

# Development Management Committee Report

Committee Date: 24 January 2024



Application Number	<b>06/23/0678/VCF</b> - Click <a href="#">here</a> to see the application webpage
Site Location	Former Pontins Holiday Centre, Beach Road, Hemsby
Site Location Plan	See Appendix 1
Proposal	Variation of Condition 6 of pp 06/20/0422/F (Development of 188no. dwellings and 88no. holiday lodges, new shop, leisure centre and cafe with associated highways works) - Amendment to approved plans to install solar panels and clarify position and design of porches on approved Accommodation Blocks B, Q1, Q2, R and T.
Applicant	Lodge Park Ltd
Case Officer	Myles Joyce
Parish & Ward	Ormesby St Michael Ward
Date Valid	31 <sup>st</sup> October 2023
Expiry / EOT date	31 <sup>st</sup> January 2024
Reason at committee	Constitution: The application is a major development of over 1ha and more than 25 dwellings.

## SUMMARY OF RECOMMENDATION: GRANT PLANNING PERMISSION SUBJECT TO CONDITIONS

### P1. Preliminary matter

- P1.1 Members are reminded that case law has ruled that an application to remove or vary conditions on a planning permission has the effect of creating a new planning permission altogether, and the determination of this proposal must have regard to the permission already granted and the intended variations, and any material considerations relevant to the development since the previous permission was granted.

### 1. The Site/Background

- 1.1 Application 06/20/0422/F was considered by the Development Control Committee on 17<sup>th</sup> February 2021 who resolved to grant planning permission subject to a s106 agreement. The decision notice was issued on 21<sup>st</sup> July 2021 for the mixed use scheme comprised of 188 no. dwellings and 91 no. holiday lodges to let following partial demolitions, new shop, leisure centre with a gym and spa, cafe and communal areas with associated highways works.
- 1.2 This proposal seeks to vary the permission through amending Condition 6 of the permission by amending the approved plans to install solar panels and clarify the position and design of porches on approved Accommodation Blocks B, Q1, Q2, R and T.

- 1.3 This site is 8.85 hectares (21.87 acres), the former Pontins Holiday Centre, Hemsby located between Beach Road, Back Market Lane, Newport Road and Kingsway. It is joined to the east, north and south by housing and to the west by the Florida Holiday Park and the Bermuda Holiday Park. The site is located inside of the village development limits for Hemsby.
- 1.4 The holiday centre closed in 2009 and has since remained vacant. Many of the former holiday chalets and other buildings and structures remain on site following the permission granted under 06/20/0422/F any many remain in a mid-construction phase, following a period of being in a derelict condition and previous incidents of vandalism and arson.
- 1.5 Officers consider that this proposal would amend Condition 6 without changing the description of the original permission's proposal and as such the proposal would be within the scope of a 'minor material amendment' which can be made under S73 of the Town and Country Planning Act 1990.
- 1.6 The parent planning permission was subject to a Section 106 Agreement planning obligation which includes a clause (ref 6.10) which states that if the original permission is subject to a S73 application for the removal and/or amendment of a condition of that planning permission then the obligations in that original deed will also apply to any new planning permission if so agreed by the Council. Officers consider that this application to amend the approved plans in a limited way would fall within these parameters and the existing S106 would not need to be modified and would still apply to the development as amended.

## **2. The Proposal**

- 2.1 The proposal is for the Variation of Condition 6 of 06/20/0422/F for the amendment to approved plans to install solar panels and clarify the position and design of porches on approved Accommodation Blocks B, Q1, Q2, R and T and 8 of planning permission.
- 2.2 The revised drawings submitted with this application indicate the locations for installation of PV panels on roofs of all referenced blocks and correct location of porches with regard to Block Q1 and clarification of porch walls and cladding consistent with the overall scheme in relation to block Q2 and Block R.

## **3. Site constraints**

- 3.1 The site lies within the development limits of Hemsby and within an affordable housing sub-market area as well as the designated site for land at the former Pontins Holiday Centre (HY1).
- 3.2 Policy HY1 provides that this land at the former Pontins Holiday Camp, Hemsby (of around 8.9 hectares) as identified on the Policies Map, is allocated for approximately 190 dwellings together with tourism and retail facilities.
- 3.3 It also is located within the adopted Hemsby Neighbourhood Plan Area. It adjoins but is not part of a defined Holiday Accommodation Area under policy L1. Policy L1: encourages year-round, sustainable tourism; and supports proposals which upgrade or enhance existing or replacement visitor accommodation and ancillary tourist facilities as well as resist the loss of tourism uses to non-tourism uses.

