



GREAT YARMOUTH
BOROUGH COUNCIL

Development Control Committee

Date: Tuesday, 25 February 2014

Time: 18:30

Venue: Council Chamber

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

AGENDA

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

Agenda Contents

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

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

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

Conduct

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

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

DEVELOPMENT CONTROL COMMITTEE

PUBLIC CONSULTATION PROCEDURE

- (a) Thirty minutes only will be set aside at the beginning of each meeting to deal with applications where due notice has been given that the applicant, agent, supporters, objectors, and any interested party, Parish Council and other bodies (where appropriate) wish to speak.
- (b) Due notice of a request to speak shall be submitted in writing to the Planning Group Manager one week 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**

DECLARATIONS OF INTEREST

You have a PERSONAL INTEREST in a matter being discussed at a meeting IF

- It relates to something on your Register of Interests form; or
- A decision on it would affect you, your family or friends more than other people in your Ward.

You have a PREJUDICIAL INTEREST in a matter being discussed at a meeting IF

- It affects your financial position or that of your family or friends more than other people in your Ward; or
- It concerns a planning or licensing application you or they have submitted
- AND IN EITHER CASE a reasonable member of the public would consider it to be so significant that you could not reach an unbiased decision.

If your interest is only PERSONAL, you must declare it but can still speak and vote. If your interest is PREJUDICIAL, you must leave the room. However, you have the same rights as a member of the public to address the meeting before leaving.

1	<u>MINUTES</u>	5 - 11
	To confirm the minutes of the meeting held on 21 January 2014.	
2	<u>PUBLIC CONSULTATION</u>	
	Members are reminded that at the beginning of the meeting those applicants who have requested to address the Committee on their application, and with the approval of the Chairman, will be allowed to do so in accordance with the agreed procedure as detailed above. This session will last for 30 minutes only.	
3	<u>PLANNING APPLICATIONS</u>	
	To consider the Planning Group Manager's schedule of planning applications as follows:-	
(a)	<u>Application No. 06-13-0736-F - 7 May Cottages, Back Road, Winterton</u>	12 - 71
	Ground & first floor extensions to form care home at ground floor & adjacent domestic accommodation at first floor, associated car parking and improved vehicular access.	
(b)	<u>Application No. 06-13-0679-F - Elmhurst Court Estate, Leman Road, Gorleston</u>	72 - 85
	Removal of existing large goal posts to copse area & replace with smaller goal posts and netting, new play area with timber apparatus. Centre quadrangle area, new picnic benches and young children's play area.	
(c)	<u>Application No. 06-13-0601-O - Glenegales (Land adjacent), Butt Lane, Burgh Castle</u>	86 - 95
	Development of 5 residential dwellings.	
(d)	<u>Application No. 06-13-0551-O - Lichfield Road, Southtown, Great Yarmouth</u>	96 - 103
	Outline application for the demolition of 48 lock-up garages and the erection of eight houses.	

(e)	<u>Application No. 06-13-0672-F - Land adjoining 6 The Naze, Belton</u>	104 - 114
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One detached house and garage.

4	<u>PLANNING APPLICATIONS CLEARED BETWEEN 1-31 JANUARY 2014</u>	115 - 124
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To note the planning applications cleared between 1 - 31 January 2014 by the Planning Group Manager and the Development Control Committee.

5	<u>OMBUDSMAN AND APPEAL DECISIONS</u>	
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To note any appeal or Ombudsman decisions.

6	<u>ANY OTHER BUSINESS</u>	
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To consider any other business as may be determined by the Chairman of the meeting as being of sufficient urgency to warrant consideration.

7	<u>EXCLUSION OF PUBLIC</u>	
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In the event of the Committee wishing to exclude the public from the meeting, the following resolution will be moved:-

"That under Section 100(A)(4) of the Local Government Act 1972, the public be excluded from the meeting for the following item of business on the grounds that it involved the likely disclosure of exempt information as defined in paragraph 1 of Part I of Schedule 12(A) of the said Act."

Development Control Committee

Minutes

Tuesday, 21 January 2014 at 18:30

PRESENT:

Councillor Castle (in the Chair), Councillors Blyth, Collins, Cuniffe, Fairhead, Holmes, Jermany, Marsden, Reynolds, Robinson-Payne and D Thompson.

Apologies for absence were received from Councillors Field and Shrimplin.

Mr D Minns (Planning Group Manager), Mrs E Helsdon (Technical Officer) and Mrs C Webb (Senior Member Services Officer).

1 MINUTES

The minutes of the meeting held on 17 December 2013 were confirmed.

2 PUBLIC CONSULTATION

In accordance with the agreed procedure for public consultations, the committee considered the following applications:

3 PLANNING APPLICATIONS

3a Application No. 06-13-0594-F - Fritton Lake Lodges, Church Lane, Fritton

Fritton Lake has offered many different visitor uses over the last 30 years or so from leisure-park to wedding venue, riding centre and hotel/restaurant. The predominant current use is as a restaurant with associated woodland holiday lodges located in the wider landscape. There is a long planning history related to the venue, the most recent being the holiday lodges.

There has been some confusion over the precise number of lodges proposed, however, to clarify, in total there are 6 additional lodges already approved under 06/07/0755/F which are being repositioned to suit the new layout of the application area and the proposed addition of 45 lodges thereby taking the total number of lodges to 51.

There are various land uses in the immediate area including agricultural land, leisure and recreation and small residential settlements and isolated dwellings.

The Committee considered the details of the application for the proposed lodges and associated infrastructure comprising 45 new lodge positions and change of use.

The Planning Group Manager reported that two letters of objection had been received concerning over development and unsuitable access.

The Parish Council had raised no objections subject to agreement over sewerage as problems had been prevalent in the past.

The Highways Agency had raised no objections subject to the condition that a turning bay would be provided when the number of proposed lodges exceeded the stated planning permission and triggered the highways improvement.

The Planning Group Manager reported that it was considered that the proposed development would not have such a significant or detrimental impact as to warrant refusal of the scheme. However, it was recognised that some local residents had suffered from some difficulties in relation to Highways. Therefore, in the absence of objections from Norfolk County Highways and the Highways Agency it would be difficult to sustain an objection on this point alone and therefore the scheme was recommended for approval.

A Member asked whether there were any occupancy restrictions in situ on the lodges. The Planning Group Manager reported that there was a 28 day occupancy clause in any one period.

The applicant's agent reported the salient areas of the application and assured the Committee that the required signage had been put in place to keep traffic away from Church Lane and direct them to use the main entrance. He further reported that proposed improvements to the A143 would improve traffic flow and that occupancy levels were strictly monitored by the owner.

A local resident reported that the improved signage had not prevented visitors using Church Lane to access Fritton Lake. The proposed increase in the number of lodges on the site would in effect double the size of the village of Fritton, therefore, increasing the burden on the sewerage system.

The Chairman asked whether the dramatic decrease in day visitors had lessened the traffic impact for Church Lane residents and that weekly visitors staying in the lodges would result in much less vehicle movements.

RESOLVED:

That Application Number 06/13/0594/F be approved as it was considered that the proposed development would not have such a significant or detrimental impact on the surrounding area.

3b Application No 06-13-0614-CU - Former Mecca Bingo Hall, 85-87 Regent Road, Great Yarmouth

The building subject to this application was a very prominent and architecturally

significant Grade II listed building on Regent Road and was also within a Conservation Area. It was the former Regent Cinema which opened in 1914 and was later turned into a bingo hall with amusement arcade in the mid 1980's. Mecca bingo left in December 2011 and an alternative use has not been found thus far.

The submitted application seeks approval for a change of use from bingo hall to a club. The supporting documents state that the club will be for adults only providing entertainment in cabaret form together with a night club.

The Design and Access Statement suggests that the night club element will play a secondary role to the main activities of family orientated concerts and a comedy club element, which will be all year round and not seasonal although naturally, the summer season is likely to be busier than the winter.

The Committee considered the Planning Applications for the Change of Use to add use class 4 (drinking establishments) and sui generis (night club), A1 shop from part D (assembly and leisure).

The Planning Group Manager reported that three letters of objection had been received. He reported suggestions made by the Environmental Health Department who would not object to the premises opening during the day and evening, if their suggested conditions were attached to any permission, if not, they recommended that it should be refused on noise grounds.

Members were concerned over the proposed hours of operation which had been requested i.e. until 4am 7 days per week. They suggested that the night club should close at 12 midnight Sunday to Wednesday and only be allowed to open until 4am Thursday to Saturday.

The Planning Group Manager reported that the hours of operation would be determined by the Licensing Committee.
A Member reported that he was pleased that such a fine building was being brought back into use and that the application should be approved.

The Planning Group Manager reported that the proposal was considered to constitute a suitable re-use of this large and significant building and with appropriate conditions of opening times and potential agreement over additional CCTV coverage, if Members deemed this necessary, was therefore recommended for approval.

The applicants agent reported the salient areas of the application and the intended use of the night club. The Chairman asked who the target audience was. The agent reported that they were hoping for both local trade and visitors from outside the Borough. The late opening hours until 4am would purely operate on a seasonal basis only.

A Member reported her concerns that no responses had been received from Norfolk Constabulary or the Greater Yarmouth Tourist Authority.

A Ward Member reported that although she had concerns over the proposed opening times she was pleased to see that such a significant local building would be brought back into use.

The Chairman reported that he was pleased to see a new nightclub in the Borough as several had been lost over the last few years eg. The Garibaldi and Rosies.

RESOLVED:

That Planning Application Number 06/13/0614/CU be approved as the proposal was considered to constitute a suitable re-use of this large and significant building with appropriate conditions on opening times and the requested conditions from Environmental Health. The scheme was thought to be an acceptable form of development that accords with the provisions of the adopted Great Yarmouth Borough Council and National Planning Policy Framework.

3c Application No. 06-13-0650-CU - Rembrandt, 7 Trafalgar Road, Great Yarmouth

Councillors Collins, Marsden and Reynolds declared a personal non prejudicial interest in the following item on grounds that they were Board Members on the Great Yarmouth Tourist Authority.

Number 7 Trafalgar Road is a large Victorian terraced property located within a 'Secondary Holiday Area' as defined in the Great Yarmouth Borough Wide Local Plan. It is also adjacent to, but not within, a Conservation Area. The area is mixed use in nature, however there are a relatively high proportion of guest houses along Trafalgar Road.

The proprietors of the guest houses have requested that Trafalgar Road be changed from a Secondary Holiday Area to a Prime Holiday Area. There are ongoing reviews within the revisions of the Core Strategy and future Development Plan Documents, however these are at the very early stages and therefore no weight can be given to them and any proposed development is subject to assessment under the current Local Plan.

The Committee considered the application for change of use from a Guest House to residential dwelling. The Planning Group Manager reported that six letters of objection had been received, citing, loss of holiday accommodation, impact on value of area for tourism purposes, Impact on the character of the area, to include Trafalgar Road as a Prime Holiday Area and that change of use would not be a problem provided it did not become a House in Multiple Occupation.

The Planning Group Manager reported that the inclusion of Trafalgar Road within the Prime Holiday Area as currently defined in the adopted Great Yarmouth Borough Wide Local Plan (GYBWLP) had not yet occurred and was sometime away from being adopted within the Core Strategy, if at all. Therefore, Members needed to be mindful that the application needed to be dealt with in the current policy term. ie. in a Secondary Holiday Area.

Policy TR12 allowed for the loss of some holiday accommodation and it was considered that the proposed change of use, broadly complied with the policy. The proposal for change of use from Guest House to residential use was considered acceptable and would not have a significant or detrimental impact on the amenities of the area and accords with the provisions of the adopted GYBWLP and was therefore recommended for approval.

A local resident reported her concerns and those of her neighbours. Their aspirations to keep the road as Guest House accommodation should be supported by the Council as the properties were widely advertised in local tourism literature as the flagship tourist area of the town.

Members were supportive of the residents and expressed concerns that the area had

not been designated as a Primary Holiday Area.

A Ward Councillor spoke on behalf of his constituents and urged the Development Control Committee to refuse the application as Trafalgar Road was an integral part of our Tourism offer.

The owner of the property reported the reasons why his family had applied for residential use. Several family members were now living in the property, one of them having special needs and this had resulted in it being un-viable for them to operate as a Guest House business.

Members were minded to refuse the application even though the property was not situated in a Primary Holiday Area. This area of the Borough was unique and the Council needed to recognise and support its conservation as holiday accommodation.

RESOLVED:

That Planning Application Number 06/13/0650/CU be refused, contrary to the advice of the Planning Group Manager on the grounds that the proposed development would have a significant adverse effect, individually on the character of the area and that in the case of it being an acceptable proposal for a change of use, would not result in an improvement to the remainder of the Guest Houses.

3d Application No. 06-13-0643-F - Land to South of Kings Drive, Bradwell

Councillor Castle declared a personal non prejudicial interest in the following item on the grounds that he was the Cabinet Member for Schools and Education at Norfolk County Council

The site in question was a triangular area of land to the south of the Kings Drive development which is currently under construction. The site was bordered on the south and west by the unmade track, Clay Lane and open fields to the east. The site was outside the current Village Development Limit for Bradwell.

A planning application for development of the site was submitted in 2013 (ref 06/13/0232/F) but this was withdrawn following comments made by the Historic Environment service and the need for an Environmental Impact Screening Opinion.

The Committee considered the application for residential development of 28 dwellings including all site works. The Planning Group Manager reported that no letters of objections had been received from local residents. Revised Highways Plans had been received and the Highways Agencies had since reported that they had no objections. The Parish Council had raised concerns over Surface water drainage, however, Anglian Water had since upgraded the Lords Lane pumping station and this would hopefully address this problem.

The Planning Group Manager reported that a development such as this would normally require an element of affordable housing, however, in this case the developers have put forward a case that the site would not be financially viable if this was enforced. Therefore, the viability report was being assessed.

Although the site was outside the existing village development limit for Bradwell and was therefore contrary to the current Local Plan, it was identified in the draft core Strategy as a site that was potentially deliverable and there was no objection to development going ahead prior to the formal adoption of the Core Strategy and was

therefore subject to approval.

The Planning Group Manager reported the issue of the upgrading of surface water drainage in Lords Lane which had been highlighted in a previous planning application and which still needed to be addressed.

The Applicant's agent reported that he had nothing further to add to the Planning Group Manager's comments.

RESOLVED:

That Planning Application Number 06/13/0643/F be approved subject to Highways requirements and standard conditions regarding contamination, Surface Water drainage and Landscaping. The requirements of the Section 106 agreement regarding contributions to infrastructure improvements and play space/open space to be subject to negotiation with the developer.

3e Application No. 06-13-0614-CU - Land at Wheatcroft Farm, Bradwell (A143 Link Road)

Construction of a new Link Road from A143 Beccles Road, Bradwell to a proposed roundabout to be constructed to serve retail development at Beaufort Way, Gorleston and to link with A12. Proposed Link Road to comprise of a single carriageway highway, including grass verges, shared cycleway and footway and other associated works, including highway improvements on the A143 in the vicinity of the junctions with Browston Lane and New Road.

The Committee considered the application for the construction of a new Link Road from the A143 Beccles Road,Bradwell.

The Planning Group Manager reported that this planning application would be determined by Norfolk County Council with the Council being a consultee.

RESOLVED:

That Planning Application Number 06/13/0614/CU be supported by the Borough Council and to recommend approval of the application subject to the details set out in the supporting documents to Norfolk County Council.

4 PLANNING APPLICATIONS CLEARED BETWEEN 1-31 DECEMBER 2013

The Committee received the Planning Group Manager's schedule in respect of applications cleared during the period 1 December 2013 - 31 December 2013 under Delegated Powers, together with those determined by the Development Control Committee.

5 OMBUDSMAN AND APPEAL DECISIONS

To note that there were no appeal or Ombudsman decisions.

6 ANY OTHER BUSINESS

There was no other business.

7 EXCLUSION OF PUBLIC

The meeting ended at: 19:50

Reference: 06/13/0736/F

Parish: Winterton

Officer: Mr G Clarke

Expiry Date: 10-02-2014

Applicant: Ms J Larter

Proposal: Ground and first floor extensions to form care home at ground floor and additional domestic accommodation at first floor, associated car parking and improved vehicular access.

Site: 7 May Cottages
Back Road
Winterton

REPORT

1.0 Background / History :-

1.1 The group of houses known as May Cottages consists of a terrace of traditional red brick and tiled properties on the east side of Back Road, as usual with dwellings of this age various alterations have been carried out over the years such as extensions, replacement windows and colour washing. The terrace is sited towards the eastern boundary so the houses have long front gardens and small back gardens, no.7 is on a larger plot than any of the other houses with a sizeable garden to the side as well as the front. To the east of May Cottages are Winterton dunes and to the south of the application site is a property in a large garden called Manor House.

1.2 The section of Back Road which serves May Cottages is an unadopted, unsurfaced road which has a right angle bend at the south end where it joins the adopted part of Back Road and a similar junction at the north end where it joins Old Chapel Road.

1.3 The site is within the Winterton conservation area.

1.4 In 2012 an application for a similar proposal (06/12/0655/F), albeit with larger extensions, was refused for three reasons :- 1) The access to the site is along an unadopted, unmade, narrow section of Back Road with no footpath or street lighting and with a difficult right-angle bend for large vehicles to negotiate. No evidence has

been submitted to demonstrate that the access arrangements are suitable for ambulances; 2) The proposal involves a major extension to the property which will significantly alter the character of the building and its setting at the end of an iconic terrace of former fishermen's cottages and lead to development which is unsympathetic to the character and appearance of the Conservation Area in terms of its scale, form, massing and design and 3) Insufficient information has been submitted with the application to show that the development and its operation as a care home would not significantly affect the amenities of the occupiers of adjoining or neighbouring properties.

1.5 This application is for two storey and single storey extensions and formation of a care home at ground floor level, the applicant has submitted a planning statement explaining how the property will operate and also how the applicant feels that the current proposal overcomes the reasons for refusal of the previous application, a copy of which is attached.

2.0 Consultations :-

2.1 Neighbours/Conservation Area Advertisement – 8 letters of objection and a petition signed by 15 people have been received, 1 letter of support and a petition supporting the proposal signed by 82 people have been received. The MP has also written on behalf of constituents who are concerned about the application. The main reasons for objection are access, effect on the conservation area and lack of services. Copies of the letters are attached.

2.2 Parish Council – Access is very restricted due to a narrow entrance to the unadopted road at both ends. This would cause problems with large construction vehicles and emergency services getting to the site. Damage has already been caused by large vehicles trying to access the area. The road is very uneven with many potholes – not suitable for access to a care home. The Parish Council cannot support this application.

2.3 Highways – The Highways Officer has commented that the proposed development is served by a private, unmade road with no separate pedestrian facilities which falls outside the jurisdiction of the Highway Authority. It is likely that the proposals will generate some additional traffic movements but they do provide ample parking and turning provision for a development of this nature. He then goes on to request that, if approved, standard Highway conditions are applied regarding the parking area and any gates or other means of obstruction.

2.4 Environmental Health – Concerns about potential effects of construction noise – hours of work condition should be imposed.

2.5 Conservation Officer – Principle of extension can be supported, suggests some design amendments.

3.0 Policy :-

POLICY BNV10

NEW DEVELOPMENT IN OR ADJACENT TO A CONSERVATION AREA WILL BE REQUIRED TO BE SYMPATHETIC TO THE CHARACTER OR APPEARANCE OF THE AREA IN TERMS OF SCALE, HEIGHT, FORM, MASSING, MATERIALS, SITING AND DESIGN.

(Objective: To retain and enhance the character and appearance of conservation areas.)

POLICY HOU21

PROPOSALS FOR THE CHANGE OF USE OR CONSTRUCTION OF NEW RESIDENTIAL HOMES OR NURSING HOMES FALLING WITHIN USE CLASS C2 OF THE TOWN AND COUNTRY PLANNING (USE CLASSES) ORDER 1987 WILL BE PERMITTED PROVIDED THE APPLICANT CAN DEMONSTRATE THAT THE PROPOSAL MEETS THE FOLLOWING CRITERIA:

- (A) THE SITE HAS GOOD ACCESS, APPROACH ROADS AND FOOTWAYS AND HAS REASONABLE ACCESS TO A RANGE OF PUBLIC TRANSPORT, COMMUNITY FACILITIES, A LIBRARY/MOBILE LIBRARY, PLACES OF WORSHIP, PLACES OF ENTERTAINMENT, A DOCTOR'S SURGERY AND SHOPPING FACILITIES, INCLUDING A POST OFFICE.
- (B) THE SITE SHOULD BE REASONABLY LEVEL AND BE LOCATED IN THE URBAN AREA OF GREAT YARMOUTH, GORLESTON OR CAISTER, OR WITHIN THE VILLAGE DEVELOPMENT LIMITS SHOWN ON THE PROPOSALS MAP;
- (C) GARDEN SPACE IS PROVIDED SUFFICIENT IN AREA TO MEET THE NEEDS OF THE RESIDENTS OF THE DEVELOPMENT;
- (D) IMPLEMENTATION OF THE PROPOSAL WOULD NOT RESULT IN MORE THAN 10% OF SIMILAR ESTABLISHMENTS IN ANY ONE BLOCK OF DEVELOPMENT ENCLOSED BY THE PUBLIC HIGHWAY SYSTEM;
- (E) SO FAR AS POSSIBLE, EXISTING LANDSCAPE FEATURES OF SIGNIFICANCE ON THE SITE ARE PRESERVED;

(F) ACCESS ARRANGEMENTS ARE SUITABLE FOR AMBULANCES, WITH PARKING AND SERVICING SPACE PROVIDED IN ACCORDANCE WITH APPENDIX (A) OF CHAPTER 3 OF THE PLAN;

(G) THE SITE IS OUTSIDE AN AREA SHOWN AS PRIME HOLIDAY ACCOMMODATION ON THE PROPOSALS MAP; AND,

(H) COMPLIANCE WITH OTHER RELEVANT POLICIES OF THE PLAN.

WHERE THE PROPOSAL INVOLVES CONVERSION OF AN EXISTING BUILDING, THE FOLLOWING ADDITIONAL CRITERIA WILL APPLY:

(I) CONVERSION COULD BE ACHIEVED WITHOUT NEED FOR MAJOR EXTENSION WHICH WOULD SIGNIFICANTLY IMPINGE ON THE CHARACTER OF THE BUILDING;

(J) THE DEVELOPMENT AND/OR ITS OPERATION WOULD NOT SIGNIFICANTLY AFFECT THE AMENITIES OF THE OCCUPIERS OF ADJOINING OR NEIGHBOURING BUILDINGS; AND, (where appropriate)

(K) IN THE CASE OF A LISTED BUILDING, THE DEVELOPMENT WOULD PRESERVE THE BUILDING OR ITS SETTING OR ANY FEATURES OF SPECIAL ARCHITECTURAL OR HISTORIC INTEREST IT POSSESSES.

(Objective: To ensure a good quality of life for the elderly and infirm and safeguard the character of existing areas.)

4.0 Assessment :-

4.1 The previous application showed a two-storey side extension which was 5.6m wide and the same height and depth as the original house, to the side of this was a single storey extension measuring 3.7m wide. The application also included a single storey extension at the front of the house which extended out by 7.3m. With this application the two-storey side extension has been reduced to 4.6m wide but the single storey side extension has been increased to 4.7m. The front extension will be across the full width of the original house and two-storey extension and will project out by 1.8m, there will also be a further, smaller extension to the front of this part which will extend out another 1.8m.

4.2 Internally the ground floor accommodation will consist of three bedrooms with en-suite facilities and a sitting room for care home residents, the kitchen will be extended to cater for both the owner's use and care home use. The first floor will have three bedrooms, study, bathroom and living room for the owner's use.

4.3 The application site has a plot width of approximately 15m which is twice the width of the rest of the houses in the terrace so the extensions will not be an overdevelopment of the plot. The two-storey extension will be seen as an extension to the line of houses and will not look out of place in the conservation area.

4.4 The main objections to the proposal are the condition of the unmade part of Back Road and the difficulties of turning into this part of the road from the adopted highway at either end. Damage has been caused to walls and fences by vehicles trying to enter and exit the unmade section and vehicles have driven over driveways, private verges and garage forecourts in manoeuvring around the area. Residents are concerned that the proposed use and the delivery vehicles involved in the construction works will make the situation worse and cause more damage.

4.5 The applicant has submitted information to show that a fire engine has been able to reach the property in the past and also that an oil company has been able to deliver. This evidence would also indicate that ambulances are also able to access the site and which was part of the reason for refusal of the previous application. The care home facility will be for a maximum of three persons specialising in care for those who are no longer able to support themselves in their own home. The home will be run by the applicant with some help from local people who live within walking distance so should not generate a great deal of additional traffic.

4.6 The road system serving May Cottages is poor and not suitable for heavy vehicles but having said that the problems of access reported by the objectors already exist and will continue to happen whatever decision is made on the application. What has to be considered is whether the house as extended and its proposed use will make this existing situation any worse. 7 May Cottages stands on a larger plot than the rest of the terrace and if the applicant just wished to build extensions on the house there would be no justification in refusing them. Access for builders and delivery vehicles is not a reason to refuse a planning application as they could use smaller vehicles and once the development is finished access will no longer be required.

4.7 The main aspect of the application to be considered is whether the proposed use as a care home will generate significant amounts of traffic that would lead to an increase in the existing problems in the area. The applicant has stated that she will be running the home and that any extra staff will be local and will not be driving to the site. The residents themselves will not have cars but there could be extra traffic from visiting healthcare people and ambulances. As the home is for a maximum of three people it is unlikely that it will generate a significant amount of additional traffic.

