



GREAT YARMOUTH
BOROUGH COUNCIL

Development Control Committee

Date: Wednesday, 14 December 2016

Time: 18:30

Venue: Council Chamber

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

AGENDA

Open to Public and Press

1 APOLOGIES FOR ABSENCE

To receive any apologies for absence.

2 DECLARATIONS OF INTEREST

You have a Disclosable Pecuniary Interest in a matter to be discussed if it relates to something on your Register of Interests form. You must declare the interest and leave the room while the matter is dealt with.

You have a Personal Interest in a matter to be discussed if it affects

- your well being or financial position
- that of your family or close friends
- that of a club or society in which you have a management role
- that of another public body of which you are a member to a greater extent than others in your ward.

You must declare a personal interest but can speak and vote on the matter.

Whenever you declare an interest you must say why the interest arises, so that it can be included in the minutes.

- 3 **MINUTES** 4 - 17
- To confirm the minutes of the meeting held on 16 November 2016.
- 4 **MATTERS ARISING**
- To consider any matters arising from the above minutes.
- 5 **PLANNING APPLICATIONS**
- 6 **06/16/0188/F 132 GORDON ROAD SOUTHTOWN** 18 - 31
- Development of 22 flats (14 x 1 bed and 8 x 2 bed) with associated external works.
- 7 **06/16/0529/O BURGH HALL LEISURE CENTRE, LORDS LANE, BURGH CASTLE** 32 - 49
- Erection of three dwellings.
- 8 **06/16/0636/F 87 NELSON ROAD CENTRAL GREAT YARMOUTH** 50 - 60
- Change of use to Hostel.
- 9 **PLANNING APPLICATIONS CLEARED BY THE DEVELOPMENT CONTROL COMMITTEE AND UNDER DELEGATED POWERS FROM 1 - 30 NOVEMBER 2016** 61 - 74
- The Committee is asked to consider and note the planning applications cleared under delegated powers and by the Development Control Committee from 1 - 30 October 2016.
- 10 **OMBUDSMAN AND APPEALS DECISIONS**
- The Planning Group Manager to report.

11 ANY OTHER BUSINESS

To consider any other business as may be determined by the Chairman of the meeting as being of sufficient urgency to warrant consideration.

12 EXCLUSION OF PUBLIC

In the event of the Committee wishing to exclude the public from the meeting, the following resolution will be moved:-

"That under Section 100(A)(4) of the Local Government Act 1972, the public be excluded from the meeting for the following item of business on the grounds that it involved the likely disclosure of exempt information as defined in paragraph 1 of Part I of Schedule 12(A) of the said Act."

Development Control Committee

Minutes

Wednesday, 16 November 2016 at 18:30

PRESENT:

Councillor Annison (in the Chair); Councillors Andrews, Fairhead, Flaxman-Taylor, A Grey, Hammond, Hanton, Reynolds, Thirtle, Wainwright, Williamson & Wright.

Councillor Bensly attended as a substitute for Councillor Grant.

Mr D Minns (Planning Group Manager), Mrs G Manthorpe (Senior Planning Officer), Miss J Smith (Technical Officer), Mr G Bolan (Technical Assistant) and Mrs C Webb (Member Services Officer).

1 APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillor Grant.

2 DECLARATIONS OF INTEREST

It was noted that the following Declarations of Interest were declared:-

Councillor Williamson declared a personal interest in Item 5 as Ward Councillor, Councillors Andrews & Hammond declared a personal interest in

Item 6 as Ward Councillors, Councillor Bensly declared a personal interest in Item 7 as Ward Councillor, Councillor Hanton declared a personal interest in Item 8 as Ward Councillor and Councillor Thirtle declared a personal interest in Item 9 as Ward Councillor. Councillor Hammond declared a personal interest in Item 9 as the applicant was known to him.

However, in line with the Council's Constitution all Councillors were allowed to both speak and vote on the items.

3 MINUTES

The minutes of the last meeting held on 19 October 2016 were confirmed.

4 PLANNING APPLICATIONS

5 06/16/0532/F (a), 06/16/0535/O (b), 06/16/0539/F (c), ROSE FARM, STEPSHORT, BELTON.

The Committee received and considered the comprehensive report from the Planning Group Manager.

The Planning Group Manager reported that this item consisted of three separate planning applications which were being dealt with together as they all related to Rose farm Touring park and were inter-dependant. The main application was for the change of use of part of the holiday park to the siting of park homes for residential use which was a departure from the Local Plan.

The Planning Group Manager reported that a letter from the owners of the adjoining bungalow on the northern boundary had submitted various comments regarding application number 06/87/0062/F.

With reference to application number 06/16/0535/O, it was reported that this application was for the wider area of land to the southern part of the site which currently had permission for touring units and storage of caravans. There was an existing park home on this part of the site which was occupied by a relative of the owners of the site. The proposal was to use this area of land for the siting of residential park homes which will be occupied all year round as dwellings, the site would use the existing access off Stepshort which would also serve the remaining area of the touring park. The application had been submitted in outline form with an indicative drawing showing the possible siting of twenty park homes.

The Planning Group Manager reported that if planning permission be granted, the site owners must contact Environmental Health for a site inspection for the purposes of gaining a residential site licence. The site will need to be compliant with the site conditions for permanent residential sites that were derived under the Caravan Sites and Control of Development Act 1960.

With reference to application number 06/16/0532/F, it was reported that the bungalow on the site which was presently occupied by the site owners was originally approved as an agricultural workers dwelling in 1969, in 1987 planning permission was granted to replace the agricultural occupancy condition with a condition limiting the occupation of the bungalow to persons owning or employed in the operation of the adjoining touring caravan site (permission 06/87/0062/F).

The Planning Group Manager reported that a further photograph had been received from Mr Edwards to reinforce his concerns regarding the treatment of the boundary and had requested the provision of reinforced 8 foot fencing along the northern boundary between the proposed residential area of the park and his property.

With reference to application number 06/16/0539/F, it was reported that this condition only applied to an area at the north eastern end of the site and the part of the land on the northern side of the old railway line that was approved under 06/10/0564/F, the remainder of the site does not have any condition limiting the time that it can be used. The proposal was to remove this condition to allow the whole of the touring park to be used all year round. It would be reasonable to have a consistent approach so that the whole site could be occupied during the same time period, the condition could be replaced with one that stated that the site shall be occupied by any individual or family group for a period of more than four weeks at any one time in order to retain control of the use.

Mrs Myrha, applicant, addressed the Committee and requested that the Committee approve the applications.

A Member proposed that the application be approved subject to the inclusion of conditions as reported in paragraph 4.4 and 4.13 of the agenda which related to provision of fencing and occupancy.

RESOLVED:

(i) That application number 06/16/0535/O be approved with the condition that a fence along the northern boundary with the nearest adjacent property, as the proposed change of use of this part of the holiday park to a residential home site was considered acceptable.

(ii) That application number 06/16/0532/F be approved as the bungalow had the benefit of a separate vehicular access from the road and could be easily separated from the touring park. The bungalow was situated within the Village Development Limit and there was no planning objection to the removal of the condition.

(iii) That application 06/16/0539/F be approved subject to the condition that no part of the site shall be occupied by any individual or family group for a period of more than four weeks at any one time in order to retain control of the use.

6 06/16/0537/F, 57A TAN LANE, CAISTER

The Committee received and considered the comprehensive report from the Planning Group Manager. The Planning Group Manager reported that all the necessary notices had been served in respect of this application.

The Planning Group Manager reported that the application was to remove the north east corner of number 57 Tan Lane and re-positioning of the entrance. The unit beneath was commercial but there was a flying freehold unit above which was also affected by the proposal. The application stated that the purpose of the alterations was to allow for a better turning angle into the driveway. The design and access statement goes into further detail and stated that the amended entrance would improve access to Sand Dune Cottages in light of its year round occupancy. It was recognised that the access was relatively narrow and with limited visibility looking both east and west.

The Planning Group Manager reported that Highways had been consulted on the application and they had not objected to the development subject to conditions. The Planning Group Manager reported that 53 neighbour objections had been received citing impact to character and heritage of the area, no benefit to the area, the application was for the gain of another site, there was no change to the previous application which was refused and the loss in business floor space. A petition in support signed by 33 people and 3 letters of support had also been received.

The Planning Group Manager reported that a further letter of objection had been received from Mr Hacon reiterating the right of use of the access and future maintenance issues.

The Parish Council had questioned the benefit of this proposal as it would not improve access for vehicles. A previous application to remove the corner of the property was refused by Committee last year. However, there have been changes as 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. This would potentially increase the intensity of use for this access and the applicant had quoted Policy CS8 of the adopted Core Strategy in that the application supported a tourism use.

The Planning Group Manager reported that the application should be assessed on its own merit based on what was submitted as part of the planning application, as opposed to any perception of future development and in determining this application, it did not grant any rights of access.

The Planning Group Manager reported that the alterations were to the front of the property and would have an impact on the street scene. Saved Policy BNV18 of the Boroughwide Local Plan and Policy CS9 of the adopted Core Strategy required all developments to be sympathetic to their surroundings and relate well to landscape and other buildings. It should be noted that the

application would result in the loss of a small area of the building which was not Listed or within a Conservation Area.

The Planning Group Manager reported that the Conservation Department was consulted on the proposal and had provided two potential design options that would help mitigate any impact to Character that the Committee could consider. The development would result in a modest loss to business floor space, however, the loss was not considered significant and would not result in a substantial loss to Caister's retail offer.

The Planning Group Manager reported that the application was recommended for approval subject to the conditions requested by Highways.

Councillor Reynolds reported that as the building was not Listed or in a Conservation Area that the owner could demolish the building without planning permission.

Councillor Andrews, Ward Councillor, reported that this application was the same as the previous application and should also be refused as the application was purely for the benefit of a future development at the rear of the access.

The Planning Group Manager reported that the application before the Committee was to remove the corner of the building and no other planning applications had been submitted so the Committee should only consider the application before them.

Mr Parker, applicant's agent, reported the salient areas of the application and that the improved access would help to facilitate access for emergency vehicles.

Councillor Andrews asked whether Mr Hacon, who had responsibility for half of the maintenance of the access passage had been informed. Mr Parker reported that all the correct notices had been served and ownership was not a material planning consideration.

Councillor A Grey asked for clarification as to how much land would be gained as a result of the loss of the corner of the building. Mr Parker reported that the loss of land would amount to just under a metre.

Mr Hacon, objector, reported that he had responsibility for half of the maintenance of the access passageway and that he felt that the correct procedures had not been followed. He felt strongly that all persons responsible for the existing access should agree to any changes. Mr Hacon reported that he had installed two wooden posts at his boundary when the wall had been demolished by vehicles who had hit his wall whilst trying to enter or exit via the access passageway.

Councillor Reynolds reiterated that this was not a material planning consideration and that as the building was not Listed or in a Conservation

Area, the owner could demolish the building without the need for planning permission. Therefore, he proposed that the application be approved.

RESOLVED:

That application number 06/16/0537/F be approved subject to the Highways conditions as laid out in the agenda.

7 06/16/0295/F, 79 COMMON ROAD, HEMSBY

The Committee received and considered the comprehensive report from the Planning Group Manager.

The Senior Planning Officer reported that the application was to build five new residential chalet bungalow properties on a piece of land currently used for storage of agricultural machinery. There would be a single access into the site which would open into a large area of hard-standing. The application is a departure from the Local Plan as the site is outside of the village development area and therefore contrary to Policy HOU10. However, Strategic Planning had not objected to the principal of the development. The site was adjoining the main residential body of Hemsby and was considered a sustainable location.

The Senior Planning Officer reported that a previous application at this address had been refused due to concerns regarding the highway. Revisions had been made to this application which included the provision of a 10 metre passing area to overcome the narrow road and a large area of hard-standing with space in which vehicles can turn to leave the access in forward gear. This addition of highway improvements would provide better pedestrian access and safety and a visibility splay has also been provided. The highway access accords with Policy CS16 and the Interim Housing Land Supply Policy. therefore, Highways no longer objects subject to conditions ensuring the improvements are made and the access and turning areas were retained.

The Senior Planning Officer reported that three members of the public and the Parish Council had objected to the proposal citing highways grounds as the access road was narrow with associated parking issues, poor layout, density of the site was over-development, errors in the Design & Access Statement, the reduction in numbers was not enough, the housing was not linked to rural activities and the application was contrary to Policies HOU10. and CS9.

The Senior Planning Officer reported that the application did not include full details of the materials for external walls and hard-standing but this could be conditioned. The boundary treatments needed to be considered in order to break up the hard frontage. Currently, there was a line of trees to the front and a revised plan showing the position of the trees indicated that they could be retained.

The Senior Planning Officer reported that the land was not within a flood zone

or an area of crucial drainage, however a drainage condition should be included alongside a condition regarding slab levels to ensure the land drained adequately and the properties were not inappropriately raised.

The Senior Planning Officer reported that the land was defined as Grade II agricultural and the application must be considered against the loss of agriculturally graded land. The land also lies along a major pipeline but the BPA and HSE had not objected to the development.

The Senior Planning Officer reported that Norfolk Fire Service had received the necessary evidence and the proposed development would meet the required regulations and therefore raised no objections.

The Senior Planning Officer reported that the application was recommended for approval with the requested conditions.

Mr Stone, applicant's agent, reported the salient areas of the application and asked the Committee to grant the application.

Councillor Bensly reported that residents concerns had been alleviated by the inclusion of a passing bay and he asked that this be conditioned to take place early in the build process. Mr Stone reported that he was quite happy for this to be conditioned if the application was approved. The Planning Group Manager reported that this could be conditioned as part of the schedule contained on page 94 of the agenda, reference item SHC 39(a).

