

Reference: 06/15/0579/F

Parish: Great Yarmouth
Officer: Richard Fitzjohn
Expiry date: 5/11/15

Applicant: GYB Services Ltd

Proposal: Change of use from public parking to private (GYBS) parking. 2 No. 8m columns with LED floodlights.

Site: 101 Churchill Road, GREAT YARMOUTH, Norfolk, NR30 4JJ

REPORT

1 Background/History:-

1.1 The application site is located to the west side of North Denes Road from which it is accessed. The site is visible from both North Denes Road and Beaconsfield Road and has an open character, sited adjacent to an area of public open space.

1.2 The planning history relevant to the application site is shown below:

9881 – Garages – 18-07-57.

06/82/1018/SU – Erection of 50' Radio Aerial – Approved with conditions (Deemed Approval) 15-02-1983.

06/89/0564/SU – Office accommodation – Approved with conditions (Deemed Approval) 14-07-1989.

06/93/0788/SU – Residential development at Borough and County depot Churchill Rd. & adj. car park & open space – Withdrawn 22-11-1993.

06/98/0808/SU – Removal of radio antenna (height 21m) and replacement with new antenna to a height of 27m – Approved with Conditions (Deemed Approval) 13-11-1998.

06/05/0026/F – Alterations to depot entrance to form a distinct entrance and exit - Approved with Conditions 02-03-2005.

06/12/0682/SU – Demo 4 buildings, construction of steel clad garage building and siting of new modular building for meeting room – Approved with Conditions (Deemed Approval) 02-01-2013.

06/13/0371/SU – Installation of a new 8 metre high floodlight on South boundary to illuminate yard area – Approved with Conditions (Deemed Approval) 12-08-2013.

2 Consultations:-

2.1 Eighteen letters of objection have been received in relation to the application, which are attached to this report. The main points are given below:

- Car park would not retain enough parking spaces for residents – currently full during evenings and weekends.
- Few nearby properties have private parking and there are double yellow lines outside many nearby properties so car park is required.
- Nearest on street parking would be the east part of Beaconsfield Road, outside the school and playing field which could create safety issues for children.
- Car park entrance/exit isn't wide enough for vehicles to pass.
- Lack of turning/manoeuvring area - when the car park is full, anyone entering the car park would have to reverse out onto North Denes Road.
- Part demolition of the old stone wall alongside the old railway track.
- Removal of healthy trees and bushes.
- To make the access and egress safer, the wooden fence at the entrance needs to be replaced with different fencing which allows improved vision.
- More room should be made for parking as there is already dangerous parking on nearby roads.

2.2 Norfolk County Council Highways – Proposal will displace some parking. Some will be offset by employees of GYB Services Ltd. On street parking is likely however there is likely to be some spare capacity and where necessary parking restrictions are already in place to control on street parking.

Recommend the following condition and informative note be appended to any grant of planning permission the Local Authority is minded to make:

SHC34 – No external lighting shall be installed other than in accordance with the lighting plan as illustrated and described on the submitted plans and is to be retained such that it will not cause glare beyond the site boundaries.

INF.3 – This development involves a sign that may affect the public highway. The Applicant should note that Norfolk County Council, as Highway Authority, reserves the right under the general provisions of Common Law and Section 152 of the Highways Act 1980 to seek the removal of any sign causing an obstruction or nuisance or which obscures or hinders the ready interpretation of a road traffic sign. Advice on this matter can be obtained from the County Council's Highway Development Management Group based at County Hall in Norwich.

3 Local Policy:- Great Yarmouth Borough-Wide Local Plan 2001

3.1 Policy TCM13

Development will not be permitted where it would endanger highway safety or the satisfactory functioning of the local highway network.

3.2 Policy BNV13

By the control of development, and where necessary by initiating and/or supporting improvement schemes, the Council will retain and enhance those aspects of the existing built urban and rural environments which are fundamental to the borough's traditional character and identity.

