



GREAT YARMOUTH
BOROUGH COUNCIL

Development Control Committee

Date: Wednesday, 19 August 2020

Time: 16:00

Venue: Remotely

Address: [Venue Address]

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

5 - 14

To confirm the minutes of the meeting held on the 15 July 2020.

4 APPLICATION 06-20-0130-F - LOW ROAD (LAND SOUTH OF) MARTHAM

15 - 26

Report attached.

5 APPLICATION 06-19-0714-F - FORMER GREENFIELDS NURSERY, CHERRY LANE, BROWSTON

27 - 36

Report attached.

6 PLANNING APPLICATIONS CLEARED BETWEEN 01 JULY AND 31 JULY 2020 UNDER DELEGATED POWERS

37 - 43

Report attached.

7 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.

Development Control Committee

Minutes

Wednesday, 15 July 2020 at 16:00

Present :

Councillor Annison (in the Chair); Councillors Bird; Fairhead; Flaxman-Taylor; Freeman; Hammond; Mogford; Myers; Wainwright; Williamson; B Wright and T Wright

Councillor G Carpenter attended as substitute for Councillor Lawn.

Also in attendance :

Ms C Whatling (Monitoring Officer); Mr D Minns (Planning Manager); Mr R Tate (Planning Officer) Mr C Green (planning Officer) and Mrs S Wintle(Corporate Services Manager)

1 APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillor Lawn.

2 DECLARATIONS OF INTEREST

There were no declarations of interest declared at the meeting.

3 MINUTES

The minutes of the meeting held on the 17 June 2020 were confirmed subject to the addition of Councillor B Wright to those present at the meeting.

4 APPLICATION 06-17-0745-F - WILD DUCK CARAVAN PARK, HOWARDS COMMON, BELTON

The Committee received and considered the Planning Officer's report which presented a proposed change of use to convert an existing touring and camping site to form additional 50 static caravans and ten safari tents (existing), relocation of an existing touring site to provide 75 pitches, new touring services building on part of an existing golf course, and change of use of part of the existing Belton common for a new golf course.

Members received a comprehensive presentation from the Planning Officer.

The Planning Officer advised that the application was in three parts and all three parts of the application were outside the residential envelope for the village of Belton.

Members were advised that the site in question was a long long-established holiday site. There is little record of substantial expansion of the site or other intensification of use for the last 15 years. In 2001 some layout changes within the site were authorised and there is record of several instances of improvements to the communal facilities available for the clientele, within the existing core of the overall caravan site.

The Planning Officer advised that Belton and Browston Parish Council had objected to the application and that these objections had mirrored those raised by other correspondents with the addition of the concerns around traffic generation and the impact to the village, harm to wildlife and overburdening of local services and utilities.

The Parish Council for Fritton and St Olaves had also objected to the application as they felt the application was outside development limits, capacity issues with the local highway and overburdening of the drainage systems.

It was advised that a number of local neighbours and residents had submitted their objections to the application, and it was noted that there had also been several letters of support for the application.

Members were advised of the External consultations that had been received and were advised that the external consultees had recommended a number of suggestions relating to the application.

A number of site photographs were shown to Members which had looked at a number of different views of the site and proposed accesses.

Members were advised of the key points of the application which highlighted the current policy which showed the Wild Duck as bring a "Tourism accommodation site" and the whole of the Caldecott Hall site as a "Tourism facility" under current policy and current policy is not specifically against tourism accommodation being placed on tourism facility sites, although it was noted that the emergent plan and associated proposals map did not identify "tourism facilities" only highlighting tourism accommodation.

Economic Matters:- it was advised that the application had not provided information as to whether new jobs would be created if the application was to be approved, Members were advised that there would be some safeguarding of existing jobs due to increase in the number of static caravans and this would bring an increase into the tourism factor to the Borough.

Landscape Character and Impact on Broads Area - It was noted that the site was characterised as being a Sandling Common Landscape and would remain of such character if the application was to be approved, and there would be a small single story amenities block to be added to the touring caravan part of the application site.

Habitat loss and Compensation for loss :- A "Grampian" condition was recommended to ensure the remediation of at least a hectare of land to offset the clearing of trees and ground cover from the fairway and putting green area from the county wildlife site.

Impact on Neighbours - It was confirmed that there are no neighbours close to the application site. Members were advised that the existing Wild Duck caravan park site already has entertainment facilities within the existing site with no proposals to introduce any new entertainment.

Prospective Public Rights of Way over parts of the County Wildlife site - Members were advised that this would not be material in consideration for the application as this claim had not yet been examined by the County Council's Legal Team and therefore no public rights of way existed at the current time.

The Officer advised that the application was recommended for approval, subject to a Section 106 agreement requiring conclusion before the release of a planning consent, for Recreational Activity Mitigation, and to deal with the handover offered by the applicant of undeveloped parts of the County Wildlife site to the Parish Council. The officer commented that this offer was not however considered significant in determining the recommendation for approval as it was the condition suggested ensuring compensating management of an equivalent area off site that would determine whether the loss of the wildlife site in part for golfing was acceptable.

The Planning Officer advised of a number of conditions which should be considered as part of the approval along with a condition to limit static caravan numbers to 50.

Councillor T Wright asked with regard to the conditions limiting the application to holiday use only in light of caravan owners wanting to use the site all year round. The Planning Officer advised that the recommendation had not suggested a closed period as there was no current planning condition limiting park occupancy periods.

Councillor T Wright asked what was being put in place at the touring site by way of toileting facilities. The Planning Officer advised that these details were

recommended as to be provided by condition but the applicant had stated they would be single-story.

Councillor Williamson asked with regard to paragraph 5.11 within the report which referred to the Norfolk wildlife trust and the 1 hectare of additional land space and he commented that he could not see anywhere within the report where this land had been identified. The Planning Officer advised that this would be subject to the Grampian condition he earlier referred to and would be discussed between the applicant, other landowners and the Norfolk Wildlife Trust.

Councillor Myers asked with regard to the access for the new touring site and the impact on increase in traffic. The Planning Officer advised that the access would be from the existing Wild Duck caravan site and he advised that County Highways had not objected to the application in view of traffic levels increasing.

Councillor Mogford asked with regard to lighting and the potential of using a dark sky policy.

Councillor Botwright addressed the Committee in objection to the application, he referred to the increase in traffic and felt that this would cause significant issue due to cars already parking and making the roads one lane only. Councillor Botwright referred to Marsh Lane and the public footpath and the lawful authority needed for the caravans to pass over the right of way. He advised that he felt further damage would be caused by the application including that of the expected damage to the wildlife area. He referred to the number of footpaths that could be found at the site and referred to a significant amount of knotweed on the site. Councillor Botwright also referred to potential fire hazards at the site.

Councillor Williamson asked Mr Botwright if the owner of the footpath had objected to the application. He advised that the owners of the land had not been approached by Bourne Leisure and therefore would not have authority to use Marsh Lane Private Right of Way without this.

Councillor T Wright asked Mr Botwright whether the Parish Council would be looking to accept the gift of land from Bourne Leisure if the application was to approved. Mr Botwright advised that the applicant had approached the Parish Council but had advised the Parish Council that they would be responsible for fencing and maintaining the area but would be at significant cost to the Parish Council of which they could not afford.

Councillor Myers as Ward Councillor raised some concern with regard to the application in light of the access at Station Road and this being on a sharp bend and the increase in traffic. Councillor Myers also referred to the loss of wildlife habitat remained a concern.

Members hereby entered into a general debate with regard to the application.

In debating the application the following concerns were raised :-

- Loss of wildlife habitat
- Footpath / right of way
- Land Swap
- 1 Hectare of Land
- Increase in traffic
- Highways issues

Following the debate it was :-

RESOLVED :

That application 06/20/0143/F be approved to subject to a 106 agreement for the recreational Activity Mitigation and conditions: covering holiday use and restrictions to occupancy type and period, preventing vehicular use of Angles way to access the site and agree further details of the crossover point, archaeological investigation, lighting design, fencing, protection of trees and other ecological mitigation, provision of electric vehicle charging points and bicycle storage and further details of the package sewerage treatment plant with particular reference to grease and oil interception. A further condition shall be added to limit the maximum number of caravans to that stated.

5 APPLICATION 06-20-0143-F - LAND AT CALDECOTT HALL, BECCLES ROAD, FRITTON

Members considered the Planning Officer's report which presented a re-development of a former golf driving range area, a part of the short 18 hole golf course for 157 static holiday caravans, including associated landscaping, formal and informal areas of open space, access and internal foot paths.

Members received a comprehensive presentation from the Planning Officer.

It was reported that the application sought full planning consent for the placement of 157 static caravans for holiday purposes on land, and it was advised that the the details of layout would be subject to a caravan site licence.

