

Reference: 06/18/0716/O

Parish: West Caister

Officer: Mr G Chibumbu

Expiry Date: 29-05-2019

Applicant: Mrs S Colman

Proposal: Erection of a four-bedroom bungalow with double garages, access through the existing access.

Site: West Road
West End
(The Stables Paddock Farm)
West Caister

REPORT

1 Background / History :-

- 1.1 The application site is an area of land within a settlement which is located on the north of West Road, West Caister and outside of the development limits. This settlement can be described as a Tertiary village consisting of a mixture of two storey dwellings and bungalows. West Caister has limited opportunities to access local facilities and services. To the north and west, the application site faces an open countryside. The site is currently used for grazing purposes and has no tress.
- 1.2 There has been a history of refusals for proposals for a dwelling on the site with the last application being refused in 1991 (06/91/0629/O), the application was refused as the site was outside the development boundary the South West Area Local Plan which was then in force.
- 1.3 There has been also history of approvals with conditions for proposals for the erection of three timber stables and feed store (06/91/0916/F) approved on 10/10/1991, demolition of existing house to erect new house (06/99/0374/F) approved on 11/08/2000, demolition of existing house and erection of a new house with garages and swimming pool (06/01/0737/F) approved on 21/08/2002, dwelling on the site with the last application being refused in 1991 (06/91/0629/O), erection of brick and tile stable block and formation of new access (06/05/0543/F) approved on 05/09/2005.
- 1.4 The current proposal is for a four-bedroomed bungalow with double garages to be accessed through an existing access.

2 Consultations :-

- 2.1 Highways – No objection subject to standard highway conditions.
- 2.2 Broads Authority – No comments.
- 2.3 Building Control – No adverse comments.
- 2.4 Environmental Health – no objection subject to a condition which restricts any construction or refurbishment working hours.
- 2.5 Neighbours – No objections have been received.

3 GREAT YARMOUTH LOCAL PLAN: CORE STRATEGY

3.1 POLICY CS1 – Focusing on a sustainable future

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

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

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

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

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

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

4 POLICY CS2 – Achieving sustainable growth

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

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

- Approximately 35% of new development will take place in the borough's Main Towns at Gorleston-on-Sea and Great Yarmouth
- Approximately 30% of new development will take place in the borough's Key Service Centres at Bradwell and Caister-on-Sea
- Approximately 30% of new development will take place in the Primary Villages of Belton, Hemsby, Hopton on Sea, Ormesby St Margaret, Martham and Winterton-on-Sea
- Approximately 5% of new development will take place in the Secondary and Tertiary Villages named in the settlement hierarchy
- In the countryside, development will be limited to conversions/replacement dwellings/buildings and schemes that help to meet rural needs

b) To ensure compliance with Policy CS11, the proportions of development set out in criterion a) may need to be further refined following additional work on the impact of visitor pressures on Natura 2000 sites

c) Ensure that new commercial development for employment, retail and tourism uses is distributed in accordance with Policies CS6, CS7, CS8 and CS16

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

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

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

5 Policy CS11 – Enhancing the natural environment

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

a) Conserving and enhancing designated nature conservation sites, including Sites of Special Scientific Interest (SSSIs), Special Protected Areas (SPAs), Marine SPAs, Special Areas of Conservation (SAC), RAMSAR sites, National Nature Reserves, Local Nature Reserves Norfolk County Wildlife Sites and Norfolk County Geodiversity Sites

b) Working in partnership with relevant nature conservation organisations to ensure that protected species, such as Little Terns, are adequately protected from any adverse effects of new development. This includes the preparation of the Natura 2000 Sites Monitoring and Mitigation Strategy and ensuring assessment of development proposals in the vicinity of the colonies

c) Relevant development will be required to deliver the mitigation measures identified in the Natura 2000 Sites Monitoring and Mitigation Strategy. This document is being prepared and will secure the measures identified in the Habitat Regulations Assessment which are necessary to prevent adverse effects on European wildlife sites vulnerable to impacts from visitors

d) Ensuring that the Norfolk Coast Area of Outstanding Natural Beauty (AONB), the Broads and their settings are protected and enhanced

e) Safeguarding and where possible enhancing the borough's wider landscape character, in accordance with the findings of the borough's and the Broads Authority's Landscape Character Assessment

f) Improving the borough's ecological network and protecting habitats from fragmentation by working with our partners to:

