



**GREAT YARMOUTH**  
BOROUGH COUNCIL

# Development Control Committee

**Date:** Wednesday, 11 November 2020

**Time:** 16:00

**Venue:** Virtual

**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 14 October 2020.

## **4 APPLICATION 06-20-0313-F - LAND OFF SCRATBY ROAD, SCRATBY, GREAT YARMOUTH**

**15 - 32**

Report attached.

## **5 APPLICATION 06-20-0423-F - LAND OFF YARMOUTH ROAD, ORMESBY, GREAT YARMOUTH**

**33 - 48**

Report attached.

## **6 APPLICATION 06-20-0156-O - LAND OFF FOSTER CLOSE, ORMESBY ST MARGARET**

**49 - 62**

Report attached.

**7     DELEGATED DECISION CLEARED BETWEEN 01 TO 31**  
**OCTOBER 2020**

**63 - 76**

Report attached.

**8     ANY OTHER BUSINESS**

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

# Development Control Committee

## Minutes

Wednesday, 14 October 2020 at 16:00

### PRESENT:-

Councillor Annison (in the Chair); Councillors Fairhead, Flaxman-Taylor, Freeman, Lawn, Hammond, Mogford, Wainwright, Williamson, A Wright & B Wright.

Councillor Plant attended as a substitute for Councillor Bird.

Mr D Glason (Director of Planning & Growth), Mr D Minns (Planning Manager), Mr C Green (Planning Officer), Mr R Tate (Planning Officer), Ms C Whatling (Monitoring Officer) & Mrs S Wintle (Corporate Services Manager).

### **1 APOLOGIES FOR ABSENCE**

Apologies for absence were received from Councillors Bird & Myers.

### **2 DECLARATIONS OF INTEREST**

Councillor Annison declared a personal interest in item 5 as he was a Parish

Councillor on Hopton Parish Council.

Councillor Freeman declared a personal interest in item 4 as he was Ward Councillor for Ormesby and a Parish Councillor on Ormesby Parish Council.

However, in accordance with the Council's Constitution, they were allowed to both speak and vote on the matters.

### **3 MINUTES**

The minutes of the meeting of 16 September 2020 were agreed on assent.

### **4 APPLICATION 06-20-0313-F - LAND OFF SCRATBY ROAD, SCRATBY, GREAT YARMOUTH**

The Committee received & considered the report from the Planning Officer.

The Planning Officer reported that this site was currently an open field of 3.11 hectares and owned by Pages Farm. It was classified as Grade 1 agricultural land. This was within the Habitat Regulations Assessment zone within 2.5 to 5km of a habitat of significance. The landscape character assessment places the land within the G3: Ormesby and Filby Settled Farmland.

The Planning Officer reported that Scratby has a physical limit line running along Beach Road around 50m to the north of this site and there have been recent permissions on land outside the physical limits at the junction of Scratby Road with Beach Road and to back land immediately north of this site also in the ownership of the local farmer, as was this site.

The Planning Officer reported that along Beach Road was the subsidiary settlement of California to the east, this is classified as an area of prime holiday accommodation. Scratby Road is speed restricted to 40 mph and Beach Road is now 30mph restricted. The Village Hall and local shops were within 200m of the proposed site.

The Planning Officer reported that there was a footpath north of the site listed as Ormesby and Scratby FP1, this was unlit across fields a circuitous of 1.2km to the edge of the Ormesby Village. To the south of the site and opposite it, was an unnamed, single track, metalled highway with a 30mph speed limit, unlit and without footway, which debouches onto Station Road, Ormesby at a point beyond lighting and footways. The distance from the proposal site to the start of the footway on Station Road was 500m.

The Planning Officer reported that the proposal was for 67 dwellings, comprising 28 bungalows and 39 houses, including a 20% (as submitted with an offer to increase this to 25%) level of affordable housing (6 no. shared

equity dwellings and 7 no. affordable rented dwellings). The single storey dwellings were fringing the Scratby Road with the higher dwellings to the rear.

The Planning Officer reported that the application included the following information:

Topographical Survey Site Layout Plan House and garage plans/elevations,  
Tree Survey/Arboricultural Method Statement Landscaping Details  
Ecological Report  
Shadow HRA  
Design & Access Statement/Planning Statement (incl. Statement of  
Community Involvement)  
Landscape Assessment Site Investigation/Contamination Risk Assessment  
Transport Statement (incl. Safety Audit) Off Site Highway Improvements  
Flood Risk Assessment and Drainage Strategy Utility Assessment.

The Planning Officer reported that application reference 06/18/0475/O was approved in principle at Committee for 19 dwellings on the northern part of this site. The section 106 agreement required before issue had not been completed and the decision had not been issued. This site would have probably provided 4 affordable homes, though numbers are not expressly mentioned in the Committee report, just that 20% would be affordable.

The Planning Officer reported that the Parish Council were concerned regarding safe access from the highway when the the site was “pick your own” fruit business generating high volumes of traffic in the summer. The current 40 mph was too high, and vehicles exceeded this and the majority of vehicles drive at speeds in excess of this speed restriction. The developer had offered to work towards a traffic regulation orders and physical changes along the road to achieve a significant reduction in speed. The Parish Council had requested a 30 mph speed limit on Scratby Road with appropriate speed reduction measures.

The Planning Officer reported that a substantial number of neighbours and residents of the village had objected and these were summarised on pages 15 & 16 of the agenda report.

The Planning Officer reported that Norfolk County Highways had commented as follows:

Highways – comment regarding the short-term character of the pick your own use and regards the proposed use as more intensive on that basis.

The routes to school and Ormesby generally are not analysed and their suitability not characterised, and mitigation proposed and the villages of Scratby and Ormesby St Margaret are separate entities. Adequate vision needs to be identified at the proposed off-site pedestrian crossing and by survey on the Scratby Road access.

Some of the offsite improvements offered may not be deliverable as a result of space constraint or legal impediment. There are matters of detail within the submitted layout that would need to be altered.

The Planning Officer reported that comments had now been received from Environmental Health who had raised no objections subject to conditions if the application was approved, although they did highlight that a noise survey had not been submitted as part of the application.

The Planning Officer reported that the proposal was contrary the adopted development plan. At present the Council was unable to demonstrate a 5-year supply of deliverable housing sites. Footnote 7, of the NPPF, stated that this triggers the tilted balance as stated in 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.

The site was not considered to be in a sufficiently sustainable location to accommodate the scale of development proposed. The development would also result in loss of best and most versatile agricultural land, harm to the landscape and poor design quality, contrary to local and national planning policies.

Additionally, the weight to be given to the lack of a five-year supply and the tilted balance should be reduced given that the Council should soon be in a position to demonstrate a robust five-year supply and that the existing housing target is out-of-date.

Whilst the development would provide benefits in terms of providing new homes, including affordable homes, together with new open space and traffic calming, these benefits were not considered sufficient to outweigh the harm caused by the fact that the proposal is contrary to numerous policies of the Development Plan and the fact that it does not represent sustainable development in line with the National Planning Policy Framework.

The Planning Officer reported that the key points were as follows:

- Policy & location 5 year HLS
- Existing pattern of development
- Landscape impact
- Routes to school
- Offer of highway improvements - speed limit reduction/footways/crossing point
- Offer of enhanced Affordable Homes contribution of 25%.

The Planning Officer reported that the application was recommended for refusal for the following reasons:

Refuse as contrary to policies HOU10, CS1 and CS2 and NPPF as being outside the development limits and unsustainable location for scale of development, notwithstanding the “tilted balance” where the numerical assumptions underlying this apparent shortfall are considered out of date. The proposal is also contrary to CS11, CS12 and NPPF as it harms the



qualities identified for this area in the Landscape Character Assessment and uses Grade 1 (best and most versatile) agricultural land. The proposal is contrary to policy CS9 and NPPF on design in that it shortfalls in places on amenity and fails to create distinctiveness, legibility and connectivity within the scheme.

Councillor A Wright reported that he would support the recommendation for refusal as he was concerned, once again, regarding the loss of Grade 1 agricultural land.

Councillor Hammond asked for clarification, if the Committee refused this application, would the approval still stand for the homes to the north of the application site. The Planning Officer reported that it would but the s106 agreement was still outstanding so no notice of planning approval had been issued yet.

Councillor Wainwright asked for clarification regarding whether the Council did or did not have a 5 year HLS at this time. The Planning Manager explained the current HLS situation to the Committee.

Mr Alan Presley, applicant's agent, addressed the Committee and reported the salient areas of the application which would result in a good quality development supplying much needed homes in the northern parishes and urged the Committee to approve the application.

Mr Terry Harper, joint agent, reported that the development had been designed in a way to give a village entrance feeling and an offer of £25k funding had been made to the Parish Council for traffic calming measures and he asked the Committee to approve the application.

Councillor Wainwright raised the Parish Council's concerns that local schoolchildren would be expected to walk to school along an unlit road with no footpath. Mr Harper reported that, in his experience, the majority of school children traveled to school by car.

Councillor Freeman highlighted the concerns of local residents regarding the overall speed along the main access road. Mr Harper reminded the Committee of the promised £25k funding for traffic calming measures which could be conditioned as part of the s106 heads of terms agreement, if the Committee so wished.

Councillor Hammond suggested that the planning officers should be given more time to review the application and that the application should be deferred. Mr Harper asked that the Committee reach a decision tonight but that it be subject to further highway consultations.

Mr Holly, objector, addressed the Committee and informed them that the majority of residents had not been notified of the application by the Parish Council and that they had found out via Facebook only two days ago, which did not give them much time to mount an objection. He urged the Committee

to keep villages as villages and to refuse the application.

Councillor Scott-Greenard, Ward Councillor, reported that he had discussed the merits of the application with the planning manager today which had been most helpful as he was now satisfied with the content of the agenda report. He was unhappy concerned that the Borough did not have any shared equity properties available at the present time.

Councillor Freeman, Parish & Ward Councillor, reiterated the concerns of the Parish Council and local residents to the application and the required traffic calming measures/highways improvements/traffic regulation order to be conditioned, if the application was approved.

Councillor Wainwright reported that he agreed that shared equity properties were badly needed in the northern parishes and that further highways/traffic calming measures would be required if the application was approved. On balance, he was therefore minded to propose approval with the condition of further highways improvements.

Councillor Williamson reported that he disagreed with Councillor Wainwright and supported the officer recommendation of refusal as, on balance, the development would result in an intrusion into open countryside/landscape and there would be no uninterrupted view across to the coastline.

Councillor Hammond reported that he felt torn, but on balance, he would support approval if highways improvements could be conditioned.

The Corporate Services Manager asked for a proposer for approval of the application. Councillor Hammond proposed that the application be approved subject to a condition requiring the highways improvements/traffic calming measures requested by the Parish Council. This was seconded by Councillor Wainwright.

The motion for approval was put to the vote, but was unsuccessful, and the motion fell.

The Planning Manager reported that it might be prudent for the Committee to defer the application to allow officers time to investigate the highways improvements which had been offered by the applicant, as they might not be deliverable.

Councillor Williamson agreed with the Planning Manager as £25k would not fund vast highways improvements.

Councillor Wainwright was unhappy with the proposal of yet another deferral, as this seemed to be a reoccurring theme at this Committee, which was frustrating for all parties concerned.

Councillor Freeman asked for clarification regarding wording in paragraph 5.12 of the report - legal impediment. The Planning Manager explained the

meaning of the phrase to the Committee.

The Planning Manager reported that officers had wanted to explore the application further with Highways before bringing the application to Committee but he had been asked by the applicant to bring the application forward to this evening.

The Monitoring Officer reported that the Committee should now vote on Councillor Hammond's proposal for deferral which had been seconded by Councillor Flaxman-Taylor.

This motion was put to the vote and was successful.

RESOLVED:-

That application number 06/20/0313/F be deferred.

## **5 APPLICATION 06-19-0697-D- LOWESTOFT ROAD (LAND EAST OF) HOPTON**

The Committee received & considered the report from the Planning Officer.

The Planning Officer reported that the site had been approved in outline, so this was a reserved matters application considering only those matters reserved. It had been referred to Committee because Environmental health had objected to the application but officers considered that there were means to address their objections and that the material balance of delivering homes in this sustainable location, outweighed those concerns.

The Planning Officer reported the concerns of Hopton Parish Council and local residents which were detailed on page 30 of the agenda report.

The Planning Officer reported that the key points of the application were as follows:

- Noise - mentioned as an issue at site selection and at outline application. Remediation possible.
- Air Quality - not an issue in site selection - no indication of issue with regard to Environment Agency mapping system. Air Quality report prepared using assumptions, but accepted by EHO.
- Design - improvements of materials conditioned, not dissimilar to scheme to north of application site. Improvement of spine.

The Planning Officer reported that the application was recommended for approval with conditions as set out on page 37 of the agenda report and those reported at the meeting.

The Chairman asked if it would be possible to add two conditions if the

application was approved; that all trees & hedging, other than those necessary to be removed for the provision of the visibility splay into the site, to be retained and that a pedestrian crossing be provided outside of the site with the developers being asked to contribute to the crossing provision by way of s106 provision.

The Planning Officer reported that all trees would be mapped on the site and that this could be conditioned. However, the provision of a pedestrian crossing had not been raised by NCC. The Planning Manager reported that the principle of this development had been accepted and the s106 agreed and therefore, a pedestrian crossing could not be included at this stage in the proceedings.

Councillor A Wright was unhappy that the application site, was once again agricultural land. He also asked for reassurance that the planting scheme would be adhered to by the developers. The Planning Manager reported that the retained trees and hedging would be protected for a 5 year period.

Councillor Williamson asked if the development would have any green investment, such as solar panels or heating via air source heat pumps. The Planning Officer reported that no solar reduction had been offered as part of the scheme but that it met current building regulation standards.

Councillor Wainwright asked how close the nearest dwelling was to the A47. The Planning Officer suggested it would be at least 20-25m away. Councillor Wainwright proposed that the application be approved.

Councillor Hammond raised concerns regarding Longfellows Lane which was very narrow and had no passing places and would not support further planting. The Planning Officer reported that there would be no further planting at the southern boundary of the site.

Ms Nicole Perryman, applicant's agent, reiterated the salient areas of the application to the Committee and asked them to approve the application.

Mr Chris Ward, Chairman, Hopton Parish Council, reiterated the concerns of the Parish Council to the application and that a pedestrian crossing was badly needed at the site to ensure pedestrian safety, particularly children. The Parish Council also had concerns regarding contaminated land and the welfare of horses who were stabled on farmland situated at the south western corner site boundary.

The Chairman requested that the Planning Manager ensure that the proper contaminated land surveys were undertaken to alleviate the concerns of the Parish Council. The Planning Manager reported that this was conditioned at the outline approval.

Councillor Williamson seconded the proposal from Councillor Wainwright to approve the application.

Following a vote, it was RESOLVED:-

That application number 06/19/0697/D be approved with conditions for suds basin signage and enclosure, and risk assessment. A condition to require the planting scheme to be implemented to a timetable and for maintenance to accord with the Green infrastructure Management Plan, received 17 April 2020. A condition for passive provision of electric vehicle charging in the common parking areas. A condition to secure water consumption management in line with emergent policy. To remove permitted rights for roof extensions and windows in roofs.. Further details of material are required before works proceed beyond foundations.

Timing & compliance standard conditions. Special conditions to require enhanced energy and low thermal gain measures for properties and window openings in Red Zone for night time noise. Recreation walking routes to be confirmed. Details of sub-station enclosure, location and elevations to be agreed prior to installation.

## **6 APPLICATION 06-19-0694-F - SEALIFE CENTRE, MARINE PARADE, GREAT YARMOUTH**

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

The Planning Officer reported that the proposal was for 3 kiosk units to the frontage of the Sealife Centre under use class A1 (since September 1 use class E) and the facade would be incorporated within the existing Sealife Centre frontage. The design & appearance of the kiosks were considered sympathetic to the wider conservation area.

The Planning Officer reported that an objection had been received as part of the public consultation exercise which referenced a proliferation of ice cream kiosks and food sales premises along the Sea Front, however, as this application did not include A5 use, it would not provide hot food and drink takeaways. The Planning Officer read the letter of objection which had been received in its entirety to the Committee.

The Planning Officer reported that as the application had been deferred at the last meeting, a new site notice had been posted and the Beach House Cafe was consulted, for a period of 10 days. No further consultation responses have been received.

The Planning Officer reported that the application was recommended for approval subject to a condition regarding the shutters.

Councillor A Wright, Ward Councillor, reported that the Council should support the Sealife Centre which was an important 12 month visitor attraction in the Borough and that these kiosks would help to generate additional, much needed revenue for the business in these difficult, harsh economic times.

Councillor Wainwright agreed whole-heartedly with Councillor A Wright's sentiments and moved the recommendation for approval. This was seconded by Councillor Williamson.

**RESOLVED:-**

That application number 06/19/0694/F be approved subject to condition that the finish of the shutters is to be agreed prior to the commencement of the development.

**7 DELEGATED DECISIONS MADE BETWEEN 1 SEPTEMBER AND 30 SEPTEMBER 2020**

The Committee received, considered and noted the delegated decisions made by delegated officer decision and by the Development Control Committee between 1 and 30 September 2020.