#### **4. Relevant Planning History**

- 4.1 There have been numerous planning applications over the past years on the site related to its holiday use.
- 4.2 **06/20/0422:** Proposed application for mixed use scheme comprised of 188 no. dwellings and 91 no. holiday lodges to let following partial demolitions, new shop, leisure centre with a gym and spa, cafe and communal areas with associated highways works. Granted 6<sup>th</sup> July 2021.
- 4.3 **06/22/0716/CD** Discharge of condition 20 (of permission 06/20/0422/F). Part A Discharged 17th October 2022
- 4.4 **06/21/0729/CD:** Discharge of condition 9,13,14,16,18,19,21,25 of 06/20/0422/F. Part Discharged (all apart from condition 16) on 21<sup>st</sup> July 2022
- 4.5 **06/21/0951/F:** Removal of condition 4 of 06/20/0422/F. Refused 2<sup>nd</sup> February 2022. The reason given was that for the LPA to retain control of the development and allow for maintenance, it is nonetheless considered necessary to retain a period of vacancy in occupation and retain control over the use of the units as a means to provide holiday accommodation. It is considered that removing Condition 4 would allow year-round occupation of the chalets and lodges or caravans, and undermine the expectation that these units should be used for the purposes of holiday accommodation only, notwithstanding other limiting conditions 3 and 5 attached of the same planning permission
- 4.6 **06/23/0815/CD:** Discharge of conditions 16 and 20c (of permission 06/20/0422/F). Discharged 16<sup>th</sup> May 2023
- 4.7 **06/21/0904/CD:** Discharge of conditions 6, 7, 12 (of permission 06/20/0422/F). Conditions 7 and 12 discharged and 6 undischarged 21<sup>st</sup> July 2022.

#### **5. Consultations**

- 5.1 When the intention of the application and the description of the development was clarified it required additional public consultation by site notice and in the press. The resulting consultation period is due to end on the **24 January 2024**. Any responses received between completion of this report and the Committee meeting will be included in an Addendum Report circulated before the meeting and reported verbally to the Committee meeting.
- 5.2 County Highway Authority  
**No comments.**
- 5.2.1 As there are no alterations to the consented highway layout, nor the proposed site layout, the Highway Authority has no comments.
- 5.3 Environmental Health Officer  
**No objections to the proposal**
- 5.4 Strategic Planning Officer  
**No comments.**

## **6. Publicity & Representations**

6.1 Consultations undertaken: Site notices and Press Advert – Overall expiry date 24<sup>th</sup> January 2024.

6.2 Ward Members – Cllr Galey and Cllr Bensley

6.2.1 No representations received.

6.3 Public Representations

6.3.1 No public comments received.

## **7. Relevant Planning Policies**

The Great Yarmouth Core Strategy (adopted 2015)

Policy CS1: Focusing on a sustainable future

Policy CS2: Achieving sustainable growth

Policy CS9: Encouraging well-designed, distinctive places

The Great Yarmouth Local Plan Part 2 (adopted 2021)

Policy GSP1: Development Limits

Policy A1: Amenity

Policy HY1: Land at Former Pontins Holiday Camp, Hemsby

## **8. Other Material Planning Considerations**

National Planning Policy Framework (Dec 2023)

The policies in the Framework are material considerations which should be taken into account in dealing with applications.

Emerging policy

The emerging Borough-wide Design Code Supplementary Planning Document (draft version July – October 2023).

## **9. Planning Analysis**

9.1 Legislation dictates how all planning applications must be determined. Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that applications for planning permission must be determined in accordance with the Development Plan unless material considerations indicate otherwise.

9.2 Section 70(2) of the Town and Country Planning Act 1990 (as amended) states: *In dealing with an application for planning permission the authority shall have regard to:*

(a) *the provisions of the development plan, so far as material to the application,*

(aza) *a post-examination draft neighbourhood development plan, so far as material to the application,*

- (b) *any local finance considerations, so far as material to the application, and*
- (c) *any other material considerations.*

#### Main Issues

9.4 The main planning issues for consideration include:

- Principle of development;
- Character and appearance;
- Impact upon amenity; and
- Other matters