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

6 Policy HOU7 Housing (Location of Future Housing Sites)

- 6.1 Policy HOU7 sets out an objective to ensure an adequate supply of appropriately located housing land whilst safeguarding the character and form of settlements and also states that new residential development may be permitted within the settlement boundaries identified on the proposals map in the parishes of Caister and in all cases the following criteria should be met:
- (a) The proposal would not be significantly detrimental to the form, character and setting of the settlement;
- (b) All public utilities are available including foul or surface water disposal and there are no existing capacity constraints which could preclude development or in the case of surface water drainage, disposal can be acceptably achieved

to a watercourse or by means of soakaways;

(c) Suitable access arrangements can be made;

(d) An adequate range of public transport, community, education, open space/play space and social facilities are available in the settlement, or where such facilities are lacking or inadequate, but are necessarily required to be provided or improved as a direct consequence of the development, provision or improvement will be at a level directly related to the proposal at the developer's expense; and,

(e) The proposal would not be significantly detrimental to the residential amenities of adjoining occupiers or users of land.

7 NATIONAL PLANNING POLICY FRAMEWORK (2019)

7.1 Paragraph 14 of the National Planning Policy Framework seeks to ensure the presumption in favour of sustainable development. In instances where the local plan is absent, silent or out of date permission should be granted unless there are any adverse impacts of doing so when weighed against these policies in the NPPF.

8 Local finance considerations: -

8.1 Under Section 70(2) of the Town and Country Planning Act 1990 the council is required, when determining planning applications, to have regard to any local finance considerations so far as they are material to the application. Local finance considerations are defined as a government grant, such as new homes bonus or the Community Infrastructure Levy. It is noted that the Borough of Great Yarmouth does not have the Community Infrastructure Levy. Whether or not a local finance consideration is material to a particular decision will depend on whether it could help to make the development acceptable in planning terms. It would not be appropriate to make a decision on the potential for the development to raise money for a local authority. In this case local finance considerations are not considered to make the development more acceptable.

9 Assessment :-

9.1 An important factor when determining applications is whether a Local Planning Authority has the ability to demonstrate a 5-year housing land supply. If a Local Planning Authority cannot show that they are meeting this requirement, their policies with regards to residential development will be considered to be out of date. There is currently a housing land supply of 2.6 years (2018/19). Strategic Planning and Policy raised concerns over the sustainability of this site, however as an existing grazing site on balance the limited scale of the outline development and contribution to housing need was given more weight and any sustainability proposals can be addressed at reserved matters stage of the application.

- 9.2 The site is outside of the development boundary and as such the site may be considered as being suitable for development subject to the scale of the proposal being appropriate for the area and there not being any significant adverse effects on the character of the area or the amenities of the occupiers of nearby dwellings.
- 9.3 The application has been submitted in outline form with all matters reserved. The proposed development would make a small contribution to the council's housing needs with an additional net dwelling to contribute to the 5% of new development within Secondary and Tertiary villages. The development would be visible from West Road and Back Lane and the surrounding countryside and would not appear unduly prominent or harmful to visual amenities and the proposed design should be keeping with the pattern form and heights of similar bungalows in the village. The scale of the development is appropriate to the size, character and role of the settlement as indicated in the settlement hierarchy and the level of housing proposed in any one settlement is generally in accordance with the level of housing proposed in emerging Policy CS2.
- 9.4 The nearest dwelling to the site is Westaylee (a two-storey dwelling) to the east of the application site. There is an existing track situated between the two boundaries on the east separating the two sites by 5 metres. This distance is considered sufficient for the proposed development not to have a detrimental overbearing impact on the occupants of Westaylee.
- 9.5 The main concerns regarding the proposed development were raised by Highways, the application site would be accessed through an existing access point which prominently faces Back Lane. The Highway Authority initially raised concerns with the application site being poorly located in terms of transport sustainability and the increase in the journeys to access local services.
- 9.6 The Highway Authority also pointed out that visibility from the application site would be restricted in both directions by the existing barn to the west and a boundary hedge to the east. Although there are visibility restrictions to the west the limited visibility would be acceptable, due to the immediate layout of the carriageway and the bend between West Road and Back Lane which would act as a speed reducing feature. However, the reduced visibility to and from the east remained a serious concern. Following a notification to the applicant highlighting this concern, the applicant addressed this issue by proving full ownership of the entire application site and a proposal to remove the existing 2.1 metre hedge which would improve visibility to and from the east side of the application site to the satisfaction of Highways. However, highway considerations such as parking provisions and turning access points would still remain reserved matters at this stage, with the applicant required to provide an appropriate design to address the following points in accordance with the adopted standards.
- 9.7 The application site is within close proximity to the Broads Authority Area. According to Policy CS11, the proposed development should ensure that measures to avoid or reduce adverse impacts on the existing biodiversity and geodiversity.