RESOLVED:

That application number 06/16/0295/F be approved subject to the following conditions; materials and hard surfaces to be agreed, boundary treatments and landscaping to be agreed including any trees to be retained, appropriate permitted rights to be removed, drainage and slab levels to be agreed, contamination report required, working times to be restricted and highway conditions to include provision of passing bay prior to any building works commencing on site.

8 06/16/0472/0, WOODLAND, 14 BEACH ROAD, SCRATBY

The Committee received and considered the comprehensive report from the Planning Group Manager.

The Planning Group Manager reported that the application for a dwelling in this application was a departure from Local Plan policy because the site was outside the settlement boundary for Scratby and was not located within an allocated area for residential development. However, whilst a departure from the adopted Local Plan, the Interim Housing Land Supply Policy bears some weight with the application and, on balance, it was felt that the development accords with the interim Housing Land Supply Policy.

The Planning Group Manager reported that the scheme had previously been refused on the grounds of over-development which would harm the character and appearance of the wider area. These reasons were upheld by the Planning Inspectorate as part of the subsequent appeal. This application had a significant change in the design and scale of the proposal and the policy context had changed.

The Planning Group Manager reported that 5% of the Borough's additional residential development should take place in settlements such as Scratby, and this single development fitted with this more limited distribution of development. The proposed density and layout of a single storey bungalow development in a low density layout including private gardens and domestic landscaping was considered to be appropriate and reflected the character and appearance of the surrounding area.

The Planning Group Manager reported that the site was not within a flood risk area and a sequential approach was not required in the assessment of this application. In terms of run off, the size of the site, use of a soakaway and the conditioning of materials for the drive would ensure that drainage could be adequately dealt with at the property. Due to the site's proximity to the settlement of Scratby, there was adequate foul water capacity available to serve the development with a link to the existing mains drains.

The Planning Group Manager reported that the Highways impact of this development was considered acceptable subject to the provision of a condition which would require the development to create a linked footpath pedestrian access to the development outside of the application site to the existing highways pavement to the north of the site. Within the site, there was space to provide adequate parking and turning. Whilst the access was near a relatively busy road, visibility splays would be provided and Highways had not objected to the scheme.

The Planning Group Manager reported that, on balance, due to the relatively contained nature of the site and retention of open land surrounding the enclosed garden development plot, the development would not erode the rural character of the area, which would retain its appearance from views entering the village from the main coastal road and was therefore recommended for approval.

Mr Eagle, Vice-Chairman Ormesby with Scratby Parish Council reported that they objected to the application and their main concern were the heavy traffic negotiating the blind bend at Beach Road, Scratby. The applicant had not complied with the Parish Council's request to keep the boundary hedge cut back to improve visibility.

Councillor Reynolds, Ward Councillor, reported that he could not support the Parish Council on this occasion. Events had moved on and houses had already been built opposite the proposed site which were outside the village settlement boundary, including the new Village Hall. Councillor Reynolds acknowledged that it was an awkward junction but the provision of an

extended footpath would alleviate some highways concerns for local residents.

RESOLVED:

That application number 06/16/0472/O be approved as the proposal was considered to accord to Policy CS1 and CS2 of the Great Yarmouth Local Plan - Core Strategy and the Interim Housing Land Supply Policy. It was noted that there would be an increase in pedestrian, cycle and vehicular movements from the site and the existing access, and therefore, whilst this was considered acceptable in broad terms, the applicant will be required to improve pedestrian access to the site through imposition of condition. Other conditions relating to landscaping, design and standard highways conditions as requested by Norfolk County Council's Highway Officer would also be required.

9 06/16/0590/CU, HALL FARM, MAUTBY

The Committee received and considered the comprehensive report from the Planning Group Manager.

The Senior Planning Officer reported that the site involved in this application was an area of land to the north east of the field to the south of Hall Farm which was screened from the road by a mature hedge and trees and was only visible from the road to the south of the south. The proposed use would be storage of timber that was awaiting processing on the site to the north and all deliveries to the site would take place during the working week to negate additional noise nuisance from the site and it was not intended to expand the business.

The Senior Planning Manager reported that the only objection was from the occupiers of Hall Farm Cottage which was to the north east, objecting to the loss of Grade I agricultural land and noise and disturbance. The occupier of Hall Farm House which was to the west had not objected to the application. However, the nearest Grade I agricultural land was just over 300 metres to the north of Hall farm, the site itself was not Grade I land, so the proposal would not result in the loss of either Grade I or Grade II agricultural land.

The Senior Planning Officer reported that providing the use was for storage only, it was unlikely to cause any significant harm to amenities of the nearest dwellings, it was considered that the use was acceptable and would comply with the aims of Policy CS6 of the Core Strategy and paragraph 28 of the NPPF. If approved, it was suggested that permission was granted for a temporary period of a year with consent being made personal to the applicant. This would give time to see if any problems occurred and ensure that if the applicant no longer ran the business, the land would revert to agricultural use. Any consent should also include conditions limiting deliveries to Monday to Friday, limit working hours and no mechanically powered cutting, sawing work etc, as suggested by Environmental Health) taking place on the site. The application was therefore recommended for approval with the suggested conditions.

Councillor Thirtle reported that although the site was used for storage, heavy lifting machinery such as JCB's were used to move the wood which resulted in noise nuisance to the neighbours. Councillor Thirtle asked for confirmation that the surrounding land was in the ownership of Norfolk County Council. The Senior Planning Officer confirmed that the application site was part of the tenanted portion of land. The Senior Planning Officer reported that if permission was granted, it could be conditioned as being personal to the applicant for a 12 month period. This would give time to see if problems occur and ensure that if the applicant no longer runs the business, the land would revert to agricultural use.

Mr Hewitt, applicant, reported the salient areas of the application and that Environmental Health had not restricted the movement of any wheeled machinery on his site. The land in question had not been cropped or housed livestock for the last twenty years and his other two close neighbours had not experienced any problems as a result of the timber storage. Mr Hewitt reported that he carried out domestic tree removal for the Borough and County Council as part of a carbon neutral operation.

Councillor Thirtle asked Mr Hewitt whether there was an alternative storage area which was away from the neighbouring boundary fence. Councillor Reynolds reported that a disputed Tenancy Agreement was not a planning consideration.

Mr Young, objector reported details of the noise nuisance at unsociable hours he experienced as a result of large machinery in operation in the wood yard and the impact upon the operation of his caravan holiday business.

Councillor Reynolds proposed that this application should be deferred pending a site visit. This motion was seconded but lost at the vote.

RESOLVED:

That application number 06/16/0590/CU be approved as the proposal complied with Policy CS6 of the Great Yarmouth Local Plan:Core Strategy and Paragraph 28 of the National Planning Policy Framework. Permission is initially granted for a temporary period of one year with consent being made personal to the applicant and conditions limiting deliveries to Monday to Friday, limiting working hours and no mechanically powered cutting or sawing work, as requested by Environmental Health, to take place on site.

10 06/16/0415/CU, 9 THE GREEN MARTHAM

The Committee received and considered the comprehensive report from the Planning Group Manager.

The Senior Planning Officer reported that the application was for the sub-division of an existing unit to two commercial units and a change of use to Class A1, A2, A3 and A5. The use applied for were inter-changeable, although

when one was commenced, the only movement between uses was through permitted rights.

The Senior Planning Officer reported that objections had been received regarding increased traffic that the proposed development would create as local residents stated that there were already enough take-away food outlets in the village. Whilst there were no objections from Highways, amended plans had been received providing a pedestrian footpath to the front of the site and a crossing point. These highways improvements could be conditioned to be carried out prior to the commencement of the uses. Car parking was provided with the site although it was not to current standards, however, given the location, it was not reasonable to sustain an objection. The objectors also state that litter would be generated from the hot food take-away, however, this is not a planning consideration.

The Senior Planning Officer reported that should the application be approved, as requested by the Parish Council, that only one of the units be allowed to benefit from the permission to be used as a hot food take-away under Class A5. The opening hours, in line with those suggested by the Parish Council, could be conditioned for all uses, but in particular, the hot food take-away use. The siting of the proposal within a grouping of commercial premises makes the proposed uses in keeping with the character of the area.

The Senior Planning Officer reported that the site was recognised within the Core Strategy as a Local centre which should be supported and maintained to meet the everyday needs of the community. The saved policy of the Boroughwide Local Plan in relation to commercial units also supported developments such as this, provided that there was not a significant adverse impact on the amenities of the area.

The Senior Planning Officer reported that the physical works were supported by the Conservation Department as a minor improvement to the Conservation area. The application was recommended for approval subject to conditions required to provide a satisfactory form of development as it was assessed that the application accords with current local and national planning policy and will be an improvement to an area designated a Local centre in the adopted Core Strategy.

The Senior Planning Officer reported that she had received an e-mail from Environmental Health requesting that the installation of extraction units be conditioned as part of any approval.

The Senior Planning Officer reported that the application was recommended approval with conditions requested by Highways, Environmental Health and the Parish Council.

Councillor Hammond asked whether a condition could be attached for the provision of litter bins to reduce the litter problem in the village. Councillor Reynolds reported that litter was not a planning consideration. The Senior Planning Officer reported that the provision of litter bins would entail extra

costs for the Council who would be obliged to empty them.

RESOLVED:

That application number 06/16/0415/CU be approved as the application accorded with current local and national planning policy and would be an improvement to an area designated a local centre in the adopted Core Strategy subject to conditions required to provide a satisfactory form of development and those conditions requested by Highways, Environmental Health and the Parish Council.

11 06/16/0126/F, 14 CAMPERDOWN

The Committee received and considered the comprehensive report from the Planning Group Manager.

The Senior Planning Officer reported that this was a full planning application which sought approval for the conversion of a Grade II Listed Building to five self-contained flats. the report covered two applications, one for full planning permission and one for Listed Building Consent. All flats would have access to the rear yard accessed off of Melrose Terrace for bin storage.

The Senior Planning Officer reported that comments received from Environmental Health noted that the flats were undersized according to their standards, and the Committee should give this appropriate weight of consideration. The reasoning for the layout and the inability to alter the internal configuration given by the agent was to preserve the fabric of the building as conversions were more difficult to undertake on Listed Buildings where original fabric was sought to be retained.

The Senior Planning officer reported that the current worked in relation to the existing building and given that the building was constrained by the Listed status, there were no planning policy objections to the size and layout of the units. The property was located within an area defined by the Boroughwide Local Plan as a Secondary Holiday Area, and as such, it was required to assess the application against Policy TR12. The agent had reported that the property had been used as a house in multiple occupation since 2006 and has been subject to enforcement action whilst the authorised use of the site was a guesthouse.

The Senior Planning officer reported that there were no parking provisions identified, there were no objections from Highways, as the location was sustainable with good access for public transport. The application was recommended for approval with the requested conditions.

A Member asked whether the original stairwells would be retained. The Senior Planning Officer reported that they would remain in situ.

RESOLVED:

That application number 06/16/0126/F be approved subject to conditions required to provide a satisfactory form of development, as on balance, the length of time that the property had been in use as residential accommodation, the change of use to flats would provide permanent residences within a sustainable location. The sizes of the properties were not such that a refusal could be recommended with further weight given to the Listed Status of the building and that further internal alterations could cause harm to a heritage asset.

12 06/16/0589/F, 2 SIDEGATE COTTAGES, SIDEGATE ROAD, HOPTON

The Committee received and considered the comprehensive report from the Planning Group Manager.

The Senior Planning Officer reported the application for the conversion dwelling was a departure from Local Plan policy as the site was outside the settlement boundary for Hopton. The Senior Planning officer reported that no neighbours had objected to the proposal. Highways had supported the application subject to a condition to ensure that six cars can park within the site specified for parking, and off of the public highway to ensure that the cycle route was not hindered.

The Senior Planning Officer reported that the parish council did not object to the proposal although one Parish Councillor would prefer the existing dwelling demolished and re-developed.

The Senior Planning Officer reported that the application was recommended for approval as it accorded with Policies CS1 and CS18 of the Great Yarmouth Local Plan Core Strategy and the Interim Housing Land Supply Policy.

RESOLVED:

That application number 06/16/0589/F be approved subject to the addition of conditions to the approval to ensure off-site parking and the submission of landscaping details, as it accorded with Policy CS1 and CS18 of the Great Yarmouth Local Plan - Core Strategy and the Interim Housing Land Supply Policy.

13 DELEGATED DECISION LIST 1 - 31 OCTOBER 2016

The Committee received and noted the list of planning applications approved under delegated powers from 1 to 31 October 2016.

14 OMBUDSMAN AND APPEAL DECISIONS

The Committee noted the appeal decision as detailed in the agenda.

15 ANY OTHER BUSINESS

The Chairman reported that there was no other business of being of sufficient urgency to warrant consideration.

16 EXCLUSION OF PUBLIC

The meeting ended at: 20:30

Reference: 06/16/0188/F

Ward: Southtown

Officer: Mrs G Manthorpe

Expiry Date: 19-12-16

Applicant: Dawson Brown Ltd

Proposal: Development of 22 no flats (14 no 1 bedroom flats and 8 no 2 bedroom flats) with associated external works.

Site: 132 Gordon Road Southtown Great Yarmouth

REPORT

1. Background / History :-

- 1.1 The application site located towards the eastern section of the southern side of Gordon Road, Southtown; the road comprises, on the southern side a large commercial area, which is the application site and terrace housing to the western section and northern side. The corner of Southtown Road and Gordon Road, at the northern side, is a large commercial building with an open frontage for associated parking.
- 1.2 The housing to the northern side of the road is primarily bay fronted large terrace houses and a more modern style of house towards the western section and on the southern side of the road. The site is within close proximity to Great Yarmouth Collage, retail units and gym located to the rear of the site and the industrial area that fronts Southtown Roads water front.
- 1.3 There have been no recent applications for planning on the site with the most recent being in 1965 for alterations and fanlight. There are no historical applications that are relevant to this application.
- 1.4 The site is 1267 square metres and is in existing use for storage and retail with a business comprising a two storey workshop building attached to a larger corrugated asbestos building. There is also a porta cabin and outside storage facilities on site.

