

Reference: 06/16/0537/F

Parish: Caister

Officer: Mr J Beck

Expiry Date: 20/12/2016

Applicant: Mr A Youngs

Proposal: Modification to corner of building by cutting of corner

Site: 57A Tan Lane, Caister

REPORT

1. Background / History :-

- 1.1 The site is located to the south side of Tan Lane, opposite Clay Road close to the Caister lifeboat car park. The area is predominantly residential in nature formed of dense dwellings.
- 1.2 The application is for the removal of a front facing corner of the property adjacent to the access to Sand Dune Cottages.
- 1.3 An application was refused by committee in 2015 largely due to the impact upon the character of the area. There have been previous applications on the site since 1990 as detailed below:

06/95/0692/F - Sand Dune Cottages rear of 57A Tan Lane, Remove occupancy condition to allow residential use of bungalows – Withdrawn 12/09/1995

06/95/0735/F - Sand Dune Cottages rear of 57A Tan Lane, Relaxation of condition to allow extended habitation period for bungalows i.e 1st March-14th January – Refused 17/10/1995

06/95/0845/F - Sand Dune Cottages rear of 57A Tan Lane, Relaxation of condition to allow extended habitation period for bungalows 1st March-14th January – Refused 19/01/1996

06/96/0699/F - Sand Dune Cottages Tan Lane, Relaxation of condition to allow occupation of cottage 3 during winter months by caretaker – Refused 24/10/1996

06/96/0872/F - Sand Dune Cottages Tan Lane, Relaxation of condition to allow occupation of cottage 3 during winter months by caretaker – Approved 31/01/1997

06/97/0933/F - Sand Dune Cottages Tan Lane, Renewal of planning permission No. 06/96/0872/F for occupation of cottage 3 during winter months– Approved 19/12/1997

06/98/0215/F - Sand Dune Cottages Tan Lane, Renewal of planning permission No. 06/97/0933/F for occupation of cottage 3 during winter months– Approved 12/05/1998

06/14/0457/F – 57 Tan Lane (rear of), Variation of condition 2 of planning permission 06/81/0807/F to allow year round holiday use – Withdrawn 17/09/2014

06/14/0751/F – 57 Tan Lane (rear of), Variation of condition 2 of planning permission 06/81/0807/F to allow year round holiday use – Refused 17/03/2015, Appeal allowed 30/12/2015

06/15/0607/F – 57A Tan Lane, Modification to corner of building to improve access and visibility to private drive – Refused 17/12/2015

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

- 2.1 Parish Council – Object. Will not improve access for vehicles.
- 2.2 Neighbours/Members of Public – There have been 53 Neighbour objections alongside 3 letters of support and a petition in support with 33 signatures. Please note that some comments have come from the same address:

A summary of some of the main objections are found below:

- Impact to character and heritage.
- No benefit
- The application is for the gain of another site
- No change in previous application
- Loss in business floor space

A summary of some of the main comments in support are found below:

- Improves access
- Improves public safety

2.3 Highways – No objection.

Notes that the proposed visibility once modified will not accord to current standards and will only aid vehicles and pedestrians approaching from the west and it is not likely to help those leaving the private access. However it will offer a minimal improvement. In a separate correspondence Highways recommended conditions regarding a traffic management plan.

2.4 Building Control – No comment.

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

- 3.1 Policy BNV18 – The Council will require alterations and extensions to buildings to be sympathetic to the character of the building to be extended and to its setting.

4 **Adopted Core Strategy**

- 4.1 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.

4.2 Policy CS10 – Safeguarding local heritage assets.

The character of the borough is derived from the rich diversity of architectural styles and the landscape and settlement patterns that have developed over the centuries. In managing future growth and change, the Council will work with other agencies, such as the Broads Authority and Historic England, to promote the conservation, enhancement and enjoyment of this historic environment by:

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

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

- c) Ensuring that access to historic assets is maintained and improved where possible
- d) Regularly reviewing heritage designations and designating additional areas, buildings and spaces for protection where justified by evidence
- e) Carrying out, reviewing and implementing Conservation Character Appraisals and, if appropriate, management plans
- f) Designating new Conservation Areas and amending existing Conservation Area boundaries, as appropriate

5 National Planning Policy Framework

Paragraph 58 - Respond to local character and history, and reflect the identity of local surroundings and materials, while not preventing or discouraging appropriate innovation.

5 Appraisal

- 5.1 The site is on the Southern Side of Tan lane opposite the junction with Clay Road. To the east is the coast and the Caister Life Boat car park. The site is immediately adjacent a narrow private access to Sand Dune Cottages.
- 5.2 The area is predominantly formed of residential units with some holiday units positioned to the rear of the site. There are some businesses in the vicinity including a hairdressers which is within the application site. The area is characterised by dense residential housing which are largely terrace housing along Tan Lane with a greater mixture of types and ages of properties on Clay Road. The frontage of the unit is typical of a number of properties on Tan Lane.

6 Assessment :-

- 6.1 The application is to remove the north east corner of 57 Tan Lane and reposition of the entrance. The unit beneath is commercial, but there is a flying freehold unit above which is also effected by the proposal.
- 6.2 The application states that the purpose of the alterations are to allow for a better turning angle into the driveway. The design and access statement goes into further detail and states that the amended entrance will improve access to Sand Dune Cottages in light of its year round occupancy. It is recognised that the access is relatively narrow and with limited visibility looking both east and west.

- 6.3 Accordingly Highways have been consulted on the application and they have not objected to the development subject to conditions. They state that the improvement will be slight and the access would still not conform to current/existing standards. However in light of the development representing an improvement (albeit minor) they do not object. They have requested a condition whereby a scheme of parking for the construction workers is agreed and they have also requested a Construction Traffic Management Plan and Access Route to be agreed prior to commencement of the works.
- 6.4 It should be noted that a number of objectors and the parish council have questioned the overall benefit of this proposal whilst there was a petition in support of the application which focused on the improvement of safety. After consultation with the highway department it is considered that the development will not create harm to the public highway and may represent a gain in terms of visibility and safety; the weight of this gain must be weighed against other factors which is a matter for the committee to decide.
- 6.5 A previous application to remove the corner of the property was refused by committee last year. Since planning application 06/15/0607/F was determined there have been changes regarding how the access is used. Planning application 06/14/0751/F was successfully appealed which allowed for all year occupancy for the holiday units to the rear of 57 Tan Lane. Potentially this will increase the intensity of use for this access. This change has been alluded to in the design and access statement whereby they have quoted policy CS8 of the adopted Core Strategy in that the application supports a tourism use.
- 6.6 The application should be assessed on its own merit based on what is submitted as part of the planning application as opposed to any perception of future development. If the applicant has applied for planning to improve the access of another property(ies) then this is within their remit. The design and access statement submitted with the application does state that the alterations to the property are to improve the access which will aid the holiday uses to the rear. The application should not be determined on any perceived future developments which are not included as part of this submission. In determining this application it does not grant any rights of access.
- 6.7 The alterations are to the front of an existing property and will be visible to the street scene. A large proportion of the objections objected to the impact the proposal will have upon the character and the heritage of the area. The previous application was refused by committee largely on these grounds and it would be for the committee to decide whether they still believe this to be the case. Saved policy BNV18 of the Borough Wide Local Plan and policy CS9 of the adopted Core Strategy require all developments to be sympathetic to their surroundings and relate well to landscape and other buildings. The development will result in

the loss of a relatively modest part of the building and it should be noted that the building is not listed nor is it within a conservation area.