4.8 Criterion A of Policy HOU21 requires new homes to have good access, approach roads, etc which obviously does not apply in this case however that Policy is

intended to relate to new residential homes or nursing homes of a larger scale than is proposed here. Class C3 of the Town and Country Planning (Use Classes) Order allows for up to six residents living together as a single household including where care is provided. In this case it is felt that the use falls within Class C2 because the applicant will live separately to the elderly residents and the extensions are being built specifically for this purpose but with only some minor changes to the operation it could be argued that planning permission is not required for the use as a care home.

4.9 Taking the above into account it is considered that the proposal complies with all of the other Policy criteria and it would be difficult to justify refusal of the proposal on traffic grounds alone. The recommendation is therefore to approve the application with a condition restricting the number of residents of the care home to a maximum of three people.

5.0 RECOMMENDATION :-

5.1 Approve – the proposal complies with Policies BNV10 and HOU21 of the Borough-Wide Local Plan. Approval should be subject to the number of care home residents being no more than three and the conditions required by Highways and Environmental Health.

Bernard Willimott, 17 Hall Quay, Great Yarmouth, NR30 1HJ. Tel: Gt. Yarmouth (01493) 858576

DESIGN AND ACCESS STATEMENT

7 MAY COTTAGES, BACK ROAD, WINTERTON- ON- SEA, GREAT YARMOUTH, NR29 4BG.

DESIGN

No.7 May Cottages is the southern-most end of a row of modest cottages which have a degree of uniformity by their retention, in the most part, of their brick and tile finishes, however No.7 has been colour-washed. It is intended to construct a two storey extension in red brick and tile of proportions very similar to the existing properties to provide a dominant end to the terrace. The site has generous front and side gardens allowing for minor single storey extensions to the front and side. There would also be a single storey extension to the rear of the existing dwelling, as seen on many of the other properties in the terrace, to provide additional private accommodation, which compensates for the loss of the private living room for use as a residents' sitting room. This sitting room would also have a modest front extension to provide more space and give balance to the front elevation. These single storey extensions would be of the same finishes as the two storey one.

The ground floor extension will provide three residents' bedrooms with en-suite facilities and a shower room for shared use for residential/respice care. No nursing care will be provided.

The first floor extension will provide a private bedroom with en-suite and a living room to replace that which has been lost at ground floor for residents' use.

ACCESS

The site is on the north-eastern edge of Winterton, adjoining the dunes and beach, off Back Road which is a quiet road joining Market Place to the south and Old Chapel Road to the north.

The site has ample parking and turning and provision will be made for disabled accessibility in and around the building.

The village of Winterton has a convenience store within three hundred metres of the site, a post office, public houses, fish and chip shop and church. As previously mentioned, the beach adjoins the premises and there is a beach café. Winterton also has a recreation ground with a cricket pitch and bowling green.

The nearby village of Hemsby provides a medical centre and dental practice; further facilities are available at Caister-on- Sea.

Winterton is served by the 1A First Bus Service, which allows access to Great Yarmouth, from where, further routes are available to all parts of the Borough, including the District Hospital. Great Yarmouth also has National Bus and Train stations for wider travel.





Jane Larter
7 May Cottages
Back Road
Winterton NR29 4BG

Planning Services Dept
Development Control
Town Hall
Hall Plain
Great Yarmouth NR30 2QF

(06/12/0655/F)

06/13/0736/F1

Revised proposals for ground and first floor extensions to form a care home at ground floor and domestic accommodation at first floor.

The revised plan will provide accommodation in accordance with Care Quality Commission guidelines, comprising of 3 ground floor bedrooms with en-suite facilities plus a common shower room contained within the proposed new extension.

The existing ground floor sitting room will be extended and re-designated for the care home residents use.

The existing kitchen will be extended to cater for both residential and care home use, as well as providing additional seating area.

The first floor of the extension will provide a residential sitting room and one additional residential bedroom. This will provide a total of 3 bedrooms for residential use, plus a small office/study for the care home.

The revised plan also includes responses to the reasons for refusal dated 18th January 2013: -

1. The unadopted section of Back Road accessing the site is 28.1m long and a minimum of 3.9m wide. As part of the development we will fill any potholes and continue to maintain that section.

We have evidence of 2 fire appliances attending a fire at 7 May Cottages on 18/10/2002 confirming their access to the site, we also have personal knowledge of ambulance attendances to a property to the north of the site along Back Road using the South entrance past the site. A full sized oil delivery vehicle accessed the site on 7th June 2013.

A Fire appliance is 2.9m wide, an Ambulance is 2.5m wide.

The remainder of issues under criteria A of Policy HOU21 of the adopted Great Yarmouth Borough-Wide Local Plan are met; apart from a dedicated footway, which is not uncommon within the surrounding village.

We propose enlarging the off-road parking area, and have scope to enlarge the entrance to provide parking, turning and loading space in accordance with criteria F of Policy HOU21 of the adopted Great Yarmouth Borough-Wide Local Plan.

2. The revised plan reduces the size of the front extension considerably and is more in keeping with the existing end of terrace property and the conservation area. The small kitchen extension to the rear and the provision of a residents' sitting room in the ground floor of the existing property has allowed an efficient use of space whilst still providing the facilities required. We therefore understand that the plan is in accordance with Policies BNV10 and HOU21 (I) of the adopted Great Yarmouth Borough-Wide Local Plan.
3. The care home facility will be for a maximum of 3 persons, specialising in care for those who are no longer able to support themselves in their own home. Designated by the care Quality Commission as a 'care home without nursing', the residents will therefore not have any serious illnesses.

The home will be run by Jane Larter without additional staff other than local help within walking distance, therefore additional traffic to/from the site will be minimal.

Due to the residents not having serious illnesses, the requirement for ambulance visits will also be minimal (a local care home with 39 residents had 8 ambulance visits within the last 12 months).

We have conducted a survey of all houses within the immediate area who may be affected by the development of operation of the care home. Of those who chose to sign the survey, 17 signed for and 1 signed against the proposal.

We therefore understand that the plan is in accordance with Policy HOU21 (J) of the adopted Great Yarmouth Borough-Wide Local Plan.

Jane Larter
7 May Cottages
Back Road
Winterton NR29 4BG

Planning Services Dept
Development Control
Town Hall
Hall Plain
Great Yarmouth NR30 2QF
(06/12/0655/F)



I have worked in elderly care for the last 27 years, starting out at Thorpe St. Andrew's Psychiatric Hospital, and for the last 22 years with Norfolk County Council Adult Social Services.

I have extensive experience and knowledge of elderly care, seeing the changes being made in the provision of care available has led me to plan to extend my home to incorporate accommodation for a maximum of three elderly individuals.

I will provide a personal service enabling the individuals to retain their dignity and maintain their independence as long as possible.

The business is targeted at those who currently live in their own homes, who are unable to provide their own personal care and nutritional needs (excluding nursing care), and require more than short home visits. I know from discussions with the elderly I currently visit that they would prefer a small residence offering personalised care. I have already received local interest from persons strongly wishing to remain in their locality when they require residential care.

There will not be any increase in traffic: all services will be provided by me; support has been agreed with a resident of Winterton within walking distance; individuals in care will not have their own vehicles; my own current movements of 10-12 daily journeys will be much reduced.

I have personal knowledge of others running similar operations successfully without causing any disruption to the neighbourhood.

It is envisaged that individuals will vacate their own homes, thereby releasing housing stock.

The carbon footprint of the individuals will be greatly reduced as they will not require home visits and their personal requirements will be combined within one household.

Jane Larter
July 2013

JM Larter

06/13/0736/F



County Council
at your service



Jane Larter
7 May Cottages
Back Road
Winterton On Sea
NR29 4BG

Norfolk Fire and Rescue Service
Fire Service Headquarters
Whitegates, Hethersett
Norwich, NR9 3DN

Tel: 01603 810351
Fax: 01603 812261
Minicom: 01603 223833

Website: www.norfolkfireservice.gov.uk

Please ask for: Kelly Drew
Extension: 37037
Direct Dial 0300 1231318
Email: Kelly.drew@fire.norfolk.gov.uk
My Ref: 013654-18102002
Your Ref:

28 May 2013

Dear Jane

As discussed I have enclosed the Incident Log for 013654-18102002.

If you have any further queries please contact me on above number.

Yours faithfully

Kelly Drew

Enc

06/13/0736/F

28/05/2013 15:14:16 by drewk-7998

Incident Log - 013654

Incident **013654** Taken by **PES** at **18/10/2002 18:42:35** Risk **D** Stn **MAR** Status **C**

Call 18:41:32	Address 18:42:32	Created 18:42:35
Assigned 18:42:37	Alerted 18:42:50	
Mobile 18:43:27	On Scene 18:52:30	Stop 19:03:34

Original Type **HOUSE**
 Revised Type **FDR1 Received**

Caller ***** Call Source
 Address **7 MAY COTTAGES, BACK ROAD, , WINTERTON ON SEA, , NR294BG**

Summary **OFF OLD CHAPEL ROAD**

Officer In Charge **Unknown**
 Stop Message **18/10/2002 19:03:34** from **MAR17**

Appliances

Csign	Stn	OIO	Ri Assign	Alerted	Mobile	On Sc	Avail	Return
MAR17	MAR	A/Lff. Hart	6	18:42:37	18:43:51	18:47:29	18:52:30	19:39:54 19:53:39
GYA1	GYA	Lff. McLeod	4	18:42:37	18:42:50	18:43:27	18:57:52	19:04:08 19:28:53

Callsign	Activation	Response	At Scene	Committed
MAR17	00:04:54	00:09:55	00:47:24	00:56:03
GYA1	00:00:52	00:15:17	00:06:16	00:21:18

Recommended Resources

Callsign	Estimated Response Time	Status
MAR17	9.6	04
GYA1	14.3	04
GYA47	14.3	04
GYA5	17.3	NR
ACL17	18.6	04
GOR47	18.8	04

Additional Data

Name	Data
------	------

Narrative

Time	Op	Csign	Message
18/10/2002			
18:41:32	****		New Incident key pressed
18:42:20	****		Gazetteer search ended
			,7 MAY COTTAGES,WINTERTON,,

18:42:20 **** Gazetteer searched
7 MAY COTTAGES,WINTERTON,,
18:42:31 **** Gazetteer search ended
7 MAY COTTAGES,,WINTERTON,,
18:42:31 **** Gazetteer searched
7 MAY COTTAGES,,WINTERTON,,
18:42:32 **** Address selected
7 MAY COTTAGES , , BACK ROAD , ,
WINTERTON ON SEA ,
18:42:35 **** Incident created
18:42:37 **** Mobilisation
Turnout GYA1 (W); GYA1 (M); MAR17 (R); MAR17
(M) to 013654-18102002
18:42:37 **** MAR17 Assigned to incident 013654-18102002
18:42:37 **** GYA1 Status changed from 04 - Home Stn to AS -
Assign
18:42:37 **** GYA1 Assigned to incident 013654-18102002
18:42:37 **** MAR17 Status changed from 04 - Home Stn to AS -
Assign
18:42:50 **** Incident turnout to GYA for GYA1 completed
[13782]
18:42:50 **** GYA1 Status changed from AS - Assign to AL - Alerted
18:43:27 **** GYA1 Status changed from AL - Alerted to 01 - Mobile
Incident
18:43:30 **** Incident turnout to GYA1 for GYA1 completed
[13785]
18:43:51 **** MAR17 Status changed from AS - Assign to AL - Alerted
18:43:51 **** Incident turnout to MAR for MAR17 completed
[13784]
18:45:32 **** TERTIARYS OPERATED AT MAR DUE TO
FAILURE
18:45:57 **** Key
N2 INF
18:47:29 **** MAR17 Riders changed from 0 to 6
18:47:29 **** MAR17 Officer in charge changed from to A/Lff. Hart
18:47:29 **** MAR17 Status changed from AL - Alerted to 01 - Mobile
Incident
18:47:32 **** Incident turnout to MAR17 for MAR17 completed
[13788]
18:52:30 **** MAR17 Status changed from 01 - Mobile Incident to 02 -
In Attendance
18:57:52 **** GYA1 Current location changed from GYA to MAR
18:57:52 **** GYA1 Status changed from 01 - Mobile Incident to 02 -
In Attendance
19:00:31 **** MAR17 Informative
CHIP PAN INVOLVED IN FIRE 1HR
19:02:13 **** 2 DISMISSED MAR
19:03:34 **** MAR17 Status changed from 02 - In Attendance to 13 -
STOP

19:03:34 **** MAR17 Stop from MAR17 [254]
 From A/Lff. Hart; Stop, Details as Informative
 19:03:40 **** Action Prompt Cancelled: 013654-18102002.new
 Stop message by MAR17
 19:04:08 **** GYA1 Status changed from 02 - In Attendance to 03 -
 Available Incd
 19:05:17 **** GYA1 Status changed from 03 - Available Incd to 36 -
 Mobile Home
 19:08:28 **** Revised type changed from to FDR1
 19:18:33 **** GYA1 Status changed from 36 - Mobile Home to 40 -
 Refuel
 19:23:13 **** GYA1 Status changed from 40 - Refuel to 36 - Mobile
 Home
 19:28:53 **** GYA1 Status changed from 36 - Mobile Home to 04 -
 Home Stn
 19:28:53 **** GYA1 Clear of incident 013654-18102002
 19:28:53 **** GYA1 Current location changed from MAR to GYA
 19:29:07 **** Incident log print to GYA sent
 19:29:25 **** Incident log print to GYA completed [13803]
 19:39:54 **** MAR17 Status changed from 13 - STOP to 36 - Mobile
 Home
 19:53:39 **** MAR17 Riders changed from 0 to 0
 19:53:39 **** MAR17 Officer in charge changed from to
 19:53:39 **** MAR17 Clear of incident 013654-18102002
 19:53:39 **** MAR17 Status changed from 36 - Mobile Home to 04 -
 Home Stn
 19:53:56 **** Incident log print to MAR sent
 19:54:02 **** Incident Closed
 20:07:17 **** Incident reopened
 20:07:31 **** Key
 2 BA
 20:07:42 **** Incident Closed
 11/11/2002
 14:12:00 **** Incident reopened
 14:12:11 **** Revised type changed from FDR1 to FDR1
 Received
 14:12:11 **** Incident Closed

End of Log - 013654

CPL Petroleum
302 Bridgewater Place
Birchwood Park, Warrington
Cheshire, WA3 6XG

INVOICE

CPL PETROLEUM

Account Number 5591381
Invoice Number 9719170
Order Reference 61.28PPL DPC
Invoice Date 07/06/2013

Tel: 0345 602 1100
Fax: 01925 858501
Email: info@cplpetroleum.co.uk

3477 536 6999 1/1

Mrs Jane Larter

*** VIA EMAIL ***

Sold To:
Mrs Jane Larter
7 May Cottages, Back Road
Winterton-on-sea
Great Yarmouth
Norfolk
NR29 4BG

Delivered To:
Mrs Jane Larter
7 May Cottages, Back Road
Winterton-on-sea
Great Yarmouth
Norfolk
NR29 4BG

Account No	Date Delivered	Delivery Note No	Vehicle Reg No	Order No	
5591381	07/06/2013	9719170	DA61NTM	61.28PPL DPC	
Description	Quantity (L)	Unit Price (ppl)	Value (£)	VAT Rate	VAT (£)
018 KEROSENE THIS FUEL IS NOT TO BE USED AS ROAD FUEL	500	61.28	306.40	5.00%	15.32

If you have already paid this invoice,
please retain for your own records

Total VAT £ 15.32
Total £ 321.72

VAT Reg. No. GB 844 2834 18

Payment Due By 21/06/13

PAID
17/6/13

06/13/0736/F



GB Oils Limited. Registered Office: 302 Bridgewater Place, Birchwood Park, Warrington, Cheshire WA3 6XG Registered in England No. 04168225

Remittance slip



Automated Payment Line	Simply call our new Automated Payment Line on 0845 626 4069 to pay for your oil by credit/debit card.
By Direct Debit	If you would like to take advantage of this convenient and efficient payment method please call the accounts number on 0845 602 1106 and request details.
By Cheque	Cheques should be crossed and made payable to CPL Petroleum. Please return this remittance slip with your payment.
By Debit/Credit Card	Please call the accounts number on 0845 602 1106.
Internet or Phone Banking	Our sort code: 60-60-05 Our account number: 86461257 You will also need your customer account number: 5591381

If payment has not yet been arranged then please return this remittance slip with your payment to:

CPL Petroleum
Tryst House
Glenbarvie Business Park
Larbert
FK6 4RE

Mrs Jane Larter

Account Number
5591381

Invoice Number
9719170

From 03/04/2013 please note change to terms -- the following wording replaces clause 6 overleaf.
"If you choose to pay any Charges using a credit card then we reserve the right to charge you a reasonable card processing fee to cover our costs and the fees we may incur from the credit card companies. There are no card processing charges in respect of payments made via debit cards."

CPL PETROLEUM

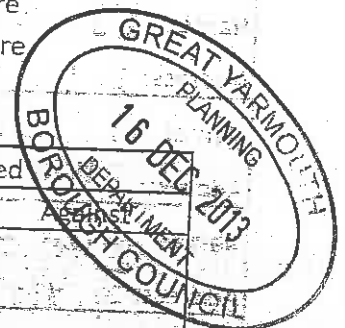
06/13/0736/F

Ja Larter of 7 May Cottages, Back Lane, Winterton is applying for permission to extend her property to provide space for a Care Home.

The Care Home will provide for a maximum of 3 persons, aimed at those who are no longer able to care for themselves in their own home. Under Care Quality Commission guidelines the Care Home will not admit persons requiring nursing care.

15613

The undesigned residents who may be directly affected by either the operation of the Care Home or increase (if any) in traffic to/from the Care Home have indicated whether they are for or against the proposed extension.



		Signed	
		For	
Name: C JAWBROOK			
Address: 4 MAY COTTAGES NR29 4BS		awb	
Name: D Collier			
Address: 10 Rillwinton		DCollier	
Name: L BARROD			
Address: Hill Cottage, Old Chapel B. Winterton		L Barrod	
Name: Anna ROSS			
Address: 11 May Cottage Back Rd Winterton		A Ross	
Name: Susanne Laker			
Address: 6 May Cottages, Back Rd, Winterton		Shah	
Name: N. Brady			
Address: Pleasant View, Back Rd		N Brady	
Name: MRS MRS HAMBRICK			
Address: 3 May Cottages Back Rd		M Hambrick	
Name: L. M. Tilly			
Address: 5 May Cottages, Back Rd		L M Tilly	
Name: D. Coddington			
Address: BACK RD WINTERTON		D Coddington	
Name: Julie Docksey			
Address: 4 May Cottages Back Rd Winterton		J Docksey	
Name: JAMIE PARKIN			
Address: 7 May Cottages Back Rd Winterton		J Parkin	
Name: F. Sear			
Address: Corner Cottage Winterton on Sea		F Sear	
Name: C DORAN			
Address: 8 SNOWDROP COTTAGE, WINTERTON - ON SEA, GT YARMOUTH		C Doran	
Name: C. R. DORAN			
Address: 8 SNOWDROP COTTAGE, WINTERTON - ON SEA		C R Doran	

100-443887-100

Page 28 of 124



Brandon Lewis MP
Member of Parliament for Great Yarmouth

Office of Brandon Lewis MP
Sussex Road Business Centre
Sussex Road
Gorleston
NR31 6PF

30th January 2014

Reference: 06/13/0736/F

Dear Sir\Madam

I am writing to you in relation to the above planning application. I have been contacted by a number of constituents who are concerned about this application.

In particular, a number of residents are concerned about the potential impact of the application on the road network. The most regular concern expressed has been the potential impact of larger vehicles using the Back Road. Residents have expressed concerns that already cars mount the verges, and that such a road is unable to cope with the vehicles related to the function of a care home or indeed for the construction of such an extension.

Residents have also expressed concerns that the application is not in keeping with the visual ambience of the area and that the application could impact negatively on the site position in an area of special interest.

I would appreciate it if the Council could kindly ensure that these concerns are resolved before any permission is granted.

Thank you for your help in this matter.

Yours sincerely,

BRANDON LEWIS
MEMBER OF PARLIAMENT FOR GREAT YARMOUTH

Pebblelight,
3 Manor Garden,
Back Road,
Winterton,
Norfolk.
NR29 4BG



*Planning Services Department,
Town Hall,
Gt Yarmouth.*

I am writing in connection with planning application 06/13/0736/F. I was astonished to learn that a petition has been signed by many village residents in support of the application without any apparent knowledge or understanding of the awful problems that residents of Manor Garden and the south of Back Road have with cars and lorries trying to get to May Cottages. Some are bigger than the road. Nobody pays any attention to road signs these days It states quite clearly that the road is unsuitable for heavy vehicles and that there is no turning space .Even so it is quite common for vehicles to drive to the end of our private road trying to find a way out. Property damage has been caused as a result.

I am an elderly person, trying to live an independent life on less and less money as are most of my neighbours. We can't afford to keep paying to repair our properties and our private road surfaces. The application is a good idea but a nightmare for the residents affected by the traffic problem. It is the wrong place and this is not NIMBYISM!

Yours sincerely,

John Inver
11.2.2014

ACC'D
30/1/14

Please reply to Michael W. Powles OBE JP

Telephone no. (01493) 393788

Mobile phone no. 0788 405 2664

Email: michael.powles@rjt.co.uk

Old Manor House,
Back Road,
Winterton-on-Sea,
Gt. Yarmouth,
Norfolk.
NR29 4BG

27th January 2014

Head of Planning Services
Development Control.
Town Hall, Hall Plain,
Gt Yarmouth
NR30 2QF

Dear Head of Planning Services,

Planning Application 06/13/0736/F Re:7 May Cottages, Back Road, Winterton NR29 4BG

Thank you for your letter of 10th January informing us of the new planning application detailed above.
My wife and I wish to object to this application.

SUMMARY OF MAIN OBJECTIONS

ACCESS

The application seeks to downplay and deny problems of access by demonstrating that certain large vehicles can access May Cottages despite very narrow entrances to the unadopted, unmade road with sharp right-angle bends at both ends and pinch points. Small oil delivery vehicles, fire engines and ambulances have attended May Cottages in the past. But from the South they can only enter or leave the unmade road and negotiate bends and pinch points by driving over private property such as driveways, private verges and garage forecourts. Refuse collection vehicles cannot transit the unadopted section of Back Road.

CONSERVATION AREA NO.9

The Conservation area is a precious heritage site and is part of Gt Yarmouth's rich maritime and fishing history. The community is indebted to those whose foresight identified this area's historic worth and have sought to preserve it for future generations. The latest application skates over the value and importance of preserving these old fishermen's cottages. The proposed care home would have a major visual impact from the dunes and from Back Road itself. The latter is more and more popular with local walkers and groups of ramblers trying to avoid the increasing traffic congestion on North Market Road. It is becoming the preferred route for walkers and ramblers heading for the Dunes AONB, SSSI and National Nature Reserve. May Cottages are an important element in an increasingly popular public visual amenity. This should not be eroded.

1.

Please refer to the letter and enclosures I sent to your office on 12th December 2012 concerning Planning Application 06/12/0655/F. There have been earlier refusals for building development relating to our own property such as 6/92/4.31/0 which are relevant to environmental and conservation issues relating to public visual amenities.

Points made in my letter of 12 Dec. 2012 opposing Planning Application no. 06/12/0655/F, are still relevant. A copy of that letter is attached at annex 2 (without enclosures) for ease of reference. It should be read in conjunction with this letter.

ACCESS

The main reason for concern, which is shared by all the residents of properties in the adopted part of Back Road and Manor Gardens, is access to May Cottages by large vehicles. Ideally it would be restricted to residents' cars and small vans. The arguments have been well rehearsed in the past. But we have always applied sympathetic lateral vision and consideration to the needs and concerns of the residents of May Cottages. Sadly it is not always reciprocated.

The application seeks to downplay and deny problems of access by demonstrating that certain large vehicles can reach May Cottages, despite very narrow entrances to the unadopted, unmade road with right-angle bends at both ends and pinch points. Small oil delivery vehicles, fire engines and ambulances have attended May Cottages in the past. From the South these vehicles can only enter or leave the unmade road by driving over private property such as driveways, private verges and garage forecourts. Refuse collection vehicles cannot transit the unadopted section of Back Road. (Please see annex 1 for details). Fire engines could only enter from the north. (Please see Annex 4). Drivers treat garage forecourts as part of the road.

Background

When May Cottages were first built the only access was from the north. The footpath to the south, via a gated entrance, has developed into an unadopted thoroughfare used by increasing numbers of vehicles as households with up to 4 cars have become the norm. Drivers of heavy vehicles continue to ignore the road signs at the southern entrance to Back Road. Damage to residents' properties to the south of May Cottages is common place and verges are constantly driven over and degraded. The destruction of privately owned verges has risen alarmingly of late (Please see photo at annex 3).

CONSERVATION AREA No, 9

This Conservation Area consists almost entirely of traditional fishermen's cottages. They are a snapshot of the historical fishing community of Winterton from which I, and many other residents, are descended. It is part of Gt Yarmouth's rich seafaring heritage and is one of few unspoilt historical areas left in the village. May Cottages are a key and valuable part of this Conservation Area and must be preserved. It would be a tragedy for all those who value the Borough's proud maritime history, if the historical integrity of May Cottages were to be compromised. The community is indebted to the foresight of those who identified this area's historical value and have sought to preserve it for future generations. The planning application skates over the importance of preserving these authentic old fishermen's cottages. The proposed care home would have a strong and negative visual impact from the dunes and from Back Road itself. The latter is more and more popular with local walkers and groups of ramblers trying to avoid the increasing traffic congestion on North Market Road. It is becoming the preferred route for walkers and ramblers heading for the Dunes AONB, SSSI and National Nature Reserve and is, therefore, an increasingly important and popular public visual amenity.