2. Consultations :-

- 2.1 Neighbour Consultations – Two objections have been received, they are attached to this report and are summarised below:

- Three storeys are too high.
- Increased traffic on Gordon Road.
- The traffic lights are on a short timer.
- 22 Dwellings will cause sewerage and drainage problems when there is already an issue.
- A tree shall have to be removed.
- Overdevelopment.
- More than 22 Parking spaces will be required.
- Better vehicular access to existing sites is needed or a more sensible double yellow line system is required.

2.2 Highways – The highways officer notes that on street parking is in demand in the area and that the proposed development will increase pedestrian movements however it was considered that the kerb should be raised to reinstate a full height footway adjacent to the carriageway not only to deter footway parking but also in the interests of pedestrian safety. The highways officer is satisfied that this, and other matters, can be dealt with by condition and has no objection to the application subject to conditions.

2.3 Norfolk County Council Infrastructure requirements –

Environment

Connections into the local Green Infrastructure (GI) network, including Public Rights of Way and ecological features, should be considered alongside the potential impacts of development. Mitigation should therefore be included within the site proposal. Maintenance/mitigation for new and existing GI features may require a contribution or commuted sum in order to allow the local GI network to facilitate the development without receiving negative impact and equally, allow the development to integrate and enhance the existing network.

Library Provision

A development of 22 dwellings would place increased pressure on the existing library service particularly in relation to library stock, such as books and information technology. This stock is required to increase the capacity of the library. It has been calculated that a development of this scale would require a total contribution of £1,650 (i.e. £75 per dwelling) towards IT infrastructure and equipment towards Great Yarmouth library.

2.4 Norfolk Constabulary- A full and comprehensive report was given by Norfolk constabulary with full comments and recommendations on the file. Recommendations include that the rear boundary treatment is no less than 1.8m close boarded fence. Recommended that the applicant provides protection for the underground parking in accordance with the guidance provided in secured by design.

2.5 Lead Local Flood Authority – No comment.

2.6 Environment Agency – No objection and conditions requested.

2.7 Norfolk Fire and Rescue Service – No objection provided compliance with Building Regulations.

2.8 Building Control – No adverse comments.

2.9 Environmental Health – No objections and conditions requested.

2.10 Strategic Planning – No objections and note that the location is within an area of predominantly residential uses with employment to the rear. Weight should be given to the NPPF requirement to significantly boost the housing supply with local emphasis also on the Core Strategy with Great Yarmouth identified as a Main Town (Policy CS2) to deliver a proportion of such growth.

2.11 Anglian Water – No comments received.

3. Policy :-

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

3.2 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 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

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.

3.3 POLICY HOU7

NEW RESIDENTIAL DEVELOPMENT MAY BE PERMITTED WITHIN THE SETTLEMENT BOUNDARIES IDENTIFIED ON THE PROPOSALS MAP IN THE PARISHES OF BRADWELL, CAISTER, HEMSBY, ORMESBY ST MARGARET, AND MARTHAM AS WELL AS IN THE URBAN AREAS OF GREAT YARMOUTH AND GORLESTON. NEW SMALLER SCALE RESIDENTIAL DEVELOPMENTS* MAY ALSO BE PERMITTED WITHIN THE SETTLEMENT BOUNDARIES IDENTIFIED ON THE PROPOSALS MAP IN THE VILLAGES OF BELTON, FILBY, FLEGGBURGH, HOPTON-ON-SEA, AND WINTERTON. 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.

(Objective: To ensure an adequate supply of appropriately located housing land whilst safeguarding the character and form of settlements.)

* ie. developments generally comprising not more than 10 dwellings.

4 National Planning Policy:

4.1 Paragraph 101.

The aim of the Sequential Test is to steer new development to areas with the lowest probability of flooding. Development should not be allocated or permitted if there are reasonably available sites appropriate for the proposed development in areas with a lower probability of flooding. The Strategic Flood Risk Assessment will provide the basis for applying this test. A sequential approach should be used in areas known to be at risk from any form of flooding.

4.2 Paragraph 102. If, following application of the Sequential Test, it is not possible, consistent with wider sustainability objectives, for the development to be located in zones with a lower probability of flooding, the Exception Test can be applied if appropriate.

For the Exception Test to be passed:

- it must be demonstrated that the development provides wider sustainability benefits to the community that outweigh flood risk, informed by a Strategic Flood Risk Assessment where one has been prepared; and
- a site-specific flood risk assessment must demonstrate that the development will be safe for its lifetime taking account of the vulnerability of its users, without increasing flood risk elsewhere, and, where possible, will reduce flood risk overall. Both elements of the test will have to be passed for development to be allocated or permitted.

4.3 Paragraph 14. At the heart of the National Planning Policy Framework is a presumption in favour of sustainable development, which should be seen as a golden thread running through both plan-making and decision-taking.

For decision-taking this means:

- approving development proposals that accord with the development plan without delay; and
- where the development plan is absent, silent or relevant policies are out-of-date, granting permission unless:
 - any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole; or
 - specific policies in this Framework indicate development should be restricted.

5 Assessment :-

5.1 The application site is located within flood zone three as identified by the Environment Agencies Flood Map and is accompanied by a flood risk assessment. The application complies with the sequential test and the exemption test and can be adequately conditioned as per the environment agencies recommended conditions.

- 5.2 The site currently comprises a commercial use surrounded by predominately residential uses. The site is located within a sustainable location with good links to transport and services. Although an intense use of the site is proposed, the residential use is in keeping with the character of the area.
- 5.3 The development proposed is to be three storey with a pitched roof. There have been other designs submitted with flat roofs however these were deemed to be at odds with the existing buildings in the locality and as such the pitched roof, although giving a greater height, is preferred. The building will be highly visible given the height and massing and will dominate the street scene. The view of the building will be partially obscured from the southward approach up Southdown Road by the existing commercial buildings as although they are set back they will break up the line of the building. Travelling from the north towards Gorleston the building as proposed will be visible across a currently open parking area. Although visible the design of the building will create an interesting aspect to the street scene. The use of the pitched roof will tie in the building to those around it and act to soften the appearance. There have been other three storey dwellings approved, for example Horatio House, within the locality although these have not yet been constructed and others that have been in existence for some years within the vicinity of the site.
- 5.4 One of the objectors has stated that there are concerns over drainage both foul and surface. There have at the time of writing been no comments received from Anglian Water although if these are received before committee they shall be verbally reported. The flood risk assessment states that the soil types at the site are likely to be suitable for the effective use of shallow infiltration devices and therefore the drainage could be, at least partially, in the form of pervious surfaces. These are also relevant in relation to Environmental Health comments regarding contamination. The applicant has stated on the form that surface water will be via mains sewer however a condition to provide full details of drainage can be placed upon any grant of permission members are minded to make to ensure that the preferred option of sustainable drainage is explored and utilised in accordance with the Flood Risk Assessment.
- 5.5 The objections were also in relation to the increase in vehicular movements. 22 new dwellings will increase vehicular movements and pedestrian as noted by the highways officer. The amount of parking provided is accepted by the highways officer and as such there are no highways objections to the application although improvements are requested as conditions in the interest of highway safety as outlined at paragraph 2.2 of this report.
- 5.6 An objector noted that there will be windows to the eastern elevation overlooking an existing property and that light to the property shall be reduced. There are windows located on the eastern elevation of the proposed development however these are set in with none on the closest section of the wall. The windows are set 8 metres back from the edge of the site and then an additional 7m from the nearest dwelling. The overlooking to the nearest property on Gordon Road will be reduced by the absence of windows in the existing dwellings eastern elevation; there will be an increase of overlooking to the rear garden although this is mitigated by the existing overlooking as the site is in an existing urban

area. There will be an increase in the overlooking however this is not deemed so significant to warrant a refusal of the application. A further objection was in reference the loss of light to a property located on Southtown Road; the height of the dwelling will have an impact on the amenity of the area although the positioning and height restriction to three stories only will restrict the impact to an acceptable level.

- 5.7 The 106 monies requested from Norfolk County Council are outlined above and any grant of permission should be in line with current policy for open space, recreation and affordable dwellings. It is noted that there is no open space on the site which is acceptable in this location provided that the payment in lieu is made.

6 RECOMMENDATION :-

- 6.1 Approve – the proposal complies with Policies CS1 and CS2 of the Great Yarmouth Local Plan: Core Strategy and saved Policy HOU7 of the Great Yarmouth Borough-Wide Local Plan.
- 6.2 Any permission shall be subject to a 106 agreement for all appropriate contributions including County obligations, including GI payments to be negotiated between the applicant and Norfolk County Council as per the consultation response and these have not been decided, open space payments, recreation payments and affordable housing. All conditions are requested shall be appended to any grant of permission including any further that secure an adequate form of development.

S

Mrs Marie Spruce
74 Southtown Road
Great Yarmouth
Norfolk
NR31 0JR



Planning Services
Development Control
Town Hall
Hall Plain
Great Yarmouth
Norfolk
NT30 2QF

26th April 2016

Dear Sir/Madam

Ref : Application 06/16/0188/F
Proposed Development 22 Flats
Location 132 Gordon Road
Great Yarmouth

Further to your letter regarding the above Planning Application.

I strongly object to this planning application as the development which will be three storeys high blocking out the light to my property and with windows overlooking my dwelling.

In addition to this the increased traffic on Gordon Road will further add to the current traffic problems experienced at Gordon Road Traffic light junction apart from Station Road this is the only access to Southtown Road for Southtown Residents and other traffic trying to avoid the current grid lock problems of the bypass and Southtown Road at peak times, in addition to this the traffic lights only have a 15 second time out setting which also adds to the access problems.

Therefore 22 flats would add considerable extra traffic to the already difficult traffic congestion also sewage and drainage problems with the extra requirements of 22 dwellings as there is already drainage and flood problem in the area with several properties in Southtown experiencing flooding caused by drainage backup.

There is also a large tree within the grounds of 132 Gordon Road Great Yarmouth which would have to be removed for the development.

In addition to this I question the ownership of the current property as to my knowledge it is not owned by Dawson and Brown Ltd.

I trust my objections will be considered as it would appear many other residents' nearby only rent their properties and don't care much for local issues.

Yours Sincerely

Marie Spruce

MS Spruce

Internet Consultees

Application Reference 06/16/0188/F

Attachments

Invalid Consultee Comment? ☐Copy to existing Consultee? ☐

Name Benjamin Hunt

Address 1a, 1B, 1C and 1D Gordon Road

Southtown

Great Yarmouth

Norfolk

Post Code NR31 0EA

Telephone

Email Address

For or Against OBJ Object

Speak at Committee

As a general Comment I see this Development as Over intensive. No doubt more than 22 parking spaces will be required for such a development and parking is already at a premium on Gordon Road. I have a Vehicular Access to my Site at the above address, but all too often I am unable to gain access to my own parking for the multiple vehicles parked on the opposite side of the Road, this becomes very dangerous for the pedestrians from the College and the fact this route is a rat run / short cut for many to access Southtown Road during peak times. If better access to my site or a more sensible double yellow line system were in place this might ease the problem. Many thanks, Ben

Date Entered 15-11-2006

Internet Reference OWPC986



Community and Environmental
Services
County Hall
Martineau Lane
Norwich
NR1 2SG

NCC contact number: 0344 800 8020
Textphone: 0344 800 8011

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

Your Ref: 06/16/0188/F
Date: 11 May 2016

My Ref: 9/6/16/0188
Tel No.: 01603 638070
Email: stuart.french@norfolk.gov.uk

Dear Gemma

**Great Yarmouth: Development of 22 no flats (14 no 1 bedroom flats and 8 no 2 bedroom flats) with associated external works
132 Gordon Road Great Yarmouth Norfolk NR31 0EA**

Further to my earlier response, I have now received revised plans and wil therfore formally comment on the application as follows.

The proposals include for both cycle and car parking and whilst the car parking does not accord with current standards, I am minded of the location of the development has access to local bus services and is within walking and cycling distance of other local services, and as such I am prepared to accept the parking provision as shown.

It is note that the existing vehicle access is to be used, however, at present a length of kerb is dropped flush to the carriageway surface beyond the vehicle access and serves no apparent use for vehicle access.

Given that on street parking is in demand in this area and that the proposed development will increase pedestrian movements I consider that the section of kerb should be raised to reinstate a full height footway adjacent to the carriageway not only to deter footway parking but also in the interests of pedestrian safety. I am of the opinion that this matter can be dealt with condition.

Accordingly in highway terms only I have no objection tot he proposals subject to the following conditions and informative note being appended to any grant of permission your Authority is minded to make

Continued/...

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- SHC 21 Prior to the first occupation of the development hereby permitted a 2.4 metre wide parallel visibility splay (as measured back from the near edge of the adjacent highway carriageway) shall be provided across the whole of the site's roadside frontage. The parallel visibility splay shall thereafter be maintained at all times free from any obstruction exceeding 0.6 metres above the level of the adjacent highway carriageway.

Reason: In the interests of highway safety.

- SHC 24 Prior to the first occupation of the development hereby permitted the proposed access, on-site car and cycle parking shall be laid out, demarcated, levelled, surfaced and drained in accordance with the approved plan and retained thereafter available for that specific use.

Reason: To ensure the permanent availability of the parking / manoeuvring area, in the interests of highway safety.

- SHC 39AV No works shall commence on site unless otherwise agreed in writing until a detailed scheme for the off-site highway improvement works (to raise the footway level adjacent to the vehicle access have been submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority.

Reason: To ensure that the highway improvement works are designed to an appropriate standard in the interest of highway safety and to protect the environment of the local highway corridor.

