



GREAT YARMOUTH
BOROUGH COUNCIL

Development Management Committee

Date: Wednesday, 17 April 2024

Time: 18:30

Venue: Council Chamber

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

AGENDA

CONTENTS OF THE COMMITTEE AGENDA PLANNING APPLICATIONS & CONDUCT OF THE MEETING

Agenda Contents

This agenda contains the Officers' reports which are to be placed before the Committee. The reports contain copies of written representations received in connection with each application. Correspondence and submissions received in time for the preparations of the agenda are included. However, it should be noted that agendas are prepared at least 10 Working Days before the meeting. Representations received after this date will either:-

- (i) be copied and distributed prior to or at the meeting – if the representations raise new issues or matters of substance or,
- (ii) be reported orally and presented in summary form by the Principal Officer of the Committee – especially where representations are similar to, or repeat, previous submissions already contained in the agenda papers.

There are occasions when the number of representations are similar in nature and repeat the objections of others. In these cases it is not always possible for these to be included within the agenda papers. These are either summarised in the report (in terms of numbers received) and the main points highlighted or reported orally at the meeting. All documents are available as 'background papers' for public inspection.

Conduct

Members of the Public should note that the conduct of the meeting and the procedures followed are controlled by the Chairman of the Committee or, if he/she so decides, the Vice Chairman. Any representations concerning Committee procedure or its conduct should be made in writing to either –

- (i) The Planning Group Manager, Town Hall, Great Yarmouth. NR30 2QF
- (ii) The Monitoring Officer, Town Hall, Great Yarmouth. NR30 2QF

DEVELOPMENT CONTROL COMMITTEE

PUBLIC CONSULTATION PROCEDURE

- (a) Thirty minutes only will be set aside at the beginning of each meeting to deal with applications where due notice has been given that the applicant, agent, supporters, objectors, and any interested party, Parish Council and other bodies (where appropriate) wish to speak.
- (b) Due notice of a request to speak shall be submitted in writing to the Planning Group Manager two days prior to the day of the Development Control Committee meeting.
- (c) In consultation with the Planning Group Manager, the Chairman will decide on which applications public speaking will be allowed.
- (d) Three minutes only (or five minutes on major applications at the discretion of the Chairman) will be allowed to (i) objectors together, (ii) an agent or applicant and (iii) supporters together, (iv) to a representative from the Parish Council and (v) Ward Councillors.
- (e) The order of presentation at Committee will be:-
 - (1) **Planning Officer presentation** with any technical questions from Members
 - (2) **Agents, applicant and supporters** with any technical questions from Members
 - (3) **Objectors and interested parties** with any technical questions from Members
 - (4) **Parish Council representatives, Ward Councillors and Others** with any technical questions from Members
 - (5) **Committee debate and decision**

Protocol

A councillor on a planning or licensing decision making body should not participate in the decision and / or vote if they have not been present for the whole item.

This is an administrative law rule particularly applicable to planning and licensing - if you haven't heard all the evidence (for example because you have been out of the room for a short time) you shouldn't participate in the decision because your judgment of the merits is potentially skewed by not having heard all the evidence and representations.

It is a real and critical rule as failure to observe this may result in legal challenge and the decision being overturned."

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 - 06 March 2024

5 - 13

To confirm the minutes of the meeting held on the 6 March 2024.

4 MINUTES - 20 March 2024

14 - 24

To confirm the minutes of the meeting held on the 20 March 2024.

5 ITEM WITHDRAWN - APPLICATION 06/23/0669/F - Land off Kings Drive and Marjoram Road, Bradwell

"The Chairman and Vice Chairman have agreed to withdraw from the Development Management Committee the above application, to allow for a full consultation process to be undertaken.

This means that there will be no discussion or consideration of this application at the meeting on the 17 April 2024.

It is anticipated that the application will be brought to a future committee once the consultation period has been completed."

6 ITEM WITHDRAWN - APPLICATION 06/23/0056/F - Land South of Meadowland Drive, Bradwell

"The Chairman and Vice Chairman have agreed to withdraw from the Development Management Committee the above application, to allow for a full consultation process to be undertaken.

This means that there will be no discussion or consideration of this application at the meeting on the 17 April 2024.

It is anticipated that the application will be brought to a future committee once the consultation period has been completed."

7 APPLICATION 06/23/0929/F - Land at Thamesfield Way and 25 - 44
Suffolk Road adjacent East Coast College

Report attached.

8 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.



GREAT YARMOUTH
BOROUGH COUNCIL

Development Management Committee

Minutes

Wednesday, 06 March 2024 at 18:30

PRESENT: -

Councillor T Wright (in the Chair), Councillors Annison, Bird, Boyd, Galer, Freeman, Mogford, Murray-Smith, Capewell, Martin, Pilkington, Williamson
Councillor Newcombe attended as a substitute for Councillor Green.

Also in attendance were Mr A Chrusciak (Interim Head of Planning), Mr N Harriss (Principal Planning Officer), Mr R Parkinson (Development Manager), Mr K Balls (Principal Strategic Planner), Ms C Whatling (Monitoring Officer), Mrs S Wintle (Corporate Services Manager), Mr M Brett (IT Support) and Mrs R Thomson (Democratic Services Officer)

01 APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillor Green who was substituted by Councillor Newcombe

02 DECLARATIONS OF INTEREST

Councillors Bird and Boyd declared a personal interest in item 3 as they were Ward Councillors whose ward included the application site or part of.

03 APPLICATION 06/23/0616/D - Land at Nova Scotia Farm, West of Jack Chase Way, West Caister

The Committee received and considered the Planning Officer's report which asked Members to consider a Reserved Matters application for details of appearance, landscaping, layout & scale of development for 173 residential dwellings with associated infrastructure, drainage basin, access road and highways works representing part Phase 1(a) pursuant to outline planning permission 06/19/0676/O (development of up to 665 dwellings, local centre, land for primary school, health centre, highways works and open space). It was explained that the application site is located to the western side of Jack Chase Way, within West Caister. This Reserved Matters application relates to the southern portion of the outline site and the central spine road which together totals 9.95 hectares in area (the outline application site itself totals 33.6 hectares in area). At present, the site is used as arable fields.

The Interim Head of Planning made reference to the previous committee agenda report which Members had received in January 2024 which sought approval for delegation to Officers for decision. He advised that at that time the Committee had resolved that the application be brought to the Development Management Committee for determination as soon as officers have completed their assessment.

The Interim Head of Planning advised that upon publication of the agenda there remained a number of issues outstanding, but Officers had continued to work with the applicant to ensure the recommendation in front of Members had struck the right balance between the timely determination of the application and resolving outstanding issues.

Members received a presentation from the Principal Planning Officer which looked in detail at the proposal for the site, including details of comments that had been received with regard to the site.

The Chair hereby invited Members to ask technical questions to the Principal Planning Officer.

Councillor Annison raised the issue of the hedgerows due to concern about the lack of hedgerow replacement on similar sites previous to the Nova Scotia Farm development and asked what action the Council can take to prevent hedgerow removal. Councillor Annison also asked what mitigation measures can be put in place to suppress dust caused by construction, for example a condition that would require contractors to spray the site on a regular basis to prevent the dust effect on residents.

The Principal Planning Officer explained that Condition 8 of the application requires the hedgerow to be retained and if this is not complied with a breach of condition notice can be served. It was added that a management company will be on site to deal with any issues and that there is a route of recourse if necessary.

The Principal Planning Officer referred to Councillor Annison's question regarding construction dust and stated that Environmental Health would be able to deal with any air quality issues that may arise, with the power that can take actions when necessary. It was further explained that measures can be implemented and construction management plans will be submitted that will also touch on how the site will be dealt with in relation to dust suppression, particularly in dry months of the year. Councillor Annison stated that construction dust is a problem on large sites such as this as Environmental Health can serve a notice on this site, however the construction companies can appeal the notice and often the works are completed before the appeal takes place. The Interim Head of Planning stated that the Council retains control of this issue via Environmental Health Colleagues, however this is not a matter for this application and would have been issue for the outline planning permission.

Councillor Murray-Smith asked regarding the proposed bike shed and whether Norfolk Constabulary have provided any comment around the security of the bike shed. The Principle Planning Officer stated that no comments had been received from Norfolk Constabulary regarding this matter and that the applicant's agent would be able to comment further. It was added that the intention would be to use a bespoke secure design which is lockable with a double high rack that accords with British Cycling standards.

Councillor Freeman referenced the increase in planting and asked whether the maintenance of these areas would be built into the agreement between property owners or whether this would be the responsibility of the Council. Councillor Freeman also asked if any roads on the site would be adopted as road with brick weave built in do not often get adopted. The Principal Planning Officer stated that the roads on the site will be adopted and that they have been designed to the specification of adoption. It was added that the majority of the green infrastructure around and through the site will be maintained by a management company through the Section 106 agreement.

Councillor Boyd referenced the planned hedgerow removal and asked if there is an exact amount that will be removed in the future, as there are concerns regarding the wildlife that is currently living there.

The Principal Planning Officer stated that the outline planning permission provided consent to achieve four points of access on the Jack Chase Way frontage and that section 3.11 on page 9 of the Officer's report contains an extract from the environmental impact statement regarding this issue. It was added that the applicant is working with Norfolk County Council Highways to design changes to Jack Chase Way, including a signal crossing junction, with the intention to retain additional hedgerow, therefore an exact figure cannot be provided as to what will be removed or retained at this time.

The Chair asked whether there was a slide in the presentation that demonstrated the retention and removal of the hedgerow. The Principal Planning Officer stated that there is an illustration slide which shows the four proposed points of access and further explained that one breach of the hedgerow has already been made for site access in accordance with the outline planning permission in order to avoid the bird nesting season.

Councillor Murray-Smith raised the issue of a management company and asked whether this will be a limited company set up by guarantee. The Principal Planning Officer stated that there are no details regarding a management company at the time of this meeting, however officers will be able to provide more information when the introduction of a management company is triggered through the Section 106 agreement. It was added that the details of the management company must be submitted before the date of first occupation. Councillor Murray-Smith request clarification on whether there is any criteria that is normally applied when making decisions regarding a management company. The Chair stated that this would be detail that comes out through negotiations and though it is an issue, it is minor compared to what is on this agenda. It was suggested that Councillor Murray-Smith raise this issue with the applicant's agent.