6.8 The conservation department was consulted on the proposal and have provided two potential design options that would help mitigate any impact to character that the committee can consider.

6.9 The development will result in a modest loss to the business floor space however the loss is not considered significant and would not result in a substantial loss to Caister's retail offer.

7 RECOMMENDATION :-

7.1 The recommendation is to **approve** the application subject to the following conditions:

7.2 Highway conditions stated in the highway departments comments.

Recommendations from Caister Parish Council

06/16/0525/F 2 Fascia signs and 1 projecting sign, internal opening hours sign at 7 Yarmouth Road, Caister NR30 5DL for (Midlands Co-operative, Hermes Road, Lichfield, WS13 6RH)

Recommendation - No Objection

06/16/0537/F Modification to corner of building by cutting off corner at 57A Tan Lane, Caister NR30 5DT for (Mr A Youngs)

Recommendation -- Object unanimously, will not improve the access for vehicles

06/16/0546/F Alterations to build dining room to replace approved conservatory 06/14/0290/F at 30 Reynolds Avenue, Caister N30 5QE for (Mr and Mrs K Roberts)

Recommendation - No Objection

Internet Consultees

Application Reference 06/16/0537/F

Attachments

Invalid Consultee Comment? ☐

Copy to existing Consultee? ☐

Name Julie Cooper

Address 2 Wight Drive

Caister-on-Sea

Great Yarmouth

Norfolk

Post Code NR30 5UN

Telephone

Email Address

For or Against OBJ Object

Speak at Committee

The modification of cutting the corner off the building would affect the character of an old Caister building with little or no benefit to the access to Sand Dune Cottages. In fact I think it could be more dangerous, as vehicles would be coming out on more of an angle and would be more likely to hit customers coming out of the Hairdressers shop door, as there is no pavement and pedestrians are stepping straight onto the road.

Date Entered 29-09-2016

Internet Reference 0WPC925

06/10/05371 F

Nichola Kemp

57 Tan Lane

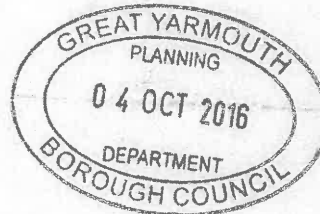
Caister on Sea

NR30 5DT

I would like to support the planning application that Mr Youngs has submitted. I live in this building with my young daughter. We use the access daily to get to the back of our property. Tan Lane can be very busy and any improvement in visibility would make me feel safer.

Also there is a lack of parking around Tan Lane. Sand Dune Cottages allow me to park on their car park and I would be more confident doing this if the access was improved.

Yours sincerely

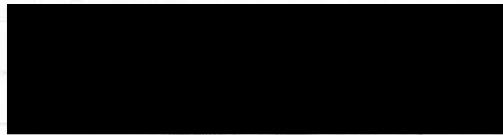


odiv05371f

Mr Mark Bonasa
43 Victoria Street
Caister on Sea
NR30 5HA

I would like to support the planning application for the modification of 57 Tan Lane. I use the access daily as I have a garage at the rear of this property. Cutting the corner will definitely improve visibility.

Yours Sincerely



06/16/0537/E.



Sand Dune Cottages

Rear of 57A Tan Lane

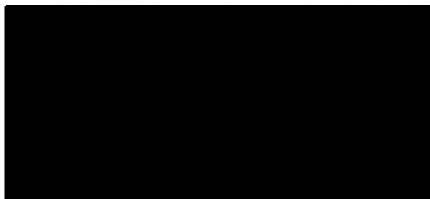
Caister on Sea

NR30 5DT

We strongly support Mr Youngs in his planning application. We would be grateful of any improvement of the access. We are open all year round and as the number of visitors increase the access is obviously used more.

Since 59 Tan Lane have installed a post outside of their property it is more difficult to turn into the access. There is a lack of parking for residents and people who work in the area and as we have 10 parking spaces we do not mind helping this situation during our quiet periods.

Public safety is top priority. Tan Lane can be busy as there are a number of businesses trading there. There are often large delivery vehicles that can block visibility; therefore, cutting the corner of 57 Tan Lane would help immensely.



Miss Lynette Langton.

We the undersigned would like to add our support to Mr Andrew Youngs and Miss Lynette Langton in their attempt to re-design the corner of the building at 57 Tan Lane Caister to help improve the entrance and exit from Tan Lane to the rear of 57, 57a, 59, 61 and Sand Dunes Cottages which will help improve the safety of pedestrians and motorists alike using Tan Lane and the above properties.

06/14/053719

Signed: [REDACTED]
Address: 17 Rockall Way
Caister
NR30 5UD

Signed: [REDACTED]
Address: The Ship
Victoria St
Caister NR30 5HA

Signed: [REDACTED]
Address: 1 Hayes Close
Caister
NR 30 5AS

Signed: [REDACTED]
Address: 18 Marine Drive
Caister-on-Sea
Lewes

Signed: [REDACTED]
Address: C/O Andrews Hair Stylist
57a Tan Lane
Caister NR30 5DT

Signed: [REDACTED]
Address: 3 Yarmouth RD
Caister-on-Sea
NR30 5DL

Signed: [REDACTED]
Address: 43 Victoria Caister
on Sea
NR30 5HA

Signed: [REDACTED]
Address: 5 Reynold Ave
Caister
on Yarmouth

Signed: [REDACTED]
Address: 20 Victoria St
Caister-on-Sea

Signed: [REDACTED]
Address: 58 St Nicholas Dr
Caister
C/O ANDREWS SALON

Signed: [REDACTED]
Address: 4 Lombard Close
Caister
NR30 5TL

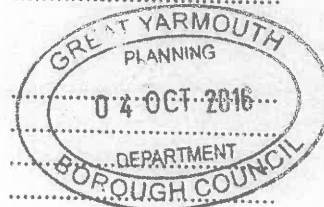
Signed: [REDACTED]
Address: 49 HART RD
Caister-on-Sea

Signed: [REDACTED]
Address: 43 Victoria St
Caister-on-Sea
NR30 5HA

Signed: [REDACTED]
Address: [REDACTED]

Signed: [REDACTED]
Address: 5 Clay Rd
Caister-on-Sea
NR30 5HB

Signed: [REDACTED]
Address: [REDACTED]



59, TAN LANE,
CHISTON-ON-SAND
NORFOLK
NR30 5DT
4. 10. 2016



REF 06/16/0537/F.

To: G.Y.B.C PLANNING AND DEVELOPMENT DEPT,

THIS PROPOSAL IS NOW AND MUST BE TREATED AS SUCH BY G.Y.B.C PLANNERS + DEVELOPMENT DEPT. PREVIOUS PLANNING JUDGMENTS TO BE RECONSIDERED IN LIGHT OF REFUSAL BY G.Y.B.C PLANNING COMMITTEE ON GROUNDS OF LOSS OF CHARACTER AND STRUCTURAL ALTERATION MODIFICATION.

THE PROPOSER REASONS FOR MODIFICATION OR CORNER OF 57^A TAN LANE HAVE CHANGED FROM PREVIOUS CORNER ALTERATION, BUT OBJECTIONS AND REJECTIONS FROM PREVIOUS PROPOSAL ARE REQUESTED TO BE RESUBMITTED AND ADDED TO THEIR CONCERNS.