- SHC 39B Prior to the first occupation of the development hereby permitted (or Prior to the commencement of the use hereby permitted) the off-site highway improvement works referred to in Part A of this condition shall be completed to the written satisfaction of the Local Planning Authority in consultation with the Highway Authority.

Reason: To ensure that the highway network is adequate to cater for the development proposed.

- Inf.1 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. This development involves work to the public highway that can only be undertaken within the scope of a Legal Agreement between the Applicant and the County Council. Please note that it is the Applicant's responsibility to ensure that, in addition to planning permission, any necessary Agreements under the Highways Act 1980 are also obtained and typically this can take between 3 and 4 months. Advice on this matter can be obtained from the County Council's Highways Development Management Group based at County Hall in Norwich. Please contact Developer Services on 0344 800 8020.

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

If required, street furniture will need to be repositioned at the Applicants own expense.

Yours sincerely

Stuart French

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



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Ordnance Survey 100018547

Reference: 06/16/0529/O

Parish: Burgh Castle

Officer: Mr G Clarke

Expiry Date: 19-12-2016

Applicant: Mr K Whitbread

Proposal: Three dwellings

Site: Burgh Hall Leisure Centre
Lords Lane
Burgh Castle

REPORT

1. Background / History :-

- 1.1 The application site is an area of land on the north side of Lords Lane between the road and the buildings that form the Burgh Hall Leisure Centre, there are some houses to the east of the site and open farm land to the west and on the opposite side of Lords Lane to the south. There are mature trees on the application site which are subject to a Group Tree Preservation Order (no. 8 1985).
- 1.2 The proposal is an outline application to erect three dwellings with vehicular access to the rear served by the existing accesses to the leisure centre. Other details to be considered as part of the application is the appearance, scale and layout of the development. This means that apart from landscaping which would be a reserved matter all matters of detail are to be considered in determination of the application.
- 1.3 In 2015 planning permission was refused for the erection of eight dwellings on the site (06/15/0739/O), the reasons for refusal were that the site is outside the Village Development Limit, it is not in a sustainable location being remote from the village centre, transport and jobs and the effect on the TPO trees.

2 Consultations :-

- 2.1 Parish Council – No objection.
- 2.2 Building Control - No adverse comments.
- 2.3 Norfolk Constabulary - Makes various suggestions regarding security.

- 2.4 Highways - Following receipt of revised proposals, attached to the agent's email dated 14 October 2016 and on the basis of my discussions, I will respond to the revisions as follows.

As previously commented, whilst appreciating that the proposed development site is not far outside the built environment of Bradwell it nevertheless is a rural location. The nearest shops/medical facilities are located approximately 2.0km from the site, with the nearest school being approximately 850m to the east of the proposed development. Bus stops are located to the west and east of the site, but are 450m and 850m respectively with no bus services running past the proposed development. Accordingly in terms of transport sustainability it is therefore highly likely that the primary mode of transport would be the motor car with the development generating at least 6 vehicle movements per property per day, and given the distances involved between the application site and local services/transport links, access by walking and cycling is not a viable or attractive option.

However, whilst I consider the Application Site to be poorly located in terms of transport sustainability, taking into account the revised layout of the development, in that it now precludes any further housing development on the application site, the proposed scale of development falls below the threshold to which the Highway Authority would normally propose a recommendation of refusal on sustainability grounds alone as the overall impact on the highway network is unlikely to be severe. In this respect I will leave the matter of sustainability for the Local Planning Authority to duly consider.

In light of the above the Highway Authority's previous recommendation of refusal on grounds of transport sustainability is withdrawn, but should your Authority be minded to recommend approval I would recommend the standard outline highway condition is appended to grant of permission.

- 2.5 Strategic Planning - These comments are from a planning policy perspective, focusing on the location and type of development proposed. Site and application specific issues are not addressed, and I have not visited the site.

The site lies outside the development boundaries saved from the 2001 Local Plan, does not meet the current informal 'Interim Housing Land Supply Policy' in relation to those boundaries, and lies outside the settlements (including Burgh Castle, Belton and Bradwell) identified for housing growth by the Core Strategy. It is also at such a distance from facilities such as shops, schools, etc. that it is likely that most journeys would be made by private motor vehicle.

That said, the site appears to me to be previously developed land, would consolidate rather than extend the group of buildings etc. around the Hall that lie in the otherwise generally open gap between settlements and would contribute to the area's housing need and delivery.

Since the start of the current Local Plan period (April 2013) only 62% of the housing required by the Core Strategy has been delivered, and in order to

address the backlog and future rising annual requirement the Borough needs to be delivering, year on year until 2030, double the amount of housing achieved in any one of the last three years. National planning policy is to 'boost significantly' the supply of housing. Taking all the above together, I have no policy objection to the proposal.

2.6 Neighbours – One letter of objection has been received from the Managing Director of Burgh Hall Holiday Park (copy attached).

2.7 GYB Services – No problem with bin collection.

2.8 Trees Officer – Has agreed removal of some trees and work to others.

3 Policy :-

3.1 POLICY HOU10

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

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

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

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

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

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

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

3.2 NATIONAL PLANNING POLICY FRAMEWORK

Paragraph 55 of the National Planning Policy Framework says that to promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. For example, where there are groups of smaller settlements, development in one village may support services in a village nearby. Local planning authorities should avoid new isolated houses in the countryside unless there are special circumstances such as :

- The essential need for a rural worker to live permanently at or near their place of work in the countryside; or
- Where such development would represent the optimal viable use of a heritage asset or would be appropriate enabling development to secure the future of heritage assets; or
- Where the development would re-use redundant or disused buildings and lead to an enhancement to the immediate setting; or
- The exceptional quality or innovative nature of the design of the dwelling

3.3 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

3.4 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 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

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.

4 Assessment :-

- 4.1 The application has been submitted in outline form for three dwellings on the site which lies between the two vehicular accesses to Burgh Hall, the submitted drawings show a house in the centre with chalet bungalows to either side. As

previously stated all details apart from landscaping form part of the application. The layout, as shown, will involve the removal of three trees which has been agreed by the Trees Officer. Vehicular access to the dwellings will be provided from a new driveway at the rear of the site which joins the existing drives at the east and west side of the site.

- 4.2 The application site as stated on the application for is 3,900sqm. The original plans submitted with the application showed three dwellings along with their curtilages set with an area of 1344sqm. The red line denoting the application goes round the larger site as a whole and approximately 2556sqm as undefined land forming part of the application but not a defined residential curtilage.
- 4.3 The plans have been revised and show three dwellings across the full width of the application site which essentially takes into account the previously undefined area of land into account. This means that the individual plots are 27m, 29m and 34m wide by 32 m deep. In comparison with the nearby dwellings they are substantial plots.
- 4.4 The dwellings are set centrally on each of the plots. Plot A is a three storey with a balcony with large windows fronting onto Lords Lane. To the rear elevation is an integral garage with large opening and with to the first and second floors. Plot B is chalet style L shaped dwelling with rooms in the roof and balcony set within the gable fronting Lords Lane. Plot C is also a chalet style dwelling with rooms in the roof site across the plot again with balcony set within the roof and roof lights set within the roof front and rear.
- 4.5 The site is currently an area of open grassland with mature trees which provides an attractive, rural appearance to the frontage of the site, the land may be within the curtilage of a building but there is no sign of any previous development on the land. There are houses to the east and open farmland to the west so this is not infilling of a gap between existing development and will be an extension of housing development along the road. At present the frontage of the site contributes to the rural appearance of the area, the erection of three dwellings will extend the built up frontage and will have an adverse effect on the character of the area.
- 4.6 Policy CS1 of the Core Strategy states that to ensure the creation of sustainable communities, the Council will look favourably towards new development and investment subject to meeting various criteria. The proposal is contrary to criteria a) of this Policy in that site is not in a location that complements the character and supports the function of the settlement and e) the site does not provide easy access for everyone to jobs, shops and community facilities by walking, cycling and public transport.
- 4.7 Policy CS2 of the Core Strategy suggests that approximately 5% of new development will take place in the Secondary and Tertiary Villages, Burgh Castle is listed as a Secondary Village. Although some new housing will be permitted in Burgh Castle any new development should be well related to the existing settlement and infrastructure as described in paragraph 4.2.10 of the Core Strategy. There is a group of dwellings to the east of the site but overall

this is an isolated development that is remote from the main village of Burgh Castle and is closer to the edge of Bradwell which is approximately 500 metres to the east. It is therefore considered that the site is not well related to the village and is contrary to the aims of Policy CS2.

- 4.8 When the Great Yarmouth Local Plan: Core Strategy was adopted in December 2015 some of the saved policies of the Borough-Wide Local Plan were superseded but others remain part of the Development Plan until they are superseded by the new Development Policies and Site Allocations Document. Policy HOU10 of the Great Yarmouth Borough-Wide Local Plan is one of the saved policies which limits new dwellings in the countryside to those required in connection with agriculture, forestry, organised recreation or the expansion of existing institutions. The site is outside the Village Development Limit for Burgh Castle and does not comply with these requirements, it is therefore contrary to saved Policy HOU10.
- 4.9 The Design and Access Statement submitted with the application suggests that the development will have positive economic effects that will allow the upgrading of Burgh Hall and the purchase of the associated caravan site which should ensure a better quality tourism offer as well as securing the 18 current jobs and future jobs. The Managing Director of Burgh Hall Holiday Park has objected to the development and has said that the site is not for sale, he also objects to the development on the grounds of the access, adverse effect on the frontage and the potential noise problems arising from the proximity of the dwellings to the leisure complex and Holiday Park.
- 4.10 The Strategic Planning Officer has said that the site would contribute to the area's housing need and delivery, it would boost the supply of housing and he has no policy objection to the proposal. Although there may not be a strategic objection to the development the site is outside the development boundary and is not near to the village centre. Since the introduction of Village Development Limits with the Borough-Wide Local Plan the Council has consistently refused applications for development outside the village boundaries.
- 4.11 The proposal may provide additional dwellings and increase the housing supply whilst providing economic benefits during construction but this has to be balanced against not only the sustainability of the site but also the harm to the open character and appearance of the area that may result from the proposed development.
- 4.12 Policy HOU 10 remains an adopted saved policy of long standing (and has been considered by the Council as consistent with the National Planning Policy Framework -NPPF) It restricts permissions for new dwellings in the countryside to those required for specified purposes such as agriculture or forestry and the policy has very recently been given support on appeal. It should not however be considered in isolation but in terms of consistency with the NPPF. The core planning principles of the NPPF require high quality design taking into the account the character of different areas and recognising the intrinsic character of the area in addition to sustainability. The site and proposal the site it has to be considered in the context of sustainability and when considered together

with paragraph 55 of the NPPF has been supported on appeal as recently as November 2016.

- 4.13 In addition it has been indicated that the development may provide economic benefits to the Leisure Centre however no evidence has been submitted to demonstrate that this is the case. It is considered that the adverse effects on the character of the area, the design and scale of the development and the location of the site outside the village settlement and remote from the village centre outweighs any possible benefits and there is no justification in allowing new housing in this location and for the proposal as submitted.

5 RECOMMENDATION :-

- 5.1 Refuse – it is considered in weighing the planning balance that the proposal is contrary to the aims of Paragraph 55 of the NPPF, Policies CS1 and CS2 of the Great Yarmouth Local Plan: Core Strategy and saved Policy HOU10.

Elaine Helsdon

From: DAVID WESTGATE [REDACTED]
Sent: 03 December 2016 12:00
To: Elaine Helsdon
Subject: Ref; 06/16/0529/O 3 new dwellings application
Attachments: GYBC letter planning application 3 dwellings.doc

Dear Sir,

Ref; 06/16/0529/O 3 new dwellings application

Please see attached letter which I sent in September regarding the application for 3 new dwellings at Burgh Hall Leisure Centre, Lords Lane, Burgh Castle NR31 9EP.

I would like to emphasise that we would not give permission for a water supply from our property to serve the proposed homes. Additionally the electric supply would have to be provided from the main board which is situated on our land. Mr Whitbread also stated that he would like to buy the Holiday Park in the future which would not

be possible, on the contrary we would like to acquire the leisure centre should it become available to purchase.

Unfortunately I will not be able to attend the meeting on the 14th December, but would very much appreciate if the attached letter and

comments could be distributed to the development control committee for their perusal.

kind regards

David Westgate
Beach Farm Park
Arbor Lane
Pakefield
Lowestoft
Suffolk
NR33 7BD
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

17/09/16
Dean Minns, Group Manager
Great Yarmouth Borough Council
Planning Services Development Control
Town Hall
Hall Plain
Great Yarmouth NR30 2QF

Planning Application 06/16/0529/O
3 new dwellings at Burgh Hall Leisure Centre, Lords Lane, Burgh Castle, NR31 9EP

Dear Mr Minns,

I as managing director of Burgh Hall Holiday Park would like to state my concerns and objections for the reasons below to the above planning application;

1. proximity to the leisure complex and the Holiday Park, which means any residents of these properties would be overlooking a large swimming pool and would have to accept noise issues regarding live music, swimming pool activities, bar activities & weddings.
2. Highway access from Lords Lane which is barely wide enough for two cars with poor vision splay from the entrance to the leisure complex.
3. Utilities; Would the water supply be taken from our property? (Burgh Hall holiday park), as currently we have to invoice Kevan Whitbread for the water & sewerage as there is only one water meter for the whole of Burgh Hall.
4. the entrance to Burgh Hall Holiday Park - I feel - will be adversely affected by the development of 3x large residential properties with regards to first impressions and appearance and you will no longer be able to see Burgh Hall from Lords Lane as it would be obstructed by the dwellings.
5. Parking issues; What extra parking would be provided within the development for the residents? Burgh Hall Holiday Park owns the land which includes 12x parking spaces at the entrance (title no ; NK455020), and these would not be available for residents of this development.
6. A residential development adjacent to a Holiday Park & Leisure Complex ? Would this be advisable?
7. I noticed on the application Mr Whitbread would like to invest the proceedings of the development to refurbish the Hall and to hopefully acquire the Holiday Park.
May I state categorically and with absolute certainty that the Holiday Park is not for sale.