Councillor Mogford asked whether residents would have any input into the management company on the site. The Chair stated that this is detail for discussions and not for the application being dealt with at this meeting. The Interim Head of Planning stated that the management company is an element of the Section 106 agreement that requires a future submission to seek approval. Once a future submission is made Members would have the opportunity to engage with the submitted details and request the submission be called-in to the Development Management should they feel it appropriate. It was added that this is a separate issue from the application that is being discussed at this meeting.

The Chair hereby invited Ms Debi Sherman, the applicant's agent, to address the Committee.

Ms Sherman thanked officers for their flexibility and assistance in implementing the necessary changes to the application, outlined in the agenda, which would aid in supporting the applicant's intention of producing an exemplar housing scheme on this site. Ms Sherman referenced the Councillor's concerns regarding the removal of the hedgerow and explained that the applicant is looking at ways in which the amount of removal of the hedgerow can be reduced, though the extent of the hedgerow retention could not be confirmed as this would sit with Norfolk County Council Highways. It was explained that approximately 60m of hedgerow could be retained by altering the access points for the footways and cycle paths to align with areas of vehicular access.

Ms Sherman stated that there is 870m of hedgerow surrounding the site and that, as per the outline planning permission, 1548m would be replaced following the completion of the site. It was added that, as approved in the outline planning permission, a 65m stretch of hedgerow has been removed to allow for construction access into the site and that the works to make this land accessible for construction teams should take place before the embargo is imposed and to avoid bird nesting season. Ms Sherman also stated that the applicant has worked with officers to address issues raised by Norfolk County Council Highways and the LLFA, as well as taking on board the newly adopted design code. Ms Sherman referenced previous comments regarding the cycle store and stated that it would be possible to introduce timber cladding on the cycle store which would be secure for residents to store their personal bicycles. It was stated that the applicant has full confidence in their ability to bring forward the right development for this site.

Councillor Annison asked what the applicant would do differently from their previous sites to suppress construction dust. Councillor Annison also asked why the applicant removes all of the topsoil on their sites as this contributes to the issues caused by construction dust. Ms Sherman explained that there has been changes to the applicant's policies since the construction of the site referred to by Councillor Annison. These changes include the introduction of a health and safety team who will check the site regularly and the provision of a construction management plan which contains dust suppression measures. It was reported that since these policy changes came into force there have been no problems on the applicant's sites and therefore this will be standard practice going forward. Ms Sherman also stated that she would raise the concerns regarding the stripping of topsoil with the construction team.

Councillor Boyd requested clarification on how much hedgerow has been removed and how much will be replaced. Ms Sherman stated that 65m of hedgerow has been removed so far and that 870m will be removed in total over the three phases of development. However, it was added that 1548m of hedgerow will be replaced on completion of the site.

Councillor Murray-Smith raised the topic of a management company and asked whether residents would be given a chance to take over the management of the site as a limited company set up by guarantee after the completion of construction. The Interim Head of Planning stated that the details of the management company and its approval would be a matter for a separate meeting.

Councillor Freeman raised concerns regarding traffic on Jack Chase Way and asked whether there was an update as to whether the works to create the construction access point would be completed before the embargo is in place.

Ms Sherman stated that a small highway works application has been submitted to Norfolk County Council Highways in order to put in construction access within the area where hedgerow has already been removed. It was reported that the applicant is hoping for this decision to be made promptly to allow for the works to be undertaken before the embargo is introduced over the Easter weekend. It was added that this access point would enable work to be undertaken on the site without the need to breach the embargo and that once the embargo is lifted work can start on creating a signal crossing on Jack Chase Way, moving forward with the Section 278 agreement with Norfolk County Council.

The Chair hereby invited Parish Councillor Wood to address the Committee on behalf of Caister Parish Council.

Parish Councillor Wood stated that there are concerns regarding the removal of the hedgerow as it has been there for 45 years and it's the home to a variety of wildlife. It was reported that Caister Parish Council had a meeting with the applicant in September 2023 where the applicant stated that they would try to save as much hedgerow as possible, however there has been no confirmation as to how much hedgerow would be saved. It was suggested that a diagram or drawing showing where hedgerow would be saved could be beneficial in addressing the concerns of Caister Parish Council. Parish Councillor Wood stated that the removal of the hedgerow is a serious concern for residents and that he had received ten phone calls from concerned residents on the morning that previously mentioned 65m of hedgerow was removed. It was added that communities all over the UK are campaigning to save hedgerows so it does not make sense to remove those that are currently there.

The Chair stated that the removal of 870m had been agreed in the outline planning permission therefore this would not be an issue that could be debated at this meeting. Additionally, that applicant is looking to increase the number of hedgerows and retain as much of the existing hedgerow as possible. It was added that the applicant should take on board the comments raised by Ward and Parish Councillors regarding this matter as it is now on record as an identified issue.

The Chair hereby invited Councillor Penny Carpenter to address the Committee.

Councillor Carpenter stated that she would be addressing the Committee in her role as Norfolk County Councillor for Caister and clarified that she does not sit on the Development Management Committee at Norfolk County Council or Great Yarmouth Borough Council. Councillor Carpenter referenced a point she made in a previous meeting regarding moving the release of land for the use of health and education, stating that she was pleased to see this has moved from phase 3 to phase 1. Further concerns were raised regarding the potential for Prince of Wales Road to become a 'rat run' for cars and Councillor Carpenter asked if there have been any updates to her proposal of reducing the speed limit to 20mph.

Councillor Carpenter raised the issue of parking and asked if the plans allow for each household to have parking for more than two vehicles as these estates typically have narrow spines and off roads which become difficult for larger vehicles such as caravans, buses and HGVs to navigate. It was added that vehicles parking on the road can also make small turning circles non-functional.

Councillor Carpenter noted that although encouraging sustainability is important, it should be recognised that motor vehicles are the main form of transport for most households, especially in an area such as Caister where certain facilities and employment are not within walking distance. It was added that the developers for this site need to ensure that they take the necessary steps to future proof the site in order to cope within a society who rely on motor vehicles.

Councillor Carpenter concluded by highlighting that there are currently not enough police in the area to stretch over this site.

The Principal Planning Officer explained that parking has been provided for in accordance with Norfolk County Council Highways 2022 standards which includes driveways and allocated visitor parking. Members of the Committee were reminded that, as part of the Section 106 agreement, there is an obligation to secure bus provision as the spine road is designed to have a bus services. It was also highlighted that there are various points of connection for pedestrians and cyclists to link to the existing infrastructure in Caister as the intention is to promote alternative modes of transport.

Councillor Annison raised concerns regarding the hedgerow and stated that he would like to see exactly where and how much of the existing hedgerow will be retained.

The Interim Head of Planning clarified that a specific number could not be given at this time as this would sit within the remit of Norfolk County Council Highways under the Section 278 agreement. It was explained that the outline planning permission states that a maximum of 875m of hedgerow would be removed, however there are aspirations to reduce this amount. The Interim Head of Planning added that as a whole, the scheme will provide additional hedgerows. It was stated that nothing in the application brought before Members at this meeting is different to what was agreed in the outline planning permission.

Councillor Freeman asked if moving the cycle way access to align with the vehicular access would reduce the amount of hedgerow that is removed. The Interim Head of Planning stated that it would not be possible to give a definitive answer without consulting Norfolk County Council Highways, however it was confirmed that the applicant moved the pathway with the aspiration of protecting some of the hedgerow.

Councillor Annison stated that it would be beneficial for a representative from Norfolk County Council Highways to answer questions at future meetings. The Chair agreed that this would be beneficial and stated that this has been an issue for a number of years.

Councillor Williamson stated that the loss of hedgerows and trees is always an issue, however it appears that the applicant is making every effort to save as much of the existing hedgerow as possible. It was added that the plan presented is an improvement with additional green spaces and the presentation at the meeting provided reassurance. Councillor Williamson moved to support the plan as presented at the meeting.

The Chair read the recommendations to the Committee as detailed in the addendum report.

Following a vote it was RESOLVED:-

That the Committee delegate authority to the Head of Planning to subsequently APPROVE the reserved matters details and grant consent subject to:

- i. The resolution of outstanding details in respect of:
 - a. The addition of the conditions highlighted above to meet the requirements of the LLFA in relation to surface water drainage;
 - b. highways amendments; and,
 - c. minor matters of elevation design and external materials

- ii. The imposition of appropriate conditions to include:
 - a. those listed in the published report (including any amendments as deemed necessary) and the following clarifications:
 - Condition 1 remains as published
 - Condition 2 is to be updated with the correct plans
 - Condition 3 is deleted as per the advice from the Highways Authority
 - Condition 4 is replaced with 2 conditions to address LLFA comments as described in the Addendum report
 - Conditions 5, 6, 7, 8, 9, 10, 11, 12, and 13 remain as published
 - Condition 14 to be updated with; and
 - b. any additional conditions identified to be required to secure the details related to the resolution of outstanding matters referenced in (i) b-c above
- iii. Subsequently informing the public and the Secretary of State of the final decision, by virtue of this being an application for subsequent consent under the EIA Regulations.

04 ANY OTHER BUSINESS

There was no other business to discuss at this meeting.

The meeting ended at: 20:30



GREAT YARMOUTH
BOROUGH COUNCIL

Development Management Committee

Minutes

Wednesday, 20 March 2024 at 18:30

PRESENT:-

Councillor A Wright (in the Chair); Councillors Annison, Bird, Boyd, Freeman, Galer, Green, Martin, Murray-Smith, Pilkington & Williamson.

Councillor Lawn attended as a substitute for Councillor Mogford.

Mr A Chrusciak (Interim Head of Planning), Mr M Joyce (Principal Planning Officer), Mr R Parkinson (Development Manager), Mr R Tate (Planning Officer) & Mrs C Webb (Democratic Services Officer).

01 APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors Capewell & Mogford.

02 DECLARATIONS OF INTEREST

The Chairman reported that in relation to item 4, that all Members of the Committee had received a notification from the developer yesterday and that this information is in the public domain.

Councillor Freeman reported a personal interest, that in relation to item number 4, that he was a Ward Councillor but he had not pre-determined the application.

Councillor Annison reported a personal interest, that in relation to item number 5, that he had a family member who was employed at the James Paget University Hospital.

In Accordance with the Council's Constitution, those members were allowed to both speak and vote on the item.

03 MINUTES

The minutes of the meeting held on 21 February 2024 were confirmed.