COMMENTS ON:-

PLANNING POLICY CONSIDERATIONS ON PAGE 4 OF PARKER PLANNING SERVICES SUPPORTIVE STATEMENT.

Re/ POLICY CS8, PROMOTING TOURISM, LEISURE AND CULTURE.

WHAT ON EARTH IS THIS TO DO WITH A HAIRDRESSERS SHOP!!
WHAT JUSTIFICATION IS THIS TO ALTER A BUILDING OF HERITAGE AND CHARACTER FOR AN INVALID PROPOSAL!!

THE PROPOSER HAS BEEN IN SITU FOR 40 YEARS AND NEVER MADE ONE APPLICATION FOR OUTSIDE ACCESS. IS IT NO COINCIDENCE THAT WITH NEW OWNERSHIP OF SAID'S DANCE CHARACTS WHO CANNOT PROPOSE OUTSIDE ACCESS FOR HIMSELF IS USING 57^A TAN LANE'S OWNER BY PROXY TO GAIN BETTER ACCESS FOR HIS BENEFIT!!
AND NOT AT ALL WITH BUSINESS INTERESTS!!

THE APPEALS INSPECTOR HAS ALLOWED ALL YOUR ROOM) HOLIDAY NOT ONLY FOR SAND DUNO CHALET'S
MAY'S NO REFERRAL IN HIS JUDGMENT ON THE BASIS
OF EXISTING ACCESS, NOR THE NORFOLK HIGHWAYS DEPT!!

THIS AGAIN POINTS TO A "BACK DOOR" PROPOSAL FOR
SAND DUNO CHALET'S AND READING THROUGH PARKER
PLANNING PROPOSAL IT CONTINUALLY MENTIONS SAND DUNO
CHALET'S AND HARDLY REFERENCE TO 57^A, TAN HANG.

SURELY THIS RENDERS THE PROPOSAL INVALID AND
IT IS SAND DUNO CHALET'S WHO SHOULD BE PROPOSING
CORNER MODIFICATION NOT 57^A, TAN HANG.

BUT OF COURSE THE CHALET PARK CANNOT DO THIS
AS THEY ONLY HAVE ACCESS AND PROPOSED CORNER
CHANGES THROUGH AGREEMENT OR USAGE. THEREFORE THEY
ARE USING ANDREW'S HAIRDRESSING SHOP TO ENJOY THEIR
ACCESS TO THE CHALET'S BY PROXY!!

THE COST TO CRISTER-ON-SEA AND IT'S FEW
REMAINING BUILDING OR HERITAGE IS UNIMPORTANT
AND IRRELEVANT TO PARKER, PLANNING SERVICES, SAND
DUNO CHALET'S, AND ANDREW YOUNG'S.

THEREFORE WE OBJECT TO THIS PACT, BORN OUT BY THE
EVIDENCE OF OBSERVATION THAT THIS IS A MINOR ALTERATION,
OBVIOUSLY TRYING TO MINIMISE THE OUTRAGE, ENGENDERED
BY THIS FLAWED PROPOSAL. THESE PEOPLE HAVE NO
INTEREST IN CRISTER'S HISTORY AND HERITAGE!!

THIS A MAJOR ALTERATION THAT INCLUDES A RESID ENTAL
ROOM ABOVE 57^A TAN HANG, WHO MUST BE NOTED HAS BEEN
LEFT OUT OF PLANNING PROPOSAL!! ANOTHER PLOY PERHAPS!!

THIS PROPOSAL SEEMS INVALID AND FLAWED AND
SHOULD BE REFUSED ON GROUNDS LISTED ABOVE.

HACON, Yours faithfully,



Mr. Neil Hadden
34 Aspen Road
Carter-on-Sea
NR30 5BG.

Application: - 06/16/0537/F.

Dear Gt Yarmouth Planning +
Development Department.


I am writing again to object
again to the proposal of the
modification of the corner of
Sta Tan Lane.

This is a totally unnecessary
step with obvious ulterior motives.
There is not one single benefit
to the building for this proposal.
This is underhand tactics for
the future of Sand Dune Cottages
at the rear. There is no
doubt in my mind that long
term plans are for Residential
Dwellings to replace the Holiday
Cottages.

P.T.O

Let us please keep Carter
-on-sea natural and unchanged
in at least some areas.
Especially in areas of
natural beauty.

Many Thanks.



Application Reference 06/16/0537/F

Internet Consultees

Attachments

Invalid Consultee Comment? ☐

Copy to existing Consultee? ☐

Name Patrick Hacon

Address County Hall

Norwich

Norfolk

Post Code NR1 2DH

Telephone

Email Address

For or Against

Object

Speak at Committee

This application is identical to a previous refusal and nothing has changed to make it acceptable.
There is little benefit to the private access which continues to be narrow as a vehicle access for a number of holiday homes.
This is part of old Caister with buildings of some character and such a change in appearance will adversely affect the charm of the area in addition to causing considerable disruption to other residents.
It is also not clear that the applicant will have the necessary permissions to carry out this work. I cannot see statements of how the works can be delivered given the fact that access to the roadway is needed by the controlling

Date Entered 04-10-2016

Internet Reference OWPC932

Internet Consultees

Application Reference 06/16/0537/F

Attachments

Invalid Consultee Comment? ☐

Copy to existing Consultee? ☐

Name Patrick Hacon

Address County Hall

Norwich

Norfolk

Post Code NR1 2DH

Telephone

Email Address

For or Against ☐ Object

Speak at Committee ☐

There is little benefit to the private access which continues to be narrow as a vehicle access for a number of holiday homes.

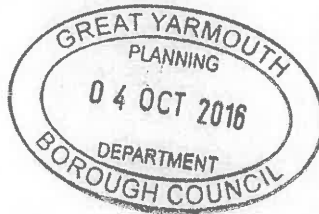
This is part of old Caister with buildings of some character and such a change in appearance will adversely affect the charm of the area in addition to causing considerable disruption to other residents.

It is also not clear that the applicant will have the necessary permissions to carry out this work. I cannot see statements of how the works can be delivered given the fact that access to the roadway is needed by the controlling land owner.

Date Entered 04-10-2016

Internet Reference OWPC932

06/16/0537/F



MR C. HACON + P. R. HACON

59, TAN LANE,

CARBRIDGE ROAD,

NORWICH

NR30 8DT

F/G Y.B.C. PLANNING & DEVELOPMENT DEPT,

With reference to application 06/16/0537/F. I wish to object to proposal to modify 57a Tan Lane by cutting off its north east corner that is the boundary of a private road between 59 and 61 Tan Lane and is corner of private passage which is the responsibility of usage by two residents namely Mr C. Hacon and Mr G.C.Hacon and has access of easement for two non residents whose businesses namely 57a Tan Lane, Hairdressers and 57 Tan Lane which is a rented property with access to its rented garage whose garage is down private passage.

Sand Dunes chalets, holiday accommodation only has also right of easement for access for its holiday visitors.

It is to be noted also that 57b Tan Lane has been missed off proposal plan by stint of the usage of an outdated ordnance survey map which occurred before on previous proposal 06/15/0607/F. This was amended when complaint was registered by objectors who noticed this over site on proposal 06/15/0607/F. This has occurred again with an outdated map on new proposal, we must take issue with this because it clearly states in making an application an up-to-date map must be submitted! Is it the intention of proposer who owns and rents out 57b Tan Lane an his Solicitor to mislead the G.Y.B.C planning dept, they do not seem to obey strict planning application criteria and hope by omission this will help the proposal! 57b Tan Lane,s only access is via and onto private passageway and one wonders why this has been omitted for a second time!