Yours Sincerely,

David Westgate, Managing Director



Lords Lane,
Burgh Castle,
Great Yarmouth, NR31 9EP
www.burghhallholidaypark.co.uk
tel: 01493 781478

REGISTERED OFFICE

Beach Farm Park, Arbor Lane, Pakefield, Lowestoft, Suffolk, NR33 7BD

Tel: 01502 572794 Mob: 07795901449

Websites: www.beachfarmpark.co.uk(Holiday)

www.beachfarmresidentialpark.co.uk(Residential)

Beach Farm
Residential & Holiday Park Ltd

17/09/16

Dean Minnis, Group Manager
Great Yarmouth Borough Council
Planning Services Development Control
Town Hall
Hall Plain
Great Yarmouth NR30 2QF

Great Yarmouth Borough Council
Customer Services

20 SEP 2016

Planning Application 06/16/0529/O

3 new dwellings at Burgh Hall Leisure Centre, Lords Lane, Burgh Castle, NR31 9EP

Dear Mr Minnis,

I as managing director of Burgh Hall Holiday Park would like to state my concerns and objections for the reasons below to the above planning application:

1. proximity to the leisure complex and the Holiday Park, which means any residents of these properties would be overlooking a large swimming pool and would have to accept noise issues regarding live music, swimming pool activities, bar activities & weddings.
2. Highway access from Lords Lane which is barely wide enough for two cars with poor vision splay from the entrance to the leisure complex.
3. Utilities: Would the water supply be taken from our property? (Burgh Hall holiday park), as currently we have to invoice Kevon Whitbread for the water & sewerage as there is only one water meter for the whole of Burgh Hall.
4. the entrance to Burgh Hall Holiday Park - I feel - will be adversely affected by the development of 3x large residential properties with regards to first impressions and appearance and you will no longer be able to see Burgh Hall from Lords Lane as it would be obstructed by the dwellings.
5. Parking issues: What extra parking would be provided within the development for the residents? Burgh Hall Holiday Park owns the land which includes 12x parking spaces at the entrance (title no : NK455020), and these would not be available for residents of this development.
6. A residential development adjacent to a Holiday Park & Leisure Complex ? Would this be advisable?
7. I noticed on the application Mr Whitbread would like to invest the proceedings of the development to refurbish the Hall and to hopefully acquire the Holiday Park.
May I state categorically and with absolute certainty that the Holiday Park is not for sale.

Yours Sincerely,

David Westgate, Managing Director

[Redacted signature]



Jill K. Smith

From: ~~BRENDA HOSKINS~~ ~~bhoskins@btinternet.com~~
Sent: 16 November 2016 09:37
To: plan
Subject: 06/16/0529/O

Good Morning

Ref the above planning application for Burgh Hall Leisure. The Parish Council have no objections.

Kind Regards

Brenda Hoskins

Jill K. Smith

From: BRENDA HOSKINS <B.Hoskins@btinternet.com>
Sent: 27 September 2016 14:55
To: plan
Subject: 06/16/0529/O

Good afternoon Mr Clarke

With reference to the above planning application for Burgh Hall Leisure Centre, Lords Lane - 3 new dwellings.

The Parish Council wish to object to the application on the following grounds:

It is outside of the permitted development plan.

The dwellings will be isolated from services and facilities.

There are no bus services nor footpaths on Lords Lane.

Is contrary to the National Planning Policy Framework.

Kind Regards

~~Brenda Hoskins~~



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

Graham Clarke
Great Yarmouth Borough Council
Town Hall
Hall Plain
Great Yarmouth
Norfolk
NR30 2QF

Your Ref: 06/16/0529/O
Date: 20 October 2016

My Ref: 9/6/16/0529
Tel No.: 01603 638070
Email: stuart.french@norfolk.gov.uk

Dear Graham

Burgh Castle: 3 new dwellings
Burgh Hall Leisure Centre Lords Lane Burgh Castle GREAT YARMOUTH NR31 9EP

Further to my letter dated 21 September 2016, I understand you have allowed the applicant an extension of time with respect to this application, and you also will be aware that I have met with the applicant and his agent to discuss my earlier response and the grounds thereof.

Following receipt of revised proposals, attached to the agent's email dated 14 October 2016 and on the basis of my discussions, I will respond the revisions as follows.

As previously commented, whilst appreciating that the proposed development site is not far outside the built environment of Bradwell it nevertheless is a rural location. The nearest shops/medical facilities are located approximately 2.0km from the site, with the nearest school being approximately 850m to the east of the proposed development. Bus stops are located to the west and east of the site, but are 450m and 650m respectively with no bus services run past the proposed development.

Accordingly in terms of transport sustainability it is therefore highly likely that the primary mode of transport would be the motor car with the development generating at least 6 vehicle movements per property per day, and given the distances involved between the application site and local services/transport links, access by walking and cycling is not a viable or attractive option.

However, whilst I consider the Application Site to be poorly located in terms of transport sustainability, taking into account the revised layout of the development, in that it now

Continued.../

www.norfolk.gov.uk



Continuation sheet to: Graham Clarke

Dated : 20 October 2016

-2-

precludes any further housing development on the application site, the proposed scale of development falls below the threshold to which the Highway Authority would normally propose a recommendation of refusal on sustainability grounds alone as the overall impact on the highway network is unlikely to be severe. In this respect I will leave the matter of sustainability for the Local Planning Authority to duly consider.

In light of the above the Highway Authority's previous recommendation of refusal on grounds of transport sustainability is withdrawn, but should your Authority be minded to recommend approval I would recommend the following condition be appended to grant of permission.

SHC 05 Prior to the commencement of the development hereby permitted full details (in the form of scaled plans and / or written specifications) shall be submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority to illustrate the following: -

- i) Visibility splays.
- v) Access arrangements.
- vi) Parking provision in accordance with adopted standard.
- viii) Turning areas.

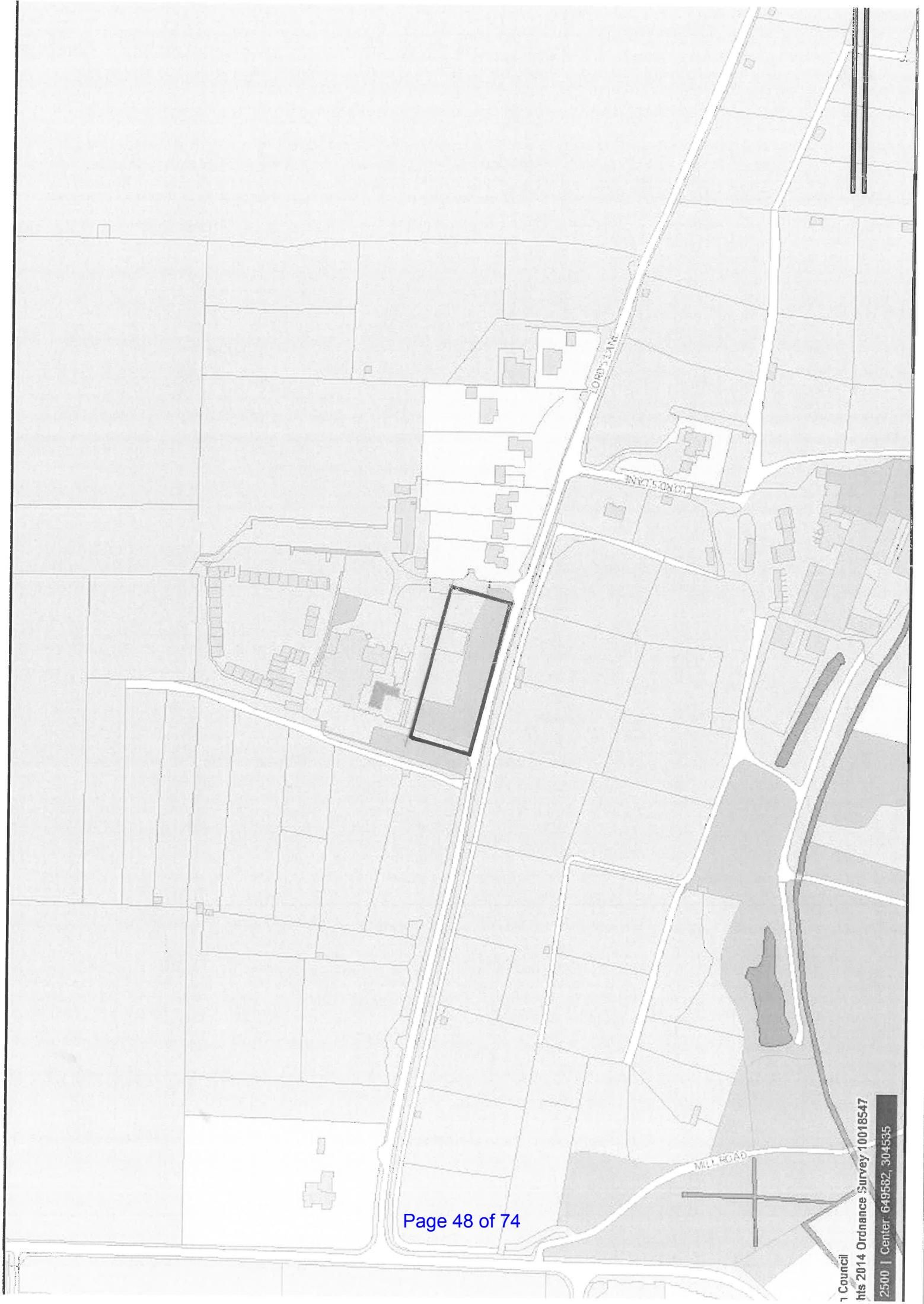
Yours sincerely

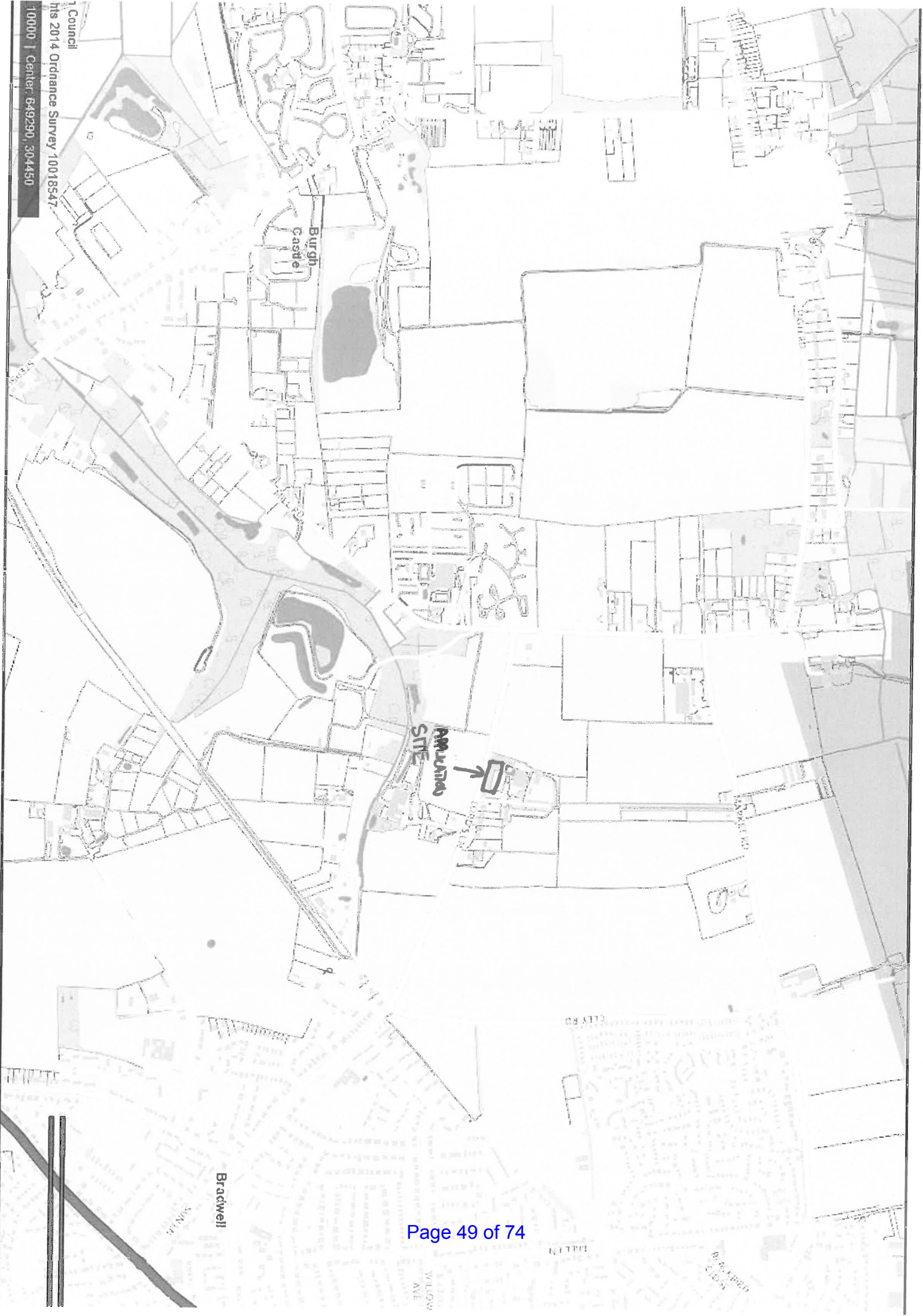
Stuart French

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

www.norfolk.gov.uk







Reference: 06/16/0636/F

Parish: Great Yarmouth

Officer: Mr J Beck

Expiry Date: 15/12/16

Applicant: Sarah Godbolt

Proposal: Change of use to Hostel

Site: 87 Nelson Road Central

REPORT

1. Background / History :-

- 1.1 The site is a former guest house situated on Nelson Road Central. This road runs from north to south and is positioned central to the town of Great Yarmouth. 87 Nelson Road Central itself is three storey's tall with the top floor formed from dormers which it shares with the adjacent property. The site had permission in 2002 for a residential property, although the application states the last use was a guest house the submitted estate agent documents shows it was used as a residential property.
- 1.2 The proposal is to convert the former guest house into a hostel for six bedrooms and an area for staff to provide the management. The site is within an area marked for residential use under the Borough Wide Local Plan (2001)
- 1.3 There have been previous applications on the site as detailed below:

8763 – Extension to dormer window

9543 – Dormer Window

06/77/0166/EU – Boarding house/private hotel - Established or Lawful Use Certificate

06/77/1248/F – Proposed extension to form private living accommodation – Refused.