Other Concerns

The proximity of the proposed care home to our old (160 yrs plus) soft red brick wall continues to give us cause for concern, as does the loss of privacy and the overall impact on our home and garden.

Utilities and Services

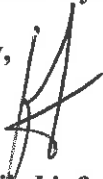
In the past month, residents of Back road have endured the consequences of a burst water main, lengthy power cuts and major faults on telephone lines and broadband lasting for over a week. Mobile phone signals are almost non-existent from our house and broadband is very slow. DAB radio signals are unobtainable, we cannot receive terrestrial TV signals and there is no mains gas in Winterton. In short, the utility and service infrastructure is in a sorry state.

The undated and unsigned document submitted with the application is unbalanced and misleading. Intentionally or not it minimises or ignores the problems experienced by other residents. The detailed comments attached, at Annex 1, are an attempt to redress the imbalance.

I apologise for the length of this letter and enclosures but there is a great deal of information available which you may need to be aware of. Details and photographs of damage caused to private property by large or heavy vehicles were covered in our letter of objections to the previous application in this series, please see annex 2. Further photographs are at annex 3

Please let me know if you require any further clarification.

Yours sincerely,



Annex 1 : Detailed information in support of objections and concerns.

Annex 2 : Copy of letter dated 12 December 2012.

Annex 3: Photographs.

Annex 4: Extract of Fire Brigade Log re: access to "May Cottages".

ANNEX 1. Detailed comments on Planning Application number 06/13/0736/F

(i) Access: This remains an intractable and serious problem. The width of the section of mud track between 7 May Cottages and the junction with the adopted section of road quoted by the applicant is clearly measured from wall to wall, including privately owned and maintained verges. Vehicles drive regularly within a few inches of our walls and buildings which have suffered significant damage on several occasions. Photographic examples are at annex 3. Others were sent to you with our objections to application (06/12/0655/F). Similar problems apply to the whole of the adopted section of Back road including people's driveways and private entrances and to the private forecourts of the lock-up garages. A 4-wheel drive vehicle has recently been seen driving over verges instead of the tarmac carriageway for no apparent reason. Large vehicles routinely ignore the road signs and try to access May Cottages from the south.

ii) Potholes: The applicant states that they will repair the potholes and maintain the roadway. We now have a legal ruling that the road between 7 May Cottages and the junction with the adopted section is owned jointly by ourselves and Mrs Moll of "Cornercroft". There is a background to these potholes. Soon after the applicant's family moved in there was an incident involving one of the children playing near their gate when a car almost hit her. At around the same time there were two potentially serious near misses involving vehicles travelling south along the unmade section and other vehicles leaving our house and Manor Gardens respectively. These are blind entrances and serve 4 properties. A highways dept. officer advised that potholes could be left in order to slow down traffic. They have the same effect as "sleeping policemen." It is a very effective way of killing speed. I agreed this with Paul Larter (the applicant's ex husband) and it worked well. The potholes remain to this day. Recently, potholes have begun to develop in the private forecourt of the two south facing lock-up garages as a result of traffic constantly using this private land to negotiate a difficult and otherwise impossible narrow bend at the NW corner of our building

iii) I have raised the question of potholes with Mrs Moll and others and we would not want to see this essential traffic calming measure lifted from our section of road. We have to consider the increasing number of pedestrians and the dangerous blind entrances at the junction of the adopted and unadopted sections of road.

iv) Ambulances can reach May Cottages from the north if the road is not blocked by parked cars. On one occasion an ambulance crew, attending number 4 May Cottages, left their vehicle at the end of the tarmac, opposite our neighbours' driveway and continued on foot, unavoidably blocking the thoroughfare. The elderly patient was stretchered back to the ambulance.

v) Fire Engines. We did not see the first fire engine arrive. The second fire engine tried to enter from the south but couldn't get through. It reversed back to North Market Road and approached May Cottages from the north (via Old Chapel Road). This was their recommended route (see extract of Fire Brigade's incident log at annex 4)). The entrance to the unadopted part of Back Road at the northern end is no wider than the southern end. But Old Chapel Road is wide enough to enable larger vehicles to line up with the entrance to Back road, unlike the situation at the junction with the adopted section of Back road.

vi) The oil delivery vehicle mentioned by the applicant was not full size. I made a note of the delivery details contemporaneously because the vehicle entered and left from the south with difficulty. *(I now record all such events involving large vehicles that I see, following damage to our own property to the tune of thousands of pounds by an unidentified vehicle).* The delivery driver told me that his instructions from his company were to approach May Cottages from the north. However, he could not reach number 7 May Cottages because a parked car blocked his way. He was forced to use private driveways, garage forecourts and verges to get in via the south. The owner of Cornercroft (Mrs Moll) was approached by the applicant around last May/June time, who complained that a company had refused to deliver heating oil to her property because of the overhanging trees from Mrs Moll's property. Mrs Moll telephoned the company to apologise and was told that no deliveries had been made to 7 May Cottages since 2007. She was also told that

had there been a problem they would have contacted Mrs Moll direct - not via the council. Cutting back the trees has only served to encourage even bigger and heavier vehicles to try to enter, ignoring road signs (Photo "I" at annex 3).

vii) On 21st January 2014 a short wheel base oil delivery vehicle delivered to May Cottages. It entered via the south by reversing up the adopted part of the road and then manoeuvred back and forth in the narrow road, using two people's private driveways to negotiate the sharp bend onto the unmade section of road. It was only able to negotiate the next bend, at the northern end of my property, by using the private forecourts of the two south facing garages. The off-side tyre tracks were measured at 5 feet 1 inch inside the private garage forecourt. Near-side tyre tracks were within inches of the corner of our building! (Photographs at annex 3.)

viii). Road width. It is too simplistic to talk about the width of vehicles in the context of road widths and assume that you can just subtract one from the other to prove accessibility. There are 90 degree turns and pinch points whichever end you try to enter and leave from. The length of the vehicle also has to be taken into account along with the overhang and turning radius required to negotiate bends. If necessary I will seek professional help to clarify the position. We must also remember that the forecourts of the lock-up garages are private property and not part of the roadway. The previous owner protected his forecourt(s) with metal bollards and chains. They were removed after the applicant complained that a van, delivering to her house, had been damaged by one of the bollards. One metal bollard remains at the SE corner of the garages. There is no guarantee that the other bollards will not be replaced in future.

(ix) The application ducks the real issues of access, parking and loading spaces at the site of the proposed development. The problems arise at the narrow entrances to the unmade section of road, aggravated by sharp blind bends and, in the south, by concealed entrances emerging onto a congested junction. The unmade section of road is like a balloon with two necks. The necks represent the two narrow entrances to the unmade road and the body of the balloon represents the middle, where May Cottages are located. The mature native deciduous tree, visible on some photographs, is just inside the centre of the applicant's boundary fence. (Please see annex 3).

x) Viability of proposed Care Home. We are struggling to see what the long term prospects are for this type of care home. We understand that it is now the policy of all the main political parties to phase out homes for this type of residential social care (as opposed to nursing care) in favour of support for people to stay in their own homes.

xi) Construction Period. No mention has been made of the huge problems of getting large quantities of building materials and equipment to the site and the disruption it will cause other residents. This daunting prospect will make it impossible for neighbouring residents to protect or enjoy their homes and gardens. Property will be put at a greatly enhanced risk of structural damage. It is the wrong location for a development of this size and nature because of the problems of access alone.

xii) Survey. The applicant claims that a survey was conducted of all houses within the immediate area. I can state categorically that my wife and I were never approached and we live next door to the applicant! The survey was carried out in the summer of 2013, before the application was made. Nobody living at addresses in the adopted part of Back road, and Manor Gardens, is in favour. I am reliably informed that they have all eagerly signed a petition of objections following public notification of the application. (One person appears twice on the applicant's petition, one gives the applicant's own address and one entry gives the wrong street name!)

Michael Powles OBE JP
27 January 2014.

ANNEX 2

Please reply to Michael W. Powles OBE JP

Telephone : (01493) 393788

Email: michael.powles@rjt.co.uk

Old Manor House,
Back Road,
Winterton-on-Sea,
Gt. Yarmouth,
Norfolk.
NR29 4BG

12th December 2012

Head of Planning and Business Services
Development Control
GYBC
Town Hall
Hall Plain
Great Yarmouth
NR30 2QF

Dear Sir,

Re: Planning Application 06/12/0655/F

Thank you for your letter of 27 November 2012 regarding the above planning application for 7 May Cottages, Winterton, Norfolk NR29 4BG.

My wife and I wish to object to this Application on the following grounds.

1).Traffic issues , road safety and vehicle access. . May Cottages are on the unsurfaced and unadopted part of Back Road which has very narrow entrances at both ends. See attached photos at annex "C" viz.(P1 -south end) and (P2-north end). Large vehicles cannot enter and frequently cause damage to bordering properties trying to manoeuvre their way out - (see photos P3 to P6). Damage to our own property has included smashed guttering, a broken fence in several places and damage to the corner of a building. Furrows have been left in our driveway by vehicles trying to turn. Extra traffic trying to access May Cottages would be unsustainable. Service and delivery vehicles are a particular problem. The rubbish collection vehicles cannot access May Cottages. Their emptied bins have to be left opposite our gate at the end of the adopted part of the road, for collection by owners [see photo (P7)]. Builders use some of the lock-up garages immediately opposite 7 May Cottages to store materials and equipment etc. They come and go frequently in large vans and pick-ups; sometimes towing quite large trailers. The unmade sections of road are often a river of mud. Until the derelict property known as "Old Manor House" was renovated to create our cottage in the 1980s, the unmade part of Back Road was gated where the lock-up garages have since been built. Following the redevelopment, the cart track to the south of the old gate has become a thoroughfare. It's junction with the end of the adopted road is **a blind 90 degree bend**. The end of the adopted road is congested and dangerous. It contains the entrance to the three Manor Garden properties and entrances to two other dwellings. The entrance to a concealed pedestrian passage (used by cyclists, including motor cyclists occasionally) also joins the end of the adopted part of Back road at this point. I have personally witnessed two accidents, (one involving a child on a bicycle), and many near misses. We take our lives into our hands every time we enter and leave our property because of the number of blind junctions and entrances in such a congested area of adopted road.

"2) Conservation Area no.9 consists almost entirely of two and three bedroomed traditional fishermen's cottages.They reflect the origins of the old fishing community of Winterton from which I, and many other residents, are descended. It is part of Gt. Yarmouth's rich seafaring heritage and is one of few unspoiled historical areas left in the village. May Cottages are a key and valuable part of

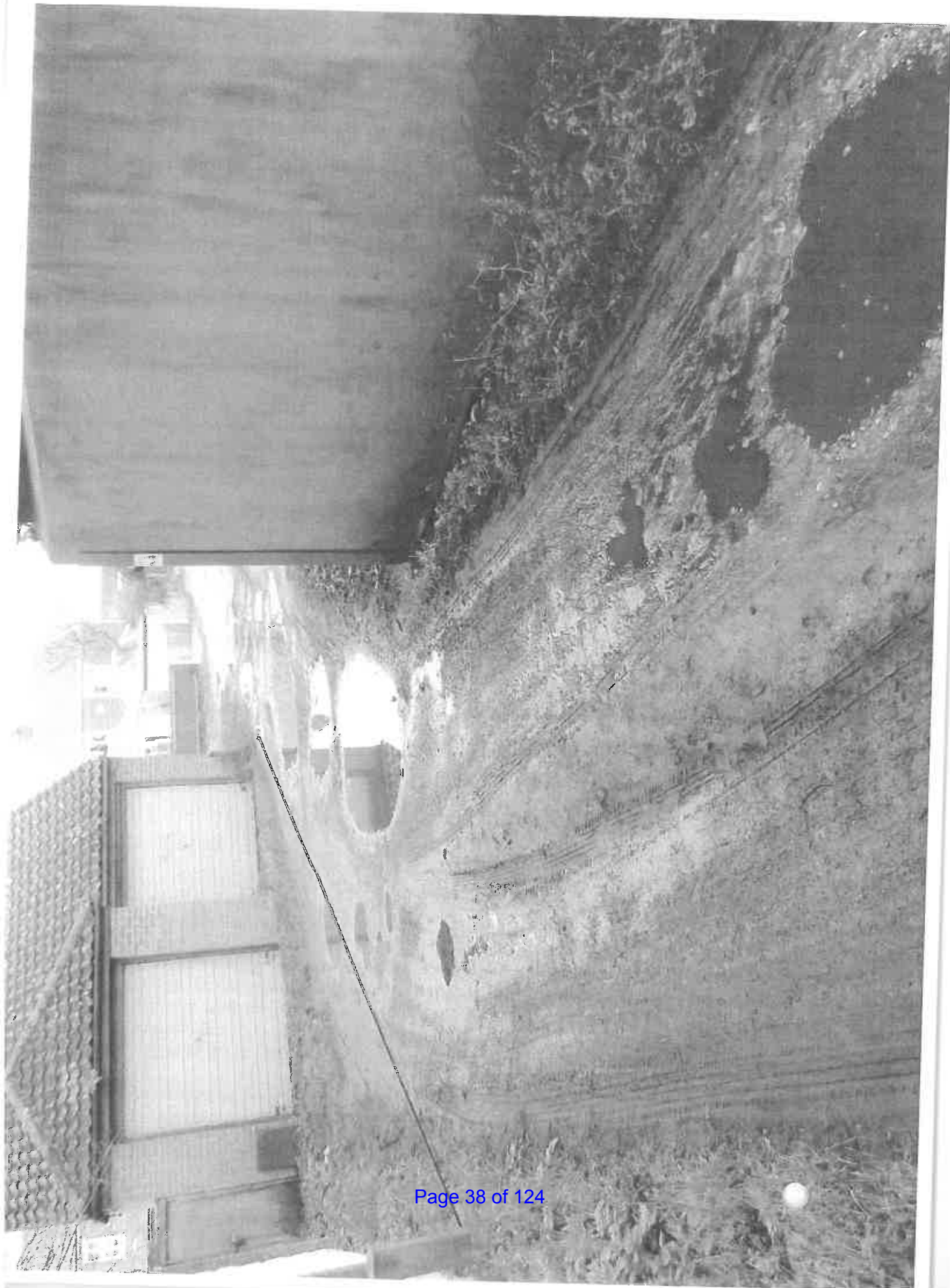
ANNEX 3: Photo list.

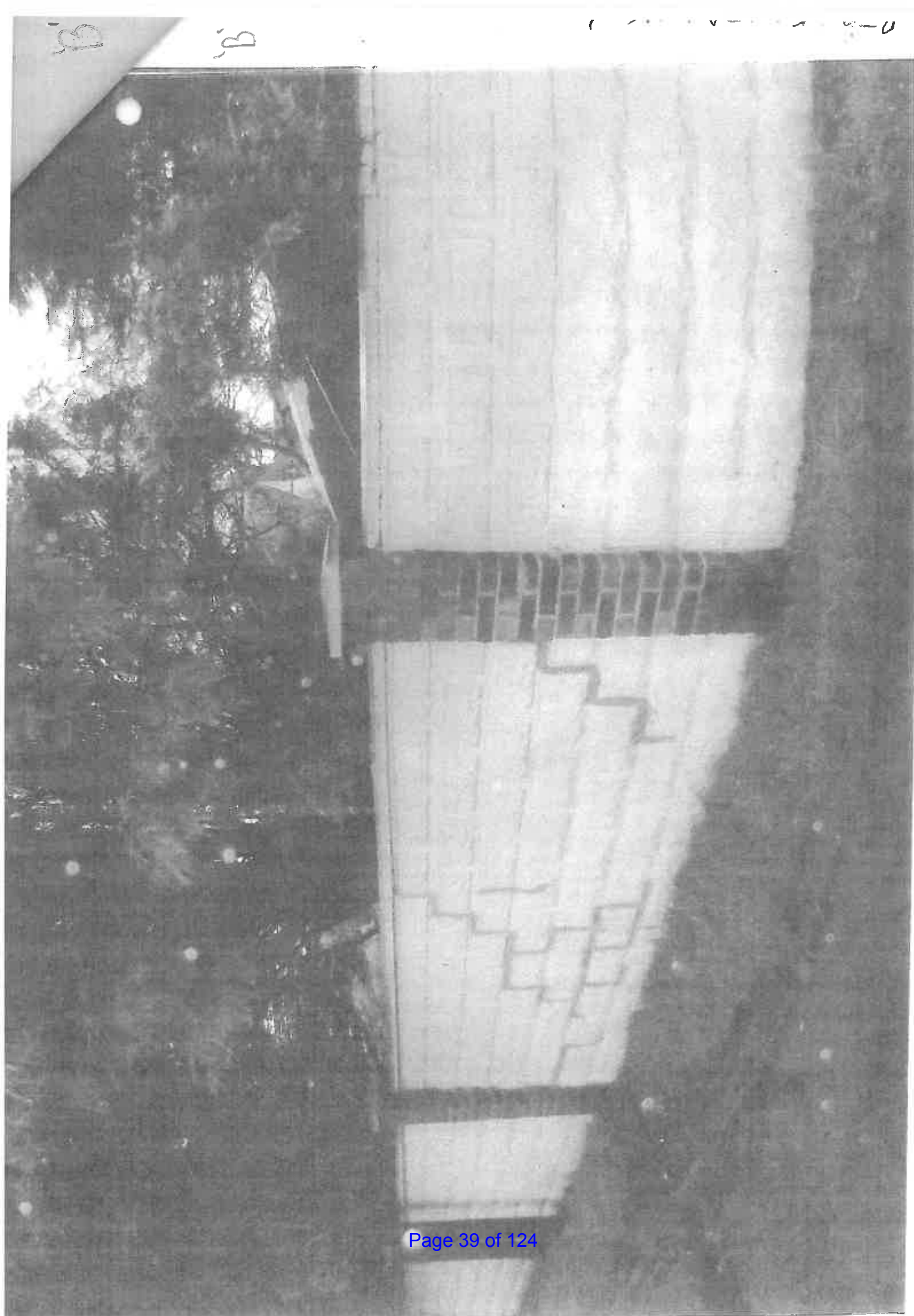
Re: Planning Application 06/13/0736/F. For 7 May Cottages, Winterton, NR29 4BG

- A) Back Rd looking north from southern section of unadopted road. Shows steel girder fitted to protect corner of wall at pinch point following earlier damage. Also shows garage forecourts with line drawn in to mark boundary of road. Cars regularly drive within a few inches of the corner of the building as witnessed by tyre tracks.**
- B) Repairs to wall at junction of adopted and unadopted sections of Back road.**
- C) May Cottages' rubbish bins awaiting collection by owners at end of adopted section of road. Rubbish collection vehicles cannot transit the unadopted section of road.**
- D) Removals Van in Old Chapel Road attending May Cottages. Unable to access Back road (unadopted section) from either end but Old Chapel Road is wider.**
- E) Fence panels at corner of Manor Gardens replaced following damage in two separate incidents by oversized commercial vehicles .**
- F) May Cottages looking north along Back road. The boundary of the roadway is drawn in. Shows garage forecourts regularly used to supplement road widths for large vehicles and cars wishing to turn into gateway on right. Deciduous trees located just inside fence of 7 May Cottages**
- G) South-facing garage forecourts taken from the pinch point bend in the road. Some of the boundary kerb stones are visible through the mud. Use of forecourt allows larger vehicles to access than would otherwise be the case.**
- H) Adopted section of Back road looking west towards North Market Rd. Example of damage to privately owned and maintained verges . Also damage to tiled pedestrian entry step.**
- I) Adopted section of Back Road taken from junction with North Market Road. Road signs are clearly visible but routinely ignored.**