Solicitor for proposer has tried to downplay this modification by submitting that it is a minor alteration.! If you consider that corner of Hairdressers shop and loss of floorspace to his business, no doubt reducing its value and causing weeks of closure and loss of trade, also the reduction of flying freehold to bedroom above shop belonging to 57 Tan Lane making that bedroom smaller and then changing roof shape to accommodate corner alteration is anything but minor and in my estimation a major undertaking! Another downplaying reference by proposers agent is that structural alteration and loss of character to corner can only be seen if it is only seen when viewed from in front! What sort of rationale is that to destroy local heritage! A structural and character alteration is a structural and character alteration end of story!

Constant referral to Sand Dunes chalets throughout this proposal begs the question who is this proposal for? Andrews Hairdressers gets no benefit whatsoever, and appears to be a proxy application for the Sand Dunes holiday chalets for their benefit! If that is the case may I suggest that Sand Dunes chalets put in their own proposal for widening the entrance having first sort permission to have a third parties approval to alter their property to suit their intentions! The absurd proposition indicates to me a collusion between non residential owners of 57a Tan Lane, 57 Tan Lane and Sand Dunes chalets to engineer a modification for Sand Dunes chalets!

Now to get to my main objection which is in total agreement with the refusal of the planning committee of the previous proposal 06/15/0607/F on the grounds of loss of character and structure of building and street view. May all previous objections by all objectors be included against this new proposal 06/16/0537/F with no gain whatsoever to proposer and a great loss to the heritage of what's known as old Caister whose preservation is important to its seafaring an fishing history mainly encompassing beach area of Tan Lane, Clay road, Victoria Street and Beach Road itself.

Yours Faithfully,

CARADOC HAWKIN



Pitylis ROSELYN HAWKIN



SG TAN LING
CHER-ANSON
NORONZ
NR385DT
4.10.2016

RTR/G.Y.B.C PLANNING + DEVELOPMENT DEPT.
RTR/06/16/0537/F.

IT IS NOTED THE AGENT FOR THE ABOVE
PROPOSAL IS UNAWARE THAT PLANNING INSPECTOR
HAD GIVEN PERMISSION FOR SAND DUNO CHALET
ALL YEAR ROUND CONDITIONS AND WAS SATISFIED
WITH THE PRIVATE PASSAGE ENTRANCE AND
MADE NO REFERENCE TO IT AS AN OBSTACLE
TO PERMISSION FOR ALL YEAR USAGE, LIKEWISE
THE HIGHWAYS DEPT ALSO AGREED TO THIS.

THEFORE WE PERCEIVE THIS AS A RUSE
TO ENGENDER AN OPENING FOR FUTURE
DEVELOPMENT OF SAND DUNO CHALET AND HAS
NOTHING TO DO WITH S7A TAN LING WHO
APPEARS TO BE A PROXY PROPOSER FOR SAND
DUNO CHALET!! PLEASE TAKE THIS FACT INTO
CONSIDERATION WHEN JUDGING THIS PROPOSAL.

Yours faithfully
CHANDRA HANON [REDACTED]

59 TAN LANE
CAISTOWN-SEA,
NORFOLK.

TO G.Y.B.C. PLANNING AND DEVELOPMENT DEPT, 4.10.2016
REF/ 06/16/0557/F.

IT ALSO NOTED ON PAGES 5 OF
PLANNING SUPPORTING STATEMENT PLAN OF
EXISTING AND PROPOSED FRONTAGE THAT THE
MODIFICATION SHOWS NO MEASUREMENTS
WHATSOEVER AND IN FACT COMPARED TO
PREVIOUS MODIFICATION PROPOSAL SHOWS
A GREATER MODIFICATION THAN EARLIER
PROPOSAL WHICH WAS REFUSED BY G.Y.B.C.
PLANNING COMMITTEE!!

IS THEN A DRAFT FOR SHOWING NO
MEASUREMENTS. IT LOOKS ON THIS PROPOSAL
A FOR GREATER MODIFICATION, GOING BACK
FOR FURTHER THAN JUST A "CORNER OFF"
BUT MORE HALF A GARAGE END!! THAT TO
ME HINDS TRUE INTENTIONS TO WIDEN PASSAGE
WAY TO A GREATER DEGREE. THE AGENT
REMARKS THAT THIS IS A MINOR

ACTIONATION. TO MEAN ABSURD)
COMMENT BY PROPOSERS WHO ARE TRYING
TO CLOUD THE ISSUE BY LEAVING OFF
SPECIFICATIONS ON HOW FAR BACK THIS
MODIFICATION IS GOING!!

THE PLANNING & DEVELOPMENT SHOULD
JUDGE THE MERIT OF THIS PROPOSAL
BY ITS INCLUSIONS AND OMISSIONS, I.E.
NO REFERENCE TO PLAT 57 B TAN LANE
AS AN OUTDATED MAP HAD BEEN SUBMITTED!!
A PLOY USED BEFORE WHEN 57 TAN LANE
PROPOSED AN ANNEX DEVELOPMENT!! G.Y.B.C.
PLANNING HAD TO SEND OUT AN APOLOGY LETTER
FOR THIS OVERSIGHT. ANOTHER LETTER IS
REQUIRED!!

AN OBSCURE AND INDISTINCT PLAN WITH
NO SPECIFICATIONS WHATSOEVER RELATING
TO SIZE OR MODIFICATION TO 57 A TAN
LANE. IT APPEARS A MAJOR ACTIONATION
COMPARED TO PREVIOUS MODIFICATION PROPOSAL.
I HOPE THIS OBFUSCATION WILL NOT GO
UNNOTICED BY G.Y.B.C PLANNING AND A REVERSAL IS
APPROPRIATE!

YOURS FAITHFULLY
CARADOC HAGON [REDACTED]

59, TAN LAM
CARPENTER, S.A.,
NORRIS

TO G.Y.B.C. PLANNING & DEVELOPMENT DEPT. NR 3-537
4. 12. 06.6
REF PROPOSAL 06/16/0537/R.

PLANNING COMMISSION
RE SUBMIT PREVIOUS OBJECTIONS ON
PROPOSAL 06/15/0607/R ALONG WITH THESE
ADDITIONAL OBJECTIONS TO SUPPORT OUR
OBJECTIONS TO THIS PROPOSAL 06/16/0537/R.
AS THIS PROPOSAL HAS BEEN RESUBMITTED
FOR MODIFICATION OF 57, TAN LAM S.O.
IT FOLLOWS OUR OBJECTIONS ARE APPROPRIATE
AND RELEVANT !!

Yours faithfully

CHRISTOPHER HANON

Mr Gareth Hacon
61 Tan Lane
Caister-on-Sea
Great Yarmouth
Norfolk
NR30 5DT



Ref: 06/16/0537/F

Proposal: Modification to corner building by cutting off corner.

I strongly oppose this thinly veiled application on behalf of applicant 'Andrews Hairdressers /Mr Andrew Youngs' by Parker Planning Services outlined as below.

1) The diplomatic decision by Great Yarmouth Borough Council was clear on the grounds that:

"Policy BNV18 of the Borough Wide Local Plan requires all alterations to be sympathetic to the existing building and wider area. The development is for a significant alteration to the existing property by removing a corner, the changes are not considered sympathetic to the property and will result in an alteration which is detrimental to the overall character of the building. The resultant building will be to a form that is uncommon and not in the character with the surrounding area.

