

**Reference:** 06/17/0026/O

**Parish:** Ormesby and Scratby

**Officer:** Mr J Beck

**Expiry Date:** 20-03-2017

**Applicant:** Mr and Mrs Oakey

**Proposal:** Revised Scheme: 4 semi-detached dwellings and 1 detached dwelling.  
Original Scheme: Demolition of existing amusement arcade and construction of 6 no. semi-detached 3 bedroom dwellings

**Site:** 104 California Road, Scratby

## REPORT

### 1. Background / History :-

**1.1** The application site is on California Road close to the junction with Rottenstone Lane. There are a number of holiday uses around the site, both to the North and North West as well as to the South East. There is also a number of residential properties present, with residential neighbours both to the East and directly South as well as a significant number of residential properties on California Crescent. Alongside both holiday and residential uses there are also agricultural uses within the vicinity.

**1.2** The land is defined as Primary Holiday Accommodation under the Borough Wide Local Plan.

**1.3** The application is an outline application with all matters reserved for the construction of 6 semi-detached properties. A revised drawing submitted reduced the numbers to 4 semi-detached properties and a detached property reducing the overall number to 5 units.

#### **1.4** Planning History:

06/74/0276/O – Rebuilding of existing amusement arcade and shop. Refused. 02-10-1974

06/74/0781/F – Demolish existing building containing amusement arcade and shop and erect new building. Withdrawn. 13-11-1974

06/74/1021/O – Demolition of existing amusement arcade/shop erect building with amusement arcade/shop/stores/toilet/office. Approved with Conditions. 13-01-1975

06/75/0474/D – Demolition existing building comprising amusement arcade/shop and erect new building with amusement arcade/shop/kiosks/toilets. Approved with conditions. 09-07-1975

06/75/0475/A – Illuminated fascia lettering on amusement arcade and shop. Advert Consent. 24-07-1975

06/76/0201/F – Change of use from shop to amusement arcade. Approved with conditions. 19-05-1976

06/76/1035/F – Mobile timber constructed kiosk for sale of beach requisites and confectionary during summer months. Refused. 22-12-1976

06/77/0070/F – Mobile kiosk for sale of beach requisites/confectionary during summer season/winter storage at rear of amusement. Approved with conditions. 14-03-1977

06/77/0576/F – Extension of amusement arcade resitting external sales kiosk and construction of car parking area. Refused 12-07-1977. Appeal Dismissed.

06/81/0489/F – Demolition of existing bungalow and erection of extension to existing amusement arcade. Refused. 08-06-1981

06/81/0832/F – Extension of existing amusement arcade and demolition of existing bungalow. Approved with conditions. 11-09-1981

06/81/0943/A – Internally illuminated fascia sign. Advert consent. 27-10-1981

06/90/0155/CU – Addition of take away food counter to existing amusement arcade. Refused. 12-05-1990

06/91/0065/CU – Change of use part of existing amusement arcade to take-away food counter. Refused. 26-02-1991. Appeal allowed subject to conditions 16-09-1991

06/98/0634/A – Illuminated sign to front and end of arcade being alteration to existing signage. Advert Consent. 19-10-1998

06/99/0362/F – Food sales unit, extend amusement arcade and two static caravans. Refused. 13-07-1999

06/04/0882/O – Demolition of amusement arcade and erection of eight houses. Refused. 15-12-2004

06/05/0308/O – Redevelopment from amusement arcade to eight houses. Refused. 08-06-2005

## **2. Consultations :-**

**2.1** Parish Council – Objection. The Parish Council have objected to the number of properties on the site and how this would affect vehicular movements. They believe the site should contain fewer properties and utilise bungalows instead. They raised concerns over the impact the development will have to pedestrians and that the proposal is out of character and un-neighbourly.

**2.2** Highways – Initially recommended refusal, but following amendments removed objections subject to conditions. Highways originally recommended refusal as the development involved works to a public highway, that the development lacked appropriate parking and access and that the development would encourage pedestrians onto the highway. After amendments to the plan whereby the parking area was changed and a footpath added to the front they have withdrawn their objections subject to conditions that the access and parking is completed prior to occupation and is not obstructed, that surface water is adequately addressed and details are submitted for the pedestrian footpath.