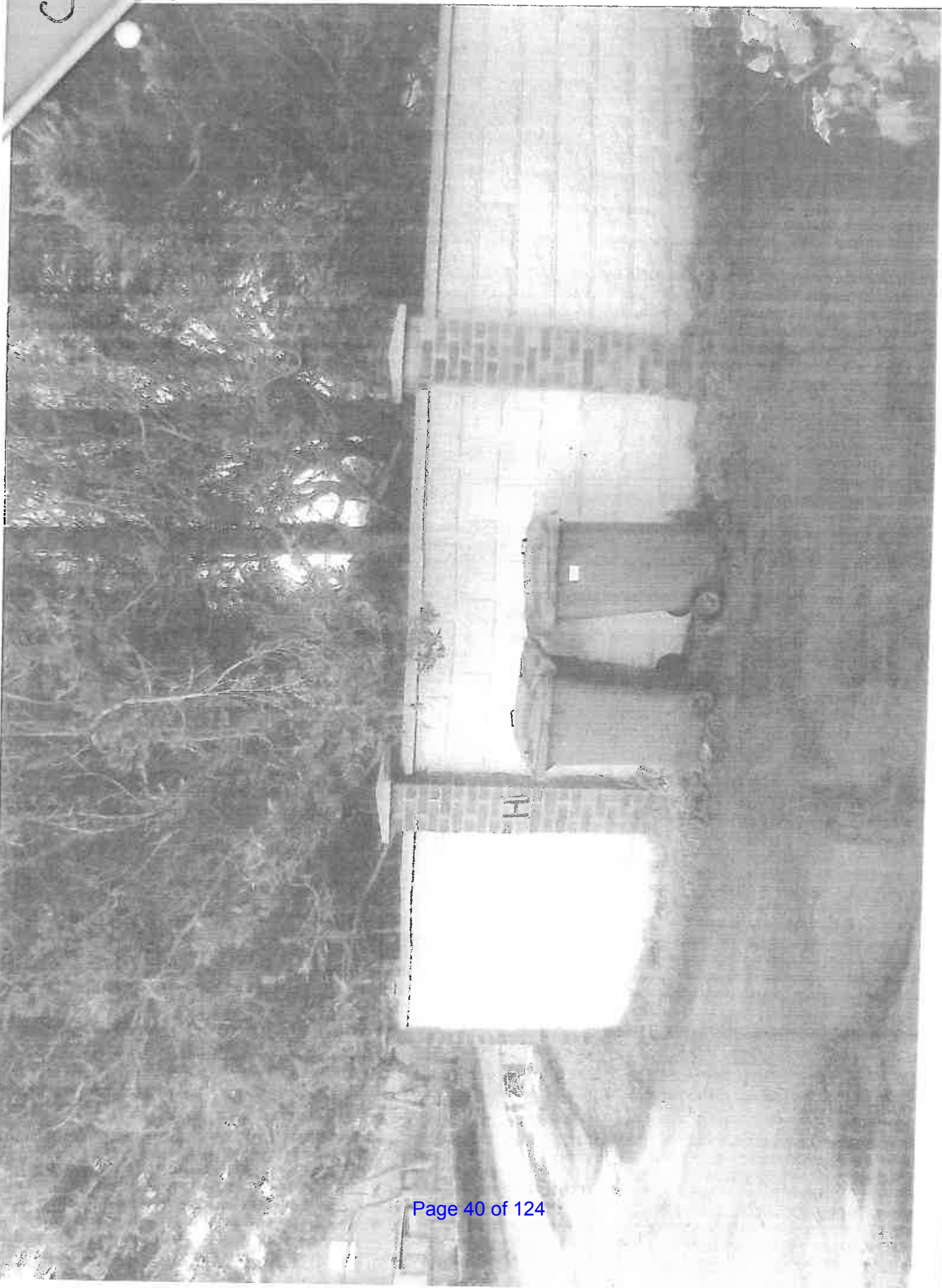
27th Jan 2014

A





3

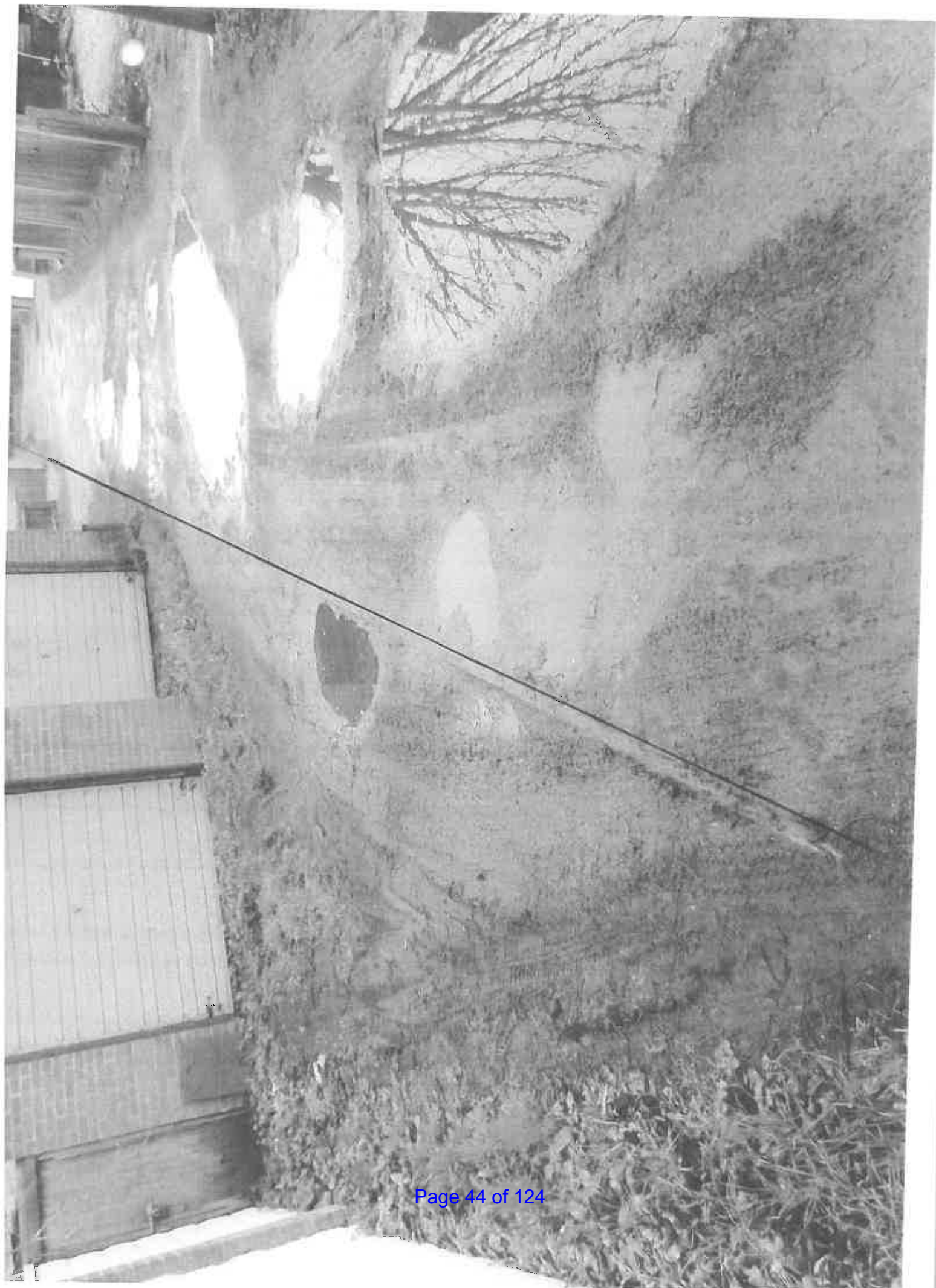




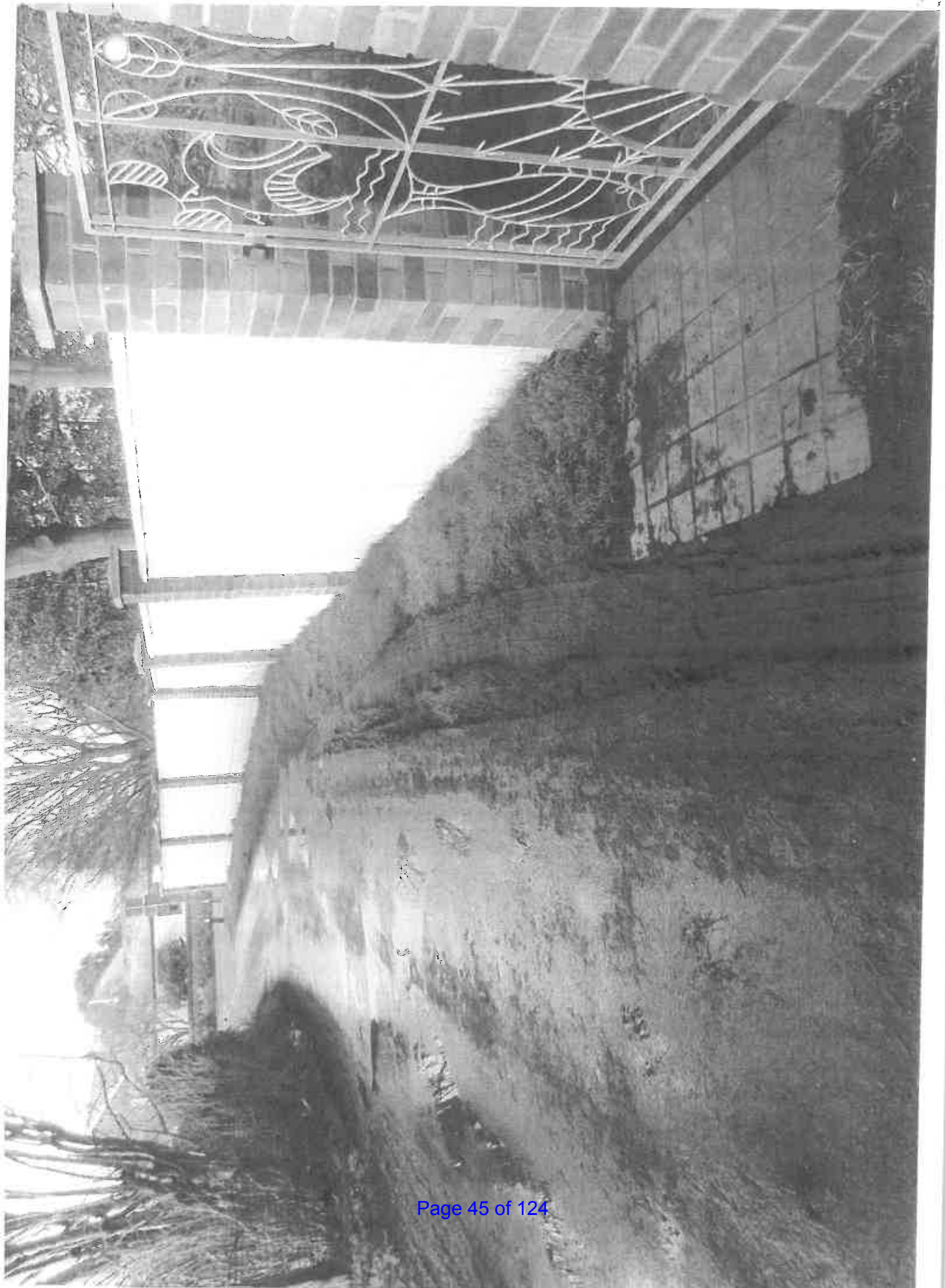


11





H





28/05/20 15:14:16 by drewk-7998

Incident Log - 013654

ANNEX 4

Incident 013654 Taken by PES at 18/10/2002 18:42:35 Risk D Str MAR Status C

Call 18:41:32	Address 18:42:32	Created 18:42:35
Assigned 18:42:37	Alerted 18:42:50	
Mobile 18:43:27	On Scene 18:52:30	Stop 19:03:34

Original Type HOUSE
Revised Type FDR1 Received

Caller ***** Call Source
Address 7 MAY COTTAGES, BACK ROAD,, WINTERTON ON SEA,,
NR294BG

Summary OFF OLD CHAPEL ROAD

Officer In Charge Unknown
Stop Message 18/10/2002 19:03:34 from MAR17

Appliances

Csign	Str	OIC	Rt Assign	Alerted	Mobile	On Sc	Avail	Return
MAR17	MAR	A/Lff. Hart	6	18:42:37	18:43:51	18:47:29	18:52:30	19:39:54 19:53:39
GYA1	GYA	Lff. McLeod	4	18:42:37	18:42:50	18:43:27	18:57:52	19:04:08 19:28:53

Callsign	Activation	Response	At Scene	Committed
MAR17	00:04:54	00:09:55	00:47:24	00:56:03
GYA1	00:00:52	00:15:17	00:06:16	00:21:18

Recommended Resources

Callsign	Estimated Response Time	Status
MAR17	9.6	04
GYA1	14.3	04
GYA47	14.3	04
GYA5	17.3	NR
ACL17	18.6	04
GOR47	18.8	04

Additional Data

Name	Data

Narrative

Time	Op	Csign	Message
18/10/2002			
18:41:32	****		New Incident key pressed
18:42:20	****		Gazetteer search ended 7 MAY COTTAGES, WINTERTON,,

Windermere, Back Road, Winterton-on-Sea
Norfolk, NR29 4BG
Monday 27th January 2014

Ref: Planning Application 06/13/0736/F
at 7 May Cottages, Back Road, Winterton-on-Sea, NR29 4BG

ACIC'D
30/1/14

Dear Sir/Madam,

Thank you for the notification of the planning application for the extension at 7 May Cottages. We attach a copy of the letter outlining our concerns which we submitted at the time of the original planning application in December 2012. It seems to us that, in spite of Mrs Larter's assurances, the situation concerning access has not changed since then.

At the request of the Highways Department the overhanging trees belonging to Cornercroft have been trimmed. Rather than helping the situation, this has added to the problem. With a more open aspect, larger lorries seek to access May Cottages and find they are severely restricted by the right-angled bend. They are then forced to back out or turn in limited space coming close, on witnessed occasions, to damaging properties and using private driveways and damaging verges. These lorries are ignoring the recently erected sign indicating that there is indeed no space to turn in Back Road. An example of this is a lorry containing scaffolding which effectively became wedged in the 'turning circle' of our driveway and closing the road for more than an hour.

Whilst access to the proposed development property is possible when directly outside it, access from either end of Back Road is limited and nothing in the new proposed plan would change this as the narrowness of the road is caused by existing properties. Short of knocking down walls in adjoining properties, this cannot be changed. The unadopted section, until relatively recently, offered only pedestrian access.

We appreciate that Mrs Larter will hope to take three elderly residents whose health is good and who simply find life in their own homes difficult. But this will not always be the case. Even in the shorter term their health will deteriorate and in the longer term, both in Mrs Larter's time and beyond, this situation and the nature of residents may well change. The state of the unadopted road is in itself not ideal for even able-bodied pedestrians. It is far from ideal for elderly residents who may ultimately be suffering from dementia, as is the proposed care home's proximity to the dunes and the beach. Any further extension would considerably change the community in this part of the village and may put intolerable demands on access and services in this part of the village.

From our point of view the proposal remains admirable in its intention but the issue of access remains unchanged from the original planning application and, consequently, all of the concerns raised in our earlier letter opposing the original planning application (06/12/0655/F) remain.

Yours faithfully,



Gordon and Elaine Jewell

Windermere, Back Road, Winterton-on-Sea
Norfolk, NR29 4BG
Monday 10th December 2012

Ref : Planning application 06/12/0655/F
At 7 May Cottages, Back Road, Winterton-on-Sea, NR29 4BG

Dear Sir/Madam

We are writing to set out our concerns concerning the proposed extension and conversion of the above property to care home.

Access to May Cottages along Back Road is already a problem as evidenced by the sign at the end of the road indicating that it is unsuitable for heavy goods vehicles. Due to the sharp left and right hand bends, vehicles such as the bin lorry cannot access May Cottages and are forced to reverse along the made-up section of Back Road, driving out when the bins are emptied. Smaller delivery vehicles which have ignored the sign attempt to turn round in the limited space at the end of the tarmac section, often encroaching into our drive which has not been built to take the weight of goods vehicles. The proposed development would inevitably lead to higher volumes of traffic of all sizes both during construction and when any care home is in operation. Accessibility from the other end of May Cottages is no easier because of the state of the road and the number of parked cars.

Heavy vehicles have already caused damage both to the road surface and to walls in adjoining properties. Vehicles with a long rear overhang will cause damage as they attempt to turn if not driven with extreme care. High delivery vehicles in the narrow unadopted section will strike the trees and risk damaging the guttering on the buildings which front the road. Higher volumes of traffic will clearly add to existing highway damage.

The unadopted section of Back Road is so narrow that it cannot accommodate two-way traffic and there is a further danger because of the blind bend into this unadopted section. Local, frequent users are aware of this danger and approach it with great caution. This would not be the case with increased numbers of visitors and service vehicles. Due to this narrowness, the condition of the road, the lack of pavement and street lighting, use by pedestrians, especially the elderly and the young, the road is already hazardous.

Access for existing services (waste collection) is already limited and collection vehicles cannot get down the unadopted section and so, at present, the bins from May Cottages have to be brought to the end of the tarmac section and left for collection and to be taken back. Increased numbers of bins, resulting from the proposed development, awaiting emptying or return would constitute a further hazard.

We also have concerns over whether a proper assessment has been made of the potential increase on load of the existing drainage/sewerage capacity in the road. These historically have had an increased load with developments in the last thirty years with no apparent growth of the existing pipework.

In addition we would query how this development fits in with the existing conservation area

- ☒ Style of building
- ☒ Roof-line
- ☒ Outlook (extension)/View from the dunes
- ☒ Proximity to Site of Scientific Interest

Whilst the development of another care home in the village is admirable, the logistical difficulties of access and servicing make this particular location unsuitable in our opinion and we would be interested to see the report from the County Highway Officer regarding our concerns over access and traffic.

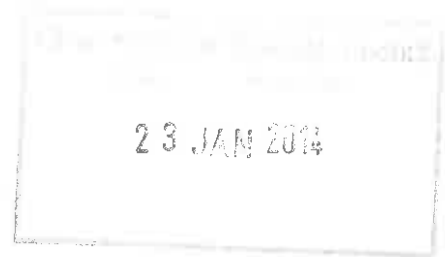
Yours faithfully,

Gordon and Elaine Jewell

Copies: Parish Clerk, Winterton-on-Sea
Shirley Weymouth

ACK'D
23/1/14

2, May Cottages,
Back Road,
Winterton-on-Sea,
Great Yarmouth, Norfolk NR29 4BG



20-01-2014

Re:- Planning Application 06/13/0736/F Care Home at 7, May Cottages.

Dear Sir/Madam,

We would like to object to the above planning application on the grounds of it being an inappropriate commercial development within a designated residential conservation area.

We are also hugely concerned about the impact that the increase of traffic will have on the un-adopted road i.e. Back Road. As residents we are responsible for any damage that might occur to the services that run under the road. With the increase of traffic, that any commercial business brings, it will put the present service structure under more pressure than at present. In addition the sewerage system running at the back of the properties had been constructed to deal with the original terrace. We have not seen any improvement or enlargement in the Care Home plans of the sewerage system that could accommodate this extra number of permanent residents. We are concerned that the proposed Care Home will put pressure on the sewerage system that it was not built to withstand.

I hope that the planning committee will take our concerns into consideration when they come to evaluating this planning application.

Yours sincerely,

EB + P. P. Corley



Mr & Mrs Corley.

ACK'D
16/1/14

ANKERDEN,
Back Rd,
WINTERTON-ON-SEA,
NORFOLK.

PROPOSED PLAN

06/13/0736/F

NR29 LBG

13-1-14

Dear Councillor Weymouth

I am writing
to object to the above proposed plan
for a Care Home at 7, May Cottages,
Back Rd, Winterton-on-Sea, the reason
being nothing has changed since
the last proposed plan last year. The
same problems still remain

- ie, 1, the road is still inadequate
2, the conservation area is still
the same
3, increase in traffic a care home
will generate.

Sincerely

J. L. Taylor

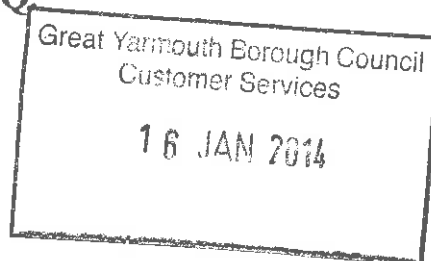


Dear

3 PRIMROSE COTTAGES
OLD CHAPEL ROAD
WINTERTON ON SEA
NORFOLK NR29 4BQ

ACK'D
18/1/14

14th January, 2014



Group Manager (Planning)
Planning Services
Development Control
Town Hall
Hall Plain
Great Yarmouth
Norfolk NR30 2QF

REF: Planning application 06/13/0736F 7 May Cottages

With reference to the above application. My feelings and the situation have not changed in any way to the application 06/12/0655F submitted on the 21st December 2012.

I still object on exactly the same grounds: conservation area, unadopted road, unsafe road etc etc.

Please find enclosed a copy of my original objection.

Yours faithfully,

A handwritten signature in cursive script, appearing to read "Gay Cameron".

Gay Cameron

CC. Shirley Weymouth and Michael Blake.



3 PRIMROSE COTTAGES
OLD CHAPEL ROAD
WINTERTON ON SEA
NORFOLK
NR29 4BQ

14th December, 2012

Head of Planning and Business Services.
Great Yarmouth Borough Council
Town Hall,
Hall Plain,
Great Yarmouth,
NR30 2QF

Dear Sir,

Ref: Planning application: 06/12/0655/F

With reference to the above planning application I strongly OBJECT to the extension of the current building to form a care home.

Having attended the PCC meeting last night I have not changed my mind regarding the planning application.

I live on the corner of Back Road and Old Chapel Road and can see directly down the road to the building concerned. I understand that the whole row is in a conservation area and the fishermens cottages are of historic import. The extension would alter and ruin the whole look of the row.

The building is on an unadopted road and the road is hazardous at the best of times. The road was originally a dirt track (and still remains as one) and certainly not designed for the extra traffic involved in building and running a care home. Full of potholes with a very sharp bend near no.7. Walking down the road is dangerous with very few places to stand when a car goes past.

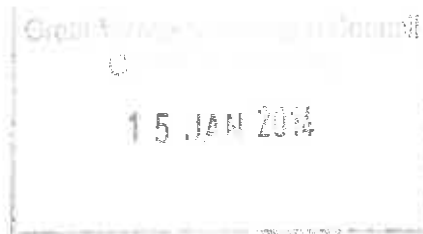
And even less space for two cars to pass each other.

The road is unsafe.

I trust you have been to see the road and noticed how unsafe and dangerous the road would be if the planning application was accepted. If you haven't then I strongly suggest you do this before the DCC goes ahead.

Yours faithfully

Gay Cameron



ACK'D
15/1/14

14th January, 2014

Cornercroft,
Back Road,
Winterton-on-Sea,
NR29 4BG.

Dear Sir,

Ref. No. 06/13/0736/F

In addition to my comments regarding the previous planning application (see attached letter) I should like to mention that at the request of the applicant of 7 May Cottages, and with permission from the T.P.O. Officers, I have had the over hanging tree branches trimmed along Back Road. Naturally this has not widened the road but seems to have resulted in even larger vehicles trying to access Back Road, some reversing, getting very close to walls and gates as can be witnessed by the state of the verge. This, of course, is a potential hazard to anyone leaving my property or to persons wishing to step onto the verge to avoid traffic.

Unfortunately, due to work commitments and short notice I am unable to attend the meeting on Thursday 16th January.

Yours faithfully,

Great Yarmouth Borough Council.
Planning and Business Services,
Development Control,
Town Hall,
Hall Plain,
Great Yarmouth.
NR30 2QF.

Deelagh Hurst



10th December, 2012

Cornercroft
Back Road,
Winterton-on-Sea,
NR29 4BG.

Dear Sir,

Ref. No: 06/12/0655/F

With regard to the proposed planning application for a residential home at 7 May Cottages, Back Road, Winterton, NR29 4BG, I have no objection towards the ethic of creating a residential home, but have to admit to feeling anxious for the safety of our own property.

Access all along Back Road is a single lane with nowhere to pass or turn. At the point of it becoming an unadopted road, it is impossible (judging by the wheelie bins left outside my property each week) for even the dustcart to turn down that road.

Our wall runs along the whole of Back Road and has received a variety of blows over the years and is not easy, or cheap to repair as the moulded blocks are no longer in existence.

In 1989, when outline planning permission was granted on our land, it was on the condition, and at the request of local residents that no exits were made onto the unadopted section of Back Road, due to unsuitability and congestion of traffic.

A further point, purely aesthetic, but one which becomes very real when needing to approach the tree preservation department, for example, is the fact that from a visual amenity viewpoint, views of duneland, when rambling along "that path" would be lost forever.

Yours faithfully,



Great Yarmouth Borough Council.
Planning and Business Services,
Development Control,
Town Hall,
Hall Plain,
Great Yarmouth.
NR30 2QF

Brightside,
Back Road
Winterton.

NR 29 4BG

Mr D Minns,
Group Manager,
Planning Services,
Town Hall,
Hall Plain,
Gt. Yarmouth.
NR30 2QF

Dear Sirs,

Re Planning Application 06/13/0736/F -7 May Cottages, Back Road, Winterton NR29 4BG

I have been asked by concerned neighbours to send you the attached petition objecting to the above application. We would also refer you to our petition relating to Planning Application no. 06/12/0655/F which is relevant. Our main concerns are over the poor access to May Cottages via a mud track. This is extremely narrow at both ends with difficult sharp turns and concealed entrances. These features are constantly giving rise to traffic problems, often involving damage to our properties as large vehicles try to access May Cottages. There are frequent near misses between vehicles and the occasional minor accident.

We are mostly elderly and retired residents who do our best to maintain independent lives but we cannot afford to keep repairing our properties following damage by motor vehicles. Any extra traffic to and from May Cottages is unsustainable and unaffordable to us..

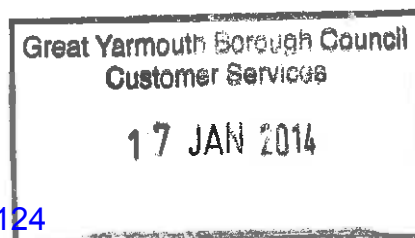
Yours faithfully,

Robert Tombs.

R Tombs.



*ALREADY RECEIVED
SEA COUNCILLOR
SHERLEY WAYMOUTH*



Brightside,
Back Road,
Winterton,
NR29 4BG

15.1.2014

Dear Councillor Weymouth,

Re: Planning Application 06/13/0736/F at 7 May Cottages, Back Road.

After writing to you yesterday with the petition, I have had an opportunity to read a copy of a letter from the applicant's address which was received in the Borough Council's office on 16 December 2013.

I am concerned to see in the second from last paragraph that the writer claims to **"have conducted a survey of all houses within the immediate area who may be affected by the development of operation of the care home. Of those who chose to sign the survey, 17 signed for and 1 signed against the proposal."**

I was approached by the applicant in, I think, June this year and asked to sign a petition supporting the application. I refused to do so as I was firmly opposed to the development. I was then asked by the applicant to sign to say I was against. The applicant handed me a blank sheet of paper. When I pointed out that the paper was blank she said she would fill it in later. I refused to sign under these conditions.

The figures quoted in the letter to which I referred above make no sense. Those affected by the traffic problems have all signed the petition I sent you which they did of their own free will. In other words, every resident in the adopted part of Back Road, along with those at the extreme northern end, where the problems occur, has opposed the application. Others would not be affected by traffic issues in the same way. I should like to know who these 17 signatories are. Is it possible to get this information please?

I am also curious to know why relatively minor building works are regularly refused planning permission in a Conservation Area whilst something like a care home appears to be able to receive building consent from the Planning authorities.

Yours faithfully,

Robert Tombs.



ACK'D
18/1/14

Brightside,
Back Road,
Winterton.
NR29 4BG

14.1.2014.

Dear Councillor Weymouth,

Re: Planning Application 06/13/0736/F at 7 May Cottages, Back Road.

As time is extremely short, I have been asked by neighbours to forward the attached petition to you in time for the Winterton Parish Council meeting on 16th January. Several of those who have signed the petition have also indicated that they will write separately but will not be able to get letters to you before the meeting as we only had 3 days notice of this matter.

I know that you are aware of the background to this application, which is the second in a year. Our main concern is the problem of access to May Cottages via a mud track, which has narrow entrances at both ends and there are blind private entrances in constant use. This gives rise to many traffic issues, near misses and damage to properties.

All residents in the affected properties have signed the petition. Most are elderly and retired and many are struggling to maintain their independence without state help. They live in constant fear of damage to their properties which they cannot afford to keep repairing. The problems are caused by large vehicles trying to access May Cottages, especially when building work or heavy deliveries are involved. Please help us.

Yours faithfully,

Robert Tombs.



Mr. Dean Minns
Planning Department,
Great Yarmouth Borough Council

Dear Sir,

RE: Planning Application 06/13/0736/E. 7 May Cottages, Winterton, NR29 4BG

We, the undersigned, being residents of Back Road or Manor Gardens, Winterton, wish to object to the above planning application. Our objections are based primarily on the grounds of inadequate access. Both entrances to the unmade section of Back Road, where May Cottages are situated, are extremely narrow. It is often a quagmire. Vehicles that are too big to negotiate the narrow sections and sharp bends of the unmade section of road frequently get stuck or else grind to a halt at the junction with the surfaced part of the road where there is no turning space. They block the road and damage adjoining properties when trying to get out again. This problem has been getting progressively worse for a number of years. Increasing numbers of large delivery vehicles, as well as builders vehicles and council refuse lorries, are no longer physically able to reach May Cottages, although many continue to try and do so. Private driveways are used by large vehicles trying to get out again.

A significant incident occurred recently when a large vehicle carrying scaffolding got stuck trying to negotiate the unmade section of road at the south end.

We also oppose the application on the grounds that the Conservation Area, which includes May Cottages, is one of very few remnants of the original fishing village of Winterton. This is part of the Borough of Great Yarmouth's historic maritime and fishing history. The proposed development would be out of keeping with this cherished and important conservation area, which is located immediately adjacent to the Winterton Dunes AONB, National Nature Reserve and SSSI.