### **10. Assessment**

#### Principle of Development

- 10.1 The principle of the development was established through the grant of planning permission under reference 06/20/0422/F, which Members resolved to approve at the Development Control Committee on 17<sup>th</sup> February 2021 and was granted by Decision Notice subject to a S106 agreement on 21<sup>st</sup> July 2021.
- 10.2 The variation of Condition 6, the approved plans, is proposed to install solar panels and clarify the position and design of porches on approved Accommodation Blocks B, Q1, Q2, R & T.
- 10.3 This application is made under Section 73 of the Town and Country Planning Act 1990 (as amended), which allows applications to be made for permission to develop without complying with a condition(s) previously imposed on a planning permission providing that the development would not require planning permission in its own right and there is no conflict with, for example, pre-commencement conditions where development has commenced. The Local Planning Authority can grant such permission unconditionally or subject to different conditions, or they can refuse the application if they decide that the original condition(s) should continue.
- 10.4 In deciding an application under Section 73 of the Town and Country Planning Act 1990, the Local Planning Authority may only consider the question of the conditions subject to which planning permission should be granted. A complete re-consideration of the proposal cannot be undertaken. As a result, only the conditions applied for can be considered, providing that they do not alter the overall development as applied for (as detailed in the original description of development).
- 10.5 On balance, it is considered the amended form of development is still consistent with the general terms and operation of the original permission and the proposed amendments applied for comply with the general aims of relevant policies CS2, CS9, HY1 and A1.

#### Impact on Character and Appearance

- 10.6 The proposed variation locates solar panels on the front and rear roofslopes of all of the blocks and amends the porches to reflect the cladding position and depth.
- 10.6 Policy CS9 supports proposals of high standard of quality. Officers consider that the proposal is a 'minor material amendment' which has a limited impact on the character and

appearance of the area and maintains the high quality of design approved under 06/20/0422/F. Accordingly officers consider that the proposal accords with Policy CS9.

#### Impact upon Amenity

- 10.7 Policy A1 of the Great Yarmouth Local Plan Part 2 (2021) supports proposals where they protect or promote a high standard of amenity to ensure suitable living environment in the locality, and planning permission will only be granted where the development would not lead to an excessive or unacceptable impact on the amenities of the occupiers of existing and anticipated development in the locality in terms of the outlined criteria, including noise.
- 10.8 The proposed minor material amendments are confined to the installation of solar panels and the amendments to the porches essentially in term of materials employed to be consistent with the rest of the development. Officers consider that there is not a material impact, much less a materially adverse impact, on the amenity standards that will be enjoyed by future residents and as such the scheme accords with Policy A1.

#### Other Matters

- 10.9 Whilst some conditions have been discharged or part discharged others remain live. Any decision notice will reflect these changes in the decision notice should planning permission be granted.

Condition on 06/20/0422/F	Original Requirement	Post Modification	Proposed Condition
1	3 years commence works	Commence 7 <sup>th</sup> July 2024	1
2	Removal of PD rights	Retained	5
3	Limits to holiday use	Retained	6
4	Limits to holiday use	Retained	7
5	Limits to holiday use	Retained	8
6	Accordance with Plans	Retained with revised plan numbers	2
7	Street Maintenance and Management submitted for approval and implemented prior to occupation.	Implemented approved details prior to occupation (discharged condition)	20
8	Vehicle access and egress limited to submitted plans reinstate footways etc in accordance with a details scheme to be submitted with bringing into use new access	Implemented with approved details only	3
9	A. Details for off site highway improvements	9a Discharged (b retained 9B retained.	9

	submitted to LPA for approval. B. Implement approved works prior to occupation		
10	Provide visibility splays pre-occupation and maintain thereafter	Retained	10
11	Provide to occupation provide access layout on site and retain thereafter	Retained	11
12	Cycle parking scheme details to be approved and implemented prior to occupation	Details approved. Implement as approved prior to occupation	12
13	Parking for construction workers provided on site for duration and save for refurbishment provide details for approval prior to commencement	Details approved to be provided throughout construction period	13
14	Provide Construction Management Plan for approval pre-commencement	Discharged	
15	Implement CMT and maintain for construction period	Maintained	4
16	Submit Interim Travel Plan on commencement of development for approval	Discharged	
17	Implementation of Interim Travel Plan pre-occupation part A Full Travel plan submitted for approval within 1 year of occupation.	Retained	21
18	Details of bird and bat boxes submitted for approval erect and maintain prior to occupation.	Details approved. Implementation pre-occupation retained	14
19	Details of Surface Water Drainage submitted for approval. Approved scheme implemented	Details discharged. Implementation of approval details retained.	15