Members were advised that the proposal sought to make use of the land as a static holiday caravan site with access paths and open areas towards the centre and west end of the site and under the power lines where covenants would prevent development.

It was reported that the access would either be tarmacked or hard-cored and Members were advised that the applicant had stated a willingness to work with the County Council to create a suitable surface for vehicular increases access whilst respecting the unclassified highway context.

The Planning Officer advised that The applicant's agent had explained that the model for this site in terms of tenure would be the onward sale of caravans to members of the public on an individual basis for their use as a holiday home and somewhere they can then let out to other holidaymakers on an individual basis, it was noted that this is the model used by this developer on other sites that it owns. Owners pay an annual charge towards shared maintenance costs within the caravan park.

A number of visual images were shown to Members of the application site and the proposed development.

Members were advised that both Fritton St Olaves and Belton and Bradwell Parish Council had objected to the application and it was noted these objections mirrored those that had been raised by other correspondents with the addition of the Occupancy of the caravans being close to the power lines, the impact on the doctor's surgery and the cumulative impacts of caravan parks generally in the area in conjunction with the application by the Wild Duck for expansion.

It was reported that there had been a number of objections raised by the Neighbours and residents of the village and these were summarised within the Planning Officer's report.

External consultations were included within the Planning Officer's report and Members were advised of the conditions which had been requested as part of the application.

Members were advised of the key points to be considered for the application which included the following :-

Current and Emergent policy - current tourism policies are relatively supportive of the application as within tourism facility enclosure although it was noted that the emerging policy no longer designated the tourism facility.

Earlier Hotel permission - Members were advised that there had been an earlier hotel permission for a 100 bed hotel back in 1997.

Traffic generation and County Highways support - It was noted that highways were in support of the application.

Angles Way, character. Crossover point surface - Character of this will be affected due to the development and therefore there was a need to look at how this is surfaced to avoid this being broken up

Broads Area relationship - raised concern around the cumulative impact of the large number of tourism facilities within the area.

landscape impact - very low landscape impacts due to tree belt around the proposed development.

It was advised that the application was recommended for approval subject to a 106 agreement for the recreational Activity Mitigation and a number of conditions.

Councillor Williamson asked if Caldecott Hall had indicated if they were going to replace the driving range and the lost 5 holes elsewhere on site, the Planning Officer advised that this was not to be replaced.

Councillor Myers asked with regard to the access to the bar area and whether this would be membership only along with the swim and gym facility.

Councillor Wainwright asked with regard to the facilities on site that were now operated by Sentinel Leisure Trust which was operated on a membership basis, he noted that the swimming pool facility was a small facility.

Margaret Shelley, agent for the applicant summarised the main points of the application to Members on behalf of the applicant.

Councillor T Wright asked with regard to the facilities on site and whether these would be open to Members of the public and holiday users, Margaret advised that this was open to the public and also those that have a membership.

Councillor Bird asked with regard to the units and whether these can be brought or if they were leased, Margaret advised that these could be brought from Tingdene themselves and then put on a plot which would then be leased from Tingdene or owner caravans could be moved onto the site and then the plot leased from Tingdene.

Councillor Myers as Ward Councillor raised some concern with regard to the onsite facility and dealing with increased capacity.

Members hereby entered into a general debate.

RESOLVED :

That application 06/20/0143/F be approved to subject to a 106 agreement for the recreational Activity Mitigation and a number of conditions.

6 APPLICATION 06-20-0106-F - IVY HOUSE, BECCLES ROAD, FRITTON

Members received and considered the Planning Officer's report which presented an application for a terrace of three two-bedroomed dwellings.

Members received a comprehensive overview presentation from the Planning Officer which detailed contents within the report.

The Planning Officer reported that since the publication of the report the expiry date for the application had been extended to the 17 July and Section 5 within the report on page 48 reference to the policies within the draft local plan had now been superseded by the Final Local Plan draft policy therefore now irrelevant. He also advised that 9.25 on page 57 within the report the land housing supply should read 3.42.

The Planning Officer reported that the application site was located in the side garden of Ivy House, a detached red brick two storey dwelling. The proposed development properties would be located opposite the Fritton Village sign which is within a triangular grassed area between the Beccles Road (A143) and Church Lane.

It was reported that the application site was located partially outside the village development limits of Fritton, which according to the Draft Local Plan Part 2, the south west of the settlement Development Limits had been brought in to reduce further backland development from occurring. The site measured 30 metres across at the frontage with Church Lane, with a narrow strip of 6 metres being located within the Development Limits and 24 metres of the frontage being located outside the village development limits.

Members were advised that objections had been received from the the local Parish Council together with four letters of objections from neighbours as part of the public consultation period, concerns were summarised to Members.

Members were advised that a number of objections were relating to the layby which did not form part of the application to be considered.

The Planning Officer summarised the comments that had been received from the External Consultees together with conditions that had been suggested as part of the application.

Members were shown a number of visual images relating to the application site.

The Planning Officer advised that whilst the development does extend out of the village development limits, it was not considered that the proposal represented an unwanted intrusion into the countryside beyond the obvious visual limits of the settlement, with there being development to the northern side of Church Lane. It was recommended to condition a planting schedule to ensure that appropriate hedging is provided on the eastern and southern boundaries of the plot. Members were advised that it was considered that the proposal represented an appropriate addition to the dwellings at the outer edge of the settlement.

The Planning Officer advised that there had been no objections raised on the grounds of ecology, although a nesting bird informative had been recommended with conditions to mitigate for the loss of habitat nesting on site.

The Planning Officer advised that the proposed development provided two parking spaces per dwelling which was compliant with the parking standards, set out by County Highways, for a two bedroom dwelling.

Members were advised that from objections that had been received from neighbours with regard to overlooking and overshadowing onto Angle cottages . The proposed dwellings would be situated 9.5 metres from the highway with an additional 40 metres (to the north east) to the western elevation of Angle Cottages. This was considered that a sufficient distance so that the levels overlooking, and overshadowing would not have a significant adverse impact on residents.

The Planning Officer advised that the application was recommended for approval subject to the conditions raised within the report.

Councillor Myers sought clarification of the rear of proposed property number 3 and the how close that was to be situated from the boundary. This was confirmed as 1.5 at the front of the plot narrowing to 1.3 at the back of the house. Councillor Myers also asked with regard to the proposed car parking at the front of the properties and whether there was turning facilities, it was advised that cars would have to move and use the turning in front of properties 1 and 2.

Councillor T Wright asked with relation to the construction and the access to the site for construction works and whether there were any proposals for closures of roads. The Planning Officer advised of an alternative route residents to access if there were any obstructions.

Councillor Hammond asked with regard to possible guest parking at the side of property 3 and whether this had been discussed this with the applicant. It was advised that this would have to be discussed with Highways in the first instance.

Mr Jerry Stone, agent provided Members with a summary of the application on behalf of the application he advised that it was intended to be an off site construction with Panels being delivered to the site and erection is quick in order to ensure minimal disruption.

Councillor Williamson asked with regard to the external finish of the building, Mr Stone confirmed these would remain as brick.

RESOLVED :

That application 06/20/0106/F be approved subject to conditions as detailed within the Planning Officer's report.

7 DELEGATED DECISIONS CLEARED BETWEEN 1 JUNE AND 30 JUNE 2020

The Committee received and noted the delegated decisions cleared between the 1 June and 30 June 2020.

8 ANY OTHER BUSINESS

There was no other business to be discussed.

The meeting ended at: 18:00

Reference: 06/20/0130/F

Parish: Martham

Officer: Chris Green

Expiry Date: 16-06-20

Applicant: Cripps Developments

Proposal: Development of site for 32 residential dwellings. (in conjunction with adjacent site with Reserved Matters ref: 06/20/0075/D)

Site: Low Road (Land south of) Martham

REPORT

1. Background

- 1.1 This is a full planning application for residential development but needs to be read in conjunction with the outline permission and current reserved matters application for the site immediately to the east through which it is accessed.

2. Site and Context

- 2.1 This site is set to the north side of the C class Repps Road, the principle route into Martham village from the west and A149 road. Slightly to the west of the site is the Martham West Broiler Farm. The site is behind property fronting the north side of Repps Road that is shown as not within the village limits. The land is categorised as Grade 1 agricultural and is not within the village development limits. In the north east corner of the site there is an existing bungalow and to the centre of the north boundary some outbuildings shown on the plans as to be demolished.
- 2.2 Low road an unclassified and narrow road occupies the north boundary of this proposal site and runs into Cess Road around 30m to the east of this site at roughly the midpoint of the proposed open space within the scheme already approved in outline. Cess Road leads to the River Thurne
- 2.3 The wider two sites are fringed by existing development, with bungalows within Pear Tree Close and development occupying the whole east fringe of the approved site with three further bungalows (approved 2007) along part of the north of that site fronting Cess Road. To the south of this site are a row of detached houses fronting Repps Road. There is a single further existing bungalow to the south side of the already approved outline scheme that is enveloped on three sides by that scheme.

