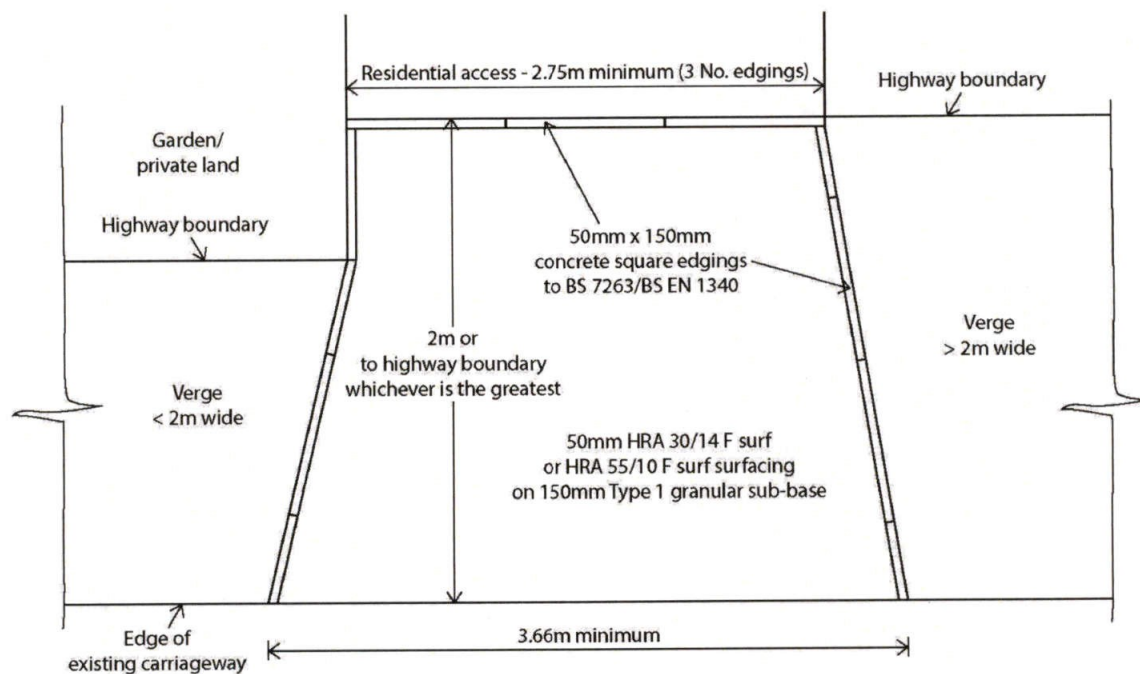
Stuart French

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

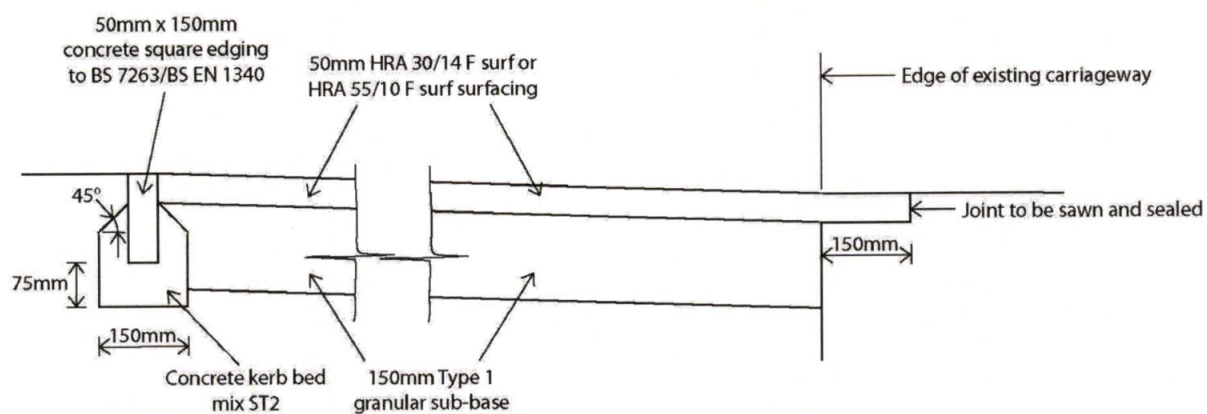
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Plan



Edging Detail

Joint with Carriageway Detail

 **Norfolk County Council**
at your service

**Verge Crossing (Unkerbed) -
Typical Residential Access Details**

November 2011

Dwg. No. TRAD 5

NTS

Notes:

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

Within conservation areas: -

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

Application Ref	06/18/0209/O
Proposal	Outline planning for a pair of semi-detached cottages and parking
Location	Stone Cottage, Main Road, Ormesby St Michael

Case Officer	Mr J Beck	Policy Officer	Nick Fountain
Date Received	07/06/2018	Date Completed	07/06/2018

Strategic Planning Comments

The proposal is for a pair of semi-detached dwellings.

