

Reference: 06/17/0238/F

Parish: Ormesby St Marg.

Officer: Mr J Beck

Expiry Date: 15th September 2017

Applicant: Ms C Wingrove

Proposal: Proposed construction of four new two storey dwellings with detached car ports. Conversion and extension of existing barn to form dwelling.
Repositioning of highway access

Site: 37 Yarmouth Road Dairy Farm Ormesby St Margaret GREAT YARMOUTH
NR29 3QE

REPORT

1. The Proposal

1.1 The application site is positioned on Yarmouth Road on the south side of the village of Ormesby. The site is a former farm stead; however it does not appear to be operating as such. The main building is currently used as a dwelling. On site there is a barn, an outbuilding and a structure which has partially collapsed. The frontage is a long attractive entrance with a pond on one side. The main buildings are set back from the roadside. To the east is a large area of open space that would likely have been grazing pastures for the cows. The buildings (aside from the collapsed structure) have good aesthetic value.

1.2 To the east are residential properties, predominantly bungalows whilst there is a relatively new and denser residential development to the north. To the west are large dwellings of good aesthetic value and listed. To the south are agricultural uses.

1.3 The application is for full planning permission for the construction of 4 dwellings and the conversion of the barn. The access position is proposed to be altered so the site enters from a more westerly position.

1.4 The site is outside the village development limit for Ormesby meaning the proposal is a departure from the local plan; however the village development limit is immediately adjacent to the northern boundary as well as being adjacent to the east boundary. The site would represent an infill of the village and would not be isolated in the countryside.

1.5 Planning History: There is limited history on the site; the barn was given permission to be converted in 2006. New dwellings on this site were refused in 1987.

2. Background/History

Reference/proposal	Decision	Date	Appeal Decision	Date
06/04/0980/F	APPROVE	13-07-06		
Conversion of Dairy Farm Barn to dwelling and refurbishment of 'Cartlodge' to form vehicle parking and storage facilities				
06/87/1091/O	REFUSED	17-11-87		

3. Consultations

Total number of comments received	13	Total Number of objections received	2
PARISH CLERK TO ORMESBY ST MARGARET:	No objection. They stated they would expect provision to keep the Culvert near the access maintained and that the site is adequately drained.		
DIRECTOR PLANNING & TRANSPORT.:	No objection subject to conditions.		
MR B SELF:	Objected. Concerned about existing trees, privacy and loss of peace. Contented with the barn conversion.		
MR J OSBORN:	Objected. Concerned about noise (both when completed and during construction), loss of trees and impact to wildlife. Concerned about overlooking, the quality of the plans, the access and light pollution.		
BUILDING CONTROL MANAGER:	Stated that the access width and turning area would need to meet minimum building regulations and the surface would need to sustain the weight of a fire truck. .		
ENVIRONMENTAL HEALTH:	No objection subject to contamination conditions and restrictions on hours of work.		
STRATEGIC PLANNING:	No objection states it complies with policy.		
NATURAL ENGLAND:	No objections. Provided standing advice		
UK POWER NETWORKS:	No objection, they stated that if any assets need moving or altering they will need to apply to them.		
ESSEX & SUFFOLK	No objection.		

WATER:

CONSERVATION OFFICER: No objection subject to condition ensuring the retention of the integrity of the barn.

HISTORIC ENVIRONMENT SERVICE: No objection.

LOCAL LEAD FLOOD AUTHORITY: Below their threshold to comment.

4. Policy

HOU10 Housing (Dwellings in the Countyside)

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 APPRAISOR

(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 APPRAISOR 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.

ILSP Interim Housing Land Supply Policy

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

New Housing development may be deemed acceptable outside, but adjacent to existing urban areas of Village Development Limits providing the following criteria, where relevant to development, have been satisfactorily addressed points A to N.

NNPF National Planning Policy Framework

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.

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.