Furthermore, paragraph of 50 of the National Planning Policy ^{State 1} ~~states~~ that a development must respond to local character and reflect the identity of local surroundings. This proposed alteration will change a building which currently reflects local identity to a form which does not.

Consequently, the Borough Council, as local Planning Authority, considers that the proposal is contrary to policy BNV18 of the adopted Borough-Wide Local Plan."

Parker Planning Services disregards the decision by the Great Yarmouth Borough Council by down playing the importance of this major alteration to two buildings in a old part of Caister-on-Sea, Tan Lane has a very unique position of having shops off the main High Street that were born with traditional heritage and character. Parker Planning Services notes this proposal isn't for Andrews Hairdressers as stated on the top of the application but for Sand Dunes holiday chalets as described within, the client is using Andrews Hairdressers and the residential owner 'Landlord' (of which is not included on the application and on map whom both aren't residents) of 57 Tan Lane at as "FRONT" for a planning application for Sand Dunes Chalets. Parker Planning Services goes on to state that Sand Dunes Holiday Chalets is near the Great Yarmouth's seafront disregards the fact that the seafront in Great Yarmouth is approx. three miles away.

Parker Planning Services notes policy CS8 'To ensure the tourism sector remains strong, the Council partners will:

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

"It is up to the owner of Sand Dunes holiday park to make it's site up to date to attract visitors through advertising, through competitive pricing and providing upgraded chalets with modern living standards." Parker Planning Services on behalf of Sand Dunes holiday chalets site owner believe that policy CS8 can be used to permanently alter buildings not residing on Sand Dunes holiday chalets site?? A previous Highways site inspection and an inspectorate report noted that the width of the private passage verses the amount of traffic along Tan Lane and Clay Road will have no noticeable impact on vehicles entering and exiting the private road leading to Sand Dunes and as a result Sand Dunes was given permission for all year round holiday use with restrictions of holiday stay. Nothing the Highways or the inspectorate report said anything about a removal of a major part of the building nearby to allow all year round holiday use? Parker Planning Services proposal disregards the fact that all year round trade was given based on the existing passage and building width. Sand Dunes holiday chalets and Andrews Hairdressers (including residential home above) are on two separate plots of land as noted by the map.

The proposed alteration to Andrews Hairdressers to benefit Sand Dunes holiday chalets beggars belief, this proposal doesn't benefit Andrews Hairdressers "it reduces the value of this commercial property and also reduces the value of the residential property above!" The two properties will be severely impacted, this is not a minor alteration, if you ask any reputable builder what he/she considers a minor alteration this would not be it!! If you ask any reputable builder what he/she considers a major alteration this would be it!!

"A view also taken by Great Yarmouth Borough Council in it's previous unanimous refusal."

To take a corner of two separate properties, a hairdressers by reducing shop floor space and a private residential home by reducing an already small bedroom is nothing but a major structural alteration. It will historically change the traditional shop frontage and the separate building above. The shops on Tan Lane are unique as they trade off the High Street and have remained a visual identity of Caister-on-Sea and Great Yarmouth's shop heritage, any changes to the two buildings will forever change the character of this old part of Caister-on-Sea. Parker Planning Services further misleads the application by describing Sand Dunes holiday chalets sitting behind 57 Tan Lane, whilst only a small amount is behind 57 Tan Lane two thirds of Sand Dunes holiday site sits behind 59 and 61 Tan Lane and the private drive is owned by 59 Tan Lane with rights of easement for surrounding residents.

I ask that the Great Yarmouth Borough Council uphold its original democratic decision and stick with the original refusal as a major alteration to two buildings will be to a form that is uncommon and not in the character with the surrounding area.

Yours Faithfully


Mr Gareth Hacon

06/16/0537/F



Mrs Trudy Ledet
8 Clay Road,
Caister-On-Sea,
Great Yarmouth,
Norfolk
NR30 5HB
29.9.2016

T-1 G.Y.B.C. PLANNING DEPT

Reference 06/16/0537/F
Application: Modification to corner of building by cutting off corner
Location: 57a Tan Lane, Caister-on-Sea, Great Yarmouth, Norfolk, NR30 5DT

I am fiercely opposed to any alteration to corner of 57a Tan Lane on the grounds of loss of character to a building or heritage value in "The Old Part of Caister-on-Sea". The bottom of Tan Lane is usually known as the old part that of which is near the beach around Clay Road, Victoria Street (200 year old) "Ship" Public House, Beach Road and Tan Lane, as opposed to the new parts comprising of bungalows and housing estates that have stretched West and North over the last 50 to 60 years. The old part has heritage value as it is associated with the old local fishing community and lifeboat station.

These old buildings should be preserved and remain in character and structure as it is deemed possible and not altered to accommodate non residents and business for reasons that appear negligible and whimsical for no obvious reasons that would necessitate an alteration as severas taking the full corner of the building.

It would appear that the alteration would have it at best minimal benefit to the non residential proposer and it does beg the question "Who would benefit" as it clearly is not the proposer who at great potential cost has proposed this.

This same proposal has been refused by G.Y.B.C. Planning Committee around 6 months ago and it seems incredulous that the proposer has applied again. Does this merit the term "Nuisance Proposal" or do we have to wait for the 3rd or 4th proposal every six months assuming that it is refused again and again to be called a nuisance and a continual drain on tax payers money and time.

This proposal does mock local objectors who care about their local heritage whose objections were upheld in a lawful and democratic way by G.Y.B.C. and challenges the integrity of the councillors who upheld the objections on the proposed loss of character to this well appointed, and seemingly a structure of good repair recently decorated in its entirety.

ATTACHED) PREVIOUS REFUSAL TO IDENTICAL PROPOSAL 06/15/0607/F BY G.Y.B.C. PLANNING COMMITTEE.
Yours Sincerely



Trudy Ledet

The scheme (Planning Ref: 06/15/0607/F) on the same site was formally submitted and refused by the council on the following grounds:

"Policy BN18 of the Borough Wide Local Plan requires all alterations to be sympathetic to the existing building and wider area. The development is for a significant alteration to the existing property by removing a corner. The changes are not considered sympathetic to the property and will result in an alteration which is detrimental to the overall character of the building. The resultant building will be to a form that is uncommon and not in character with the surrounding area.

Furthermore, paragraph 58 of the National Planning Policy states that a development must respond to local character and reflect the identity of local surroundings. This proposed alteration will change a building which currently reflects local identity to a form which does not.

Consequently, the Borough Council, as Local Planning Authority, considers that the proposal is contrary to policy BN18 of the adopted Borough-Wide Local Plan."

06/0537/F

3, HAYWATER CAFE
CONFECTIONERY
NORFOLK
NR305HV

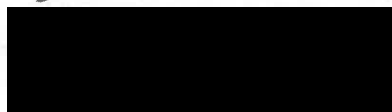
To / PLANNING DEPT / G.Y.B.C

We/I wish to object to planning application 06/16/0537/F on the grounds of character and structural alteration to a building in a historical area of "old Caister" and one of the last buildings of heritage left standing! We refer to previous refusal to proposal 06/15/0607/F that quote "The changes are not considered sympathetic to the existing go the property and will result in an alteration which is detrimental to the overall character of the building"!

