



GREAT YARMOUTH
BOROUGH COUNCIL

Development Control Committee

Date: Wednesday, 20 June 2018

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

6 - 12

To confirm the minutes of the last meeting held on 23 May 2018.

4 PLANNING APPLICATIONS

5 06-18-0226-F 14 BEACH ROAD, (LAND ADJACENT), SCRATBY

13 - 21

Report attached.

6 06-18-0039-F, 34 MARINE PARADE (LAND TO REAR OF), GREAT YARMOUTH

22 - 36

Report attached.

7 06-18-0114-F STRAWLANDS, MILL ROAD, BURGH CASTLE

37 - 47

Report attached.

8 PLANNING APPLICATIONS CLEARED BETWEEN 1 MAY 2018 48 - 58
AND 31 MAY 2018

The Committee is asked to note the planning decisions made by officers and DC Committee during May 2018.

9 OMBUDSMAN AND APPEALS DECISIONS

The Committee is asked to note the following Appeal decisions:-

(i) 06/17/0089/F - Ground floor self-contained flat and first floor four-roomed HMO at Flints, 46 St. Georges Road, Great Yarmouth - Appeal dismissed. The original application was an Officer delegated refusal.

(ii) 06/17/0499/F - Proposed caravan at 58 Yarmouth Road, Caister - Appeal dismissed. The original application was an officer delegated refusal.

(iii) 06/17/0396/F - Change of use from B8 to residential, extension to east and small extension to the north, raising roof height to accommodate first floor at Martham Telephone Exchange, Repps Road, Martham

(iv) 06/17/0115/F - Sub-division of 17 Greenhill Avenue and construction of one additional dwelling at 17 Greenhill Avenue, Caister - Appeal allowed with conditions. The original application was a Committee refusal.

10 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.

11 EXCLUSION OF PUBLIC

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

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

12(A) of the said Act."

Development Control Committee

Minutes

Wednesday, 23 May 2018 at 18:30

Present :

Councillor Annison (in the chair); Councillors Bird, Drewitt, Fairhead, Flaxman-Taylor, Galer, Reynolds, Wainwright, Williamson, B Wright and A Wright.

Councillor Hammond attended as a substitute for Councillor Hanton

Also in attendance :

Mrs C Whatling (Solicitor, Nplaw), Mr A Nichols (head of Planning and Growth), Mr D Minns (Planning Manager), Mrs G Manthorpe (Senior Planning Officer), Mr J Beck (Planning Officer), Mrs J Smith (Technical Assistant) and Mrs S Wintle (Member Services Officer)

1 APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors Hanton and A Grey.

2 DECLARATIONS OF INTEREST

Councillor Annison declared a personal interest in item 5 in that he was known

to the applicant.

Councillor Flaxman-Taylor declared a personal interest in item 4 and 5 in her capacity as Ward Councillor for Gorleston.

3 MINUTES

The minutes of the meeting held on the 4 April 2018 were confirmed.

4 06-18-0110-SU - LOWER ESPLANADE, GORLESTON

The Committee received and considered the Planning Officer's report which presented an application for the construction of 70 beach huts with amenity block and associated services.

The Planning Manager reported that the application site was part of the lower esplanade, approximately 120 metres to the south of JayJay's Beach cafe. He reported that the beach huts would be arranged in three groups leaving spaces at the entrances to the slopes that run between the upper and lower esplanades. The huts would be sited 0.5m from the base of the cliff and will cover an area 3.5 metres wide by 275 metres long.

The Planning Manager reported that 7 letters / comments had been received, concerns had been raised in relation to the number of huts, toilet facilities, the reduction in width of the promenade, materials, security, hours of use, maintenance and increased parking on Marine Parade and nearby roads. Members were advised that no objection had been received from the Conservation Officer, providing the management agreement ensures the huts are well maintained. There had also been no objection from Highways.

The Planning Manager reported that the Event Director of Gorleston Park Run had raised some concern in relation to people running down the slopes at speed needing to have sight of people on the esplanade and had suggested that there should be a 12 metre gap between the bottom of the slope and the huts in the direction of travel for someone coming down the slope. He reported that this gap length seemed excessive although noted that there should be a distance of at least 3 metres to allow runners coming down the slope to see people on the esplanade.

The Planning Manager advised that a further letter of objection had been received and the contents of the objection were summarised to Members. He advised that the letter requested that a condition be placed onto the application in that the waste and water supply be set up first prior to the establishment of the Beach Huts.

The Planning Manager reported that the proposal complied with the aims of Policy CS8 of the Great Yarmouth Local Plan : Core Strategy and saved policies TR24 and REC11 of the Great Yarmouth Borough-Wide Local Plan.

He therefore advised that the application had been recommended for approval, subject to conditions that the amenity block is provided before any of the huts are occupied and no overnight occupation is allowed.

A Member asked whether CCTV had been looked at for this proposal, and it was advised that it was thought this would form an integral part of the application.

A question was raised in relation to the standard no of public convenience and it was advised that there were no statutory guidelines on this matter. A further question was raised as to whether the toilets would be unisex and this was confirmed.

Some concern was raised in relation to disabled vehicular access and the amount of car park spaces would be used and therefore have a knock on effect to the tourist car parking facilities. The applicant reported that at present no vehicular access had been planned into the proposal, but could be considered if Members were minded to allow for this provision.

A Member raised concern in relation to the total number of Beach Huts proposed, although they emphasised the positives of the schemes.

A Member questioned whether it would be possible to have further temporary toilets on site to be used during the peak summer season, the Surveyor advised that this matter would need to be looked in to.

Mr J Formosa, objector and owner of JayJay's BEach Cafe, summarised his main concerns to the Committee and asked the Committee to consider the concerns in relation to the safety aspects of the beach hut proposals.

A Member asked whether consideration could be given to fewer beach huts being constructed, and it was advised that the business case had proposed 70 and that this was based on a viability study.

A Member commented that the proposals would be an income generator for the Borough Council and that in his opinion would have a positive impact on the Gorleston area.

Members discussed the issues relating to extra public convenience facilities and the Planning Manager suggested that this issue be looked into by the Property Services department (as applicant).

RESOLVED :

That approval be given to application 06/18/0110/SU, subject to conditions that the amenity block is provided before any of the huts are occupied and no overnight occupation is allowed.

5 06-17-0722-F - CLIFF HOTEL, CLIFF HILL, GORLESTON

The Committee considered the Planning Officer's report which presented a second floor extension to the front of the Cliff Hotel comprising of 12 new rooms.

The Senior Planning Officer reported that the proposal had been considered at the meeting held on the 7 March when Members resolved to defer the application to allow the applicant to investigate the possibility of providing additional parking for the hotel. The applicant had subsequently made some suggestions for parking at the front of a bungalow on Cliff Hill, removing part of the slope to create a parking area off Beach Road. The Highways Officer found the Cliff Hill proposal unacceptable and had considerable reservations about parking off Beach Road, so the applicant requested that the application be determined as submitted.

The Senior Planning Officer reported that ten letters of objections had been received with the main reasons for objections being, lack of parking, additional traffic, noise and adverse effect on light and outlook.

The Senior Planning Officer reported that the design of the extension had been amended in line with suggestions by the Conservation Officer and is considered to be acceptable in its revised form. She advised that no objections had been received from the Highway Authority to the sufficiency of parking within the site and therefore Members were advised that the application was recommended for approval, subject to a condition that the existing car park is marked out in accordance with the submitted drawing prior to the additional rooms being brought into use.

A Member asked whether consideration had been given to the potential of landslides in light of the extra weight of the building, and this was confirmed.

RESOLVED :

That approval be given to application 06/17/0722/F, subject to a condition that the existing car park is marked out in accordance with the submitted drawing prior to the additional rooms being brought into use.

6 06-18-0069-F - 1 ORMESBY LANE, FILBY

The Committee considered the Planning Officer's report which presented a construction of two dwellings and refurbishment of existing semi-detached dwelling for affordable rent and new vehicular access.

The Senior Planning Officer reported that the application had originally been submitted for the erection of four dwellings which consisted of a pair of semi-detached houses facing Ormesby Lane and another pair of semis facing Green Lane. Objections to this proposal were received from the Highways Authority, the Parish Council and local residents. Following these objections

the applicant amended the layout to a pair of semi-detached houses facing Ormesby Lane with a revised vehicular access leading to a parking area at the rear of the site with space for seven vehicles.

The Senior Planning Officer reported that 9 letters of objections had been received in relation to the revised proposal. The main reasons for objection were over-development, there is no footpath from the site to Main Road, increased traffic, the sewerage system will not be able to cope with additional dwellings, wrong location for low income families, the parking area will become a dumping ground, external materials are different to the existing dwellings and the front doors are in the wrong place.

The Senior Planning Officer reported that the design of the dwellings was not identical to the existing houses at 1 to 12 Ormesby Lane but is similar in scale and proportion. The site is not within a Conservation Area and some of the existing houses have been altered and extended.

The Senior Planning Officer reported that the application was recommended for approval. She advised that the proposal complied with Policies CS2 and CS4 of the Great Yarmouth Local Plan : Core Strategy.

Mr Lawson, an objector summarised the main objections from neighbouring properties. He stated that in his opinion the proposal was inappropriate for the area and was not a suitable location for low income families, he referenced the distance to local amenities and how he felt the proposal was an example of over development.

Councillor Thirtle, Ward Councillor, summarised his main concerns in relation to the proposal. He commented that although he appreciated the proposal had been scaled down he stated that in his opinion the proposal was in the wrong place, due to very few footpaths and the development being too far away from the main village.

Following summaries from both objector and Ward Councillor the Committee entered into a debate.

A Member raised some concern in relation to the issues relating to over development and the car parking proposed. Another Member pointed out that there was a considerable need for affordable housing of this kind in this part of the Borough for residents to be able to rent.

RESOLVED :

That application 06/18/0069/F be approved as the proposal complies with Policies CS2 and CS4 of the Great Yarmouth Local Plan : Core Strategy.

7 06-17-0726-F - SUNDOWNER HOLIDAY PARK, NEWPORT ROAD, HEMSBY

The Committee received and considered the Planning Officer's report which

presented a change of use to the stationing of 25 static holiday caravans with associated works and planting.

The Planning Officer reported that the application site was to the west of Sundowner Holiday Park on Newport Road measuring 1.2 Hectares. The application was to change the use of part of the land to site 25 additional caravans in a circular pattern. The proposal would involve associated works such as the installation of the access roads and the formation of areas of landscaping. The site accesses off an existing access and joins an extension to the caravan park which was approved by Committee in 2015 for 16 caravans and play space.

The Planning Officer reported that no objections had been received in respect of the application.

The Planning Officer reported that the application was recommended for approval, subject to all conditions ensuring: a suitable development including restriction of the caravan height to single storey, details of landscaping, a SuDs scheme, the requirements of natural England in the form of contributions to the monitoring and mitigation of potential impacts on the Natura 2000 sites and visitor information and a condition for the restriction of the operating dates.