06/79/1393/F – Rear extension - Refused

06/96/0582/CU – Change of use from guest house to bedsits – Refused

06/02/0225/CU – Change of use from guest house to private dwelling – Approved with conditions.

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

2.1 Neighbours/Members of Public – No comments

2.2 Head of property services – No comments

2.3 Highways – No objection.

2.4 Building Control – No comments.

2.5 Environmental Health – Supportive.

2.6 GYB Services – No comments

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

3.1 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.

3.2 The Saved Policies listed have all been assessed as being in general conformity with the NPPF, and add further information to the policies in the NPPF, while not contradicting it. These policies hold the greatest weight in the determining of planning applications.

3.3 POLICY HOU23

The conversion or change of use of properties to bedsits and other types of multi-occupied units of residential accommodation will be permitted where:

- (a) The site is outside an area shown as 'prime holiday accommodation' on the proposals map;
- (b) The character and amenities of the locality would not be significantly adversely affected;
- (c) The site is not in an area predominantly comprising properties in single family occupancy;
- (d) Clustering of properties in multiple occupation would not occur; *
- (e) There is no property used as a single unit of family accommodation directly adjoining the proposed development;
- (f) The proposed development and associated facilities could be provided without significant detriment to the occupiers of adjoining or neighbouring buildings;
- (g) There is adequate on-street car parking and the on-street car parking requirements of the proposal would not result in more than 70% of the available 'overnight' on-street residential parking provision being exceeded unless adequate alternative provision is made; and,
- (h) The building is 3 or more storeys high or more than 95sq m floor area.

(Objective: to retain prime holiday accommodation, protect residential amenity and ensure adequate standards of accommodation.)

POLICY HOU24

Planning permission will be granted for the conversion of premises to hostels or common lodging houses only where:

- (A) The property does not front onto the west side of southtown road between pasteur road and beccles road;
- (B) The property is in an area of mixed uses (ie. Not in a street or area in which the land-uses are primarily industrial, residential, or 'prime* holiday accommodation');
- (C) The property is within easy reach of public transport and local amenities/services;

- (D) Clustering of hostel accommodation does not occur to a degree which would significantly adversely affect the character and amenities of the street or area;
- (E) Car parking can be provided on the site in accordance with the standards set out at appendix (a) to chapter 3 of the plan.

Note: as guidance the borough council will normally consider more than one hostel in a street to be an unacceptable level in relation to criteria d above.

* ie primary and secondary holiday accommodation.

(objective: to provide for lodging needs whilst protecting residential amenity.)

4 Adopted Core Strategy

4.1 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

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

- 5.1 Paragraph 17. One of the 12 principles of planning: always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings;

6 Appraisal

- 6.1 The site is positioned centrally to Great Yarmouth on Nelson Road Central. It forms part of a row of terrace properties. The property is three storey's tall with an attractive bay frontage with a the dormer that appears to be a later edition. The area is predominantly residential in character and is marked for residential use on the Borough Wide Local Plan. The application does state, however, that the site is currently vacant.

- 6.2 The application is to change the use of this property from a guest house into an hostel. The previous use is stated as guest house on the application form, however it should be noted that the property had permission for residential use in 2002 and an estate agent guide submitted for additional information shows it as a residential property. The hostel will contain rooms devoted to be used for anchorage, but at this stage it has not been determined that the rooms will be overnight sleeping of management staff or just an office. Supporting documents show that there is an interest from the anchorage trust who wish to run the site for vulnerable young adults.

7 Assessment :-

- 7.1 The location of this proposal is broadly acceptable for use as a hostel. 87 Nelson Road Central is outside both the primary and secondary holiday areas and although the application states there will be a loss of a guest house, it is unlikely to impact upon the wider holiday areas. It should also be noted that the guest house has had previous permission for residential use so its loss is not considered significantly adverse. The area is considered sustainable for additional residential occupants as it positioned within the main town of Great Yarmouth with good access to the nearby services and facilities.
- 7.2 Nelson Road Central contains a mix of uses including commercial uses however it is recognised that the southern section of the road is an area largely residential in nature formed of dense terrace housing. The adjacent 86 Nelson Road Central according to the Environmental Health HMO register is a licenced HMO for up to 8 people.
- 7.3 The development is immediately adjacent to a single residential property (88 Nelson Road Central) and it should be assessed on how this affects both this adjacent property and the surrounding area. It is recognised that a hostel by its nature is a more intense use than the existing guest house as the occupants use the space as their main residence equating to longer periods of time in occupation across the year. However in this instance the impact is not considered significantly adverse to the neighbouring properties. The revised plan shows 6 bedrooms meaning the use. It is officer opinion that a 6 bed hostel is this location is not likely to be significantly adverse particularly if the management of the unit is factored in.
- 7.4 The supporting information submitted with the application states that the Anchorage Trust would be involved with the management of the property. According to the accompanying letter the Anchorage Trust accommodate young people from 18-30 who are homeless, vulnerable or in sub-standard accommodation. Further detail of their involvement was supplied as additional

information and they would provide supported visits and require management to their standards. It should be noted that a change of use if approved would not normally limit or restrict who owns or runs the property. Meaning a condition could be considered linking the running of the hostel to the Anchorage Trust, but this should only be utilised if the involvement of the Anchorage Trust is essential to the permission being granted.

- 7.5 Regardless of the involvement of the Anchorage Trust an area for office/potential managers accommodation has been provided. An office with an element of support can reduce the potential impact upon neighbouring amenities by ensuring that somebody is available and ready to address any issues that arises.
- 7.6 Overall it is officer's opinion that the hostel will be acceptable adjacent to residential properties. However it is for the committee to decide whether sufficient evidence has been provided to give permission despite that criterion.
- 7.7 Paragraph 17 of the National Planning Policy Framework states that the development should seek to provide a good standard of amenity of both current and future occupiers. The original plan was not considered to meet this requirement in terms of the room size and layout. However an amended plan has removed most of these concerns. The rooms are deemed of an acceptable size with the smallest still exceeding 9 metres squared and it is notable that Environmental Health whose legislation covers room sizes did not object.
- 7.8 As stated under the previous paragraph the original layout was not deemed acceptable, however the smallest room on the original plans is now a bathroom and the collection of communal rooms on the ground floor (sitting room, kitchen and bathroom) provides sufficient levels of amenities.
- 7.9 No public objections were received during the public consultation. No objections were raised to this application. Environmental Health have supported the application stating there is a high demand for this form of housing. They have further stated that their legislation can ensure the unit meets the required standards and that it is managed correctly.
- 7.10 Highways have not objected and given the central location of the property parking is not expected to be an issue.

8 RECOMMENDATION :-

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

- 8.2 All conditions to ensure a satisfactory form of development and a condition ensure that only the rooms shown as bedrooms on the approved plan are used as such.

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

Your Ref: 06/16/0636/CU
Date: 9 November 2016

My Ref: 9/6/16/0636
Tel No.: 01603 638070
Email: stuart.french@norfolk.gov.uk

Dear Jason

**Great Yarmouth: Change of use to house of multiple occupation
87 Nelson Road Central GREAT YARMOUTH Norfolk NR30 3BP**

Thank you for your recent consultation with respect to the above to which the Highway Authority raise no objection.

Yours sincerely

Stuart French

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

MEMORANDUM

From Environmental Health

To: Development Control Manager
Attention: Mr. J Beck

cc:

Date: 31 October 2016

Our ref: PRU/ 49030

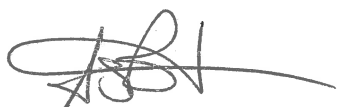
Your ref: 06/16/0636/CU

Please ask for: Aidan Bailey-Lewis

Extension No: 616

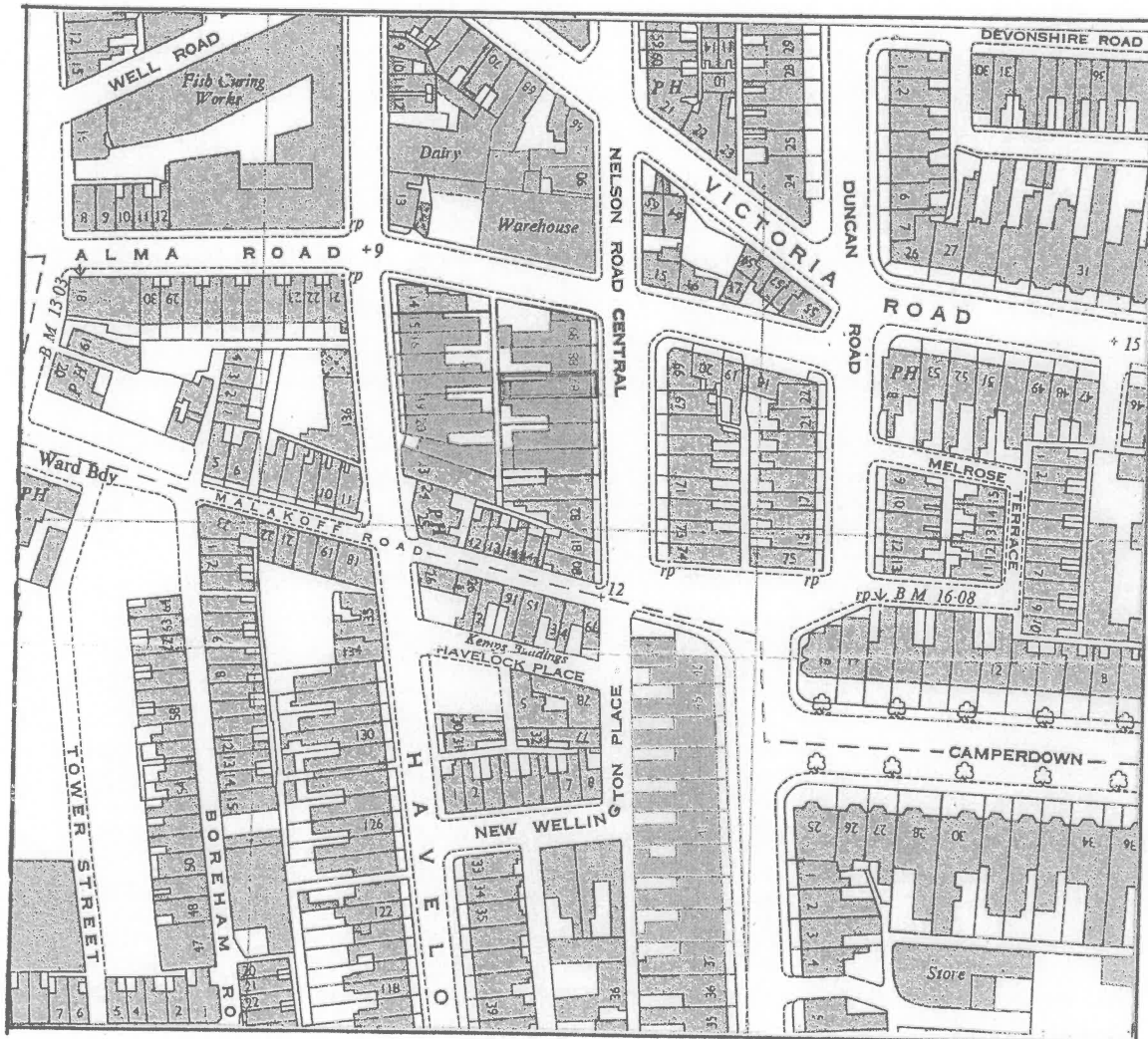
APPLICATION FOR A CHANGE OF USE TO A HOUSE IN MULTIPLE OCCUPATION AT 87 NELSON ROAD CENTRAL GREAT YARMOUTH NR30 3BP

As there is a high demand for low cost private rented accommodation within the Borough Environmental Health would be supportive of this application. The property would fall within the mandatory licensing criteria which would ensure that the internal and external amenity of the property would be brought up to the required standards as to provide safe and healthy accommodation. The mandatory licensing regime would also ensure the proactive management of the HMO by the HMO manager.