This is a definitive democratic judgement by a legal experienced planning committee and cannot see the sense of challenging this judgement by the proposers agent that appears to relate wholly to sand dunes chalets and not the proposer at 57b Tan Lane. This agent and his proposer does not seem to have the interest of Caister's heritage and buildings of character and it has to be noted that the proposer and the owner of sand dunes chalets are non residents and are unsympathetic to Caister's history and heritage.

Yours Faithfully

BRENDA HURBARD,



G.Y.B.C.



59, TAN LANE
CAISTER-ON-SEA,
NORFOLK
NR30 5DT
7.10.2016

TO PLANNING + DEVELOPMENT DEPT.

COMMENTS ON PARICER PLANNING SERVICES FOR PROPOSAL 06/16/0537/K.

2.1. THE PROPOSAL:-

BLATANTLY REFERS TO ALLOW BETTER ACCESS AND VISIBILITY LEADING TO SAND DUNE CHAITS. IT REFERS AS A PROPOSAL FOR SAND DUNE CHAITS NOT FOR 57 TAN LANE, AND REUS HANDRAILS

2.1. REPRODUCED PLAN IS INACCURATE AS IT LEAVES OUT 57 TAN LANE, PUT IT BEAR OF 57 TAN LANE, WITH ONLY ACCESS ON PRIVATE PASSAGE. THIS REINFORCES THE FACT THAT PARICER PLANNING SERVICES DO NOT HAVE KNOWLEDGE OF THIS MAINLY RESIDENTIAL AREA BY SUBMITTING AN OUT DATED MAP!!

2.2. PARICER PLANNING SERVICES ADMITS PASSAGEWAY IS NOT DEDICATED TO HIGH WAY SAFETY. IN REFERENCE TO HIGHWAYS DEPT AND AREA INSPECTORS ON CONDITION CHANGE FOR SAND DUNE CHAITS WITH ALLOWED EXTRA USAGE AND MAKE NO REFERENCE TO CORNER OF 57 TAN LANE. NO BETTER ACCESS NOTED BY THE EXPERTS!!

3.2. LOCAL PLANNING POLICY:- POLICY CS8

PROMOTING TOURISM, LEISURE AND CULTURE.

SO IF THIS APPLIES TO AND REUS HANDRAILS ANY BUSINESS AND PROPERTY IN G.Y. BOROUGH CAN APPLY FOR CHARACTER AND STRUCTURAL ALTERATIONS WITH REFERENCE TO POLICY CS8 BY QUOTING THIS POLICY?? I THINK NOT!! A SPURIOUS CLAIM!! 57 TAN LANE IS NOT INVOLVED IN THE TOURISM, LEISURE OR CULTURE OF G.Y. YARMOUTH!!

FURTHERMORE POLICY BNVI8 STATES G.Y.B.C COMMITTEE HAVE ALREADY REFUSED AN IDENTICAL PROPOSAL ON THE GROUNDS THE PROPOSAL IS UNSYMPATHETIC TO THE CHARACTER OF THE BUILDING AND MATTERS STREET VIEW.

PARICER PLANNING SERVICES REFUTES THIS STATING IT IS A MINOR ALTERATION, ALREADY CALLED A MAJOR ALTERATION BY G.Y.B.C PLANNING COMMITTEE. WHOSE JUDGEMENT IS CORRECT??

WHO ARE THE EXPERTS HERE, EXPERIENCED PLANNING COUNSELLORS WITH YEARS OF EXPERIENCE OR AGENT WHO HAS SUBMITTED A MAP AND CALLS RESIDENTIAL AREA OR CAISTER ITS SUBURB!! PARICER PLANNING SERVICES HAVE CALLED INTO QUESTION THE INTEGRITY OF COUNCIL DEM. CRATIC DECISION, THERE CAN ONLY BE ONE ANSWER, ANOTHER OUTRAGE!!

06/16/537/F

B, VICTORIA ST
CAISTER-UNION
NORFOLK
NR 30 5HA
4.10.2012

6/G.Y.B.C. PLANNING DEVELOPMENT DEPT,

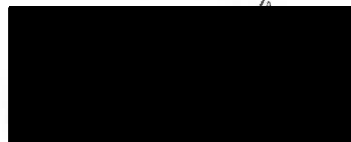
We/I wish to object to proposal 06/16/0537/F for the modification of corner 57a Tan Lane or as so eloquently put " cut the corner off " which sounds like an act of butchery! This is an unnecessary proposal to widen this opening of a private passage not for the benefit of the proposer but as permeates through the proposal the benefit of sand dunes chalets!

The proposer gains no possible benefit for the loss of character with this structural alteration but the village/town would have the character of a building unnecessarily altered in a part of " old Caister " that preserves the heritage and history of the fishing community for over 100 yrs, the lifeboat stations old and new and the recreational area around the beach area that includes Tan Lane, Clay Rd, Victoria Street, and Beach Rd.

We totally agree with the judgement on previous proposal 06/15/0607/F that also applies to 06/16/0537/F, please refer to the attached print out. Almost the same alteration that was democratically refused by G.Y.B.C planning committee. It seems trite to challenge this judgement by local objectors and experienced planning committee in an effort to further interests of sand dune chalets by using proprietor of 57b Tan Lane as a proxy proposer, basically a back door method for Sand chalets perceived benefit who has no rights over private passage save right of easement an access. We hope commonsense prevails and this senseless proposal will again be refused.

Yours Faithfully

CLAIRE O'CONNELL





Community and Environmental
Services
County Hall
Martineau Lane
Norwich
NR1 2SG
NCC contact number: 0344
800 8020
Textphone: 0344 800 8011

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

Your Ref: 06/16/0537/F
Date: 21-September 2016

My Ref: 9/6/16/0537
Tel No.: 01603 638070
Email: stuart.french@norfolk.gov.uk

Dear Jason

**Caister on Sea: Modification to corner of building by cutting of corner
57A Tan Lane Caister GREAT YARMOUTH NR30 5DT**

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

The proposals are to improve access visibility and is presumably to be an aid for both vehicular and pedestrian traffic, and indeed it is accepted that the visibility is restricted from the private means of access to the side of 57A Tan Lane.

The private means access is off an unmade track over part of which is a public right of way (Caister Footpath No 4) and whilst not a vehicular highway, in that vehicles may use this with the consent of the land owner, there is obviously some permitted vehicular use

Whilst the proposed visibility improvement does not accord with any standard and which to some extent only will aid pedestrians and vehicles approaching from the west, and I suspect it will prove of little value to vehicles leaving the private means of access. However, it is nevertheless a minimal visibility improvement and given it will primarily aid pedestrians in seeing vehicles emerging from the private access, I therefore have no objection to the proposals.

However, given that this proposals may also affect a Public Right of Way I would request that your authority also consult with the Norfolk County Council's Public Rights of Way Officer.

Yours sincerely

Stuart French

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

www.norfolk.gov.uk



Jason Beck

From: Jason Beck
Sent: 10 October 2016 10:19
To: Jill K. Smith
Subject: FW: 06/16/0537/F - 57A Tan Lane Caister Gt Yarmouth

A further 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: French, Stuart [<mailto:stuart.french@norfolk.gov.uk>]
Sent: 10 October 2016 09:51
To: Jason Beck
Subject: 06/16/0537/F - 57A Tan Lane Caister Gt Yarmouth

Hi Jason

Further to our telecom this morning and my earlier response, notwithstanding any response from the PROW Officer, should your Authority be minded to approve this application I would recommend the following conditions be appended to any grant of permission.