A Member sought clarification in relation to the Natura 2000 payments. The Planning Manager stated that this S106 payment was necessary to make the development acceptable.

The Solicitor, Nplaw sought clarification as to the restriction of dates for non use, and she was advised that this would be in line with the current opening schedules.

RESOLVED :

That application 06/17/0726/F be approved, subject to all conditions ensuring: a suitable development including restriction of the caravan height to single storey, details of landscaping, a SuDS scheme, the requirements of Natural England in the form of contributions to the monitoring and mitigation of potential impacts on the Natura 2000 sites and visitor information and the restriction of the operating dates.

8 06-18-0064-F - 6 MARINE PARADE, HINCHINBROOK RESTAURANT, GREAT YARMOUTH

The Committee received and considered the Planning Officer's report which presented an application for a clear weather hoardings exterior of restaurant. All hoarding within stainless steel frames and logos to face.

The Planning Officer reported that the application site was positioned on Marine Parade which formed the main tourism location within the town of Great Yarmouth. The character of the area is defined by tourism/commercial

uses. The site is also within an area designated a conservation area. The unit is currently in use as a restaurant under use class A3 and is positioned within a row of other restaurant uses.

The Planning Officer reported that the application was for a new all weather hoarding formed of steel frames with clear acrylic panels, and that the proposed barrier would be erected outside the restaurant.

The Planning Officer reported that the Highways Authority had no objection to the application, but had requested condition that the appropriate street licence is obtained, that the table, chairs and barriers are removed after trading ceases in the evenings, and that the tables are retained within a clearly marked area.

A Member sought clarification as to whether the hoardings were to be removed on a daily basis, and it was confirmed that the hoarding would be on a cantilever system.

Mr Duffin, the applicant's representative provided Members with a brief overview as to the proposals.

RESOLVED :

That application 06/18/0064/F be approved, subject to all conditions ensuring a suitable development including those recommended by the Highway Authority.

9 PLANNING DECISIONS MADE BY THE PLANNING OFFICERS AND DEVELOPMENT CONTROL COMMITTEE BETWEEN 28 MARCH AND 30 APRIL 2018

The Committee received, considered and noted the Planning Decisions made by Officers and Committee between the 28 March and 30 April 2018.

10 ANY OTHER BUSINESS

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

The meeting ended at: 20:04

Reference: 06/18/0226/F

Parish: Scratby

Officer: Mr J Beck

Expiry Date: 11-06-2018

Applicant: Mr Philpot

Proposal: Variation of condition 2 of planning permission consent 06/14/0604/F - sub-division of garden to form plot for detached dwelling, relocate proposed access so new dwelling and no. 14 do not share an access

Site: 14 Beach Road (Land Adjacent)
Scratby
Great Yarmouth

REPORT

1. Background / History :-

1.1 The application site is positioned adjacent the corner of Beach Road Scratby close to one of the main entrances into the village to the south. The property approved in 2014 under planning application 06/14/0604/F is largely complete. The donor property of 14 Beach Road is positioned to the south and further to the south are sites with permission for additional housing. To the west on the opposite side of the road is the village services and there are residential properties to the north and east.

1.2 The application is to vary condition 2 to create a new access off Beach Road, Scratby meaning the property would not utilise the shared access with the donor property and the properties given planning permission under application 06/18/0106/F and 06/17/0569/F.

1.3 Planning History:

06/78/0066/F – Double garage and two stores. Approved with conditions. 03-03-1978

06/98/0168/O – One residential dwelling. Refused. 21-04-1998

06/05/0537/O – Residential development. Withdrawn. 05-09-2005

06/13/0304/F – Proposed sub-division of garden to form plot for detached house and garage. Refused. 05-09-2013 Appeal dismissed.

06/14/0604/F – Sub division of garden to form plot for detached dwelling. Approved with conditions. 13-02-2015

2. Consultations :-

All Consultations are available to view on the website.

2.1 Highways - No objection subject to conditions. Whilst highways had no objection subject to conditions they note that their previously recommended conditions on application 06/14/0604/F related to the previous access and they want to have assurance that additional conditions can be added or the previous conditions would apply to this permission.

2.2 Parish Council – Object. The parish have objected stating that the drive ways accessing Beach Road in this location creates a potential hazard and additional accesses will increase the hazard. They have requested the application is heard at committee.

2.3 Building Control - No objection.

2.4 Strategic Planning – No comments.

3. Policy and Assessment:-

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

3.2 Paragraph 215 of the NPPF states that due weight should be given to relevant policies in existing plans according to their degree of consistency with the NPPF. The closer the Local Plan is to the policies in the NPPF the greater the weight that is given to the Local Plan policy. The Great Yarmouth Borough Wide Local Plan was adopted in 2001 and the most relevant policies were 'saved' in 2007. An assessment of policies was made during the adoption of the Core Strategy December 2015 and these policies remain saved following the assessment and adoption.

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

3.4 HOU7

New residential development may be permitted within the settlement boundaries identified on the proposals map in the parishes of Bradwell, Caister, Hemsby, Ormesby st Margaret, and Martham as well as in the urban areas of Great Yarmouth and Gorleston.

New smaller scale residential developments* may also be permitted within the settlement boundaries identified on the proposals map in the villages of Belton, Filby, Fleggburgh, Hopton-on-sea, and Winterton.

In all cases the following criteria should be met:

- (a) The proposal would not be significantly detrimental to the form, character and setting of the settlement;
- (b) All public utilities are available including foul or surface water disposal and there are no existing capacity constraints which could preclude development or in the case of surface water drainage, disposal can be acceptably achieved to a watercourse or by means of soakaways;
- (c) Suitable access arrangements can be made;
- (d) An adequate range of public transport, community, education, open space/play space and social facilities are available in the settlement, or where such facilities are lacking or inadequate, but are necessarily required to be provided or improved as a direct consequence of the development, provision or improvement will be at a level directly related to the proposal at the developer's expense; and,
- (e) The proposal would not be significantly detrimental to the residential amenities of adjoining occupiers or users of land.

3.5 Adopted Core Strategy:

3.6 CS9 – Encouraging well designed, distinctive places

- d) Provide safe access and convenient routes for pedestrians, cyclists, public transport users and disabled people, maintaining high levels of permeability and legibility

e) Provide vehicular access and parking suitable for the use and location of the development, reflecting the Council's adopted parking standards

4. Appraisal:

4.1 The application site is situated on the western side of Beach Road where the road bends to the south. The site formed part of the curtilage of 14 Beach Road - which it lies to the north of - and was granted planning permission in 2014 (Ref 06/14/0604/F). The work to construct the dwelling is currently at an advanced stage. Access to the new plot was via the existing access to No.14 and crossing its frontage and parallel to Beach Road. This application is to vary condition 2 to change the access so it no longer connects to the shared access and instead exits northwards directly onto Beach Road. The application is to vary this condition only.

In 2017, 14 Beach Road was granted a further permission to subdivide the plot to the south of 14 Beach Road for a chalet bungalow again utilising the access to 14 Beach Road and again this dwelling is at an advanced stage of construction.

In 2018 seven bungalows were granted planning permission to the south of the plot with access from the existing access of 14 Beach Road.

5.0 Assessment

5.1 The dwelling has already been approved in this location; the proposal is to change the position of the access only. It is recognised that the proposed access is located adjacent to a corner on Beach Road. The consultation process provided 1 objection which was from the Parish Council. The full response is included with this report. The Parish Council were concerned with the position of the access near the bend in Beach Road and junction with the entrance to the village services. They stated that the area is busy with farm traffic and village services all accessing Beach Road in a constrained location. They have stated that the existing driveways are already a hazard and the addition of a new access increases this hazard.

5.2 Norfolk County Council Highways Department were consulted and they do not object to the development subject to conditions and ensuring suitable visibility. They did seek clarification that the visibility splay condition placed upon application 06/14/0604/F (condition 4) would still remain sufficient in controlling this permission or whether a new condition can be added. Whilst this application is to vary condition 2 only meaning condition 4 should remain in existence this is still an application for planning permission additional conditions can be imposed. As the access has

fundamentally moved and it is considered reasonable to reiterate this condition once more should permission be granted. They have also recommended a condition that the access is constructed and retained in its approved form and surface water is not disposed of onto the public highway.

5.3 No neighbour objections were received.

5.4 Whilst it is recognised that the application site is positioned adjacent a corner and that the Parish Council has objected to the application it is considered in the absence of an objection from the Highway Authority the proposed access is considered acceptable.

5.5 In amenity terms the proposed position of the new access means that the access would not be positioned close to a dwelling (14 Beach Road) providing an improvement to residential amenity.

6. RECOMMENDATION :- Recommended for approval, subject to all conditions ensuring a suitable development including those recommended by highways. The visibility condition on the previous permission will be repeated.

Internet Consultees

Application Reference 06/18/0226/F

Attachments

Invalid Consultee Comment? ☐Copy to existing Consultee? ☐

Name Lisa Callow - Parish Clerk

Address Ormesby St Margaret with Scratby Parish Co

11 The Green

Freethorpe

Norfolk

Post Code NR13 3NY

Telephone 07825266117

Email Address clerk@ormesby.org

For or Against OBJ Object

Speak at Committee

Ormesby St Margaret with Scratby Parish Council object to the application 06/18/0226/F at 14 Beach Road (land adj), Scratby, Great Yarmouth, NR29 3AJ.

The development sits on the bend of a busy beach access road, opposite entrances for a farm, village hall and shop/garden centre. Driveways leading out onto this stretch of the road are a potential road safety hazard, therefore increasing the number of access points to the new dwellings increases the hazard.

The Parish Council respectfully ask that this application is not considered under delegated authority but goes before the full planning committee for discussion. Members of the Parish Council would like the opportunity to present their case as to why this application should be refused.

Date Entered 14-05-2018

Internet Reference OWPC1698

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

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

Your Ref: 06/18/0226/F
Date: 15 May 2018

My Ref: 9/6/18/0226
Tel No.: 01603 638070
Email: stuart.french@norfolk.gov.uk

Dear Jason

Ormesby St Margaret with Scratby: Variation of condition 2 of planning permission consent 06/14/0604/F - sub-division of garden to form plot for detached dwelling, relocate proposed access so new dwelling and no. 14 do not share an access 14 Beach Road (land adj) Scratby GREAT YARMOUTH NR29 3AJ

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

I have no objection to the proposals subject to visibility splays shown being provided and construction of the approved access in the interests of highway safety.

The extant planning consent (06/14/0604/F) does already contain a condition relating to access visibility (condition 4) but this only refers to a singular access. Given that if this application is approved there will be two accesses permitted, I would seek assurance from the LPA that either the extant condition is sufficient to secure visibility from both accesses or that an additional/amended condition be appended to any approval of this application.

I would also recommend that the following condition and informative note be appended to any grant of permission.

SHC 08 Prior to the first occupation of the development hereby permitted the vehicular access shall be provided and thereafter retained at the position shown on the approved plan (drawing number 813/2 Rev C) in accordance with the highway specification (Dwg. No. TRAD 1) attached. Arrangement shall be made for surface water drainage to be intercepted and disposed of separately so that it does not discharge from or onto the highway carriageway.