**2.3** Building Control – No adverse comments.

**2.4** Environmental Health – No objection subject to conditions regarding contaminated land and hours of work.

**2.5** Public Consultation – All objections including submitted photographs can be viewed online. There have been 8 public objectors and 14 separate objections. The main reasons of objections are summarised below:

The road cannot accommodate the construction vehicles, the proposal is overdevelopment of the site and cannot accommodate the amount of units, loss of holiday uses, the size of units are inappropriate, impact upon pedestrians, parking, overlooking the neighbouring properties, the height of the properties, the road is unsuitable, visibility of vehicles. Impact on character of the area.

**2.6 Strategic Planning – No comment.**

**2.7 Housing Strategy – No comment.**

**2.8 GYBC Services – No comment.**

### **3. Policy and Assessment:-**

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

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

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

#### **3.4 POLICY HOU10**

Permission for new dwellings in the countryside will only be given if required in connection with agriculture, forestry, organised recreation, or the expansion of existing institutions.

The council will need to be satisfied in relation to each of the following criteria:

- (i) the dwelling must be required for the purpose stated



- (ii) It will need to be demonstrated that it is essential in the interests of good agriculture or management that an employee should live on the holding or site rather than in a town or village nearby
- (iii) there is no appropriate alternative accommodation existing or with planning permission available either on the holding or site or in the near vicinity
- (iv) the need for the dwelling has received the unequivocal support of a suitably qualified independent appraiser
- (v) The holding or operation is reasonably likely to materialise and is capable of being sustained for a reasonable period of time. (in appropriate cases evidence may be required that the undertaking has a sound financial basis)
- (vi) the dwelling should normally be no larger than 120 square metres in size and sited in close proximity to existing groups of buildings on the holding or site
- (vii) a condition will be imposed on all dwellings permitted on the basis of a justified need to ensure that the occupation of the dwellings shall be limited to persons solely or mainly working or last employed in agriculture, forestry, organised recreation or an existing institution in the locality including any dependants of such a person residing with them, or a widow or widower or such a person
- (viii) where there are existing dwellings on the holding or site that are not subject to an occupancy condition and the independent appraiser has indicated that a further dwelling is essential, an occupancy condition will be imposed on the existing dwelling on the holding or site
- (ix) applicants seeking the removal of any occupancy condition will be required to provide evidence that the dwelling has been actively and widely advertised for a period of not less than twelve months at a price which reflects the occupancy conditions\*

In assessing the merits of agricultural or forestry related applications, the following additional safeguard may be applied:-

- (x) Where the need for a dwelling relates to a newly established or proposed agricultural enterprise, permission is likely to be granted initially only for temporary accommodation for two or three years in order to enable the

applicant to fully establish the sustainability of and his commitment to the agricultural enterprise

- (xi) where the agricultural need for a new dwelling arises from an intensive type of agriculture on a small acreage of land, or where farm land and a farm dwelling (which formerly served the land) have recently been sold off separately from each other, a section 106 agreement will be sought to tie the new dwelling and the land on which the agricultural need arises to each other.

Note: - this would normally be at least 30% below the open market value of the property.

### **3.5 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.)

### **3.6 POLICY TR4**

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

### **3.7 Adopted Core Strategy:**

#### **3.8 CS1 - Focusing on a sustainable future**

A) Sustainable growth, ensuring that new development is of a scale and in a location that complements the character and supports the function of individual settlements

B) Mixed adaptable neighbourhoods, which provide choices and effectively meet the needs and aspirations of the local community

C) Environmentally friendly neighbourhoods that are located and designed to help address and where possible mitigate the effects of climate change and minimise the risk of flooding

D) A thriving local economy, flourishing local centres, sustainable tourism and an active port

E) Safe, accessible places that promote healthy lifestyles and provide easy access for everyone to jobs, shops and community facilities by walking, cycling and public transport

F) Distinctive places that embrace innovative, high quality urban design that reflects positive local characteristics and protects the borough's biodiversity, unique landscapes, built character and historic environment

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

Any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the National Planning Policy Framework taken as a whole

Specific policies in that Framework indicate that development should be restricted