The site is located outside of the saved Borough-Wide Local Plan (2001) Village Development Limits for Ormesby St Michael, but adjacent a cluster of existing dwellings. Furthermore, the site is contained (restricting further expansion) via the small loop road from the main road serving the existing properties.

Existing Policies

The Core Strategy (Policy CS2) identifies Ormesby St Michael as a Secondary Village (albeit that the settlement is relatively small and fragmented in comparison to other Secondary Villages), which along with Tertiary Villages will accommodate approximately 5% of the Borough's total housing growth over the plan period. The scale of the growth proposed in this application is proportionate to the limited availability of local services and the growth set out in the Core Strategy.

Consideration will need to be given to the safe and efficient use of the vehicular access to the site and the potential cumulative effects on the highway network in accordance with Policy CS16 and national planning policy.

Emerging Policies

The site is identified as a draft allocation for one dwelling in the emerging Local Plan Part 2: Detailed Policies and Site Allocations (DPSA). However, only limited weight to this should be applied as the DPSA has been agreed by the Council's Policy and Resources Committee (on 20th March 2018), but has yet to be consulted on.

Conclusion

In strategic planning terms, I consider the proposal to be broadly policy compliant and support it in principle. No doubt you may well have other site specific matters to weigh in reaching a decision. Should you have any queries, please do not hesitate to contact me.

00/18/0209/0

FCM

APPLICATION NUMBER

18/200.

STONE COTTAGE MAIN RD CRIMESBY
ST MICHAEL

CONSERVATION VIEWS

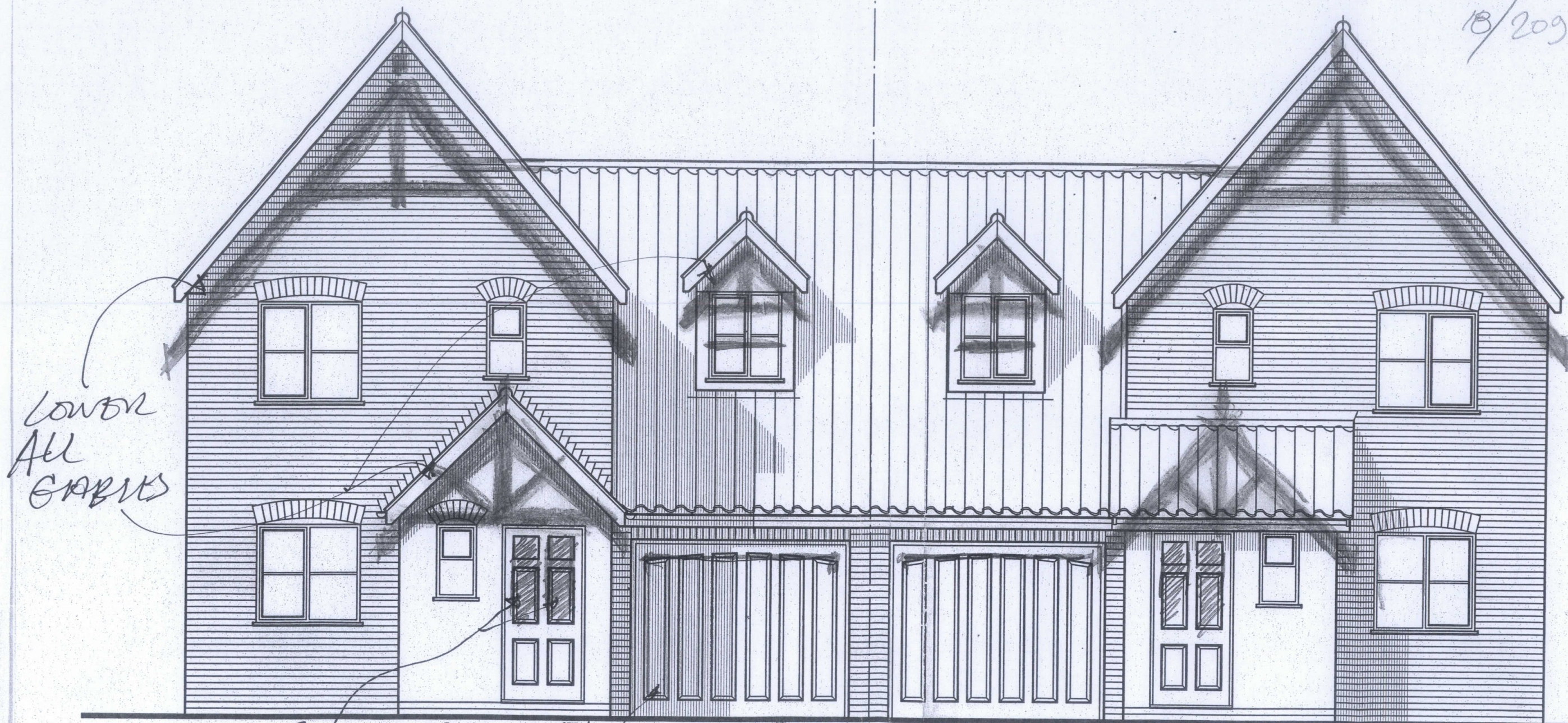
- IT WOULD BE PREFERRED TO HAVE 2ND 1½ STOREY COTTAGES AT RIGHT ANGLES TO ONE ANOTHER WITH AN INDEPENDANT SET OF GARAGES.
- IF PLANNING IS MINDFUL TO ACCEPT THE PROPOSAL AS SUBMITTED THEN ALL THE ROOFS NEED 'DROPPING' UP TO 500MM TO CHANGE THE SCALE FROM 'SUBURBAN' TO THE MORE APPROPRIATE 'RURAL'.