Aidan Bailey-Lewis MSc
Environmental Health Officer

06/16/0635/CU



LOCATION 1-1250



87 NELSON ROAD CENTRAL,
GT. YARMOUTH,
NR30 3BP



PLANNING APPLICATIONS CLEARED BETWEEN 01-NOV-16 AND 30-NOV-16 FOLLOWING DETERMINATION BY THE GROUP MANAGER (PLANNING) UNDER DELEGATED POWERS

REFERENCE	06/16/0553/F
PARISH	Belton & Browston 10
PROPOSAL	Proposed two-storey rear extension
SITE	23 Debnam Close Belton
APPLICANT	GREAT YARMOUTH NR31 9LN
DECISION	Mr K Lawson APPROVE
<hr/>	
REFERENCE	06/16/0597/F
PARISH	Belton & Browston 10
PROPOSAL	Single storey rear extension
SITE	10 Heather Gardens Belton
APPLICANT	GREAT YARMOUTH NR31 9PP
DECISION	Mr J Cowan APPROVE
<hr/>	
REFERENCE	06/16/0614/F
PARISH	Belton & Browston 10
PROPOSAL	Proposed front bay extension
SITE	29 Station Road North Belton
APPLICANT	GREAT YARMOUTH NR31 9NF
DECISION	Mr K Steward APPROVE
<hr/>	
REFERENCE	06/16/0681/F
PARISH	Belton & Browston 10
PROPOSAL	First floor extension to rear of dwelling above existing dining area
SITE	39 Station Road South Belton
APPLICANT	GREAT YARMOUTH NR31 9JG
DECISION	Mr Bennington & Ms Parker APPROVE
<hr/>	
REFERENCE	06/16/0347/F
PARISH	Bradwell N 1
PROPOSAL	Proposed 4 no.chalet bungalows with garage and car spaces
SITE	26 Beccles Road (Former Shamrock Motors Site)
APPLICANT	Bradwell GREAT YARMOUTH
DECISION	Shamrock Motor Co Ltd APPROVE
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PLANNING APPLICATIONS CLEARED BETWEEN 01-NOV-16 AND 30-NOV-16 FOLLOWING DETERMINATION BY THE GROUP MANAGER (PLANNING) UNDER DELEGATED POWERS

REFERENCE PARISH PROPOSAL SITE APPLICANT DECISION	06/16/0449/F Bradwell N 1 New single storey dwelling attached to the existing double garage to the rear of 46 Mill Lane Bradwell and associated works 46 Mill Lane Bradwell GREAT YARMOUTH NR31 8HH Mr S Boucher REFUSED
REFERENCE PARISH PROPOSAL SITE APPLICANT DECISION	06/16/0527/F Bradwell N 1 Proposed single storey rear extension and attached store 4 Wren Drive Bradwell GREAT YARMOUTH NR31 8JW Mr & Mrs Green APPROVE
REFERENCE PARISH PROPOSAL SITE APPLICANT DECISION	06/16/0543/CU Bradwell N 1 Use of garage for dog grooming parlour 26 El Alamein Way Bradwell GREAT YARMOUTH NR31 8SY Miss S J Lake REFUSED
REFERENCE PARISH PROPOSAL SITE APPLICANT DECISION	06/16/0591/A Bradwell N 1 Two fascia signs Phoenix Pool Widgeon Close Bradwell GREAT YARMOUTH Mr C Johnson ADV. CONSENT
REFERENCE PARISH PROPOSAL SITE APPLICANT DECISION	06/16/0608/SU Bradwell N 1 Use of communal grass area for twelve communal parking spaces 32-50 Kingfisher Close Bradwell GREAT YARMOUTH NR31 8LZ Great Yarmouth Community Housing APPROVE
REFERENCE PARISH PROPOSAL SITE APPLICANT DECISION	06/16/0641/F Bradwell N 1 Proposed extension to front of house 107 Blackbird Close Bradwell GREAT YARMOUTH NR31 8RT Mrs S Bevan APPROVE

PLANNING APPLICATIONS CLEARED BETWEEN 01-NOV-16 AND 30-NOV-16 FOLLOWING DETERMINATION BY THE GROUP MANAGER (PLANNING) UNDER DELEGATED POWERS

REFERENCE	06/16/0642/F
PARISH	Bradwell N 1
PROPOSAL	Proposed demolition of existing flat roof garage and erection of new 2 storey extension
SITE	30 Whinchat Way Bradwell
APPLICANT	GREAT YARMOUTH NR31 8SD
DECISION	Mr M Bowles APPROVE
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REFERENCE	06/16/0683/F
PARISH	Bradwell N 1
PROPOSAL	Demolition of a sub-standard workshop to be replaced with BBQ and workshop area and garage re-roofed
SITE	33 Busseys Loke Bradwell
APPLICANT	GREAT YARMOUTH NR31 8HG
DECISION	Mr & Mrs D Tooke APPROVE
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REFERENCE	06/16/0607/F
PARISH	Bradwell S 2
PROPOSAL	Erection of a detached single storey teaching building
SITE	Ormiston Venture Academy Oriel Avenue Gorleston (Parish of Bradwell) GREAT YARMOUTH NR31 7JJ
APPLICANT	Mr S Gilbert-Barnham
DECISION	APPROVE
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REFERENCE	06/16/0656/F
PARISH	Burgh Castle 10
PROPOSAL	Proposed conservatory at rear
SITE	Little Marys Cottage 1 High Road
APPLICANT	Burgh Castle GREAT YARMOUTH
DECISION	Miss K M Barber APPROVE
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REFERENCE	06/16/0522/CD
PARISH	Caister On Sea 4
PROPOSAL	Demolition of domestic garage & replace with construction of 1 no. 2 bed detached house - Discharge con.3 & 4-16/0175/F
SITE	24 Victoria Street (Land Adj) Caister
APPLICANT	GREAT YARMOUTH NR30 5HA
DECISION	Mr D Long APPROVE (CONDITIONS)
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REFERENCE	06/16/0537/F
PARISH	Caister On Sea 4
PROPOSAL	Modification to corner of building by cutting of corner
SITE	57A Tan Lane Caister
APPLICANT	GREAT YARMOUTH NR30 5DT
DECISION	Mr A Youngs APPROVE
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PLANNING APPLICATIONS CLEARED BETWEEN 01-NOV-16 AND 30-NOV-16 FOLLOWING DETERMINATION BY THE GROUP MANAGER (PLANNING) UNDER DELEGATED POWERS

REFERENCE **06/16/0627/F**
 PARISH Caister On Sea 4
 PROPOSAL Erection of conservatory at rear

SITE 21 Norwich Road Caister
 GREAT YARMOUTH NR30 5JP

APPLICANT Mr D George
 DECISION **APPROVE**

REFERENCE **06/16/0634/F**
 PARISH Caister On Sea 4
 PROPOSAL Demolition of garage and rear conservatory. Erection of front and rear extension.

SITE 23 Norwich Road Caister
 GREAT YARMOUTH NR30 5JP

APPLICANT Mr M Nicholls
 DECISION **APPROVE**

REFERENCE **06/16/0604/F**
 PARISH Fritton/St Olaves 10
 PROPOSAL Renewal of Planning Permission 06/14/0439/F - Use of land for owl sanctuary with associated development of 16 enclosures

SITE Fritton Owl Sanctuary Fritton Plant Centre
 Beccles Road Fritton GREAT YARMOUTH NR31 9EX

APPLICANT Fritton Owl Sanctuary
 DECISION **APPROVE**

REFERENCE **06/16/0187/M**
 PARISH Great Yarmouth 5
 PROPOSAL Demolition of four garages

SITE 1 Danby Road Gorleston
 GREAT YARMOUTH NR31 8BP

APPLICANT Major Demolition Ltd
 DECISION **DETAILS NOT REQ'D**

REFERENCE **06/16/0606/A**
 PARISH Great Yarmouth 5
 PROPOSAL 5 Fascia signs and illuminated swinging sign post

SITE Magdalen Arms Public House Magdalen Way
 Gorleston GREAT YARMOUTH

APPLICANT Mr R Pearson
 DECISION **ADV. CONSENT**

REFERENCE **06/16/0596/CU**
 PARISH Great Yarmouth 7
 PROPOSAL Change of use from residential flat to office and tattoo studio on 1st floor and office and storage 2nd floor

SITE 17A Upper Cliff Road Gorleston
 GREAT YARMOUTH NR31 6AG

APPLICANT Mrs K Halladay
 DECISION **APPROVE**

PLANNING APPLICATIONS CLEARED BETWEEN 01-NOV-16 AND 30-NOV-16 FOLLOWING DETERMINATION BY THE GROUP MANAGER (PLANNING) UNDER DELEGATED POWERS

REFERENCE PARISH PROPOSAL	06/16/0603/F Great Yarmouth 7 Single storey extension to preparation room
SITE	58 Bells Road Margo's Cafe
APPLICANT	Gorleston GREAT YARMOUTH
DECISION	Mr & Mrs Halladay APPROVE
REFERENCE PARISH PROPOSAL	06/16/0649/F Great Yarmouth 7 Variation of condition 2 PP 06/12/0639/F - Garage attached to conservatory
SITE	37 Links Road Gorleston
APPLICANT	GREAT YARMOUTH NR31 6JP
DECISION	Mr S Desira APPROVE
REFERENCE PARISH PROPOSAL	06/16/0653/F Great Yarmouth 7 Demolition of existing detached garage. Erection of new detached double garage at rear of plot
SITE	10 Hill Avenue Gorleston
APPLICANT	GREAT YARMOUTH NR31 6HP
DECISION	Mr A Sharpe-Brash APPROVE
REFERENCE PARISH PROPOSAL	06/16/0493/SU Great Yarmouth 9 Vary condition 3 of PP::Y/6/20 11/6004 (06/11/0332/SU) to change the removal date of SRB modular bldg-1/9/16 to 1/9/18
SITE	Southtown First School Tamworth Lane
APPLICANT	GREAT YARMOUTH NR31 0HJ
DECISION	Childrens Services NCC APPROVED BY NCC
REFERENCE PARISH PROPOSAL	06/16/0598/CU Great Yarmouth 9 Retrospective change of use from 2 residential flats to single dwelling house
SITE	36 Southtown Road GREAT YARMOUTH
APPLICANT	Norfolk NR31 0DT
DECISION	Mrs A Odell APPROVE
REFERENCE PARISH PROPOSAL	06/16/0599/F Great Yarmouth 9 Sub-division of garden and construction of 3 no. town houses
SITE	82 Southtown Road GREAT YARMOUTH
APPLICANT	Norfolk NR31 0JR
DECISION	Mrs Gallent REFUSED

PLANNING APPLICATIONS CLEARED BETWEEN 01-NOV-16 AND 30-NOV-16 FOLLOWING DETERMINATION BY THE GROUP MANAGER (PLANNING) UNDER DELEGATED POWERS

REFERENCE	06/16/0625/F
PARISH	Great Yarmouth 9
PROPOSAL	Increase the height of the existing fence from 1 metre to 1.8 metres
SITE	2 Ladbroke Road GREAT YARMOUTH Norfolk NR31 0HD
APPLICANT	Mr J Humphries
DECISION	APPROVE
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REFERENCE	06/16/0640/F
PARISH	Great Yarmouth 9
PROPOSAL	Installation of 1 temporary refrigerated (40ft) container (between 1st November and 31st January annually)
SITE	Unit G Purley Court Gapton Hall Road GREAT YARMOUTH NR31 0LZ
APPLICANT	Marks and Spencer
DECISION	APPROVE
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REFERENCE	06/16/0643/F
PARISH	Great Yarmouth 9
PROPOSAL	New modular building to provide a dedicated library
SITE	Cobholm County First School Mill Road GREAT YARMOUTH NR31 0BA
APPLICANT	Mr R Cole
DECISION	APPROVE
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REFERENCE	06/16/0690/A
PARISH	Great Yarmouth 9
PROPOSAL	Installation of two illuminated fascia signs (external) and two illuminated hanging signs (internal)
SITE	Next PLC Unit F1, Purley Court Gapton Hall Road GREAT YARMOUTH
APPLICANT	Next PLC
DECISION	ADV. CONSENT
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REFERENCE	06/15/0690/EU
PARISH	Great Yarmouth 14
PROPOSAL	Certificate of proposed lawful development for change of use to residential
SITE	Swanstons Road Richmonds Diesels GREAT YARMOUTH NR30 3NQ
APPLICANT	Mr C Johnson
DECISION	EST/LAW USE REF
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REFERENCE	06/16/0383/F
PARISH	Great Yarmouth 14
PROPOSAL	Renewal of PP: 06/14/0061/F for storing scrap/salvage vehicles for dismantling - Revised scheme
SITE	127/129 South Quay G & A Car Spares GREAT YARMOUTH NR30 3LD
APPLICANT	Mr M Allard
DECISION	REFUSED
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PLANNING APPLICATIONS CLEARED BETWEEN 01-NOV-16 AND 30-NOV-16 FOLLOWING DETERMINATION BY THE GROUP MANAGER (PLANNING) UNDER DELEGATED POWERS

REFERENCE	06/16/0440/F
PARISH	Great Yarmouth 14
PROPOSAL	Repair to shop front, replace windows and doors. External staircase to first floor flats at rear of building
SITE	31/31A Hall Plain GREAT YARMOUTH Norfolk NR30 2QD
APPLICANT	Ark International Offshore Ltd
DECISION	APPROVE
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REFERENCE	06/16/0509/CU
PARISH	Great Yarmouth 14
PROPOSAL	Change of use from restaurant to launderette
SITE	33 St Georges Road Garemms GREAT YARMOUTH NR30 2JX
APPLICANT	Miss M Jarzabek
DECISION	APPROVE
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REFERENCE	06/16/0584/CU
PARISH	Great Yarmouth 14
PROPOSAL	Change of use from guest house to HMO
SITE	Kingsley House Hotel 68 King Street GREAT YARMOUTH NR30 2PP
APPLICANT	Mrs S Salt
DECISION	APPROVE
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REFERENCE	06/16/0630/LB
PARISH	Great Yarmouth 14
PROPOSAL	Install condenser boiler with water run off pipe from boiler through external wall
SITE	6 The Great Court Royal Naval Hospital Queens Road GREAT YARMOUTH NR30 3JU
APPLICANT	Mr S Gibson
DECISION	LIST.BLD.APP
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REFERENCE	06/16/0696/CD
PARISH	Great Yarmouth 14
PROPOSAL	To demolish existing electricity substation - D.O. 3, 5 and 6 re: P.P: 06/16/0394/CC
SITE	Row 97 (Substation) Howard Street South GREAT YARMOUTH NR30 2PS
APPLICANT	Mr P Hurst
DECISION	APPROVE (CONDITIONS)
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REFERENCE	06/16/0722/SU
PARISH	Great Yarmouth 14
PROPOSAL	Adapt extg window open.to form ex.door,side screen,footpath & ass.wks to allow East of Engla nd Amb.Service use of bldg
SITE	Fire Station Friars Lane GREAT YARMOUTH NR30 2RP
APPLICANT	Norfolk Fire & Rescue Service
DECISION	NO OBJECTION
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PLANNING APPLICATIONS CLEARED BETWEEN 01-NOV-16 AND 30-NOV-16 FOLLOWING DETERMINATION BY THE GROUP MANAGER (PLANNING) UNDER DELEGATED POWERS