**8 ANY OTHER BUSINESS**

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

The meeting ended at: 18:00

**Reference: 06/20/0313/F**

**Parish: Ormesby St Margaret with Scratby**

**Officer: Chris Green**

**Expiry Date: 4/10/20**

**Applicant: Badger Builders**

**Proposal: Residential development of 67 dwellings, vehicular access, landscaping, open space and associated infrastructure**

**Site: Land off Scratby Road, Scratby, Great Yarmouth.**

## **REPORT**

### **1. Background**

- 1.1** This land is beyond the development limits for the village and in a relatively remote location. Recommendation is for refusal. This item was deferred at committee on 14.10.2020. Members wanted further chance to consider the highway improvements offered by the applicant. The applicant has requested that this item be brought back to committee swiftly.

### **2. Site and Context**

- 2.1** This site is currently an open field of 3.11 hectares and owned by Pages Farm. It is classified as Grade 1 agricultural land. This is within the Habitat Regulations Assessment zone within 2.5 to 5km of a habitat of significance. The landscape character assessment places the land within the G3: Ormesby and Filby Settled Farmland
- 2.2** Scratby has a physical limit line running along Beach Road around 50m to the north of this site and there have been recent permissions on land outside the physical limits at the junction of Scratby Road with Beach Road and to back land immediately north of this site also in the ownership of the local farmer, as is this site.
- 2.3** The first edition ordnance survey shows land to the north of the field as being the site of "All Saints Church", this does not show as a scheduled monument and the field boundary on that map is the same as today. There is archaeological interest in the site as reflected by the consultee.



- 2.4** Along Beach Road is the subsidiary settlement of California to the east, this is classified as an area of prime holiday accommodation. To the north of this are homes of lightweight construction interspersed with more substantial rebuilds which offer permanent residential use within homes that appear perhaps to have been intended as beach houses when the land was originally developed in the interwar period. Scratby Road is restricted to 40mph whereas Beach Road is now 30mph restricted.
- 2.5** This was until recently 60mph and the County speed mapping still shows it thus, so out of date. The "coastal clipper" bus service number 1A, runs hourly in both directions from Lowestoft to Martham, stops in both directions 100m from the site.
- 2.6** There is a footpath north of the site listed as Ormesby and Scratby FP1, this is unlit across fields a circuitous of 1.2km to the edge of the Ormesby Village. To the south of the site and opposite it, is an unnamed, single track, metalled highway with a 30mph speed limit, unlit and without footway, which debouches onto Station Road Ormesby at a point beyond lighting and footways. The distance from the proposal sit to the start of the footway on Station Road is 500m.
- 2.7** Convenience shopping and the village hall are within 200m of the proposal site.

### **3. Proposal**

- 3.1** This The proposal is for 67 dwellings, comprising 28 bungalows and 39 houses, including a 20% (as submitted with an offer to increase this to 25% and a further offer to increase to 30% received by email 27.10.20) level of affordable housing (initially 6 no. shared equity dwellings and 7 no. affordable rented dwellings). The single storey dwellings are fringing the Scratby Road with the higher dwellings to the rear.
- 3.2** The house types are drawn from this developer's standard range of homes and grouped as detached or semidetached. There is one group of 3 dwellings terraced together at the north of the site.
- 3.3** Accommodation Schedule (as initially submitted)  
Private:
- |   |   |
|---|---|
| Starston 2 Bed semi-detached/Terr house | 6 |
| Benacre 2 Bed semi-detached bungalow    | 8 |
| Flixton 3 Bed detached bungalow         | 6 |
| Wangford 3 Bed detached bungalow        | 5 |
| Orford 3 Bed detached bungalow          | 4 |
| Hulver 3 Bed semi-detached house        | 8 |
| Rollsby 3 Bed detached bungalow         | 1 |
| Ashby 3 Bed detached bungalow           | 2 |
| Burlingham 4 Bed detached house         | 2 |
| Ellingham 4 Bed detached house          | 1 |



Redgrave 4 Bed detached house	4
Yoxford 4 Bed detached house	4
Wrentham 4 Bed detached house	1
Brundall 4 Bed detached house	2

### 3.4 Shared Equity

Hales 3 Bed semi-detached house	2
Starston 2 Bed semi-detached house	4

#### Affordable Rented Housing

2BB 2 Bed semi-detached bungalow	2
2B4 2 Bed terraced house	3
3B5 3 Bed semi-detached house	2
<b>TOTAL</b>	<b>67</b>

3.5 Thus 23 x 2 bed types, 30 x 3 bed types and 14 x four bed types. and 13 affordable homes representing 20% in line with policy

3.6 The application includes the following information:

Topographical Survey Site Layout Plan House and garage plans/elevations  
Tree Survey/Arboricultural Method Statement Landscaping Details  
Ecological Report  
Shadow HRA  
Design & Access Statement/Planning Statement (incl. Statement of Community Involvement)  
Landscape Assessment Site Investigation/Contamination Risk Assessment  
Transport Statement (incl. Safety Audit) Off Site Highway Improvements  
Flood Risk Assessment and Drainage Strategy Utility Assessment

3.7 The applicant claims to have received pre-application information in regard to this proposal, the extent of this was an email exchange in late April pointing the enquirer to the charged preapplication advice service. The head of planning confirms no other advice was given.

## 4. Relevant Planning History

4.1 Application reference 06/18/0475/O was approved in principle at committee for 19 dwellings on the northern part of this site. The section 106 agreement required before issue has not been completed and the decision has not been issued. This site would have probably provided 4 affordable homes, though numbers are not expressly mentioned in the committee report, just that 20% would be affordable

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

- 5.1** The parish council for **Ormesby St Margaret with Scratby Parish Council** do not object but make observations and were consulted by the developer
- 5.2** The council recognises the need for new homes to be built and accepts that there is currently an approved outline application on part of the site.
- 5.3** The parish council are concerned regarding safe access from the highway when the the site was “pick your own” fruit business generating high volumes of traffic in the summer. The current 40 mph is too high, and vehicles exceed that. and the majority of vehicles drive at speeds in excess of that.
- 5.4** The developer has offered to work towards a traffic regulation orders and physical changes along the road to achieve a significant reduction in speed.
- 5.5** The access onto Scratby Road will lead to lower impact on the village than the original access to the 19 properties previously permitted which was to come off Beach Road and a crossing point of Scratby Road is shown along with a footway to the north with a crossing on Beach Road to access the village shops, parish hall and the beach, which we welcome along with the footway to the south to California Crossroads.
- 5.6** We want a 30mph speed limit on Scratby Road with appropriate speed reduction measures, coloured tarmac a “gateway entrance” to Scratby.
- 5.7** We ask for play equipment as there is none locally.
- 5.8** We require assurance that the extra properties will not cause sewage overloading the system that is often currently at peak capacity.
- 5.9** The parish would like to see a management company responsible for maintenance of the estate.
- 5.10** A substantial number of neighbours and residents of the village have objected, on the following summarised points:
- Contrary to spatial policy
  - Too many 4-bedroom properties, unaffordable for locals. In a recession who has the money to buy.
  - Archaeological issues regarding the former 16th centuries church, with ancient burial ground.
  - Safety issue accessing the main road. No walkable access to nursery, infant or junior schools with no public path to Ormesby village Lack of infrastructure (doctors, dentist, local amenities) it will mean longer waiting time and extra stress in the holiday season. Extra people, cars, children, noise etc.
  - Loss of villages character, creation of an estate.
  - Too many new houses sitting empty.
  - There will be loss of Grade one agriculture Land
  - Other sites approved locally are: Scratby 19 off Beach Road, allocated sites in Ormesby for 222 dwellings (emergent plan) and application for 33 units in

Foster Close (not determined). Caister 700 units Jack Chase Way, Hemsby 93 dwellings on Yarmouth road and 190 dwellings on the former Pontins site. Giving over 1300 within a one-mile radius of this site. All these sites are better placed to access to schools, medical facilities, dentists, churches, petrol stations, good quality shops and public transport.

- Will cause coalescence of settlement.
- This major development is against National Policy.
- The density is too low if Scratby is deemed a Core Village.
- The description seeks to mislead that Ormesby and Scratby are one village. The application address is misleading. The other land in the applicant's ownership is not edged in blue as it should be.
- The affordable mix is wrong for the need.
- The application is pre-determined by the planning department, if it were not the developer would not take the risk or the expense
- If approved Scratby will have accommodated alone 70% of the predicted requirement in the current plan for the smaller villages.

An online petition against the scheme has been started.

A landowner who claims to have property rights up to the north side of the carriageway on Station Road Ormesby has indicated an unwillingness to sell any land for a footway. The applicant has disputed this evidencing a verge in highway ownership.

## **Consultations – External**

### **Norfolk County Council**

- 5.11 Highways** – comment regarding the short-term character of the pick your own use and regards the proposed use as more intensive on that basis.

The routes to school and Ormesby generally are not analysed and their suitability not characterised, and mitigation proposed and the villages of Scratby and Ormesby St Margaret are separate entities. Adequate vision needs to be identified at the proposed off-site pedestrian crossing and by survey on the Scratby Road access.

- 5.12** The County have commented further in an email received 15.10.20 that officers would not support a reduction in speed limit from 40 to 30 along this stretch of road. The County Council's speed management strategy requires there to be the appropriate environment to ensure that the speed limit is appropriate for the location and to ensure there is good compliance. A 30mph speed limit would require continuous development on both sides of the road for an extended length. Whereas, this development would provide development on the north side of Scratby Road. The development should be considered on the basis of the existing 40mph limit.

Off-site highway works mitigating the impact of this development, must be delivered by the development. A financial contribution to the County Council to come up with a scheme is not acceptable and £25,000, which would need to include our design fees for any scheme we deliver, would pay for very little

actual works. It would be unlikely to cover the cost of a pedestrian crossing island and associated traffic management measures.

The onus must be on the developer to address the issues raised and come back with a package of measures to provide a safe walking route to the playing field on Station Road and schools in Ormesby, as stated in my response to the application. This includes the developer determining the extent of highway for any necessary works. As you are aware even the footway link back to Scratby is in doubt, due to the apparent encroachment from the adjacent development.

The County Council consider a £25,000 contribution is not sufficient for this development to be considered acceptable in relation to highway matters.

- 5.13** In a further email received 29/10/20 County Highways have confirmed they would support provision of a TROD between the development and existing footway provision in Station Road. These works are considered essential to mitigate the impact of the development and therefore must be completed by the applicant as part of a package of off-site highway improvements, subject to a Section 278 Agreement and conditioned accordingly. The new section of footway adjacent to Scratby Road from the pedestrian crossing into Melton Lane should be standard footway construction with a pedestrian refuge 2.0m wide and the carriageway either side must measure 3.5m.
- 5.14** Provision of a pedestrian crossing on Beach Road at an appropriate location with the required visibility is an essential requirement of this development and should therefore be confirmed prior to planning permission being granted to ensure an acceptable detailed design can be approved at a later date.
- 5.15** Visibility splays measuring 120m are appropriate for vehicles travelling up to 43mph. but a speed survey should be undertaken to establish speeds and may need to be increased to 160m.
- 5.16** To avoid a wide footway at the visibility-splay a grass verge of minimum 1.0m width could be retained between the carriageway and footway.
- 5.17** There are a number of alterations suggested in detail to the layout within the scheme.
- 5.18 Rights of Way Officer** – no comment
- 5.19 Historic Environment Service** – Roman coin (metal detector) finds and presence of demolished medieval church in the vicinity justify the full suite of archaeological conditions.
- 5.20 Local Lead Flood Authority:** No comments or observations as site is below size and 100-unit threshold for comment
- 5.21 Norfolk County Council Minerals Planning:** no objection.

- 5.22 Norfolk Fire and Rescue.** No objection, providing the proposal meets the Building Regulations
- 5.23 Norfolk Police:** No objection, there have however been burglary and motor vehicle break ins recorded locally. The layout is sound, but more detail is needed regarding boundary protection in some areas. Access alleys need to be secure. On curtilage and in garage parking is good.
- 5.24 Norfolk CC Infrastructure:** Section 106 claim to fund £140,220 for junior school place shortfall, £843 for a fire hydrant and £5025 for the library service as direct financial mitigation for the impact of development on infrastructure need
- 5.25 Norfolk County Ecologist Ecology:** There are no objections on ecological grounds although greater consideration could be given to the needs of dog walkers on site (e.g. fenced exercise/agility area and provision of a circular walk. Conditions and notes are suggested for mitigation and enhancements recommended within the applicant's report. Any lighting plan should comply with BCT and ILE guidance. A biodiversity enhancement plan is required before commencement, detailing mitigation and enhancement measures.

#### **Consultation - Internal GYBC**

- 5.26 Head of Housing:** The site is within the Northern Rural Sub Market area and a 20% affordable housing contribution required as is shown. The tenure split on this site is shown as 53% / 46% but the viability study suggests a 90%/10% split. The Homebuy register shows need as follows: 13% - 1 bed (of those half request flats) 69% - 2 bed, 16% - 3 bed, 2% - 5 bed. The average household income of those on the help to buy register is £28K per annum. For affordable rented accommodation, the Nationally Described Space Standards are used as a guide. Ground floor accommodation must meet Building Reg Part M Cat 2 as a minimum. The affordable rented housing need in this area is; 20% - 1B2P, 14% - 2B4P, 17% - 3B6P, 32% - 4B7P (Min), 17% - 5B+ An additional 4 bed property in the mix is suggested and conversion of one of the 3 bed properties into two flats. The affordable housing triggers within the proposed S106 heads of terms are acceptable. The resale mechanisms for shared ownership homes ("cascade") is commented on in a separate confidential document.
- 5.27 Resilience officer:** No objections as flood zone 1
- 5.28 Environmental Health – (contaminated land, noise, air quality)** do not object to the grant of consent for the planning application providing conditions are attached for unexpected contamination during construction, and advisory notes on consultation with neighbours on construction noise, a suggested limitation on hours of work and advice on air quality management during construction. A further note places the responsibility for the safe development and secure occupancy of the site with the developer and not the Local Planning Authority in regard to whether the land is free from contamination.

**5.29 Anglian Water:** no objection. Wastewater treatment plant and pipework has capacity for the waste water flows. Surface water discharge is proposed to be via infiltration so no comments in this regard

**5.30 Broads Drainage Board:** no objection as infiltration rates are good

**5.31 Natural England:** No Objection

## **6. Assessment of Planning Considerations:**

### National policy

**6.1** Paragraph 47 of the 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. Footnote 7 of the NPPF states that this triggers the presumption in favour of sustainable development (titled balance) as stated in Paragraph 11(d) of the NPPF. There are no specific policies in the NPPF that provide a clear reason for refusing the development in accordance with paragraph 11(d)(i) (for example impact on designated natural or historic assets). Therefore, in accordance with the paragraph 11(d), 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.

**6.3** It is considered that the public benefit of open market dwellings with the 20% affordable housing offered initially does not outweigh the impact on landscape and the openness of the land, loss of best and most versatile agricultural land and the remoteness from a full range of services and facilities and employment opportunities. The scale and nature of development proposed is therefore not considered sustainable development.

**6.4** In addition, the lack of a five-year supply is principally down to the housing requirement from the Core Strategy which the Council considers to be out-of-date and unrealistic as documented in the emerging Local Plan. In December the Core Strategy will be five years old and therefore the housing requirement in the Core Strategy will no longer be the basis for five-year supply. Instead paragraph 73 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. Alongside the submission of the Local Plan, the Council prepared an updated five-year supply position which demonstrates that on



adoption of the Local Plan the Council will have a five-year supply (Document C6 in the Local Plan examination library). This indicates that on adoption the supply will be equivalent of 7.05 years supply. Even without the proposed allocations in the emerging plan, the supply will still be in excess of 5 years.

- 6.5** Paragraph 77 of the NPPF invites local planning authorities to support rural exception sites to provide affordable housing to meet identified local needs and consider whether allowing some market housing on these sites would help to facilitate this. The revised 25% affordable housing offer made by the applicant, does not include need or viability appraisal data and is not considered to tilt the balance given the relative remoteness of the site and other factors. It has been established that the housing team would consider a predominantly affordable scheme in this location to fulfil needs, as there is identified need within the northern parishes taken as a whole. The housing team nevertheless regard the site is relatively poorly located, to serve that need dispersed as it is over this wider area, where poorer members of society often find transport costs high in terms of family income.
- 6.6** Paragraph 78 of the NPPF supports rural housing located where it will enhance or maintain the vitality of rural communities. This however is to be achieved through planning policies. There is no evidence that the expansion of the village will significantly alter the viability of the local convenience store for example.
- 6.7** Paragraph 84 states “decisions should recognise that sites to meet local business and community needs in rural areas may have to be found adjacent to or beyond existing settlements, and in locations that are not well served by public transport. In these circumstances it will be important to ensure that development is sensitive to its surroundings, does not have an unacceptable impact on local roads and exploits any opportunities to make a location more sustainable (for example by improving the scope for access on foot, by cycling or by public transport). The use of previously developed land, and sites that are physically well-related to existing settlements, should be encouraged where suitable opportunities exist. Given the lack of evidence of community need for development, it is considered that the need to develop parts of this greenfield site not already granted permission in outline is not demonstrated. The opportunities for cycle and foot access to the local school, as illustrated in the site description section is not of a good standard.
- 6.8** Paragraph 170(b) of the NPPF seeks to recognise the benefits of the best and most versatile agricultural land. The site falls within grade 1 agricultural land.