Continued/...

Reason: To ensure satisfactory access into the site and avoid carriage of extraneous material or surface water from or onto the highway.

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

It is an OFFENCE to carry out any works within the Public Highway, which includes a Public Right of Way, without the permission of the Highway Authority. Please note that it is the Applicant's responsibility to ensure that, in addition to planning permission, any necessary consents or approvals under the Highways Act 1980 and the New Roads and Street Works Act 1991 are also obtained from the County Council. Advice on this matter can be obtained from the County Council's Highway Development Management Group. Please contact Stuart French on 01603 638070.

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

Public Utility apparatus may be affected by this proposal. Contact the appropriate utility service to reach agreement on any necessary alterations, which have to be carried out at the expense of the developer.

Yours sincerely

Stuart French

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

Encl



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Ordnance Survey 100018547

Reference: 06/18/0039/F

Great Yarmouth

Officer: Mrs G Manthorpe

Expiry Date: 30-03-2018

Applicant: Mr Mavroudis

Proposal: Demolition of existing building and construction of 2 blocks of flats (5 flats to each block)

Site: 34 Marine Parade (land to rear of)
Great Yarmouth

REPORT

1. Background / History :-

1.1 The application site is positioned to the rear of 34 Marine Parade, Great Yarmouth and is immediately adjacent to Apsley Road. The site was part of the former Yesterday's World museum which has been recently subdivided and its use changed. The site is within the primary holiday area as defined by the Borough Wide Local Plan (2001) and the frontage faces onto Marine Parade which forms a key tourism location within the town of Great Yarmouth. In addition the site is within the seafront conservation area. The uses of the properties around 34 Marine Parade are mixed with both residential and commercial uses

1.2 The application is to demolish the existing structure and erect 2 blocks of the flats consisting of 10 units each with 2 bedrooms and with a central access. Parking and storage has been positioned on the ground floor to the rear.

1.3 Relevant Planning History:

06/05/0953/F – Change of use to museum/exhibition with themed Victorian arcade, tea room and curiosity shop. Approved with conditions. 27-04-2006

06/06/0669/F – Conversion of residential unit to two self-contained flats inc external staircase and passage way at ground floor. Approved with conditions. 02-10-2006

06/12/0144/F – Vary condition 2 of pp 06/06/0669/F flat 1 to be used as separate self-contained unit for use other than employed/associated. Approved with conditions. 27-04-2012

06/16/0105/CU – Use for family entertainment centre. Approved with conditions. 31-05-2016

2. Consultations :-

All Consultations are available to view on the website.

2.1 Highways – No objection subject to conditions. They have requested conditions ensuring water does not discharge onto the highways, that the access onto the site is limited to the optimum locations, a condition restricting overhanging or encroaching structures to the public highway and a condition ensuring a Traffic Regulation Order has been promoted by the Highway Authority.

2.2 Environmental Health – No objection, but recommended conditions relating to hours of work and contaminated land. Also made notes relating to air quality, an informal noise assessment and asbestos removal.

2.3 Norfolk Constabulary – Provided comments on the application and made recommendations. Noted that the area experiences a high level of crime so recommended alterations including the installation of gates, security sensors, ensuring the doors are not recessed and attack resistant windows are installed.

2.4 British Pipeline Association – No objection.

2.5 Lead Local Flood Authority – Below size threshold to comment.

2.6 Conservation Officer – Supported in principle but recommend amendments to external elevation.

2.7 Essex and Suffolk Water – No objections subject to a water connection being made.

3. Policy and Assessment:-

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

3.2 Paragraph 215 of the NPPF states that due weight should be given to relevant policies in existing plans according to their degree of consistency with the NPPF. The closer the Local Plan is to the policies in the NPPF the greater the weight that is given to the Local Plan policy. The Great Yarmouth Borough Wide Local Plan was adopted in 2001 and the most relevant policies were 'saved' in 2007. An assessment of policies was made during the adoption of the Core Strategy December 2015 and these policies remain saved following the assessment and adoption.

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

3.4 HOU7

New residential development may be permitted within the settlement boundaries identified on the proposals map in the parishes of Bradwell, Caister, Hemsby, Ormesby st Margaret, and Martham as well as in the urban areas of Great Yarmouth and Gorleston.

New smaller scale residential developments* may also be permitted within the settlement boundaries identified on the proposals map in the villages of Belton, Filby, Fleggburgh, Hopton-on-sea, and Winterton.

In all cases the following criteria should be met:

- (a) The proposal would not be significantly detrimental to the form, character and setting of the settlement;
- (b) All public utilities are available including foul or surface water disposal and there are no existing capacity constraints which could preclude development or in the case of surface water drainage, disposal can be acceptably achieved to a watercourse or by means of soakaways;
- (c) Suitable access arrangements can be made;
- (d) An adequate range of public transport, community, education, open space/play space and social facilities are available in the settlement, or where such facilities are lacking or inadequate, but are necessarily required to be provided or improved as a direct consequence of the development, provision or improvement will be at a level directly related to the proposal at the developer's expense; and,
- (e) The proposal would not be significantly detrimental to the residential amenities of adjoining occupiers or users of land.

3.5 TR4

Proposals to change the use of tourist facilities, attractions or accommodation to purposes which are not tourist-related will not be permitted where the site or premises are within primary holiday accommodation and primary holiday attraction areas, as shown on the proposals map. In secondary holiday accommodation areas, as shown on the proposals map, policy TR12 will apply.

3.6 Adopted Core Strategy:

3.7 CS2 – Achieving sustainable growth

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

Approximately 35% of new development will take place in the borough's Main Towns at Gorleston-on-Sea and Great Yarmouth

3.8 CS8 – Promoting Tourism, Leisure and Culture

d) Maximise the potential of existing coastal holiday centres by ensuring that there are adequate facilities for residents and visitors, and enhancing the public realm, where appropriate

3.9 CS9 – Encouraging Well Designed, distinctive places

a) Respond to, and draw inspiration from the surrounding area's distinctive natural, built and historic characteristics, such as scale, form, massing and materials, to ensure that the full potential of the development site is realised; making efficient use of land and reinforcing the local identity

b) Consider incorporating key features, such as landmark buildings, green infrastructure and public art, which relate to the historical, ecological or geological interest of a site and further enhance local character

c) Promote positive relationships between existing and proposed buildings, streets and well lit spaces, thus creating safe, attractive, functional places with active frontages that limit the opportunities for crime

d) Provide safe access and convenient routes for pedestrians, cyclists, public transport users and disabled people, maintaining high levels of permeability and legibility

e) Provide vehicular access and parking suitable for the use and location of the development, reflecting the Council's adopted parking standards

f) Seek to protect the amenity of existing and future residents, or people working in, or nearby, a proposed development, from factors such as noise, light and air pollution and ensure that new development does not unduly impact upon public safety

g) Conserve and enhance biodiversity, landscape features and townscape quality

3.10 CS10 – Safeguarding Local Heritage Assets

a) Conserving and enhancing the significance of the borough's heritage assets and their settings, such as Conservation Areas, Listed Buildings, Scheduled Ancient Monuments, archaeological sites, historic landscapes including historic parks and gardens, and other assets of local historic value

3.11 National Planning Policy Framework

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

For decision-taking this means:

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

Paragraph 17. 'always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings;' and

‘take account of the different roles and character of different areas, promoting the vitality of our main urban areas, protecting the Green Belts around them, recognising the intrinsic character and beauty of the countryside and supporting thriving rural communities within it;’

Paragraph 131 ‘In determining planning applications, local planning authorities should take account of: the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation; the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and the desirability of new development making a positive contribution to local character and distinctiveness.

Paragraph 47 requires LPS to identify and update annually a supply of specific deliverable¹¹ sites

3.12 Strategic Planning

Strategic Planning commented on the application and stated that the development is within Great Yarmouth which is designated as the main town in Policy CS2 of the Core Strategy. They note that the development is within a Prime Commercial Holiday area as designated under the saved Borough Wide Local Plan. However they state that in March 2018 the Local Plan Working Party agreed to progress the emerging Local Plan Part 2 which would replace this policy with the Seafront Improvement Area and Back of Seafront Area policy. Both these policies look to enhance the character and could encourage dwellings in this location.

4. Appraisal:

4.1 The application site is situated to the rear of 34 Marine Parade facing Apsley Road. 34 Marine Parade is part of the former Yesterday’s World which has been since subdivided and its use changed. The site is adjacent to Apsley Road which is situated just behind the seafront and is largely residential in nature. The frontage part facing Marine Parade is not part of the application. Marine Parade is a key tourism destination for the town and is characterised by a mix of commercial uses.

4.2 The site is within the seafront conservation area and is an area designated as Prime Commercial Holiday in accordance with the saved Borough Wide Local Plan (2001). The site is constrained by units on either side (north and south) with 34 Marine Parade to the East. The Western Frontage on Apsley Road is a largely blank brick face with three sets of doors and bricked/boarded up openings.

4.3 The application is to demolish the structure to the rear of 34 Marine Parade and to construct two blocks of flats with a combined total of 10 flats all two-bedroomed. The flats are directly adjoining the property to the south with a small gap with the property to the north leaving an access down the centre between the two blocks of flats. The flats are three storey with windows and Juliette balconies facing Apsley Road

5.0 Assessment

5.1 The site is within an area designated as Prime Commercial Holiday in the saved Borough Wide Local Plan (2001). The proposal is contrary to this policy, as the policy aims to retain holiday commercial uses and this application will result in the loss of commercial floor space. However Strategic Planning advises that although the proposal does not conform with policy TR4 it is broadly compliant with the aims of the emerging policies in the Local Plan Part 2, although the emerging policy has limited weight until its adoption.. In addition, the site is within Great Yarmouth which is designated as the main town in the adopted Core Strategy and is expected to take 35% of all new dwellings. In addition the site is well connected with good access to nearby services.

5.2 The loss of the commercial floor space is considered acceptable as a sufficient and viable unit still in commercial use remains towards the front of the site facing Marine Parade. The rear has a strong relationship to the Apsley Road which is not tourism based in character. Accordingly, the development is considered to broadly comply with policy whilst recognising it does not conform to saved policy TR4.

5.3 The rear of 34 Marine Parade is utilitarian in style and of limited visual benefit. It is largely a blank brick wall with three openings with other openings either bricked or boarded up. Although the rear of 34 Marine Parade has a pitched roof this is largely hidden behind the parapet wall. The proposal represents an overall improvement to the area with the introduction of the flat blocks. The visual impact is an important consideration as the site is within a Conservation Area.

5.4 In considering whether to grant planning permission for development which affects a Conservation Area, the local planning authority must have regard to Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 which requires the Council to have special regard to the desirability of preserving or enhancing the character or appearance of that area. The Conservation Officer supports the development in principle recognising it would improve the area;

however, they recommended some changes to the submitted plan. The main changes related to the removal of windows and installation of doors and Juliette balconies to the Apsley Road facing elevation. These changes were largely present on the revised plans although they did not include Juliette balconies on the ground floor (for security purposes). The exact materials have not been confirmed so the materials can be agreed by way of condition. Overall the proposed development is considered sympathetic to the conservation area.