NAME	SIGNATURE	DATE	ADDRESS
CARTERON	G. Carteron	13/1/14	3 PRIMROSE COTTAGES OLD CHAPEL RD - NR29 4BG
Colley	E.B. Colley	13/1/14	2, May Cottage, Back Rd
R. Irwin	R. Irwin	13/1/14	NR29 4BG.
Wm. Soma White	Wm. Soma	13/1/14	Pebblelight, 3 Manor Gardens Back Rd.
Sheelagh Moll	SHEELAGH MOLL	13.01.14	Benny Lodge, Manor Gardens. Cornercroft, BACK ROAD.
P. Eke	P. Eke	13.01.14	Romanys Back Rd. W.O.S.
IRISTINE EKE	I. Eke	13.1.14	ANKER DENY BACK RD.
JANE TAYLOR	J. Taylor	13/1/14	OLD Manor House Cottage
CHARL POWLES	C. Powles	13/1/14	"
ERRELL POWLES	E. Powles	13/1/14	"
TOMBS	A. Tomb	13/1/14	BRIGHTSIDE BACK ROAD
na Irwin	F. Irwin	13/1/14	Pebblelight, Back Rd, Winterton.
G. W. JEWELL	G. Jewell	13/1/14	WINDERMERE BACK ROAD WINTERTON
J. Jewell	J. Jewell	12.1.14	

Mr. Dean Minns
Planning Department,
Great Yarmouth Borough Council


Dear Sir,

RE: Planning Application 06/13/0736/F. 7 May Cottages, Winterton, NR29 4BG

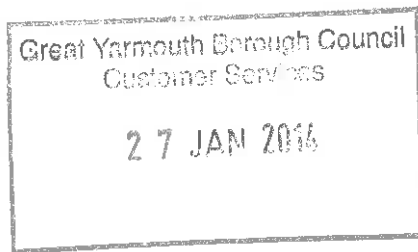
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<u>NAME</u>	<u>SIGNATURE</u>	<u>DATE</u>	<u>ADDRESS</u>
DR112		14/11/14	44 FAN
J Tombs	J Tombs	14/11/14	Back Rd WINTERTON Brightside, Back Rd NR29 4BG

ACK'D
27/1/14



Susanne Lakin
6 May Cottages
Back Road
Winterton
Great Yarmouth
NR29 4BG

22.01.2014

Group manager (planning)
Planning Services
Development Control
Town Hall
Hall Plain
Great Yarmouth
NR30 2QF



Planning Application 06/13/0736/F

I am writing this letter to give my full support to the proposal for Ground and First Floor extensions to form a small care home at my neighbour's house, 7 May Cottages.

I have spoken with Jane Larter and mentioned that my only concern is the thinness of the walls adjoining my property upstairs. We have agreed that when these rooms are altered or have a change of purpose that soundproofing should be installed.

I think that the provision of accommodation like this for a small number of residents who need full time care would be an asset to the community. Jane is very professional and would ensure that the entrance to the property is improved, including the pot holes on the road near her property!

Yours faithfully

A handwritten signature in cursive script that reads "Susanne Lakin".

Susanne Lakin

The undersigned wish to express their **SUPPORT**

for planning application ref: **06/13/0736/F**
7 May Cottages, Back Lane, Winterton

ACK'D
3/2/14

Signed	
Name: RICHARD WARNES Address: 54 BULMER LANE, WINTERTON-ON-SEA	<i>[Signature]</i>
Name: VAN LEECH Address: SEA BREEZE, WINTERTON ON SEA	<i>[Signature]</i>
Name: C. LEECH Address: SEA BREEZE, BEACH RD WINTERTON	<i>[Signature]</i>
Name: Aisha Ross Address: 1 May Cottages, Back Rd. Winterton	<i>[Signature]</i>
Name: Oona Ross Address: 1 May Cottages Back Rd Winterton	<i>[Signature]</i>
Name: R. STAYLER Address: TITE LOKE WINTERTON	<i>[Signature]</i>
Name: PETER Smith Address: The Lake Winterton in Sea	<i>[Signature]</i>
Name: Wendy Mygrod Address: 11 The Highway Winterton - On Sea	<i>[Signature]</i>
Name: JOHN WRIGHT Address: 11 THE HIGHWAY WINTERTON-ON-SEA	<i>[Signature]</i>
Name: RICHARD LARNER Address: 4 WINNER AVE, WINTERTON-ON-SEA	<i>[Signature]</i>
Name: SARAH LARNER Address: 9 Winner Ave Winterton-on-sea	<i>[Signature]</i>
Name: Elise Larner Address: 9 Winner Ave, Winterton-on-sea	<i>[Signature]</i>
Name: V BOWLES Address: THE GARDENS WINTERTON	<i>[Signature]</i>
Name: CARMEL SHIGGINS Address: MOONFLEET BEACH RD W.O.S	<i>[Signature]</i>
Name: MICHAEL SHIGGINS Address: MOONFLEET BEACH RD W.O.S.	<i>[Signature]</i>



Name: Megan Crowhurst

Address: 17 The Holway Winterton-on-Sea

M. Crowhurst

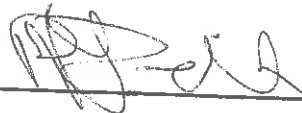


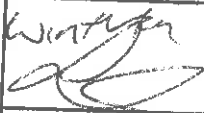



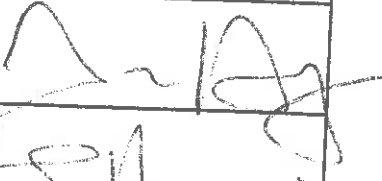
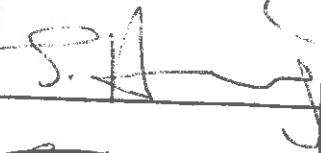

Name: Anne Child

Address: 12, Hillview Dr Winterton-on-Sea A Child

The undersigned wish to express their **SUPPORT**

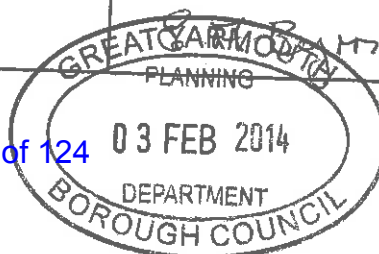
for planning application ref: **06/13/0736/F** ^W

7 May Cottages, Back Lane, Winterton

	Signed
Name: P. SMITH Address: 16 BULMER LANE	
Name: P. Smith Address: 16. Bulmer lane	P. J. Smith
Name: M. Hall Address: 1A The Craft, Winterton	M. J. Hall
Name: T. HALL Address: 1A THE CRAFT, Winterton	T. SHAW
Name: MRS. A Howard Address: 2A Fieldside Cottages, The Craft	A. Howard.
Name: E. A. PITCHFORD Address: WATERSIDE WOODS WINTERTON	
Name: DALE CUSWORTH Address: HILL COTTAGE, OLD CHAPEL RD	
Name: LUISA BARRON Address: HILL COTTAGE, OLD CHAPEL RD	
Name: J WOODHOUSE Address: 19 WINNER AVE WINTERTON	
Name: CAROLINE WOODHOUSE Address: 19 WINNER AVE, WINTERTON	
Name: JACK WOODHOUSE Address: 19 WINNER AVE, WINTERTON	J Woodhouse.
Name: George Woodhouse Address: 19 Winner Ave, Winterton	
Name: Daniel Harry Address: 15, Winner Ave, Winterton	
Name: Se Harry Address: 15 Winner Ave, Winterton	
Name: Eunice Byrne Address: 13 WINNER AVE	

03 FEB 2014

DEPARTMENT
BOROUGH COUNCIL



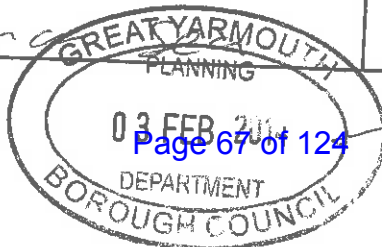
The undersigned wish to express their **SUPPORT**

for planning application ref: 06/13/0736/F

7 Ivy Cottages, Back Lane, Winterton

Name:	Signed
Name: JONATHAN GREEN Address: 'LOKES END' EMPSONS LOKE, WINTERTON	T. Green.
Name: BRIDGE GREEN Address: LOKES END, EMPSONS LOKE WINTERTON	R. Green
Name: Kim Ayble Address: Banks & House, Low Rd, Winterton	K. Ayble
Name: Wayne Ayble Address: Banks & House Low Rd, Winterton	W. Ayble
Name: CHRISTINE CLAWFENS Address: 4 MAY COTTAGES	C. Clawfens
Name: JULIE DUCKSAY Address: 4 MAY COTTAGES	J. Dicksay
Name: CHERRY BRANTOM Address: LOMBARDY, BLACK STREET. WINTERTON ON SEA	C.L. Brantom
Name: STEVE BRANTOM Address: LOMBARDY, BLACK STREET WINTERTON ON SEA	S. Brantom
Name: ANDREW RANTON 4 SEASONS SEASONS Address: THE LAKE WINTERTON-ON-SEA	A. Ranton
Name: GRAEME HANNA 4 SEASONS LIFE Address: LAKE WINTERTON - ON - SEA	G. Hanna
Name: TIM SHAYLER Address: BARQUE COTTAGE THE LANE	T. Shayler
Name: ROB RUSTON Address: BARQUE COTTAGE THE LANE	R. Ruston
Name: SHAUN GALLANT Address: THE LANE	S. Gallant
Name: DARRIN WINTER Address: Fishermans Return WINTERTON ON SEA	D. Winter
Name: Markyn Payne Address: The Lane Winterton	M. Payne

11 Alcon.
39 THANE RISE



R. R.

M. NICHOLS
43 Bulmer Lane
ARAD HILLS



THE WINDOWS, NORTH MARKET ROAD,
M. SZEMIS



2. PROSPECT PL WINTERTON ON SEA
F. Ford



Dene House, Market Place Winterton-on-sea

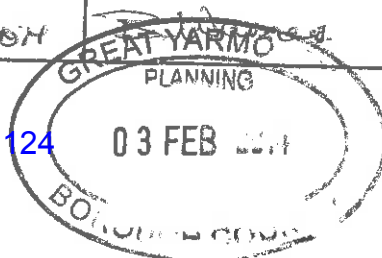


The undersigned wish to express their **SUPPORT**

for planning application ref: 06/13/0736/F

7 May Cottages, Back Lane, Winterton

	Signed
Name: BRIAN JOHNSON Address: 1 PROSPECT PLACE BLACIE STREET	B. Johnson
Name: VERONICA POPAY. Address: 2 old Chapel Cottage.	VM Popay
Name: COLLEEN DORAN Address: 8 SNOWDROP COTTAGE, OLD CHAPEL ROAD.	C. Doran
Name: CONNOR DORAN Address: 8 SNOWDROP COTTAGE OLD CHAPEL ROAD	C. Doran
Name: GLENDA GRIMMER Address: CLINK COTTAGE NTH. HUT RD. WINTERTON	G. Grimmer
Name: JAMES HALL Address: 1A THE CRAFT WINTERTON	J. Hall
Name: Fiona Hall Address: 1A THE CRAFT, Winterton	F. S. Hall
Name: Josh Hall Address: 1A THE CRAFT, Winterton	J. Hall
Name: J. WACEY Address: 50 BULMER LANE Winterton	J. Wacey
Name: G. G. G. Address: 49 Bulmer Lane Winterton	G. G. G.
Name: K.P. Smith Address: 49 Bulmer Lane, Winterton.	K.P. Smith
Name: P. Smith Address: 49 Bulmer Lane Winterton.	P. Smith
Name: a. Gurnett Address: 49 Bulmer Lane Winterton.	a. Gurnett
Name: P. Underhill. Address: 53 BULMER LANE, Winterton	P. Underhill
Name: B. Wainman Address: 54 BULMER LANE WINTERTON	B. Wainman

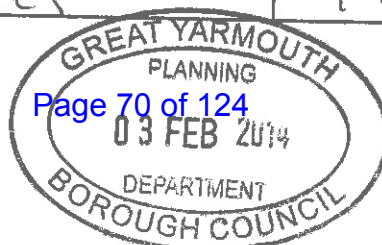


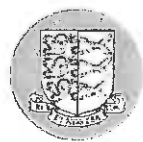
The undersigned wish to express their **SUPPORT**

for planning application ref: 06/13/0736/F

7 May Cottages, Back Lane, Winterton

	Signed
Name: Cathenne Tilley Address: 5 May Cottages, Back Rd, Winterton on Sea.	C. M. Tilley
Name: R. OSTER Address: THE DOGHOUSE OLD CHAPEL RD WINTERTON	ROster
Name: JUNE OSTLER Address: Winterton	J Oster
Name: JAN POTTER Address: 3 MIRIAM TERRACE, WINTERTON	J Potter
Name: Nancy Brady Address: Back Rd Winterton	N V Brady
Name: R. J. BAKER Address: THATCH HAVEN, KING ST	R Baker
Name: D. FULCHER Address: Thatch Haven, King St	D Fulcher
Name: J. Baker Address: WESSVIEW THE LANE	J Baker
Name: S. KUMAR Address: LEO RD	S Kumar
Name: Monica Green Address: 34 Wenner Ave	M Green
Name: MARK COX Address: FISH BAR, BEACH RD WINTERTON	M Cox
Name: Debbie Cox Address: Fish Bar, Beach Rd Winterton	D Cox
Name: Address: 3 May Cottages Winterton	S. B. Bembrey
Name: Sathes Kumar Address: MEER PLACE, WINTERTON - ON SEA.	Sathes Kumar
Name: A Hambrooke Address: 3 May Cottages	A Hambrooke





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Ordnance Survey [100018547]

Reference: 06/13/0679/F

Parish: Gorleston

Officer: Mr G Clarke

Expiry Date: 27-01-2014

Applicant: Orbit East and South

Proposal: Removal of existing large goal posts to the copse area and replacement with smaller goal posts with netting, new play area with timber apparatus. Centre quadrangle area - new picnic benches and new young childrens play area

Site: Elmhurst Court Estate
Leman Road
Gorleston

REPORT

1.0 Background / History :-

1.1 Planning permission was originally granted for this estate in 1976 (ref:6/75/846/F), the original approved plan for the estate showed two play areas, off Viking Close and Amethyst Close. However it seems that no play equipment was ever sited on these areas and although there are various open spaces within the site there are no formal play areas. There are some goal posts at the northern end of the site and this area appears to be in use for informal play.

1.2 In August 2013 a planning application was submitted for a similar proposal to the current application but this proposal showed the barbecue and seating area in the wooded area at the north of the site close to the properties on Wedgewood Court. Following the receipt of objections to the layout shown in this application and possible increase in noise and disturbance, the applicant withdrew the application to reconsider the siting of the various proposals.

1.3 The current application originally showed a football area and play trail at the north of the site and the rest of the equipment, including a barbecue area, on the large area of open space bounded by dwellings on Deborah Road to the west and south and Leman Road to the east and north. Following the receipt of objections to the barbecue this has now been removed from the application.

2.0 Consultations :-

2.1 Neighbours – 5 letters of objection have been received, the main objection is possible anti-social behaviour from the barbecue/seating area, the other concern is nuisance caused by teenagers using the play equipment and possible danger from its proximity to the A12. Copies of the letters are attached.

2.2 Highways – No objections.

2.3 Trees Officer – The proposed development is situated within Area 9 of Tree Preservation Order No. 1, 1965. The development appears aesthetically acceptable in relation to the trees by using wooden equipment. Providing no trees are to be removed as part of this development the proposal should have limited adverse effects. A Tree Protection Plan should be agreed upon prior to construction to ensure correct practices are met.

2.4 Environmental Health - With reference to the specific communal barbeque area aspect of the planning application proposed, I would object to the proposal unless a management plan can be agreed with the local planning authority to address specific concerns (full copy of EH comments is attached).

3.0 Policy :-

POLICY REC1

SUBJECT TO A PROPOSAL MEETING THE FOLLOWING CRITERIA, THE COUNCIL WILL GRANT PLANNING PERMISSION FOR SPORTS AND RECREATIONAL FACILITIES PROVIDED THAT:

- (A) THE SITE IS WELL LOCATED TO MEET THE NEEDS OF PERSONS WHO WOULD USE THE DEVELOPMENT;
- (B) ADEQUATE ACCESS, PARKING AND SERVICING ARRANGEMENTS CAN BE PROVIDED, WITH PARKING MEETING THE STANDARDS INCLUDED AT APPENDIX (A) TO CHAPTER 3;
- (C) THE APPROACH ROADS SERVING THE DEVELOPMENT CAN ACCOMMODATE SATISFACTORILY THE TRAFFIC LIKELY TO BE GENERATED BY THE DEVELOPMENT;
- (D) THE DEVELOPMENT OR ASSOCIATED ACTIVITIES WOULD NOT BE SIGNIFICANTLY DETRIMENTAL TO THE RESIDENTIAL AMENITY OF THOSE LIVING IN THE AREA OR TO THE USERS OF ADJOINING PROPERTY OR LAND;

- (E) THE SCALE, FORM AND DESIGN OF ANY BUILT DEVELOPMENT WOULD BE COMPATIBLE WITH ITS SURROUNDINGS, AND NOT DETRACT SIGNIFICANTLY FROM THE CHARACTER OF THE AREA OR THE LANDSCAPE;
- (F) THE DEVELOPMENT WOULD NOT HAVE AN SIGNIFICANT ADVERSE EFFECT ON ENVIRONMENTALLY SENSITIVE SITES OR IMPORTANT WILDLIFE HABITATS.

(Objective: To achieve an adequate level of facilities whilst protecting the environment.)

4.0 Assessment :-

4.1 The proposal involves the siting of equipment/seating on two areas of the estate, the area at the north (The Copse) which has trees on it will have the existing large goal posts replaced with smaller 5 a-side posts and the construction of a new play trail area which consists of various items of wooden equipment. The large open grassed area to the south will have a seating area and play table area for younger children. This site was originally shown as having a barbecue but following the objections from neighbours and Environmental Health, this has been deleted from the application.

4.2 Four out of the five letters of objection mention possible problems that could be caused by the barbecue area, as this has been deleted from the application this leaves the other concerns which are potential anti-social behaviour from the use of the play equipment and possible danger due to the proximity to the A12.

4.3 There is a footpath from the northern end of the estate to Lowestoft Road which passes the area of The Copse where the goal posts and play trail will be sited. There are existing goal posts in this area which have been in use for a number of years which will be replaced by the new 5 a-side goals, this informal football area is to the west of The Copse nearest to Lowestoft Road. The play trail will be further to the east near to no's 115 & 117 Leman Road and will be approximately 90 metres from the entrance from Lowestoft Road. As the football are will be on the same site as the existing and with there being 90 metres distance between the play trail and the road it is hard to see that there will be any more danger to children playing than currently exists.

4.4 It is hard to predict whether the proposal will encourage any increase in anti-social behaviour, there is a lack of equipment on the estate at present and it is hoped that the proposal will provide safe areas for play and people to sit and enjoy the open spaces. It should be noted that 76 consultation letters were sent out to dwellings around the application sites and only 5 objections were received so therefore it

would appear that the majority of people in the vicinity have no objections to the proposal.

5.0 RECOMMENDATION :-

5.1 Approve – subject to a condition requiring the submission of a tree protection plan.

The proposal complies with Policy REC1 of the Great Yarmouth Borough-Wide Local Plan.

ACK 30/12/13

S

DELIVERED BY HAND



14 Wedgewood Court
Gorleston
Great Yarmouth
Norfolk
NR31 6SU

30 December 2013

Dear Mr Minns

Planning Application Reference Number 06/13/0679/F

Further to your letter dated 13 December 2013 regarding this application we wish to object on the grounds of:

1 the new play area, with timber apparatus, will be too close to the **FOUR lane A12**. It will attract many children and young adults from Elmhurst Court Estate to the close proximity of this major trunk road. There is an open pedestrian access from The Copse to the main road. Also there are no pedestrian crossings at all along this stretch of the A12 to allow children to cross.

2 due to the open pedestrian access from the main road, these facilities will attract children and young adults from a much wider area and again without pedestrian crossings it will be highly dangerous for them to access these play areas.

3 we are concerned about any anti-social behaviour and wonder whether Orbit Housing has made arrangements to police this area to prevent problems occurring.

4 we were informed by the Tree Preservation Officer for Great Yarmouth that all the trees on the Elmhurst Court Estate are the subject of preservation orders so we assume that no trees will be felled to accommodate the play area.

We are concerned about placing this equipment amongst very mature trees in view of recent events of fatalities due to falling trees and branches on National Trust properties.

5 Placing this equipment so close to the A12, and with open access, we are concerned that this could attract undesirable people who are drawn to these sorts of areas.

Our main concern is the **safety of the children and young adults** accessing these facilities which will be in very close proximity to and accessible from the A12.

6 We have looked at the plan of Elmhurst Court Estate and wonder whether the land towards the end of Leman Road would be a more suitable location for the new play equipment. **This would mean that the area could be monitored by the local residents and therefore would keep the children and young adults safe.** It would also deter unwanted visitors.

Hatched green area on plan of Elmhurst Court Estate as suggestive alternative play area.

We hope our comments will be taken into consideration.

Yours sincerely

A black rectangular redaction box covering a signature.A black rectangular redaction box covering a signature.

Richard and Ann English

Mr Dean Minns, Group Manager
Planning Services Department
Development Control
Town Hall, Hall Plain
Great Yarmouth, NR30 2QF



FW: Elmhurst Court, Gorleston

Thursday, 14 April, 2011 15:18

From: "Ray Levett" <Ray.Levett@orbit.org.uk>

To: renglishuk@yahoo.co.uk

Dear Mr. & Mrs. English,

Reply to the correct e-mail address!

Ray Levett.
Area Surveyor.
Norwich.

—Original Message—

From: Ray Levett

Sent: 14 April 2011 15:16

To: Info

Cc: Debra Cooper

Subject: RE: Elmhurst Court, Gorleston

Dear Mr & Mrs. English,

This matter has been under discussion for some while and I believe that we are out of time to bid for grant aid funding for this work therefore as far as I am aware, we have no intention of installing any play equipment in this area. I have copied this e-mail to the Neighbourhood Officer for information.

Thank you for contacting Orbit.

Ray Levett.
Area Surveyor.
Norwich.

—Original Message—

From: Info

Sent: 14 April 2011 14:57

To: Ray Levett

Subject: FW: Elmhurst Court, Gorleston

—Original Message—

From: richard english [mailto:renglishuk@yahoo.co.uk]

Sent: 14 April 2011 11:44

To: Info

Subject: Elmhurst Court, Gorleston

For the attention of Ray Levett

we are hoping you can help clarify the situation regarding play areas on Elmhurst Court.

The Council has provided a copy of this plan, which forms part of a public register, so that you can more conveniently study it. The plan must not be used for any other purpose or you may breach copyright laws.



All dimensions and levels are to be checked on site by the contractor prior to preparation of shop drawings and commencement of work on site.

Do not make from this drawing.

This drawing and the copyright and patents therein are property of igb and may not be used or reproduced without written consent.

This drawing is to be read in conjunction with all relevant contracts and specifications and drawings and variations are to be referred to the relevant contract documents.

igb



06/13/06791

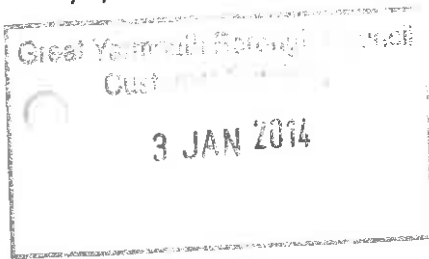


hatched green area suggested alternative.

D	Inspector: IS	Residential Planning Application
A	July '13	Planning Application
Site	Date	Description
31 Riverside Trinity Road 64 Orford London E14 0JY 0203 207 000 0203 207 001 0203 207 002		
Client: Orbit East & South		
Project: Elmhurst Court Estate Leman Road Gorleston-On-Sea, Great Yarmouth Norfolk, NR31 6ET		
Title: Site Location Plan		
Scale:	1:1250@A3	Draw:
Date:	July '13	Check:
Drawing No.:	1213/100632-001	Rev:
		B



HCK - 1/1/14



06/13/0679/F

S

11 Wedgewood Court
Gorleston on Sea
Norfolk
NR31 6SU

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

1 January 2014

Dear Sirs,

Re: Amended Planning Application – Orbit Housing, Elmhurst Court

Thank you for informing me of the above revised application.

I have had an opportunity to review the plans and note that the seating and barbecue area has been moved away from the boundary of my property.

Whilst it is a lovely idea, I still have grave concerns that there will be significant problems as I pointed out in my previous letter. Some of these concerns are as follows:

1. Smoke and smell nuisance being caused to neighbouring properties
2. Noise nuisance disturbing residents, possibly late at night. Even if there were restrictions on the hours of use, I feel it would be impossible to implement.
3. The possibility of a child being burnt if a recently used barbecue was left unattended.
4. The inevitable mess of discarded food and litter which if left would encourage vermin.

I await hearing from you.

Yours faithfully

A black rectangular redaction box covering the signature of F I Sergeant.

F I Sergeant



ACK 9/1/14

D.M.S

Tel: 01493 658750



13 Wedgwood Court
Gorleston-on-sea
Norfolk
NR31 6SU

8th January 2014

Dear Sir/Madam,

Re: Planning Application 06-13-0679/F

I write as a home owner backing onto the site applying for the above planning.

The proposal of the removal of the existing large goal posts and replacement with smaller goal posts causes me no real concern. I would however stress that it would be wrong to include permanent netting on the goal posts, as it has been proven that this practice will result in the resident hedgehogs (of which there are quite a few) being trapped and die. The practice of leaving football nets up on site was stopped many years ago by the Norfolk Football Association, with guidance from the English F.A. In my position as President of Great Yarmouth Town F.C I support the continuation of the small football activity on the Orbit estate. There has been no real problems to date, a precedent has been set.

The proposed 'Play Trail' area however does cause me concern. Firstly, I question the need for such an amenity, as only a short distance away on the Gorleston seafront the same apparatus is available. This kind of amenity should not be located close to residential properties. Extra noise will be created 7 days per week in daylight hours.

Users from all over Gorleston will come to use the amenity. The main A12 dual carriageway causes a crossing hazard for users. Plus, this kind of apparatus has a history of attracting groups of teenagers, not to use the apparatus but just to use it as a meeting ground and sit around with potential frequent disturbances. It clearly is not the place for this amenity.

Regarding the Barbeque area/Seating area/ Play table area - Barbeques by nature need controlling and managing. They are a safety hazard to children, drunkards and animals. There is no mention whatsoever of how these will be managed.