Local Policy Saved Policies of the Borough-Wide Local Plan and Adopted Core Strategy

- 6.9** The site is outside of the Development Limits defined by the existing Borough-wide Local Plan. As such the proposal is contrary to Policy Hou10 of the Borough Wide Local Plan. The supporting text to Policy CS1 of the Core

Strategy makes reference to the continued approach towards development limits.

- 6.10** Growth within the borough must be delivered in a sustainable manner in accordance with Policy CS1 by balancing the delivery of new homes with new jobs and service provision, creating resilient, self-contained communities and reducing the need to travel. Key considerations include ensuring development is of a scale and in a location which contributes and supports the function of individual settlement and creates safe accessible places which promote healthy lifestyles by providing easy access to jobs, shops, community facilities by walking, cycling and public transport.
- 6.11** The site is adjacent to a 'Secondary Village' as identified in Policy CS2 of the Core Strategy. Secondary and Tertiary villages are only expected to deliver approximately 5% of new development. Since the beginning of the plan period 8% of new homes have been built within Secondary Villages. Based on existing consents and proposals in the emerging plan it is expected that this figure will fall to 4%. Policy CS2 states that the percentages listed in the policy may be flexibly applied but within the context of ensuring that the majority of new housing is met within the key service centres and main towns. Unlike some other secondary villages, Scratby does not benefit from a primary school and therefore is a less sustainable location of major housing development.
- 6.12** The applicant has disputed the Council's view that services are limited, and it is accepted that there is a convenience store and community centre but the other services listed are somewhat esoteric or at some distance from the site thus increasing the likelihood of vehicle use, and crucially the schools are distant and along unlit narrow highways lacking footways. There is a nearby bus stop served by the 1A coastal clipper service, so it is accepted that public transport access is not poor in this location.
- 6.13** Policy CS9 - "Encouraging well-designed, distinctive places" sets out the Council's strategic expectations in terms of encouraging well-designed places. The development poorly integrates with the existing settlement in terms of connections or context. The development as such would have the appearance of a rather obvious standalone housing estate. The proposed house types are basic standard house-types used elsewhere in Norfolk and Suffolk and have no local distinctiveness in terms of designs or proposed materials. As such the design of the proposal fails to meet criterion a,b,c or d of the policy. These defects could be addressed further if members were minded to approve the application by resolving to allow further discussion in this regard, but if members resolve to refuse, should remain part of refusal reasoning.
- 6.14** Policy CS11 of the Core Strategy requires development to safeguard and where possible enhance the borough's wider landscape character. The Landscape Character Assessment places this site in the "Settled Farmland" category and identifies key sensitivities or positive features: These are (where related to the site) the openness to the coastal edge between settlements, the



early "Enclosure" landscape pattern, where a smaller scale field pattern persists, which has not been lost to later agricultural intensification. The assessment notes compact, nucleated settlements with wooded settlement edges as is the case here and would be prejudiced by expansion of development onto Scratby Road also harming views to the coastal strip, cited as often evident; Paragraph G3.20 sets the strategic objectives for this character area: amongst which the character of the coastal edge settlements should be enhanced, conserving open views to the coast and gaps between settlements. The applicant's landscape assessment does not reflect on these points, instead offering to soften the appearance of the development behind a landscaped open strip fronting the Scratby Road and the proposal is considered to have some conflict with Policy CS11. The applicant states that as the coast cannot be seen here and so the Character Assessment should carry little weight, however it is considered it is the character of the distant view toward the coast rather than specific views of the sea that are to be regarded as distinctive and relatively important.

- 6.15** Policy CS11(j) and CS12(g) also seek to protect high quality (best and most versatile) agricultural land. As stated above, development on this site would lead to a loss of grade 1 agricultural land which weighs against the proposal.

#### The Emergent Local Plan

- 6.16** The Local Plan Part 2 has recently been submitted and is therefore at an advanced stage. In accordance with paragraph 48 on submission, those policies of the plan which have no unresolved objections could be given more significant weight. The following relevant policies fall into that category include:
- Policy E7 – Water conservation – requires new dwellings to meet a water efficiency standard
- 6.17** Other policies relevant to the application but can only be afforded limited weight due to outstanding objections are:
- Policy GSP1 – Development Limits – the majority of the site remains outside of the proposed development limits and therefore contrary to the emerging police
  - Policy A2 – Housing Design Principles – requires dwellings to meet building regulations standard M4(2) for adaptable homes and sets other detailed design requirements.
  - Policy H4 – Open Space provision – sets a new standard for open space provision. The proposal provides 0.54 hectares of open space whereas the new standard would require 0.69 hectares.
  - Policy E4 – Trees and Landscape – requires retention of trees and hedgerows

#### Other material considerations:

- 6.18** The proposal site is beyond the edge of the settlement. Proposed density represents 21 dwellings to the hectare across the site which is low but not unusual in a village context. The proposal is to have sporadic tree planting that would soften but not hide the development from the main road. This open space results in a higher density to the built element of the development and higher than most of the development in the village, where most property is single storey with a cluster of two storey older property on the north side of Beach Road, this has resulted in some distances between bungalows and houses in the proposal being reduced below 20m with direct overlooking created. This level of amenity is not appropriate. A revised drawing has been provided where some dwellings are moved to be very close to the kerb-line of the shared surface roads, in order to increase the back to back distances without fundamental reworking of the plans. If members consider that the objection to location in terms of accessibility and the imminent recalculation of housing need to give a five year supply are not sound reasons to refuse the scheme, officers request that members resolve to allow further discussion on design and amenity to take place.
- 6.19** The demand for self-build plots is very low in this district but there is no detail to indicate that any specialist housing provision, that said the bungalows would lend themselves to adaption for those with disabilities.
- 6.20** The emergent plan shows the top quarter of the site where there is a committee resolution for approval for 19 dwellings in outline as being within the proposed future village limits although formal permission on this site awaits the conclusion of a section 106 agreement. This land was to be accessed through another site onto Beach Road, whereas this proposal has no such connection shown and will be accessed off Scratby Road. As such it will be a significant new development onto Scratby Road, a highway that has the character of running between villages keeping traffic away from them, in a slightly unusual but none the less practical way, and this bypassing character would be reduced by this proposal, and the gaps between the villages of Caister on Sea, Scratby and Hemsby would be further reduced.
- 6.21** The applicant proposes 0.54 hectares of open space on the site together with an equipped play area. Whilst this is double the provision required by the existing policy from the Borough-wide Local Plan, it is short of the emerging policy which is based on more up-to-date evidence. The open space proposed provides an amenity function but lacks any functional value. An equipped play space is offered. Whilst Scratby, does not have any equipped play spaces, the location of the site and the poor accessibility to rest of Scratby means that an equipped play space would be of little value to the rest of Scratby. Nevertheless, the provision of open space and equipped play space does weigh in favour of the proposal, as does the offer to provide £25,000 to the public purse to equip it. It has been further suggested that development of an equipped play area by the Parish on land near the community hall would be an acceptable outcome, if the parish agreed ongoing maintenance as it is not the Borough Council's practice to take responsibility for the construction and maintenance of new play areas. As the parish cannot

meet to discuss this until 9<sup>th</sup> November the outcome of that meeting will have to be reported verbally to members at committee.

- 6.22** The applicant suggests that the provision of 1 & 2 bed properties and bungalows should weigh in favour of the development in addressing affordability concerns. The provision of smaller properties is welcomed and therefore the proposal aligns with Policy CS3 in providing a mix of housing.
- 6.23** The proposal was initially submitted with a stated undertaking to provide 20% affordable housing in line with policy. When taken to committee on 14<sup>th</sup> October this offer had been increased to 25%. An email received 27.10.20 suggests the offer is to be increased to 30%. This is a material consideration. If members were to consider that this and the other developments with regard to highway enhancement are sufficient to indicate a resolution to approve then the resolution would incorporate the requirement to deliver this quantum of affordable housing. This would not represent a compliance with the “rural exception site policy” laid out at paragraph 77 of the NPPF, because that policy requires that a viability proposal is submitted to demonstrate that only as many open market houses as are necessary to provide funding to enable the affordable housing, is provided on any site under that policy as defined in Annex 2. Nor would the offer comply with policy CS4 of the adopted Core Strategy where paragraph (d) requires the site be “small” and the majority of properties affordable.
- 6.24** On a procedural level, there has been criticism of the failure by the applicant to identify land in their control detached from this site. That land is considered to have no bearing on this case.
- 6.25** County Highways in response to the initial submission had not given full support to the proposal and have asked for more information, noting that the routes to school identified in the transport statement needed footways.
- 6.26** The applicant proposes to make contributions towards traffic calming measures (through a Traffic Regulation Order to reduce the speed to 30mph or contributions to other speed reduction measures). These are partly to address the impacts of development but would also address a concern of the Parish Council with regards to the existing situation. Providing such measures can be secured they would weigh in favour of the proposal, but traffic regulation orders are themselves subject to democratic review and so cannot be lent significant weight before they are in place and the County Highway officer has indicated that the proposal to reduce speed here would not be supported by the County’s Highway (highway management) design guidance
- 6.27** A draft legal agreement submitted by the applicant has been received outlining the measures offered to the parish council in the pre application discussions and being offered as mitigation for this application. This draft agreement offers £25,000 to the highway authority for the traffic regulation order relating to speed reduction here and elsewhere in the parish area. (There was some debate as to which authority should receive the funds, the monitoring officer has suggested it must be the County Council and so while

the draft 106 agreement shows the funds to be passed to GYBC this can readily be altered).

- 6.28** It is suggested that a Grampian condition can be used if members resolve to approve to secure footway improvements subject to the further agreement of details and the provision of the “TROD” type (informally surfaced) footways to link the site along Melton Road to Station Road, be conditioned to happen before development. County Highways have suggested that legal certainty would be possible in this matter as they would roll the footway improvements off site into the legal process that underpins adoption of roads (section 278) within the site.
- 6.29** There is a further offer within the proposals (but not identified in the section 106 and not in the red lined site area) to improve the footway along the west side of the site on Scratby Road, from Beach Road to the footway that exists in front of the Methodist chapel. This is some 355m with budget cost of c£75,000 according to the developers estimates. This will represent a public benefit, but the highway authority has identified that beyond the Methodist chapel beyond there is no continuance of the footway, so its value in practical terms for access to California would be limited unless it could be further extended. The County also asked how children playing on the large area of public open space will be segregated safely from the Scratby Road, though if the play area can be located as in paragraph 6.21 this will not be an issue. If however members were minded to approve, again a Grampian condition combined with the necessity for an adoption agreement for works within the site to which County Highways could tie the other improvements offered, would have sufficient legal force.
- 6.30** Notwithstanding the above, the highway authority would want the proposed pedestrian crossing of Beach Road to demonstrate inter-visibility between pedestrians and vehicles. Scratby Road is likely to be subject to poor compliance with the 40mph speed limit and had suggested a speed survey necessary to determine this and the access. The developer has responded to say that the vision splays possible would provide sufficient for vehicles travelling at 43 mph. The developer has demonstrated that 2.4 x 160m vision splays are achievable, and this figure is the upper distance required by the County if no speed check survey were to be provided (with one it could be reduced).
- 6.31** There might be practical impediment to deliver the footway connection on Station Road relates to the unwillingness stated by the landowner to sell land on the north side. The ownership of this is disputed by the applicant. If the Grampian condition required a complete link before other development, then this could frustrate development if members are minded to approve. It is considered that a footway could be provided on the other (south) verge of Station Road, and while this would involve crossing Station Road to access it, this is not considered to be an unduly busy highway.
- 6.32** A number of fine grain detailed objections are made to aspects of the submitted layout, in themselves considered as capable of being overcome if

conditioned. Footpath connectivity can be upgraded, and without this the County Highways team would find the scheme “unacceptable”. The distances however, involved in the walk to school are considered excessive, and likely to lead to car use.

- 6.33** In conclusion the developer has worked with the County Council Highway team to provide a package of measures to be secured by condition and adoption agreement, which if implemented would mean that highway issues are addressed.

## **7. Local Finance Considerations:**

- 7.1** 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.
- 7.2** It is assessed that the provision of affordable housing, contributions towards impacted local infrastructure of £140,220 for primary education, £843 for fire hydrant installation and £5025 for library provision is required by way of agreement under section 106 of the planning act and furthermore that the final layout makes consideration of green infrastructure such as walking routes. These provisions will render the impacts of the development upon the services locally will be sufficiently mitigated for the purposes of planning. financial gain does not play a part therefore in the recommendation for the determination of this application.

## **8. Shadow Habitats Regulation Assessment**

- 8.1** The applicant has submitted a bespoke 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 Broads SPA and Winterton Dunes and recreational access (and potential for disturbance) is extremely limited. An Appropriate Assessment (AA) has been carried out. The AA considers that there is the potential to increase recreational pressures on the Broads SPA and Winterton



Dunes, 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 six non-dwelling bed-spaces) 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 proposal is contrary the adopted development plan. At present the Council is unable to demonstrate a 5-year supply of deliverable housing sites. Footnote 7 of the NPPF states that this triggers the tilted balance as stated in 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.
- 9.2** The site is not considered to be in a sufficiently sustainable location to accommodate the scale of development proposed. The development will also result in loss of best and most versatile agricultural land, harm to the landscape and design quality, that should be improved, contrary to local and national planning policies.
- 9.3** Additionally, the weight to be given to the lack of a five-year supply and the tilted balance should be reduced given that the Council should soon be in a position to demonstrate a robust five-year supply and that the existing housing target is out-of-date, being based on a method of calculation long supplanted by the current national guidance.
- 9.4** Whilst the development will provide benefits in terms of providing new homes, including affordable homes, together with new open space, these benefits are not considered sufficient to outweigh the harm caused by the fact that the proposal is contrary to several policies of the Development Plan and the fact that it does not represent sustainable development in line with the National Planning Policy Framework. The traffic calming offered by financial contribution is not financially supported in realistic terms and not considered deliverable.
- 9.5** The applicant has worked to address highway matters and connectivity by non-car modes, and increased the affordable housing offer, but this is still not considered to outweigh the relative remoteness of the site and the increasing weight that must be accorded to the changing housing need environment.

## **10. RECOMMENDATION: -**

- 10.1** Refuse as contrary to policies HOU10, CS1 and CS2 and NPPF as being outside the development limits and unsustainable location for scale of development, notwithstanding the “tilted balance” where the numerical assumptions underlying this apparent shortfall are considered out of date.
- 10.2** The proposal is also contrary to CS11, CS12 and NPPF as it harms the qualities identified for this area in the Landscape Character Assessment and uses Grade 1 (best and most versatile) agricultural land.
- 10.3** The proposal is contrary to policy CS9 and NPPF on design in that it shortfalls in places on amenity and fails to create distinctiveness, and connectivity within the scheme.

Background Papers 06/20/0313/f



# WINDOWS



CK Top Crossed



HB Horizontal Bar



COT Cottage

# ROOF TILES



Redland Frested Single Pantiles  
Colour 30 Slate Grey



Redland Frested Single Pantiles  
Colour 52 Buckland Brown



Redland Frested Single Pantiles  
Colour 39 Farnstone Red

# WALLS



Broadland Blend Facing Bricks



Red Multi Gilt Facing Bricks



Buff Stock Facing Bricks



Ivory Render



Projecting brick plinth

# ENCLOSURES



1800mm high brick garden wall with posts  
and rails and crowing tile coping



1800mm high close boarded fence panels  
on concrete posts and gravel boards



900mm high post and rail fence

# SURFACE TREATMENT



Asphalt roads and footways



Charcoal Europa non-permeable block paving  
90° herringbone 200x100x50mm  
in Charcoal colour



Rust Omega Flow permeable block paving  
90° herringbone 215x115x50mm  
in Rust Oak (BO) colour



Rust Omega Flow permeable block paving  
90° herringbone 215x115x50mm  
in Charcoal (CL) colour

# NOTES

The copyright of this drawing remains with the Architect and may not be reproduced in any form without their prior written consent.  
Where dimensions are given in feet and inches, the metric equivalent shall prevail.  
The Architect shall be responsible for the design of the building and its contents.  
The Contractor shall be responsible for the construction of the building and its contents.  
The Contractor shall be responsible for the completion of the building and its contents.  
The Contractor shall be responsible for the maintenance of the building and its contents.  
The Contractor shall be responsible for the repair of the building and its contents.  
The Contractor shall be responsible for the replacement of the building and its contents.  
The Contractor shall be responsible for the removal of the building and its contents.

All Materials subject to availability.