- 9.8 Permission may only be granted if it is determined that the application will not adversely affect the integrity of any Natura 2000 site. A HRA has now been submitted and it is the assessment of the Local Planning Authority, as Competent Authority, that any adverse effects of the development on Natura 2000 sites can be adequately mitigated for by a contribution to the Habitats Monitoring and Mitigation Strategy and the applicant has paid a contribution of £110 per dwelling towards the Council's Monitoring and Mitigation Programme. This assessment is made having taken into account both the direct and cumulative effects that the site may have in terms of recreational pressures on any Natura 2000 sites.
- 9.9 It was also noted that the application site is within the vicinity of several adjoining dwellings and environmental health compliance would be required by the application during the construction of the proposed bungalow. West Road is a narrow road therefore, compliance would be required in terms of an adequate construction traffic management plan to minimise traffic congestion and safety, restriction on hours of work in the interest of adjoining residential amenities.
- 9.10 Taking the above into account and the lack of a five-year land supply it is considered that it would be difficult to justify refusal of the application and the recommendation is to approve.

10 RECOMMENDATION :-

- 10.1 Approve – the proposal complies with Policies CS1, CS2, CS11 and HOU7 of the Great Yarmouth Local Plan: Core Strategy and the Interim Housing Supply Policy and subject to conditions requested by The Norfolk County Highway Authority, GYC Environmental Health.



Yare House 62-64 Thorpe Road
Norwich Norfolk NR1 1RY

tel 01603 610734
broads@broads-authority.gov.uk
www.broads-authority.gov.uk

Mr J Beck
Great Yarmouth Borough Council
Planning Services
Development Control
Town Hall
Hall Plain
Great Yarmouth
NR30 2QF

Ms Cally Smith
Head of Planning
01603 756029
cally.smith@broads-authority.gov.uk

Date 31 January 2019

Our ref BA/2019/0037/NEIGHB

Your ref 06/18/0716/O

Dear Mr J Beck,

Application No : BA/2019/0037/NEIGHB
Proposal : Erection of four bedroom bungalow with double garages, access through existing access point
Address : The Stables, Paddock Farm, West Road, West Caister
Applicant : Mrs S Coleman

I write further to the above proposal. I can confirm that the Broads Authority does not have any comments to make regarding this consultation.

I would be grateful to receive a copy of the Decision Notice for my file in due course.

Yours sincerely

Cally Smith
Head of Planning



Chairman: Mr Haydn Thirtle
Chief Executive: Dr John Packman

MEMORANDUM

From Environmental Health

To: Development Control Manager
Attention: Mr J Beck

cc:

Date: 18 January 2019

Our ref: 076158

Your ref: 06/18/0716/O

Please ask for: Chris Cawley

Extension No: 846288

Erection of a four bedroom bungalow with double garages The Stables Paddock Farm, West Road, West Caister

The application has been considered and there is no objection to the proposal.

If permission is granted then the following condition should be applied

Hours of Work:

Due to the close proximity of other residential dwellings 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.

Chris Cawley
Environmental Health Officer

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

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

Your Ref: 06/18/0716/O
Date: 25 January 2019

My Ref: 9/6/18/0716
Tel No.: 01603 638070
Email: stuart.french@norfolk.gov.uk

Dear Jason

**West Caister: Erection of a four bedroom bungalow with double garages, access through existing access
West Road West End (The Stables Paddock Farm) West Caister GREAT YARMOUTH**

Thank you for your recent consultation with respect to submission of revised plans from which it is noted that the applicant does own the land to the east of the proposed site access and therefore can provide an acceptable visibility splay from the access.