### **3.9 CS3 - Addressing the borough's housing need**

D) Ensure that new housing addresses local housing need by incorporating a range of different tenures, sizes and types of homes to create mixed and balanced communities. The precise requirements for tenure, size and type of housing units will be negotiated on a site-by-site basis, having regard to the Strategic Housing Market Assessment, Policy CS4 and the viability of individual sites

G) Promote design-led housing developments with layouts and densities that appropriately reflect the characteristics of the site and surrounding areas and make efficient use of land in accordance with Policy CS9 and Policy CS12

### **3.10 CS8 – Promoting Tourism, Leisure and Culture**

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

### **3.11 CS9 – Encouraging well designed distinctive places**

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

### **3.12 National Policy:- National Planning Policy Framework (NPPF)**

**3.13** Paragraph 57. It is important to plan positively for the achievement of high quality and inclusive design for all development, including individual buildings, public and private spaces and wider area development schemes.

**3.14** Paragraph 17 (Parts of). Always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings;

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

Encourage the effective use of land by reusing land that has been previously developed (brownfield land), provided that it is not of high environmental value;

## **4. Appraisal:**

**4.1** The application site is situated on California Road adjacent to the junction with Rottenstone Lane. The site is approximately 0.1 hectares in area and has a length of approximately 50 metres. The property itself is a long, single storey building with its frontage facing California Road. The structure is brick built with a large metal roof. The property contains a large parking area across the front with a child carting area. The rear is fences off, but contains a caravan.

**4.2** The area is defined by a mix of residential, tourism and agricultural uses. To the North and North East are large areas of holiday accommodation in chalet and

caravan style holiday parks. There are residential uses immediately adjacent to the south and to the east with a large residential area in the form of California Crescent to the North East of the site. To the South East are agricultural fields. The character of the area is partially defined by the low height of buildings and open expanses. However immediately adjacent are a pair of detached houses and there is a larger structure also positioned behind.

**4.3** Under the Borough Wide Local Plan it is defined as Primary Holiday Accommodation.

## **5. Assessment**

**5.1** The location is within an area defined as Primary Holiday Accommodation under the Borough Wide Local Plan which is governed by policy TR4. The site is not currently used for accommodation purposes, but policy TR4 does also include the loss of facilities and attractions. Accordingly the proposal is contrary to this policy and the aims of policy CS8 which looks to strengthen the tourism offer. However the applicant has stated that the business is no longer viable within the Design and Access Statement. The applicant has also provided the last five years of accounts which have shown a consistent loss to demonstrate that they consider the use financially unviable. The National Planning Policy Framework contains a golden thread that favour sustainable development.

**5.2** A residential application at this address was refused in 2004 and 2005. This application differs from planning application 06/05/0308/O in that the applicant has submitted further detail regarding the viability of site. Evidence has been submitted showing a loss on the previous 5 years indicating that the site may not be viable. In addition the application contains less units (originally for six units with the latest plan showing 5) as opposed to the 8 units proposed in the 2005 application. Although the appearance and siting are to be agreed via a detailed application there is also a fundamental change to the form of the properties from terrace to detached and semi-detached properties.

**5.3** The proposal site is outside the Village Development Limit so is governed by policy HOU10. This policy allows for dwellings in the countryside subject to the dwelling being used for a specific use such as agriculture. The proposal does not comply with policy HOU10. However the proposed site is not considered countryside in its nature. It is surrounded on three sides by development with three residential properties adjacent. In addition there is a significant level of housing north east on California Crescent and further eastwards along California Road.

Accordingly a residential use could be acceptable subject to meeting other requirements as the proposal site is not considered isolated from Scratby and is considered a sustainable location. In addition it is a brownfield site as opposed to greenfield whereby redevelopment can be encouraged.

**5.4** The location is considered broadly sustainable particularly if a new pedestrian pathway is included in the proposal. The site is in close proximity to a bus stop which provides sustainable transport and there are other facilities positioned to the east. It is recognised that the pedestrian pathway does not continue the entire length of the road, but overall the development is considered sustainable and highways have not objected on the basis of highway safety.