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 boroughs Main Towns at Gorleston-on-Sea and Great Yarmouth

Approximately 30% of new development will take place in the boroughs 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

Policy CS3 Addressing the borough's housing need

To ensure that new residential development in the borough meets the housing needs of local people, the Council and its partners will seek to:

a) Make provision for at least 7,140 new homes over the plan period. This will be achieved by:

Focusing new development in accessible areas and those with the most capacity to accommodate new homes, in accordance with Policy CS2

Allocating two strategic Key Sites; at the Great Yarmouth Waterfront Area (Policy CS17) for approximately 1,000 additional new homes (a minimum of 350 of which will be delivered within the plan period) and at the Beacon Park Extension, South Bradwell (Policy CS18) for approximately 1,000 additional new homes (all of which will be delivered within the plan period)

Allocating sufficient sites through the Development Policies and Site Allocations Local Plan Document and/or Neighbourhood Development Plans, where relevant

Ensuring the efficient use of land/sites including higher densities in appropriate locations

Using a plan, monitor and manage approach, which uses a split housing target to ensure that the plan is deliverable over the plan period (as shown in the Housing Trajectory:

Appendix 3), to ensure the continuous maintenance of a five-year rolling supply of deliverable housing sites

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 areas 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 Councils 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 Councils 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.

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

Policy CS11 Enhancing the natural environment

The Council will work with other partner authorities and agencies to improve the boroughs natural environment and avoid any harmful impacts of development on its biodiversity, geodiversity, landscape assets, priority habitats and species. This will be achieved by:

e) Safeguarding and where possible enhancing the boroughs wider landscape character, in accordance with the findings of the boroughs and the Broads Authoritys Landscape Character Assessment

f) Improving the boroughs 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 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

5. Appraisal

5.1 The application is for full planning permission. The application site is situated on Yarmouth Road on the south side of the village. The site is an old farm stead used for dairy farming; however it does not appear to be active farm. The main household is occupied and is an attractive building of good quality which positively contributes to the wider street scene and conservation area. Set behind is a barn and outbuilding. It is unclear if the barn is currently utilised, but it again makes a visual contribution. There is a structure that is partially collapsed to the north of the site and an outbuilding to the west of the barn. The outbuilding has been left out of the application site; our current information states it is potentially an annexe to the main dwelling. The area is characterised by a mix of residential and agricultural uses. To the north is a relatively new and denser block of housing. To the east are a line of predominantly bungalows. To the west are large listed residential properties and to the south are agricultural uses.

5.2 The proposal is outside the village development limit, but it is immediately adjacent on its northern boundary. The village development limit is also adjacent the eastern boundary. The development is contrary to policy HOU10, however the Core Strategy does encourage housing development through policy CS2 and CS3 and the Interim Housing Land Supply Policy provides criteria for allowing developments outside the village development limit which should also be attributed appropriate weight.

5.3 The location has good access to the services and facilities of Ormesby. Ormesby St Margaret is classified as a primary village under policy CS2 of the adopted Core Strategy and thus is expected alongside other primary villages to take 30% of new housing. A development of this size is considered appropriate to a primary village. A development of this size is not expected to significantly increase pressures on the surrounding services.

6. Assessment

6.1 The location of the development is considered acceptable in principle and contributes to the supply of housing as set out in 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 in the countryside usually limiting new housing to agricultural or business needs. However appropriate weight should be given policies CS2 and CS3 of the adopted Core Strategy. The site is not considered isolated and is a sustainable location, in addition it relates well to the rest of the village. The Interim Housing Supply Policy does provide criteria for new housing that is positioned outside the village development limit but still adjacent. The Strategic Planning team were consulted and have not objected to the development as it will contribute to the Boroughs supply of housing providing an overall benefit.

6.2 The site is considered sustainable. Yarmouth Road in which the properties adjoin goes directly to the main village centre to the west. Highways have been consulted and they have not objected subject to suitable conditions. The entrance to the site has been moved westwards to achieve a safer access. They have requested conditions ensuring the current access is permanently closed.

6.3 The proposal is considered to be sympathetic to the character of the area and it infills two areas of housing. The proposed development is at an appropriate density to the area. The proposal is relatively spacious with a large open frontage. The site is far less dense than the housing to the north, but this is a benefit to the site as it retains the more rural character of the farmstead and is more sympathetic to the conservation area. In addition the proposal will retain the barn and farmstead which both make positive contributions to the conservation area. The conservation department were consulted and were supportive of the scheme subject to conditions ensuring the detailing of the barn.