5.5 The proposed layout is considered to be acceptable with all flats being considered a reasonable size and layout. The main bedrooms are considered reasonable in size, the kitchens are small but are usable and can expand into the living space if required. Given the constraints of the site with buildings on three sides the proposal makes use of the light with inward facing windows and windows facing outwards towards 34 Marine Parade and Apsley Road. However it should be noted and considered that there is limited level of light available to the north and south facing windows due to the close proximity of buildings. The second bedrooms on the first floor are particularly affected by light restrictions.

5.6 The proposed development is not considered to significantly and adversely affect the neighbouring properties and no neighbour objections have been received. Given the close proximity to the flats to the rear of 34 Marine Parade there is the potential for some loss of privacy facing eastwards.

5.7 Norfolk County Council Highways Department do not object to the development, subject to conditions being imposed. The application site contains six car parking spaces for 10 units. It is recognised that the parking numbers are low and there would not be one space per flat unit, but the site is sustainably located with good access to nearby services and public transport. In addition, cycle storage has been included.

5.8 Norfolk Constabulary has made a series of recommendation to help the security of the development as it is located in an area of high crime. Its main recommendation is for the installation of security gates across the access. However, as noted by the Norfolk Constabulary, this conflicts with Building Control requirements as the access between the two block of flats also act as the fire escape route for the rear of 34 Marine Parade. Accordingly, the gate has not been insisted upon. The addition of sensor lights and other security measures can be included as notes.

5.9 As of April 1st 2017 the Borough has a 4.13 year supply of housing land and this is a significant material consideration in the determination of this application. If a Local Planning Authority cannot show that they are meeting this requirement, their policies with regards to residential development will be considered to be out of date and therefore paragraph 14 of the NPPF is engaged which states that “any adverse impacts of the development must significantly and demonstrably outweigh the benefits” in order to justify refusal. Taking this into account, reduced weight would apply to existing adopted Local Plan policies and as an authority we are significantly less able to resist all but the most inappropriate housing development in the area without the risk that the decision would be overturned at appeal under the presumption in favour of sustainable development.

5.10 The application site is within sub market 3 area in accordance with the adopted Core Strategy, meaning affordable housing is not required in this instance. The application is for 10 units so constitutes a major dwelling application. Accordingly open space contributions should be sought by way of an obligation agreement.

5.11 Environmental Health did not object subject to conditions relating to contaminated land and noise; they also provided advisories. The BPA, Lead Local Flood Authority and Essex and Suffolk Water have not objected.

5.12 Space has been allocated to the rear of the parking areas for the cycle storage and bin use. It should be noted that the accessibility of the bin stores will be dependent upon the use of the car park. A condition should be considered ensuring that bin storage and cycle stores are put in place prior to first occupation.

5.13 Overall, the harms identified in the development are limited, and can be appropriately controlled by conditions and through a Section 106 Agreement. The harms therefore are concluded to not outweigh the benefits at all, let alone “significantly and demonstrably”, and the development is recommended for approval in line with the presumption in favour of sustainable development.

6. RECOMMENDATION :- APPROVAL, subject to all conditions ensuring a suitable development including those recommended by the Highways Authority and Environmental Health, conditions regarding the materials and to ensure the erection of the bin store. Contributions towards open space/play equipment should also be sought.

Mrs G Manthorpe
Gt Yarmouth Borough Council
Town Hall
Hall Plan
Great Yarmouth
NR30 2QF

NCC contact number: 0344 800 8020
Text relay no: 18001 0344 800 8020

Your Ref: 06/18/0039/F
Date: 09 March 2018

My Ref: FWP/18/6/6194
Tel No.: 0344 800 8020
Email: llfa@norfolk.gov.uk

Dear Sir/Madam

Town and County Planning (Development Management Procedure) (England) Order 2015

Demolition of existing building and construction of 2 blocks of flats (5 flats to each block at 34 Marine Parade (Land to rear of) GREAT YARMOUTH Norfolk NR30 2EN

Thank you for your consultation on the above site, received 6 March 2018. We apologise if there has been any delay in providing this response.

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.

You should satisfy yourself that the applicant has demonstrated compliance with;

- The National Planning Policy Framework ("NPPF") paragraph 103 by ensuring that the proposal would not increase flood risk elsewhere.
- Written Ministerial Statement HCWS 161 by ensuring that Sustainable Drainage Systems for the management of run-off are put in place.

The applicant should also demonstrate how the proposal accords with national standards and relevant guidance. If the proposal does not accord with these the applicant should state their reasoning and the implications of not doing so. The key guidance available is set out below;

- Planning Practice Guidance - Flood Risk and Coastal Change
- Non statutory technical standards for sustainable drainage systems (March 2015 by Department for Environment, Food and Rural Affairs)
- The SuDS Manual C753 (2015), which is available free on the CIRIA website.

In addition we have summarised the relevant section of the County Councils standing advice below. This is in line with our guidance on Norfolk County Council's Lead Local Flood Authority role as Statutory Consultee to Planning which can be found on our website.

Norfolk County Council LLFA Statutory Consultee for Planning - Guidance Document

- Standing advice 1 relates to consenting of works which are likely to affect flows in an ordinary watercourse
- Standing advice 2 relates to surface water management for major development under our size thresholds
- Standing advice 3 relates to surface water management for minor development.

If you are aware of a particular surface water flooding issue at this location which requires further bespoke advice, please re-consult detailing the perceived nature of flooding or details of flooding that has occurred

Please note if there are any works proposed as part of this application that are likely to affect flows in an ordinary watercourse, then the applicant is likely to need the approval of the County Council. In line with good practice, the Council seeks to avoid culverting, and its consent for such works will not normally be granted except as a means of access. It should be noted that this approval is separate from planning.

Further guidance for developers can be found on our website at

<https://www.norfolk.gov.uk/rubbish-recycling-and-planning/flood-and-water-management/information-for-developers>

We have no further comment to make at this time.

Yours faithfully



Paul Donnachie
Sent on behalf of Paul Donnachie
Community Services and Environment
Lead Local Flood Authority

Secured by Design



NORFOLK
CONSTABULARY

Our Priority is You

Norfolk Constabulary

Community Safety Department (Norfolk)
C/o Police Station
3, London Road
Beccles
Suffolk
NR34 9TZ

Tel: 01493 333349

Mobile: 07920 878216

Email: wolseyr2@norfolk.pnn.police.uk

www.norfolk.police.uk

Non-Emergency Tel: 101

FAO
Mrs G MANTHORPE

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

Ref: **06/18/0039/F**

Date: 21/03/2018

Planning Application

Demolition of existing building and construction of 2 blocks of flats (5 flats to each block) at 34, Marine Parade, (Land to rear of) GREAT YARMOUTH, Norfolk, NR30 2EN

Dear Mrs Manthorpe,

Thank you for inviting me to comment on the above Planning Application. Crime records during the last year within Nelson Ward were very high including a very wide range of anti-social crime types. In this area records also indicate incidents of vehicle interference, damage to vehicles, theft of motor vehicles and burglary. It is therefore crucial to factor in protective security measures and practices in this development at the outset which removes the opportunity for such crimes to occur. The applicant and subsequent builder are advised to consider advice found in the BSIA Construction Site Security Guide www.bsia.co.uk.

I would recommend the applicant reflects the security measures & specifications found within Secured by Design (SBD), Homes 2016 guidance as the principles and products used within that guide have a proven track record in defeating known criminal methods of committing crime. In light of the crime types within this area, I have the following comments to make:

There may be some conflict between fire safety requirements for the adjacent arcade business and how the fire exit route passes between the two new buildings and the subsequent openness of the site which without appropriate access control measures, could readily permit criminal and anti-social behaviour in.

We will answer letters within 10 working days, where information is available.
Where this is not possible, an explanation will be given for any delay.



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The aspect of uncontrolled open access is of concern and relevant in an area subject to high crime levels. Whilst the existing fire exit route currently passes through the applicant's land/property, exiting directly onto Apsley Road, it does not affect any residents. The proposed development changes that dynamic.

Under an open access/egress arrangement, the split design of the development leaves the entrances and particularly car parking bays at risk from criminality unless protected. My recommendations would be for appropriate gated entrance access control for the protection and security of the occupiers and vehicles parked on site but would involve a review of any fire exit route from the arcade. I am happy to discuss this aspect further with relevant parties.

As already alluded to, I am concerned regarding unauthorised open access to vehicles parked within this development. If entrance gating control is provided, residential car parking security will be greatly improved. However the parking bay area must be covered with vandal resistant 'dusk to dawn' sensor security lighting to protect and reduce the fear of crime for users. Unfortunately there is no beneficial active room cover from the owners/occupiers of the flats whilst in residence. When considering security lighting, due regard should be given to preventing a nuisance to residents and minimising light pollution.

Such security lighting should also cover the pedestrian entrances for the same beneficial reasons.

The ground floor pedestrian entrance doorways should not be recessed more than 600mm, in order that neither criminals nor those wishing to engage in anti-social behaviour can hide within them. The plans indicate the recessed doorways are in excess of this measure and should be reduced accordingly, reflecting Secured by Design, Homes 2016 guidance.

The attack resistant standard of accessible doors and windows across this development, including doors off communal entrances and entrance doors to flats, are now reflected in building regulations through Approved Document Q. Such standards and products have a proven track record in defeating known criminal methods of committing crime. I would recommend PAS24:2016 doors and windows and also encourage top opening window products and restrictors for the ground floor windows to prevent ready criminal access.

Both buildings should be fitted with visitor entry and access control systems to protect the five flats in each. I recommend they reflect SBD, Homes 2016 guidance and in order to maintain security, no Trades Button features must be permitted.

Mail boxes should be externally mounted to restrict entry into the two blocks thereby

preventing security measures from being undermined. The mail boxes should be securely fitted and reflect TS 009:2012 attack resistant standards.

The cycle stores should be protected from unauthorised access and security measures, reflecting SBD, Homes 2016 guidance.

The adoption of the principles contained within SBD, Homes 2016 can be downloaded from www.securedbydesign.com. If the applicant wishes to discuss how Secured by Design could be delivered or requires any further assistance, please do not hesitate to contact me.

Yours sincerely

Mr Dick Wolsey
Architectural Liaison Officer
C/O Beccles Police Station
www.securedbydesign.co.uk



Reference: 06/18/0114/F

Parish: Burgh Castle

Officer: Mr G Clarke

Expiry Date: 22-06-2018

Applicant: Mr & Mrs Miller

Proposal: New residential dwelling and garage

Site: Strawlands
Mill Road
Burgh Castle

REPORT

1 Background / History :-

- 1.1 The application site is an area of land on the west side of Mill Road between Strawlands to the south and a bungalow called Sunnyside to the north, the land belongs to Strawlands and is currently part of the garden of that property. The land to the west of the site also belongs to Strawlands and is currently used as stabling and paddocks.
- 1.2 In 2004 outline planning permission was refused for a dwelling on the same plot due to the site being outside the village development limit, a dwelling having an adverse effect on the rural landscape and insufficient information being submitted to show that any new vehicular access can be constructed to the satisfaction of the Highway Authority.