The amendments address my earlier concerns in this respect and I have no objection to the principle of the development and would advise you that my earlier recommendation of refusal is withdrawn.

Whilst appreciating that this is an outline application with all matters reserved, in terms of highway considerations, I am of the opinion that the visibility and access are matters that should be determined as part of this application. It should also be noted the applicant would need to provide an appropriate design at a reserved matters stage to address the following points in accordance with the adopted standards:

- i) Parking provision
- ii) Turning

Accordingly, I recommend the following conditions and informative note be appended to any grant of permission your Authority is minded to make;

SHC 07 Any access gates/bollard/chain/other means of obstruction shall be hung to open inwards, set back, and thereafter retained a minimum distance of 5 metres from the near channel edge of the adjacent carriageway. Any

Continued/...

sidewalls/fences/hedges adjacent to the access shall be splayed at an angle of 45 degrees from each of the outside gateposts to the front boundary of the site.

Reason: In the interests of highway safety enabling vehicles to safely draw off the highway before the gates/obstruction is opened.

SHC 09 Prior to the commencement of the use hereby permitted the vehicular access indicated for improvement the approved plan shall be upgraded in accordance with the Norfolk County Council residential access construction specification for the first 5.0 metres as measured back from the near channel edge of the adjacent carriageway/constructed in accordance with details to be agreed in writing by the Local Planning Authority. Arrangement shall be made for surface water drainage to be intercepted and disposed of separately so that it does not discharge from or onto the highway carriageway.

Reason: To ensure construction of a satisfactory access and to avoid carriage of extraneous material or surface water from or onto the highway in the interests of highway safety and traffic movement.

SHC 16 Prior to the first occupation of the development hereby permitted a 2.4 metre wide parallel visibility splay (as measured back from the near edge of the adjacent highway carriageway) shall be provided across the whole of the site's roadside frontage (and additionally along the flank frontage of the adjacent property (to the east of the access) as outlined in blue on the submitted details. The splay shall thereafter be maintained at all times free from any obstruction exceeding 0.225 metres above the level of the adjacent highway carriageway.

Reason: In the interests of highway safety in accordance with the principles of the NPPF.

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

It is an OFFENCE to carry out any works within the Public Highway, which includes a Public Right of Way, without the permission of the Highway Authority. Please note that it is the Applicant's responsibility to ensure that, in addition to planning permission, any necessary consents or approvals under the Highways Act 1980 and the New Roads and Street Works Act 1991 are also obtained from the County Council. Advice on this matter can be obtained from the County Council's Highway Design and Development Group. Please contact Stuart French on 016603 630807.

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

Continued/...

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.

Yours sincerely

Stuart French

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

| | |
|------------------------|---|
| Application Ref | 06/18/0716/O |
| Proposal | Erection of a four bedroom bungalow with double garages, access through existing access |
| Location | West Road, West End (The Stables Paddock Farm), West Caister |

| | | | |
|----------------------|------------|-----------------------|--------------|
| Case Officer | Mr J Beck | Policy Officer | Mr A Parnell |
| Date Received | 11/01/2019 | Date Completed | 22/07/2019 |