04 APPLICATION 06 22 1026 D - Land off Foster Close, Ormesby St Margaret, Great Yarmouth

The Committee received and considered the report and addendum report from the Planning Officer.

The Planning Officer reported that this is an application seeking approval of the reserved matters details of appearance, landscaping, layout and scale, following outline planning permission having already been granted for residential development of up to 33 dwellings. The application site is accessed from the Northern Site whose access is via Foster Close.

This Reserved Matters application takes this into account and is closely related to the site. Many of the supporting documents relate to the northern site and the full planning permission granted under permission ref 06/22/1027/F.

The Planning Officer reported that a number of conditions remain to be discharged from the related Outline Planning permission under Ref 06/20/056/O, several prior to the commencement of development at the Southern Site, related to matters as diverse as details needing to be submitted to the LPA for approval of a temporary haul road, Ecological Mitigation and biodiversity strategies, Arboricultural Impact Statements, Surface and Foul Water Drainage, Construction Worker on-site car parking, Construction and Environmental Management Plans, Schemes of Archaeological and Contaminated Land investigations/desktop studies, provision and location of fire hydrants, and land and finished floor levels. It is not unusual for these to be determined after Reserved Matters are agreed.

The Planning Officer reported that 6 public comments had been received; including 5 objections. The representations raised are Parking pressure in Foster Close, Construction Traffic noise and disturbance, poor maneuverability, highway safety in Foster Close and beyond including near the school. Plot 14 could cause lack of privacy due to proximity. Lack of clarity in the proposed development and whether it addresses all issues raised during grant of outline planning permission.

The Planning Officer reported that in regard to Condition 5, the Haul Road, that this would be agreed prior to the commencement of the development.

The Planning Officer reported that the access road into this application site is a continuation of the road approved for accessing the 7 dwellings of the Northern Site. Immediately within the Southern Site there is a spur off the access road where there are 6 dwellings of various types proposed, comprising two semi-detached 2-bedroom homes and the rest as 3-bedroom detached houses. In layout these are positioned around the established trees to create a small 'green' between the north and south sites. The pattern is not dissimilar to that proposed in the eastern side of the northern site and as such serves as a rough mirror image.

The Planning Officer reported that further south a further spur to the east continues south to oppose the access road as it turns down towards the south-east of the site, serving 20 dwellings off the spur road cul-de-sac in a higher density arrangement of detached, semi-detached and terrace dwellings, including all 8 affordable houses.

The revised plans add a pedestrian link here significantly increasing the permeability of the site. The remaining 7 dwellings are all detached houses and bungalows positioned on the north side of the continued spur road, overlooking the drainage basin and landscaping to the south of the site.

The Planning Officer reported that the Landscaping Strategy submitted with this planning application and latterly revised sought to provide landscaping which whilst in accordance with the surrounding area was self-contained for the specific development incorporating street trees, village and linear greens and planting within front gardens and street spaces to soften the hard landscaping necessary for access and car parking. The addition of trees along the street scene and enhanced permeability between the main spine road and lower spur in the south-eastern corner of the site is welcomed by the officers and the tree placement forward of the principal elevations helps to mitigate, in part, the varied approach to the materials used, by providing some unifying consistency to the street scene.

The Planning Officer reported that a third party concern was raised about the potential impact on the amenity of the existing occupiers to the west of the site. However, plots 14 and 33-35 are approximately 30 metres from the site's western boundary and there is significant existing and proposed screening between this and the boundary. It is noted the separation distance arises from the layout of the access road between existing gardens and new dwellings, but the level of traffic anticipated is not considered likely to be so significant as to create unacceptable living conditions and the screening and vegetation offers a perceived sense of separation between the two. As the new houses are set well back from the western boundary of the site officers are satisfied that no adverse impacts on the amenity of the occupiers of these properties would arise from the dwellings themselves, nor would they for the occupiers of the properties to the south or west of the subject site.

The Planning Officer reported that Policy H2 sets out that where residential sites are proposed adjacent to a recently permitted scheme (within the past 3 years) and identified as phased or cumulative development, as evidenced in addition to one or more of the below criteria, the affordable housing requirement will be calculated based on the total development of the northern and southern scheme combined. The total number of dwellings to be provided across both sites (north and south) are 40 dwellings and the affordable housing requirement is for 8 dwellings within that (20% as required by policy UCS4); the applicant is proposing 7 no. affordable rent properties and 1 no. shared ownership tenure to the Strategic Housing officer's satisfaction.

The Planning Officer reported that the application for reserved matters seeks approval for submitted details of layout, scale, design and landscaping, and includes details of electric vehicle charging points to be provided, an indication of the surface water drainage scheme required by condition 9 of the outline permission, details of cycle storage and details of refuse storage and collection points and screening. The applicant has worked with the Local Planning Authority to provide satisfactory details to flesh out the outline development and in the process discharge conditions 8 and 9 in conjunction with this application.

The Planning Officer reported that it was considered that the proposal is, on balance, acceptable and whilst greater accessibility and permeability could have been achieved, it is considered that the proposal has responded to the requirements of the outline permission and provides dwellings of a good standard of accommodation and design and layout of appropriate character and scale and does not cause unacceptable detrimental impact to neighbours.

The Planning Officer reported that the design and layout is considered to be slightly positive in planning terms with the neutral impact of surface water drainage able to be addressed by pre-approval amendments and clarification of technical details by conditions, and the provision of accessible, water efficient housing with EV charging provision which can also be secured by conditions. At wider level the outline planning permission provides positives in terms of housing and affordable housing, public open space, enhanced biodiversity and security, all of which combine to outweigh the loss of the undeveloped agricultural land.

The Planning Officer reported that having considered the details provided, the proposal is considered to be acceptable and the conditions will be amended accordingly together with the remaining conditions imposed (and amended where appropriate, for example to reflect that the development commenced under the previous permission). The proposed details for reserved matters are therefore considered acceptable and to accord with Policies CS2, CS9, A1, A2, E4, E6, E7 H2, H3 and H4 as well as the adopted Great Yarmouth Design Code 2024.

There are some matters which remain outstanding, which are considered necessary to address through additional information and amendments to be secured before any permission is granted. These include; clarifying and if necessary amending the size and position of turning head requirement in the vicinity of plot 35; and, additional surface water drainage information and amended drainage scheme details concerning arrangements at plots 38, 39 and 27-28. Officers are reasonably confident that these are largely technical concerns and the above matters can be addressed within the parameters of the Reserved Matters set out before Committee without requiring further public consultation or further Committee overview.

The Planning Officer reported that it was recommended that the Committee delegate authority to the Head of Planning to resolve the outstanding matters and subsequently approve the Reserved Matters subject to the conditions proposed in the list as detailed in the agenda report.

Mr Pike, applicant, addressed the Committee and addressed the objections received in regard to parking stress and provision, the parking provided within the development exceeded the required parking standards. Mr Pike also addressed the issue of overlooking of Plot 14 and reassured existing residents that the distance between Plot 14 and the nearest existing property was double the required separation distance.

The developer was working towards the delivery of the haul road and work was expected to begin on site in September 2024. he asked that the Committee approve the application.

Mr Eburne, applicants agent, addressed the Committee and informed them that it was a seamless and integrated development and would provide much needed affordable housing units in the village. The developer was committed to providing a haul road and there were no outstanding concerns with a few minor revisions required to the layout. The new homes would be built to FHS and would have Air Source heat Pumps and Solar Panels installed to reduce the CO2 output. The applicant had already paid a significant amount of the required s106 payments. He urged the Committee to approve the application.

Mr Sparks, objector, addressed the Committee, and asked that Officers explore with the applicant the potential reorientation of Plot 14 away from his home, which had enjoyed uninterrupted views over open farmland for over 30 years, and the neighbouring properties to the west of the site.

The Interim Head of Planning reported that Plot 14 was situated over 40m away from the nearest property, which accorded with planning policy, and that rotating Plot 14 by 90 degrees might affect the development as this could result in the significant reduction in the quality of design and appearance of the development, or creation of significant adverse impacts to the amenity of future occupiers of surrounding properties. Mr Pike reported that this request was something that they could discuss with officers under the delegation process.

Councillor Murray-Smith asked Mr Sparks to identify his property on the presentation map slide and queried whether the mature tree in situ might provide adequate screening. he also asked Mr Sparks if he had submitted photographic evidence with his objection.

The Chair assured Mr Sparks that the Committee were aware of his objection as it had been included in the Committee report and had been brought to the Committee's attention whether Mr Sparks had been in attendance or not.

Councillors Annison, Boyd & Murray-Smith reported that Mr Sparks request should be further investigated by the applicant and officers to see if a compromise could be found to benefit everyone concerned.

Parish Councillor Wendt reported that she no longer wished to address the Committee as an assurance had been given in respect to Condition 5, the provision of the haul road, which would be put in place prior to the commencement of the development.

Councillor Freeman, who was one of the two ward Councillors for Ormesby St Margaret, reported that he had voted against the original application but his faith had been restored due to the hard work undertaken by the applicant and developer to ensure a first class development. He commended them both for all their hard work and compromises to bring this development to the village which included much needed affordable housing units.

The Interim Head of Housing reported that in regard to page 33 of the agenda report, an amendment to the resolution was required to clarify, and, if necessary, amend the size and position of turning head requirement in the vicinity of plot 35. A second amendment to the recommendation had been made at the meeting; that Officers had been asked to explore with the applicant the potential reorientation of Plot 14 away from neighbouring properties to the west of the site, without significant reduction in the quality of design and appearance of the development, or creation of significant adverse impacts to the amenity of future occupiers of surrounding properties.

Councillor Pilkington reported that he lived in the village and this was a welcome development which he fully supported although he had reservations in regard to the wider issue of access to the village centre from the east side of California.

Councillor Williamson reported that he fully supported the officers recommendation including the additional criteria agreed at the meeting. It was an excellent development providing ASHP, EV Charging Points and much needed affordable housing in the Northern Parishes.

Proposer: Councillor Boyd
Seconder: Councillor Williamson

Following an unanimous vote, it was RESOLVED:-

That in regard to application number 06/22/1026/D, the Committee agree to delegate authority to the Head of Planning to subsequently approve the reserved matters details and grant consent subject to:-

- (i) Resolution of outstanding details in respect of drainage matters, in conjunction with the LLFA,
- (ii) Clarifying and if necessary amending the size and position of turning head requirement in the vicinity of plot 35,
- (iii) Appropriate conditions including those listed below (to be modified where necessary); and
- (iv) That Officers explore with the applicant the potential reorientation of Plot 14 away from neighbouring properties to the west of the site, without significant reduction in the quality of design and appearance of the development, or creation of significant adverse impacts to the amenity of future occupiers of surrounding properties.