4 Emerging Local Plan:- Draft Core Strategy (Regulation 19, 2013)

4.1 Policy CS9

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 and built characteristics such as scale, form, massing and materials to ensure that the full potential of the development site is realised, making efficient use of land and reinforcing the local identity.

5 National Policy:- National Planning Policy Framework (NPPF)

5.1 Paragraph 58 - Planning policies and decisions should aim to ensure that developments:

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

6 Assessment:-

6.1 The application site currently comprises a car park within the ownership of GYB Services which is used by employees of GYB Services and the public for parking vehicles.

6.2 Eighteen letters of objection have been received with the main objections to the application relating to loss of parking for local residents, the impacts upon highway and pedestrian safety, loss of trees/bushes and part-demolition of an existing wall.

- 6.3 A number of objections have been received following public consultation which relate to the loss of car parking spaces for local residents. It is accepted that few nearby residential properties benefit from off-road parking and there are existing parking restrictions along large sections of the surrounding roads. However, Norfolk County Council Highways department have raised no objection, stating that the surrounding roads are likely to have some spare capacity for on-street parking and the loss of space to the existing car park will be somewhat off-set by employees of GYB Services Ltd.
- 6.4 It is also noted that the reduction in space within the car park would result in it being more difficult for vehicles to turn and manoeuvre to exit the car park in a forward gear. However, the submitted plan shows an area within the car park which is indicated as being 'Inaccessible for parking' and may provide a turning/manoeuvring area for vehicles. This could be ensured by an appropriate planning condition.
- 6.5 The existing wall adjacent to the car park does not provide a significant contribution to the character or appearance of the area and it is considered that the part-demolition to form an opening into the existing GYB Services car park would not detract from the local character or identity.
- 6.6 It is proposed that a new 2.4m high palisade fence would be erected around the boundary of the car park intended for use by GYB Services. There are existing examples of this type of fencing within the nearby vicinity and the proposed fencing would be significantly set back from the public highway to prevent it creating a significant detrimental impact upon the character and appearance of the area.
- 6.7 Comments have also been received relating to the existing fence and access adjacent North Denes Road. However, no details have been submitted with the application to suggest any alterations to the existing fencing or access adjacent North Denes Road are proposed.
- 6.8 Although the proposal would likely result in the loss of some existing trees or bushes, the application site is not located within a Conservation Area and there are no protected trees within the site and therefore permission would not be required for this aspect of the proposal.

7 Recommendation:-

7.1 Approve - The proposal accords with Policies TCM13 and BNV13 of the Great Yarmouth Borough-Wide Local Plan.

7.2 The following highways condition is recommended:

No external lighting shall be installed other than in accordance with the lighting plan as illustrated and described on the submitted plans and is to be retained such that it will not cause glare beyond the site boundaries.

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

Your Ref: 06/15/0579/F
Date: 12 November 2015

My Ref: 9/6/15/0579
Tel No.: 01603 638070
Email: stuart.french@norfolk.gov.uk

Dear Gemma

**Great Yarmouth: Change of use from public parking to private (GYBS) parking. 2 no 8m columns with LED floodlights
101 Churchill Road GREAT YARMOUTH Norfolk NR30 4JJ**

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

Undoubtedly the proposals are likely to displace some parking, however, irrespective of this, the right to park on the land is at the discretion of the land owner and therefore public parking is not guaranteed in perpetuity. Furthermore it may be that some of the existing parking is employees of GYB Services Ltd and therefore there will be some off-set.

Whilst on street parking is likely to under varying pressure in this area I am of the opinion that there is likely to be some spare capacity and where necessary parking restrictions are already in place to control on street parking.

Accordingly, on balance I consider it would be difficult for me to sustain an objection to the proposals.

I would however recommend that the following condition and informative note be appended to any grant of permission your Authority is minded to make.

SHC 34 No external lighting shall be installed other than in accordance with the lighting plan as illustrated and described on the submitted plans and is to be retained such that it will not cause glare beyond the site boundaries.