6.4 The individual designs of the properties are considered acceptable and again are sympathetic to the farming heritage of the site. The central parking and turning area mimics a farming court yard whilst the dilapidated building is replaced by a car port resembling a cart shed. Overall the design and layout is considered acceptable.

6.5 The site contains a number of important natural features that must be retained. The large mature boundary trees on the northern boundary should be conditioned to be retained and a full landscaping plan will ensure wider planting. The pond just east of the access is a positive landscape features and will provide an attractive entrance to the site. The pond has ecological benefits and the protected species assessment found Great Crested Newts present and it rated highly as a potential breeding pond. The newts are a protected species. Natural England has not objected, but they have not commented on the protected species and instead provided standing guidance. Using the standard guidance the impact is considered to be medium. The pond itself is to be retained and will be largely unaffected by the development; however there may be fragmentation of the surrounding habitat which currently provides benefit to the newts. The movement of the access further from the pond may provide opportunities to improve the habitat. Accordingly

the application will need conditioning for full mitigation measures for the newts and for the bats.

6.6 A full landscaping plan will be conditioned, the trees at the rear provide good screening of the site whilst those to the front and adjacent the access and pond provide good aesthetic value and provide benefits to the ecology of the pond. The design and access statements states that planting will occur to strengthen the tree belt.

6.7 The site contains an area of critical drainage approximately central to the site. The ground is highest in the northern extent and lowest towards the middle where the access is to be located. The applicant has submitted a report stating that the drainage will be through an attenuation SUDS process and that the site can be adequately drained using existing features. The movement of the access will impact upon the existing drainage ditch to the front so this feature may require reinstatement as part of the drainage strategy. A condition providing full details can be included. The condition will also have to be mindful of the nearby pond to ensure that it does not disturb the protected newt population.

6.8 2 Neighbour objections were received from properties north of the site objecting to overlooking and loss of privacy. There are limited windows facing northwards and the windows on the north elevation can be obscured glazed. The properties are on a lower ground level than those on Symonds Avenue and the retention of the tree line should ensure that the loss of privacy should not be significantly adverse. The proposed properties are relatively close to the northern boundary. The main two storey structure is approximately 8-9 metres off the boundary and approximately 17-18 metres to the closest property to the north. The impact is not considered significantly adverse and no objections were received from the closest properties (29 and 31 Symonds Avenue). The noise from the site is not considered significantly adverse and conditions can be included to restrict building times during construction.

7. Recommendation APPROVE

Recommended for approval, subject to conditions ensuring a suitable development including: conditions relating to landscaping, highway conditions, details of boundary treatments, Environmental Health conditions and conditions relating water drainage, suitable mitigation to protect bats and newts and conditions ensuring the integrity of the barn is retained.

S

Elaine Helsdon

From: Sue Eagle <ormesbyclerk@btinternet.com>
Sent: 15 June 2017 11:06
To: plan
Subject: 06/17/0238/F - 37 Yarmouth Road, Ormesby St Margaret, NR29 3QE.

Good Morning,

06/17/0238/F – 37 Yarmouth Road, Ormesby St Margaret, NR29 3QE

Proposed construction of four new two storey dwellings with detached car ports. Conversion and extension of existing barn to form dwelling. Repositioning of highway access.

The Parish Council do not have any objections to the above application.

The Parish Council would expect there be sufficient provision put in place to keep the culvert, near to the repositioned road access, in good repair and would expect that the drainage on site be adequate for the proposed number of houses.

Sue Eagle

Clerk to Ormesby St Margaret with Scratby Parish Council

Tel: 01493 733037

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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: 06/17/0238/F
Date: 19 June 2017

My Ref: 9/6/17/0238
Tel No.: 01603 638070
Email: stuart.french@norfolk.gov.uk

Dear Jason

**Great Yarmouth: Proposed construction of four new two storey dwellings with detached car ports. Conversion and extension of existing barn to form dwelling. Repositioning of highway access
37 Yarmouth Road Dairy Farm Ormesby St Margaret GREAT YARMOUTH NR29 3QE**

Thank you for your recent consultation with respect to the above, which has been subject to pre-application advice from the Highway Authority.