SHC 28 No development shall 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, including having a temporary closure order in place if required. The scheme shall be implemented throughout the construction period.

Reason: To ensure adequate off-street parking during construction in the interests of highway safety and so as not to cause obstruction to a Public Right of Way

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 (including the Public Right of Way, Cister on Sea FP4), maintaining rights of access, and the nature and timing of deliveries and for maintaining rights of access and/or for any temporary closure order, 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

Reason: In the interests of maintaining highway efficiency and safety

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.

Reason: In the interests of maintaining highway efficiency and safety.

Regards

Stuart

Stuart French
Highways Development Management & Licensing Officer
Developer Services
Environment and Transport
Community and Environmental Services
Direct Dial: 01603 638070
Mobile: 07717 861558
E-mail: stuart.french@norfolk.gov.uk
Norfolk County Council
General Enquiries: 0344 800 8020 or information@norfolk.gov.uk
Website: www.norfolk.gov.uk

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FROM

To: Building Control Manager

TO

From: Development Control Manager

My Ref: 06/16/0537/F

Date: 15th September 2016

Case Officer: Mr J Beck
Parish: Caister On Sea 4

Development at:-

57A Tan Lane
Caister
GREAT YARMOUTH
NR30 5DT

For:-

Modification to corner of
building by cutting of corner

Applicant:-

Mr A Youngs
57A Tan Lane
Caister
GREAT YARMOUTH

Agent:-

Parker Planning Services Ltd
Mr J Parker
Dragonfly House St James Plac
NORWICH

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

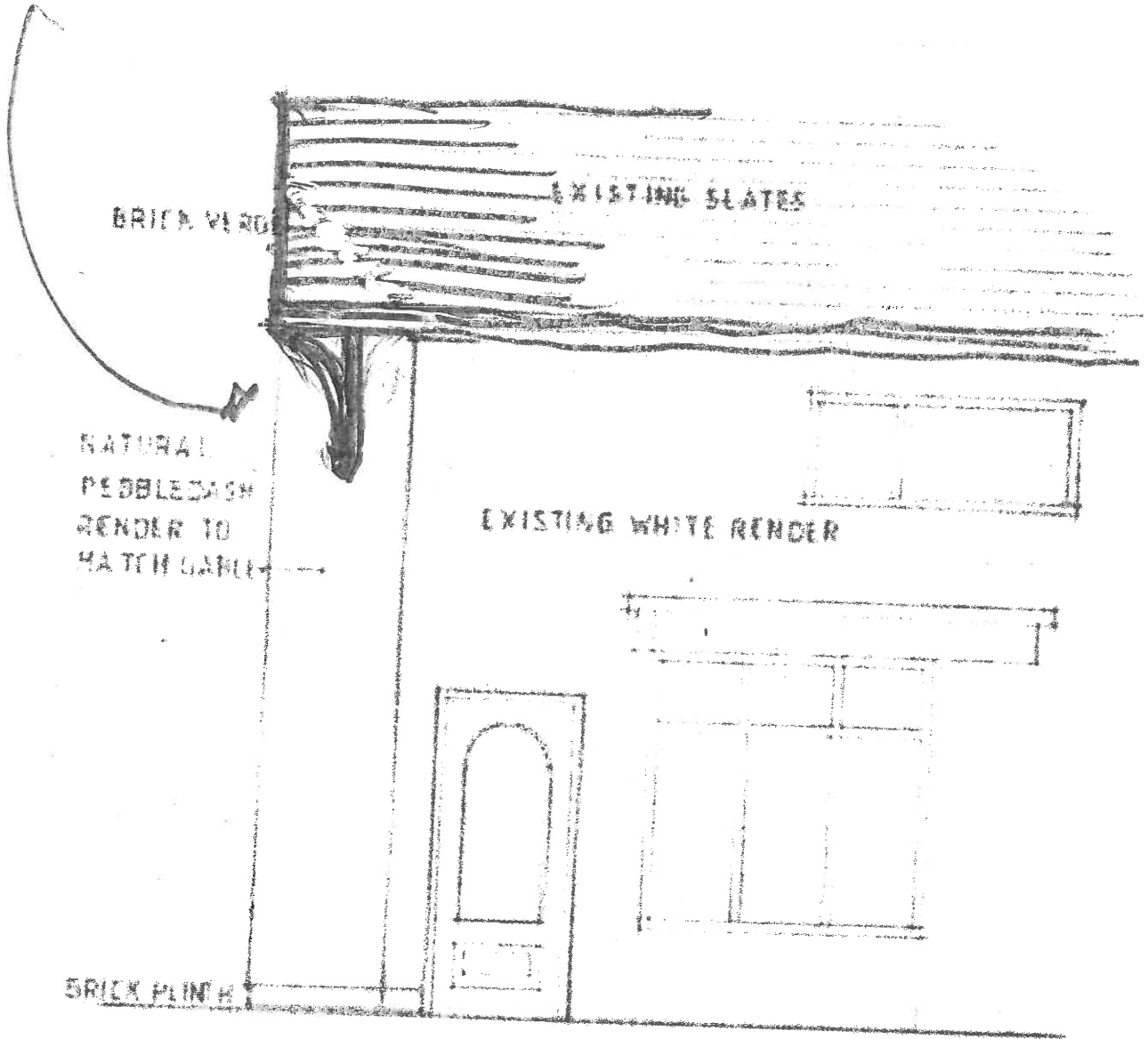
No ADVERSE comments

Please let me have any comments you may wish to make by 29th September 2016.

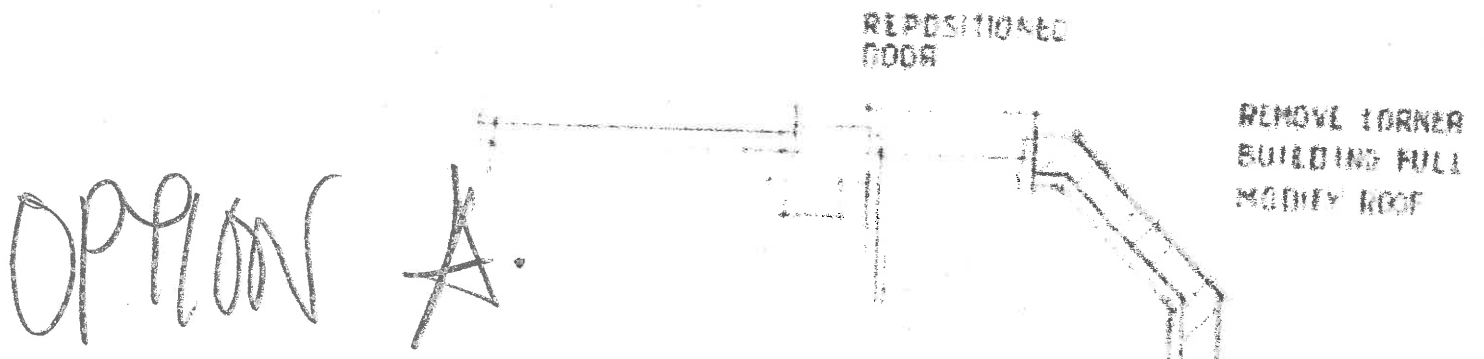
COMMENTS:

 19.9.16

ROOF TO REMAIN AS
EXISTING & BRACKETED.