- 2.4 Repps Road is at this point within the 30mph zone with the westernmost of the two points of connection approved under the outline permission for the larger site being 150m approximately from the point where Repps Road becomes National Speed Limit.
- 2.5 The GY landscape Character Assessment defines this land as being within the north east fringe of the G2 Settled Farmland where limited views are framed by extensive enclosure hedges and narrow lanes.
- 2.6 There is an existing bus stop 250m to the east of the site approved in outline. Services 1 and 1A serve points east and south, Winterton to Yarmouth and Lowestoft at peak 30-minute intervals. There is a daily service in addition to Acle and two daily services to North Walsham.

3. Proposal

- 3.1 The proposal is for 32 dwellings on 1.35 hectares of land
- 3.2 The mix is as follows for open market
- 2 bed bungalow: 3
 - 3 bed bungalow: 21
- 3.3 and the following mix for affordable homes as initially submitted:
- 1 bedroom bungalows 6
 - 2 bedroom bungalows 2
- Later adjusted to
- 1 bedroom bungalows 4
 - 2 bedroom bungalows 4
- 3.4 Thus eleven of the 32 dwellings are smaller types 1 and 2 bed types, giving a density of 25 dwellings to the hectare.
- 3.5 Accompanying both proposals are the following documents:
- Planning statement
 - Design and Access Statement
 - Arboricultural Impact Assessment
 - Ecology Appraisal
 - Transport Study
 - Contamination Report
 - Flood risk assessment (after submission)

4. Relevant Planning History

- 4.1 This application site is to the immediate west of the site approved in outline for the same developer as 06/18/0149/O for up to 56 dwellings on 11 October 2019 and subject to a reserved matters application reference 06/20/0075/D currently undetermined for 47 dwellings and a larger area of open space. Both

this site and the linked site are outside adopted plan development limits. The site approved in outline is shown included within the emergent proposals map as a result of its approval in outline, but this site subject to this application is not.

4.2 Of other relevant history, is the approval in outline of a site to the south of Repps Road for 144 dwellings under application 06/16/0435/O on 22 February 2018, now expired as a result of the time limit for reserved matters being 2 years and the expiry date pre-dating the commencement of the impacted period created by the pandemic and subject to central government mandated extensions of time. In the interim this land was shown as included on the proposals map for emergent policy. This scheme would have funded a roundabout at the point where the speed limit currently reduces from 60 to 30 mph.

4.3 There is a further full application on the eastern part of the land covered by the above referenced outline application for 46 dwellings reference 06/19/0639/F as yet undetermined.

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

5.1 Parish Council Object as outside development limits. The local roads, schools, doctors cannot cope with the development pressures. The land is grade 1 agricultural land

5.2 A number of neighbours have objected on the following summarised grounds:

- This is an overdeveloped village.
- Roads are inadequate, with queues at the A149. The roundabout negotiated with one of the other local schemes will not occur if this application alone proceeds losing the speed reduction benefits.
- We will lose our view over open peaceful countryside.
- There is no need for building here. There are empty properties in the borough which could be renovated and re-used at a lower cost.
- The bottom of the field floods, as it is on a slope.
- Because of levels bungalows will be higher than other property leading to overlooking.
- Property value will suffer.
- There is a lot of wildlife on the field.
- The local roads, schools, doctors cannot cope with the development pressures.
- The footway link into Peartree Avenue will reduce tranquillity for a residence serving children and adults with disabilities.
- The land is grade 1 agricultural land.

5.3 The CPRE objects on grounds that there are six applications around Martham testing the lack of published housing land supply, that could if all built add 530 homes to the village and permissions account for 350 already. The proposal

is on Greenfield land and will put pressure on local infrastructure and lead to intrusion into the Countryside.

Consultations – External

Norfolk County Council

- 5.4 Highways** –County highways do not object as vision splays and pedestrian access footways are sufficient, providing conditions to agree both construction geometry and details to adoptable standards are attached and roads and footways to binder course before occupation. A Construction Traffic Management Plan and Access Route is required and must be enacted on site in the agreed form
- 5.5 Archaeology** - No further work is required on the this western site covered by this application. Further work needs to be agreed on the larger part to the east subject to reserved matters where the model conditions still apply.
- 5.6 Fire Service** - No objection. Compliance with building regulations required.
- 5.7 Norfolk County as Infrastructure** providers have requested contributions under section 106 for a hydrant over and above that triggered at the 50th house by the adjacent scheme and for library contributions at £75 pre dwelling. As there is current school capacity they are not requiring contributions towards increased capacity.
- 5.8 Local Lead Flood Authority** object in regards to the drainage “half time” exceeding 24 hrs. Further testing was underway week commencing 3rd August 2020, and the results of this will feed in to revised proposals that should be available shortly after the closing date for report writing. Any further feedback from the Local Lead Flood Authority will be reported to committee if available at the time of the meeting. (See the recommendation section for implications).

Other External Consultees

- 5.8 Anglian Water** - There are assets owned by Anglian Water or those subject to an adoption agreement within or close to the development boundary that may affect the layout of the site. Anglian Water would ask for a standard note to be included.
Wastewater Treatment: The foul drainage from this development is in the catchment of Caister - Pump Lane Water Recycling Centre that will have available capacity for these flows. Used Water Network: The sewerage system at present has available capacity for these flows.
Surface Water Disposal: The preferred method of surface water disposal would be to a sustainable drainage system (SuDS) with connection to sewer seen as the last option. The Local Planning Authority should seek the advice of the Lead Local Flood Authority or the Internal Drainage Board.
- 5.9 The Internal Drainage Board** notes that infiltration drainage might not be feasible and that if drainage is to be to a watercourse its own consenting regime will be triggered and might frustrate development.

- 5.10 **Natural England** note the proximity of the Broads Area and potential for impact. They seek green infrastructure on site and financial mitigation of cumulative effects of development.

Consultation - Internal GYBC

- 5.11 **Environmental Health – (contaminated land, noise, air quality)** Request a suite of land contamination conditions following the findings of the phase 1 appraisal that accompanied the application in outline. They also request air quality and construction site operating hours. On a site of this size it is considered appropriate to make these conditions.
- 5.12 The **Head of Housing** initially raised concerns that the mix of the proposed affordable units offered insufficient 2-bedroom homes, and therefore did not reflect need. The applicant has altered the mix so that this site delivers eight number two-bedroom dwellings across both sites, and satisfaction has been expressed with this. (There are now four one bedroom and four two bedroom affordable homes proposed).

6. Assessment of Planning Considerations: Policy Considerations:

National policy

- 6.1 Paragraph 47 of National Planning policy Framework states: Planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise
- 6.2 At present the Council is unable to demonstrate a 5-year supply of deliverable housing sites. Paragraph 11(d) of the NPPF, the lack of five-year supply should weigh heavily in favour of the application unless any adverse impacts of doing so would significantly and demonstrably outweigh benefits when assessed against the policies in the Framework taken as a whole. As this site makes a significant contribution including affordable housing delivery this issue is considered to carry significant weight.

Local Policy Adopted Core Strategy

- 6.3 Great Yarmouth Borough adopted Local Plan Policy CS1 - "Focusing on a sustainable future" seeks to create sustainable communities where growth is of a scale and in a location that complements the character and supports the function of individual settlements. This is a major development on unallocated land. Martham is a primary village where 35% of borough wide development is advised as focussed.
- 6.4 The number of objections and the lack of community involvement that is implicit where a site has been allocated as part of the planning process challenges the community's aspirations.