1:500 Scale Bar



# REVISIONS

REV	DESCRIPTION	DATE
A	Revised to client comments	19.06.20
B	Plot No. 1 revised to accord with site layout drawing 2010/SL/01 rev E	08.10.20
C	Plot No. 2 revised to accord with site layout drawing 2010/SL/01 rev G	26.10.20
D	Revised to accord with site layout drawing 2010/SL/01 rev H	26.10.20

CLIENT



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PROJECT  
RESIDENTIAL DEVELOPMENT,  
SCRATBY ROAD,  
SCRATBY,  
NORFOLK.

DRAWING TITLE  
EXTERNAL MATERIALS

DRAWING STATUS For Planning

SCALES - 1:500 @ A1 DATE - JUNE 2020

EDA EASTERN DESIGN ARCHITECTURE LTD  
info@easterndesignarchitecture.co.uk

REV NO: 2032 DWG NO: MAT01 REV: D



**Reference: 06/20/0423/F**

**Parish: Ormesby St Margaret with Scratby**

**Officer: Chris Green**

**Expiry Date: 13/11/20**

**Applicant: Badger Builders**

**Proposal: Residential development of 71 dwellings, vehicular access, landscaping, open space and associated infrastructure**

**Site: Land off Yarmouth Road Ormesby, Great Yarmouth.**

## **REPORT**

### **1. Background**

- 1.1** This land is beyond the development limits for the village. Recommendation is for refusal. The applicant has requested that this item be determined swiftly.

### **2. Site and Context**

- 2.1** This site, of 2.885 Hectare area, is outside but adjacent to the sporadically applied physical limits on Yarmouth Road shown in the current local plan. There is a continuous footway between this site and the village of Ormesby on the north side of Yarmouth Road. The site is near the point where the current 40mph speed limit reduces to 30mph before entering Ormesby. The site is Grade 1 Agricultural land. In the current local plan, there are physical limits shown around existing property on Yarmouth Road. In the emergent plan the physical limits along Yarmouth Road in the vicinity of the site are removed entirely placing the site in open countryside
- 2.2** The site is currently open farmland to the west of the access from Yarmouth to Ormesby once the main road. The new bypass is to the west by approximately 500m. There are two good specimen trees on the site, both shown as retained and subject to a process underway to place Preservation Orders on these trees.
- 2.3** No formal paid pre-application discussion was held. A consultation exercise with the parish council and neighbouring residents has been held

### **3. Proposal**

**3.1** The proposal is for 71 dwellings with 7 shared equity and 7 affordable rented

**3.2** Open Market schedule

8 - Starston 2 bed semidetached or terraced

6 - Hales 3 bed semi detached

1 Flixton 3 bed detached bungalow

1 Wangford 3 bed detached bungalow

9 Hulver 3 bed semi detached house

8 Thurlton 3 bed detached house

4 Ellingham 4 bed detached houses

6 Redgrave 4 bed detached houses

6 Yoxford 4 bed detached houses

2 Glemham 4 bed detached houses

2 Blyburgh 4 bed detached houses

4 Brundall 4 bed detached houses

Open market proportions of accommodation: 2 bed 8, 3 bed 25, 4 bed 24

**3.3** Shared equity schedule

3 Haddiscoe 3 bed detached house

4 Starston 2 bed semi detached houses

**3.4** Affordable rented schedule

2 "2BB" semi detached 2 bed bungalow

3 "2B4" terraced 2 bed houses

2 "3B5" semi detached 3 bed houses

**3.5** The application includes the following information:

- Topographical Survey Site Layout Plan House and garage plans/elevations Tree Survey/Arboricultural Method Statement Landscaping Details
- Ecological Report
- Arboriculture Impact Assessment
- Shadow HRA
- Design & Access Statement/Planning Statement (incl. Statement of Community Involvement)
- Landscape Assessment
- Site Investigation/ Phase 1 Contamination Risk Assessment
- Transport Statement (incl. Safety Audit) Off Site Highway Improvements
- Flood Risk Assessment and Drainage Strategy, permeability and soil logs
- Utility Assessment
- Heads of Terms for s106
- Affordable housing cascade and eligibility criteria

The applicant has in addition offered to convey land to the Borough Council to provide access to the rear (south) side of the existing houses sufficient for vehicular access. A further offer to fund traffic regulation orders for speed reduction on Yarmouth Road is also made.

#### 4. Relevant Planning History

- 4.1 Back-land site adjacent at 46/46a Yarmouth Road approved at appeal in 1990 reference 06/90/0597/O

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

- 5.1 The parish council for **Ormesby St Margaret with Scratby Parish Council** do not object but make observations and were consulted by the developer

- 5.2 A substantial number of neighbours and residents of the village have objected, on the following summarised points:

- There are many development proposals in this area.
- This is Grade 1 Farmland
- Loss of privacy and view over field. Particular impact on annex in the garden
- Resident with family with asthma and autism will be harmed.
- There will be impact on shift workers during construction.
- The garden where a person with disabilities enjoys unusually significant benefit will lose privacy and create anxiety
- Resident who keeps bees and chickens fears new development will lead to conflict with rural activities such as these.
- Infrastructure inadequacy, schools and doctors
- Sewers and surface water problems at present.
- The jobs promised will not materialise.
- Traffic and difficulty for existing owners to access their properties, associated noise. When the Acle straight is closed traffic is displaced onto this road. Bikers attending the Grange and other motorists speed, a speed survey is needed. The access should be to the north in the 30mph zone.
- Cars parked illegally in front of the Council houses make any access hazardous here.
- The developer had promised access to be provided to the rear of existing housing, but this is not on the plans submitted.
- A new road is needed north of Yarmouth to take the traffic.
- There is some informal parking on farmland at the end of the terrace that will be lost.
- The character of the village will be lost
- The proposal will coalesce the settlements of Ormesby and Caister
- Construction traffic will cause harm
- These are big expansive homes that do not address the housing crisis.
- Property will lose value.

- The governments push for more housing makes objection pointless.
- There was refusal for backland development here.

### **5.3 Consultations – External**

#### **Norfolk County Council**

**5.4 Highways** – In an email received 26.10.20 the County Council confirmed they are the only body that can promote a Traffic Regulation Order, and any financial contribution would need to be paid to the County. A team meeting confirmed on the date of the email that an extension of the 30mph speed limit on Yarmouth Road, Ormesby would be supported, but only to include the site frontage and adjacent houses.

**5.5** No other formal response has been received from the County at the time of writing. Any conditions suggested by the County will be provided to members at the time of the committee meeting.

**5.6 Rights of Way Officer** – no comment

**5.7 Historic Environment Service** – The proposed development site features cropmarks, dating back to the Bronze Age, Iron Age to Roman enclosures and trackways and ring-ditches, probably Bronze Age burial mounds. To the west are the medieval parish church of St Margaret, a part of a surviving medieval moat and post-medieval houses and settlement earthworks. There is potential that buried archaeological remains will be present and will be adversely affected by the proposed development.

**5.8** If planning permission is granted, we therefore ask that this be subject to a programme of archaeological mitigation work and the three-part condition be imposed.

**5.9 Local Lead Flood Authority:** No comments or observations as site is below size and 100-unit threshold for comment

**5.10 Norfolk County Council Minerals Planning:** mineral planning conditions are needed

**5.11 Norfolk Fire and Rescue.** No objection, providing the proposal meets the Building Regulations

**5.12 Norfolk Police:** (and traffic officer). No objection to the layout as the lack of permeability will engender community oversight. The traffic officer does not object providing the 30mph zone is extended.

**5.13 Norfolk CC Infrastructure:** requirements are for £1000 in legal fees and £5325 for library contributions and £843 per hydrant with two needed

**5.14 Norfolk County Ecologist Ecology:** The application is supported by a Preliminary Ecological Appraisal (NWS, 2020). The site was surveyed on the 3/03/2020. Great crested newts surveys were undertaken in May and June 2020.

- 5.15** Habitats onsite were considered to be of low ecological value, with the loss of agricultural land considered to have a minor negative impact on ecology, other than ground nesting birds (e.g. skylarks). 90m of hedge will be lost to access and will have a minor negative impact. Hedgerows onsite will provide nesting habitat for birds.
- 5.16** Although no great crested newts were found within ponds 2 and 3, because access was not granted to pond 1 where a medium population was surveyed in 2017, a Great Crested Newt EPS license **will be required**. Enhancement offered includes provision of 8 bat boxes and 8 bird boxes and hedgehog gaps, greenspace enhancements and enhancement of Pond 2 (offsite).
- 5.17** Because that the application site is one of three planning applications located within a 250m of Pond 1, where Great Crested Newts breed there will be cumulative impact to further examine and mitigate, partly by an EPS and by District Level License (DLL).
- 5.18** In accordance with the NPPF and CS11 development should provide net biodiversity gain/enhancement. Ideally, this should be demonstrated using the Defra Biodiversity Metric. In addition to habitat enhancements that take the local environment and Green Infrastructure and B-lines into account. Mitigation/enhancement measures are proposed in the PEA although it is unclear where 'under planting of woodland' will be achieved given the lack of any onsite and in the landscaping proposals. This should be clarified.
- 5.19** ODPM 06/2005 states that the extent to which protected species may be affected by the proposed development, should be established before the planning permission is granted, otherwise all relevant material considerations may not have been addressed in making the decision.
- 5.20** Within the PEA it is proposed to enhance Pond 2 and adjacent terrestrial habitat for GCN, as part of the mitigation proposal for the EPS license. However, this pond is located off site. The applicant has clarified this land is within the control of the applicant.
- 5.21** In mitigation the infiltration basin on the western side of the development could be designed for Great Crested Newts and potential for a small wooded area between the Yarmouth Road and plot 1 (and potential for hibernacula). Other measures (such as wildlife kerbs and gully ladders) to prevent GCN (and other amphibians) being trapped should be incorporated into the scheme.

### **Consultation - Internal GYBC**

- 5.22 Head of Housing:** The site is within the rural north submarket area and is required to make a contribution of 20% which has been identified in the application. However, the split is 50% Affordable Rent Tenure (ART) and 50% Affordable Home Ownership (AHO), our viability study requests a 90% ART and 10% AHO, I would like to see the split in tenure to closer meet this provision.

- 5.23** The size of the affordable home ownership properties reflects the current need indicated by the Homebuy register. The intention to provide the homes as shared equity with transfer to Asett Homes Ltd is acceptable however, there will be some minor changes to the paperwork to reflect the cascade within the Borough for AHO products.
- 5.24** The size and mix of the affordable rent homes does not fully meet the need in the area. I have provided a mix below which better reflects the needs of the area and welcome discussion on providing a mix closer to this.
- 2 x 1B2P Flat 50m<sup>2</sup>(ground floor to be to building regs part m cat 2)  
 2 x 2B4P House  
 2 x 3B6P House  
 1 x 4B8P House
- 5.25** We are also in need of larger homes in the area and would welcome discussion with Badger where they felt they could provide for this need.
- 5.26 Resilience officer:** No objections as flood zone 1
- 5.27 Environmental Health – (contaminated land, noise, air quality)**
- 5.28 Anglian Water:** no objection. Wastewater treatment plant and pipework has capacity for the wastewater flows. Surface water discharge is proposed to be via infiltration so no comments in this regard
- 5.29 Broads Drainage Board:** no objection as infiltration rates are likely to be good
- 5.30 Natural England:** No Objection

## **6. Assessment of Planning Considerations:**

### National policy

- 6.1** Paragraph 47 of the 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. Footnote 7 of the NPPF states that this triggers the presumption in favour of sustainable development (titled balance) as stated in Paragraph 11(d) of the NPPF. There are no specific policies in the NPPF that provide a clear reason for refusing the development in accordance with paragraph 11(d)(i) (for example impact on designated natural or historic assets). Therefore, in accordance with the paragraph 11(d), 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.

- 6.3** It is considered that the public benefit of open market dwellings with the 20% affordable housing does not outweigh the impact on landscape and the openness of the land, loss of best and most versatile agricultural land. The site is more remote than allocated sites in the draft plan, but it is accepted that a route with footway to the village is available and the distance to the local shops similar to other sites which have been recommended as approved. The proposal will lead to settlement coalescence to a sufficient extent for this to carry material weight. The scale and nature of development proposed is therefore not considered sustainable development.
- 6.4** The lack of a five-year supply is principally down to the housing requirement from the Core Strategy which the Council considers to be out-of-date and unrealistic as documented in the emerging Local Plan. In December the Core Strategy will be five years old and therefore the housing requirement in the Core Strategy will no longer be the basis for five-year supply. Instead paragraph 73 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. Alongside the submission of the Local Plan, the Council prepared an updated five-year supply position which demonstrates that on adoption of the Local Plan the Council will have a five-year supply (Document C6 in the Local Plan examination library). This indicates that on adoption the supply will be equivalent of 7.05 years supply. Even without the proposed allocations in the emerging plan, the supply will still be in excess of 5 years.
- 6.5** Given the above, the contribution of the 71 units from this development to meeting housing need should be given less weight in the Section 38(6) balance. This provision also needs to be considered in the context that the Local Plan Part 2 is allocating an additional 222 homes in Ormesby St Margaret.
- 6.6** The applicant's planning statement suggests that the basket of significant local plan policies regarding housing delivery are out of date thus triggering the tilted balance, however, in this instance the direction of housing need is soon to be assessed as being for fewer homes. In addition, the fact that the housing need will be recalculated to the national formula in December is considered to carry considerable and increasing weight as time goes by. Officers argue that this policy context does not function like the turn of a switch.
- 6.7** Paragraph 78 of the NPPF supports rural housing located where it will enhance or maintain the vitality of rural communities. This however is to be achieved through planning policies. There is no evidence that the expansion



of the village will significantly alter the viability of the local shops store for example.

- 6.8** Paragraph 84 states "decisions should recognise that sites to meet local business and community needs in rural areas may have to be found adjacent to or beyond existing settlements, and in locations that are not well served by public transport. In these circumstances it will be important to ensure that development is sensitive to its surroundings, does not have an unacceptable impact on local roads and exploits any opportunities to make a location more sustainable (for example by improving the scope for access on foot, by cycling or by public transport). The use of previously developed land, and sites that are physically well-related to existing settlements, should be encouraged where suitable opportunities exist. Given the lack of evidence of community need for development, it is considered that the need to develop this greenfield site is not demonstrated.
- 6.9** Paragraph 170(b) of the NPPF and Core Strategy policy CS6, CS11(j) and CS12(g) seek to recognise the benefits of the best and most versatile agricultural land. The site falls within grade 1 agricultural land.

#### Saved Policies of the Borough-Wide Local Plan and Adopted Core Strategy

- 6.10** The site is outside of the Development Limits defined by the existing Borough-wide Local Plan. As such the proposal is contrary to Policy Hou10 of the Borough Wide Local Plan. The supporting text to Policy CS1 of the Core Strategy makes reference to the continued approach towards development limits.
- 6.11** Growth within the borough must be delivered in a sustainable manner in accordance with Policy CS1 by balancing the delivery of new homes with new jobs and service provision, creating resilient, self-contained communities and reducing the need to travel. Key considerations include ensuring development is of a scale and in a location which contributes and supports the function of individual settlement and creates safe accessible places which promote healthy lifestyles by providing easy access to jobs, shops, community facilities by walking, cycling and public transport.
- 6.12** The site is adjacent to the physical limits of a 'Primary Village' as identified in Policy CS2 of the Core Strategy. Primary villages are expected to deliver approximately 30% of new development. Policy CS2 states that the percentages listed in the policy may be flexibly applied but within the context of ensuring that the majority of new housing is met within the key service centres and main towns. This primary village does benefit from a primary school.
- 6.13** The site was put forward in the call for sites and the sustainability appraisal conducted in selecting sites for inclusion in the new Local Plan part 2 rejected it summarising the site as having "Poor relationship to existing settlement with limited development along southern side of Yarmouth Road. Distant from the



village services and amenities". Paragraph 6.2.68. of the appraisal also notes: "The Great Yarmouth and Waveney Settlement Fringe Study identifies areas to the southeast of Ormesby St Margaret as generally being more sensitive to new development, due its exposed character and contribution to the setting of local heritage assets such as Ormesby Hall and Duncan Hall School".

The Appendix to the appraisal notes in explaining rejection of this site that it is "In Landscape setting area 2 which has moderate landscape capacity, therefore larger scale development would be discouraged. This would infill part of the natural breaks in development which is characterful along Yarmouth Road"

- 6.14** Policy CS9 - "Encouraging well-designed, distinctive places" sets out the Council's strategic expectations in terms of encouraging well-designed places. The development poorly integrates with the existing settlement in terms of connections or context. The development as such would have the appearance of a rather obvious standalone housing estate. The proposed house types are standard house-types used elsewhere in Norfolk and Suffolk and lack local distinctiveness.

Some of the plots do not turn corners well with stretches of blank garden walls. It is however noted that the Glemham type does feature significant windows on 3 sides so does represent a reasonable type in corner situations. It is considered that further detail to the garden walls with some planting to the front could reduce blandness. It is also noted that the turning of the housing on the main entrance route to follow the sweep of the street does help with the turning of the corners.

There is a desire to see more street trees expressed in emergent policy and the Government's own National Design Guide and this scheme does offer the broader green areas around the entrance that would allow more planting close to the highway, but not so close as to create objection from the County Council with regard to adoption. There are some additional opportunities within the layout for increased tree provision.