PLEASE SEE ATTACHED

IAN HARDY

26/4/18

18/209



LOWON
ALL
GARITS

2 GLAZED PANEY / CLOSE INSERT BOARDING

INFORMATION SHEET NO 2

SCAN

APPLICATION NUMBER

18/209.

STONE COTTAGE MAIN RD CRINESBY
ST MICHAEL

CONSERVATION VIEWS

- IT WOULD BE PREFERRED TO HAVE 2ND 1½ STOREY COTTAGES AT RIGHT ANGLES TO ONE ANOTHER WITH AN INDEPENDANT SET OF GARAGES.
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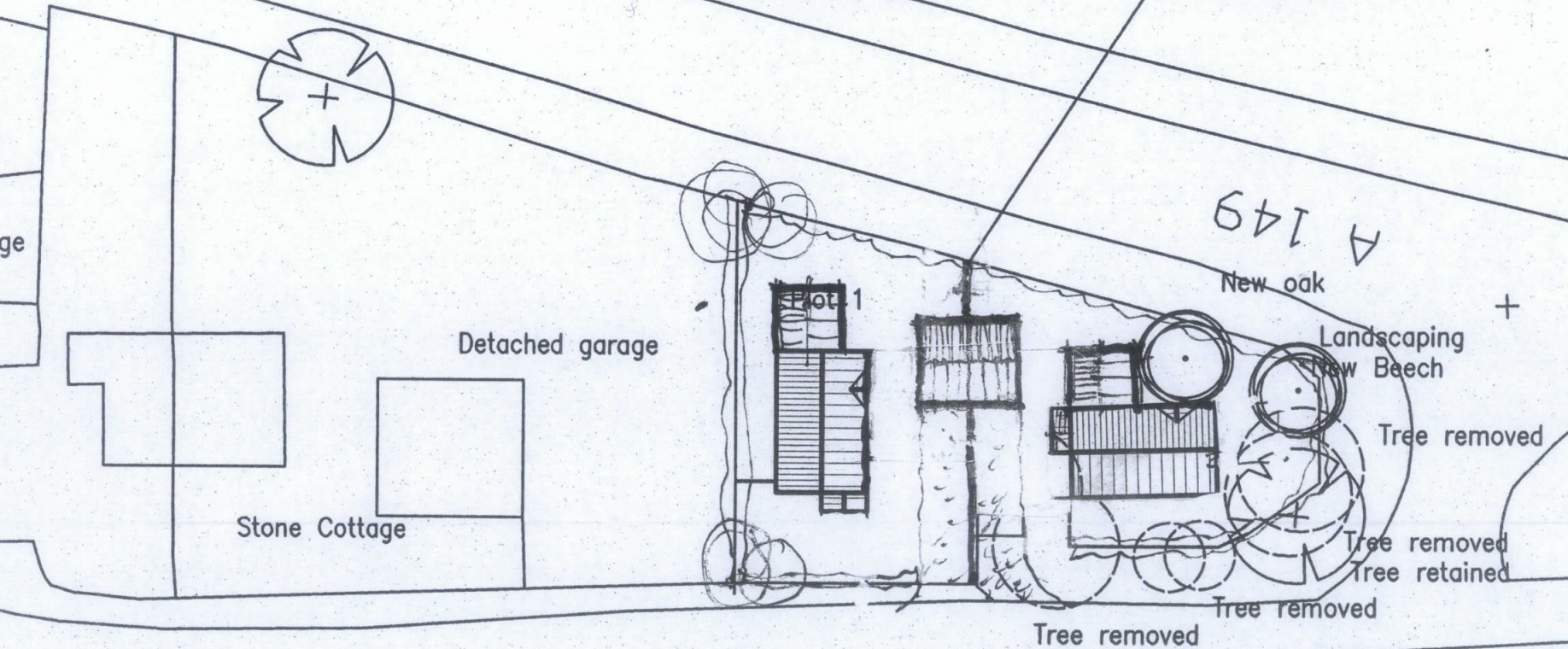
PLEASE SEE ATTACHED