Food left over will attract the big, noisy herring gulls to the area, especially in the early mornings looking for food. They soon learn where food is.

The furniture that is proposed has no bearing whatsoever to the brochure numbers. The numbers just mean nothing. Poor preparation of information on which to act upon.

I support the footballing element fully. The other proposals are not needed as the running and management will be a constant source of aggravation to a great number of local residents for no real community gain whatsoever.

I would like to speak at any relevant planning meeting.

Yours sincerely,

A large, dark, irregularly shaped redacted area covering the signature of Mr Arthur Fisk.

Mr Arthur Fisk

Ack 3/1/14

5

From: Jackie Howland [jckhowland51@gmail.com]
Sent: 02 January 2014 21:09
To: plan
Subject: Planning Application Ref:06/13/0679/F (Mrs E Helsdon)

As a home-owner on Deborah Road, I am writing concerning the proposed changes to the football pitch area on Elmhurst Court Estate.

I am happy in the main for the proposed changes but I am concerned about the proposed barbeque and picnic benches. As in the past we have suffered from young people and anti-social behaviour I am concerned this will highlight the problem again!

The proposed area is mainly out of sight to residents and I am concerned now we don't have a resident caretaker, how this is going to be maintained. Who is going to make sure the barbeque is out and not a danger to young children? Who is going to keep the area clean and rubbish free, so it is not blowing all around the estate?

I like the idea of a play area for the younger children but wish to register my protest at the barbeque and picnic benches. In the past, we have had to have seats removed from the green due to vandalism, so this is likely to happen again.

Yours Sincerely
Jacqueline Howland (Mrs)

23 DEC 2013

Mr R. C. Youngman & Mrs S. M. Hallwood
55, Leman Road
Elmhurst Court
Gorleston-on-Sea
Norfolk, NR31 6DE

Mr Dean Minns – Group Manager (Planning)
Planning Services Department
Town Hall
Hall Plain
Great Yarmouth
Norfolk, NR30 2QF



18th December 2013

Planning Application 06/13/0679/F

Dear Sir

With reference to your letter dated 13th December 2013 regarding Planning Application 06/13/0679/F as submitted by Orbit Housing Association, we have the following comments:

Centre Quadrangle Barbeque, Seating Area and Picnic Benches

As long term leasehold residents of Elmhurst Court Estate we are very concerned about the above planning application to erect a new seating area with brick barbeque and picnic benches.

We are concerned that the proposed seating areas will again become a night time gathering point for noise, anti social behaviour, and alcohol abuse and therefore regrettably, we are firmly against this proposal. *In the not too distant past Orbit Housing themselves had to remove all existing benches on the Elmhurst Estate because of anti social behaviour.*

Talking to residents of nearby Beacon Park we understand that a similar and newly erected play area has attracted increasing anti social behaviour and alcohol abuse at night and has become a real problem.

With regard to the proposed brick barbeque and picnic benches we again have grave concerns about noise, alcohol abuse and resultant litter and food being left around to encourage vermin. Orbit Housing very recently decided to dispense with our resident caretaker and we believe that food droppings and litter will become a real problem around the proposed barbeque area.

The Elmhurst Court Estate already has an ongoing Fly Tipping problem whereby we as residents are regularly forced to pay for the removal of dumped refuse through increased Service Charges and in our view, the proposed barbeque area will only serve to compound this problem. *In 2012/2013 residents of Elmhurst Court had to pay £1,704 to have 'fly tipped' rubbish removed. We are firmly against having to pay more.*

New Play Area with Timber Apparatus

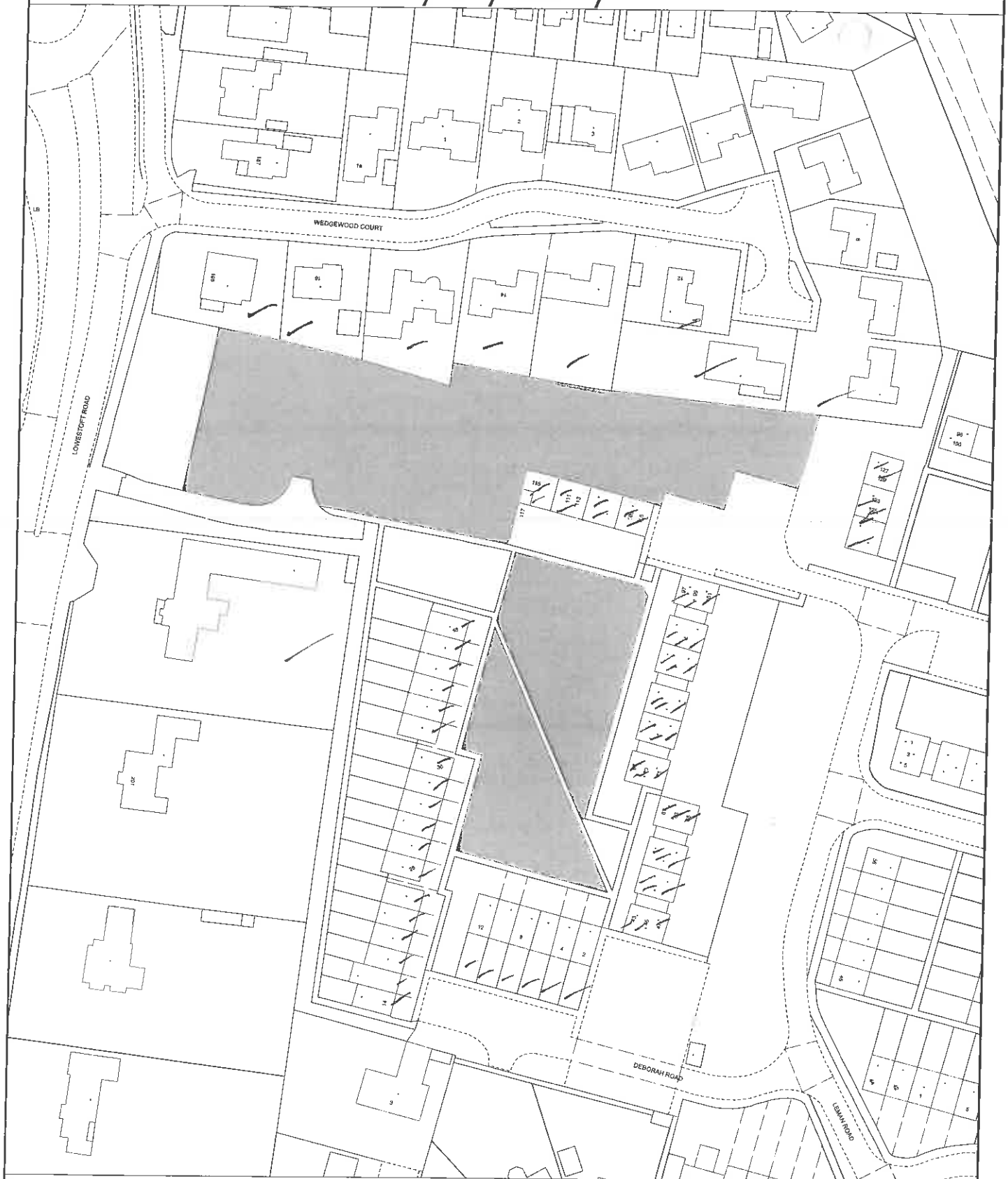
We have no objection to the proposed timber apparatus play areas for children however, past experience has taught us to be cautious and we believe that without proper protection, policing or management, the area will be taken over by anti social behaviour and thus ultimately deprive those whose very enjoyment was meant to benefit from this proposed scheme.

Lastly, we remain very skeptical regarding financial implications to Elmhurst Court residents as to any future maintenance costs of the above proposed scheme. *Our Service Charges are already a hefty £739.43 per annum and on this point alone we are firmly against any further increases to our Service Charges that may be levied as a result of this planning application.*

Yours sincerely

R.C. Youngman and S. M. Hallwood

SITE NOTICE
06/13/0679/F

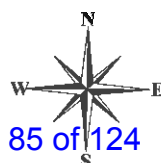


GREAT YARMOUTH
BOROUGH COUNCIL

Planning and Development Department,
Trafalgar House, Greyfriars Way,
Great Yarmouth, Norfolk. NR30 2QE

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Metres

Scale = 1:1250 @ A4



Page 85 of 124

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Ordnance Survey [100018547]

Reference: 06/13/0601/O

Parish: Burgh Castle
Officer: Mrs M Pieterman
Expiry Date: 07/03/2014

Applicant: Mr E Foster

Proposal: Development of 5 residential dwellings

Site: Gleneagles (Land adjacent), Butt Lane, Burgh Castle, NR31 9PY

REPORT

1. Background / History :-

- 1.1 The land subject to this application is apparent scrub land located on the western side of Butt Lane between Louis Dahl Way and Hilldrop Cottages. Opposite is Breydon Water Holiday Park and Kingfisher Holiday Park is to the north of the site.
- 1.2 There is very little planning history that is relevant to this application although an application for a nursing home was refused in 1991 (Ref: 06/91/0419/O) and later dismissed on appeal. A further application for the erection of one dwelling was withdrawn in 1992 (Ref: 06/92/0259/O).
- 1.3 It is not within a Conservation Area, although it is approximately 850m to the south-east of Burgh Castle Roman Fort, which is a Scheduled Ancient Monument. Whilst the site itself is not within a flood zone, the flood zone does lie approximately 35m to the west of the site.
- 1.4 The site is adjacent to but not within development limits as defined in the adopted Great Yarmouth Borough Wide Local Plan. However the site may be classed as a windfall site and the definition of this, along with further assessment is contained within the main report.

2. Consultations :-

- 2.1 Article 8/Site Notice/Neighbours: 1 letter of objection received (full copy attached)
 - Oppressive design
 - Too many accesses/highway safety
 - Drainage
 - Outside village development limits
- 2.2 Parish Council: No objections

- 2.3 Environmental Health: No objection subject to the imposition of conditions
- 2.4 Norfolk Constabulary: no response received
- 2.5 Norfolk County Highways: No objection subject to the imposition of conditions
- 2.6 Norfolk Fire Service: no response received
- 2.7 Essex & Suffolk Water: No response received
- 2.8 Environment Agency: No response received
- 2.9 Internal Drainage Board: No response received
- 2.10 Conservation/Design Officer: some design refinements suggested
- 2.11 Building Control: minor issue relating to window sizes on gables

3. Policy :-

3.1 POLICY BNV20

IN CONSIDERING PROPOSALS FOR NEW DEVELOPMENT IN RURAL AREAS, THE COUNCIL WILL REQUIRE A HIGH STANDARD OF DESIGN.

(Objective: To protect the rural scene.)

3.2 POLICY HOU15

ALL HOUSING DEVELOPMENT PROPOSALS INCLUDING REPLACEMENT DWELLINGS AND CHANGES OF USE WILL BE ASSESSED ACCORDING TO THEIR EFFECT ON RESIDENTIAL AMENITY, THE CHARACTER OF THE ENVIRONMENT, TRAFFIC GENERATION AND SERVICES. THEY WILL ALSO BE ASSESSED ACCORDING TO THE QUALITY OF THE ENVIRONMENT TO BE CREATED, INCLUDING APPROPRIATE CAR PARKING AND SERVICING PROVISION.

(Objective: To provide for a higher quality housing environment.)

3.3 POLICY HOU17

IN ASSESSING PROPOSALS FOR DEVELOPMENT THE BOROUGH COUNCIL WILL HAVE REGARD TO THE DENSITY OF THE SURROUNDING AREA. SUB-DIVISION OF PLOTS WILL BE RESISTED WHERE IT WOULD BE LIKELY TO LEAD TO DEVELOPMENT OUT OF CHARACTER AND SCALE WITH THE SURROUNDINGS.

(Objective: To safeguard the character of existing settlements.)

3.4 POLICY NNV7

THE COUNCIL WILL PROTECT THE REMAINDER OF THE COUNTRYSIDE OUTSIDE THE AREAS SHOWN ON THE PROPOSAL MAP AS BEING OF LANDSCAPE INTEREST BY PERMITTING ONLY THOSE PROPOSALS THAT ARE IN KEEPING WITH THE RURAL CHARACTER OF THE AREA.

(Objective: Protection of the countryside for its own sake).

4. **Draft: Interim Housing Land Supply Policy (February 2014)**

- 4.1 The National Planning Policy Framework 2012 (NPPF) requires local planning authorities to identify and update annually a supply of specific deliverable site sufficient to provide five years worth of housing against their housing requirements.
- 4.2 The Interim Policy aims to proactively manage the delivery of housing sites by giving guidance as to which sites might be appropriate for development in the short term until the emerging Development Policies and Site Allocations Local Plan Document is adopted.
- 4.3 Section 38 (6) of the Planning and Compulsory Purchase Act 2004, as reiterated in the NPPF, require that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise.
- 4.4 Nevertheless the Interim Policy falls outside the statutory procedures for Local Plan adoption and that it will not form part of the Borough Council's Development Plan. However once adopted the Interim Policy will be relied on as a material consideration in the determination of planning applications.
- 4.4 Paragraph 3.0 of the Draft Interim Housing Land Supply states that new housing development may be acceptable outside, but immediately adjacent or contiguous with, existing Urban Areas or Village Development Limits providing that the stated criteria, where relevant to the development, have been satisfactorily addressed (Full copy attached for Members information)

5. **Local Plan: Core Strategy (Regulation 19)**

- 5.1 Policy CS1: Focusing on a sustainable future (full copy of policy attached)

'When considering development proposals the Council will take a positive approach, working positively with applicants and other partners to jointly find solutions so that proposals that improve the economic, social and environmental conditions of the borough can be approved where possible'

- 5.2 Policy CS2: Achieving sustainable growth (full copy of policy attached)

'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.'

- 5.3 Policy CS3: Addressing the borough's housing need (full copy of policy attached)

To ensure that new residential development in the borough meets the housing needs of local people and the Council and its partners will seek to:

a) Make provision for at least 5700 net additional homes over the plan period at an average rate of about 380 per year to 2029

6. Assessment :-

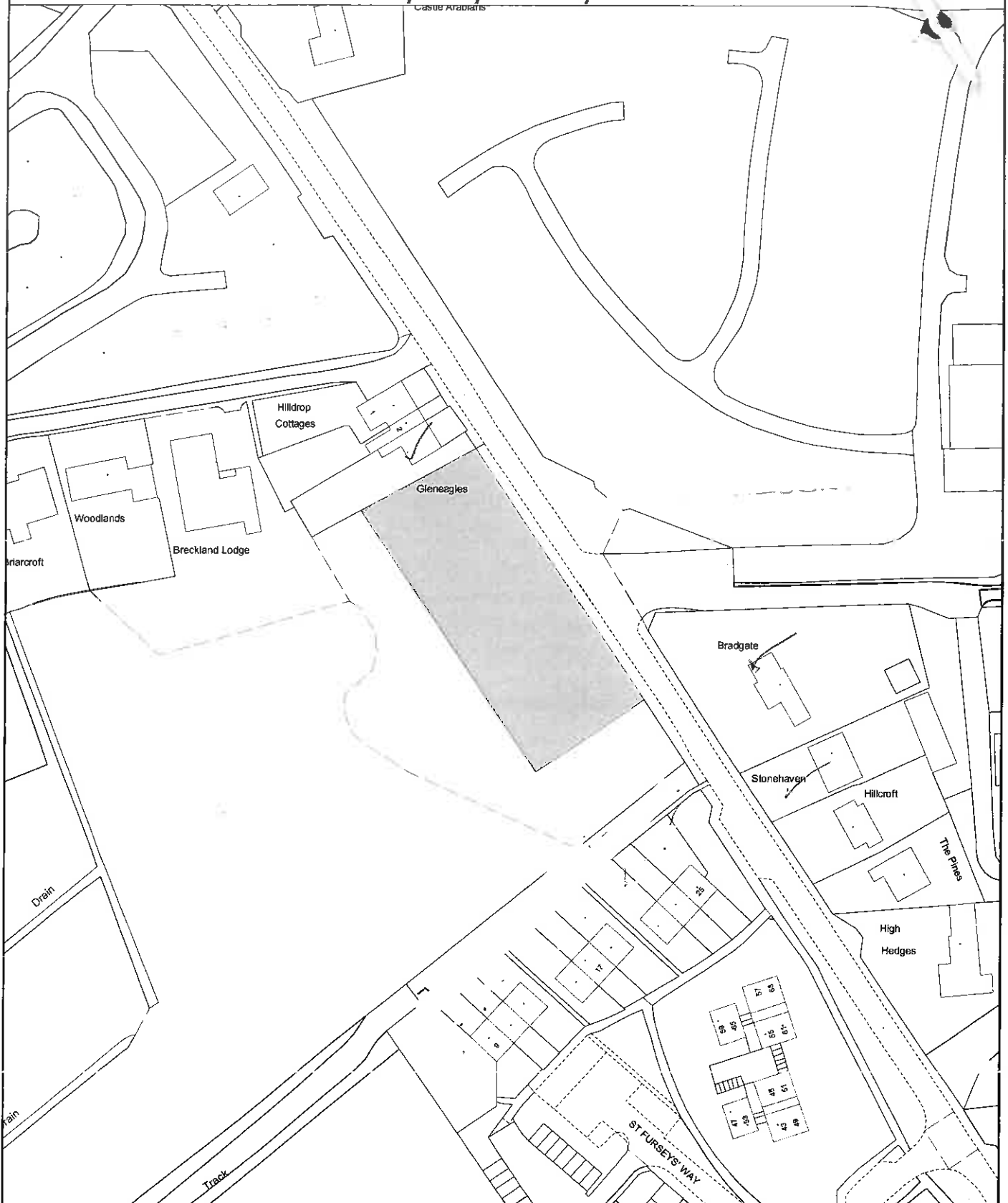
- 6.1 The land subject to this application is located on an area of scrub between Louis Dahl Road to the south and Hilldrop Cottages and Porters Loke to the north. The area is mixed in nature with larger older detached two-storey dwellings, single storey dwellings, terraced housing (both older Victorian and more modern 1960's/60's). In addition there are 2 holiday parks within the immediate vicinity. Breydon Water is immediately opposite to the east and Kingfisher is to the north.
- 6.2 Whilst it is undeniable that the site is located outside village development limits as defined by the adopted Great Yarmouth Borough Wide Local Plan it is noted that the development would, it is considered, add a certain sense of completeness to the immediate area.
- 6.3 Nevertheless, notwithstanding the above, the site could be construed as being classified as a windfall site. Windfall sites are areas that have come forward unexpectedly and have not been identified for housing within the local plan. They are generally small infill sites within the urban area. The criteria for assessing windfall sites generally include sustainability, capacity of infrastructure to cope with additional pressures generated by housing and the balance of benefits or disadvantages of the proposal.
- 6.4 It is considered that the site would comply with the assessment outlined above as it would complete the form of built development of the village and is relatively close to public transport links and is one of the main routes into and out of the village, and there have been no concerns raised about infrastructure capacity. The development is of an appropriate design that would sit well with both the existing properties in the immediate vicinity and the character of the village as a whole. Therefore it is considered that the development would comply with the test for windfall sites.
- 6.5 As stated above both the NPPF and the emerging Core Strategy, in collaboration with the draft 'Interim Housing Land Supply Policy' document seeks to encourage development and the proposed housing does not trigger a need for affordable housing provision and would not significantly impact on the projected housing requirements up to 2029 within the borough.

- 6.6 With regards to other issues, there have been no objections received in relation to the proposal from statutory consultees, however members will be verbally updated should there be any fresh representations received.
- 6.7 There has been one letter of objection received from local residents in relation to the proposed development, namely concerning the fact that the land is outside the village development limits, drainage from Butt Lane and the fact that the land has been raised by approximately 1m and visually oppressive nature of the buildings proposed and direct overlooking of the property opposite the site and the proposed use of separate entrances.
- 6.8 Whilst these are all valid issues, your officer would point out that this application is made in outline form only and the layout shown is indicative of what could be achieved and all of the above issues can be conditioned for approval at the detailed stage, should members consider the development a windfall site and therefore suitable for development. Design, layout, access, drainage, levels and landscaping are all usual and reasonable conditions to be addressed at the detailed stage and would address the objectors concerns.
- 6.9 Overall it is considered that the scheme is well thought out and achievable and could enhance the visual amenities of the area by removing the currently unsightly appearance of the area and will complete the built form of the village by utilising unused land. The indicative dwellings are not wholly unacceptable, although a few design amendments could improve the overall aesthetic value of the dwellings within the immediate area, it is, intrinsically, an acceptable form of development.

7. RECOMMENDATION :-

- 7.1 On balance approve: For the reasons given above the proposed development is considered acceptable in this particular location and it accords with the general provisions of both the National Planning Policy Framework and policies BNV20, HOU15, HOU17 & NNV7 of the adopted Great Yarmouth Borough Wide Local Plan and the emerging Core Strategy in conjunction with the Draft Interim Housing Land Supply Policy.

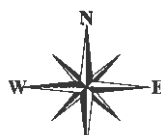
06/13/0601/O



GREAT YARMOUTH
BOROUGH COUNCIL

Planning and Business Services,
Town Hall, Great Yarmouth,
Norfolk. NR30 2QF

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Metres



Scale = 1:1250 @ A4

From: Tim Drummond [Tim.Drummond@nwl.co.uk]
Sent: 13 February 2014 15:11
To: plan
Subject: Planning Consultation Response - 06/13/0601/O

Our Ref: PC/14/046

Your Ref: 06/13/0601/O

F.A.O. Mrs M. Pieterman

Dear Madam,

Location: Gleneagles (Land adjacent), Butt Lane, Burgh Castle, Great Yarmouth NR31 9PY

I acknowledge receipt of your letter dated 28th January 2014 regarding the above received 5th February 2014.

We have no objection to the proposed development.

We would advise you that our existing apparatus does not appear to be affected by the proposed development. We give consent to this development on the condition that a new water connection is made onto our Company network for each new dwelling for revenue purposes.

Should you require any further information, please do not hesitate to contact us.

Yours faithfully

Tim Drummond
Planning Consultations

Sandon Valley House, Canon Barns Road,
East Hanningfield, Essex, CM3 8BD
Telephone: +44 (0) 845 782 0999 Ext. 32488
Fax: +44 (0) 1268 664 397
Website: www.eswater.co.uk



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ACK 6/2/14

S

Mr & Mrs A M Finn
Bradgate, Butt Lane
Burgh Castle
Great Yarmouth
NR31 9PU

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



4th February 2014

Dear Sirs

Regarding Planning Application: 06/13/0601/O
Proposal : Development of 5 residential dwellings
Location: Gleneagles (Land Adjacent) Butt Lane, Burgh Castle,
Great Yarmouth, NR31 9PY

It was interesting to read your letter regarding the plan captioned above.

When moving to this address in 1987 it was pointed out that the land opposite was 'outside' the borough building periphery. This, we think, is still the case!?

We would like to point out that the drains from both sides of Butt Lane work on a 'soak-away' system. In very recent years, the proposed building land has been raised with top soil by about 1 metre. The true level of this land can be viewed from west of the proposed 30 metre boundary.

Having studied the outline plan, these large properties would be visually oppressive and act as a 'fill in' rather than the proposed 'in-fill'. At least one of these properties would directly overlook our home. Separate entrances may cause problems, as the restricted speed limit is rarely respected.

We trust you will take our concerns into account.

Yours faithfully

A M Finn }

P L Finn }

Home owners

Two handwritten signatures in black ink. The first signature is for A M Finn and the second is for P L Finn. Both signatures are written in a cursive, flowing style.

Mel Pieterman
Great Yarmouth Borough Council
Town Hall
Hall Plain
Great Yarmouth
Norfolk
NR30 2QF

Your Ref: 06/13/0601/O
Date: 5 February 2014

My Ref: 9/6/13/0601
Tel No.: 01603 638070
Email: stuart.french@norfolk.gov.uk

Dear Mel

**Burgh Castle: Development of 5 residential dwellings
Gleneagles (Land adjacent) Butt Lane Burgh Castle Great Yarmouth NR31 9PY**

Thank you for your recent consultation with respect to the above application which is noted as being an outline application with reserved matters for access.

The highway authority has given earlier pre-application advice in respect of proposals for this site, and whilst it appears that most of the information supplied has been taken into account although it appears the scale of the development has been reduced.

Butt Lane in the location of this development is of relatively straight alignment with a pedestrian footway to the southern side and is subject to a local speed limit of 30mph. The classified as a local access route, and a regular bus service operates between Burgh Castle and Great Yarmouth.

The proposals are for 4-5 bedroom properties fronting onto Butt Lane and given the proposed layout I consider that direct access to the the properties is appropriate, and as advised in at pre-application, some of the accesses are shared in order to reduce the number of accesses onto the highway. Access visibility would need to accord with the requirements of Manual for Streets, which from the proposed layout may or may not require the relocation of the southern most access.

In terms of parking provision, the each property would require a minimum of 3 parking spaces and in order for the garage to be counted within that provision it should have a minimum internal dimension of 3 x 7m. Whilst a turning area has been provided this must be separate to to the dedicated parking provision, in this respect the parking/turning layout may need to be re-considered.

The driveway between the highway boundary and the garage should be an absolute minimum of 6m to enable a vehicle to open/close the garage doors without overhanging the highway.

Continued.../

I would draw the applicant's/agent's to advice on the above matters which is available on the Norfolk County Council's internet site at the following link:

[http://www.norfolk.gov.uk/environment/Planning/highway advice to developers/publications and guidance for developers/index.htm](http://www.norfolk.gov.uk/environment/Planning/highway%20advice%20to%20developers/publications%20and%20guidance%20for%20developers/index.htm)

Accordingly, in highway terms only, I have no objection to the proposal subject to further details being submitted. I would therefore recommend that the following condition and informative note be appended to any grant of permission your Authority is minded to make.