	prior to first occupation		
20	Pre-occupation Archaeological scheme of investigation submitted for approval. Assessment completed prior to occupation.	All details approved and condition fully discharged.	
21	Prior to commencement for development Phase 2 site investigation into contaminated land carried out. All remediation works agreed carried out prior to occupation.	All details approved and condition fully discharged. Implement remedial works prior to occupation.	16
22	Requirement to cease works if contamination found during construction.	Retained	19
23	Fire Hydrant provision during construction	Retained	17
24	Hours of construction work	Retained	9
25	Prior to commencement of each phase of development details of boundary treatment submitted to LPA for approval and implemented as per approved plans prior to occupation.	Details approved. Implementation of approved details before occupation retained.	18

- 10.10 The attached Section 106 agreement in relation to the parent planning permission Ref 06/20/0422/F contains a clause allowing changes under S.73 of the Act to proceed without the need to amend the said s106 Agreement. As such this application requires no changes to the s106 agreement.

#### Local Finance Considerations

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



example. There do not appear to be any planning-related local finance considerations linked to this development.

## **11. The Planning Balance**

- 11.1 The proposal seeks amendments related to the above specified blocks and limited to PV panels located on the roof slopes of the blocks and materials employed for the porches.
- 11.2 Officers consider the impact to be non-material in social and economic terms and neutral to slightly positive in environmental terms (eg design and appearance and increased renewable energy generation). As such the scheme represents sustainable development for the purposes of the three strands set out in the NPPF; social, environmental and economic and as such, in the absence of any objections, recommend that planning permission should be granted subject to the conditions (as amended) attached to the parent planning permission under 06/20/0422/F.

## **12. Conclusion and Recommendation**

- 12.1 As set out above, the proposal is considered to be acceptable and it is recommended for approval.

## **13. RECOMMENDATION**

- 13.1 **It is recommended that the application be Approved, subject to the following conditions.**

### Proposed Conditions

#### Time limit

1. The development must be begun not later 6th July 2024.

Reason: Required to be imposed pursuant to Section 51 of the Planning and Compulsory Purchase Act 2004 and to ensure commencement begins within the same timescales as required by the original parent planning permission 06/20/0422/F.

#### Development to accord with approved plans and details

2. The development shall be carried out in accordance with the following documents and drawing numbers listed below except as modified by:

a) Conditions 7, 8 & 9 below; and,

b) External louvres shall be fitted to the first floor west facing windows on Block E to ensure the privacy of the occupants of the adjoining dwellings, details of the louvres shall be submitted to and agreed in writing by the local planning authority prior to the first occupation of Block E;

Received on 30th October 2023:

8164 P.39 Rev(C) Proposed Plans and Elevations Block T

8164 P.37 Rev (C) Proposed Plans and Elevations Block R

8164 P.36 Rev (C) Proposed Plans and Elevations Block Q2

8164 P. 35 Rev (C) Proposed Plans and Elevations Block Q1

8164 P. 13 (Rev C) Proposed Plans and Elevations Block B  
Design State Energy Statement  
Solar panel Specification GSE in roof Guide 2023  
Solar Panel Specification Phone 420W Draco

AND:

Aboricultural Impacts Assessment by BH Trees and Woodland dated 18 December 2020

8164 P.03E Proposed Masterplan,  
8164 P.04C Proposed Masterplan Development Areas  
8164 P.05D Proposed Masterplan Accomodation Plan  
8164 P.06A Proposed Convenience Store  
8164 P.07 Proposed Retail Store  
8164 P.08 Proposed Leisure Complex Plans\_Elevations  
8164 P.10 Proposed Welcome Centre Plans\_Elevations  
8164 P.11F Proposed Block A1  
8164 P.12A Proposed Block A2  
8164 P.14A Proposed Block C1  
8164 P.15A Proposed Block C2  
8164 P.16A Proposed Block C3  
8164 P.17A Proposed Block C4  
8164 P.18A Proposed Block D1  
8164 P.19A Proposed Block D2  
8164 P.20A Proposed Block E1  
8164 P.21A Proposed Block E2  
8164 P.22A Proposed Block F  
8164 P.23A Proposed Block G1  
8164 P.24A Proposed Block G2  
8164 P.25A Proposed Block H  
8164 P.26A Proposed Block J  
8164 P.27A Proposed Block K  
8164 P.28A Proposed Block L  
8164 P.29A Proposed Block M1  
8164 P.30A Proposed Block M2  
8164 P.31A Proposed Block N  
8164 P.32A Proposed Block O  
8164 P.33A Proposed Block P1  
8164 P.34A Proposed Block P2  
8164 P.40A Proposed Block U  
8164 P.47 Proposed Highway Masterplan 1 of 2  
8164 P.48 Proposed Highway Masterplan 2 of 2  
2042-03/101A - Main Site Access, Kings Way  
2042-03/102A - Beach Road Site Access  
2042-03/103A - Local Store Access with new crossing (Barleycroft)

Reason: For the avoidance of doubt.