- 6.5** There is little long-term economic benefit associated with the proposal. Affordable housing, self-build and adaptable homes will be delivered along with public open space within the other land adjacent.
- 6.6** This site is 200m from the Repps Road Co-op supermarket, this village has two supermarkets run by the Co-op, and the emergent policy allocation site MA1 is around the same distance from the other supermarket, so the proposal site is well located for services.
- 6.7** Policy CS3 - Addressing the borough's housing need dates to adoption in 2015. The housing requirement derives from the Core Strategy which the Council considers to be out-of-date as it will be five years old in December 2020 and the emerging Local Plan reflects this at policy UCS3. This emergent policy reduces predicted need from 7,140 to 5,303, the supporting text lays out what has been achieved to date and where delivery is likely to be provided and on that basis, there is considered to be a buffered five year supply available.
- 6.8** The need will be reassessed in accordance with NPPF paragraph 73 which requires the five-year supply to be assessed on the basis of the local housing need calculated using the national standard methodology set out in the NPPF. Under this the housing requirement for the five-year supply is 2,142 as opposed to 3,367. The April 2019 Five Year Supply indicates a supply of 2,302 homes over the five-year period. Therefore, against the local housing need figure the Council will have a five-year supply. This however will be the situation predicted to exist in December of this year rather than now.
- 6.9** Policy CS4 - Delivering affordable housing requires 20% of housing on this site be provided as affordable, for 33 dwellings this requires 6.6 dwellings to be provided. This proposal for eight is to be read with the reserved matters proposal reference 06/20/0075/D which also proposes a further eight to provide 20% across the two sites of 80 dwellings in total. Emergent policy H2 formalises this principle by requiring the consideration of cumulative site numbers on affordable housing requirements.
- 6.10** Policy CS9 - "Encouraging well-designed, distinctive places": greenfield site with limited opportunity for linkages being on a former field where the road to the north suffers from being narrow and outside the village so unrestricted with regard to speed and where hedgerows, themselves desirable as retained would constrain vision from any pedestrian or cycle access. The layout shown has some formality looped roads and a public open space within the adjacent reserved matters application site, that can assist with distinctiveness. The use of bungalows will greatly assist in settling this urban expansion into the landscape given the current and enhanced boundary hedging.
- 6.11** Emergent plan: This plan and proposals map encloses the outline application adjacent and now subject to a reserved matters application within the village physical limits, as too it does for the site south of Repps Road, whereas this linked site is shown still as outside those limits.

- 6.12 Policy MA1: Land north of Hemsby Road, Martham, identifies land north of Hemsby Road (4.08 Hectares) as an allocated for approximately 95 residential dwellings and employment development.
- 6.13 The GY landscape Character Assessment G2 Settled Farmland identifies this area as having limited views, framed by extensive enclosure hedges and narrow lanes. It suggests in management terms that hedges should be retained, and narrow lanes not altered by modern highway engineering impositions.

The Emergent Local Plan

- 6.14 Policy GSP1: “Development Limits” repeats and reinforces existing spatial policy stating “development will not be permitted on land outside of Development Limits except where it comprises the use and development of land associated with agriculture or forestry; or specific policies in the Local Plan indicate otherwise
- 6.15 Policy UCS3: “Adjustment to Core Strategy Housing Target” recognises that the housing requirement over the plan period needs to be reduced to reflect the objectively assessed need as updates from 7140 units to 5303 new dwellings, this has the effect of giving the Borough a five year housing supply reinforced by recent approvals for outline permission on housing land allocations within the emergent plan and therefore removing the lack of supply argument, upon adoption. At present this carries little weight, and the delivery of 32 homes carries weight in the circumstances here.

7. Local Finance Considerations:

Under Section 70(2) of the Town and Country Planning Act 1990 the council is required when determining planning applications to have regard to any local finance considerations, so far as material to the application. Local finance considerations are defined as a government grant such as new homes bonus or the Community Infrastructure Levy. It is noted that the Borough of Great Yarmouth does not have the Community Infrastructure Levy. Whether or not a local finance consideration is material to a particular decision will depend on whether it could help to make the development acceptable in planning terms. It would not be appropriate to make a decision on the potential for the development to raise money for a local authority. It is assessed that financial gain does not play a part in the recommendation for the determination of this application. There are section 106 contributions required by policy that would provide an offsetting justification for the proposal, in terms of wider public benefit and requirement to provide affordable homes.

8. Shadow Habitats Regulation Assessment

- 8.1** The applicant has submitted a Shadow Habitat Regulations Assessment (HRA). It is confirmed that the shadow HRA submitted by the applicant has been assessed as being suitable for the Borough Council as competent authority to use as the HRA record for the determination of the planning application, in accordance with the Conservation of Habitats and Species Regulations 2017.
- 8.2** The report rules out direct effects in isolation; but accepts that in-combination likely significant effects cannot be ruled out from increased recreational disturbance on the, Winterton Dunes SPA. The report identifies that despite the proximity of the nearby Broads SAC, recreational access (and potential for disturbance) to the SAC is extremely limited. An Appropriate Assessment (AA) has been carried out. The AA considers that there is the potential to increase recreational pressures at Winterton Dunes SPA, but this is in-combination with other projects and can be adequately mitigated by a contribution to the Borough Council's Habitats Monitoring & Mitigation Strategy (£110 per dwelling) to ensure that there will be no adverse effects on the integrity of the internationally protected habitat sites.
- 8.3** The Borough Council as competent authority agrees with the conclusions of this assessment. To meet the mitigation requirements, it is recommended that the appropriate contribution is secured by either S.111 or S.106 agreement.

9. Concluding Assessment

- 9.1** Eleven of the 33 dwellings are of the smaller one- and two-bedroom types and this is considered in line with type and mix policy. The housing officer has requested a different affordable housing offer as a result of changed circumstances relating to need and supply over the last six months, wanting fewer 1-bedroom bungalows and more with two bedrooms. The affordable contribution taken with the adjoining site in the same ownership is compliant with policy. At a density of 25 dwellings to the hectare this is considered an appropriate use of land given the village fringe setting.
- 9.2** Impact on landscape character: Given the limited views in and out of this site and the proposal being for bungalows, the wider landscape impacts are limited and the proposal to plant trees within the open space area forming part of the outline site will be of benefit if reinforced by native hedgerow too. The existing hedge on Low Road shall be maintained by condition.
- 9.3** Impact on Broads Area and the Upper Thurne and Broads and Marshes SSSI. The site is sufficiently removed from this designation not to have material impact upon it, and the site containment on hedgerows will serve to visually separate it.
- 9.4** Amenity impact for existing neighbours. As an all bungalow development with the exception of one house within this site but abounding the outline approval site, there is no potential for material loss of outlook providing permitted rights are removed appropriately for windows into loft spaces, where these might

cause harm. This relates to plots 77 to 80 inclusive at the rear. The dwelling closest to the south boundary overlooking the houses on Repps Road need not be so conditioned as those properties enjoy lengthy gardens.

- 9.5** Highway and transport impact: This proposal for a combined total of 80 units off Repps Road does not benefit from the speed reducing effects of the roundabout that would have been associated with the 144 dwelling outline permission now expired further to the west on Repps Road. Supplementary traffic survey information has been submitted and does suggest speeds might exceed the stated limit, the road geometry does however allow good vision splays and the 56 dwelling scheme using two access points is approved in outline so a further 24 dwellings might be deemed to add a further 12 dwellings using each access point. It is not considered that this level of use should require the provision of a roundabout.
- 9.6** The County in their response to the suggestion that this proposal required a roundabout did take into consideration the existing outline and the new proposal in determining that a roundabout was not required even where none was provided further to the west. The view expressed was that the earlier 144 dwelling application 06/16/0435/O is at the periphery of the village, at the transition in speed limit between 30mph and national speed limit where the local environment offers little encouragement to adhere to the local speed limit of 30mph, whereas this site access point is further into the village envelope, and where the continuous frontage development created will help re-enforce the existing speed limit.
- 9.7** Layout: the highway team are very concerned that the narrowness of Cess Road and Low Road do not make these suitable points of connection for pedestrian or cycle permeability. Connection back into Martham is to be available via a link into Pear Tree Avenue on the midpoint of the east boundary of the approved site. Not forming a link on the north side of the site provides reason to strengthen the boundary planting here, in order to enhance the landscape containment in line with the management plan associated with the Landscape Character Assessment.
- 9.8** Developer contributions: The agreement that runs with the outline application for the adjacent site included affordable housing to be further agreed before construction and contributions made towards wildlife impact mitigation, education funding, sustainable drainage maintenance, library and open space, with clauses to explain how off-site payment for children's play areas should be calculated.
- 9.9** As this site offers eight dwellings as affordable a further s106 agreement is therefore needed to secure affordable housing, contributions towards mitigation impacts on wildlife sites of and the library and fire hydrant requirements are needed before permission is granted.

10. RECOMMENDATION: -

- 10.1** Approve subject to a Section 106 agreement for items listed in 9.19 above and subject to the satisfactory agreement of the local lead flood authority in regard to further infiltration testing and proposals being formulated at the time of report writing for committee closing.
- 10.2** With highway conditions for: Further details of roads and footways be agreed before commencement (adoption standards), and these works completed before occupation, with the exception of final surface finish (ie complete to binder course. A construction site management plan should be agreed before works, and a traffic management plan within that plan.
- 10.3** Land contamination conditions are required following the findings of the phase 1 appraisal and air quality and construction site operating hours conditions are recommended.
- 10.4** Further details for on-site green infrastructure.

Background Papers 06/20/0130/F





Page 26 of 43

Reference: 06/19/0714/F

Parish: Browston

Officer: Chris Green

Expiry Date: 18-02-20

Applicant: Mr Adam Darling

Proposal: Proposed low-carbon dwelling and detached garage together with associated works and landscaping.