2 Consultations :-

- 2.1 Highways – no objection subject to standard conditions regarding access and visibility splays.
- 2.2 Parish Council – no objections subject to neighbours.
- 2.3 Building Control – no comments.
- 2.4 Neighbours – the occupiers of Sunnyside have no objection to the dwelling but are concerned about the possibility of overlooking from the Velux windows to the north side of the roof.

3 Policy :-

GREAT YARMOUTH LOCAL PLAN: CORE STRATEGY

3.1 POLICY CS1 – Focusing on a sustainable future

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

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

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

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

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

3.2 POLICY CS2 – Achieving sustainable growth

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

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

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

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

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

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

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

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

3.3 POLICY CS16 – Improving accessibility and transport

The Council and its partners will work together to make the best use of, and improve, existing transport infrastructure within and connecting to the Borough, having first considered solutions to transport problems that are based on better management and the provision and promotion of sustainable forms of travel. This will be achieved by:

a) Supporting improvements that reduce congestion, improve accessibility and improve road safety without an unacceptable impact on the local environment, in accordance with Policy CS11; and communities, in accordance with Policy CS9. High priority schemes that will assist in achieving this include:

- Working with our partners to mitigate congestion at pinch points and actively manage the road network
- Supporting any future proposals to dual the A47
- Supporting the development of a new link road to the south of Bradwell via the A12 through Beacon Park to the A143 Beccles Road, in accordance with Policy CS18
- Supporting proposals for a third river crossing over the River Yare which appropriately balances the needs of road and river traffic and continuing to protect the route alignment
- Working with our partners to reduce car dependency by improving both the quantity and quality of the public transport service on offer in the borough and the wider area, including the promotion of a quality bus corridor from Great Yarmouth to Lowestoft
- Upgrading Great Yarmouth Railway and Bus Stations to provide higher quality facilities that encourage greater use of public transport
- Improving accessibility to employment, education, health, recreation, leisure and shopping facilities by enhancing linkages between existing 'green travel' routes to create a coherent network of footpaths, cycleways and bridleways
- Supporting the port and its future development as a passenger and freight intermodal interchange, with facilities to achieve efficient staging, loading and unloading and to realise the potential of the port to function as a sustainable transport corridor

b) Directing new development towards the most sustainable locations in accordance with Policy CS2, thereby reducing the need to travel and maximising the use of sustainable transport modes

c) Ensuring that new development does not have an adverse impact on the safety and efficiency of the local road network for all users

d) Seeking developer contributions towards transport infrastructure improvements, including those made to sustainable transport modes, in accordance with Policy CS14

e) Minimising the impact of new development on the existing transport infrastructure by encouraging applicants to:

- Produce and implement Transport Assessments and Travel Plans, as appropriate
- Improve accessibility to sustainable transport modes
- Ensure that adequate access routes are available for emergency services, waste collection and delivery vehicles
- Ensure that necessary transport improvements are addressed prior to development, where possible

f) Working with operators to ensure the continued need for, and appropriate maintenance and upgrading (as appropriate) of the heliport, coach, bus, rail and heavy goods vehicle facilities

g) Ensuring that development proposals contribute to the implementation of the Norfolk Local Transport Plan to deliver improved accessibility through integrated and sustainable transport modes

SAVED POLICY FROM THE GREAT YARMOUTH BOROUGH-WIDE LOCAL PLAN

3.4 POLICY HOU10

PERMISSION FOR NEW DWELLINGS IN THE COUNTRYSIDE WILL ONLY BE GIVEN IF REQUIRED IN CONNECTION WITH AGRICULTURE, FORESTRY, ORGANISED RECREATION, OR THE EXPANSION OF EXISTING INSTITUTIONS.

THE COUNCIL WILL NEED TO BE SATISFIED IN RELATION TO EACH OF THE FOLLOWING CRITERIA:

- (i) THE DWELLING MUST BE REQUIRED FOR THE PURPOSE STATED
- (ii) IT WILL NEED TO BE DEMONSTRATED THAT IT IS ESSENTIAL IN THE INTERESTS OF GOOD AGRICULTURE OR MANAGEMENT THAT AN EMPLOYEE SHOULD LIVE ON THE HOLDING OR SITE RATHER THAN IN A TOWN OR VILLAGE NEARBY
- (iii) THERE IS NO APPROPRIATE ALTERNATIVE ACCOMMODATION EXISTING OR WITH PLANNING PERMISSION AVAILABLE EITHER ON THE HOLDING OR SITE OR IN THE NEAR VICINITY
- (iv) THE NEED FOR THE DWELLING HAS RECEIVED THE UNEQUIVOCAL SUPPORT OF A SUITABLY QUALIFIED INDEPENDENT APPRAISOR
- (v) THE HOLDING OR OPERATION IS REASONABLY LIKELY TO MATERIALISE AND IS CAPABLE OF BEING SUSTAINED FOR A REASONABLE PERIOD OF TIME. (IN APPROPRIATE CASES

EVIDENCE MAY BE REQUIRED THAT THE UNDERTAKING HAS A SOUND FINANCIAL BASIS)

- (vi) THE DWELLING SHOULD NORMALLY BE NO LARGER THAN 120 SQUARE METRES IN SIZE AND SITED IN CLOSE PROXIMITY TO EXISTING GROUPS OF BUILDINGS ON THE HOLDING OR SITE
- (vii) A CONDITION WILL BE IMPOSED ON ALL DWELLINGS PERMITTED ON THE BASIS OF A JUSTIFIED NEED TO ENSURE THAT THE OCCUPATION OF THE DWELLINGS SHALL BE LIMITED TO PERSONS SOLELY OR MAINLY WORKING OR LAST EMPLOYED IN AGRICULTURE, FORESTRY, ORGANISED RECREATION OR AN EXISTING INSTITUTION IN THE LOCALITY INCLUDING ANY DEPENDANTS OF SUCH A PERSON RESIDING WITH THEM, OR A WIDOW OR WIDOWER OR SUCH A PERSON
- (viii) WHERE THERE ARE EXISTING DWELLINGS ON THE HOLDING OR SITE THAT ARE NOT SUBJECT TO AN OCCUPANCY CONDITION AND THE INDEPENDENT APPRAISOR HAS INDICATED THAT A FURTHER DWELLING IS ESSENTIAL, AN OCCUPANCY CONDITION WILL BE IMPOSED ON THE EXISTING DWELLING ON THE HOLDING OR SITE
- (ix) APPLICANTS SEEKING THE REMOVAL OF ANY OCCUPANCY CONDITION WILL BE REQUIRED TO PROVIDE EVIDENCE THAT THE DWELLING HAS BEEN ACTIVELY AND WIDELY ADVERTISED FOR A PERIOD OF NOT LESS THAN TWELVE MONTHS AT A PRICE WHICH REFLECTS THE OCCUPANCY CONDITIONS*

IN ASSESSING THE MERITS OF AGRICULTURAL OR FORESTRY RELATED APPLICATIONS, THE FOLLOWING ADDITIONAL SAFEGUARD MAY BE APPLIED:-

- (x) WHERE THE NEED FOR A DWELLING RELATES TO A NEWLY ESTABLISHED OR PROPOSED AGRICULTURAL ENTERPRISE, PERMISSION IS LIKELY TO BE GRANTED INITIALLY ONLY FOR TEMPORARY ACCOMMODATION FOR TWO OR THREE YEARS IN ORDER TO ENABLE THE APPLICANT TO FULLY ESTABLISH THE SUSTAINABILITY OF AND HIS COMMITMENT TO THE AGRICULTURAL ENTERPRISE
- (xi) WHERE THE AGRICULTURAL NEED FOR A NEW DWELLING ARISES FROM AN INTENSIVE TYPE OF AGRICULTURE ON A SMALL ACREAGE OF LAND, OR WHERE FARM LAND AND A FARM DWELLING (WHICH FORMERLY SERVED THE LAND) HAVE RECENTLY BEEN SOLD OFF SEPARATELY FROM EACH OTHER, A SECTION 106 AGREEMENT WILL BE SOUGHT TO TIE THE NEW DWELLING AND THE LAND ON WHICH THE AGRICULTURAL NEED ARISES TO EACH OTHER.

NOTE: - THIS WOULD NORMALLY BE AT LEAST 30% BELOW THE OPEN MARKET VALUE OF THE PROPERTY.

4 Assessment :-

- 4.1 The Strategic Planning Officer has made the following comments – The site is located outside of the current development limits of Belton, laid down by ‘saved’ policy HOU7 and HOU10 in the 2001 Borough-Wide Local Plan. However, Burgh Castle is identified as a settlement for growth in the new Local Plan Core Strategy (Policy CS2), and as such the present development limits, cannot, in my view, accommodate the scale and location of growth planned by the Core Strategy and should therefore be treated as out of date and with considerable caution.

The site is close to the Mill Road/Market Road junction which is a main route into the village. In accordance with Core Strategy Policy CS16, development should not have an adverse impact on the safety and efficiency of the local road network.

The broader context in which the application should be judged includes –

- its potential contribution to overall housing delivery set out in the Core Strategy and the Council’s five housing land supply; and
- national planning policy ‘to boost significantly’ the supply of housing; and
- Housing White Paper’s (Feb 2017) central aim to increase the supply of housing.