#### Access and Parking

3. Vehicular/pedestrian/cyclist access to and egress from the adjoining highway shall be limited to the accesses shown on the Masterplan, Drawing Nos. 8164 P.47 and 8164 P.48 only, provided access layouts are revised so they accommodate safe pedestrian movements and are perpendicular to Kingsway for a distance of 15 metres. Any other access or egress shall be permanently closed, and the footway/highway verge shall be reinstated in accordance with a detailed scheme to be agreed with the Local Planning Authority concurrently with the bringing into use of the new access.

Reason: In the interests of highway safety.

#### Development to accord with approved Construction Management Plan

4. During the construction phase the works shall be carried out in accordance with the approved Construction Traffic Management Plan and Access Route

Reason: In the interests of maintaining highway efficiency and safety. This needs to be a pre-commencement condition as it deals with safeguards associated with the construction period of the development.

#### Removal of PD Rights

5. On completion of each dwellinghouse hereby permitted notwithstanding The Town and Country Planning (General Permitted Development) (England) Order 2015 no further development shall take place under Schedule 2 Part 1, Class A - enlargement, improvement or other alteration of a dwellinghouse unless otherwise agreed in writing with the local planning authority.

Reason: To safeguard the amenity of occupiers. Many of the rear gardens of the dwellinghouses hereby permitted are less than 50sqm. Without due consideration enlargement of the dwellinghouse may have a detrimental impact on residential amenity.

#### Limits to use

6. The caravan/holiday units shall be used to provide holiday accommodation only and they shall not be used as permanent unrestricted accommodation or as a primary place of residence.

Reason: To enable the Local Planning Authority to retain control over the use of the caravans for holiday accommodation.

7. The owners/operators of the holiday park shall maintain an up-to-date register of the names of all owners/occupiers of individual caravans and of their main home addresses and shall make this information available at all reasonable times to the Local Planning Authority.

Reason: To enable the Local Planning Authority to retain control over the use of the caravans for holiday accommodation in an area where permanent residential accommodation would not normally be permitted.

8. The caravan/holiday units shall be not be occupied from 14th January to the 1 February in each year.

Reason: To enable maintenance/renovations of the units and for the Local Planning Authority to retain control over the use of the units for holiday accommodation.

Limits to Hours of Construction

9. Construction works shall not take place outside of the following hours:

07:30 to 18:00 Monday to Friday

08:30 to 13:30 Saturday

And no work shall take place on Sundays and Public Holidays

Reason: In the interests of residential amenity of the occupiers of nearby dwellings

Off-site Highway Improvements

10. Prior to the first occupation/use of the development hereby permitted the off-site highway improvement works (including Public Rights of Way works) referred to and approved shall be completed to the written satisfaction of the Local Planning Authority.

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

Highways Visibility Splays

11. Prior to the first occupation/use of the development hereby permitted visibility splays shall be provided in full accordance with the details indicated on drawing numbers 2042 03/101 A, 2042, 03/102 A and 2042 03/103 A. The splays shall thereafter be maintained at all times free from any obstruction exceeding 0.225 metres above the level of the adjacent highway carriageway.

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

Highways Internal Works

12. Prior to the first occupation/use of each part of the development hereby permitted the proposed access / on-site car and cycle parking / servicing / loading / unloading / turning / waiting areas shall be laid out, demarcated, levelled, surfaced and drained in accordance with the approved plan and retained thereafter available for that specific use.

Reason: To ensure the permanent availability of the parking/manoeuvring areas, in the interests of satisfactory development and highway safety.

13. Prior to first occupation/use of the development hereby permitted a scheme for the parking of cycles shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be fully implemented before the development is first occupied or brought into use and thereafter retained for this purpose.

Reason: To ensure the provision of adequate cycle parking that meets the needs of occupiers of the proposed development and in the interests of encouraging the use of sustainable modes of transport.