- 6.15** It is noted that there is one instance of a substandard 20m direct relationship between two storey properties at their rears within the scheme proposed, this could however be addressed easily given the areas of open space within the layout, if members were otherwise persuaded to approve the proposal. There are some other poor standards of privacy amenity at the front of properties where bedroom windows to the front are only 14m apart and some of the ;larger properties at the rear of the site overlooking the ditch and bund drainage interception feature have gardens only 7m deep, albeit overlooking farmland, but these are larger homes where this amenity space size is quite small in proportion to what will be family homes. It is considered that addressing these matters could be achieved if members were minded to overturn the recommendation to refuse.

- 6.16** Policy CS11 of the Core Strategy requires development to safeguard and where possible enhance the borough's wider landscape character. The Landscape Character Assessment places this site in the(G3) "Settled Farmland" category and identifies key sensitivities or positive features: These are (where related to the site) the early "Enclosure" landscape pattern, where

a smaller scale field pattern persists, which has not been lost to later agricultural intensification. The assessment notes compact, nucleated settlements with wooded settlement edges and historic sites represented by a number of scattered minor halls and parklands such as at Ormesby Hall. The coalescence of the coastal strip settlements is noted. The positive containment of agricultural landscapes by wooded skylines is noted.

Paragraph G3.20 sets the strategic objectives for this character area: amongst which the character of the coastal edge settlements should be enhanced, conserving gaps between settlements. Ormesby St Margaret is noted as a more compact nucleated settlement and the allocated sites OT1 and 2 do strengthen this character whereas this site opposes that aim.

Given these issues, the proposal is considered to have conflict with Policy CS11.

The applicant argues in their landscape assessment that their proposal is "porous and transitional" however the impact of scale will contrary to their assertion be exacerbated by the rising levels of the land on this site as one travels west from the road. The appellant notes the permission for six properties opposite around barn buildings. This is a much smaller and visually contained site in landscape terms

## **6.17 The Emergent Local Plan**

The Local Plan Part 2 has recently been submitted and is therefore at an advanced stage. In accordance with paragraph 48 on submission, those policies of the plan which have no unresolved objections could be given more significant weight. The following relevant policies fall into that category include:

- Policy E7 - Water conservation - requires new dwellings to meet a water efficiency standard

Other policies relevant to the application but can only be afforded limited weight due to outstanding objections are:

- Policy GSP1 - Development Limits - the site remains outside of the proposed development limits and therefore contrary to the emerging policy and property adjacent to this site which were shown in the adopted Part 1 plan as being within development limits are now removed from those limits in the Plan Part 2.
- Policy A2 - Housing Design Principles - requires dwellings to meet building regulations standardM4(2) for adaptable homes and sets other detailed design requirements.
- Policy H4 - Open Space provision - sets a new standard for open space provision. The proposal provides 0.3 hectares of open space whereas the new standard would require 0.71 hectares.
- Policy E4 - Trees and Landscape - requires retention of trees and hedgerows

Other material considerations:

- 6.18** It is accepted that the cropped fields are not a biodiverse feature, but field boundaries are. There are three ponds within 250m of the sites where either there is potential for newts, or they have been detected in past studies. The County Ecologist cautions against a conditional approval requiring further information before determination, and as this is a full application, it is not possible to write a condition requiring compliance at reserved matters stage. If members were otherwise prepared to resolve approval, it would be possible to resolve to defer the granting of permission whilst additional detail was negotiated with the Local Planning Authority working with the applicant and the County Ecologist.
- 6.19** The proposal site is beyond the edge of the settlement. Proposed density represents 25 dwellings to the hectare across the site which is low but not unusual in a village context.
- 6.20** The demand for self-build plots is very low in this district but there is no detail to indicate that any specialist housing provision, that said the bungalows would lend themselves to adaption for those with disabilities.
- 6.21** The applicant proposes approximately 0.3 hectare of open space on the site. Whilst this is double the provision required by the existing policy from the Borough-wide Local Plan, it is short of the emerging policy H4 which is based on more up-to-date evidence. The open space proposed provides an amenity function but lacks any functional value. No equipped play space is offered and given this scheme should provide 6 x 71 sq m for this purpose or 426 sq m there is scope to offer onsite play.  
This requirement can however be afforded little weight as at present there are objections to the policy requiring the Inspector's review.
- 6.22** County Highways have noted that in this instance the offer to reduce speed limits on the access to the site does carry merit. Some limited weight can be accorded to this offer because while there is no certainty of delivery the highway team are supportive of the reduction of the speed limit across the front of the site. It has been confirmed by the monitoring officer that it would not be appropriate for Great Yarmouth Borough Council to receive monies for Traffic Regulation Order work to be passed to the Parish Council as only the County Highway authority can authorise works in its operational land.
- 6.23** The closest bus stop is approximately 200m to the east of the site on both sides Yarmouth Road, and connected to the site by a footway on the north side of the road. They provide six services a day (X6) between Great Yarmouth and North Walsham via Martham and a dedicated school minibus. There is a more frequent coastal clipper service on the coast road, but this would require a walk to the roundabout.
- 6.24** Housing delivery in the context of Covid 19: It is considered that Covid 19 may impact on the delivery of housing, however any impacts have yet to be

realised. The Government has taken various steps such as extending commencement dates for planning permissions. In the context of the responses to submissions made to the Part 2 Local Plan at Public Examination, the planning team responded that “The Borough Council will also play a role in supporting housebuilders to ensure that its housing targets are met. In any case changes to housing targets and land availability on the plan are unlikely to mitigate any effect. No change required”. (to the local plan part 2). It is noted that housing transactions and building construction operations are sectors less impacted by the lockdown. Officers consider it is too early to lend weight to impacts from the Coronavirus.

## **7. Local Finance Considerations:**

- 7.1** 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.
- 7.2** It is assessed that the provision of affordable housing, contributions towards impacted local infrastructure of, £843 for fire hydrant installation and £5325 for library provision is required by way of agreement under section 106 of the planning act and furthermore that the final layout makes consideration of green infrastructure such as walking routes. These provisions will render the impacts of the development upon the services locally will be sufficiently mitigated for the purposes of planning. Financial gain does not play a part in the recommendation for the determination of this application.

## **8. Shadow Habitats Regulation Assessment**

- 8.1** The applicant has submitted a bespoke 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 Broads SPA and Winterton Dunes and recreational access (and potential for disturbance) is extremely limited. An Appropriate Assessment (AA) has been carried out. The AA considers that there is the potential to increase recreational pressures on the Broads SPA and Winterton Dunes, 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 six non-dwelling bed-spaces) 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 proposal is contrary the adopted development plan. At present the Council is unable to demonstrate a 5-year supply of deliverable housing sites. Footnote 7 of the NPPF states that this triggers the tilted balance as stated in 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.
- 9.2** The site is not considered to be in a sufficiently sustainable location to accommodate the scale of development proposed. The development will also result in loss of best and most versatile agricultural land, harm to the landscape, contrary to local and national planning policies.
- 9.3** Additionally, the weight to be given to the lack of a five-year supply and the tilted balance should be reduced given that the Council should soon be in a position to demonstrate a robust five-year supply and that the existing housing target is out-of-date.
- 9.4** Whilst the development will provide benefits in terms of providing new homes, including affordable homes, together with new open space, these benefits are not considered sufficient to outweigh the harm caused by the fact that the proposal is contrary to several policies of the Development Plan and the fact that it does not represent sustainable development in line with the National Planning Policy Framework. The traffic calming offered by financial contribution is considered deliverable in this instance, but should be carried out as part of the Adoption procedure rather than by offering money to other bodies, if members are minded to approve against recommendation.
- 9.5** Housing delivery in the context of Covid 19: It is considered that Covid 19 may impact on the delivery of housing, however any impacts have yet to be realised. The Government has taken various steps such as extending commencement dates for planning permissions. In the context of the responses to submissions made to the Part 2 Local Plan at Public Examination, the planning team responded that "The Borough Council will also play a role in supporting housebuilders to ensure that its housing targets are met. In any case changes to housing targets and land availability on the plan are unlikely to mitigate any effect. No change required". (to the local plan part 2). It is noted that housing transactions and building construction

operations are sectors less impacted by the lockdown. Officers consider it is too early to lend weight to impacts from the Coronavirus.

**10. RECOMMENDATION: -**

- 10.1** Refuse as contrary to policies HOU10, CS1 and CS2 and NPPF as being outside the development limits and unsustainable location for scale of development, notwithstanding the “tilted balance” where the numerical assumptions underlying this apparent shortfall are considered out of date.
- 10.2** The proposal is also contrary to CS11, CS12 and NPPF as it harms the qualities identified for this area in the Landscape Character Assessment and uses Grade 1 (best and most versatile) agricultural land.

Background Papers 06/20/0423/f









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PROJECT	DRAWN	AUTHORISED	DATE	SCALE
YARMOUTH ROAD ORMESBY ST MARGARET	EG	ML	17/04/20	1:2000
TITLE	PROJECT NO.	DRAWING NO.	REV	
LOCATION PLAN	201169	SK01	P3	



**Reference: 06/20/0156/O**

**Parish: Ormesby St Margaret**

**Officer: Chris Green**

**Expiry Date: 30/7/20**

**Applicant: Mr D Troy**

**Proposal: Residential development of 33 dwellings comprising 17 detached, 10 semi-detached and 6 affordable houses with access road and area of public open space**

**Site: Land off Foster Close Ormesby St Margaret.**

## **REPORT**

### **1. Background**

- 1.1 This proposal was presented to members in September and deferred for greater clarity about drainage matters and mitigation of impact on protected species.
- 1.2 This land is beyond the development limits for the village but considered relatively well located to goods and services and delivering a significant number of new homes including affordable homes off an access that has sufficient highway capacity. Currently the Council draws very close to being able to demonstrate a five-year housing supply as the existing supply calculation is based on statistics and methodologies nearly five years old and therefore out of date, when compared to national methodology. In addition, other permissions on land in the emergent plan will provide further supply.
- 1.3 The emergent situation carries limited weight at present but the planning balance is considered to justify a recommendation for refusal now that the recalculation of need is to occur next month, this site is considered however to be well located.

### **2. Site and Context**

- 2.1 The site is situated to the South of 74 Station Road, Beechcroft, Ormesby St Margaret and the access is through land that was part of its curtilage and which benefits from planning permission for a seven-unit scheme (see history below). Ormesby is categorised as a larger village where 30% of development is expected to be placed. This is taken off a stub called Foster Close, currently offering access to two dwellings.

- 2.2 This particular site is of 1.89 hectares and has no back history and is farmland of mainly grade 1 (the best agricultural land) and outside the village "residential boundary", which fringes the site to the north west and south sides.
- 2.3 The land is open scrubby grassland to the centre though google earth shows it cropped until relatively recently. There is a hedgerow to the east side of relatively low extent, with trees to the north, south and much of the west boundaries.
- 2.4 Part of the conservation area touches the site boundary in the south west corner.
- 2.5 It has been confirmed that the carriageway width of Foster Close and Symonds Avenue is 5.5m with footways both sides to Foster Close

### **3. Proposal**

- 3.1 This is an outline application with access being the one matter identified as being for consideration here. The drawings submitted are to be considered as indicative, therefore. That said because of the Affordable homes legal agreement for on-site provision requiring conclusion before issue of approval in outline, the numbers of properties proposed is considered established as part of this application.
- 3.2 At this stage the indicative proposal is to construct a mix of three- and four-bedroom houses as follows:
- Type A: 17 number four-bedroom detached
  - Type B: 6 number three-bedroom detached (set diagonally, in the site corners)
  - Type C: 4 number three-bedroom linked detached (in the central island)
  - Type D: (Affordable) 4 number, three-bedroom terraced, near the entrance point to the site in the northwest corner.
  - Type D: (Affordable) 2 number three bedroom semi detached

These are shown arrayed around a looped access.

### **3.3 Accompanying the proposal are the following documents:**

- Planning statement /Design and Access Statement
- Flood Risk Assessment and Drainage Strategy
- Habitat Regulations Assessment
- Indicative plans and elevations
- Preliminary Ecological Assessment, received 27.7.20

- It has been confirmed by the County that a Transport Statement is not needed now that details of junction geometry have been provided.

#### 4. Relevant Planning History

- 4.1 To the immediate north there is a considerable history of policy compliant development of the land south of Station Road. To the immediate north of this site seven dwellings were permitted by application reference 06/17/0028/O. This land is shown as within the development limits, being gardens to 74 Station Road. This application (17/0028) was submitted by the same applicant as for the current application. This scheme is on land that features the pond referred to by some commentators. Additional information from the applicant confirms the pond is to be retained, without disturbance within one of the curtilages of the approved scheme.
- 4.2 The site will be surrounded on three sides by residential development
- 4.3 Four dwellings and a barn conversion were permitted in 2017 on land to the west on Dairy Farm 06/17/0238/F. This land is within the village conservation area but not shown as within the residential envelope.
- 4.4 This land had been put forward as an allocation in the emergent (part 2) of the local plan but rejected in favour of two other sites to the west side of the village. This land is Grade 1 agricultural land whereas the other two sites allocated in the emergent plan OT1 and OT2 are shown as being either Grade 2 (OT1) or ungraded.

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

- 5.1 The parish council for **Ormesby St Margaret** has objected:
- Overdevelopment
  - Loss of habitat
  - Loss of agricultural land
  - Serious concerns regarding access, highways issues and road safety
  - Vehicles needed to deliver aggregates and materials to the proposal would not be able to access Foster Close as the roads are very narrow. Station Road is a metre narrower than the surrounding streets and the Parish Council considers the development could not be built with the current surrounding roads.
- 5.2 Neighbours and residents of the village have objected, on the following summarised points:
- The new development will add 31% additional properties to the estate via the Station Road junction. This is excessive at school run and morning commute.
  - There will be cumulative impact from other major new developments locally.

- The pandemic prevents the proper operation of democracy and there has been no attempt by the developer to seek the community's views before application.
- The proposal is premature as no neighbourhood plan is yet in place.
- There has been failure to properly consult all neighbours.
- This will impact adversely on existing services.
- Foster Close is narrow with residents' driveways both sides which have gradients down to the carriageway making them dangerous.
- Other nearby recent permissions when built will create flooding risk to other properties in Yarmouth Road when taken in concert with this proposal notwithstanding the approval of the Local Lead Flood Authority

### **5.3 Consultations – External**

#### **Norfolk County Council**

- 5.4 Highways** – No objection subject to conditions that before commencement detailed plans of the roads, footways, foul and surface water drainage have been submitted and approved by the Local Planning Authority and before occupation said works completed to accord to the approved scheme; that before occupation the road(s) and footway(s) shall be constructed to binder course level and that details of parking for construction workers shall be agreed and implemented.

- 5.5 Rights of Way Officer** – no comment

- 5.6 Historic Environment Service** – No objection subject to the three archaeology conditions being applied. There are ploughed out bronze age barrows in the vicinity and medieval field patterns.

- 5.7 Local Lead Flood Authority:** The Local Lead Flood Authority provided feedback on further technical information supplied by the agent with regard to sustainable drainage design removed their objection on the basis that the developed run off rate is proposed as below the undeveloped run off.

- 5.8 Norfolk County Council Minerals Planning** team require a condition to establish resources that might be lost for extraction by development of this land and to allow mitigation of the impact and on-site use where appropriate.

- 5.9 Norfolk Fire and Rescue.** No objection and standard comments regarding provision for fire-fighting to accord with the Building Regulations.

- 5.10 Norfolk Police:** No objection, but disappointment that the D and A statement does not offer some insight into designing out crime at outline stage.

- 5.11 Norfolk Environment Team.** A Preliminary Environmental Assessment PEA has been produced, received 27/7/20 and a consultation response received from the County Ecologist. A moderate population of Great Crested Newts were found in an offsite pond within 250m of the site when surveyed in May 2017 and there are other ponds within the zone of influence (250m). Application could be made to enhance other suitable habitat off site in

mitigation under the new District Level Licence scheme, but the application cannot be determined as an approval without the appropriate certificate.

- 5.12 Norfolk CC Infrastructure:** A contribution of approximately £70k is requested for primary school education, and £2475 for contribution to library service through the section 106 agreement.
- 5.13 Broads Drainage Board –** The inland drainage Board do not object to the run-off to the ditch as it is demonstrated as below the current undeveloped rate.
- 5.14 Natural England –** No objection subject to RAMS mitigation payments. Some comments are also offered on the District Level Licencing scheme for Great Crested Newts

### **Consultation - Internal GYBC**

- 5.15 Head of Housing:** As the property is in the Rural North sub market area, the site is required to provide a 20% affordable housing contribution, totalling 7 units, the application identifies 6. The GYBC tenure split, as detailed in our viability study, is 90% Affordable Rent Tenure and 10% Affordable Home Ownership. The site for 7 is in the same ownership 20% of 40 units is 8 affordable homes so any section 106 agreement should make this provision or justify otherwise.
- 5.16** The properties identified for affordable housing are all 3 bed, discussion is welcome on the size of the affordable properties to better meet the housing need in the area. The current housing need information for this location shows requirements for; 8% 1 bed, 29% 2 bed, 25% 3 bed, 30% 4 bed, 6% 5 bed, 1% 6 bed, 1% 7 bed
- 5.17 Environmental Health – (contaminated land, noise, air quality)**  
No objections: A full suite of conditions requiring contaminated land matters to be investigated and mitigated is needed as no information has been provided. Construction work period should be restricted to protect adjacent residents and air quality maintained during construction works.