05 APPLICATION 06 23 0918 F - Site of former Car Park G, James Paget University Hospital

The Committee received and considered the report and the addendum report from the Planning Officer.

The Chair reported that retrospective planning applications did not sit well with him and perhaps this was a matter which the Committee might decide that warrants further investigation in the future to try and prevent this from becoming normal practice by applicants.

The Planning Officer reported that the application was for the retrospective redevelopment of an existing car park to provide an Orthopaedic Elective Hub and Community Diagnostic Centre (Class C2), together with associated parking, highway, drainage, engineering and landscaping works. The Planning Officer reported that this is a connected application as part of the application site is owned by the Borough Council. This application was reported to the Monitoring Officer as an application submitted for development on land owned by the Borough Council. The land owned by the Council is a short length of the 'JPUH Staff Entrance' access route to the site off Brasenose Avenue, which is within the red line of the application site.

The Planning Officer reported that the application site is within the James Paget University Hospital campus and sits on what was Car Park G located to the north- western portion of the hospital site. The site covers circa 1.19 hectares and sits next to the recently completed Concept Ward and the Diagnostic Assessment Centre (DAC) currently under construction. Car Park G is a staff car parking, although this has been closed during the construction of the neighbouring new buildings, and is now being used as a site compound.

The Planning Officer reported that the application is described as being retrospective. This is because the ground works for the proposed Orthopaedic Elective Hub and Community Diagnostic Centre commenced in December 2023 at the risk of the applicant. On the site visit on the 9th February 2024, this was confirmed with works so far being limited to the digging of foundations and associated round works.

The Planning Officer reported that the application seeks planning permission for the development of a new building that forms both an Orthopaedic Elective Hub and a Community Diagnostic Centre. The proposed building will constitute a total of 2,627m² Gross Internal Floor Space over two floors. This consists of 1,520m² at the Ground Floor which will serve as the Orthopaedic Elective Hub and 1,041m² at the First Floor which will function as the Community Diagnostic Centre, plus mechanical plant rooms and other support spaces required for both floors to function. The total Gross External Area (GEA) of accommodation equates to 2,711m².

The proposed building will include the following:-

- On the ground floor for patients, there are 2 no. fully compliant theatres for elective surgery with associated ancillary spaces including anaesthetic and preparation rooms. There are 4 no. Stage 1 Recovery Bays for patients post-surgery, plus 8 no. Admission/Discharge 'Pods'.
- A separate staff entrance point to the building (located along the northern elevation to the west), straight into the changing facilities. The main visitor access point is adjacent to the DAC building to the east.
- On the rest of the ground floor, there are separate changing facilities at the entrance point with a separate rest rooms for all staff. There are also a number of storage areas needed for the facilitation of the hospital including storage areas and a pharmacy.
- The first floor for patients will be accessed by the primary staircase and lift on the eastern side of the building. On the first floor for patients, there are 8 no. treatment rooms, 6 no. clinical consultation rooms and a waiting area. Further on the first floor, there are further staffing facilities, offices and reporting offices for the CDC staff and a plant room.

- There are also waste storage facilities including waste disposal holds that are transported from this facility to the central Hospital facility on the wider site.

The Planning Officer reported that the proposal creates 18 no. drop-off vehicle parking spaces, including 3 no. disabled parking spaces. In addition to this, a minibus space is also proposed, due to the removal of the space provided as part of the DAC scheme. The proposal allows for 40 dedicated staff cycle parking spaces, which are secured and covered to the south, and a further 10 covered visitor cycle parking spaces in the vicinity of the building entrance.

In terms of access and egress points for vehicles, the proposal seeks the blocking up of the currently consented egress point from the DAC parking area, expanding this area creating a one-way system. The system will allow vehicles to access 'in' at the most eastern point in front of the DAC and exit 'out' to the most western point in front of the OEH and CDC.

The Planning Officer reported that the existing cellular soakaway, which serves the Concept Ward located to the south of the site, is proposed to be removed as part of the new development due to its close proximity to the new building (i.e. within 5m of the proposed foundations). The connections to the existing soakaway are to be directed into the proposed building's drainage system and directed to the two new soakaways, to be constructed as part of this application, to be located to the north of the new development under the car parking area.

The Planning Officer reported that the proposal seeks permission for a landscaping strategy and demonstrates the retention of the existing trees to the west of the site as well as the planting of additional trees and other landscaping features, including: Where the DAC egress point is blocked up, additional landscaping is proposed in this area; and, whilst the scheme does not seek any changes to the Concept Ward Therapy Garden it does seek additional planting to the south of the proposed OEH and CDC building as well as to the north and west.

The Planning Officer reported that the application proposes a new building at the James Paget University Hospital which will expand the available healthcare provision which can be provided on site. This provides a public benefit and complies with the aims of improving community facilities and supporting the expansion of the Hospital as outlined in policy CS15.

The design of the new building is considered to appropriately reflect the neighbouring buildings and the positioning of the building and the material palette proposed ensures that the building will contribute to forming a street frontage, even if it is recognised that a more active frontage would have been desirable but operational restrictions mean it cannot be achieved due to the function of the building.

The Planning Officer reported that the landscaping scheme is considered acceptable if delivery is secured by condition, along with the required reinstatement and planting of the redundant access outside the DAC centre, and subject to protection of the trees. Local residential and in-patient amenity can be protected by use of planning conditions, including precautionary mitigation measures for plant and machinery and specific conditions concerning construction practices.

The Planning Officer reported that having considered the details provided, the application is considered to comply with policies CS1, CS9, CS11, CS12, CS13, CS15 and CS16 from the adopted Core Strategy, and policies GSP1, A1, C1, E4, E6, I1 and I3 from the adopted Local Plan Part 2. It is considered that the application should be recommended for approval. As works have commenced on site, there is no need to impose a condition requiring the development to commence within 3 years of the grant of planning permission.

The Interim Head of Planning asked that in regard to application number 06/23/0918/F, that the Committee delegate authority to the Head of Planning to approve the application subject to the conditions as set out in the published agenda report, as amended by the published Addendum Report and the finalisation of the wording for condition 3; Construction Environment Management Plan.

Councillor Annison asked why a Development Management Committee was required when so many recommendations by officers were to give delegated powers to the head of planning to approve an application. The Interim Head of Planning reported that this was a balancing act and officers presented all the main facts and matters of concern to the Committee, and that delegation was requested in just a few minor areas to be agreed following the Committee meeting.

Councillor Bird asked how many car parking spaces would be provided. The Planning officer reported that 376 spaces would be provided. Councillor Bird was concerned that this would not be sufficient provision. The Chair reported that car parking provision did not form part of the application before the Committee this evening.

Councillor Williamson asked if the ground works had started and the building was 30 to 40% partially constructed, why was the planning application received so late. The Chair suggested that this question should be answered by the applicant.

Councillor Murray-Smith asked which land was owned by the Council. The Planning Officer reported that this was the access strip from Brasenose Avenue into the hospital as outlined in red on the slide presentation map.

Mr Kee, Chief Operating Officer, JPUH, applicant, addressed the Committee and reported the salient areas of the application. he reported that the funding for the development had been granted in July 2023 and the building had to be occupied by July 2024 and that is why the building had begun prior to the application being heard by the Committee this evening. He respectfully asked the Committee to approve the application.

Councillor Freeman asked for clarification that the access from Brasenose Avenue was an established access. Ms Keech, agent, explained that this was an adopted highway and was purely a technical issue and was included in the application for completeness.

Councillor Boyd asked how long this development would reduce the hospital waiting list by. Mr Kee reported that it was hoped that the waiting time for surgery would be reduced from 15 months to 18 weeks.

Councillor Williamson reported that he understood the tight timescales to spend government funding but this must not be at the expense of planning law.

Councillor Freeman agreed with this sentiment; planning must not be allowed to fall at the expense of funding otherwise we would have no planning system.

Councillor Williamson reported that he was very pleased to see this application come forwards and that he fully supported it.

Proposer: Councillor Williamson
Seconder: Councillor Annison

Following an unanimous vote, it was RESOLVED:-

That in regard to application number 06/23/0918/F, that the Committee delegate authority to the Head of Planning to approve the application subject to the conditions as set out in the published agenda report, as amended by the published Addendum Report and the finalisation of the wording for condition 3; Construction Environment Management Plan.

06 ANY OTHER BUSINESS

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

The meeting ended at: 19:37

Development Management Committee Report



Committee Date: **17 April 2024**

Application Number	06/23/0929/F – (Click here to see application webpage)
Site Location	Land off Thamesfield Way and Suffolk Road, Great Yarmouth, NR31 0ED
Proposal	1. Provision of temporary car park for staff and pupils of East Coast College and a temporary construction compound on land to the north of East Coast College Western Campus. 2. Provision of temporary storage container within the grounds of East Coast College Western Campus.
Applicant	C/O Vincent + Gorbing, Sterling Court, Stevenage SG1 2JY
Case officer	Nigel Harriss
Parish & Ward	Great Yarmouth Southtown/Cobholm Ward
Date Valid	22-12-2013
Expiry / EoT Date	19-04-2024
Reason at committee	Constitution - Departure from Development Plan with recommendation for approval of application

RECOMMENDATION: DELEGATE AUTHORITY TO THE HEAD OF PLANNING TO GRANT FULL APPROVAL SUBJECT TO RESOLUTION OF SURFACE WATER DRAINAGE DETAILS; AND SUBJECT TO CONDITIONS

1. The Site and Surroundings

- 1.1 The application site is located between Pasteur Retail Park to the north and East Coast College Western Campus buildings to the south. The site relates predominantly to an area of vacant land that is within the Safeguarded Employment Area – Policy CS6 but does include a small area of the Western College Campus.
- 1.2 To the east is Suffolk Road and Lichfield Community Centre and to the north-east terraced houses on Gordon Road. To the west are commercial premises. The site has existing vehicular access to Thamesfield Way and is enclosed on all boundaries by mixture of types of security fencing. The site is relatively level and consists of rough grassland and bare ground and adjoins on its extreme western edge an open concrete channel surface watercourse running roughly north south. The site has in the past been used for pipe storage (open storage) but appears to have been vacant for some years now.