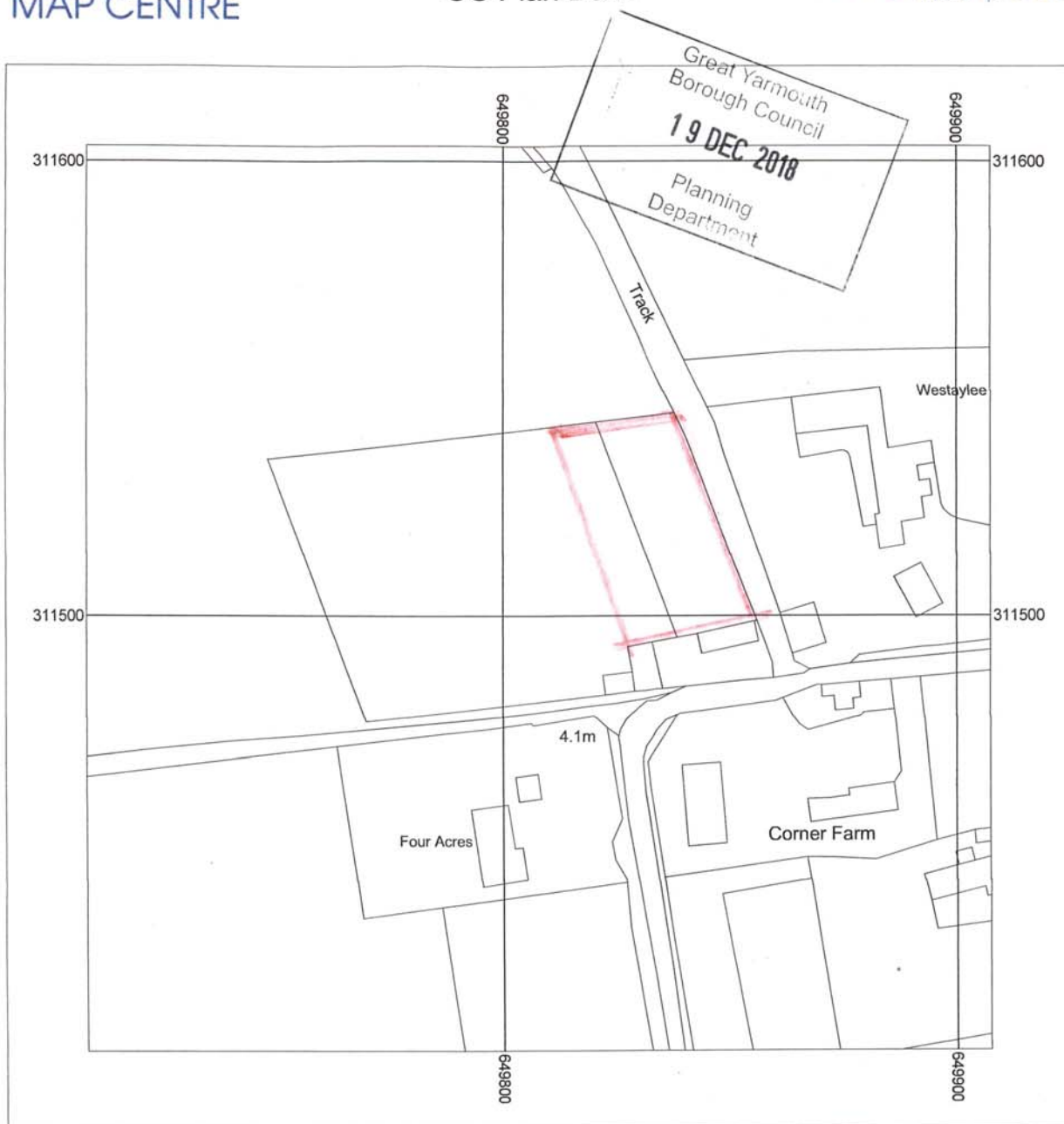
The proposal seeks the erection of a four bedroom bungalow with double garages.

The site is located outside of development limits, however, the Core Strategy identifies this settlement as a 'tertiary village', and there are a small number of dwellings nucleated around West End. West Caister has limited opportunities to access local facilities & services and therefore would increase reliance on the private car, which would not be in accordance with the aims of Policy CS16.

However the site would make a small contribution to CS2 with an additional net dwelling to contribute to the 5% of new development within Secondary and Tertiary villages.

It is also noted that the Broads Authority area is in close proximity to the site and Strategic Planning would note there may be a possible impact upon the Broads Authority area and would refer to their comments.

Overall Strategic Planning would have concerns over the sustainability of this site, however the limited scale of this development and contribution to housing need must be weighed up. I am sure you will also have other considerations to weigh in. If you have any questions regarding these comments please do contact me.