Site: Former Greenfields Nursery, Cherry Lane, Browston

REPORT

1. Background

- 1.1 This application is for a larger dwelling on a site that is part agricultural field and part former garden centre and therefore previously developed. There was a prior notification application approved for a barn conversion on part of the site. The site is in a relatively remote location and the recommendation is for refusal.

2. Site and Context

- 2.1 This site represents 7.3 hectares of land dedicated formerly to a commercial nursery and arable fields. The land is rated as Grade 2 agricultural land. The site is outside development limits and outside the Waveney Valley Landscape character area designation which is around 200m to the south. Browston is classified as a tertiary village, it is certainly slightly larger than a hamlet but lacks local services. There is residential development on the 500m long Cherry Lane on both sides of sporadic nature, there being one cluster at the crossroads and then another around this site. This development in the surrounding cluster is all residences dating to the second half of the 20th century. Opposite the site is the entry to the "Waste Transfer" site operated by EE Green, records show this was a sand extraction site.
- 2.2 The site itself is host to the garden centre comprising now overgrown deteriorated relatively low height greenhouses on the south part of the site towards Cherry Lane and this land can be characterised as brownfield, to the north extending to the north boundary with the main A143. To the west of the site and wrapping round the adjacent bungalow there is another field, within the red lined area.

3. Proposal

- 3.1** The proposal is for a larger farmhouse type of development with timbering applied to the upper floor, the form to the front is of side wings with gables and a central porch projection fronting north overlooking the vineyard and field. To the rear there is a large offshoot containing at ground level a swimming pool facing south back to the road. The accommodation is shown as having 5 bedrooms, all having en-suite and the master bedroom a substantial dressing room. There is in addition a downstairs study
- 3.2** The proposed building is set to the north of the area of existing greenhouses with one retained for beekeeping. The field to the south west corner is shown host to an orchard and to the north of the house a vineyard. A solar array is shown in the north field with forestry to the north boundary with the A143. The use of the existing arable field is not defined.
- 3.3** The proposal is described as an low carbon dwelling. There is a list of energy efficiency measures in the planning statement
- 3.4** Accompanying both proposals are the following documents:
- Planning statement /Design and Access Statement
 - Arboricultural Impact Assessment
 - Ecology Appraisal

4. Relevant Planning History

- 4.1** 06/18/0661/PAD recladding of existing agricultural building to create a residence under the provisions of part Q of the GPDO 2015.

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

- 5.1** Parish Council Object as outside development limits. This will set a precedent. As the land around is farmed this would be justified if agriculturally restricted.
- 5.2** A neighbour objects that this is grade 1 land (it is grade 2) and outside development boundaries and not for an agricultural user.

Consultations – External

Norfolk County Council

- 5.3 Highways** –have shown concern that reflects their earlier concerns at part Q stage, primarily related to whether any of the existing nursery function would

endure following any permission for residential use. If such other activities can be removed, then the use as a single dwelling would not be unacceptable on highway grounds.

Consultation - Internal GYBC

5.4 Environmental Health – (contaminated land, noise, air quality)

6. Assessment of Planning Considerations: Policy Considerations:

Effect of permitted development rights

- 6.1** It is considered that this proposal cannot rely on the already permitted conversion of the agricultural building on the site under part Q as precedent justification for this proposal. The proposal is considerably larger and part Q is a tightly restricted permitted right that requires firstly that the proposal is a conversion and not works so substantial as to represent a rebuild and secondly that the envelope of the converted building is not expanded. As both these requirements are challenged by this proposal the part Q permission does not inform decision making in this case. The County Highway team has asked if the part Q approved conversion would endure, if the house was built and while the applicant has said they would not enact it, if the building remained and was not within the footprint of this development it might remain implementable

National policy

- 6.2** Paragraph 47 of National Planning policy Framework states: Planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise
- 6.3** Paragraph 8 of NPPF sets the balance between the "three overarching objectives" the "economic objective" to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure; the "social objective" - to support communities' health, social and cultural well-being; and the "environmental objective" - to protect and enhance the natural, built and historic environment; improve biodiversity, use natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.
- 6.4** On the one hand development for housing here with ancillary bee keeping on a non-commercial basis would create a short-term construction employment, but unless it was deemed a mixed-use site no employment directly in use, whereas the former commercial use has benefit to the local economy if reinstated as would other commercial uses if otherwise acceptable. In this sense the economic argument made is considered to carry little weight.
- 6.5** This proposal is in part on previously developed land but use of the glass houses or of new glass houses for agricultural purposes would be of both

economic and environmental benefit whereas the construction of a larger house would provide the environmental benefit of site restoration alone.

- 6.6** Paragraph 79 of the NPPF invites consideration as to whether this proposal in countryside could be considered to serve the essential needs of agriculture. While the applicant has produced some details of why the site is ideal for bee keeping, this is cited as ancillary to the domestic function, rather than a business and if it were a business that would be of concern to the highway team, if associated with traffic movements. The applicant has stated that this is not a business and that it is about breeding a better bee quality for onward sale to others. There is also a principle that the business has to be able to support the costs of the residence, and the proposal is of large scale with no data to suggest this could be supported or any request for agricultural restriction.
- 6.7** This paragraph also sets out criteria for some exceptional development to be able to occur. The design proposed is not considered aesthetically exceptional adding to the architectural wealth of the nation in the manner envisaged by the national policy. Exceptional innovation is also encouraged and while the proposal is put forward as an ecological solution, the planning statement contains a menu of measures but no further technical detail to substantiate the claim. If this application is a paragraph 79 claim for “exceptional innovation” this detail is needed at an early stage.

Local Policy Adopted Core Strategy

- 6.8** Policy CS02 states around 5% of development might occur in secondary and tertiary villages, so while Browston has some status as a tertiary village development opportunity is expected in the round to be at a very low level.
- 6.9** Some debate in the planning statement is made with regard to Court findings in relation to settlement limits and proposals being adjacent to the limit. This is not the case here as while Browston is a settlement larger than a hamlet, it has no defined limit and so the site is not adjacent to any such limit. In practical terms the distances identified are not contrasted but are beyond normal notions of acceptable walking distance. The applicant has not identified the bus stop on the A143, but this is 500m from the site boundary and so beyond the 400m normally cited as acceptable in examining whether car use would tend to be the preferred option. Emergent policy mapping for the area show Browston as remaining a village without development boundary, reflecting the lack of local facilities.
- 6.10** Pre-application advice was given ref 000019/19, that set down criteria for agricultural restriction and cited saved policy Hou10 where such dwellings should “normally be no larger than 120 square metres” and also suggesting that the scale and position of the proposal submitted at that time was considered excessive. The applicant has not identified the floor area of the proposal, but it appears many times the size mentioned above. Saved policy Hou11 also deals with rural exception sites but is accorded little weight here as the application has not been made as an exception site.

- 6.11** Policy CS03 and NPPF paragraph 122 support development that makes efficient use of land, also citing the availability and capacity of infrastructure and services and the scope to promote sustainable travel modes that limit future car use.
- 6.12** This proposal for a single dwelling on a large site, where the red line invites consideration of the surrounding fields as part of the site is not considered efficient and even if one takes only the area of the former nursery the proposal is still at one dwelling to the hectare.
- 6.13** Policy CS6 "Supporting the local economy" strengthen the local economy and make it less seasonally dependent. This will be achieved by: Encouraging the redevelopment and intensification of existing employment sites, (for employment, not just designated sites) where access is good (accepted not the case here).
- 6.14** Policy CS09 sets out design principles and asks new developments to "respond to, and draw inspiration from the surrounding area's distinctive natural, built and historic characteristics, such as scale, form, massing and materials", and achieve "efficient use of land" and to connect to " historical, ecological or geological interest of a site". It is considered that the large two storey design set back from the modest bungalows fronting Cherry Lane and larger by some proportion in comparison to the houses in Cherry Lane does not respect the scale and character.
- 6.15** Policy CS11 requires mitigation of ecological harms and enhancement and the submitted ecology study does set out nett positive measures.
- 6.16** Paragraph 11d of NPPF considers housing land supply and whether an authority has a five-year supply, and at present Great Yarmouth Borough Council is in shortfall. It is expected that this will change in the near future with allocation of new supply and recalculation of demand and need. Furthermore, the delivery of a single home is afforded less weight than a larger numerical contribution to housing supply.
- 6.17** The proposal is described as an eco-house, but aesthetically relies upon normal developer nuances as to appearance as a traditional farmhouse on a massive scale. While a menu of building environmental features are listed including solar and ground source, no information is specific in demonstrating how the elements proposed work together to achieve a performance exceeding current practice or building regulations requirements and given the large size of the proposal there is no information on per capita energy or water consumption. Given the aspiration to be "low carbon" no mention is made of heat recovery systems, and in the lack of this sort of information no weight can be given with regard to any "exceptional" aspect of the proposal in these terms.
- 6.18** The proposal will have some impact on neighbours, however the large size of the site means that separation distance allows privacy impact to be mitigated.