2. The Proposal and Planning Context

- 2.1 The application is part of wider redevelopment proposals to upgrade the Eastern Campus of East Coast College, with a full planning application ref 06/23/0928/F submitted by Kier Construction and the DfE (click here to view - [Great Yarmouth Borough Council \(great-yarmouth.gov.uk\)](http://great-yarmouth.gov.uk)) for redevelopment of East Coast College (Eastern Campus) including demolition of existing buildings and provision of a new three storey building, extension to existing sports hall, new and amended access arrangements, car parking, landscaping and other associated works.
- 2.2 The proposals contained within this application are enabling works, which will allow some of the existing facilities to be relocated on a temporary basis during the construction period associated with the East Campus.
- 2.3 It is intended that an area of land (circa 0.55ha) to the north of the Western Campus is used as a temporary car park for staff and pupils (comprising 132 spaces) – See Appendix 1, and, beyond this, a construction compound to house double stacked portacabins and an area for construction workers parking (68 spaces) – See Appendix 2. The portacabins will have a floor area of 450sqm. Where additional enclosure fencing is required this will consist of 1.8m palisade fencing and gates to tie in with existing and temporary 1.8m high Heras type fencing.
- 2.4 Vehicular access will be provided via an existing access point off Thamesfield Way. This is a private road, which the College has rights of access over. A pedestrian gate will be provided in the south-east corner of the site, which will allow pedestrians to leave this facility and enter into the College Campus to the south, utilising existing pedestrian routes.
- 2.5 In addition to this, a temporary storage container is proposed within the curtilage of the Western Campus, along the western boundary, adjacent to some existing storage containers. This container will be single storey with a floor area of 126.7sqm. This storage container is required for the life of the construction period, to be utilised by the College Estates Department, who will be decanted from their existing facility, but will be provided with a new facility as part of the redevelopment works. Access to this unit will be through the existing Western Campus and no changes to the access will be required.
- 2.6 The temporary car park for staff and pupils will be immediately north of the Western Campus building and for the width of the site between Thamesfield Way and Suffolk Road fenced boundaries. The compound comprising double stacked cabins is north of the staff and pupils carpark and located towards the western edge of the site with Thamesfield Way where the surrounding uses/buildings are commercial/industrial. The portable cabins will be stacked to a height of 5.4m and will predominantly light grey in appearance.
- 2.7 The contractor parking area is a rectangular shape extending northwards and backs onto (on its east side) the rear of the Lichfield Community Centre and associated floodlit outdoor hard court play area and to the north adjoins the tree planted boundary with Pasteur Retail Park and to the north-east the rear gardens of dwellings on Gordon Road. The site area will be lit as follows:
- Staff/pupil car park – 9 x 6m high columns with flat mounted 40w led downlighters
 - Contractors' car park – 16 x 1.6m high fence mounted bulkhead lights – 20w downlighters

- 2.8 The temporary storage building within the curtilage of and on the Thamesfield Way side of the Western Campus is located alongside existing shipping containers used for storage. This measures 13m x 9.8m and circa. 3m high and will be predominantly light grey in appearance.
- 2.9 The development will include a new separate surface water and foul drainage network. Surface water will be attenuated on site and outfall into the adjacent watercourse at a restricted rate under a temporary consent with the Internal Drainage Board and foul water into the main Anglian Water sewer network.
- 2.10 This application seeks permission for these uses on a temporary basis, for the life of the construction works. The applicants consider that temporary permission for a period of 5 years would be necessary.

3. Site Constraints

- 3.1 Within Development Limits - Policy GSP1
Safeguarded Employment Area - Policy CS6
Located within tidal Flood zone 3a - Policy CS13

4. Relevant Planning History

- 4.1 Application site - most recent:

06/16/0436/F - Drop road kerbs, vehicular access, 2 metre high galvanised steel palisade with 6 metre double leaf gate

REFUSED as it is considered that the increase in traffic that would result from the new access would have the potential to cause further congestion in the area and put students and school children at risk. The proposal is therefore contrary to criterion (c) of Policy CS16 of the Great Yarmouth Local Plan: Core Strategy in that it would have an adverse impact on the safety and efficiency of the local road network for all users.

- 4.2 Land adjacent the application site's Thamesfield Way frontage:

06/22/0907/F

Proposed construction of a mixed use commercial building comprising office (Class E) and storage & distribution (Class B8) uses; associated landscaping, new perimeter fencing; new accesses to Thamesfield Way and car parking area; removal of existing tank from site
Approved 23/08/2023 – Extant until 23/08/2026

06/21/0931/CU

Construction of building to provide vehicle servicing and repairs garage with MOT Testing Centre, with associated facilities, parking & landscaping
Approved 07/12/2021 - Extant until 07/12/2024

Submitted applications pending registration:

06/24/0200/CD

Application to discharge Condition 3 of permission 06/22/0907/F: Details of surface water drainage scheme.

Application received 20/03/2024.

06/24/0205/VCF - Application to discharge Condition 4 of permission 06/22/0907/F: Details of contamination investigations.
Application received 20/03/2024.

5. Consultation responses

5.1 Norfolk County Council Highways

5.1.1 No objection.

5.2 National Highways

5.2.1 No objection.

5.3 Anglian Water

5.3.1 No objection. The foul drainage from this development is in the catchment of Caister - Pump Lane Water Recycling Centre that will have available capacity for these flows.

5.3.2 Informative notes to be appended to decision notice regarding AW assets; and used water network.

5.4 Lead Local Flood Authority

5.4.1 Standing Advice for Major Development below LLFA thresholds. Officers have screened this application and it falls below our current threshold for providing detailed comment. This is because the proposal is for less than 100 dwellings or 2 ha in size and is not within a surface water flow path as defined by Environment Agency mapping.

5.5 Waveney, Lower Yare and Lothingland Drainage Board

5.5.1 The Board's Byelaws apply and under Byelaw 3 Temporary consent (Land Drainage Consent) is required for the discharge of surface water to a watercourse. As Land Drainage Consent is required, the Board strongly recommends that this is sought from the Board prior to determination of this planning application.

5.5.2 The Drainage Board have been consulted on a revised drainage strategy that includes on-site attenuation and restricted flow discharge at a rate that has been agreed with the IDB.

5.5.3 Comments are awaited on the revised drainage strategy and members will be updated accordingly.

5.6 Environment Agency

5.6.1 We have no objection to this planning application, providing that you have taken into account the Flood Risk considerations which are your responsibility.

5.6.2 Our maps show the site lies within tidal Flood Zone 3a defined by the 'Planning Practice Guidance: Flood Risk and Coastal Change' as having a high probability of flooding. The proposal is for a temporary car park, a temporary construction compound and a temporary storage container within the grounds of East Coast College Western Campus which is classified

as a 'less vulnerable' development, as defined in Annex 3: Flood Vulnerability classification of the Planning Practice Guidance. Therefore, to comply with national policy the application is required to pass the Sequential Test and be supported by a site-specific Flood Risk Assessment (FRA).

- 5.6.3 The Flood Risk Assessment does not contain an Emergency Flood Plan. We strongly advise the applicant to create an Emergency Flood Response Plan, given the risks to the temporary car park, compound and storage which are subject to internal flooding and unsafe access. However, we do not assess the suitability of evacuation plans, it is the responsibility of the LPA and the Emergency Planners to comment on the adequacy of these plans.

5.7 GYBC Senior Environmental Protection Officer

- 5.7.1 I note the further information submitted by the applicant regarding contaminated land. The remediation measures suggested in Chapter 6 of the Remediation Method Statement produced by RSK (dated January 2024) seem appropriate and should be adhered to. A Validation Report should provide the verification information as set out in Chapter 7 of the report.

- 5.7.2 The 'Unknown Contamination' condition, is still relevant for any previously undiscovered contamination.

5.8 County Ecologist (Norfolk County Council)

- 5.8.1 Biodiversity Net Gain is not relevant to this application as it was submitted ahead of the legislation coming into force on 12 February 2024. Ecological mitigation should be conditioned.

5.9 GYBC Resilience Officer

- 5.9.1 A comprehensive flood risk emergency plan has been produced for the proposed existing site outlining recommendations and measures to incorporate should a flood emergency occur. Site management must also sign up to the Environment Agency Flood Warnings Direct Service thus ensuring they can react to a flood event in a timely manner. The flood plan must be understood by staff and students alike, ensuring evacuation measures are in place which are known and understood by students and staff whilst considering all mobility requirements.

6. **Publicity & Representations**

- 6.1 Consultations undertaken: Site notices – 2 on Thamesfield Way, 1 on Suffolk Road, and 1 on corner of Gordon Road and Suffolk Road; and Press advert. Reasons for consultation: Departure from Development Plan

6.2 Ward Member – Cllr(s) J Newcombe; and P Waters-Bunn

- 6.2.1 No comments received.

6.3 Public Representations

- 6.3.1 At the time of writing no public comments have been received.

7. Relevant Planning Policies

The Great Yarmouth Core Strategy (adopted 2015)

- Policy CS1: Focusing on a sustainable future
- Policy CS2: Achieving sustainable growth
- Policy CS6: Supporting the local economy
- Policy CS9: Encouraging well-designed, distinctive places.
- Policy CS13: Protecting areas at risk of flooding or coastal change
- Policy CS16: Improving accessibility and transport

The Great Yarmouth Local Plan Part 2 (adopted 2021)

- Policy GSP1: Development Limits
- Policy A1: Amenity
- Policy E6: Pollution and hazards in development
- Policy C1: Community facilities
- Policy I3: Foul Drainage

8. Other Material Planning Considerations

National Planning Policy Framework (Dec 2023)

Section 14. Meeting the challenge of climate change, flooding and coastal change

National Planning Practice Guidance topics

Flood Risk and Coastal Change

9. Planning Analysis

- 9.1 Legislation dictates how all planning applications must be determined. Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise.
- 9.2 Section 70(2) of the Town and Country Planning Act 1990 (as amended) states:
- In dealing with an application for planning permission the authority shall have regard to–*
- (a) the provisions of the development plan, so far as material to the application,*
 - (aza) a post-examination draft neighbourhood development plan, so far as material to the application,*
 - (b) any local finance considerations, so far as material to the application, and*
 - (c) any other material considerations.*

Main Issues

The main planning issues for consideration include:

- Principle of development
- Sequential Test and Flood Risk
- Impact on character of area
- Amenity

10. Assessment

Principle of Development

- 10.1 The site is situated within the development limits where development will be supported in principle subject to compliance with other relevant policies in the development plan. Although other development plan policies are relevant to consideration of the proposal and which are assessed in sections 10.9 – 10.27 below, the key policy in relation to acceptance of the proposal in principle is Policy CS6 – Supporting the local economy.