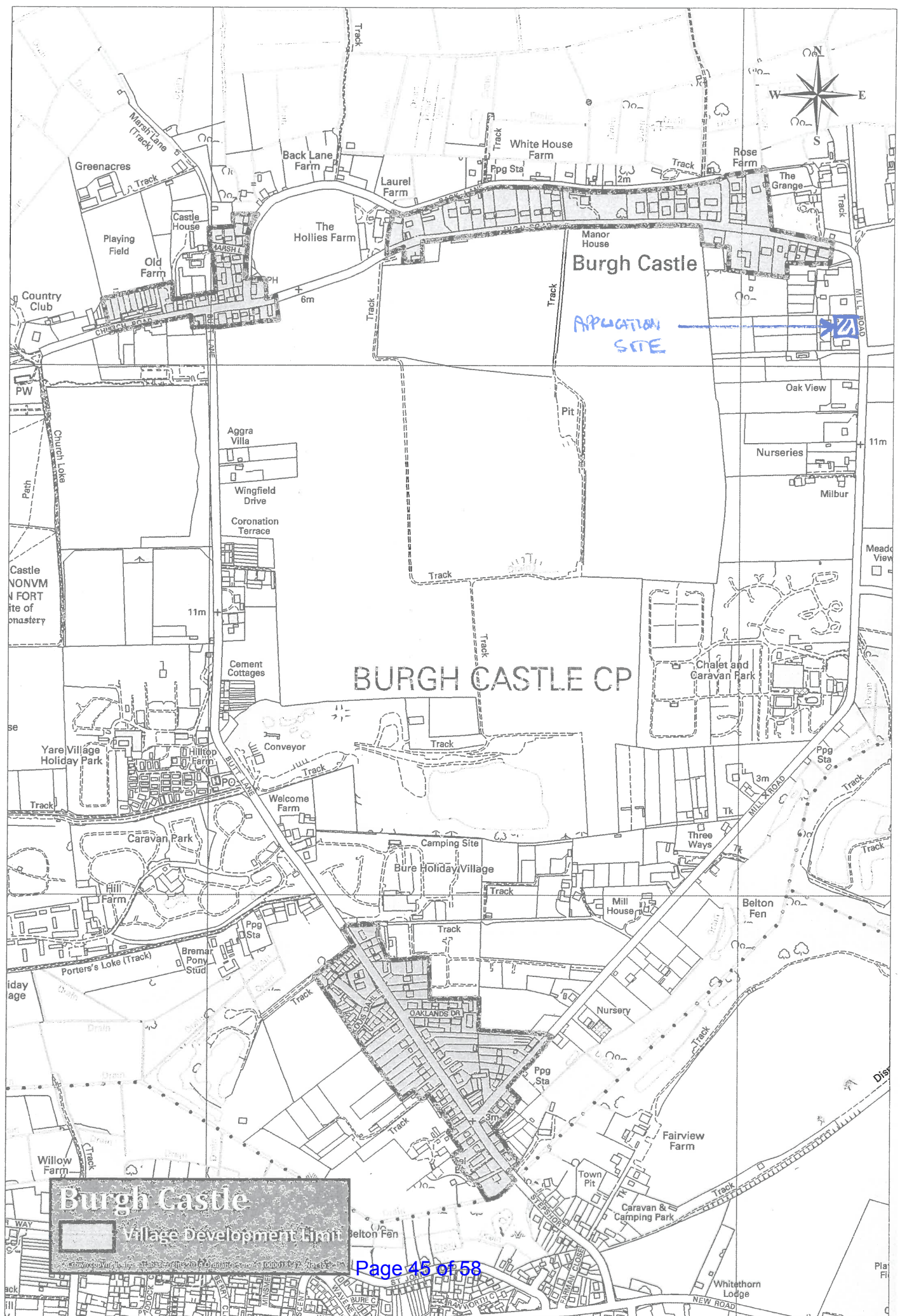
Subject to the satisfactory impact on the road network, the Strategic Planning team raises no objection in principle to the proposal, but no doubt you may well have other matters to weigh in reaching a decision.

- 4.2 The proposal is for the erection of a chalet bungalow in a gap between existing bungalows on the west side of the road, the dwelling will have a large bedroom with a dressing room and en-suite in the roof space and balconies to the front and rear. The balcony at the rear will be set back in the roof space in order to prevent overlooking of the neighbour to the north (Sunnyside). The drawing shows four roof windows in the north elevation facing Sunnyside and the occupiers of that dwelling are concerned that if these are set low in the roof there will be the potential to overlook their property. The height of the windows above floor level is not clear from the drawing but if the application is to be approved it can be subject to these windows being a minimum height of 1.7 metres above floor level to prevent any overlooking of the neighbour or being obscure glazed and non-opening.
- 4.3 The main matter to be considered is the principle of development on this site which is outside the Village Development Limit as shown on the Local Plan Policies Map. Burgh Castle has three separate areas that form the Development Limits with the nearest being along High Road approximately 100 metres to the north of the site.

- 4.4 As of April 1st 2017 the Borough has a 4.13 year supply of housing land and this is a significant material consideration in the determination of this application. If a local planning authority cannot show that they are meeting this requirement, their policies with regards to residential development will be considered to be out of date and therefore paragraph 14 of the NPPF is engaged which states that “any adverse impacts of the development must significantly and demonstrably outweigh the benefits” in order to justify refusal. Taking this into account reduced weight would apply to existing adopted Local Plan policies and as an authority we are significantly less able to resist all but the most inappropriate housing development in the area without the risk that the decision would be overturned at appeal under the presumption in favour of sustainable development.
- 4.5 The site is in a gap between two dwellings and there is a further dwelling to the north between Sunnyside and the Village Development Limit so it is not considered that the erection of a dwelling will have a significant adverse impact on the landscape or the character of the area. The dwelling will not have an adverse effect on the neighbour subject to the conditions suggested in paragraph 4.2 of this report.
- 4.6 Taking into account the current lack of a five year housing supply it is considered, on balance, that the NPPF presumption in favour of development outweighs the fact that the site is outside the Village Development Limit in this instance.

5 RECOMMENDATION :-

- 5.1 Approve – the proposal is in accordance with Policies CS1, CS2 and CS16 of the Great Yarmouth Local Plan: Core Strategy.
- 5.2 Approval should be subject to the conditions requested by the Highways Officer and conditions regarding the roof windows to the north elevation.



Application Reference 06/18/0114/F

Attachments

Invalid Consultee Comment? ☐Copy to existing Consultee? ☐

Name David Parker

Address Sunnyside

Mill Road

Burgh Castle

Great Yarmouth, Norfolk

Post Code NR319QW

Telephone 07941525043

Email Address dap1jap1@gmail.com

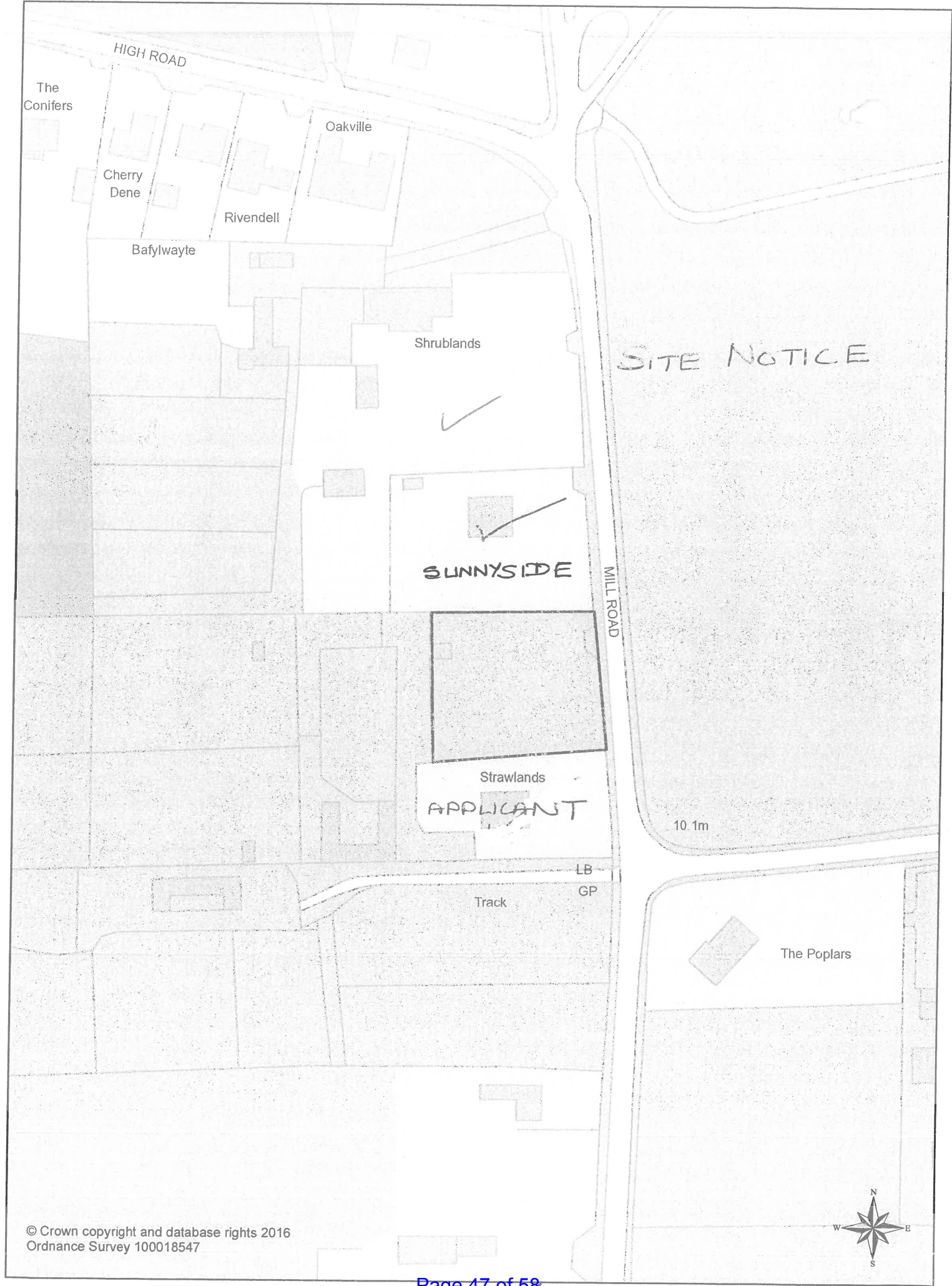
For or Against NOS Subject to Condition

Speak at Committee ☐

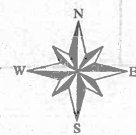
Having viewed the plans we have a concern regarding the position of the Velux windows on the North side elevation. With there being a second floor incorporated into the plan as a Master bedroom our concern would be the height at which the Velux roof line windows are set at as they could potentially over look our property. The plan we viewed did not give any indication of the height the Velux windows were set at so it was difficult to establish if these would over look us or not. If these are going to be set above normal eye line / head height we will not have any objections to the current plans, however if this is not the case we would raise an objection as we do not wish to be overlooked, we would seek clarification on this point.