The scale of the proposal will have some outlook impact for the two near bungalows. The position and scale of the proposal are considered to be alien to the pattern of surrounding development. The other large historic properties such as the Manor or Browston Hall are not considered to form part of the immediate context that would offer justification here.

The Emergent Local Plan

- 6.19 Policy GSP1: “Development Limits” repeats and reinforces existing spatial policy stating “development will not be permitted on land outside of Development Limits except where it comprises the use and development of land associated with agriculture or forestry; or specific policies in the Local Plan indicate otherwise
- 6.20 Policy GSP2 reinforces further the spatial strategy by setting a zero-housing expectation in the smaller villages, Browston is regarded as below this level in the strategy
- 6.21 Policy UCS3: “Adjustment to Core Strategy Housing Target“ recognises that the housing requirement over the plan period needs to be reduced to reflect the objectively assessed need as updates from 7140 units to 5303 new dwellings, this has the effect of giving the Borough a five year housing supply reinforced by recent approvals for outline permission on housing land allocations within the emergent plan and therefore removing the lack of supply argument, upon adoption. At present this carries little weight, but in any case, the delivery of a single home is shown to carry minimal weight in the circumstances here.

7. Local Finance Considerations:

Under Section 70(2) of the Town and Country Planning Act 1990 the council is required when determining planning applications to have regard to any local finance considerations, so far as material to the application. Local finance considerations are defined as a government grant such as new homes bonus or the Community Infrastructure Levy. It is noted that the Borough of Great Yarmouth does not have the Community Infrastructure Levy. Whether or not a local finance consideration is material to a particular decision will depend on whether it could help to make the development acceptable in planning terms. It would not be appropriate to make a decision on the potential for the development to raise money for a local authority. It is assessed that financial gain does not play a part in the recommendation for the determination of this application. There is no section 106 contribution required by policy that would provide an offsetting justification for the proposal, in terms of wider public benefit and no requirement for example to provide affordable homes.

8. Shadow Habitats Regulation Assessment

- 8.1** The applicant has submitted a Shadow Habitat Regulations Assessment (HRA). It is confirmed that the shadow HRA submitted by the applicant has been assessed as being suitable for the Borough Council as competent authority to use as the HRA record for the determination of the planning application, in accordance with the Conservation of Habitats and Species Regulations 2017.
- 8.2** The report rules out direct effects in isolation; but accepts that in-combination likely significant effects cannot be ruled out from increased recreational disturbance on the, Breydon Water SPA. An Appropriate Assessment (AA) has been carried out. The AA considers that there is the potential to increase recreational pressures at Breydon SPA, but this is in-combination with other projects and can be adequately mitigated by a contribution to the Borough Council's Habitats Monitoring & Mitigation Strategy (£110 per dwelling) to ensure that there will be no adverse effects on the integrity of the internationally protected habitat sites.
- 8.3** The Borough Council as competent authority agrees with the conclusions of this assessment. To meet the mitigation requirements, it is recommended that the appropriate contribution is secured by either S.111 or S.106 agreement.

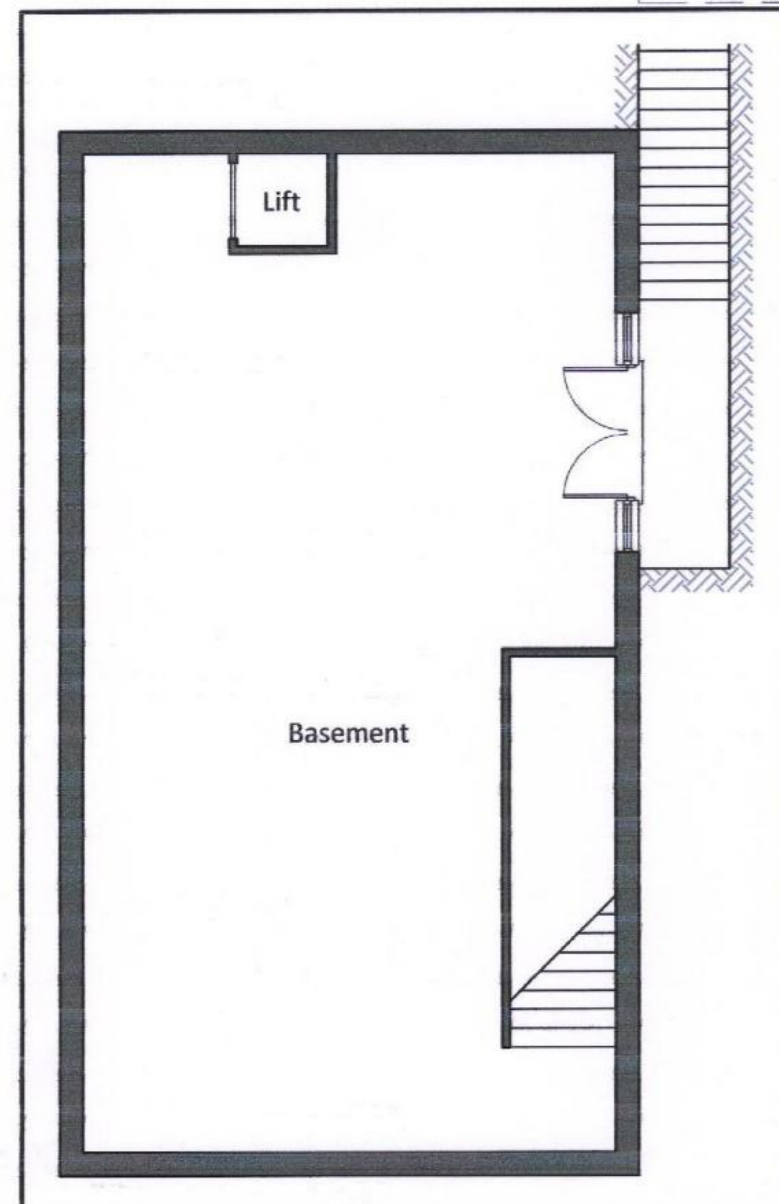
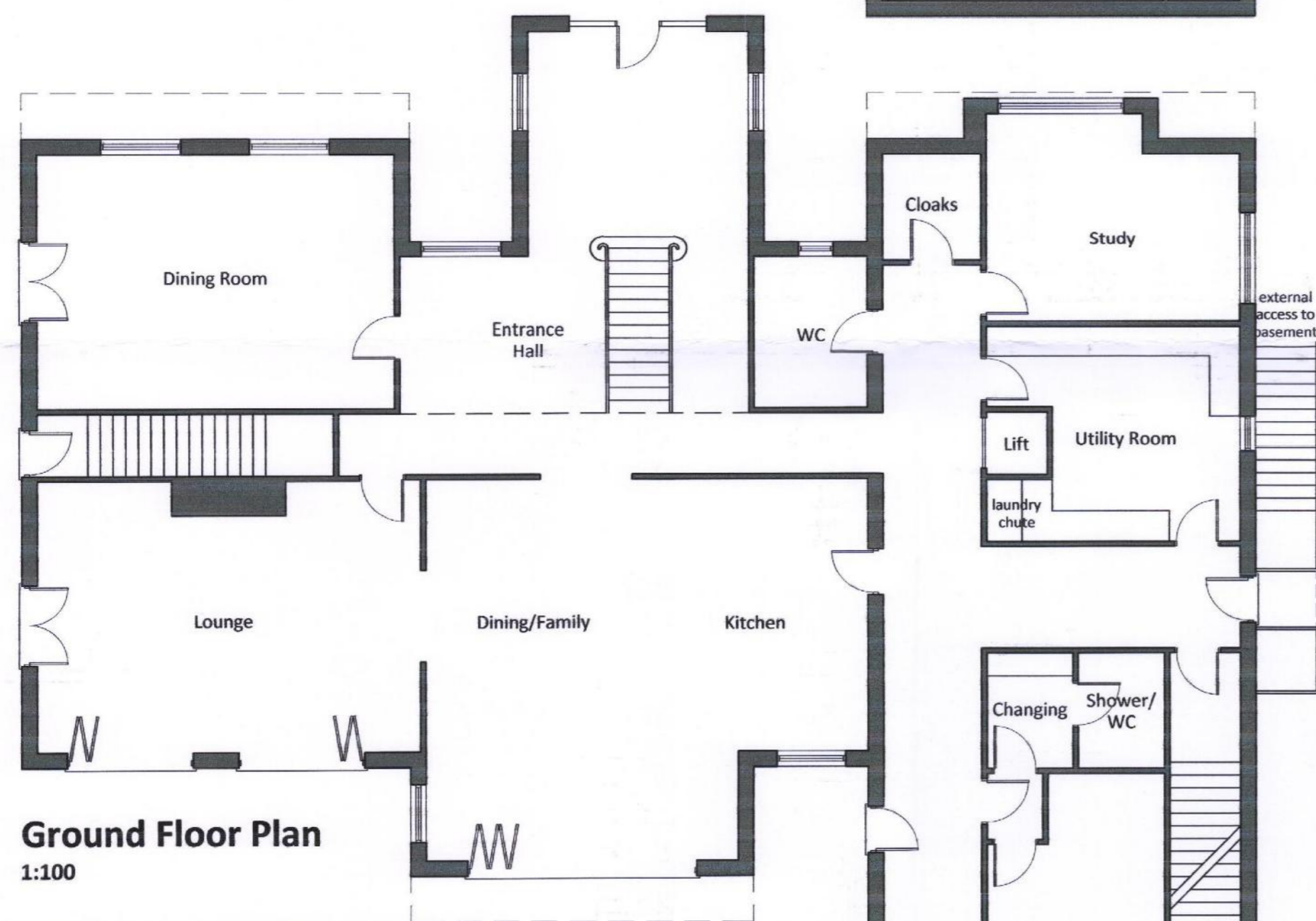
9. Concluding Assessment