#### Biodiversity Enhancement

14. The approved details for bird boxes, swift boxes and bat boxes shall be erected in accordance with the details approved prior to occupation of the development and shall remain in perpetuity. All boundary fencing to be erected on site shall have 20cm x20cm gaps, unless otherwise agreed with the Local Planning Authority, at each boundary point to allow the free movement of hedgehogs through the site.

Reason: To provide ecological enhancements on site in accordance with paragraph 176 of the NPPF and the documents submitted in support of the application.

#### Drainage

15. The detailed designs of a surface water drainage scheme shall be implemented prior to the first occupation of the development.

Reason: To prevent flooding in accordance with National Planning Policy Framework paragraph 169, 171 and 176 by ensuring the satisfactory management of local flood risk, surface water flow paths, storage and disposal of surface water from the site in a range of rainfall events and ensuring the SuDS proposed operates as designed for the lifetime of the development.

#### Contamination remediation works

16. Prior to the occupation of any buildings on site the agreed remediation works agreed within the scheme have been carried out to the satisfaction of the Local Planning Authority.

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

#### Provision of Fire Hydrants

17. One fire hydrant per 50 dwellings rounded up to the nearest 50th dwelling served by the mains supply (min 90mm main) shall be provided in the residential development during the course of construction to the written satisfaction of the Local Planning Authority in consultation with Norfolk Fire Service. The developer will incur the full cost of the hydrant/s and its installation by the Water company.

Reason: In the interest of public safety.

#### Boundary Treatments

18. The approved boundary treatments shall be erected in accordance with the details approved prior to the occupation of the dwelling, holiday chalet or holiday lodge to which they relate.

Reason: To ensure that adequate boundary treatments are provided.

#### Contaminated Land

19. In the event that contamination that was not previously identified is found at any time when carrying out the approved development, it must be reported in writing immediately to the Local Planning Authority. All development shall cease and shall not recommence until:

- 1) a report has been submitted and agreed in writing by the Local Planning Authority which includes results of an investigation and risk assessment together with proposed remediation scheme to deal with the risk identified; and
- 2) the agreed remediation scheme has been carried out and a validation report demonstrating its effectiveness has been approved in writing by the Local Planning Authority.

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

#### Streets within development

20. The approved details of the proposed arrangements for future management and maintenance of the proposed streets within the development shall be implemented and thereafter be maintained in accordance with the approved management and maintenance details until such time as a Private Management and Maintenance Company has been established.

Reason: To ensure estate roads are managed and maintained to a suitable standard

#### Travel Plan

21. No part of the development hereby permitted shall be occupied prior to implementation of the Interim Travel Plan. During the first year of occupation an approved Full Travel Plan based on the Interim Travel Plan referred to in Part A of this condition shall be submitted to and approved in writing by the Local Planning Authority. The approved Full Travel Plan shall be implemented in accordance with the timetable and targets contained therein and shall continue to be implemented as long as any part of the development is occupied subject to approved modifications agreed by the Local Planning Authority as part of the annual review.

Reason: To ensure that the development offers a wide range of travel choices to reduce the impact of travel and transport on the environment.

#### Informative Notes

- 1 Informative Note: Reason for Approval

The proposal complies with the aims of Policies CS2 CS9-CS16 of the Great Yarmouth Local Plan: Core Strategy and Policies A1 and HY1 of the adopted Part 2 Local Plan

- 2 Informative Note: Statement of Positive Engagement

In dealing with this application Great Yarmouth Borough Council has actively sought to work with the applicant in a positive and proactive manner. It is confirmed that this 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.

3 Informative Note: Conditions Discharge

Continued resolution of the required conditions discharge is strongly encouraged in particular with regard to details of highways access and surface water detention.

4 Informative Note – Decision Notice wording

NOTE - Please be advised that the version of the Decision Notice for permission 06/20/0422/F which was re-issued on 14 February 2022 is the definitive version and was issued solely for the purposes of removing a discrepancy in the description of proposed development.

The initial submission of application 06/20/0422/F proposed 91 no. units of holiday accommodation, but the revised proposals reduced the scheme to 88 no. units of holiday accommodation which was not hitherto reflected in the originally-issued decision notice.

For the avoidance of doubt, 88 units are shown on the approved revised Masterplan P.03 Rev E and conditions within the permission require the development to be undertaken in accordance with the same masterplan; as such only 88 are allowed within the permission.

This amendment was undertaken following agreement with the agent representing the site landowner on 26 January 2022.