### **6. Assessment of Planning Considerations: Policy Considerations:**

#### National policy

- 6.1** Paragraph 47 of the 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.

#### 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 (small scale) major development on unallocated land.
- 6.4 The number of objections and the lack of community involvement that is implicit where a site has not 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 would be delivered along with public open space, by section 106 agreement
- 6.6 This site is 750m from the North Road convenience store, with the larger allocation OT1 being better placed to access this. The other allocated site OT2 is 400m from the convenience store. The proposal site is a little nearer the Spar shop associated with the filling station at approximately 550m, which appears to offer similar retail floor area albeit shared with the filling station function.
- 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. A number of larger sites are at an advanced stage of planning will delivery supply in accordance with the revised yearly delivery rates.
- 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, although one should note that it is considered the nearer this date approaches the greater weight should be accorded.



- 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 rather than the six as submitted. This normally requires on site delivery and rounding up. Given that the earlier permission for 7 by the same applicant has not been built out it is reasonable to also consider that for forty dwellings in aggregate the affordable contribution should be eight dwellings. Emergent policy H2 formalises this principle by requiring the consideration of cumulative site numbers on affordable housing requirements. The shortfall is not a refusal reason however as subject to the whole proposal being acceptable this matter can be negotiated as part of the section 106 agreement before the decision is issued.
- 6.10** Policy CS9 - "Encouraging well-designed, distinctive places": As this is a back-land greenfield site with limited opportunity for linkages being on isolated farmland where other property in the vicinity has continuous plots with no points of access other than through the former garden site accessed off Foster Close, there are little by way of contextual constraints to inform design and create "local identity". The layout shown in indicative form has some formality of layout around the central area. This might deliver a degree of distinctiveness within the scheme. This matter would if the scheme in other regards was acceptable be further addressed at reserved matters stage as would other matters such as the lighting and conservation and enhancement of biodiversity, and landscape features
- 6.11** The site is adjacent a conservation area to the south east of the site. Policy CS10 of the Core Strategy seeks the conservation of the Borough's heritage assets and their settings. With the proposal in such close proximity to the conservation area its visual impact should be carefully considered in relation to design, scale and massing and potential impacts mitigated.
- 6.12** Policies CS6 and CS12 - Utilising natural resources along with encouraging sustainable drainage and micro generation of renewables also require the minimising of the loss of the best and most versatile agricultural land by ensuring that development on such land is only permitted if it can be demonstrated that there is an overriding sustainability benefit from the development and there are no realistic opportunities for accommodating the development elsewhere. The site is defined as being grade 1 agricultural land.
- 6.13** Saved policy REC8 "Provision of recreational, amenity and play space" requires all schemes with over 20 children's bed-spaces to provide recreational and amenity space or play space, in proportion to the scheme, while this does not define the contribution the emergent policy H4 below does.

#### The Emergent Local Plan

Emerging policies of relevance include:

- 6.14** Policy GSP1 - Development Limits - the site is outside of the proposed development limits and therefore contrary to the emerging policy - however, see above comment about weight given that objections have already been made to this policy.

- 6.15** Policy A2 - Housing design principles, has limited import as this outline proposal features indicative plans.
- 6.16** Policy H2: Delivering affordable housing on phased or cumulative developments, as there is an adjacent permitted but undeveloped site in the same ownership adjacent (and within settlement limits) aggregation is required in calculating affordable home delivery. This policy has not been contested at examination and carries considerable weight.
- 6.17** Policy H3 - sets a minimum housing density of 30 dwellings per hectare - the proposal is 18 dwellings per hectare taking into account open space. However, the density will be higher if Policy H4 is taken into account.
- 6.18** Policy H4 - Open Space provision - this policy would require 3400sqm of open space on the site. This would result in a higher density of development on the portion not allocated as open space.
- 6.19** Policy E4 - Trees and Landscape - requires retention of trees and hedgerows.
- 6.20** Policy E7 - Water conservation - requires new dwellings to meet a higher water efficiency standard, than prescribed in Building Regulations
- 6.21** Given that if this outline application was to be approved then the required subsequent reserved matters application would at the very earliest be determined in November many of these policy concerns in the emergent plan are considered to carry greater weight.

## **7. Local Finance Considerations:**

- 7.1** 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.
- 7.2** It is assessed that the provision of affordable housing, contributions towards impacted local infrastructure of £70,323 for primary education, £843 for fire hydrant installation and £2475 for library provision is required by way of agreement under section 106 of the planning act and furthermore that the final layout makes consideration of green infrastructure such as walking routes. These provisions will render the impacts of the development upon the services locally will be sufficiently mitigated for the purposes of planning. financial gain does not play a part in the recommendation for the determination of this application.

## **8. Shadow Habitats Regulation Assessment**

- 8.1** The applicant has submitted a bespoke 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 Broads SPA and recreational access (and potential for disturbance) is extremely limited. An Appropriate Assessment (AA) has been carried out. The AA considers that there is the potential to increase recreational pressures on the Broads 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 six non-dwelling bed-spaces) 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** Some greater weight is given to the emergent policy because of the relative age of the housing supply calculations and the emergent reduction in need, however the housing need adjustments are being opposed in consultation and therefore will require the Inspector's scrutiny before accorded full weight, however the approval of other sites within the part 2 local plan allocations do already have effective full weight, in providing deliverable sites.
- 9.2** The proposal site is at the edge of the settlement and density is therefore appropriately low for the site, and the dwellings offered are larger homes with no two- or one-bedroom types so land use cannot be characterised as "efficient" as required by the policy. This is an outline application however and so while the number of dwellings is cited in the application as an upper figure proposed as allowed, the numbers will be established along with design and layout including publicly accessible open space at "reserved matters".
- 9.3** No self builds are proposed on this site and there is no detail to indicate that any specialist housing provision, is to be provided. These matters could be addressed during section 106 negotiations and while adaptable home details are not provided in this outline application this might readily be achievable later in the reserved matter process.

- 9.4** The Landscape Character Assessment identifies the site as being within the Ormesby and Filby Settled Farmland character area. The character assessment identifies Ormesby St Margaret as a nucleated settlement. It identifies the boundary hedgerows as important features which indicate enclosure and indicate the landscape pattern, these features are important to the settlement and the character of Ormesby St Margaret should remain, this can be secured at reserved matters stage.
- 9.5** The site has development on three sides and therefore is contained within the landscape, especially given the boundary hedge. It is considered there is no conflict with Policy CS11. Importantly the containment of the site within other enclosing development does help to prevent settlement coalescence as being a harmful outcome.
- 9.6** The design of development on this east boundary will need to reflect the edge of settlement context when reserved matters stage follows, in line with the recommendations of G3.22 of the Landscape Character Assessment.
- 9.7** An ecology Preliminary Environmental Assessment (PEA) has been produced and submitted. Norfolk Ecology has responded. There are 7 ponds or water features within 250m of the site that either provide habitat for or support great crested newt populations, however central government has introduced measures recently to prevent the presence of newts from delaying development under the District Level Licence scheme. This requires developers to pay for offsite improvement to habitat suitable for newts rather than protecting individual populations. The former method of survey, fencing and translocation remains in force too, but the essence of the new legislation is that with an appropriate Certificate from Natural England applications should not be refused on grounds of the presence of Great Crested Newts. At present no such certificate has been provided, and if one is not present at the time of determination, then either the application cannot be determined positively, or this should form part of the refusal reason.
- 9.8** The housing team have been critical that the mix is all three bedroom development, and while the numbers are fixed by the need to agree a section 106 for affordable housing contribution at outline planning stage, this could be addressed by variations to the indicative plans at reserved matters and in any case the provision of substantial open space and a more mixed offer of property size will be necessarily negotiated as part of the reserved matters stage. This too will be able to address the need to reduce scale towards the country edge of the site to create a softened urban edge.
- 9.9** Further to this as the land to the north with the approval for seven units is as yet unbuilt and in the same ownership, for the purposes of determining affordable housing contribution this falls within emergent policy H2 – “Affordable housing on phased or cumulative developments” as this policy has not been commented on at consultation it carries very considerable weight in advance of formal adoption of the emergent plan, this matter however is subject to negotiation as part of the section 106 agreement. This however needs to reflect the combined development of 40 homes rather than 33 on this

specific site and deliver 8 affordable units. If this is not secured a section 106 will not be signed and the application would have to remain undetermined, any appeal made against non-determination would then reference policy H2, but this is not a matter that would inform the recommendation in this report other than to direct how the section 106 should be framed in making recommendation at this time.

- 9.10** Access and highways: The drawing reference 20/230/04 shows vision splays of 2.4 x 67m westerly and 2.4 x 60m easterly at the Symonds Avenue to Station Road junction and 2.4 x 65m in both directions at the Symonds Avenue to Foster Close junction, this is sufficient for the County Council to make no objection with regard to the suitability of the access, the one matter identified as being for consideration at outline stage, in this regard. The County had raised an issue of continuous footway access to the village along Station Road, however this is now available as recent pavement works have been conducted and in addition there is a further off-road route. It has been confirmed that the width of the access at 5.5m carriageway width with footpaths to both sides is the same dimensions as Symonds Avenue.
- 9.11** The applicant has approached the landowners of the field to the east and a haul road for construction purposes can be negotiated on a temporary basis across this land to allay some of the objections made on this matter.
- 9.12** Since deferral a large number of further objection letters have been received. One point made by correspondents was that while the Local Lead Flood Authority have agreed that this site will have a run off rate below the Greenfield (undeveloped) rate, and this is acceptable to the LLFA, they are concerned that other smaller scale development that does not have sustainable drainage provision as a result of small scale, will cause increased harm to them. While this will be true once those properties are built, the LLFA has confirmed that the requirements of Sustainable drainage are met. Logically, if this development does not go ahead, water will continue to run off the field as it does now and so the addition of other impermeable area in the vicinity will not be addressed in terms of impact. The applicant's flood engineer has also confirmed that notwithstanding the foregoing, he has conducted sustainable drainage for the Dairy Farm site in line with building regulation principles.
- 9.13** Housing delivery in the context of Covid 19: It is considered that Covid 19 may impact on the delivery of housing, however any impacts have yet to be realised. The Government has taken various steps such as extending commencement dates for planning permissions. In the context of the responses to submissions made to the Part 2 Local Plan at Public Examination, the planning team responded that "The Borough Council will also play a role in supporting housebuilders to ensure that its housing targets are met. In any case changes to housing targets and land availability on the plan are unlikely to mitigate any effect. No change required". (to the local plan part 2). It is noted that housing transactions and building construction operations are sectors less impacted by the lockdown. Officers consider it is too early to lend weight to impacts from the Coronavirus.

## **10. Conclusion**

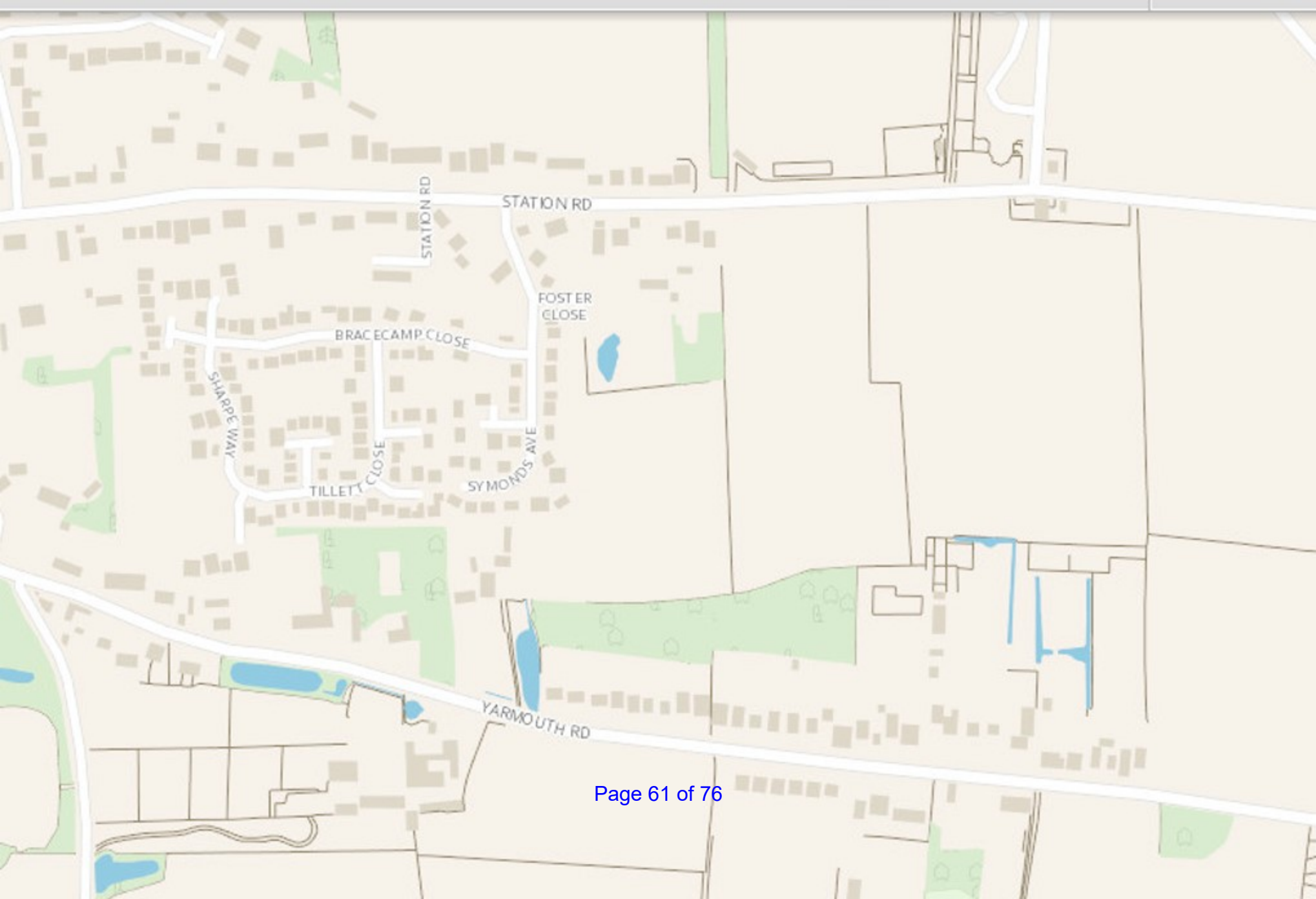
- 10.1** The site offers a contribution to housing supply and is relatively well located in relation to the pattern of the settlement, albeit accessed in a slightly convoluted manner, through other land with existing permission for development in this applicant's ownership.
- 10.2** The land is grade 1 Agricultural land and the predicted housing land supply and objectively assessed need provides some limited but increasing weight against the proposal in and the current objectively assessed need carries diminished weight given the imminence of the recalculation of need, on balance now suggesting the proposal should be refused.

## **11. RECOMMENDATION: -**

- 11.1** Refuse as contrary to the development plan and not required by virtue of diminished housing need underpinned by the national method of calculation.
- 11.2** Contrary to the policy that protects high grade agricultural land.

Background Papers 06/20/0156/O





It has been presumed that the Designer/Owner as outlined in the above regulations (CDM Regulations) have either been taken on by the Client or the chosen contractor.

This means that the person who prepared the outline drawings for the proposed works has NOT been deemed to have been appointed as a Designer (including a Designer) and the Designer is not responsible for the outline drawings placed on designers as set out in Regulations 9 & 10 of the above regulations.

Contractor to note that the proposal shown in this drawing is notifiable under CDM 2015.

Note that subcontractor is warned that work is at his risk until such time as the project has the benefit of:- Planning, Building Control and HSE approvals and necessary

Contractor to note that Dordrecht Municipality and the Dordrecht Municipality are not responsible for the outline drawings placed on designers as set out in Regulations 9 & 10 of the above regulations.

Prior to any redevelopment or demolition work being carried out, the Contractor must obtain a Planning Permission, Building Control and HSE approvals and necessary

**PARTY WALL, etc. ACT**

The Party Wall etc Act 1996 provides a framework for preventing and resolving disputes in relation to party walls, boundary walls and excavations near to neighbouring buildings.

A building owner proposing to start work covered by the Act must give adjoining owners notice of their intentions in the way set out in the Act. Adjoining owners can agree or disagree with what is proposed. Where they disagree, the Act provides a mechanism for resolving disputes. The Act is separate from obtaining planning permission or building regulation approval.

**CONTRACTOR MUST CHECK DIMENSIONS OF ALL**

Only figured dimensions are to be worked from.

Any discrepancies MUST be reported to Middleton & George Ltd before proceeding. If in doubt ASK.