Having reviewed the application, in highway terms only I have no objection to the proposals but I would recommend the following conditions and informative notes be appended to any grant of permission your Authority is minded to make.

SHC 07 Prior to the first occupation of the development hereby permitted a vehicular and pedestrian / cyclists) crossing over the ditch / watercourse shall be constructed in accordance with a detailed scheme to be agreed in writing with the Local Planning Authority, in consultation with the Highway Authority.

Reason: To ensure construction of a satisfactory access and in the interests of highway safety.

SHC 09 Vehicular and pedestrian and cyclist access to and egress from the adjoining highway shall be limited to the access shown on drawing No. 193/07 only. Any other access or egresses shall be permanently closed, and the footway / highway verge shall be reinstated in accordance with a detailed scheme to be agreed with the Local Planning Authority in consultation with the Highway Authority, concurrently with the bringing into use of the new access.

Reason: In the interests of highway safety.

Continued/...

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 Applicants' 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 and Operations team, tel: 0344 800 8020.

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. 8

Where works affect the flow of an ordinary water course then under the terms of the Flood and Water Management Act 2010; Land Drainage Act 1991; and Water Resources Act 1991; you need to contact the Flood Water Management team at water.management@norfolk.gov.uk or Tel: 0344 800 8020.

Internet Consultees

Application Reference 06/17/0238/F

Attachments

Invalid Consultee Comment? ☐Copy to existing Consultee? ☐

Name Bobby Self

Address 25 Symonds Avenue

Ormesby

Great Yarmouth

Post Code NR29 3PN

Telephone

Email Address

For or Against OBJ Object

Speak at Committee

The plans laid out on building of 4 x Houses is not clear at all at the back of our properties. Also concerned with coverage of existing trees and the up keep of that coverage as only have a 3-1/2 foot fence at the rear of my property. This will affect our privacy of our back garden and will also affect the valuation of the property I brought 2 years ago.

The main selling point for me once I purchased the property was that it wasn't overlooked and was very peaceful with no noise heard at the rear. The overall plans are very sketchy not clear at all. The main concentration has been on the barn renovation which we are happy with as it is already standing.

Date Entered 15-06-2017

Internet Reference OWPC1159

Elaine Helsdon

From: Julian Osborn [REDACTED]
Sent: 03 June 2017 12:03
To: plan
Subject: 06/17/0238/F 37 DAIRY FARM ORMESBY ST MARGRET GREAT YARMOUTH

Very concerned over noise from house in to gardens and cars and effects on woodland fences birds not to mention deer etc., which we see daily.

No clear details given on how close houses are to rear or Symonds Avenue houses and exact lay out is to woodland fences. Will they upkeep the trees at rear of Symonds avenue fences or will they overlook from there garden in to Symonds avenue gardens if so this is unacceptable on our privacy that we have had since built. This will have a knock on effect to price of our properties being that there now over looked in to garden

Only seen an artist impression very poor detail.

Unclear on rights of way on rear as there used to be one and may still be one. out to Symonds Ave

In addition, disruption to gardens in Symonds avenue weekday weekend noise from building work Loss of use of our rate paid gardens for just noise. Seems loss of are quiet days nights Gone for good

Access from main road still an issue, road from pond is the only way up. Will this now be made up and two way.

In addition, loss of light air pollution from cars running in and out and what lighting street lights etc. night pollution

Please can you register these points and receipt them. TO THIS E MAIL
33 Symonds Avenue Mr JULIAN OSBORN NR29 3PN

From

To: ~~Building Control Manager~~

My Ref: 06/17/0238/F

10
~~From: Development Control Manager~~

Date: 1st June 2017

Case Officer: Mr J Beck

Parish: Ormesby St. Marg 16

Development at:-

37 Yarmouth Road
Dairy Farm Ormesby St Margaret
GREAT YARMOUTH
NR29 3QE

For:-

Prop construct 4 x 2 storey
dwells w/det car ports. Convert
& extend exist barn to form
dwell. Move highway access

Applicant:-

Ms C Wingrove
35 Martham Road
Hemsby
GREAT YARMOUTH

Agent:-

Henry Kelf Architect
Mr H Kelf
Registry House
95 High Road Gorleston
GREAT YARMOUTH

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

PLEASE SEE BELOW.