Date Entered 26-02-2018

Internet Reference OWPC1447



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Ordnance Survey 100018547



**PLANNING APPLICATIONS CLEARED BETWEEN 01-MAY-18 AND 31-MAY-18
FOLLOWING DETERMINATION BY THE GROUP MANAGER (PLANNING) UNDER
DELEGATED POWERS**

| | |
|-----------|---|
| REFERENCE | 06/18/0169/F |
| PARISH | Belton & Browston 10 |
| PROPOSAL | Vary condition 2 re: PP: 06/16/0296/F - Design change flat roof parapet, 2 roof lights and Juliet type balcony |
| SITE | Ashmar House Farman Close Belton GREAT YARMOUTH |
| APPLICANT | Mr & Mrs Steward |
| DECISION | APPROVE |

| | |
|-----------|--|
| REFERENCE | 06/18/0188/F |
| PARISH | Belton & Browston 10 |
| PROPOSAL | Retention of two storage containers - Previously approved 06/12/0634/F |
| SITE | New Road Sport & Leisure Centre New Road Belton GREAT YARMOUTH NR31 9JP |
| APPLICANT | Belton with Browston Parish Council |
| DECISION | APPROVE |

| | |
|-----------|---|
| REFERENCE | 06/18/0157/F |
| PARISH | Bradwell N 1 |
| PROPOSAL | Demolition of existing bungalow and redevelopment of site to create 2 detached bungalows and garages |
| SITE | 64 Beccles Road Bradwell GREAT YARMOUTH NR31 8HF |
| APPLICANT | Mr M Grapes |
| DECISION | APPROVE |

| | |
|-----------|--|
| REFERENCE | 06/18/0165/F |
| PARISH | Bradwell N 1 |
| PROPOSAL | Proposed garage conversion to form self contained annexe and extended boundary wall |
| SITE | 40 Busseys Loke Bradwell GREAT YARMOUTH NR31 8HG |
| APPLICANT | Mr I Ecclestone |
| DECISION | APPROVE |

| | |
|-----------|---|
| REFERENCE | 06/18/0179/F |
| PARISH | Bradwell N 1 |
| PROPOSAL | First floor front extension |
| SITE | 8 Pintail Drive Bradwell GREAT YARMOUTH NR31 8JQ |
| APPLICANT | Mrs C Green |
| DECISION | APPROVE |

**PLANNING APPLICATIONS CLEARED BETWEEN 01-MAY-18 AND 31-MAY-18
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| | |
|-----------|---|
| REFERENCE | 06/17/0164/F |
| PARISH | Bradwell S 2 |
| PROPOSAL | Strategic road infrastructure and pumping station to serve res & mixed use development approved under 06/13/0652/O |
| SITE | Wheatcroft Farm Bradwell |
| APPLICANT | GREAT YARMOUTH (Land at South Bradwell) |
| DECISION | Persimmon Homes Anglia APPROVE |

| | |
|-----------|--|
| REFERENCE | 06/18/0186/F |
| PARISH | Bradwell S 2 |
| PROPOSAL | Additional storey over existing porch to front. Retrospective application for rear conservatory |
| SITE | The Farpost 5 Caraway Drive Bradwell |
| APPLICANT | GREAT YARMOUTH NR31 8TS |
| DECISION | Mr R & Mrs R Green APPROVE |

| | |
|-----------|---|
| REFERENCE | 06/18/0272/SU |
| PARISH | Burgh Castle 10 |
| PROPOSAL | Vary conditions 1,4,5,6 & 7 re C/6/2013/6007 (06/13/0639/SU) extend working & restoration of site until 31/12/2025 |
| SITE | Welcome Pit Butt Lane |
| APPLICANT | Burgh Castle GREAT YARMOUTH |
| DECISION | Folkes Plant & Agg's Ltd NO OBJECTION |

| | |
|-----------|--|
| REFERENCE | 06/18/0152/F |
| PARISH | Caister On Sea 3 |
| PROPOSAL | Proposed 'L' shape extension to property and proposed new boundary wall |
| SITE | 57 Brooke Avenue Caister |
| APPLICANT | GREAT YARMOUTH NR30 5QU |
| DECISION | Miss K Cooper APPROVE |

| | |
|-----------|--|
| REFERENCE | 06/18/0148/F |
| PARISH | Caister On Sea 4 |
| PROPOSAL | Proposed construction of 4 no single storey dwellings with garages and access roads |
| SITE | 56/58 High Street (Rear of) Caister |
| APPLICANT | GREAT YARMOUTH NR30 5EH |
| DECISION | Mr A Wright APPROVE |

| | |
|-----------|------------------------------|
| REFERENCE | 06/18/0202/F |
| PARISH | Caister On Sea 4 |
| PROPOSAL | Proposed garage conversion |
| SITE | 36A Belstead Avenue Caister |
| APPLICANT | GREAT YARMOUTH NR30 5BB |
| DECISION | Mr N Smith APPROVE |

**PLANNING APPLICATIONS CLEARED BETWEEN 01-MAY-18 AND 31-MAY-18
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REFERENCE **06/18/0135/F**
PARISH Great Yarmouth 5
PROPOSAL Proposed construction of 4 bedroom chalet bungalow

SITE 102 Burgh Road Gorleston
GREAT YARMOUTH NR31 8BD

APPLICANT Mrs Joyce
DECISION **APPROVE**

REFERENCE **06/18/0176/F**
PARISH Great Yarmouth 5
PROPOSAL Removal of condition 2 of planning permission:
0610/0281/CU - to allow for business/commercial use

SITE 8 Viburnum Way Gorleston
GREAT YARMOUTH NR31 8EF

APPLICANT Dr C Winter
DECISION **APPROVE**

REFERENCE **06/18/0216/PDE**
PARISH Great Yarmouth 5
PROPOSAL Notification of Prior Approval for a Proposed Larger Home
Extension - Single storey flat roof extension

SITE 16 Trafalgar Road West Gorleston
GREAT YARMOUTH NR31 8AD

APPLICANT Ms T Kitchener
DECISION **PERMITTED DEV.**

REFERENCE **06/18/0231/PDE**
PARISH Great Yarmouth 5
PROPOSAL Notification of a larger home extension - lean-to
conservatory to rear elevation

SITE 4 University Crescent Gorleston
GREAT YARMOUTH NR31 7QL

APPLICANT Mrs K Soanes
DECISION **PERMITTED DEV.**

REFERENCE **06/18/0182/F**
PARISH Great Yarmouth 7
PROPOSAL Proposed workshop/store

SITE 27 Youell Avenue Gorleston
GREAT YARMOUTH NR31 6HT

APPLICANT Mr & Mrs G & K Baker
DECISION **APPROVE**

REFERENCE **06/17/0736/F**
PARISH Great Yarmouth 9
PROPOSAL Sub-division of garden and construction of 2 no. town
houses

SITE 82 Southtown Road GREAT YARMOUTH
Norfolk NR31 0JR

APPLICANT Mrs Gallent
DECISION **APPROVE**

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REFERENCE **06/18/0156/F**
PARISH Great Yarmouth 9
PROPOSAL Conversion of existing building to form 2, three
bedroom houses
SITE 119 Gordon Road GREAT YARMOUTH
Norfolk NR31 0EW
APPLICANT Mr Bensley
DECISION **APPROVE**

REFERENCE **06/18/0185/F**
PARISH Great Yarmouth 9
PROPOSAL Proposed portacabin and widening of gates
SITE Bessemer Way (Site off) Harfreys Industrial Estate
GREAT YARMOUTH NR31 0LX
APPLICANT Lubbers UK Ltd
DECISION **APPROVE**

REFERENCE **06/18/0193/F**
PARISH Great Yarmouth 11
PROPOSAL Proposed single storey rear extension
SITE 18 Viking Close Gorleston
GREAT YARMOUTH NR31 6ES
APPLICANT Mr R Keeler
DECISION **APPROVE**

REFERENCE **06/18/0218/PDE**
PARISH Great Yarmouth 11
PROPOSAL Proposed single storey rear extension
SITE 19 Emmanuel Avenue Gorleston
GREAT YARMOUTH NR31 7NY
APPLICANT Miss D Burkle
DECISION **PERMITTED DEV.**

REFERENCE **06/17/0652/F**
PARISH Great Yarmouth 14
PROPOSAL Change of use from existing workshop and new first floor
to form 1-bed house
SITE 29 Hall Plain (Rear of) Row 71
GREAT YARMOUTH NR30 2QD
APPLICANT Mr D Evans
DECISION **APPROVE**

REFERENCE **06/17/0785/CU**
PARISH Great Yarmouth 14
PROPOSAL Change of use of first floor into a 2 bed apartment
SITE 18A Southgates Road GREAT YARMOUTH
Norfolk NR30 3LJ
APPLICANT Mr O Read
DECISION **APPROVE**

**PLANNING APPLICATIONS CLEARED BETWEEN 01-MAY-18 AND 31-MAY-18
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REFERENCE **06/18/0008/CU**
PARISH Great Yarmouth 14
PROPOSAL Change of use from public house to restaurant

SITE 53-54 Victoria Road Trafalgar Public House
GREAT YARMOUTH NR30 3BH

APPLICANT Miss S Alia
DECISION **APPROVE**

REFERENCE **06/18/0061/F**
PARISH Great Yarmouth 14
PROPOSAL Construction of detached 2 bedroom house

SITE 13 St Peters Road GREAT YARMOUTH
Norfolk NR30 3AY

APPLICANT Mrs E Ali
DECISION **REFUSED**

REFERENCE **06/18/0091/F**
PARISH Great Yarmouth 14
PROPOSAL Sub division of existing property to create a second
self contained flat

SITE 7-8 Southgates Road GREAT YARMOUTH
Norfolk NR30 3LJ

APPLICANT Mr Pickering
DECISION **APPROVE**

REFERENCE **06/18/0120/CU**
PARISH Great Yarmouth 14
PROPOSAL Change of use to A3 restaurant

SITE 34 Marine Parade GREAT YARMOUTH
Norfolk NR30 2EN

APPLICANT Mr M Dadkhah
DECISION **APPROVE**

REFERENCE **06/18/0139/LB**
PARISH Great Yarmouth 14
PROPOSAL Install a new mansard roof flashing into the rendered
gable wall in connection with Plan.App no: 06/17/0652/F

SITE 29 Hall Plain GREAT YARMOUTH
Norfolk NR30 2QD

APPLICANT Mr D Evans
DECISION **LIST.BLD.APP**

REFERENCE **06/18/0198/A**
PARISH Great Yarmouth 14
PROPOSAL Proposed building mounted and free standing signs

SITE Beefeater & Premier Inn South Beach Parade
GREAT YARMOUTH NR30 3PA

APPLICANT Whitbread Plc - Mrs B Kennard
DECISION **ADV. CONSENT**

**PLANNING APPLICATIONS CLEARED BETWEEN 01-MAY-18 AND 31-MAY-18
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| | |
|-----------|---|
| REFERENCE | 06/18/0214/A |
| PARISH | Great Yarmouth 14 |
| PROPOSAL | Advertising hoarding |
| SITE | South Beach Parade/Main Cross Road Vanguardpoint Corner GREAT YARMOUTH NR30 3QN |
| APPLICANT | Great Yarmouth Borough Council |
| DECISION | ADV. CONSENT |
| REFERENCE | 06/18/0031/LB |
| PARISH | Great Yarmouth 15 |
| PROPOSAL | Proposed change of use of part ground floor and above floors into 5 no residential flats |
| SITE | 6 Market Place (Two Necked Swan) GREAT YARMOUTH NR30 1NB |
| APPLICANT | Totalbrief Limited |
| DECISION | LIST.BLD.APP |
| REFERENCE | 06/18/0138/EU |
| PARISH | Great Yarmouth 15 |
| PROPOSAL | Application for a certificate of lawfulness for existing use as HMO |
| SITE | 22 Wellesley Road GREAT YARMOUTH Norfolk NR30 2AR |
| APPLICANT | Mr M Huang |
| DECISION | EST/LAW USE CER. |
| REFERENCE | 06/18/0142/F |
| PARISH | Great Yarmouth 15 |
| PROPOSAL | Conversion of the existing dwelling into 3 no 1 bedroom self-contained flats |
| SITE | 114 Wellesley Road GREAT YARMOUTH Norfolk NR30 2AR |
| APPLICANT | Mr J Khan |
| DECISION | APPROVE |
| REFERENCE | 06/18/0167/CU |
| PARISH | Great Yarmouth 15 |
| PROPOSAL | Proposed change of use from Residential Care Home to house in multiple occupation |
| SITE | 10-11 Sandown Road Abbeville Sands GREAT YARMOUTH NR30 1EY |
| APPLICANT | Mr M Wakerley |
| DECISION | REFUSED |
| REFERENCE | 06/18/0195/CD |
| PARISH | Great Yarmouth 15 |
| PROPOSAL | Discharge of conditions 5 and 6 of Planning Permission 06/17/0208/F |
| SITE | 10 Cobden Terrace (Land adj) GREAT YARMOUTH Norfolk NR30 1BT |
| APPLICANT | Mr R Simpson |
| DECISION | APPROVE (CONDITIONS) |