- 10.2 Policy CS6 states –

The Borough of Great Yarmouth has a diverse local economy. It is the main service base in England for the offshore energy industry and has a thriving seasonal visitor economy. To ensure that the conditions are right for new and existing businesses to thrive and grow, there is a need to continue to strengthen the local economy and make it less seasonally dependent.

This will be achieved by:

- a) Encouraging the redevelopment and intensification of existing employment sites, particularly those sites with good access by a variety of transport modes*
- b) Safeguarding existing local employment areas identified in Table 10 and future local employment areas allocated in other Local Plan Documents for employment use. Alternative uses will only be allowed where it can be demonstrated that:*
 - There is a satisfactory relationship between the proposed use and any pre-existing neighbouring uses, without significant detriment to the continuation and amenity of existing or proposed uses*
 - There is no commercial interest in the re-use of the site for employment, demonstrated by suitable marketing at an appropriate price for at least 18 months*
 - A sequential viability test has been applied following the unsuccessful marketing of the site, based on the following sequence of testing: mixed use of the site that incorporates an employment-generating use, then non-employment use*
- c) Allocating approximately 10-15 hectares of new employment land at Beacon Park Extension, South Bradwell, through Policy CS18*
- d) Exploring the potential for up to 22 hectares of land reclamation to the north of the Outer Harbour at South Denes*
- e) Supporting port-related development proposals relating to the Outer Harbour and existing river port, in particular encouraging cargo handling and other port-reliant activities*

- f) Encouraging a greater presence of higher value technology and energy-based industries, including offshore renewable energy companies, in the borough*
- g) Supporting the local visitor and retail economies in accordance with Policies CS7 and CS8*
- h) Encouraging the development of small scale business units, including those that support the rural economy and rural diversification*
- i) Supporting the provision of development essential to sustain a rural workforce, including agricultural workers' dwellings and rural community facilities*
- j) Minimising the potential loss of the best and most versatile agricultural land by ensuring that development on such land is only permitted if it can be demonstrated that there is an overriding sustainability benefit from the development and there are no realistic opportunities for accommodating the development elsewhere*
- k) Supporting the delivery of high speed broadband and communications technology to all parts of the borough*
- l) Encouraging flexible working by:*
 - Allowing home-working where there is no adverse impact on residential amenities*
 - Allowing the development of live-work units on residential and mixed-use sites, subject to the retention of the employment element and safeguarding of residential amenity*
 - Allowing the development of relevant ancillary facilities, such as childcare facilities and eateries, in local employment areas, where appropriate*
- m) Improving workforce skills by:*
 - Working with local education and skills agencies and local business organisations to establish training facilities to enhance workforce skills*
 - Encouraging the provision of new training facilities on employment sites*

- 10.3 As the proposal is on land within the Safeguarded Employment Area, the tests of the criteria set out in CS6(b) are the most relevant. The policy wording does not include 'and' or 'or' between the three bullet points within CS6(b) and therefore it is concluded that all three need to be met for a development to be judged policy compliant.
- 10.4 The submission does not include marketing evidence to demonstrate that there is no commercial interest in the re-use of the site for employment. On this basis the proposals cannot be demonstrated to be policy compliant.
- 10.5 Arguably, criteria CS6(m) that relates to improving workforce skills may weigh in favour of the proposal, but it does not supersede the criteria required under CS6(b). Indeed, CS6(b) states that alternative uses (within Safeguarded Employment Areas) will only be allowed where it can be demonstrated that the criteria with CS6(b) have been met.
- 10.6 The proposal is therefore contrary to Policy and has been advertised as such as referred to in 6.1. It is necessary therefore to consider whether there are any other material considerations that indicate that permission should be approved.

Other Material Considerations

- 10.7 It is considered that the following matters are relevant to the principle of development:
- a) The temporary nature of the permission sought (as set out in 2.2 and 2.10 above),
 - b) Connection to the wider redevelopment proposals at East Coast College East Campus as set out in 2.1 above, relating to the current undetermined application 06/23/0928/F - [Great Yarmouth Borough Council \(great-yarmouth.gov.uk\)](http://great-yarmouth.gov.uk)
 - c) As part of the evidence base providing support to the emerging local plan, there has been an Employment Land Needs Review identifying the need and demand for employment land and assesses existing and safeguarded employment areas. The site is undeveloped land within EL05 – Yarmouth Business Centre. The review recommends it is not justified to continue to protect this area for solely employment uses, stating:

*There is no clear pattern to the mixture of uses within the existing area which makes redefining the area to protect employment uses impractical. Given the high level of alternative uses which have accumulated on the site, and the relatively limited remaining undeveloped space, together with other employment sites in close proximity it is **not justified to continue to protect the site for solely employment uses.***
- 10.8 The above factors are all balanced considerations and it is considered that significant weight can be attributed to (a) and (b) above, but only very little if any weight can be attributed to (c) as the emerging next Local Plan has not been adopted.
- 10.9 Therefore, whilst contrary to Policy CS6, it is considered that the development is acceptable and can be supported in principle over a temporary period, despite a conflict with policy CS6.

Impact on Character of the Area

- 10.10 The majority of the site area is proposed for pupil, staff and contractor's vehicle parking set within proposed and existing 1.8 m high fenced boundaries and given the existing nature of the site and the surroundings this is not considered to raise harm in relation to the character and appearance of the area.
- 10.11 The site cabins will be stacked two high to a height of 5.4m and incorporates a footprint of 12 linked cabins stacked two high (24 cabins) and a standalone pair stacked two high. These are located at the western side of the site approximately 100m away from the nearest residential property and will be viewed more in context with the nearby 3 storey West Campus College building and nearby commercial premises.
- 10.12 The temporary storage container proposed within the West Campus site is a similar modular building to that of the cabins and will be located alongside a line of shipping containers used for storage and again viewed within the context of the Campus building and adjoining commercial premises.
- 10.13 The appearance of the buildings is not out of character with the area and represents no material harm and given the temporary nature of the proposals, albeit for a period of 3 to 5 years, the proposals is not considered contrary to Policy CS9.

Residential Amenity

- 10.14 The nearest residential and community uses are to the east and north as previously mentioned. Here, the proposed use of the site is for car parking. In this regard and given the existing employment designation of the land it is not considered that there will be harmful impacts on the amenities of existing properties. Also, the lighting to be installed at this point is low level at 1.8m high and being down-lit. Environmental Services have raised no amenity issues in their consultation replies. The proposal is therefore considered to comply with Policies A1 and E6.

Access, Traffic and Highways impacts

- 10.15 The site will utilise an existing vehicular access via Thamesfield Way to the A1243 Pasteur Road roundabout junction. There is no vehicular access from Suffolk Road to the east with only a pedestrian link between the proposed car park and the East Campus. The car park is intended for use by staff and students to compensate for the loss of parking during the construction period on the Eastern Campus. The development will provide suitable car parking provision for staff, pupils and construction workers, ensuring that this does not spill onto the neighbouring streets and ensuring that adequate highway safety is maintained during this period.
- 10.16 There is no objection to the proposal on highway grounds from Norfolk County Council as local Highway Authority or from National Highways in terms of the strategic road network (A47). The proposal therefore complies with Policy CS16. A condition is proposed restricting vehicular access to be taken to and from Thamesfield Way only.

Ecology and Biodiversity

- 10.17 A Preliminary Ecological Appraisal (PEA) was conducted in July 2023 which involved both a desk study and walkover survey. This covered the application site and the wider Eastern Campus of East Coast College. The appraisal found that the West Campus site (referred to as Site A) comprises of: poor semi-improved grassland; bare ground; a slow flowing wet ditch; and a dry ditch. These habitats are not considered to be priority habitats and following the walkover survey no evidence of protected species was recorded.
- 10.18 The report concludes that the proposed development is considered unlikely to be adversely detrimental to designated areas, protected species or habitats, but recommends precautionary measures for Great Crested Newts and reptiles should be followed as part of the site clearance and ecological supervision for water voles during the construction works. These are conditioned accordingly.

Flood Risk

- 10.19 The site lies within tidal Flood Zone 3a defined by the 'Planning Practice Guidance: Flood Risk and Coastal Change' as having a high probability of flooding. The proposal is for a temporary car park, a temporary construction compound and a temporary storage container which is classified as a 'less vulnerable' development, as defined in Annex 3: Flood Vulnerability classification of the Planning Practice Guidance. Therefore, to comply with national policy the application is required to pass the Sequential Test and be supported by a site-specific Flood Risk Assessment (FRA). Policies CS13 and E1 apply in this context. The application is supported by a Drainage Strategy and Flood Risk Assessment.

- 10.20 A flood risk sequential test has been completed which is proportionate to the scale of the proposals, their temporary nature, and the fact that the use would be classed as less vulnerable. In assessing and identifying any other potential sequentially preferable sites, a review of Great Yarmouth's Local Development Plan Documents was undertaken along with a review of the Council's Brownfield Register. Sites that were smaller than 0.57 hectares were filtered out as they were not considered suitable for the development.
- 10.21 This resulted in the following sites being considered:
- Land adjacent Runham Road / North River Road, Great Yarmouth – 1.19 hectares
 - Former Claydon High School, Beccles Road, Gorleston, Great Yarmouth – 5.08 hectares
 - Magdalen House, Magdalen Square, Gorleston, Great Yarmouth – 0.81 hectares
 - Covent Garden Road, Caister on Sea – 1.54 hectares
 - The Conge, Brewery Street/George Street, Great Yarmouth – 1.36 hectares
- 10.22 From a review of the above, there are no sequentially preferable sites within the area due to the nature of the use and the need to be immediately adjacent to the existing College site, so no alternative sites met these criteria.
- 10.23 The sequential test shows that it is not possible to use an alternative site and as a 'less vulnerable use' the exception test is not required. Whilst an FRA was submitted it did not contain an Emergency Flood Response Plan (Flood warning and evacuation plan which covers flood warnings, escape routes and procedures, and awareness of the risks involved). This has now been provided. The Environment Agency have been consulted on the application and raise no objection, provided the local planning authority has taken into account the flood risk considerations, which it has done. In relation to the Flood Response Plan the Council's Resilience Officer has been consulted on this and raised no concerns.
- 10.24 Given the above, the proposal complies with Policy CS13 subject to a condition in relation to the Emergency Flood Response Plan.