Please let me have any comments you may wish to make by 15th June 2017.

COMMENTS: *ACCESS ROADS MIN 3700 WIDE.*

*SURFACE MUST BE SUITABLE FOR 12.5 TONNE
FIRE PUMP.*

*FIRE PUMP TURNING 16.8m Between
Kills.*

MEMORANDUM

From Environmental Services

To: Planning Services

Attention: Mr Jason Beck

cc: -

Date: 5th of June 2017

Our ref: R069432

Your ref: 06/17/0238/F

Please ask for: David Addy

Extension No: 846678

Proposal: Proposed construction of four new two storey dwellings with detached car ports. Conversion and extension of existing barn to form dwelling. Repositioning of highway access.

Location: 37 Yarmouth Road, Dairy Farm, Ormesby St Margaret, GREAT YARMOUTH, NR29 3QE.

Great Yarmouth Borough Council Environmental Services does not object to the grant of planning permission for the above referenced proposal. However, we do give the following advice, conditions, and informatives for inclusion on any planning consent that may be granted.

Potential land contamination

Due to the previous agriculture and storage uses of the site, there is the potential for a degree of land contamination which should be investigated, and if necessary remediated appropriately, so that any future occupants of the site, site neighbours, and site workers are protected from harm. Ideally, a Phase I 'desktop' report should be submitted to the LPA prior to determination. Otherwise the recommended condition requires this prior to commencement. The Norfolk Guidance is attached for the applicants' information.

For avoidance of doubt, the submitted Envirosearch document is not suitable and sufficient for this purpose.

Conditions:

Land Contamination:

Prior to the commencement of the development and to the satisfaction of the Environmental Services Group Manager, a Phase 1 contamination report shall be carried out to assess whether the land is likely to be contaminated. The report shall also include details of known previous uses and possible contamination arising from those uses.

free from contamination, or that the land could not be declared Contaminated Land in future.

Hours of Work:

Due to the close proximity of other residential dwellings and businesses, the hours of any construction or refurbishment works should be restricted to:

- 0730 hours to 1830 hours Monday to Friday
- 0830 hours to 1330 hours Saturdays
- No work on Sundays or Bank Holidays.

Local Air Quality:

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

- An adequate supply of water shall be available for suppressing dust;
- Mechanical cutting equipment with integral dust suppression should be used;
- There shall be no burning of any materials on site, which should instead be removed by an EA licenced waste carrier, and the waste transfer notes retained as evidence.

David Addy CEnvH, MCIEH, MSc, BSc (Hons), LCGI
Environmental Health Officer

Application Ref	06/17/0238/F		
Proposal	Erection of four 2 Storey dwellings with detached car ports; conversion and extension of existing barn to form a dwelling, and relocation of vehicular highway access.		
Location	37 Yarmouth Road, Dairy Farm, Ormesby St Margaret, NR29 3QE		
Case Officer	Jason Beck	Policy Officer	John Clements
Date Received	15/06/2017	Date Completed	30/06/2017

Strategic Planning Comments

The site is in Ormesby St Margaret, which is identified in the adopted Local Plan Core Strategy (CS02) as a settlement for growth.

The site lies within a Conservation Area, and there is a Listed Building close by to the west. The frontage of the site is designated an Open Amenity Space by Policy REC 11 saved from the former Borough Wide Local Plan, and this area makes a positive contribution to the character and appearance of the Conservation Area and the streetscene more generally. You will be best placed to judge the merits of the proposals in relation to heritage and other site/design matters, however it does appear that the site could accommodate at least some modest housing development without harm in terms of these considerations.

There are houses and other buildings to the north, south east and west of the site. It lies outside the development boundaries associated with Policy HOU11 saved from the former Borough Wide Local Plan, but abuts that boundary on the site's eastern and northern boundaries, and is just a little distance from it on the western side: i.e. it is within the generally built up area of the settlement, but outside the development boundaries drawn up for the previous local plan, adopted 2001 and no longer (excepting the saved policies) part of the development plan.