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**PRELIMINARY  
SUBJECT TO SURVEY**

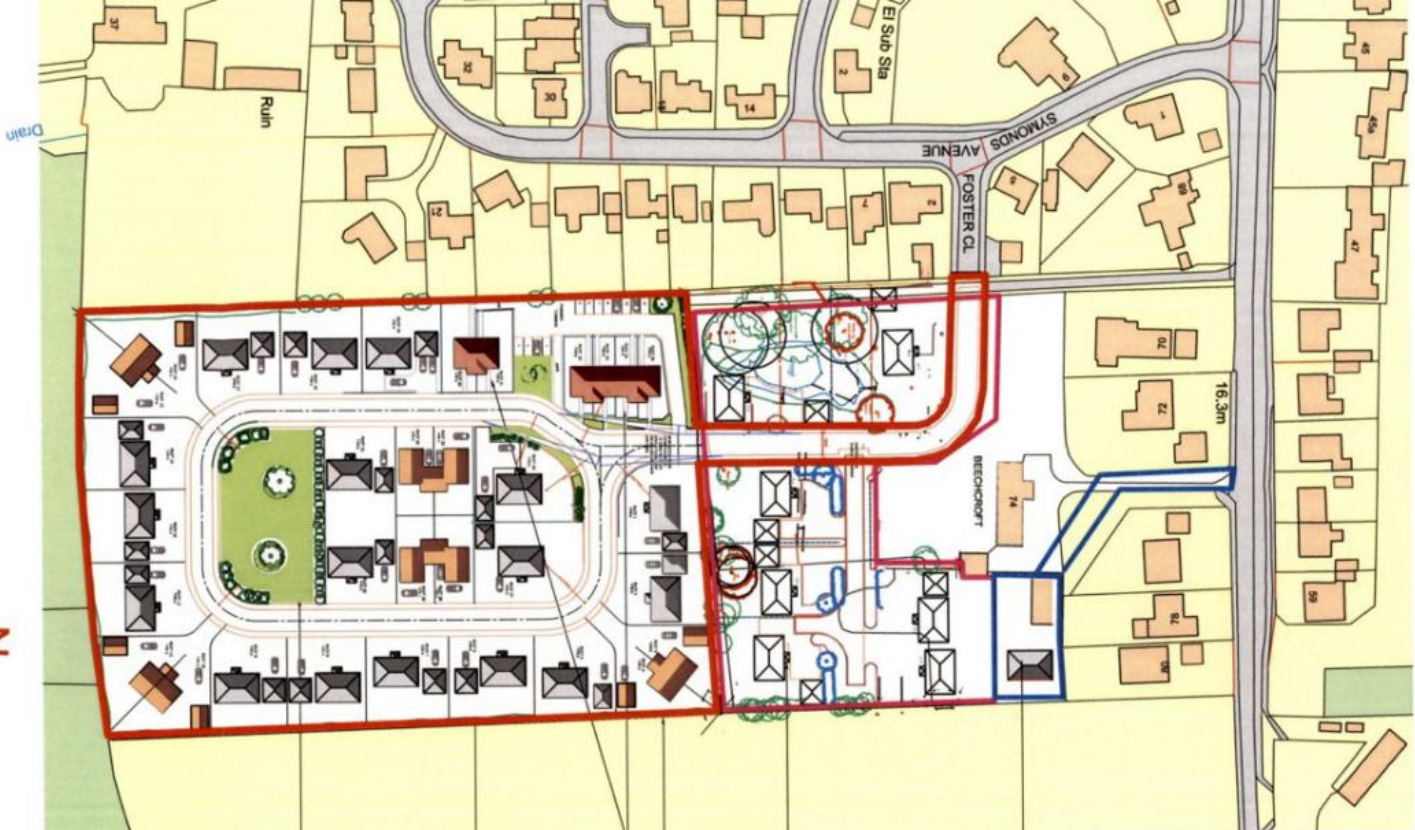
Revision	Date	Drawn By
A	July 2020 GH	
Access Road from Foster Close included within the site boundary (red line)		
Dimensions included for Access Road and Boundary.		

**Middleton & George Ltd**  
Architectural & Building Consultants  
Fountain House  
30 Regent Street  
G1 7RN  
Tel: (01453) 659245  
e-mail: middletonandgeorge@gmail.com

Issued For	Comment	Approved	Drawn	Check
Approval	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Tender	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Construction	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Record	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>MD TOY</b>				
Project	Proposed Residential Development on land south of Bechtel, Station Road, Cornhill St Margate, NE29 1NH			

**FEASIBILITY**

Job	Local Authority	OTHC	Date Approved
Planning Ref			
Building Ref			
Drawn	Middleton & George Ltd	Job No.	Drawn No.
Scale	1:1000	20/230	02
Drawn By	GH		A



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

REFERENCE	<b>06/20/0265/F</b>
PARISH	Belton & Browston 10
PROPOSAL	Single story front extension
SITE	11 Rosedale Gardens Belton GREAT YARMOUTH Norfolk
APPLICANT	Mr & Mrs N & N Goreman
DECISION	<b>APPROVE</b>
<hr/>	
REFERENCE	<b>06/20/0399/F</b>
PARISH	Belton & Browston 10
PROPOSAL	Demolition of garage & store. Erection of two storey & single storey rear extension and single storey side
SITE	39 Selwyn Drive Belton Belton With Browston GREAT YARMOUTH
APPLICANT	Mr K Rundell
DECISION	<b>APPROVE</b>
<hr/>	
REFERENCE	<b>06/20/0409/F</b>
PARISH	Belton & Browston 10
PROPOSAL	2 story Extension to the front and rear of the existing property. Proposed Swimming pool. Cinema Room
SITE	Woodland Lodge The Loke Belton Belton With Browston
APPLICANT	Mr M Cox
DECISION	<b>APPROVE</b>
<hr/>	
REFERENCE	<b>06/20/0405/F</b>
PARISH	Bradwell N 1
PROPOSAL	Single storey rear extension
SITE	56 Mill Lane Bradwell GREAT YARMOUTH Norfolk
APPLICANT	Mr & Mrs Gates
DECISION	<b>APPROVE</b>
<hr/>	
REFERENCE	<b>06/20/0408/F</b>
PARISH	Bradwell N 1
PROPOSAL	Renewal of PP 06/17/0686/F - Erection of detached bungalow and garage in rear garden and detached garage for No 25
SITE	25 Maple Gardens Bradwell GREAT YARMOUTH Norfolk
APPLICANT	Mr & Mrs D Delay
DECISION	<b>APPROVE</b>
<hr/>	

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

REFERENCE	<b>06/20/0456/F</b>
PARISH	Bradwell N 1
PROPOSAL	Single storey rear and side extensions
SITE	26 Willow Avenue Bradwell GREAT YARMOUTH Norfolk
APPLICANT	Ms K Boldra
DECISION	<b>APPROVE</b>
<hr/>	
REFERENCE	<b>06/20/0403/F</b>
PARISH	Bradwell S 2
PROPOSAL	Roof conversion to include gable, in place of hipped roof, and dormer to front and rear.
SITE	1 Browston Corner Bradwell GREAT YARMOUTH
APPLICANT	Mr Glenn Parrott
DECISION	<b>APPROVE</b>
<hr/>	
REFERENCE	<b>06/20/0412/F</b>
PARISH	Bradwell S 2
PROPOSAL	Proposed rear and side extensions
SITE	Ravensbourne Beccles Road Bradwell GREAT YARMOUTH
APPLICANT	Mr & Mrs T George
DECISION	<b>APPROVE</b>
<hr/>	
REFERENCE	<b>06/20/0442/F</b>
PARISH	Bradwell S 2
PROPOSAL	Convert existing rear addition from utility room to bathroom and separate cloakroom; Raise existing
SITE	43 Mill Lane Bradwell GREAT YARMOUTH Norfolk
APPLICANT	Mrs S Robinson
DECISION	<b>APPROVE</b>
<hr/>	
REFERENCE	<b>06/20/0443/F</b>
PARISH	Bradwell S 2
PROPOSAL	Single storey extension
SITE	57 Howards Way Bradwell GREAT YARMOUTH Norfolk
APPLICANT	Mrs K Garrod
DECISION	<b>APPROVE</b>
<hr/>	
REFERENCE	<b>06/20/0445/F</b>
PARISH	Bradwell S 2
PROPOSAL	One bedroom bungalow with Sedum roof.
SITE	Land off Jew's Lane Bradwell GREAT YARMOUTH Norfolk
APPLICANT	Mr & Mrs A Edwards
DECISION	<b>REFUSED</b>
<hr/>	



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

REFERENCE	<b>06/20/0420/NMA</b>
PARISH	Burgh Castle 10
PROPOSAL	Non material amendment for pp 06/19/0230/F - 1) Render and cement fibreboard finish to external walls in lieu of
SITE	Sonning (Land to R/O) High Road Burgh Castle GREAT YARMOUTH
APPLICANT	Mr D Harding
DECISION	<b>Accept Amend Notice</b>
<hr/>	
REFERENCE	<b>06/20/0436/F</b>
PARISH	Caister On Sea 3
PROPOSAL	Rear extension and alterations
SITE	5 Longfellow Road Caister GREAT YARMOUTH
APPLICANT	Mr D Todd
DECISION	<b>APPROVE</b>
<hr/>	
REFERENCE	<b>06/20/0434/F</b>
PARISH	Caister On Sea 4
PROPOSAL	Two storey and single storey rear and side extensions; re-roof with accommodation in roof space
SITE	33 St Julian Road Caister GREAT YARMOUTH
APPLICANT	Mr and Mrs M Bradley
DECISION	<b>APPROVE</b>
<hr/>	
REFERENCE	<b>06/20/0435/F</b>
PARISH	Caister On Sea 4
PROPOSAL	Retrospective application for proposed timber BBQ hut in rear garden
SITE	1 Purslane Drive Caister GREAT YARMOUTH
APPLICANT	Mrs H Wheatley
DECISION	<b>APPROVE</b>
<hr/>	
REFERENCE	<b>06/20/0272/F</b>
PARISH	Filby 6
PROPOSAL	Sub-divide curtilage and re-purpose existing cart lodge as additional dwelling
SITE	Hall Farmhouse Main Road Filby GREAT YARMOUTH
APPLICANT	Mr D Marrison
DECISION	<b>APPROVE</b>
<hr/>	
REFERENCE	<b>06/18/0423/CD</b>
PARISH	Fleggburgh 6
PROPOSAL	Discharge of conditions 2,3,9,12,13,14 and 15 of Planning Permission 06/15/0705/F
SITE	Tower Lodge Tower Road Fleggburgh GREAT YARMOUTH (field ADJACENT)
APPLICANT	Mrs R Brooks
DECISION	<b>APPROVE (CONDITIONS)</b>

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

REFERENCE	<b>06/20/0257/F</b>
PARISH	Fritton/St Olaves 10
PROPOSAL	Single story double garage
SITE	Cirrus Herringfleet Road St Olaves GREAT YARMOUTH Norfolk
APPLICANT	Mr L Buckworth
DECISION	<b>APPROVE</b>
<hr/>	
REFERENCE	<b>06/20/0398/CU</b>
PARISH	Great Yarmouth 5
PROPOSAL	Change of use of A4 Public House to incorporate into C3 residential already existing at premises
SITE	Wheelrights Arms 65 Beccles Road Gorleston GREAT YARMOUTH
APPLICANT	Mrs D Beavers
DECISION	<b>APPROVE</b>
<hr/>	
REFERENCE	<b>06/20/0411/F</b>
PARISH	Great Yarmouth 5
PROPOSAL	Erection of a 2 Bed detached Chalet Bungalow with off road parking.
SITE	Ivy House Land at the Corner of Addison Rd / Burnt Lane Gorleston GREAT YARMOUTH
APPLICANT	Mr J Rennie
DECISION	<b>APPROVE</b>
<hr/>	
REFERENCE	<b>06/20/0359/F</b>
PARISH	Great Yarmouth 7
PROPOSAL	We wish to lower the kurb outside the front of our property to allow vehicle access onto a front driveway
SITE	15 Marine Parade Gorleston GREAT YARMOUTH
APPLICANT	Dr C Banim
DECISION	<b>APPROVE</b>
<hr/>	
REFERENCE	<b>06/20/0384/F</b>
PARISH	Great Yarmouth 7
PROPOSAL	Construction of a single storey side extension to the existing kitchen, measuring approximately 1.50m wide by 3 Cliff Hill Gorleston
SITE	GREAT YARMOUTH
APPLICANT	Mr Ryan Marsden
DECISION	<b>APPROVE</b>
<hr/>	
REFERENCE	<b>06/20/0439/F</b>
PARISH	Great Yarmouth 7
PROPOSAL	Single storey extension to front elevation of property. 4300mm Wide X 3600mm Deep Firestone EDPM roof with
SITE	44 Youell Avenue Gorleston GREAT YARMOUTH
APPLICANT	Mr C Davis
DECISION	<b>APPROVE</b>
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**PLANNING APPLICATIONS CLEARED BETWEEN 01-OCT-20 AND 31-OCT-20 FOLLOWING DETERMINATION BY THE GROUP MANAGER (PLANNING) UNDER DELEGATED POWERS**

REFERENCE	<b>06/20/0440/F</b>
PARISH	Great Yarmouth 7
PROPOSAL	Retrospective application for erection of boundary fence
SITE	73 Lower Clifff Road Gorleston GREAT YARMOUTH Norfolk
APPLICANT	Miss D Watts
DECISION	<b>APPROVE</b>
<hr/>	
REFERENCE	<b>06/20/0202/F</b>
PARISH	Great Yarmouth 9
PROPOSAL	Proposed change of use to residential and first floor extension
SITE	78A Southtown Road GREAT YARMOUTH Norfolk
APPLICANT	Mr and Mrs Valance
DECISION	<b>APPROVE</b>
<hr/>	
REFERENCE	<b>06/20/0273/F</b>
PARISH	Great Yarmouth 9
PROPOSAL	Proposed change of use from vehicle storage to MOT & service centre, with associated office and vehicle
SITE	Land Adjoining 2 Queen Annes Road Southtown Road Great Yarmouth
APPLICANT	Mr Blerim Madani
DECISION	<b>APPROVE</b>
<hr/>	
REFERENCE	<b>06/20/0353/F</b>
PARISH	Great Yarmouth 9
PROPOSAL	Construction of 2 no. semi detached houses
SITE	Land behind 78 & 79 Southtown Road GREAT YARMOUTH Norfolk
APPLICANT	JTM Property Services Ltd Mr Garry Valance
DECISION	<b>APPROVE</b>
<hr/>	
REFERENCE	<b>06/20/0376/F</b>
PARISH	Great Yarmouth 9
PROPOSAL	Variation of condition 4 of pp 06/19/0014/CU - change of permitted opening hours
SITE	4 Bessemer Way Harfreys Industrial Estate GREAT YARMOUTH Norfolk
APPLICANT	Mrs T Amis
DECISION	<b>APPROVE</b>
<hr/>	
REFERENCE	<b>06/20/0402/CU</b>
PARISH	Great Yarmouth 9
PROPOSAL	Change of use from B1 light industrial to D2 Gym
SITE	5 Suffolk Road GREAT YARMOUTH Norfolk
APPLICANT	John Lock
DECISION	<b>APPROVE</b>
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**PLANNING APPLICATIONS CLEARED BETWEEN 01-OCT-20 AND 31-OCT-20 FOLLOWING DETERMINATION BY THE GROUP MANAGER (PLANNING) UNDER DELEGATED POWERS**

REFERENCE	<b>06/20/0407/F</b>
PARISH	Great Yarmouth 11
PROPOSAL	Proposed first floor side and ground floor rear extensions
SITE	1 Wadham Road Gorleston GREAT YARMOUTH Norfolk
APPLICANT	Mr S Augustine
DECISION	<b>APPROVE</b>
<hr/>	
REFERENCE	<b>06/20/0414/F</b>
PARISH	Great Yarmouth 11
PROPOSAL	Proposed single storey pitched roof rear extension
SITE	5 Poplar Avenue Gorleston GREAT YARMOUTH Norfolk
APPLICANT	Mr P Balls
DECISION	<b>APPROVE</b>
<hr/>	
REFERENCE	<b>06/19/0424/F</b>
PARISH	Great Yarmouth 14
PROPOSAL	Conversion of one dwelling within 18-19 Trinity Place
SITE	18 Trinity Place GREAT YARMOUTH Norfolk
APPLICANT	Mrs K Childs
DECISION	<b>APPROVE</b>
<hr/>	
REFERENCE	<b>06/19/0425/LB</b>
PARISH	Great Yarmouth 14
PROPOSAL	Conversion of one dwelling within 18-19 Trinity Place
SITE	18 Trinity Place GREAT YARMOUTH Norfolk
APPLICANT	Mrs K Childs
DECISION	<b>LIST.BLD.APP</b>
<hr/>	
REFERENCE	<b>06/19/0612/F</b>
PARISH	Great Yarmouth 14
PROPOSAL	Vary condition 2 of PP's: 06/18/0527/F & 06/18/0528/LB - To improve layout, from that previously approved
SITE	141 King Street GREAT YARMOUTH Norfolk
APPLICANT	Grandstand Developments Limited
DECISION	<b>APPROVE</b>
<hr/>	
REFERENCE	<b>06/19/0613/LB</b>
PARISH	Great Yarmouth 14
PROPOSAL	Vary condition 2 of PP's: 06/18/0527/F & 06/18/0528/LB - To improve layout, from that previously approved
SITE	141 King Street GREAT YARMOUTH Norfolk
APPLICANT	Grandstand Developments Limited
DECISION	<b>LIST.BLD.APP</b>
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**PLANNING APPLICATIONS CLEARED BETWEEN 01-OCT-20 AND 31-OCT-20 FOLLOWING DETERMINATION BY THE GROUP MANAGER (PLANNING) UNDER DELEGATED POWERS**