Drainage

- 10.25 Foul Drainage - the discharge points from the contractor's site cabins will be connected to a new below ground foul drainage system designed to direct the flows towards an appropriate Anglian Water combined sewer manhole. Anglian Water has raised no objections to the proposal. A condition will be imposed that the development shall connect to the main foul sewer and as such will be in accordance with Policy I3.
- 10.26 Surface Water Drainage – Groundwater levels on the East Campus site are particularly high and infiltration drainage is therefore not considered feasible as there is less than 1.2m clearance over the groundwater table, and the same is assumed for this car park site.
- 10.27 For this scheme, a new dedicated surface water network is proposed for the temporary car park. The area will be installed with a permeable reinforced grid system to accept car and light goods vehicles, Terram Bodpave 40 (or similar), over a layer of Type 3 (Type 1x) graded material with 30% void ratio, laid on a geogrid, Terram Bodgrid (or similar), over an impermeable liner membrane. The formation of the general collection areas will be graded and directed towards centralised filter drains that will convey the surface water towards an outfall manhole. The pass forward flows from the site, into the open watercourse in the

concrete channel, will be restricted to 2 l/s using an orifice plate fitted with a protection mesh. The drainage scheme will also mitigate surface water pollution.

- 10.28 It was considered necessary for the applicant to agree the surface water discharge flow rate with the Internal Drainage Board (IDB) prior to determination of the planning application given concerns with the capacity of the receiving watercourse. This has now been done and the scheme revised to include below ground attenuation with a maximum 2 litres per second discharge rate to the adjacent water course (this has been reduced from a proposed discharge rate of 15 litres per second). The IDB have been re-consulted on the revised strategy and their comments are awaited. Members will be updated accordingly. The drainage scheme will be conditioned.

Pollution Control

- 10.29 In response to comments from the Senior Environmental Protection (SEP) Officer, further information has been submitted by the applicant in regard to contaminated land. The SEP officer has subsequently raised no objection subject to the remediation measures suggested in Chapter 6 of the Remediation Method Statement produced by RSK (dated January 2024) being adhered to. A Validation Report should provide the verification information as set out in Chapter 7 of the report. This can be conditioned accordingly. Furthermore, the SEP Officer has recommended the 'Unknown Contamination' condition is imposed for any previously undiscovered contamination.
- 10.30 In relation to external lighting, this is described in 2.7 above. The (SEP) Officer has raised no objection to this subject to condition that no external lighting shall be installed other than in accordance with the submitted lighting plan reference and shall not cause light intrusion beyond the site boundaries. This can be conditioned accordingly.
- 10.31 Subject to imposing conditions as described above the proposal is considered to accord with Policy E6.

Local Finance Considerations

- 10.32 Under Section 70(2) of the Town and Country Planning Act 1990 the Council is required when determining planning applications to have regard to any local finance considerations, so far as material to the application. Local finance considerations are defined as a government grant such as new homes bonus, or the Community Infrastructure Levy (which is not applicable to the Borough of Great Yarmouth). Whether or not a local finance consideration is material to a particular decision will depend on whether it could help to make the development acceptable in planning terms. It would not be appropriate to make a decision on the potential for the development to raise money for a local authority, for example. There do not appear to be any planning-related local finance considerations linked to this development.

11. The Planning Balance

- 11.1 The proposal is contrary to Policy CS6 as the site is designated Safeguarded Employment Land, however Officers give great weight to the material considerations of the temporary nature of the permission sought as set out in 2.2 and 2.10 and the connection to the wider redevelopment proposals at East Coast College East Campus as set out in 2.1, relating to the current undetermined application 06/23/0928/F.
- 11.2 On balance the proposal is considered acceptable subject to only a temporary permission.

12. Conclusion and Recommendation

- 12.1 This is essentially an enabling proposal related to the proposed redevelopment of part of the East Coast College East Campus.
- 12.3 Having considered the details provided, the application fails to comply with Policy CS6 but is outweighed by the benefits of the development in the planning balance exercise in Section 11 above, and furthermore complies with the following Policies in the adopted development plan: CS9, CS11, CS13, CS16, A1, E6 and I3.

13. Recommendation

- 13.1 It is recommended that the Committee delegate authority to the Head of Planning to subsequently APPROVE the Full application and grant planning permission subject to:
- i. The resolution of outstanding details in respect of surface water drainage and the agreement of the Internal Drainage Board to a flow rate for discharge of surface water from the site into the Board's drainage network;
 - and,
 - ii. The imposition of appropriate conditions to include:
 - those listed below (including any amendments as deemed necessary), and
 - any additional conditions identified to be required to secure the details related to the resolution of outstanding matters referenced in (i) above.

Proposed Conditions

Temporary Time Limit

1. This permission shall expire on *[date to be inserted being 5 years from actual date of approval]*.

The storage container, site compound, car park and associated development hereby permitted shall be removed from the site and the land shall be restored or reverted to a satisfactory condition on or before the expiration of the permission or within 28 days of the cessation of the use, whichever is the sooner, in strict accordance with the details of a scheme to be first agreed with the Local Planning Authority pursuant to Condition 2 of this permission.

Reason: In order to retain control over the buildings and use of the site which is within a defined Safeguarded Employment Area, and to ensure appropriate site restoration as the development is only required for a temporary period whilst an associated site is redeveloped, and in the interests of the visual amenities of the area.

Site restoration on cessation of use

2. There shall be no commencement of the use of the site as a car park until a scheme of Restoration Work (including timetable for implementation) for the purposes of reverting or restoring the site into a suitable environment to enable a beneficial future use of the land has first been submitted to and approved in writing by the Local Planning Authority. The site's use shall thereafter be decommissioned in strict accordance with the details of the Restoration Work plan and to the timetables therein.

Reason: In order to ensure use of the site does not compromise its potential use and position within a defined Safeguarded Employment Area, and to ensure appropriate site restoration as the development is only required for a temporary period, and to avoid compromising the potential for effective re-use of a brownfield site, and in the interests of the visual amenities of the area and the amenities of adjoining neighbouring uses.

Development to accord with approved plans and details

3. The development shall be carried out in accordance with the following plans and documents:
- Site Location Plan, Drawing No. FE004-PLI-00-ZZ-D-L-1625 Rev P01 dated 15/11/2023
 - Temporary Car Park Plan – General Arrangement and Levels, Drawing No. FE004-PLI-00-ZZ-D-L-1622 Rev P02 dated 07/11/2023
 - Temporary Storage Unit – General Arrangement Plan, Drawing No. FE004-PLI-00-ZZ-D-L-1623 Rev P02 dated 07/11/2023
 - Temporary Car Park Plan/ Storage Building – Block Plan, Drawing No. FE004-PLI-00-ZZ-D-L-1624 Rev P02 dated 14/11/2023
 - Temporary Car Park Plan/ Storage Building – Site Location Plan, Drawing No. FE004-PLI-00-ZZ-D-L-1625 Rev P01 dated 15/11/2023
 - Temporary Car Park Lighting Layout CPW FE004-CPW-00-XX-D-E-6401- Rev P01 dated November 2023
 - Proposed Storage – Floor Plan, Drawing No. 23-0426-002a Page 1 of 2 dated 07/07/2023
 - Proposed Storage – Elevations, Drawing No. 23-0426-002a Page 2 of 2 dated 07/07/2023
 - Site Cabins – Plans and Elevations, Drawing No. 23-0426-004a dated 15/11/2023
 - Drainage Strategy and Flood Risk Assessment Document No. FE004-DBS-00-ZZ-T-C-0993 Rev P03 dated 22/03/2024
 - Temporary Car Park Drainage and Hard Landscaping Drawing No. FE004-DBS-00-ZZ-D-C-0500 Rev P03 dated 22/03/2024
 - Remedial Method Statement following Supplementary Site Investigation Document No. FE004-RSK-XX-XX-T-O-1772 prepared by RSK Geosciences Rev P01 dated 29/01/2024
 - Preliminary Ecological Appraisal – Detailed Ecology Assessment Level Report prepared by James Blake Associates Ltd Rev A dated July 2023
 - Ecology Statement prepared by James Blake Associates Ltd dated 3 April 2024
 - Flood Emergency Plan ref: 680871-R3(0)-FRA dated March 2024 prepared by RSK Land and Development Engineering Ltd

Reason: For the avoidance of doubt.

Ecology Mitigation

4. There shall be no commencement of development until precautionary measures for amphibians and reptiles have first been carried on site and all site clearance has been undertaken in accordance with sections 5 and 7 of the Preliminary Ecological Appraisal – Detailed Ecology Assessment Level Report prepared by James Blake Associates Ltd Rev A dated July 2023 and specifically with reference to Reptiles and Amphibians. All site clearance shall be undertaken under supervision of a suitably qualified ecologist.

If any protected specie(s) that was not previously identified is found when carrying out the site clearance, it must be reported in writing immediately to the Local Planning Authority and all site clearance shall cease and shall not recommence until:

- a) a report informed by a suitably qualified ecologist and/or the relevant statutory nature conservation organisation has been submitted and agreed in writing by the Local Planning Authority which identifies where biodiversity requires protection and how this is to be achieved through licencing; avoidance; mitigation; or compensation measures.
- b) the protection scheme has been carried out in accordance with the details agreed in (a) above.

Reason: As a precautionary measure in the interests of protected species in order to mitigate any adverse impacts on ecological interests in accordance with policy CS11 of the Core Strategy.

Ecology mitigation – water voles

5. All development within 5m of the watercourse on the western boundary shall be undertaken under supervision of a suitably qualified ecologist specifically with reference to water voles.

If water voles and/or evidence of water voles is found, it must be reported in writing immediately to the Local Planning Authority and all development must stop and shall not recommence until:

- a. a report informed by a suitably qualified ecologist and/or the relevant statutory nature conservation organisation has been submitted and agreed in writing by the Local Planning Authority which identifies where biodiversity requires protection and how this is to be achieved through licencing; avoidance; mitigation; or compensation measures.
- b. the protection scheme has been carried out in accordance with the details agreed in (a) above.