Reason: In the interests of highway safety.

Continued/...

Inf. 3 This development involves a sign that may affect the public highway. The Applicant should note that the Norfolk County Council, as Highway Authority, reserves the right under the general provisions of Common Law and Section 152 of the Highways Act 1980 to seek the removal of any sign causing an obstruction or nuisance, or which obscures or hinders the ready interpretation of a road traffic sign. Advice on this matter can be obtained from the County Council's Highways Development Management Group based at County Hall in Norwich.

Yours sincerely

Stuart French

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

11/1/2015

Outlook.com - i.c.installations@hotmail.com

Miss pauline reed

109 north uenes road

ACK'D
21/1/15

Great yarmouth

Norfolk

Nr304ln

01493302174



01 November 2015

12:14

Miss j smith

Im wrighting this letter to object to the planning permission of the car park on churchill road great Yarmouth norfolk nr304jj application 06\15\0579\ if you wish to take more than half of the public car park which will leave a lot of people with out spaces for there cars. of an evening we use most of the car park up as you aware there is double yellow lines out side so without this car park we would have to park round the corner which is no good if you car alarm is going off or you have shopping or a baby to carry. i cant see why it cant stay as it is the people from the depot are using the car park and it doesn't affect us as its during the day its of a night we need more spaces when people come home from work if you take it away there will be nowhere for us to park also we have 3 b&b along north denes road that use spaces and the pub has been turned into 4 houses witch are also going to need parking you do have to rember that its not just north denes that use the car park its also churchill road as well.

Thankyou

PERSEED

pauline

ACK 11/11/15

S



MR + MRS D. CLARKE
102 NORTH DENES RD
GREAT YARMOUTH
NORFOLK

7/11/2015.

NR30 4LN

RE-APPLICATION 06/15/0579/F

Dear Mr Minns,

We are appalled + object, to the recent planning permission application (as above), for the change of use, of the car park opposite our home. When we bought this home, 13 years ago, we were informed, that the car park was for the use of the terrace of homes opposite. There was even a sign stating 'Private car park'!!!

As you are aware, there are double yellow lines outside our premises, so we all need to park our cars.

Approx. 16 homes, some of which are multiple occupancy, are opposite this car park, all of which have at least one car.

The proposed planning application would obviously not leave enough car parking spaces for all residents. Also, the new flats/homes, which was formerly the Earl of Beaconsfield public house have residents needing car parking. We have noticed quite a few more residents from Beaconsfield Rd, now use the proposed car park

I'm sure all our car insurances will increase dramatically, due to having to park on road, when spaces are not available, especially

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during the summer season.

Also, I'm sure the High School, will be complaining about the amount of extra cars parking, near the School (Beaconsfield Rd), which will increase safety hazards, for the children.

We are hoping you will take our these comments, into consideration, before making a decision on the proposed application.

Regards.

ANITA CLARKE - @Clarke.

DAVID CLARKE - 

1/2

ACK 11/11/15

MR ALAN M. BIENNIET
104 NORTH DENIER RD
GT YARMOUTH
NORFOLK
NR30 4LN



DEAR SIR

RIF PLANNING APPLICATION
06/15/0579/IF

MY OBJECTIONS TO THE ABOVE ARE

- (1) THE KNOCKING DOWN OF PART OF THE OLD STONE WALL THAT RAN ALONGSIDE THE OLD RAILWAY TRACK, TO GAIN ACCESS TO THE COUNCIL SITE (GT YARMOUTH HERITAGE)
- (2) CUTTING DOWN HEALTHY TREES & BUSHES,
- (3) NOT LEAVING ENOUGH PARKING SPACES SO WHEN IT IS FULL, ANYONE ENTERING THE CAR PARK WILL HAVE TO REVERSE OUT (BLINDLY) ONTO NORTH DENIER ROAD A VERY DANGEROUS MANOEUVRE, NOT RECOMMENDED BY ANY MOTORING SAFETY BODY. IT WILL BE A SERIOUS ACCIDENT WAITING TO HAPPEN.
- (4) HOW CAN THE APPLICANT CONDUCT THEIR OWN SURVEY.
- (5) THE NEAREST ON STREET PARKING WILL BE THE EAST PART OF BEACONFIELD RD OUTSIDE THE SCHOOL & SCHOOL PLAYING FIELD.