REFERENCE **06/20/0256/CU**  
 PARISH Great Yarmouth 14  
 PROPOSAL Change of use from A2 Sui generis (Nail and Beauty Salon)  
 SITE 40 Regent Street GREAT YARMOUTH  
 APPLICANT Ms T Le  
 DECISION **APPROVE**

REFERENCE **06/20/0306/CU**  
 PARISH Great Yarmouth 14  
 PROPOSAL Change of use to 9 bedroom HMO  
 SITE 7 St Georges Road GREAT YARMOUTH  
 Norfolk  
 APPLICANT Mr A Panteli  
 DECISION **APPROVE**

REFERENCE **06/20/0357/CU**  
 PARISH Great Yarmouth 14  
 PROPOSAL Change of use of shop (A1) to one bed flat (C3)  
 SITE 45 King Street GREAT YARMOUTH  
 Norfolk  
 APPLICANT Mrs J Espolito  
 DECISION **APPROVE**

REFERENCE **06/20/0392/CU**  
 PARISH Great Yarmouth 14  
 PROPOSAL Change of use from day centre to single residential dwelling  
 SITE 52 Deneside GREAT YARMOUTH  
 APPLICANT Mr T Simmons  
 DECISION **APPROVE**

REFERENCE **06/20/0342/F**  
 PARISH Great Yarmouth 15  
 PROPOSAL Change of use of ground floor A3 to A1/A2 and change of use of first floor to 2 holiday lets  
 SITE 1 Stonecutters Way Whitefriars Court  
 GREAT YARMOUTH  
 APPLICANT Mrs G Harwood  
 DECISION **APPROVE**

REFERENCE **06/20/0351/F**  
 PARISH Great Yarmouth 15  
 PROPOSAL Retrospective application for conversion of vacant dwelling into two flats  
 SITE 9 Beaconsfield Road GREAT YARMOUTH  
 APPLICANT Mr T Fenn  
 DECISION **APPROVE**

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

REFERENCE	<b>06/20/0360/F</b>
PARISH	Great Yarmouth 15
PROPOSAL	Window replacement.
SITE	1 and 5 Church Court Priory Plain GREAT YARMOUTH
APPLICANT	Miss J Thomson
DECISION	<b>REFUSED</b>
<hr/>	
REFERENCE	<b>06/20/0361/LB</b>
PARISH	Great Yarmouth 15
PROPOSAL	Window replacement
SITE	1 and 5 Church Court Priory Plain GREAT YARMOUTH
APPLICANT	Miss J Thomson
DECISION	<b>LIST.BLD.REFUSE</b>
<hr/>	
REFERENCE	<b>06/20/0419/F</b>
PARISH	Great Yarmouth 15
PROPOSAL	Window replacement
SITE	2/4 and 6/12 Church Court Priory Plain GREAT YARMOUTH
APPLICANT	Miss J Thomson
DECISION	<b>APPROVE</b>
<hr/>	
REFERENCE	<b>06/20/0425/A</b>
PARISH	Great Yarmouth 15
PROPOSAL	Proposed illuminated visual fascia sign to front
SITE	13/15 North Drive Imperial Hotel GREAT YARMOUTH
APPLICANT	Mr N Mobbs
DECISION	<b>ADV. CONSENT</b>
<hr/>	
REFERENCE	<b>06/20/0449/CD</b>
PARISH	Great Yarmouth 15
PROPOSAL	Discharge condition 3 of pp 06/20/0245/F (drive-thru McDonalds) in respect of biodiversity enhancement plan
SITE	Asda Car Park Acle New Road Runham Vauxhall GREAT YARMOUTH
APPLICANT	McDonalds Restaurants Ltd
DECISION	<b>APPROVE (CONDITIONS)</b>
<hr/>	
REFERENCE	<b>06/20/0401/F</b>
PARISH	Great Yarmouth 19
PROPOSAL	Proposed mezzanine roof deck and vehicle port
SITE	64 Englands Lane Gorleston GREAT YARMOUTH Norfolk
APPLICANT	Mr R Cushing
DECISION	<b>APPROVE</b>
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**PLANNING APPLICATIONS CLEARED BETWEEN 01-OCT-20 AND 31-OCT-20 FOLLOWING DETERMINATION BY THE GROUP MANAGER (PLANNING) UNDER DELEGATED POWERS**

REFERENCE	<b>06/20/0451/F</b>
PARISH	Great Yarmouth 19
PROPOSAL	Proposed single storey side extension
SITE	1 St Andrews Close Gorleston GREAT YARMOUTH NR31 7AD
APPLICANT	Mr M Haylett
DECISION	<b>APPROVE</b>
<hr/>	
REFERENCE	<b>06/20/0071/CD</b>
PARISH	Great Yarmouth 21
PROPOSAL	Discharge condition 4 of pp 06/18/0683/F (science block) in respect of drainage, vehicular access and specs
SITE	Great Yarmouth Charter Academy Salisbury Road GREAT YARMOUTH
APPLICANT	Department for Education - Mr T Barker
DECISION	<b>APPROVE (CONDITIONS)</b>
<hr/>	
REFERENCE	<b>06/20/0372/F</b>
PARISH	Great Yarmouth 21
PROPOSAL	Proposed single storey extension to semi-detached dwelling
SITE	50 Beatty Road GREAT YARMOUTH
APPLICANT	Mr M Spooner
DECISION	<b>APPROVE</b>
<hr/>	
REFERENCE	<b>06/20/0400/F</b>
PARISH	Great Yarmouth 21
PROPOSAL	Proposed side extension to provide toilet facilities
SITE	47 Beatty Road GREAT YARMOUTH
APPLICANT	Mrs P Golding
DECISION	<b>APPROVE</b>
<hr/>	
REFERENCE	<b>06/20/0491/SU</b>
PARISH	Great Yarmouth 21
PROPOSAL	Part discharge of condition 17 of PP/19/0624/SU (SEMH Sen School) in respect of Arboricultural Watching Brief
SITE	Alderman Swindell First School Beresford Road GREAT YARMOUTH
APPLICANT	Director of Childrens Services
DECISION	<b>NO OBJECTION</b>
<hr/>	
REFERENCE	<b>06/20/0368/F</b>
PARISH	Hemsby 8
PROPOSAL	Sub-division of garden and construction of detached three-bedroomed house
SITE	Midway Yarmouth Road Hemsby GREAT YARMOUTH
APPLICANT	Mrs K Hatchett
DECISION	<b>APPROVE</b>
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**PLANNING APPLICATIONS CLEARED BETWEEN 01-OCT-20 AND 31-OCT-20 FOLLOWING DETERMINATION BY THE GROUP MANAGER (PLANNING) UNDER DELEGATED POWERS**

REFERENCE	<b>06/20/0430/F</b>
PARISH	Hemsby 8
PROPOSAL	Removal of condition 1 of pp 06/03/0691/F to allow all year round occupancy instead of 1st March to 14th January
SITE	22 Four Acres Estate Hemsby GREAT YARMOUTH
APPLICANT	Mr C Peddle
DECISION	<b>REFUSED</b>
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REFERENCE	<b>06/20/0450/F</b>
PARISH	Hemsby 8
PROPOSAL	Single storey side and rear extension, two-storey front extension and detached garage
SITE	La Marina Yarmouth Road Hemsby GREAT YARMOUTH
APPLICANT	Mr and Mrs A Beck
DECISION	<b>APPROVE</b>
<hr/>	
REFERENCE	<b>06/20/0493/NMA</b>
PARISH	Hemsby 8
PROPOSAL	Non-material amendment for pp 06/20/0060/F - Change brick detached garage to concrete block with grey render
SITE	11 Ormesby Glebe Hemsby GREAT YARMOUTH Norfolk
APPLICANT	Mr P Farrar
DECISION	<b>Accept Amend Notice</b>
<hr/>	
REFERENCE	<b>06/20/0324/F</b>
PARISH	Hopton On Sea 2
PROPOSAL	Proposed extension over existing first floor balconies and new roof
SITE	Flintstones 15 Beach Road Hopton-On-Sea
APPLICANT	Mr & Mrs Rust
DECISION	<b>APPROVE</b>
<hr/>	
REFERENCE	<b>06/20/0415/F</b>
PARISH	Hopton On Sea 2
PROPOSAL	Single storey rear extension
SITE	42A Station Road Hopton GREAT YARMOUTH Norfolk
APPLICANT	Mr P Hayden
DECISION	<b>APPROVE</b>
<hr/>	
REFERENCE	<b>06/19/0681/F</b>
PARISH	Martham 13
PROPOSAL	Replacement of window to front elevation
SITE	60 White Street Martham GREAT YARMOUTH
APPLICANT	Mrs C Barker
DECISION	<b>APPROVE</b>
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**PLANNING APPLICATIONS CLEARED BETWEEN 01-OCT-20 AND 31-OCT-20 FOLLOWING DETERMINATION BY THE GROUP MANAGER (PLANNING) UNDER DELEGATED POWERS**

REFERENCE	<b>06/19/0682/LB</b>
PARISH	Martham 13
PROPOSAL	Replacement of window to front elevation
SITE	60 White Street Martham GREAT YARMOUTH
APPLICANT	Mrs C Barker
DECISION	<b>LIST.BLD.APP</b>
<hr/>	
REFERENCE	<b>06/20/0075/D</b>
PARISH	Martham 13
PROPOSAL	Approval of reserved matters - application 06/18/0149/O for layout, scale, appearance and landscaping for 48 units
SITE	Repps Road (Land North of) Martham GREAT YARMOUTH
APPLICANT	Cripps Developments
DECISION	<b>APP. DETAILS</b>
<hr/>	
REFERENCE	<b>06/20/0472/CU</b>
PARISH	Martham 13
PROPOSAL	Transfer of previous garden/amenity land to include in our garden.
SITE	25 Bradfield Drive Martham GREAT YARMOUTH Norfolk
APPLICANT	Mr C Herring
DECISION	<b>APPROVE</b>
<hr/>	
REFERENCE	<b>06/19/0398/CU</b>
PARISH	Mautby 6
PROPOSAL	COU of extg barn & surrounding land to mixed D1/D2 to allow meeting room & proposed use of Post Mill as visitors place
SITE	Mill Cottage Mill Road Mautby GREAT YARMOUTH
APPLICANT	Mr P Gillett
DECISION	<b>REFUSED</b>
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REFERENCE	<b>06/20/0325/F</b>
PARISH	Mautby 6
PROPOSAL	Change of use of agricultural land to residential with erection of stables /storage building
SITE	Land to the rear of 7 Blanks Close Hall Road Mautby GREAT YARMOUTH
APPLICANT	Mr E Thompson
DECISION	<b>APPROVE</b>
<hr/>	
REFERENCE	<b>06/20/0413/F</b>
PARISH	Mautby 6
PROPOSAL	Proposed Timber Cart Lodge and removal of existing car-port
SITE	The Hawthorns Barn Lane Runham Mautby
APPLICANT	Mr Fenn
DECISION	<b>APPROVE</b>
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**PLANNING APPLICATIONS CLEARED BETWEEN 01-OCT-20 AND 31-OCT-20 FOLLOWING DETERMINATION BY THE GROUP MANAGER (PLANNING) UNDER DELEGATED POWERS**

REFERENCE	<b>06/20/0446/F</b>
PARISH	Ormesby St.Marg 16
PROPOSAL	Retrospective application for replacement dwelling incl an increase in footprint over the original dwelling
SITE	64 Beach Drive Scratby GREAT YARMOUTH
APPLICANT	Mr Cornwell
DECISION	<b>APPROVE</b>
<hr/>	
REFERENCE	<b>06/20/0350/F</b>
PARISH	Repps 13
PROPOSAL	Open a 7.8m section of extg front garden wall and create a dropped kerb across pavement for vehicular access
SITE	Greengates High Road Repps GREAT YARMOUTH
APPLICANT	Mr N Crosby
DECISION	<b>APPROVE</b>
<hr/>	
REFERENCE	<b>06/20/0367/F</b>
PARISH	Repps 13
PROPOSAL	Demolition of existing side extension and construction of new two storey side extension to provide Kitchen, Utility
SITE	Tower View High Road Repps GREAT YARMOUTH
APPLICANT	Mr and Mrs Shreeve
DECISION	<b>APPROVE</b>
<hr/>	
REFERENCE	<b>06/20/0153/F</b>
PARISH	Rollesby 13
PROPOSAL	Remove 2 agricultural bldgs; convert single storey barn to dwelling; construct access rd; & 3 4-bed bungalows & garages
SITE	Kemps Farm Back Lane Rollesby GREAT YARMOUTH
APPLICANT	Mr G Roll
DECISION	<b>APPROVE</b>
<hr/>	
REFERENCE	<b>06/20/0431/F</b>
PARISH	Rollesby 13
PROPOSAL	Proposed single storey front extension
SITE	13 Meadow Way Rollesby GREAT YARMOUTH
APPLICANT	Mr M Willoughby
DECISION	<b>APPROVE</b>
<hr/>	
REFERENCE	<b>06/20/0284/F</b>
PARISH	Winterton 8
PROPOSAL	Proposed single and two-storey extension to existing dwelling
SITE	1 Bush Road Sunny Lodge Winterton GREAT YARMOUTH
APPLICANT	Mrs A Martyn
DECISION	<b>APPROVE</b>
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**PLANNING APPLICATIONS CLEARED BETWEEN 01-OCT-20 AND 31-OCT-20 FOLLOWING  
DETERMINATION BY THE GROUP MANAGER (PLANNING) UNDER DELEGATED POWERS**

REFERENCE	<b>06/20/0441/F</b>
PARISH	Winterton 8
PROPOSAL	Alterations to raise roof pitch to form rooms in roof
SITE	43 The Cobbleways Winterton GREAT YARMOUTH
APPLICANT	Mr and Mrs L Bird
DECISION	<b>APPROVE</b>
<hr/>	
REFERENCE	<b>06/20/0448/F</b>
PARISH	Winterton 8
PROPOSAL	Single storey front extension and conversion of garage to form self contained annexe
SITE	Lombardy Black Street Winterton GREAT YARMOUTH
APPLICANT	Mr T Harper
DECISION	<b>APPROVE</b>
<hr/>	
REFERENCE	<b>06/20/0473/CHP</b>
PARISH	Winterton 8
PROPOSAL	Temporary extension of opening season for Holiday Park
SITE	Winterton Valley Estate Edward Road Winterton Sea GREAT YARMOUTH
APPLICANT	Mr J Cole
DECISION	<b>Parks - Approved</b>
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\* \* \* \* End of Report \* \* \* \*

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

REFERENCE	<b>06/20/0421/F</b>
PARISH	Bradwell N 1
PROPOSAL	Development of site to construct 4no. detached bungalows and garages
SITE	64 Beccles Road Bradwell GREAT YARMOUTH Norfolk
APPLICANT	Mr A Beck
DECISION	<b>REFUSED</b>
REFERENCE	<b>06/18/0631/F</b>
PARISH	Filby 6
PROPOSAL	Pro.erection of 15 dwellings, 3 affordable units with ass. parking/garages,create footpth and attenuation lagoon on site
SITE	Pound Lane (Land West of) Filby GREAT YARMOUTH
APPLICANT	Mr M Chapman
DECISION	<b>REFUSED</b>
REFERENCE	<b>06/20/0102/F</b>
PARISH	Filby 6
PROPOSAL	Proposed 2 linked barn style dwellings
SITE	Homestead Main Road Filby GREAT YARMOUTH
APPLICANT	Mr G Hughes
DECISION	<b>APPROVE</b>
REFERENCE	<b>06/19/0694/F</b>
PARISH	Great Yarmouth 14
PROPOSAL	Erection of 3 no. kiosks for retail use to front elevation
SITE	Sealife Centre Marine Parade GREAT YARMOUTH Norfolk
APPLICANT	Mr C Jones
DECISION	<b>APPROVE</b>
REFERENCE	<b>06/19/0697/D</b>
PARISH	Hopton On Sea 2
PROPOSAL	Approval of remaining reserved matters (appearance, landscaping, layout, scale) for 200 dwellings and
SITE	Lowestoft Road (Land East of) Hopton GREAT YARMOUTH
APPLICANT	Lovell Partnership Ltd Mr S Sinclair
DECISION	<b>APP. DETAILS</b>

\* \* \* \* End of Report \* \* \* \*