Reason: As a precautionary measure in the interests of protected species in order to mitigate any adverse impacts on ecological interests in accordance with policy CS11 of the Core Strategy.

Surface Water Drainage

5. No buildings shall be occupied, and use of the site as a car park shall not commence, until the means of providing surface water drainage have been completed in accordance with Drawing No. FE004-DBS-00-ZZ-D-C-0500 Rev P03 dated 22/03/2024, and these shall be retained as such thereafter.

It should be noted that it is the applicants/developers/owners responsibility to ensure adequate drainage of the site so as not to adversely affect surrounding land, property or highway.

Reason: To minimise the possibilities of flooding in accordance with policy CS13 of the Core Strategy - Local Plan Part 1 and policy I3 of the Local Plan Part 2.

Emergency Flood Response Plan

6. The approved Flood Response Plan (Flood Emergency Plan ref: 680871-R3(0)-FRA dated March 2024), including information regarding the availability of the Environment Agency's Flood Warnings Service, shall be made available to all occupiers/users of the site.

Reason: To minimise the risk to the occupants and users of the site in the event of flooding in accordance with policy CS13 of the Core Strategy - Local Plan Part 1.

Contamination - Remediation

7. No buildings shall be occupied, and use of the site as a car park shall not commence, until the Remediation Strategy measures as they apply to this site have first been completed as set out in Section 6 of the Remedial Method Statement following Supplementary Site Investigation Document No. FE004-RSK-XX-XX-T-O-1772 Rev P01 dated 29/01/2024.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptor as required by policy E6 of the Local Plan Part 2.

Contamination - Remediation Validation

8. No buildings shall be occupied, and use of the site as a car park shall not commence, until a Contamination Remediation Validation Statement/Report has first been submitted to and approved in writing by the Local Planning Authority which shall include providing the elements set out in Section 7.4 of the Remedial Method Statement following Supplementary Site Investigation Document No. FE004-RSK-XX-XX-T-O-1772 Rev P01 dated 29/01/2024.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptor as required by policy E6 of the Local Plan Part 2.

Unknown Contamination

9. In the event that contamination that was not previously identified is found at any time when carrying out the approved development, it must be reported in writing immediately to the Local Planning Authority. All development shall cease and shall not recommence until:
 - a) a report has been submitted and agreed in writing by the Local Planning Authority which includes results of an investigation and risk assessment together with proposed remediation scheme to deal with the risk identified and
 - b) the agreed remediation scheme has been carried out and a validation report demonstrating its effectiveness has been approved in writing by the Local Planning Authority.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without

unacceptable risks to workers, neighbours and other offsite receptor as required by policy E6 of the Local Plan Part 2.

External Lighting

10. No external lighting shall be installed other than in accordance with the lighting plan as illustrated and described on Drawing No. 6401 S3 Rev P01 dated Nov 2023 and shall not cause glare beyond the site boundaries.

Reason: In the interests of highway safety and amenity in accordance with policy CS16 of the Core Strategy - Local Plan Part 1 and policies A1 and E6 of the Local Plan Part 2.

Foul Drainage

11. Foul drainage shall not be discharged other than to the foul sewer.

Reason: In order to effect satisfactory drainage arrangements both on and from the site and to avoid problems of pollution of nearby water courses in accordance with policy I3 of the Local Plan Part 2.

Vehicle access limited to specified road

12. Means of vehicle access to and vehicle egress from the development hereby permitted shall be derived from and to Thamesfield Way only.

Reason: In the interests of highway safety and traffic movement in accordance with Policy CS16.

Proposed Informative Notes

- 1 Informative Note: Anglian Water

Anglian Water has assets close to or crossing this site or there are assets subject to an adoption agreement. Therefore, the site layout should take this into account and accommodate those assets within either prospectively adoptable highways or public open space. If this is not practicable then the sewers will need to be diverted at the developers cost under Section 185 of the Water Industry Act 1991. or, in the case of apparatus under an adoption agreement, liaise with the owners of the apparatus. It should be noted that the diversion works should normally be completed before development can commence.

Our response has been based on the following submitted documents: East Coast College – Great Yarmouth - Drainage Strategy and Flood Risk Assessment - Temporary Car Park-FE004-DBS-00-ZZ-T-C-0993 Revision P2 dated 21-11-2023 The sewerage system at present has available capacity for these flows. If the developer wishes to connect to our sewerage network they should serve notice under Section 106 of the Water Industry Act 1991. We will then advise them of the most suitable point of connection.

INFORMATIVE - Notification of intention to connect to the public sewer under S106 of the Water Industry Act Approval and consent will be required by Anglian Water, under the Water Industry Act 1991. Contact Development Services Team 0345 606 6087.

INFORMATIVE - Protection of existing assets - A public sewer is shown on record plans within the land identified for the proposed development. It appears that development proposals will

affect existing public sewers. It is recommended that the applicant contacts Anglian Water Development Services Team for further advice on this matter. Building over existing public sewers will not be permitted (without agreement) from Anglian Water.

INFORMATIVE - Building near to a public sewer - No building will be permitted within the statutory easement width of 3 metres from the pipeline without agreement from Anglian Water. Please contact Development Services Team on 0345 606 6087.

INFORMATIVE: The developer should note that the site drainage details submitted have not been approved for the purposes of adoption. If the developer wishes to have the sewers included in a sewer adoption agreement with Anglian Water (under Sections 104 of the Water Industry Act 1991), they should contact our Development Services Team on 0345 606 6087 at the earliest opportunity. Sewers intended for adoption should be designed and constructed in accordance with Sewers for Adoption guide for developers, as supplemented by Anglian Water's requirements.

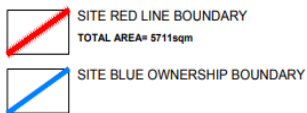
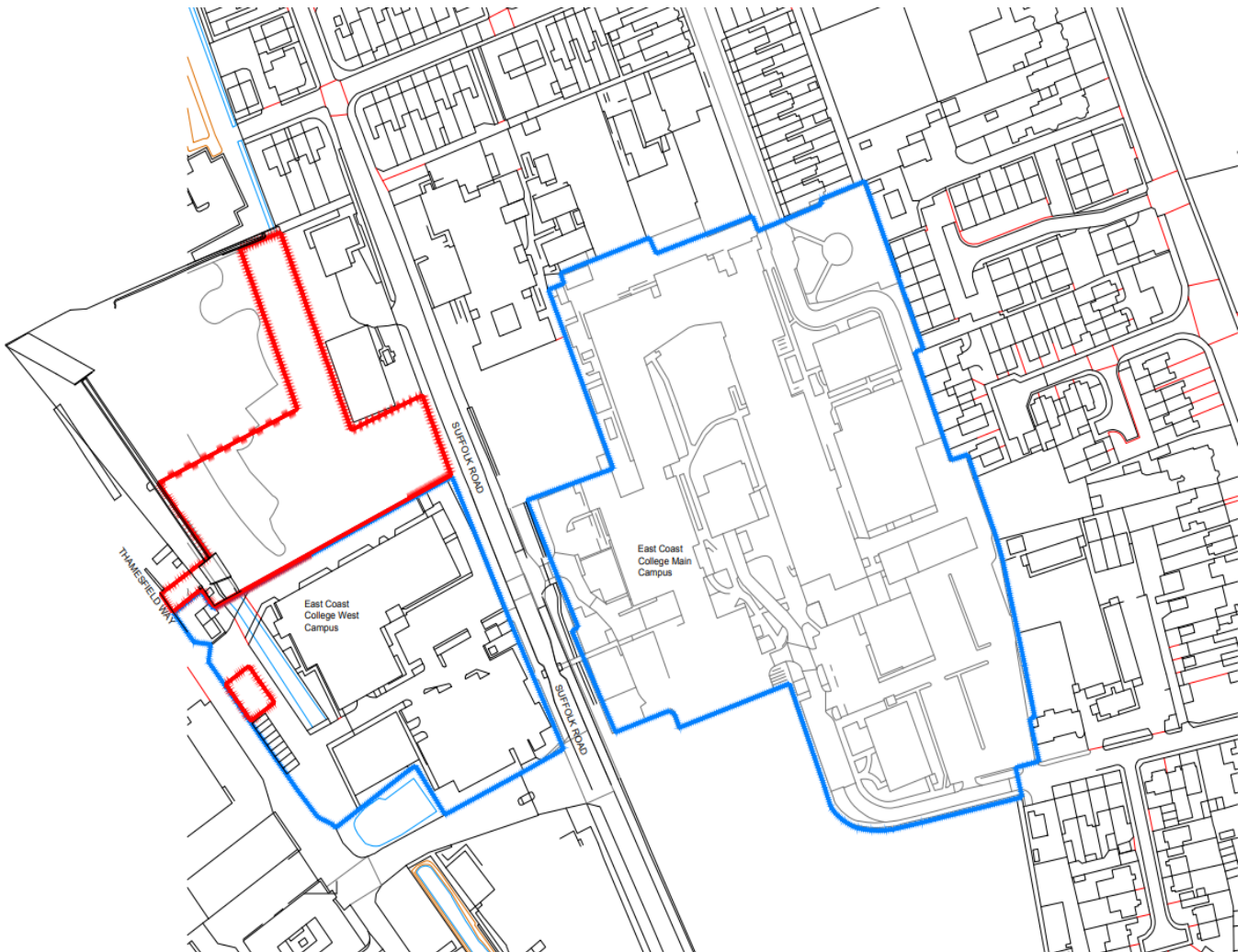
2 Informative Note: Waveney, Lower Yare and Lothingland Internal Drainage Board

INFORMATIVE NOTE: Temporary Land Drainage consent is required to discharge surface water from the site to a watercourse. You are reminded the Waveney, Lower Yare and Lothingland Internal Drainage Board's Byelaws apply. Whilst the Board's regulatory process (as set out under the Land Drainage Act 1991 and the Board's Byelaws) is separate from planning, the ability to implement a planning permission may be dependent on the granting of any required Land Drainage Consents.

3 Informative Note: Statement of Positive Engagement

STATEMENT OF POSITIVE ENGAGEMENT: In dealing with this application Great Yarmouth Borough Council has actively sought to work with the applicant in a positive and proactive manner.

APPENDIX 1: Site Location Plan



APPENDIX 2 – Carpark/compound/cabins layout plan