- 9.1** The applicant asks the Council to consider that the economic benefit of retaining wealth in the district associated with a larger house and the failure to have a five-year housing supply should outweigh spatial planning and local character and amenity. The delivery of a single home has been shown to carry limited weight in appeal decisions in context of the "tilted" balance that exists when housing supply is deemed insufficient

10. RECOMMENDATION: -

- 10.1** Refuse as contrary to spatial planning principles and delivering too little to justify exception notwithstanding housing supply issues
- 10.2** Refuse on grounds of excessive scale and failure to reflect the form of the surrounding development in setting substantially to the rear and into open countryside.





←
Basement Plan
1:100



1m 0 1 2 3 4 5 6 7 8
1:100



This drawing is the copyright of Paul Robinson Partnership (UK) LLP and can only be reproduced with their written permission. This drawing is not to be scaled. Any discrepancies on site are to be notified to Paul Robinson Partnership (UK) LLP. This drawing has been prepared for Planning and Building Regulations purposes only and does not constitute or form part of any contract unless specifically annexed thereto in writing by Paul Robinson Partnership (UK) LLP. On this drawing the term 'client' means the client named in the title block.

All intellectual property rights are vested with Paul Robinson Partnership (UK) LLP and cannot be used or reproduced without their permission.
Copyright 2019

Great Yarmouth
Borough Council
22 DEC 2019
Planning
Department

06/19/0714/F 1

rev: date: description: by:



Paul Robinson
PARTNERSHIP
ARCHITECTURE + SURVEYING

6 Octagon Business Park,
Hospital Road, Little Plumstead,
Norwich, NR13 5FH
tel: 01603 397057
e-mail: design@prpartnership.co.uk
web: www.paulrobinsonpartnership.co.uk

client:
Mr & Mrs Darling

location:
Cherry Lane, Browston

title:
**Proposed Dwelling
Plans and Elevations**

scale @ A1:
1:100
date:
October 2019
project no:
7935

drawn by:
JY
approved:
JY
dwg no:
P07

revision:

PLANNING

proposed woodland - native species tree and structural planting, underplanted with ground flora to greatly enhance biodiversity and screen the site from A143 Beccles Road

proposed 5m wide woodland strip to strengthen and enhance boundary

solar array

existing apiary site

vineyard

existing native species hedge planted 2015

car port / garage / battery storage

no dig construction using Cellweb system for roads within tree root protection areas

repair and retain 1/4 of existing greenhouse (subject to survey)

retain buildings as honey house and workshop

Key

- existing trees retained
- existing tree root protection area
- existing hedgerow
- proposed structure planting
- proposed native species trees (shown indicatively)
- proposed trees (shown indicatively)

new native species hedge

orchard

new native species hedge

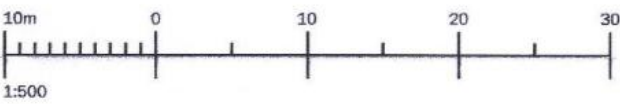
west entrance

east entrance

This drawing is the copyright of Paul Robinson Partnership (UK) LLP and can only be reproduced with their written permission. This drawing is not to be scaled. Any discrepancies on site are to be notified to Paul Robinson Partnership (UK) LLP. This drawing has been prepared for Planning and Building Regulations purposes only and does not constitute or form part of any contract unless specifically amended thereto in writing by Paul Robinson Partnership (UK) LLP. On this drawing the term 'client' means the client named in the title block.

All intellectual property rights are vested with Paul Robinson Partnership (UK) LLP and cannot be used or reproduced without their permission.

Copyright 2019



Great Yarmouth
Borough Council
22 DEC 2019
Planning
Department

06/19/0714/F

A	12/12/19	Amendments following Client comments JY
rev:	date:	description:



Paul Robinson
PARTNERSHIP
ARCHITECTURE + SURVEYING
6 Octagon Business Park,
Hospital Road, Little Plumstead,
Norwich, NR3 3JH
tel: 01603 397057
e-mail: design@paulrobinsonpartnership.co.uk
web: www.paulrobinsonpartnership.co.uk

client:
Mr & Mrs Darling

location:
Cherry Lane, Browston

title:
Proposed Dwelling
Proposed Site Plan

scale @ A0:
1:500
date:
October 2019
project no:
7935

drawn by:
Survey Solutions/JY
approved:
JY
dwg no:
P06
revision:
A

PLANNING

**PLANNING APPLICATIONS CLEARED BETWEEN 01-JUL-20 AND 31-JUL-20 FOLLOWING
DETERMINATION BY THE GROUP MANAGER (PLANNING) UNDER DELEGATED POWERS**

REFERENCE	06/20/0062/F
PARISH	Bradwell N 1
PROPOSAL	Remove the current garden wall & position 7ft fence at the boundary of plot (incorporate land shown on the deeds)
SITE	15 Wren Drive Bradwell GREAT YARMOUTH
APPLICANT	Mr K Boggis
DECISION	APPROVE
<hr/>	
REFERENCE	06/20/0207/F
PARISH	Bradwell N 1
PROPOSAL	Erect a 6ft wooden fence along boundary of the property facing Briar Avenue
SITE	1 Maple Gardens Bradwell GREAT YARMOUTH
APPLICANT	Mr I Taylor
DECISION	APPROVE
<hr/>	
REFERENCE	06/20/0232/F
PARISH	Bradwell N 1
PROPOSAL	Rear and first floor side extension
SITE	3 Kittiwake Close Bradwell GREAT YARMOUTH
APPLICANT	Mr R Suttie
DECISION	APPROVE
<hr/>	
REFERENCE	06/20/0150/NMA
PARISH	Bradwell S 2
PROPOSAL	Non material amendment to planning permission 06/18/0026/D - alter approved landscape and external works
SITE	Land at Wheatcroft Farm Beccles Road Bradwell
APPLICANT	Mr K Saedi
DECISION	Accept Amend Notice
<hr/>	
REFERENCE	06/20/0162/F
PARISH	Burgh Castle 10
PROPOSAL	Change of use of grounds to 4 lodges.
SITE	Burgh Hall Leisure Centre Lords Lane Burgh Castle
APPLICANT	Mr K Whitbread
DECISION	REFUSED
<hr/>	

**PLANNING APPLICATIONS CLEARED BETWEEN 01-JUL-20 AND 31-JUL-20 FOLLOWING
DETERMINATION BY THE GROUP MANAGER (PLANNING) UNDER DELEGATED POWERS**

REFERENCE	06/20/0210/CU
PARISH	Burgh Castle 10
PROPOSAL	Change of use from horse paddock to storage of touring caravans, with ancillary works
SITE	Mill Farm Mill Road Burgh Castle GREAT YARMOUTH
APPLICANT	Mr T Flaxman
DECISION	APPROVE

REFERENCE	06/20/0194/F
PARISH	Caister On Sea 4
PROPOSAL	First floor extension
SITE	24 Belstead Avenue Caister GREAT YARMOUTH
APPLICANT	Mr P Slack
DECISION	APPROVE

REFERENCE	06/20/0201/F
PARISH	Caister On Sea 4
PROPOSAL	Erection of garden summerhouse
SITE	16 Grange Road Caister GREAT YARMOUTH
APPLICANT	Mr G Martin
DECISION	APPROVE

REFERENCE	06/20/0233/PDE
PARISH	Caister On Sea 4
PROPOSAL	Notification of larger home extension - proposed single storey rear extension
SITE	28 Allendale Road Caister GREAT YARMOUTH
APPLICANT	Mr and Mrs Barwick
DECISION	PERMITTED DEV.