REFERENCE	06/16/0544/F
PARISH	Great Yarmouth 15
PROPOSAL	CoU from PH, mixed assembly & leisure to hotel. Demolition
SITE	10-11 Regent Rd, construct extension for PH use 7-9 Regent Road GREAT YARMOUTH
APPLICANT	Norfolk NR30 2AF
DECISION	J D Wetherspoon PLC APPROVE
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REFERENCE	06/16/0558/CC
PARISH	Great Yarmouth 15
PROPOSAL	CoU from PH, mixed assembly & leisure to hotel. Demolition
SITE	10-11 Regent Road, construct extension for PH use 7-9 Regent Road (inc 10-11 Regent Road) GREAT YARMOUTH
APPLICANT	Norfolk NR30 2AF
DECISION	J D Wetherspoon PLC CON.AREA.CONST
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REFERENCE	06/16/0574/PDC
PARISH	Great Yarmouth 15
PROPOSAL	Details of prior approval - change of use Class A1 to Class A3
SITE	39 Market Row GREAT YARMOUTH
APPLICANT	Norfolk NR30 1PB
DECISION	Mr M Cullum PERMITTED DEV.
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REFERENCE	06/16/0610/EU
PARISH	Great Yarmouth 15
PROPOSAL	Application for a Certificate of Lawfulness for existing use as a House of Multiple Occupation
SITE	The Faymar 25-28 Paget Road GREAT YARMOUTH NR30 2DN
APPLICANT	Mr K Hughes
DECISION	EST/LAW USE CER.
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REFERENCE	06/16/0502/CU
PARISH	Great Yarmouth 19
PROPOSAL	Proposed change of use from engineering workshop to dance and performing arts studio
SITE	2 Longs Business Estate Englands Lane Gorleston GREAT YARMOUTH
APPLICANT	Mrs K Thurtle
DECISION	APPROVE
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REFERENCE	06/16/0552/F
PARISH	Great Yarmouth 19
PROPOSAL	Single storey extensions to the front, side and rear
SITE	113 Colomb Road Gorleston GREAT YARMOUTH NR31 8BU
APPLICANT	P Griffen
DECISION	APPROVE
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PLANNING APPLICATIONS CLEARED BETWEEN 01-NOV-16 AND 30-NOV-16 FOLLOWING DETERMINATION BY THE GROUP MANAGER (PLANNING) UNDER DELEGATED POWERS

REFERENCE **06/16/0626/F**
 PARISH Great Yarmouth 19
 PROPOSAL Construction of detached building to house an on-line storage and distribution business
 SITE 82 Middleton Road Gorleston
 GREAT YARMOUTH NR31 7AH
 APPLICANT Mr O Zaman
 DECISION **APPROVE**

REFERENCE **06/16/0585/F**
 PARISH Great Yarmouth 21
 PROPOSAL Use of main car park for car boot sales (Suns/Bank Hols 7am-4pm & Mons/Thurs 9am-6pm Jan to Dec)
 SITE Great Yarmouth Racecourse Jellicoe Road
 GREAT YARMOUTH NR30 4AU
 APPLICANT Great Yarmouth Racecourse
 DECISION **APPROVE**

REFERENCE **06/16/0620/F**
 PARISH Great Yarmouth 21
 PROPOSAL Modifications to previously approved extension
 SITE 117 Caister Road The Chandlers
 GREAT YARMOUTH NR30 4DL
 APPLICANT Mr M Chandler
 DECISION **APPROVE**

REFERENCE **06/16/0664/F**
 PARISH Great Yarmouth 21
 PROPOSAL Single Storey rear extension
 SITE 51 Hamilton Road GREAT YARMOUTH
 Norfolk NR30 4LZ
 APPLICANT Miss A Nugent
 DECISION **APPROVE**

REFERENCE **06/16/0503/CD**
 PARISH Hemsby 8
 PROPOSAL Conversion of outbuilding to holiday let with 2 car parking spaces - Discharge of Condition 7 re PP 06/15/0771/F
 SITE Pit Road (Outbuildings) Allens Butchers
 Hemsby GREAT YARMOUTH
 APPLICANT Mr J Allen
 DECISION **APPROVE (CONDITIONS)**

REFERENCE **06/16/0601/F**
 PARISH Hemsby 8
 PROPOSAL Proposed dormer and balcony to the rear
 SITE Valley View 45 Fakes Road Hemsby
 GREAT YARMOUTH NR29 4JL
 APPLICANT Mr C Savage
 DECISION **APPROVE**

PLANNING APPLICATIONS CLEARED BETWEEN 01-NOV-16 AND 30-NOV-16 FOLLOWING DETERMINATION BY THE GROUP MANAGER (PLANNING) UNDER DELEGATED POWERS

REFERENCE	06/16/0616/F
PARISH	Hemsby 8
PROPOSAL	Erection of three detached dwellings with associated parking and gardens
SITE	St Thomas's Road (Land off) Hemsby GREAT YARMOUTH NR29 4JE
APPLICANT	Mr D Claxton
DECISION	APPROVE
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REFERENCE	06/16/0635/F
PARISH	Martham 13
PROPOSAL	Installation of a Coniston wall mounted canopy system
SITE	Martham Primary and Nursery School Black Street Martham GREAT YARMOUTH NR29 4PR
APPLICANT	Mr P Young
DECISION	APPROVE
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REFERENCE	06/16/0481/O
PARISH	Ormesby St.Marg 16
PROPOSAL	1 no dwelling and garage building plot
SITE	Foster Close (land to rear of 70 Station Road) Ormesby St Margaret GREAT YARMOUTH NR29 3NH
APPLICANT	Mr M Kruber
DECISION	APPROVE
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REFERENCE	06/16/0499/F
PARISH	Ormesby St.Marg 16
PROPOSAL	Proposed first floor extension to form bedroom with en suite bathroom
SITE	22 North Road Ormesby St Margaret GREAT YARMOUTH NR29 3SA
APPLICANT	Mr P Seagroatt
DECISION	APPROVE
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REFERENCE	06/16/0541/F
PARISH	Ormesby St.Marg 16
PROPOSAL	VoC 6 re PP 06/08/0131/F to allow occupation of hostel accommodation in any one year March 1st to December 31st
SITE	Mill Farm North Road Ormesby St Margaret GREAT YARMOUTH NR29 3LE
APPLICANT	Hirst Farms Ltd
DECISION	APPROVE
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REFERENCE	06/16/0613/F
PARISH	Ormesby St.Marg 16
PROPOSAL	Garage conversion to provide family room and utility space. Proposed conservatory to the rear
SITE	52 Yarmouth Road Ormesby GREAT YARMOUTH
APPLICANT	Ms M Parker
DECISION	APPROVE
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PLANNING APPLICATIONS CLEARED BETWEEN 01-NOV-16 AND 30-NOV-16 FOLLOWING DETERMINATION BY THE GROUP MANAGER (PLANNING) UNDER DELEGATED POWERS

REFERENCE	06/16/0645/CD
PARISH	Ormesby St.Marg 16
PROPOSAL	Discharge conditions 3 and 4 of Planning Permission 06/16/0397/F - Construction of detached bungalow
SITE	3 Nightingale Close (Site adj) Scratby GREAT YARMOUTH NR29 3NR
APPLICANT	Mr W Bensley
DECISION	APPROVE (CONDITIONS)
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REFERENCE	06/16/0651/F
PARISH	Ormesby St.Marg 16
PROPOSAL	Proposed rear single storey extension, erection of garage to the rear and internal alterations
SITE	41 Yarmouth Road Ormesby St Margaret GREAT YARMOUTH NR29 3QE
APPLICANT	Mr G Anderson
DECISION	APPROVE
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REFERENCE	06/16/0621/F
PARISH	Ormesby St.Michael16
PROPOSAL	Replacement chicken shed
SITE	Ormesby Farm Main Road Ormesby St Michael GREAT YARMOUTH NR29 3LN
APPLICANT	P D Hook Ltd (A Gipson)
DECISION	APPROVE
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REFERENCE	06/16/0652/F
PARISH	Ormesby St.Michael16
PROPOSAL	Retention of B1(a) office building (porta cabin)
SITE	4 Waterworks Road (Adj) Ormesby St Michael GREAT YARMOUTH NR29 3LR
APPLICANT	Essex & Suffolk Water
DECISION	APPROVE
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REFERENCE	06/16/0685/F
PARISH	Rollesby 13
PROPOSAL	Extension of hard play area using a permeable asphalt surface
SITE	Rollesby First School Main Road Rollesby GREAT YARMOUTH NR29 5EH
APPLICANT	Ms L Hinton
DECISION	APPROVE
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REFERENCE	06/16/0547/F
PARISH	Somerton 8
PROPOSAL	1) Stainless steel flue pipe - Barn B 2) 4 domestic oil stora ge tanks 3) Brise soleils Sth ele. Barn A & B 4)Cons.details
SITE	Manor Farm Barn Manor Farm Road East Somerton GREAT YARMOUTH NR29 4DY
APPLICANT	Sir Theodore Agnew
DECISION	APPROVE
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**PLANNING APPLICATIONS CLEARED BETWEEN 01-NOV-16 AND 30-NOV-16 FOLLOWING
DETERMINATION BY THE GROUP MANAGER (PLANNING) UNDER DELEGATED POWERS**

REFERENCE	06/16/0352/O
PARISH	Winterton 8
PROPOSAL	2 no. bungalows and garages/car port
SITE	30 Bulmer Lane (Rear of) Winterton
	GREAT YARMOUTH NR29 4AF
APPLICANT	MDJC Limited
DECISION	APPROVE

REFERENCE	06/16/0612/F
PARISH	Winterton 8
PROPOSAL	Proposed 2 storey rear extension
SITE	27 Winner Avenue Winterton
	GREAT YARMOUTH
APPLICANT	Mr & Mrs Kempton
DECISION	APPROVE

* * * * End of Report * * * *

PLANNING APPLICATIONS CLEARED BETWEEN 01-NOV-16 AND 30-NOV-16 FOLLOWING DETERMINATION BY THE DEVELOPMENT CONTROL COMMITTEE

REFERENCE	06/16/0532/F
PARISH	Belton & Browston 10
PROPOSAL	Removal of condition 1 of PP 06/87/0062/F - remove restrictive occupation condition
SITE	Rose Farm Touring Park Stepshort Belton GREAT YARMOUTH
APPLICANT	Mrs S Myhra
DECISION	APPROVE

REFERENCE	06/16/0535/O
PARISH	Belton & Browston 10
PROPOSAL	Change of use of part of Rose Farm Touring Holiday Park to residential park homes (20 shown)
SITE	Rose Farm Touring Park Stepshort Belton GREAT YARMOUTH
APPLICANT	Mrs S Myhra
DECISION	APPROVE

REFERENCE	06/16/0539/F
PARISH	Belton & Browston 10
PROPOSAL	Remove condition 2 re: PP:06/0 4/0332/F, 06/10/0564/F & 06/11/0666/F - To permit holiday touring units 12 month use
SITE	Rose Farm Touring Park Stepshort Belton GREAT YARMOUTH
APPLICANT	Mrs S Myhra
DECISION	APPROVE

REFERENCE	06/16/0589/F
PARISH	Great Yarmouth 7
PROPOSAL	Divide current three bedroom detached house into two, two bedroom semi-detached properties
SITE	2 Sidegate Cottages Sidegate Road Hopton GREAT YARMOUTH NR31 9AL
APPLICANT	Mrs S Finn
DECISION	APPROVE

REFERENCE	06/16/0295/F
PARISH	Hemsby 8
PROPOSAL	Proposed erection of 5 no detached chalet bungalows
SITE	79 Common Road Kingsliver Hemsby GREAT YARMOUTH NR29 1NA
APPLICANT	Mr Colin King
DECISION	APPROVE

REFERENCE	06/14/0817/O
PARISH	Martham 13
PROPOSAL	Outline Application - Residential development, access, public open space and associated works
SITE	Hemsby Road (North of) Martham GREAT YARMOUTH Norfolk
APPLICANT	Norfolk Land Ltd
DECISION	APPROVE

**PLANNING APPLICATIONS CLEARED BETWEEN 01-NOV-16 AND 30-NOV-16 FOLLOWING
DETERMINATION BY THE DEVELOPMENT CONTROL COMMITTEE**

REFERENCE	06/16/0590/CU
PARISH	Mautby 6
PROPOSAL	Change of use from agricultural field to storage of timber/firewood
SITE	Hall Farm Hall Road Mautby GREAT YARMOUTH
APPLICANT	Mr S Hewitt
DECISION	APPROVE

REFERENCE	06/16/0472/O
PARISH	Ormesby St.Marg 16
PROPOSAL	Construction of a detached bungalow and garage
SITE	Woodland 14 Beach Road Scratby GREAT YARMOUTH NR29 3AJ
APPLICANT	Mr T Philpot
DECISION	APPROVE

* * * * End of Report * * * *