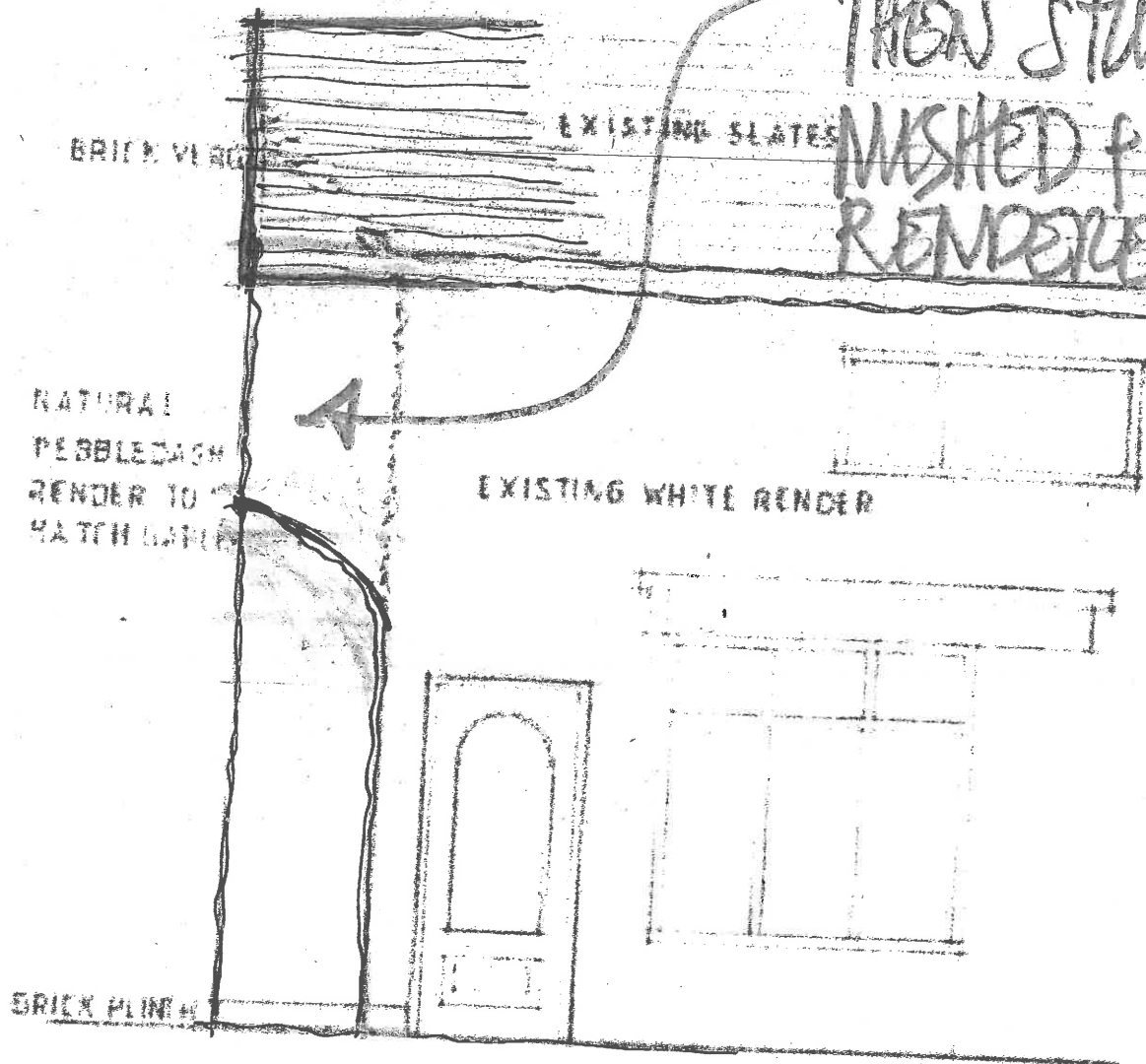
PROPOSED FRONT



OPTION A.

ROOF TO REMAIN AS
EXISTING

CORNER CUT
THEN STUDDED
MESHED &
RENDERED

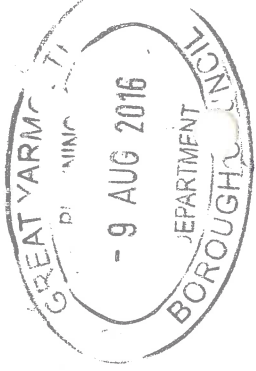


PROPOSED FRONT

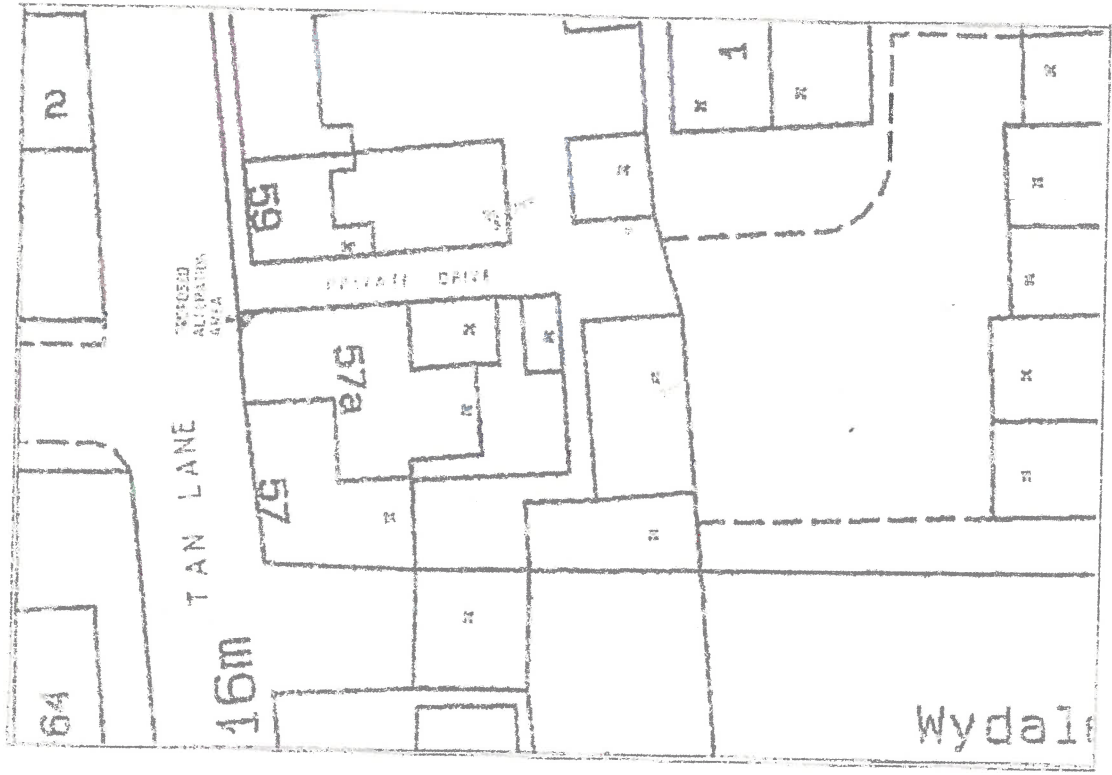
REPOSITIONED
DOOR

REMOVE CORNER
BUILDING FULL
MODIFY ROOF

OPTION B



06/16/0537/F1



SITE PLAN 1:200



LOCATION 1:1250

57A TAN LANE, CAISTER, GREAT YARMOUTH, NR30 5DT	

1540 000 AUG 2015 1550 400 1704 00