IAN HARDY

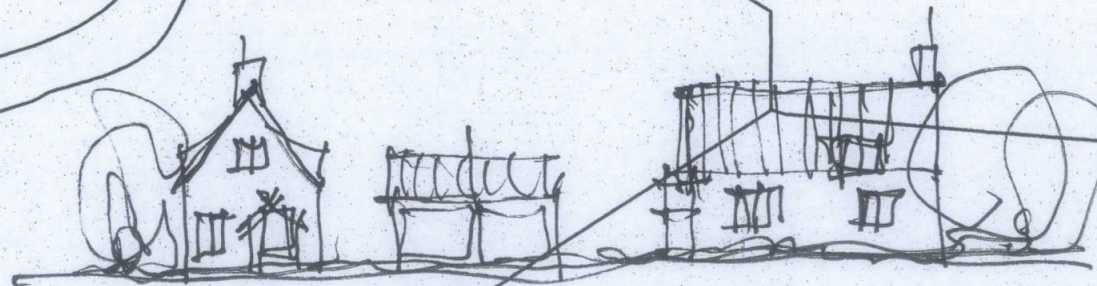
26/4/18

2ND SEPARATE 3BED COTTAGES.
1 1/2 STOREY

Proposed plots and
new houses



cg Farm



2 PLOTS MAIN RD ORMSBY

18/209

From

To: ~~Building Control Manager~~

My Ref: 06/18/0209/O

TO

From: Development Control Manager

Date:

8th June 2018

Case Officer: Mr J Beck

Parish: Ormesby St. Michael 16

Development at:-

Stone Cottage Main Road
Ormesby St Michael
GREAT YARMOUTH
NR29 3LN

For:-

Outline planning for a pair of
semi-detached cottages and
parking

Applicant:-

Mr J Coulclough
C/o 23 Regent Street
GREAT YARMOUTH
Norfolk

Agent:-

Mr A Middleton
23 Regent Street
GREAT YARMOUTH
Norfolk

The above mentioned application has been received and I would be grateful for your comments on the following matters:-

NO OBJECTIONS SEE BELOW.

Please let me have any comments you may wish to make by 22nd June 2018.

COMMENTS:

Engineers Foundation Report Required if tree Removal close to new footprint or if construction begins immediately after removal.

Jill K. Smith

From: Jason Beck
Sent: 10 May 2018 12:08
To: Jill K. Smith
Subject: FW: Planning Ref 06/18/0209/O

Please find a consultation response

JASON BECK

Planning Officer (Development Control)

Great Yarmouth Borough Council

Tel: 01493 846388

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

Website: www.great-yarmouth.gov.uk

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

From: Watson, Graeme [<mailto:Graeme.Watson@ncsgrp.co.uk>]
Sent: 10 May 2018 11:16
To: Jason Beck
Cc: Leigh C. Cox
Subject: Planning Ref 06/18/0209/O

Jason,

This site was discussed back in 05/06/2017 and approval given (with replacement planting stipulations) to remove the 3 protected trees at the site due to their poor condition, structural issues and location.

As far as I am aware these works have not been undertaken as of yet.

Regards,

Graeme Watson

Assistant Grounds Manager and Arboricultural Officer



101 Churchill Road
Great Yarmouth
Norfolk
NR30 4JJ

www.gyboroughservices.co.uk

A Joint Venture with Great Yarmouth Borough Council

Email: Graeme.Watson@ncsgrp.co.uk

Direct Dial: (01493) 742182

Internal Dial: 817182