SHC 05 Prior to the commencement of the development hereby permitted full details (in the form of scaled plans and / or written specifications) shall be submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority to illustrate the following: -

- i) Visibility splays.
- ii) Access arrangements.
- iii) Parking provision in accordance with adopted standard.
- iv) Turning areas.

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

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

If required, street furniture will need to be repositioned at the Applicants own expense.

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

Yours sincerely

Stuart French

Highways Development Management & Licensing Officer
for Director Environment, Transport and Development

Reference: 06/13/0551/O

Parish: Southtown

Officer: Mr G Clarke

Expiry Date: 07-11-2013

Applicant: Mr M Tuffin

Proposal: Redevelopment of lock-up garage facility with the

Site: Lichfield Road
Southtown
Great Yarmouth

REPORT

Background / History :-

The application site is an area of land containing 48 lock-up garages and is situated between Lichfield Road to the west and Southtown Road to the east, on the south side of the site are two-storey flats on Portland Court and to the north there are gardens to the properties on Southtown Road. The site has vehicular access from Lichfield Road, the first 35 metres of the access road leading into the site is adopted highway.

The garages have been on the site for a long time and there are no previous planning applications.

This proposal is an outline application for the demolition of the garages and the erection of eight houses, the application includes the access, layout and elevation showing the scale of the buildings.

Consultations :-

Neighbours – Two letters have been received from the occupiers of 29 & 30 Southtown Road expressing concerns that the access they have from the garage site will be blocked by the proposed development. Copies of the letters are attached.

Highways – Whilst it is accepted that the visibility at the access is below the current guidance, taking into account the potential current usage of the site, the proposed traffic movements are likely to be the same or slightly less than at present and therefore I am satisfied that there is unlikely to be an intensification of use of the access. The Highways Officer went on to ask for some revisions to the access road and layout before commenting further, a revised plan has been received but the Highways comments are awaited and will be reported verbally.

Environment Agency – The site is within Flood Zone 3, we are satisfied that the Flood Risk Assessment provides you with the information necessary to consider if the application meets the requirements of the Exception Test. We are not raising an objection providing you confirm you consider the development to be safe for its lifetime.

Policy :-

POLICY HOU7

NEW RESIDENTIAL DEVELOPMENT MAY BE PERMITTED WITHIN THE SETTLEMENT BOUNDARIES IDENTIFIED ON THE PROPOSALS MAP IN THE PARISHES OF BRADWELL, CAISTER, HEMSBY, ORMESBY ST MARGARET, AND MARTHAM AS WELL AS IN THE URBAN AREAS OF GREAT YARMOUTH AND GORLESTON. NEW SMALLER SCALE RESIDENTIAL DEVELOPMENTS* MAY ALSO BE PERMITTED WITHIN THE SETTLEMENT BOUNDARIES IDENTIFIED ON THE PROPOSALS MAP IN THE VILLAGES OF BELTON, FILBY, FLEGGBURGH, HOPTON-ON-SEA, AND WINTERTON. IN ALL CASES THE FOLLOWING CRITERIA SHOULD BE MET:

- (A) THE PROPOSAL WOULD NOT BE SIGNIFICANTLY DETRIMENTAL TO THE FORM, CHARACTER AND SETTING OF THE SETTLEMENT;
- (B) ALL PUBLIC UTILITIES ARE AVAILABLE INCLUDING FOUL OR SURFACE WATER DISPOSAL AND THERE ARE NO EXISTING CAPACITY CONSTRAINTS WHICH COULD PRECLUDE DEVELOPMENT OR IN THE CASE OF SURFACE WATER DRAINAGE, DISPOSAL CAN BE ACCEPTABLY ACHIEVED TO A WATERCOURSE OR BY MEANS OF SOAKAWAYS;
- (C) SUITABLE ACCESS ARRANGEMENTS CAN BE MADE;
- (D) AN ADEQUATE RANGE OF PUBLIC TRANSPORT, COMMUNITY, EDUCATION, OPEN SPACE/PLAY SPACE AND SOCIAL FACILITIES ARE AVAILABLE IN THE SETTLEMENT, OR WHERE SUCH FACILITIES ARE LACKING OR INADEQUATE, BUT ARE NECESSARILY REQUIRED TO BE PROVIDED OR IMPROVED AS A DIRECT CONSEQUENCE OF THE DEVELOPMENT, PROVISION OR IMPROVEMENT WILL BE AT A LEVEL DIRECTLY RELATED TO THE PROPOSAL AT THE DEVELOPER'S

EXPENSE; AND,

- (E) THE PROPOSAL WOULD NOT BE SIGNIFICANTLY DETRIMENTAL TO THE RESIDENTIAL AMENITIES OF ADJOINING OCCUPIERS OR USERS OF LAND.

(Objective: To ensure an adequate supply of appropriately located housing land whilst safeguarding the character and form of settlements.)

* ie. developments generally comprising not more than 10 dwellings.

POLICY HOU15

ALL HOUSING DEVELOPMENT PROPOSALS INCLUDING REPLACEMENT DWELLINGS AND CHANGES OF USE WILL BE ASSESSED ACCORDING TO THEIR EFFECT ON RESIDENTIAL AMENITY, THE CHARACTER OF THE ENVIRONMENT, TRAFFIC GENERATION AND SERVICES. THEY WILL ALSO BE ASSESSED ACCORDING TO THE QUALITY OF THE ENVIRONMENT TO BE CREATED, INCLUDING APPROPRIATE CAR PARKING AND SERVICING PROVISION.

(Objective: To provide for a higher quality housing environment.)

Assessment :-

The site is presently occupied by lock-up garages which are in need of some refurbishment and the area is generally in a poor state of repair. The proposal will involve the demolition and clearance of the site, the resurfacing of the access road and the erection of 8 houses. The houses will be designed with a garage and utility room on the ground floor and lounge, kitchen and bathroom on the first floor and bedrooms in the roof space. The houses will be arranged in two blocks of three to the south of the access road and a pair of semi detached houses on the other side. The layout will also include 5 visitor parking spaces.

The layout has been designed to reduce overlooking as much as possible, plots 1 & 2 will have windows facing the rear of the houses on Lichfield Road and Southtown Road but will be more than 30 metres away in either direction. Plots 3, 4 & 5 are sited with the gable end facing Portland Court, the rear elevation will face Southtown Road but again they will be 30 metres from the houses and there is some screening on the boundary. The other three plots will face the end gable of no's 17 to 22 Portland Court. There will inevitably be some overlooking from the new houses but this is an urban area where mutual overlooking already exists so the proposal is unlikely to have a significant adverse effect on the amenities of the adjoining dwellings.

The site is within Flood Zone 3 as is most of the Southtown and Cobholm area, the Environment Agency (EA) are not objecting providing the Council considers the development to be safe for its lifetime. The Flood Risk Assessment indicates that the site may flood to a considerable depth in the worst possible scenario but as there is no living accommodation on the ground floor, residents will have a safe area on the upper floors which are above the potential flood level. This is an outline application so no details of the construction of the dwellings have been submitted but it can be conditioned that the houses are built using flood resilient construction methods. This is a brownfield site that is in a sustainable location, the development will provide much needed houses and will improve the appearance of the area and it is considered that, for these reasons, it passes the Exception Test.

The only letters received in connection with the development are from 29 & 30 Southtown Road regarding vehicular access to the rear garden from the garage site. These comments were put to the agent for the development and a reply was received stating that there was no right of way to the Southtown Road properties from the garage site. There are gates to the rear of no. 30 which have access via the garages so it appears that those occupiers have an existing access but whether there is a legal right of way is a matter between both parties and not something that the Council has jurisdiction over. It would be a simple matter to alter the layout to provide access and this matter is still under negotiation.

The development will improve the area and will not have any significant adverse effect on existing dwellings, the main consideration in this case is the principle of building in an area at high risk from flooding. The dwellings will not have habitable accommodation at ground level and the upper floors will be above the predicted flood level. Providing the buildings are built using flood resilient construction methods and an acceptable Flood Response Plan is made available to the future occupiers it is considered that the dwellings are acceptable.

RECOMMENDATION :-

Approve – the proposal complies with Policies HOU7 and HOU15 of the Borough-Wide Local Plan.

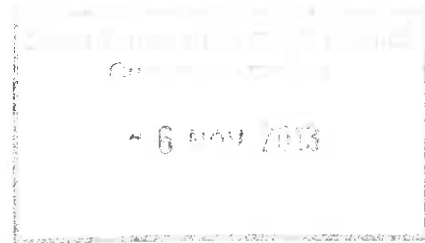
Approval should be subject to conditions removing permitted development rights and details of flood resilient construction methods and an acceptable Flood Response Plan to be submitted.

EMAILED TO AGENT 8/11/13

ACK 8/11/13

S
Valerie Howkins
29 Southtown Road
Great Yarmouth
NR31 0DT
Tel: 01493 659382

Mr Dean Minns
Planning Group Manager
Development Control
Town Hall Hall Plain
Great Yarmouth
NR30 2QF.



3rd November 2013.

Dear Mr Minns

I write regarding Planning Application No. 06/13/0551/0

Proposed redevelopment of lock up garages to construct 8 Town Houses to the rear of houses on Southtown Road with access between 20 and 21 Lichfield Road Great Yarmouth.

I have lived at No 29 Southtown Road for 51 years and have had vehicular access via No 30 Southtown which I also owned and which is now owned by my daughter Eva Howkins through double gates which are situated at the Lichfield Road end of our land (the area can be clearly seen on the map)

I would like to be re-assured that our access will not be blocked if this development is approved. It is the only vehicular access to the rear of our properties. And it is crucial that we have continuing full rights of access in this area from Lichfield Road to our land.

Yours sincerely

Valerie Howkins

Valerie Howkins.



EMAILED TO AGENT 8/11/13

ACK 8/11/13

S
30 Southtown Road
Great Yarmouth
Norfolk
NR31 0DT
Tel 07979967227

1st November 2013

Mrs E Helsden
Planning Services Department
Development Control
Town Hall
Hall Plain
Great Yarmouth
NR30 2QF



Ref 06/13/0551/O

Dear Mrs Helsden

I have viewed the plans for the proposed redevelopment on Lichfield Road, ref number above.

This development is next to the garden of my property at 30 Southtown Road. My family have owned this house for over 40 years and I have lived there for 30 and we have always had vehicle access from the rear garden. I notice that this is not shown on the plans and was concerned that this has not been allowed for on the plans.

I would be grateful if this could be clarified please as I am not happy for the plans to go ahead if I am to lose this access.

With regards

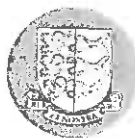
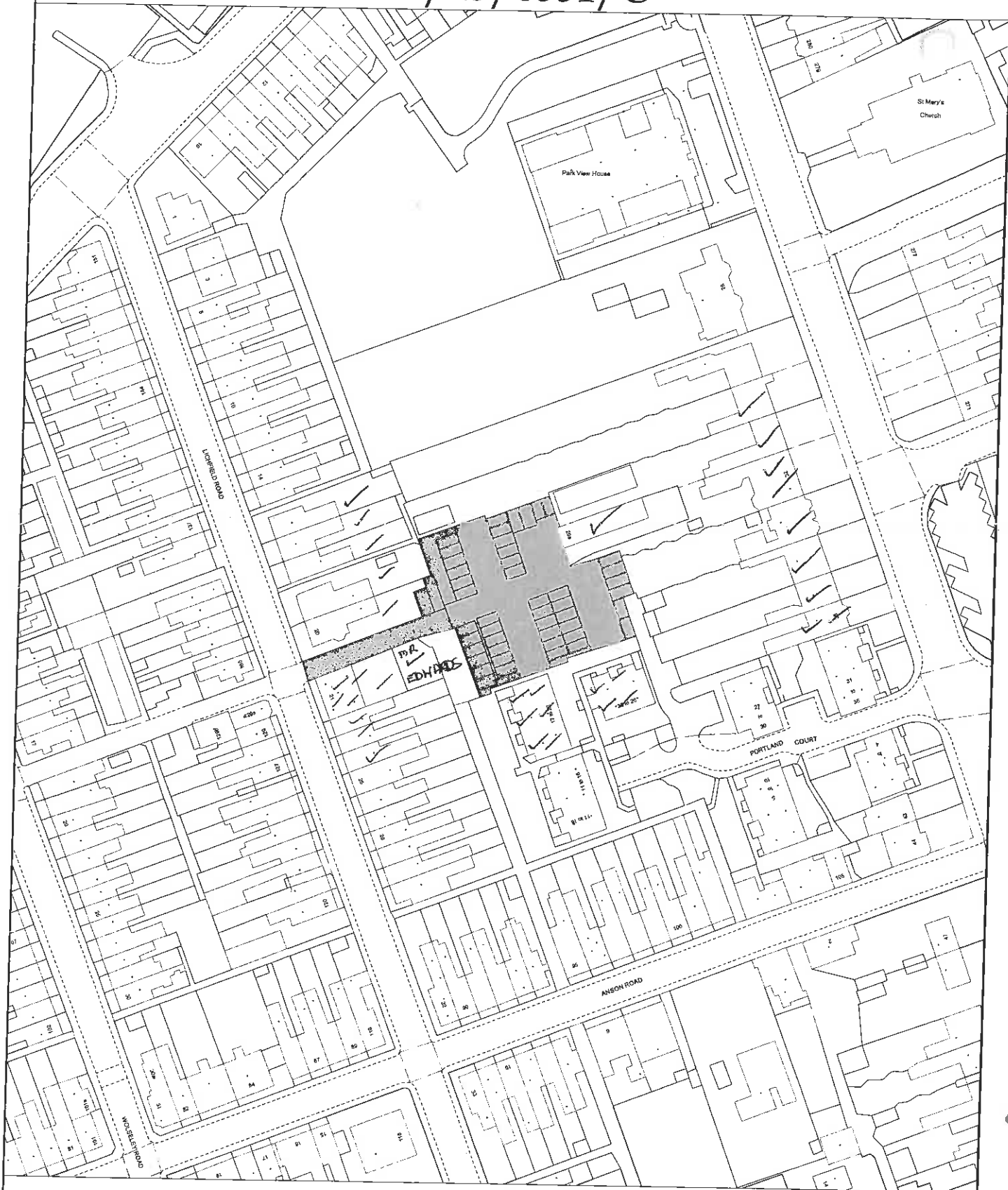
A handwritten signature in black ink, appearing to read "Eva Howkins". The signature is fluid and cursive.

Eva Howkins



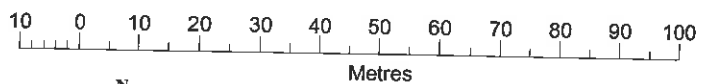
SITE NOTICE

06/13/0551/O



GREAT YARMOUTH
BOROUGH COUNCIL

Planning and Business Services,
Town Hall, Great Yarmouth,
Norfolk. NR30 2QF



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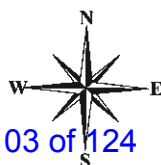
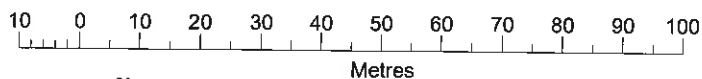
Page 102 of 124

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Ordnance Survey [100018547]



GREAT YARMOUTH
BOROUGH COUNCIL

Planning and Business Services,
Town Hall, Great Yarmouth,
Norfolk. NR30 2QF



Scale = 1:1250 @ A4

Reference: 06/13/0672/F

Parish: Belton

Officer: Mr G Clarke

Expiry Date: 17-01-2014

Applicant: Mrs D Billyard

Proposal: Detached house and garage

Site: land adjoining 6 The Naze
Belton

REPORT

1.0 Background / History :-

1.1 The site involved in the application is a roughly triangular area of land fronting onto Yare Road, to the east and south are houses on The Cove and The Naze respectively and to the north, on the opposite side of Yare Road, there are detached bungalows. At the south eastern corner of the site there is a large oak tree which is covered by a Tree Preservation Order. There is a lay by which provides on-street parking along part of the road frontage.

1.2 In 2009 planning permission was refused for a house and garage on the site (ref: 06/09/0652/F), this application went to an appeal and the appeal was dismissed. A copy of the appeal decision is attached.

1.3 A previous application in 2009 for two detached houses was also refused (06/09/0484/F).

1.4 The current application is for the erection of a four-bedroom house and detached garage with vehicular access from Yare Road.

2.0 Consultations :-

2.1 Neighbours – Two letters of objection have been received, copies of which are attached. The main reasons for objection are loss of open space, loss of privacy and light to neighbouring properties and parking and access problems.

2.2 Highways – No objections subject to conditions.

2.3 Parish Council – No comments received.

2.4 Environmental Health – There is the potential for noise nuisance to neighbours so a condition should be imposed limiting hours of work, there is no evidence that the site may be contaminated but if during excavation work contamination is found then work should cease and a site investigation should be carried out.

3.0 Policy :-

POLICY HOU7

NEW RESIDENTIAL DEVELOPMENT MAY BE PERMITTED WITHIN THE SETTLEMENT BOUNDARIES IDENTIFIED ON THE PROPOSALS MAP IN THE PARISHES OF BRADWELL, CAISTER, HEMSBY, ORMESBY ST MARGARET, AND MARTHAM AS WELL AS IN THE URBAN AREAS OF GREAT YARMOUTH AND GORLESTON. NEW SMALLER SCALE RESIDENTIAL DEVELOPMENTS* MAY ALSO BE PERMITTED WITHIN THE SETTLEMENT BOUNDARIES IDENTIFIED ON THE PROPOSALS MAP IN THE VILLAGES OF BELTON, FILBY, FLEGGBURGH, HOPTON-ON-SEA, AND WINTERTON. IN ALL CASES THE FOLLOWING CRITERIA SHOULD BE MET:

- (A) THE PROPOSAL WOULD NOT BE SIGNIFICANTLY DETRIMENTAL TO THE FORM, CHARACTER AND SETTING OF THE SETTLEMENT;
- (B) ALL PUBLIC UTILITIES ARE AVAILABLE INCLUDING FOUL OR SURFACE WATER DISPOSAL AND THERE ARE NO EXISTING CAPACITY CONSTRAINTS WHICH COULD PRECLUDE DEVELOPMENT OR IN THE CASE OF SURFACE WATER DRAINAGE, DISPOSAL CAN BE ACCEPTABLY ACHIEVED TO A WATERCOURSE OR BY MEANS OF SOAKAWAYS;
- (C) SUITABLE ACCESS ARRANGEMENTS CAN BE MADE;
- (D) AN ADEQUATE RANGE OF PUBLIC TRANSPORT, COMMUNITY, EDUCATION, OPEN SPACE/PLAY SPACE AND SOCIAL FACILITIES ARE AVAILABLE IN THE SETTLEMENT, OR WHERE SUCH FACILITIES ARE LACKING OR INADEQUATE, BUT ARE NECESSARILY REQUIRED TO BE PROVIDED OR IMPROVED AS A DIRECT CONSEQUENCE OF THE DEVELOPMENT, PROVISION OR IMPROVEMENT WILL BE AT A LEVEL DIRECTLY RELATED TO THE PROPOSAL AT THE DEVELOPER'S EXPENSE; AND,
- (E) THE PROPOSAL WOULD NOT BE SIGNIFICANTLY DETRIMENTAL TO THE RESIDENTIAL AMENITIES OF ADJOINING OCCUPIERS OR USERS OF LAND.

(Objective: To ensure an adequate supply of appropriately located housing land whilst safeguarding the character and form of settlements.)

* ie. developments generally comprising not more than 10 dwellings.

POLICY HOU15

ALL HOUSING DEVELOPMENT PROPOSALS INCLUDING REPLACEMENT DWELLINGS AND CHANGES OF USE WILL BE ASSESSED ACCORDING TO THEIR EFFECT ON RESIDENTIAL AMENITY, THE CHARACTER OF THE ENVIRONMENT, TRAFFIC GENERATION AND SERVICES. THEY WILL ALSO BE ASSESSED ACCORDING TO THE QUALITY OF THE ENVIRONMENT TO BE CREATED, INCLUDING APPROPRIATE CAR PARKING AND SERVICING PROVISION.

(Objective: To provide for a higher quality housing environment.)

POLICY REC11

THE BOROUGH COUNCIL WILL REFUSE PROPOSALS WHICH WOULD ERODE THE PROVISION OF AMENITY, OPEN SPACE OR ANY OTHER LAND WHICH CONTRIBUTES POSITIVELY TO THE COMMUNITY OR STREET SCENE, AS IDENTIFIED ON THE PROPOSALS MAP. WHERE NOT IDENTIFIED PROPOSALS WILL BE TREATED ON THEIR INDIVIDUAL MERITS.

(Objective: To safeguard important amenity and open space in urban areas.)

4.0 Assessment :-

4.1 At the time of the previous application the site was an open grassed area which had been maintained by the Borough Council although the land was not in the ownership of the Council. Since the appeal decision the land has been fenced off and is now overgrown. That application was for a three bedroom house with a detached garage and vehicular access in the same location as is currently proposed.

4.2 The Council refused the last application for three reasons 1) loss of open space, 2) highway safety due to poor visibility at the vehicular access and 3) overshadowing and loss of privacy to no. 7 The Cove. When the application went to appeal the Inspector dismissed the appeal on the grounds of loss of open space and highway danger but did not agree that the proposed house would have a significant enough effect on 7 The Cove to justify refusal of permission.

4.3 The current application is for a four bedroom house with the main part being of full two storey height and a lower section to the west side which will have a room in the roof space. The garage will be sited to the east of the plot near to no. 6 The Naze. The vehicular access will be off Yare Road towards the eastern boundary of the site, at the time of the previous application there was a Highway objection to the access due to the restricted visibility. The Highways Officer has been consulted on

the present application but now has no objections subject to standard conditions including the provision of a visibility splay to each side of the access.

4.4 Prior to the planning applications submitted in 2009 it had been assumed that this land was public open space that had been provided when the estate was built. The Council had been maintaining it and had even erected a sign saying 'no ball games' on the land. However it turned out that the land was in private ownership and since the appeal was dismissed the site has been fenced off by the owner and it can no longer be used as public open space as was previously the case.

4.5 The oak tree in the south eastern corner of the site is covered by a TPO, the application includes an Arboricultural Impact Assessment which recommends some pruning of the tree and the use of special foundations to the garage to protect the root system.

4.6 The only property that will be directly affected by the proposal is no. 7 The Cove which is to the south of the site. This property has three windows (one of which is a narrow, high level window) and a glazed door facing the site, these windows are to a kitchen and rear lobby on the ground floor and landing and bathroom on the first floor. There is a 1.8m high fence along the side boundary of the site and then there is a footpath which leads from The Cove through to Deben Drive. The new house was originally sited 5.4m from the side wall of 7 The Cove but the drawing has since been amended to increase this distance to 6.4m.

4.7 The proposed house has two first floor windows in the side elevation facing the neighbour, one is a roof window and the other is to an en-suite shower room. There will be two first floor windows to the east elevation facing 6 The Naze and the rear garden of 7 The Cove, one of these will be to a bedroom and the other to a bathroom. There is already a degree of mutual overlooking in the area and the proposed first floor windows are unlikely to make the situation significantly worse. The proposed house is to the north of 7 The Cove so will not affect direct sunlight but will have an effect on the outlook from that property however the inspector considered this aspect at the appeal and did not think that there would be sufficient adverse effect to justify refusal. Although this proposal is for a larger house the effect on the neighbour will be similar to the previous application.

4.8 At the time of the previous application the Council felt that the application should be refused for the three reasons given earlier, the Inspector at the appeal did not agree that the proposal would significantly affect the neighbour but did agree with the other two reasons and dismissed the appeal.

4.9 The current application overcomes the reasons the appeal was dismissed in that there is no longer a highway objection and the land is no longer available as public

open space. It would therefore be difficult to justify refusal of the application and defend it on appeal as the reasons for the appeal being dismissed no longer apply.

5.0 RECOMMENDATION :-

5.1 Approve – the proposal complies with Policies HOU7, HOU15 and REC11.

Approval should be subject to conditions removing permitted development rights for windows, extensions and garden buildings and conditions to protect the oak tree as recommended in the Arboricultural Impact Assessment.



Appeal Decision

Unaccompanied site visit made on
20 April 2010

by **Felix Bourne BA(Hons) LARTPI Solicitor**

an Inspector appointed by the Secretary of State
for Communities and Local Government

The Planning Inspectorate
4/11 Eagle Wing
Temple Quay House
2 The Square
Temple Quay
Bristol BS1 6PN

☎ 0117 372 6372
email: enquiries@pins.gsi.gov.uk

Decision date:
11 May 2010

Appeal Ref: APP/U2615/A/09/2118131/WF

Land adjacent 6 The Naze, Belton, Great Yarmouth, NR31 9LB

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
- The appeal is made by B & B Land Developments Ltd against the decision of Great Yarmouth Borough Council.
- The application Ref 06/09/0652/F, dated 7 October 2009, was refused by notice dated 12 November 2009.
- The development proposed is described in the application as 1 No. proposed detached house and garage.

Decision

1. The appeal is dismissed

Main issues

2. The appellant has explained, and the Council have accepted, that the reference to pruning the large Oak tree was an error. This being the case the main issues are the effect of the development on, first, the street scene, second, the living conditions of neighbouring residents at No. 7 The Cove, with particular reference to overshadowing and loss of privacy and, third, on highway safety.