REFERENCE	06/20/0231/CU
PARISH	Filby 6
PROPOSAL	Change of use from C3 residential dwelling to C2 Residential Institution
SITE	The Old Stables Main Road Filby GREAT YARMOUTH
APPLICANT	Mr C Rapley
DECISION	APPROVE

REFERENCE	06/20/0221/F
PARISH	Great Yarmouth 5
PROPOSAL	Drop kerb for vehicle access onto front driveway
SITE	131 Suffolk Road Gorleston GREAT YARMOUTH Norfolk
APPLICANT	Mr G Cuthbert
DECISION	APPROVE

**PLANNING APPLICATIONS CLEARED BETWEEN 01-JUL-20 AND 31-JUL-20 FOLLOWING
DETERMINATION BY THE GROUP MANAGER (PLANNING) UNDER DELEGATED POWERS**

REFERENCE	06/20/0209/F
PARISH	Great Yarmouth 7
PROPOSAL	Change of use from 2no. self- contained flat units to a single dwelling. Demolition of semi-derelect garage
SITE	6A Cliff Hill Gorleston GREAT YARMOUTH
APPLICANT	Mr & Mrs G & L Rawlings
DECISION	APPROVE

REFERENCE	06/20/0224/F
PARISH	Great Yarmouth 7
PROPOSAL	Garage extension
SITE	8 Jenner Road Gorleston Great Yarmouth
APPLICANT	Mr G Burgess
DECISION	APPROVE

REFERENCE	06/20/0263/NMA
PARISH	Great Yarmouth 7
PROPOSAL	Non-Material amendment to PP consent 06/19/0559/F - 1) Alteration of roof on rear ext & 2) Increase of garage size
SITE	19 Yallop Avenue Gorleston Great Yarmouth
APPLICANT	Mr & Mrs S Jones
DECISION	Accept Amend Notice

REFERENCE	06/20/0206/F
PARISH	Great Yarmouth 9
PROPOSAL	Renewal of planning permission 06/05/0311/F - continued use of single storey warehouse building for B1, B2 & B8 uses
SITE	Unit D Yarmouth Business Park Suffolk Road GREAT YARMOUTH
APPLICANT	Mr M Futter
DECISION	APPROVE

REFERENCE	06/20/0048/F
PARISH	Great Yarmouth 14
PROPOSAL	Proposed change of use from restaurant to self contained flat
SITE	55 Deneside GREAT YARMOUTH Norfolk
APPLICANT	Miss J Haylett
DECISION	APPROVE

REFERENCE	06/20/0175/CU
PARISH	Great Yarmouth 14
PROPOSAL	Conversion of 2 No. flats to HMO
SITE	29 Queens Road Great Yarmouth
APPLICANT	Mr Lee Stevens
DECISION	APPROVE

PLANNING APPLICATIONS CLEARED BETWEEN 01-JUL-20 AND 31-JUL-20 FOLLOWING DETERMINATION BY THE GROUP MANAGER (PLANNING) UNDER DELEGATED POWERS

REFERENCE	06/19/0413/CU
PARISH	Great Yarmouth 15
PROPOSAL	Change of use from offices/light industry to non-residential education and training centre (use class D1)
SITE	Eurocentre Unit R1/R2 North River Road Runham Vauxhall GREAT YARMOUTH
APPLICANT	Catch 22 Charity Ltd
DECISION	APPROVE

REFERENCE	06/19/0650/F
PARISH	Great Yarmouth 15
PROPOSAL	Conversion of a dwelling into three flats
SITE	41 South Market Road GREAT YARMOUTH Norfolk
APPLICANT	Levent Properties Ltd
DECISION	APPROVE

REFERENCE	06/20/0144/F
PARISH	Great Yarmouth 19
PROPOSAL	Install an extnl acoustically boarded re Fridgeration plant compound within existing supermarket car park
SITE	Morrisons Blackwall Reach Gorleston GREAT YARMOUTH
APPLICANT	Wm Morrison Supermarkets Plc
DECISION	APPROVE

REFERENCE	06/20/0220/CD
PARISH	Great Yarmouth 19
PROPOSAL	DOC of PP 06/19/0474/F: 4-Flood Risk Plan, 7-Cycle storage,9-Materials,10-Bat Box details & 13 - Asbestos Survey
SITE	Riverside House Riverside Road Gorleston GREAT YARMOUTH
APPLICANT	R&G Cooper (Projects) Ltd
DECISION	APPROVE

REFERENCE	06/20/0195/F
PARISH	Great Yarmouth 21
PROPOSAL	Variation of condition 2 of planning permission 06/17/0546/F - Design of development
SITE	93/96 North Denes Road GREAT YARMOUTH
APPLICANT	Mr M Malik
DECISION	APPROVE

REFERENCE	06/19/0549/F
PARISH	Hemsby 8
PROPOSAL	Proposed conversion of extg agricultural bldgs to provide 5 no residential dwellings and associated infrastructure
SITE	Hall Farm Hall Road Hemsby GREAT YARMOUTH
APPLICANT	Ingate Builders Ltd
DECISION	APPROVE

PLANNING APPLICATIONS CLEARED BETWEEN 01-JUL-20 AND 31-JUL-20 FOLLOWING DETERMINATION BY THE GROUP MANAGER (PLANNING) UNDER DELEGATED POWERS

REFERENCE	06/20/0067/F
PARISH	Hemsby 8
PROPOSAL	Change of use from place of worship to residential dwelling
SITE	Former Church Yarmouth Road Hemsby GREAT YARMOUTH
APPLICANT	Ms C Bryant
DECISION	APPROVE
<hr/>	
REFERENCE	06/20/0216/F
PARISH	Hopton On Sea 2
PROPOSAL	First floor conservatory over existing flat-roof extension
SITE	2-4 Old Church Cottage Station Road Hopton GREAT YARMOUTH
APPLICANT	Ms J Clark
DECISION	APPROVE
<hr/>	
REFERENCE	06/20/0269/NMA
PARISH	Hopton On Sea 2
PROPOSAL	Non-material amendment of planning permission 06/19/0580/F - change of roof material from rubberised EDPM
SITE	12 Cliff Lane Gorleston GREAT YARMOUTH Norfok
APPLICANT	Mrs P Kelsey
DECISION	Accept Amend Notice
<hr/>	
REFERENCE	06/20/0214/F
PARISH	Martham 13
PROPOSAL	Single story rear extension, porch to the front and modifications to garage/store
SITE	The Old Bakery 58 Black Street Martham GREAT YARMOUTH
APPLICANT	Mr T Salmon
DECISION	APPROVE
<hr/>	
REFERENCE	06/20/0215/PAD
PARISH	Mautby 6
PROPOSAL	Prior approval for a proposed change of use - light industrial to 2 dwelling houses
SITE	Mautby Workshops Hall Road Mautby GREAT YARMOUTH
APPLICANT	Ms A Robinson
DECISION	APPROVE
<hr/>	
REFERENCE	06/20/0223/F
PARISH	Ormesby St.Marg 16
PROPOSAL	Variation of condition 2 of planning permission 06/17/0569/F - Revised plan design as access road altered
SITE	14a Beach Road Scratby Ormesby St Margaret GREAT YARMOUTH
APPLICANT	Mr T Philpot
DECISION	APPROVE
<hr/>	

**PLANNING APPLICATIONS CLEARED BETWEEN 01-JUL-20 AND 31-JUL-20 FOLLOWING
DETERMINATION BY THE GROUP MANAGER (PLANNING) UNDER DELEGATED POWERS**

REFERENCE	06/20/0203/F
PARISH	Winterton 8
PROPOSAL	Ext to front elevation to form study & bathroom; demolish/ rebuild front ent porch; brick weave to front of property
SITE	Spindrift Bush Road Winterton GREAT YARMOUTH
APPLICANT	Mr P Finglas
DECISION	APPROVE

REFERENCE	06/20/0213/F
PARISH	Winterton 8
PROPOSAL	Single storey rear extension; erection of brick outbuilding/boiler house
SITE	8 Miriam Terrace North Market Road Winterton GREAT YARMOUTH
APPLICANT	Mr R Munns
DECISION	APPROVE

* * * * End of Report * * * *

**PLANNING APPLICATIONS CLEARED BETWEEN 01-JUL-20 AND 31-JUL-20 FOLLOWING
DETERMINATION BY THE DEVELOPMENT CONTROL COMMITTEE**

REFERENCE **06/19/0099/O**
PARISH Caister On Sea 3
PROPOSAL Residential development

SITE St Nicholas Drive (land west of) Caister
 GREAT YARMOUTH
APPLICANT Norfolk County Council
DECISION **APPROVE**

REFERENCE **06/20/0106/F**
PARISH Fritton/St Olaves 10
PROPOSAL A terrace of three, two bedroomed dwellings

SITE Ivy House Beccles Road
 Fritton Great Yarmouth
APPLICANT Mr D Carter
DECISION **APPROVE**

* * * * End of Report * * * *