Revised development boundaries and specific housing allocations will be made in the Local Plan Part 2 (detailed Policies and Site Allocations) but it will be some time before this is adopted. In the meantime HOU11 development boundaries cannot accommodate the scale of growth now planned for this and other Primary Villages, and in my view are therefore in conflict with Core Strategy Policy CS02 in this particular instance.

As stated in National Planning Policy Guidance, '*Under section 38(5) of the Planning and Compulsory Purchase Act 2004 if a policy contained in a development plan for an area conflicts with another policy in the development plan, the conflict must be resolved in favour of the policy which is contained in the last document to be adopted, approved or published.*'. Therefore the conflict should be decided in favour of the Core Strategy, unless there are other material planning considerations indicating otherwise.

Date: 15 June 2017
Our ref: 217576
Your ref: 06/17/0238/F



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

Hornbeam House
Crewe Business Park
Electra Way
Crewe
Cheshire
CW1 6GJ

T 0300 060 3900

BY EMAIL ONLY

Dear Sir/Madam

Planning consultation: Four new two storey dwellings with detached car ports, conversion and extension of existing barn to form dwelling and repositioning of highway access
Location: 37 Yarmouth Road Dairy Farm, Ormesby, St Margaret, Great Yarmouth, NR29 3QE

Thank you for your consultation on the above dated 01 June 2017 which was received by Natural England on 05 June 2017.

Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development.

The Wildlife and Countryside Act 1981 (as amended)
The Conservation of Habitats and Species Regulations 2010 (as amended)

Natural England's comments in relation to this application are provided in the following sections.

Statutory nature conservation sites – no objection

Based upon the information provided, Natural England advises the Council that the proposal is unlikely to affect any statutorily protected sites or landscapes.

Protected species

We have not assessed this application and associated documents for impacts on protected species.

Natural England has published Standing Advice on protected species.

You should apply our Standing Advice to this application as it is a material consideration in the determination of applications in the same way as any individual response received from Natural England following consultation.

The Standing Advice should not be treated as giving any indication or providing any assurance in respect of European Protected Species (EPS) that the proposed development is unlikely to affect the EPS present on the site; nor should it be interpreted as meaning that Natural England has reached any views as to whether a licence is needed (which is the developer's responsibility) or may be granted.

Yours faithfully
Rachael Lamb
Consultations Team

Jill K. Smith

From: Pritchard, Michael <Michael.Pritchard@ukpowernetworks.co.uk>
Sent: 07 June 2017 08:48
To: plan
Subject: 20170607 response to Planning application 06/17/0238/F

FAO MR J Beck,

Dear Mr Beck,

Thank you for your letter ref planning application for development at 37 Yarmouth Rd NR29 3QE.

The only comments that UKPN wish to include with this application are:

1. Relocation of Highway access: UKPN has utilities that run along Yarmouth Rd, if any cables need to be diverted to accommodate the new "Bell Mouth" then application should be made to UKPN for such diversion.
2. 4 x Dwellings: To ensure that each dwelling has its own metered electrical supply application should be made to UKPN to undertake works to provide.

Any application should be submitted to UKPN via its website: www.ukpowernetworks.co.uk

UKPN has **NO OBJECTIONS** to this planning application.

Should you require any further details please contact me, my details are given at base of this email.

Kind Regards,

Mike

Mike Pritchard GCGI Eng Tech MInstRE
Distribution Planning Engineer
UK PN Asset Management
Mob: 07812262339
Email: Michael.Pritchard@ukpowernetworks.co.uk

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Jill K. Smith

From: planningconsultations <planningconsultations@nwl.co.uk>
Sent: 08 June 2017 11:19
To: plan
Subject: Planning Consultation Response - 06/17/0238/F

Our Ref: PC/17/253

Your Ref: 06/17/0238/F

F.A.O – Case Office – Mr J Beck

Proposed: Prop construct 4x2 storey dwells w/det car ports. Convert & extend exist barn to form dwelling. Move highway access

Address: 37 Yarmouth Road, Dairy Farm, Ormesby St Margaret, Great Yarmouth, NR29 3QE

I acknowledge receipt of your email letter dated 1st June 2017 regarding the above

Our records show that we do not have any apparatus located in the proposed development.