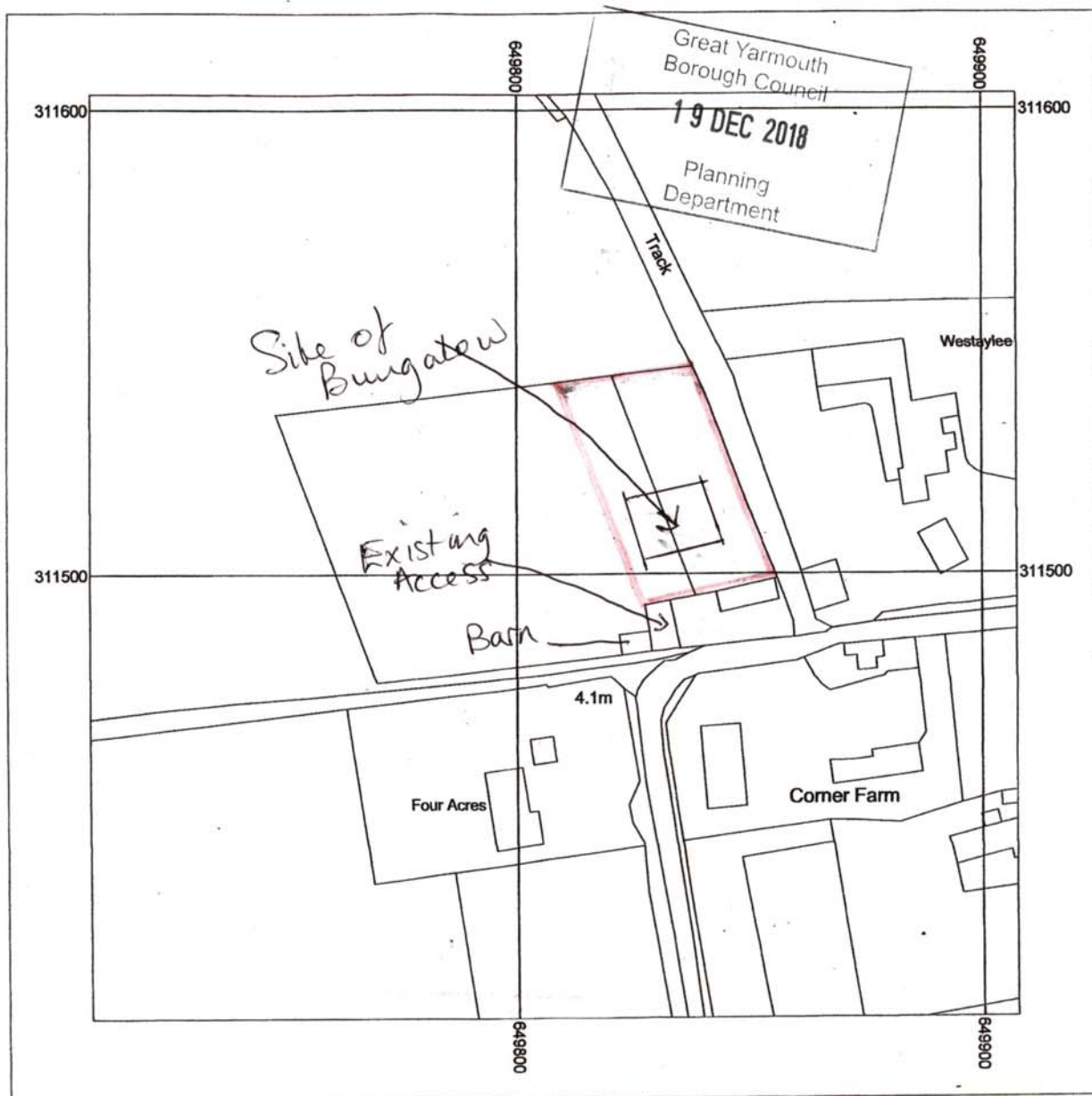


Metres
0 5 10 20 30 40 50
Scale: 1:1250



Supplied by: Hussey Knights Norwich
License number: 100031961
Produced: 01/08/2016
Serial number: 1714266

Plot centre co-ordinates: 649808,311504
Download file: Print.zip
Project name: WEST ROAD



Metres
0 5 10 20 30 40 50
Scale: 1:1250



Supplied by: Hussey Knights Norwich
License number: 100031961
Produced: 01/08/2016
Serial number: 1714266

Plot centre co-ordinates: 649808,311504
Download file: Printzip
Project name: WEST ROAD

Produced from the Ordnance Survey National Geographic Database and incorporating survey revisions available at this date. © Crown copyright 2016.
Reproduction in whole or in part is prohibited without prior permission of the Ordnance Survey. Ordnance Survey and the OS symbol are trade marks.
The representation of a road, track or path is no evidence of a right of way. The representation of features as line is no evidence of a property boundary.