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| | |
|-----------|---|
| REFERENCE | 06/18/0221/CD |
| PARISH | Great Yarmouth 15 |
| PROPOSAL | Discharge of conditions 3 and 4 of Planning Permission 06/15/0146/F - Erection of two new two bedroom houses |
| SITE | 84 St Nicholas Road (Rear of) GREAT YARMOUTH Norfolk NR30 1NN |
| APPLICANT | Mr P Rackman |
| DECISION | APPROVE (CONDITIONS) |

| | |
|-----------|---|
| REFERENCE | 06/18/0164/F |
| PARISH | Great Yarmouth 19 |
| PROPOSAL | Proposed first floor conservatory |
| SITE | 27 High Street Gorleston GREAT YARMOUTH NR31 6RT |
| APPLICANT | Mr I Ecclestone |
| DECISION | APPROVE |

| | |
|-----------|---|
| REFERENCE | 06/18/0203/PDE |
| PARISH | Great Yarmouth 21 |
| PROPOSAL | Prior Approval of a Pro.Larger Home Extn - Remove extg timber framed storage bldg & replace with single storey rear extn |
| SITE | 8 Harley Road GREAT YARMOUTH Norfolk NR30 4JS |
| APPLICANT | Mrs C Achenbach |
| DECISION | PERMITTED DEV. |

| | |
|-----------|--|
| REFERENCE | 06/18/0274/SU |
| PARISH | Great Yarmouth 21 |
| PROPOSAL | Provision of 14-bay four classbase and group room modular acc.bldg for 2 yrs. Ex wks:ramp,steps,paths & ass.wks |
| SITE | North Denes Primary School Jellicoe Road GREAT YARMOUTH NR30 4HF |
| APPLICANT | Director of Childrens Services |
| DECISION | NO OBJECTION |

| | |
|-----------|---|
| REFERENCE | 06/18/0170/F |
| PARISH | Hemsby 8 |
| PROPOSAL | Proposed single storey extension to rear |
| SITE | 15 Beechwood Road Hemsby GREAT YARMOUTH NR29 4LP |
| APPLICANT | Mr J Greengrass |
| DECISION | APPROVE |

| | |
|-----------|---|
| REFERENCE | 06/18/0200/F |
| PARISH | Hemsby 8 |
| PROPOSAL | Proposed single storey rear extension |
| SITE | Holywell The Street Hemsby GREAT YARMOUTH NR29 4EU |
| APPLICANT | Mr & Mrs Hazell |
| DECISION | APPROVE |

**PLANNING APPLICATIONS CLEARED BETWEEN 01-MAY-18 AND 31-MAY-18
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REFERENCE **06/18/0180/F**
PARISH Hopton On Sea 2
PROPOSAL Proposed first floor side extension

SITE 17 Rogers Close Hopton
GREAT YARMOUTH NR31 9RS
APPLICANT Mr & Mrs Clarke
DECISION **APPROVE**

REFERENCE **06/18/0187/F**
PARISH Hopton On Sea 2
PROPOSAL To erect pitch roof to existing flat roof garage

SITE 18 The Fairway Gorleston
GREAT YARMOUTH NR31 6JS
APPLICANT Mr M Gooch
DECISION **APPROVE**

REFERENCE **06/18/0124/F**
PARISH Martham 13
PROPOSAL First floor extension over part garage

SITE 150 Repps Road Martham
GREAT YARMOUTH NR29 4QZ
APPLICANT Mr J Burnett
DECISION **APPROVE**

REFERENCE **06/18/0145/F**
PARISH Martham 13
PROPOSAL Proposed conservatory and PV panels to side elevation

SITE 19 Willow Way (Plot adjoining) Martham
GREAT YARMOUTH NR29 4SB
APPLICANT Mr Elliott
DECISION **APPROVE**

REFERENCE **06/18/0191/F**
PARISH Martham 13
PROPOSAL Proposed two storey extension to rear and internal alterations

SITE Paston Cottage 6 Black Street Martham
GREAT YARMOUTH NR29 4PN
APPLICANT Mr & Mrs Oldfield
DECISION **APPROVE**

REFERENCE **06/18/0196/F**
PARISH Martham 13
PROPOSAL Single storey annexe to the rear

SITE 78 Repps Road Martham
GREAT YARMOUTH NR29 4QT
APPLICANT Mr D Floate
DECISION **APPROVE**

**PLANNING APPLICATIONS CLEARED BETWEEN 01-MAY-18 AND 31-MAY-18
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| | |
|-----------|--|
| REFERENCE | 06/18/0106/F |
| PARISH | Ormesby St.Marg 16 |
| PROPOSAL | Proposed construction of 7 detached bungalows with attached garages |
| SITE | 14 Beach Road (Land adj) Scratby GREAT YARMOUTH NR29 3AJ |
| APPLICANT | Mr A Philpott |
| DECISION | APPROVE |
| <hr/> | |
| REFERENCE | 06/18/0137/F |
| PARISH | Ormesby St.Marg 16 |
| PROPOSAL | Vary cond. 2 of 06/16/0805/F - Amendments to approved plan - retain the extg bungalow & bld bungalow instead of hse plot 1 |
| SITE | Green Acre Yarmouth Road Ormesby St Margaret GREAT YARMOUTH NR29 3QQ |
| APPLICANT | Mr A Pembroke |
| DECISION | APPROVE |
| <hr/> | |
| REFERENCE | 06/18/0140/F |
| PARISH | Ormesby St.Marg 16 |
| PROPOSAL | Proposed rear extension, 2 storey extension over existing garage and re-roof of entire property |
| SITE | 6 Spruce Avenue Ormesby St Margaret GREAT YARMOUTH NR29 3RY |
| APPLICANT | Mr C Coulam |
| DECISION | APPROVE |
| <hr/> | |
| REFERENCE | 06/18/0171/CD |
| PARISH | Ormesby St.Marg 16 |
| PROPOSAL | Discharge of conditions 6 and 7 of Planning Permission 06/14/0604/F |
| SITE | 14 Beach Road Woodland Scratby GREAT YARMOUTH NR29 3AJ |
| APPLICANT | Mr T Philpott |
| DECISION | APPROVE (CONDITIONS) |
| <hr/> | |
| REFERENCE | 06/18/0190/F |
| PARISH | Ormesby St.Marg 16 |
| PROPOSAL | Proposed erection of brick walls to boundary |
| SITE | The Old Chapel Scratby Road Ormesby St Margaret GREAT YARMOUTH |
| APPLICANT | Mr & Mrs Cobb |
| DECISION | APPROVE |
| <hr/> | |
| REFERENCE | 06/18/0197/F |
| PARISH | Ormesby St.Marg 16 |
| PROPOSAL | Proposed single storey rear extension. Single storey front extn & raising of garage roof to provide room at 1st floor |
| SITE | 25 Symonds Avenue Ormesby St Margaret GREAT YARMOUTH NR29 3PN |
| APPLICANT | Mr B Self |
| DECISION | APPROVE |
| <hr/> | |

**PLANNING APPLICATIONS CLEARED BETWEEN 01-MAY-18 AND 31-MAY-18
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| | |
|-----------|---|
| REFERENCE | 06/18/0199/F |
| PARISH | Ormesby St.Marg 16 |
| PROPOSAL | Sub division of garden to form plot for detached bungalow and garage |
| SITE | 12 Meadowcroft Bungalows Yarmouth Road Ormesby St Margaret GREAT YARMOUTH NR29 3QQ |
| APPLICANT | Mr D Girdlestone |
| DECISION | REFUSED |

| | |
|-----------|---|
| REFERENCE | 06/18/0240/M |
| PARISH | Rollesby 13 |
| PROPOSAL | Agricultural determination - Construction of steel framed building for the storage of crops |
| SITE | The Grange Fleggburgh Road Rollesby GREAT YARMOUTH NR29 5AJ |
| APPLICANT | Mr C Tacon |
| DECISION | DETAILS NOT REQ'D |

* * * * End of Report * * * *

PLANNING APPLICATIONS CLEARED BETWEEN 01-MAY-18 AND 31-MAY-18 FOLLOWING

| | |
|-----------|---|
| REFERENCE | 06/18/0069/F |
| PARISH | Filby 6 |
| PROPOSAL | Construct 2 new dwellings and refurbish extg semi-detached dwelling for affordable rent. New vehicular access |
| SITE | 1 Ormesby Lane Filby GREAT YARMOUTH NR29 3HX |
| APPLICANT | Orwell Housing Association |
| DECISION | APPROVE |

| | |
|-----------|--|
| REFERENCE | 06/17/0722/F |
| PARISH | Great Yarmouth 7 |
| PROPOSAL | Second floor extension to the front of the hotel, comprising of 12 new rooms |
| SITE | Cliff Hotel Cliff Hill Gorleston GREAT YARMOUTH |
| APPLICANT | Mr D Ferguson, East Anglian Hotels Ltd |
| DECISION | APPROVE |

| | |
|-----------|---|
| REFERENCE | 06/18/0110/SU |
| PARISH | Great Yarmouth 7 |
| PROPOSAL | Construct 70 no beach huts with amenity block and associated services |
| SITE | Lower Esplanade Gorleston GREAT YARMOUTH NR31 6BT |
| APPLICANT | Great Yarmouth Borough Council |
| DECISION | APPROVE |

| | |
|-----------|--|
| REFERENCE | 06/18/0064/F |
| PARISH | Great Yarmouth 14 |
| PROPOSAL | Clear weather hoardings exterior of restaurant. All hoardings within stainless steel frames and logo to face |
| SITE | 6 Marine Parade Hinchinbrook Restaurant GREAT YARMOUTH NR30 3AH |
| APPLICANT | Mr G Mavroudis |
| DECISION | APPROVE |

| | |
|-----------|---|
| REFERENCE | 06/17/0339/O |
| PARISH | Hopton On Sea 2 |
| PROPOSAL | Proposed res.development (up to 200 dwellings) & open space associated works including allotments |
| SITE | Lowestoft Road (Land East of) Hopton GREAT YARMOUTH NR31 9BD |
| APPLICANT | Norfolk County Council |
| DECISION | APPROVE |

* * * * End of Report * * * *