We have no objection to this development subject to compliance with our requirements, consent is given to the development on the condition that a water connection is made onto our Company network for the new dwelling for revenue purposes.

Should you require any further information, please do not hesitate to contact us.

Yours faithfully

Katie Pearce
Planning Consultations

Telephone: 01268 664249 Email: planningconsultations@nwl.co.uk

Sandon Valley House, Canons Barns Road,,
East Hanningfield, Essex, CM3 8BD
Telephone: +44 (0) 345 782 0999 Ext. 32249
Fax: +44 (0) 1268 886 397
Website: www.eswater.co.uk

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SCAN

To: Conservation Officer

My Ref: 06/17/0238/F

From: Development Control Manager

Date: 1st June 2017

Case Officer: Mr J Beck

Parish: Ormesby St.Marg 16

Development at:-

37 Yarmouth Road
Dairy Farm Ormesby St Margaret
GREAT YARMOUTH
NR29 3QE

For:-

Prop construct 4 x 2 storey
dwells w/det car ports. Convert
& extend exist barn to form
dwel. Move highway access

Applicant:-

Ms C Wingrove
35 Martham Road
Hemsby
GREAT YARMOUTH

Agent:-

Henry Kelf Architect
Mr H Kelf
Registry House
95 High Road Gorleston
GREAT YARMOUTH

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

Please let me have any comments you may wish to make by 15th June 2017.

COMMENTS:

THIS APPLICATION HAS BEEN SUBJECT
TO PRE - APP. DISCUSSION AND
IS NOW SUPPORTED BY CONSERVATION
PROVIDING CONDITIONS ARE ATTACHED
TO PROTECT THE INTEGRITY OF
THE BARN AND ENSURE APPROPRIATE
RETAINING. HAN HART 21/06/17

S

Elaine Helsdon

From: George Bolan
Sent: 14 June 2017 14:08
To: plan
Subject: FW: 06/17/0238/F Dairy Farm, 37 Yarmouth Road, Ormesby St Margaret

From: Jason Beck
Sent: 14 June 2017 10:41
To: George Bolan
Subject: FW: 06/17/0238/F Dairy Farm, 37 Yarmouth Road, Ormesby St Margaret

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: Jarvis, Charlotte [<mailto:charlotte.jarvis@norfolk.gov.uk>]
Sent: 14 June 2017 10:34
To: Jason Beck
Subject: 06/17/0238/F Dairy Farm, 37 Yarmouth Road, Ormesby St Margaret

Dear Mr Beck

Re: 06/17/0238/F Dairy Farm, 37 Yarmouth Road, Ormesby St Margaret

George Bolan

From: Lead Local Flood Authority <llfa@norfolk.gov.uk>
Sent: 17 August 2017 14:56
To: plan
Subject: Re Planning Application 06/17/0238/F FAO Mr J Beck

Dear Sir / Madam,

Thank you for your consultation on the above application received on 4th August 2017.

However, having reviewed the application as submitted, it appears that this development would be classed as minor development (see section 7.3 of our current guidance).

Norfolk County Council LLFA Statutory Consultee for Planning - Guidance Document

If there is an incident of flooding that has been investigated by Norfolk County Council in the vicinity of the site, further information on key findings and recommendations are publicly available on our website (<https://www.norfolk.gov.uk/rubbish-recycling-and-planning/flood-and-water-management/flood-investigations>).

The Local Planning Authority would be responsible for assessing the suitability for any surface water drainage proposal for minor development in line with National Planning Policy Framework (NPPF).

Yours faithfully,



On behalf of Graham Brown
Flood and Water Manager

Lead Local Flood Authority

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



Scale: 1:1250

THE DAIRY FARM, ORMESBY ST. MARGARET.
SITE LOCATION PLAN: 1:1250



Applied by: Hussey Knights Norwich
 License number: 100031961
 Produced: 07/06/2016
 Serial number: 1688062

(REVISED 13 04 17)

Plot centre co-ordinates: 650184,314491
 Download file: Print.zip
 Project name: Henry Kelf