2/2 cont.

(5) CAUSING A PROBLEM WITHIN THE CHILDREN CROSS THE ROAD.

IN THE SOCIETY OF TODAY THE MOTOR CAR IS AN ESSENTIAL PART OF LIVING, WITH A LOT OF HOUSEHOLDS HAVING TWO OR EVEN THREE VEHICLES & THEY HAVE TO PARK THEM SOMEWHERE. AT THE MOMENT, WE ARE VERY FORTUNATE TO HAVE AN OFFROAD PUBLIC PARKING AREA THAT IS CONVENIENT TO MOST OF THE RESIDENTS NEARBY, AS VERY FEW PROPERTIES HAVE PRIVATE PARKING.

I ASK THAT THIS APPLICATION IS REFUSED.

YOURS SINCERELY
A. J. Bennett

ACK 11/11/15

S

Mr Dean Minns
Planning Services
Town hall
Hall Plain
Great Yarmouth
Norfolk, NR30 2QT

Great Yarmouth Borough Council
Customer Services
11 NOV 2015

Mr N A Howard
110 North Denes Rd
Great Yarmouth
Norfolk
NR30 4LN

5th November 2015

Regarding Planning Application Ref - 06/15/0579/F

Dear Sir

I would like to raise my objection and concern at the proposed change from public car park to private parking, to a section of the car park situated directly opposite my family home at the above address.

My main concerns are that the area being left after the proposed changes will not accommodate the local resident's vehicles, especially as the car park is unsurfaced and spaces are not marked out for organised parking. This morning I counted the private residents vehicles at 5am and the total was 22.

At present the parking works very well, with council workers using it during the day and local residents in the evenings and weekends. Although to make the access and egress safer, the wooden fence at the entrance needs to be removed and replaced with fencing which allows improved vision.

Yours Faithfully

N A Howard



APPLICATION
06/15/0579 F.

ACCID
alilis

MR & MRS. I. J. DAVEY
106, NORTH DENES ROAD
ST. YARMOUTH.

RE: CAR. PARK.



MR 30 4 L M.

10.11.15

01493 331161.

Dear Sir,

With reference to proposed changing of the car park on North Denes Rd, that having parked there for years the proposed amount of car parking spaces will be inadequate as more cars are parked at night & weekend. I am sure if the photos were taken at such times it would have shown how many do park there, like workers who come in late and are away all day.

I need to park near my house as my husband is very disabled so need to have my car parked near at hand.

This brings me to another point, which is, the entrance to the car park at the present time is not wide enough for two vehicles to pass so after someone has to wait to go into the car park waiting on the busy road. Also if all spaces are taken up whoever comes in & can't park will then have to reverse all the way out onto the road, which I would add is like a race track. I feel that if you need to save money

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Why can't the car park be left as it is
unless there is another motion to make
it smaller

How room should be available for
residents, we already have dangerous parking
on some road round here.

J. B. Nacey

NORTH DENES ROAD

INACCESSIBLE FOR PARKING 3.7m

grounds vehicle parking

PUBLIC CAR PARK

Parks equipment Store 90 x 190 m

2m² 8m² New Flood-light columns

New 2.1m² Police fence

New capacity

00115 1057917

2m² additional high level CCTV



GYBS Ltd Car Park

1	2	3	4	5	6	7	8	9	10	11	12	13	14
15	16	17	18	19	20	21	22	23	24	25	26	27	28

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Joinery Workshop

GYBS Ltd Car Park

CAR PARK ENTRANCE

Roof

Meeting Rm.

Site Entry Site Exit

BM 3.09m

Office

vehicle workshops