Discussion

3. The appeal site is within an established residential estate probably dating from around the 1970s and lies about half way up Yare Road, a cul-de-sac serving around 26 properties, on the southern side. The eastern side of the site is side-on to No. 6 The Naze, The Naze being a footway running between Deben Drive and Yare Road. The southern boundary is separated from No. 7 The Cove, another footway, only by The Naze, whilst the short western boundary abuts The Cove. The frontage with Yare Road runs at an angle which, save for the short frontage with The Cove, makes the site vaguely triangular in shape. There is a large Oak tree in the south-eastern corner of the site together with a smaller one close to the same boundary but further towards Yare Road. There is a layby along part of the Yare Road frontage.
4. Looking at the first main issue, the proposed dwelling would be in line with No. 7 The Cove, whilst the detached garage would be positioned behind the line of the house and facing, albeit at an angle, Yare Road, from which vehicular access would be taken. The appeal site is currently a grassed open space, though with a sign prohibiting ball games. Nevertheless, it appears to have been built in to the design of the estate and in my view undoubtedly has

amenity value not only for residents who look on to the area but also for drivers travelling along Yare Road and for pedestrians walking along that road, or along The Naze or The Cove. In my view the arrangement of the proposed development would in itself look rather odd in the street scene when viewed from Yare Road but in any event, whilst the development has been designed with a view to ensuring that it would sit happily with its neighbours, the loss of this open space would be harmful to the street scene.

5. There is no clear explanation as to why this space was not adopted by the Council as part of the open space provisions of the surrounding development but nevertheless it is of value in amenity terms and its loss would be in conflict with Local Plan Policy REC11, the preamble to which explains that it is essential that any open space which is important to the street scene or is of amenity value is preserved.
6. The appellant argues that, if development were refused here, it would never be allowed except on a brownfield site. That is to over-egg the pudding. The fact of the matter is, however, that there are some open spaces that are worth saving for the contribution they make as such, and this is one of them.
7. Turning to the second main issue, I well understand the neighbouring occupier's fears for his living conditions but, whilst there would be some impact, I doubt that the new dwelling would have an effect on No. 7 The Cove sufficient to justify the refusal of planning permission. That property already has a side fence on the boundary of The Naze of around 1.8 metres in height, thus largely precluding views in either direction in respect of ground floor windows and doors. Upstairs, No. 7 has two further windows but one of these is high level only and may possibly be beyond the rear elevation of the proposed new dwelling. Nevertheless, whilst the impact might not in itself justify the refusal of permission, this does nothing to overcome the objection that I have already identified.
8. As to the highway objection, the County Council consider the proposed vehicular access to be inadequate, because of its severely restricted levels of visibility at its junction with Yare Road. Accordingly, they are of the view that the development, if permitted, would be likely to give rise to conditions detrimental to highway safety. For his part, however, the appellant points to the fact that Yare Road is a cul-de-sac with low levels of traffic and that the ability to turn on site and thus to enter and leave in forward gear would be superior to other properties on site.
9. Whilst traffic levels must be fairly low, the relative quietude of the road and the purely residential nature of the immediate area mean that, as well as vehicular traffic, children on bikes, and pedestrians both young and old, can also be anticipated. Indeed, I note that the, fortunately slight, personal injury accident that occurred on 17 September 2007 involved a six year old on a bike. Moreover, sightline visibility is restricted in both directions. Assuming a speed for traffic of 23 mph they achieve a compliance of only 78% to the north-west and 35% to the south-west, should a vehicle be parked at the north-eastern end of the adjacent layby. In these circumstances I agree with the County Council that the introduction of a vehicular access in this location, where visibility is limited in both directions, would be detrimental to highway safety.

10. In the light of the above I conclude that the development would harm the street scene and would be detrimental to highway safety. These conclusions have led me to dismiss the appeal.

Felix Bourne

Inspector

Ack 8/1/14

S

D C Harrison
7 Yare Road
Belton
Great Yarmouth
NR31 9JZ

7 January 2014

For the attention of Mr D Minns

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



Dear Sir

Application 06/13/0672/F

As an owner of number 7 since the inception of Yare Road by Peck Development in 1972, I cannot understand why this application is being reconsidered again; the following reasons being -

- the provision for open space, which was the policy of the Council then and is still their policy at present
- the proposed build would be situated on a blind corner
- infrastructure and services problems
- associated resident and commercial parking problems
- invasion of adjacent properties' privacy

I make the following comments -

By erecting the iron fence around the proposed site, which is not, I believe, at the permitted height and a complete eyesore, demonstrates the developer's disrespect for the existing residents. It is also common knowledge that an enforcement notice is in place to reduce the height of the iron fence. This has obviously not been adhered to.

The majority of new developments for housing will automatically require provision for open space, transport infrastructure, drainage and landscaping. Currently, Great Yarmouth Borough Council request developers to contribute to this. Will these points be addressed by the application developer?

Great Yarmouth Borough Council and/or Norfolk County Council have been maintaining this area for 42 years, including erecting a "no ball games" sign, which has been respected by the residents throughout the years. The privilege to enjoy this open space will be denied and the problems mentioned above will be heightened if this application is passed.

Yours faithfully

A handwritten signature in dark ink, appearing to read 'D. C. Harrison'.

D C Harrison

Invalid Consultee Comment? ☐Copy to existing Consultee? ☐

Name R F Pull

Address 7 The Cove

Belton

Great Yarmouth

Post Code NR31 9LA

Telephone 01493 780877

Email Address rfpull@hotmail.co.uk

For or Against OBJ Object

Speak at Committee ☒

1) The building of this property is in such close proximity to my own house it will have an irreversible adverse effect on both my privacy and light.

I have three windows and glazed side door facing the proposed development, as can be seen from the photographs already held at your office with the closeness of the property being less than 4.5 metres from my windows. This will result in light being taken from my kitchen, rear lobby, landing and bathroom.

The property will overlook my garden which will result in loss of privacy and loss of light in the early evening.

The present view from my property enjoyed for over 30 years will be lost with the proposed development being so close.

2) The proposed development is completely out of keeping with existing properties on Yare Road, The Naze and The Cove and is therefore detrimental to the existing street scene.

3) Parking problems will be exasperated by building a 4 bedroomed property with the loss of the on-road parking to the bungalows opposite the development caused by the large vehicular access proposed to the new garage. This will undoubtedly lead towards overcrowding with more vehicles using a busy cul-de-sac.

4) Both existing oak trees have tree preservation orders on them although tree T2 on the drawing shows it to have been approved for removal.

The extreme lopping proposed for tree T1 will inevitably lead to the ultimate loss of the said tree. The canopy of T1 shown on the drawing underestimates the actual diameter which extends over my boundary and that of 6 The Naze. The very fact that it is intended to be enclosed with a 1.8 metre high close boarded fence will mean that a very enjoyable street-scene will be lost to all existing residents.

5) The development of one property is unnecessary in the area as several large sites have already been developed in a 2 mile radius of Belton, and the resultant loss of green open space enjoyed for over 30 years by families in the

area, will have an adverse effect on the landscape with loss of visual amenities and quality of life in an otherwise unspoilt area of the community.

6) I refer to the earlier application submitted in 2009 which was subsequently refused was for a 3 bedroomed house of a smaller footprint and with the same access details and I cannot see any reason why this application should be treated differently?

I hope that all the above will be taken into consideration when considering the planning application.

I await confirmation of receipt.

Yours faithfully

Date Entered 29-12-2013

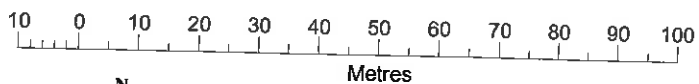
Internet Reference 10WPC140

06/13/0672/F

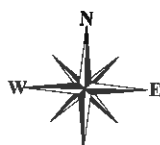


GREAT YARMOUTH
BOROUGH COUNCIL

Planning and Business Services,
Town Hall, Great Yarmouth,
Norfolk. NR30 2QF



Scale = 1:1250 @ A4



**PLANNING APPLICATIONS CLEARED BETWEEN 01-JAN-14 AND 31-JAN-14 FOLLOWING
DETERMINATION BY THE DEVELOPMENT CONTROL COMMITTEE**

REFERENCE	06/13/0538/F
PARISH	Great Yarmouth 9
PROPOSAL	Demolish existing hotel and replace with an A1 (bulky goods) unit with associated external works
SITE	Two Bears Hotel Pasteur Road Great Yarmouth NR31 0HU
APPLICANT	Citygate Developments Ltd
DECISION	APPROVE

REFERENCE	06/13/0650/CU
PARISH	Great Yarmouth 14
PROPOSAL	Change of use from guest house to residential dwelling
SITE	7 Trafalgar Road Rembrandt Great Yarmouth NR30 2LD
APPLICANT	Mr J Wheeler
DECISION	REFUSED

* * * * End of Report * * * *

PLANNING APPLICATIONS CLEARED BETWEEN 01-JAN-14 AND 31-JAN-14 FOLLOWING DETERMINATION BY THE GROUP MANAGER (PLANNING) UNDER DELEGATED POWERS

REFERENCE	06/13/0630/F
PARISH	Belton & Browston 10
PROPOSAL	Erection of shed for craft room
SITE	Willow Tree Garden Marsh Lane Belton Great Yarmouth
APPLICANT	Dr C Winter
DECISION	APPROVE
<hr/>	
REFERENCE	06/13/0707/PDE
PARISH	Belton & Browston 10
PROPOSAL	Notification of larger home extension - proposed single storey rear extension to form car port
SITE	14 Bell Lane Belton Great Yarmouth NR31 9LD
APPLICANT	Mr M Teun
DECISION	PERMITTED DEV.
<hr/>	
REFERENCE	06/13/0619/F
PARISH	Bradwell N 1
PROPOSAL	Proposed four bedroom house and detached garage
SITE	17 The Buntings (Land adjacent) Bradwell Great Yarmouth NR31 8PE
APPLICANT	Mr N White
DECISION	APPROVE
<hr/>	
REFERENCE	06/13/0622/F
PARISH	Bradwell N 1
PROPOSAL	To erect temporary storage facility in existing service yard to the rear of the main workshop
SITE	Edison Way Gapton Hall Ind. Estate (Parish of Bradwell) Great Yarmouth NR31 0NG
APPLICANT	Mr M Blyth
DECISION	APPROVE
<hr/>	
REFERENCE	06/13/0628/F
PARISH	Bradwell N 1
PROPOSAL	Demolition of existing conservatory and erection of single storey flat roof extension.
SITE	47 Mill Lane Bradwell Great Yarmouth NR31 8HH
APPLICANT	Mr FC Williams
DECISION	APPROVE
<hr/>	

PLANNING APPLICATIONS CLEARED BETWEEN 01-JAN-14 AND 31-JAN-14 FOLLOWING DETERMINATION BY THE GROUP MANAGER (PLANNING) UNDER DELEGATED POWERS

REFERENCE	06/13/0632/F
PARISH	Bradwell S 2
PROPOSAL	2 No. columns/lights on Gypsies Green pathway, and a further 1 No. column/light on Green Lane recreation ground
SITE	Gypsies Green Bradwell Great Yarmouth Norfolk
APPLICANT	Mr J Caborn
DECISION	APPROVE
<hr/>	
REFERENCE	06/13/0670/F
PARISH	Caister On Sea 3
PROPOSAL	Proposed 1.8m high garden wall to boundary at side and rear
SITE	1 Oxnead Drive Caister on Sea Great Yarmouth NR30 5PZ
APPLICANT	Mr G Marshall
DECISION	APPROVE
<hr/>	
REFERENCE	06/13/0683/F
PARISH	Caister On Sea 3
PROPOSAL	Retrospective application for timber outbuilding to house salt water tropical fish and corals for wholesale business
SITE	5 Wight Drive Caister Great Yarmouth NR30 5UN
APPLICANT	Mr G Gardiner
DECISION	APPROVE
<hr/>	
REFERENCE	06/13/0617/F
PARISH	Caister On Sea 4
PROPOSAL	Variation of condition 2 of PP 06/12/0109/F - to allow opening of windows in Southern elevation of roof
SITE	9 Garfield Terrace Caister on Sea Great Yarmouth NR30 5DG
APPLICANT	Mrs L Harrison
DECISION	REFUSED
<hr/>	
REFERENCE	06/13/0661/F
PARISH	Caister On Sea 4
PROPOSAL	Ground floor extensions to form new kitchen, front extension porch and double garage
SITE	24 Ormesby Road Caister Great Yarmouth NR30 5LB
APPLICANT	Miss K Hemsworth
DECISION	APPROVE
<hr/>	
REFERENCE	06/13/0651/F
PARISH	Fleggburgh 6
PROPOSAL	Ground floor extension and construction of garden wall
SITE	1 Gatehouse Close Main Road Fleggburgh Great Yarmouth
APPLICANT	Kirsty Judges
DECISION	APPROVE
<hr/>	

PLANNING APPLICATIONS CLEARED BETWEEN 01-JAN-14 AND 31-JAN-14 FOLLOWING DETERMINATION BY THE GROUP MANAGER (PLANNING) UNDER DELEGATED POWERS

REFERENCE PARISH PROPOSAL SITE APPLICANT DECISION	06/13/0671/F Great Yarmouth 5 Proposed part replacement of wall with 2 metre fence and double gates Branton The Walk Gorleston Great Yarmouth Mr D Weavers APPROVE
REFERENCE PARISH PROPOSAL SITE APPLICANT DECISION	06/13/0590/F Great Yarmouth 7 Construction of single storey function room with new guest access and toilet facilities Cliff Hotel Cliff Hill Gorleston Great Yarmouth NR31 6DH G C Hotels APPROVE
REFERENCE PARISH PROPOSAL SITE APPLICANT DECISION	06/13/0648/F Great Yarmouth 7 Subdivision of existing property and store to form flat 20 76/77 Avondale Road The Poplars Gorleston Great Yarmouth Samarkand Properties Ltd APPROVE
REFERENCE PARISH PROPOSAL SITE APPLICANT DECISION	06/13/0645/F Great Yarmouth 9 2-storey extension to existing 2-storey office building (Waveney House) Morton Peto Road Gapton Hall Ind.Estate Great Yarmouth NR31 0LT Fugro Offshore Survey APPROVE
REFERENCE PARISH PROPOSAL SITE APPLICANT DECISION	06/13/0675/F Great Yarmouth 9 Ext providing link & ent to College learning centre. New gym extn, int refurb, windows, roof lights & recladding Great Yarmouth College Lichfield Road Great Yarmouth NR31 0ED Mrs P Wycherley APPROVE
REFERENCE PARISH PROPOSAL SITE APPLICANT DECISION	06/12/0258/F Great Yarmouth 14 Conversion ground and first floor offices to six residential flats 23 South Quay Great Yarmouth Norfolk NR30 2RG Ms V Davidson APPROVE

PLANNING APPLICATIONS CLEARED BETWEEN 01-JAN-14 AND 31-JAN-14 FOLLOWING DETERMINATION BY THE GROUP MANAGER (PLANNING) UNDER DELEGATED POWERS

REFERENCE	06/12/0259/LB
PARISH	Great Yarmouth 14
PROPOSAL	Conversion of ground and first floor offices to six residential flats
SITE	23 South Quay Great Yarmouth Norfolk NR30 2RG
APPLICANT	Ms V Davidson
DECISION	LIST.BLD.APP
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REFERENCE	06/12/0686/F
PARISH	Great Yarmouth 14
PROPOSAL	Create 3 one-bed flat units in previously approved restaurant area.2 one-bed flat units in previously app.one 3-bed unit
SITE	The Old White Lion King Street Great Yarmouth NR30 2PR
APPLICANT	Mr P Unwin
DECISION	APPROVE
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REFERENCE	06/12/0687/LB
PARISH	Great Yarmouth 14
PROPOSAL	Create 3 one-bed flat units in previously approved restaurant area.2 one-bed flat units in previously app.one 3 bed unit
SITE	The Old White Lion King Street Great Yarmouth NR30 2PR
APPLICANT	Mr P Unwin
DECISION	LIST.BLD.APP
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REFERENCE	06/13/0599/F
PARISH	Great Yarmouth 14
PROPOSAL	Change of use of two first floor flats & two second floor flats from seasonal holiday occ to full time residential
SITE	25 Nelson Road South Great Yarmouth Norfolk NR30 3JL
APPLICANT	Mr D Allen
DECISION	APPROVE
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REFERENCE	06/13/0606/F
PARISH	Great Yarmouth 14
PROPOSAL	Conversion of part of ground floor accommodation to café/restaurant with assoc extractor flue to north side
SITE	26-28 Southgates Road Great Yarmouth Norfolk NR30 3LL
APPLICANT	Thompsons Food Services Limited
DECISION	APPROVE
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REFERENCE	06/13/0610/EU
PARISH	Great Yarmouth 14
PROPOSAL	Certificate of proposed lawful use for one flat above shop
SITE	26-28 Southgates Road Great Yarmouth Norfolk NR30 3LL
APPLICANT	Mr R Thompson
DECISION	EST/LAW USE CER.
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PLANNING APPLICATIONS CLEARED BETWEEN 01-JAN-14 AND 31-JAN-14 FOLLOWING DETERMINATION BY THE GROUP MANAGER (PLANNING) UNDER DELEGATED POWERS

REFERENCE	06/13/0640/LB
PARISH	Great Yarmouth 14
PROPOSAL	To install an external light to the entrance of Elizabethan House via Row 83
SITE	Elizabethan House 4 South Quay Great Yarmouth NR30 2QH
APPLICANT	Mr H Millman
DECISION	LIST.BLD.APP
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REFERENCE	06/13/0315/CU
PARISH	Great Yarmouth 15
PROPOSAL	Change of use from public house to manufacturing of sheds and fencing
SITE	5 Caister Road Great Yarmouth Norfolk NR30 4DA
APPLICANT	Miss V Patterson
DECISION	APPROVE
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REFERENCE	06/13/0598/F
PARISH	Great Yarmouth 15
PROPOSAL	New shop front
SITE	3 Howard Street North Great Yarmouth Norfolk NR30 1PD
APPLICANT	Mr C Mason
DECISION	APPROVE
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REFERENCE	06/13/0653/F
PARISH	Great Yarmouth 15
PROPOSAL	COU to Class A2 Retail (Fin & Professional services) for use as a bookmaker, new shop front ,install air con & sate dish
SITE	19 Market Place Great Yarmouth Norfolk NR30 1LY
APPLICANT	Mr J Marshall
DECISION	REFUSED
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REFERENCE	06/13/0654/A
PARISH	Great Yarmouth 15
PROPOSAL	Shop fascia sign and projectin g sign
SITE	19 Market Place Great Yarmouth Norfolk NR30 1LY
APPLICANT	Mr J Marshall
DECISION	ADV. REFUSAL
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REFERENCE	06/13/0549/F
PARISH	Great Yarmouth 19
PROPOSAL	Proposed extensions and conversion of existing building to childrens nursery
SITE	The Commodore PH High Street Gorleston Great Yarmouth NR31 6RR
APPLICANT	Scribbles Day Nursery
DECISION	APPROVE
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PLANNING APPLICATIONS CLEARED BETWEEN 01-JAN-14 AND 31-JAN-14 FOLLOWING DETERMINATION BY THE GROUP MANAGER (PLANNING) UNDER DELEGATED POWERS

REFERENCE	06/13/0637/F
PARISH	Great Yarmouth 19
PROPOSAL	Renewal of PP 06/10/0420/F for pair of semi-detached three bedroom houses
SITE	21 & 21A Colomb Road Gorleston Great Yarmouth Norfolk NR31 8BT
APPLICANT	Mr D O'Brien
DECISION	APPROVE
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REFERENCE	06/13/0686/F
PARISH	Great Yarmouth 19
PROPOSAL	Proposed first floor over previously approved ground floor office (06/12/0273/F)
SITE	Harbour Quays Riverside Road Gorleston Great Yarmouth
APPLICANT	Scroby Fayre Ltd
DECISION	APPROVE
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REFERENCE	06/13/0493/F
PARISH	Great Yarmouth 21
PROPOSAL	Erection of one detached two- storey dwelling
SITE	8 & 9 Fisher Avenue (Rear of) Fronting Perebrown Avenue Great Yarmouth NR30 4BH
APPLICANT	Mr A Calver
DECISION	REFUSED
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REFERENCE	06/13/0674/F
PARISH	Hemsby 8
PROPOSAL	Continued use of land for three residential mobile homes
SITE	St Thomas's Road The Hollies The Bluebells and The Orchard Hemsby Great Yarmouth
APPLICANT	Mrs T Guazzaroni
DECISION	APPROVE
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REFERENCE	06/13/0681/F
PARISH	Hemsby 8
PROPOSAL	New kitchen dining area to South side. New 1st floor living accommodation above existing bungalow
SITE	Parkside The Crescent Hemsby Great Yarmouth
APPLICANT	Mr C Johnson
DECISION	APPROVE
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REFERENCE	06/13/0709/CD
PARISH	Hemsby 8
PROPOSAL	Discharge condition no's 3, 4 and 7 of PP:06/13/0102/F (4 Bungalows) in respect of mats, hardstanding & contamination
SITE	Bridge Meadow Court Plots 1 - 4 Hemsby Great Yarmouth
APPLICANT	MW Properties (EA) Limited
DECISION	APPROVE (CONDITIONS)
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PLANNING APPLICATIONS CLEARED BETWEEN 01-JAN-14 AND 31-JAN-14 FOLLOWING DETERMINATION BY THE GROUP MANAGER (PLANNING) UNDER DELEGATED POWERS

REFERENCE	06/13/0589/CD
PARISH	Martham 13
PROPOSAL	Erect 5 dwellings (3 x 1 bed bungalows & 2 x 2 bed bungalows) & ass works - discharge cond 5 - 6/13/0299/F
SITE	Grove Close (Land At) Martham Great Yarmouth Norfolk
APPLICANT	Mr G Hollingdale
DECISION	APPROVE
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REFERENCE	06/13/0621/F
PARISH	Martham 13
PROPOSAL	Conversion of front garden to driveway with turning area
SITE	33 Black Street Martham Great Yarmouth
APPLICANT	Mr R Brown
DECISION	APPROVE
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REFERENCE	06/13/0720/F
PARISH	Martham 13
PROPOSAL	Variation of condition 2 of PP 06/13/0299/F - design changes
SITE	Grove Close (Land at) Martham Great Yarmouth
APPLICANT	Mr G Hollingdale
DECISION	APPROVE
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REFERENCE	06/13/0659/F
PARISH	Ormesby St.Marg 16
PROPOSAL	Proposed extensions incorporating a dining room and a garage with a gymnasium/hobby room over
SITE	18 Station Road Ormesby St Margaret Great Yarmouth NR29 3PU
APPLICANT	Mr G Doorman
DECISION	APPROVE
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REFERENCE	06/13/0663/F
PARISH	Ormesby St.Marg 16
PROPOSAL	Proposed extension to rear of bungalow and roof conversion
SITE	43 Yarmouth Road Ormesby St Margaret Great Yarmouth
APPLICANT	Mr P Munn
DECISION	APPROVE
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REFERENCE	06/13/0664/PDE
PARISH	Ormesby St.Marg 16
PROPOSAL	Notification of larger home extension - Proposed single storey rear extension extending from rear wall by 8m
SITE	11 California Avenue Scratby Great Yarmouth NR29 3PE
APPLICANT	Mr J Jarman
DECISION	NO OBJECTION

PLANNING APPLICATIONS CLEARED BETWEEN 01-JAN-14 AND 31-JAN-14 FOLLOWING DETERMINATION BY THE GROUP MANAGER (PLANNING) UNDER DELEGATED POWERS

REFERENCE	06/13/0718/F
PARISH	Ormesby St.Marg 16
PROPOSAL	Renewal of planning permission 06/10/0793/F for chalet bungalow and garage
SITE	Achever Lodge (Land at) Penguin Road Scratby Great Yarmouth NR29 3NU
APPLICANT	Mr K Mason
DECISION	APPROVE
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REFERENCE	06/13/0727/F
PARISH	Ormesby St.Marg 16
PROPOSAL	Renew PP:06/11/0671/F for C. O.U of derelict former agr.bld to general storage/retention & reg.of works carried -repair
SITE	Scratby Farmhouse (Land adj.West) Scratby Road Scratby Great Yarmouth NR29 3QP
APPLICANT	Mr A Calver
DECISION	APPROVE
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REFERENCE	06/13/0649/F
PARISH	Ormesby St.Michael16
PROPOSAL	Variation of condition 2 of planning permission 06/12/0675/F - garage to be made larger
SITE	Fernlea Main Road Ormesby St Michael Great Yarmouth NR29 3LN
APPLICANT	Mr K Hess
DECISION	APPROVE
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REFERENCE	06/13/0676/F
PARISH	Ormesby St.Michael16
PROPOSAL	Proposed agricultural storage building and livestock pen
SITE	Mill Farm Mill Lane Ormesby St Michael Great Yarmouth NR29 3LL
APPLICANT	Mrs J Sallis
DECISION	APPROVE
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REFERENCE	06/14/0001/SU
PARISH	Ormesby St.Michael16
PROPOSAL	Construction of vacuum pumping station
SITE	Main Road (Land off Layby) Ormesby St Michael Great Yarmouth Norfolk
APPLICANT	Miss A Richardson
DECISION	NO OBJECTION
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REFERENCE	06/13/0667/SU
PARISH	West Caister 4
PROPOSAL	Construction of storage bay for street sweepings
SITE	Caister Waste Transfer Station Pump Lane West Caister Great Yarmouth NR30 5BE
APPLICANT	Mr S Jenkins
DECISION	NO OBJECTION
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* * * * End of Report * * *