**5.5** The proposal is for outline only with all matters reserved. This means that the type of access could still be altered at a reserved matters stage. However the outline application needed to satisfy highway concerns to show that it could be built without obstructing the highway. Originally Highways recommended refusal as the application site included land designated highways to the front, it did not provide sufficient parking and manoeuvring and negatively impacted upon pedestrians. The impact the development will have upon the highway was also a strong concern in the public consultation. Accordingly the applicant submitted an amended plan showing a pathway to the front and the loss of a dwelling with an altered parking area. Highways have subsequently withdrawn their recommendation for refusal and the applicant has sufficiently shown that the highway can accommodate the dwellings.

**5.6** The Layout, scale, appearance and landscaping are also matters to be reserved meaning the application is for the principal of development only. The plans submitted are indicative and could be changed at a detailed application stage. The plans as currently shown contain 4 semi-detached houses and a single detached house on the end. A concern raised during the public consultation was that the properties were not in character with its surroundings and would result in an overdevelopment and loss of privacy.

**5.7** The character of the area is largely flat and open, but with houses immediately eastwards and a larger residential property situated directly behind. The public consultation revealed a preference for bungalows if development is to go forward. It is recognised that bungalows would be more in character with its surroundings, but given the proximity of houses it is considered that limiting the development to bungalows would not be feasible. However the current submitted designs could still be altered in terms of their massing and at a detailed stage more modest properties

could be considered with the height lowered and massing reduced to allow for a more open design that's in keep with the character of the area.

**5.8** The impact of the proposal to the amenities of the neighbouring properties in terms of overlooking and overshadowing can be addressed at a detailed stage. The properties should be designed to not significantly and adversely affect the amenities of the neighbouring properties. The position of the windows can be agreed at a detailed stage. A residential property is likely to create less noise than an amusement and less people movements whilst both are in operation. Conversely the amusements will likely be closed during large portions of the year and at certain times of the night. Overall residential properties in terms of disturbance and noise are not considered to significantly and adversely affect the neighbouring properties.

**5.9** It is considered that the submitted layout shows that 5 properties can fit onto the site and have suitable levels of parking and curtilage.

**6. RECOMMENDATION :- Recommended for approval**, subject to all conditions ensuring a suitable development. These include, but are not limited to highway and environmental health conditions. A condition limited the number of units. The reserved matters (access, landscaping, layout, scale and appearance) will need to be agreed at a reserved matters stage.

## Internet Consultees

Application Reference 06/17/0026/O

Attachments

Invalid Consultee Comment? ☐Copy to existing Consultee? ☐

Name Nigel Drewery

Address 102 California Rd

California

Great Yarmouth

Norfolk

Post Code NR293QW

Telephone

Email Address

For or Against ☐ ObjectSpeak at Committee ☐

Having viewed the amended plans I still wish to object strongly to the proposed development. All proposed houses still overlook my property, views into my kitchen and lounge. Surely I am entitled not to be viewed upon in my own garden as I stated in my last letter of objection. I still believe a development favourable to all and in keeping to this prime holiday area can be achieved by lowering the roof heights eg bungalows would meet with better response. This would be in keeping with surrounding properties. Several comments have been made of the safety issues on this narrow road, even an objection from Norfolk County Council who recommended a re design and smaller units. Please view my previous letter for further reasons. Having just viewed GYBC website another amended plan has been

Date Entered 09-03-2017

Internet Reference OWPC1050



## Internet Consultees

Application Reference 06/17/0026/O

Attachments

Invalid Consultee Comment? ☐Copy to existing Consultee? ☐

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For or Against OBJ Object

Speak at Committee

prime holiday area can be achieved by lowering the roof heights eg bungalows would meet with better response. This would be in keeping with surrounding properties. Several comments have been made of the safety issues on this narrow road, even an objection from Norfolk County Council who recommended a re design and smaller units. Please view my previous letter for further reasons. Having just viewed GYBC website another amended plan has been submitted on March 8th. I must object to this also still high roofed houses all overlooking my property. No parking plan has been added to this very vague plan. How many more plans can be submitted before an objection or acceptance is forthcoming.

Date Entered 09-03-2017

Internet Reference OWPC1050



102 California Road,  
California,  
Great Yarmouth,  
NR29 3QW

9<sup>th</sup> February 2017

Dear Sirs,

Reference 06/17/0026/0  
Amusement Development California

I would like to voice my objection to the proposed plans for demolition of amusement arcade on California Road and the building of six 3 bed houses with 12 parking spaces. My property is directly behind the present amusement arcade. We will be overlooked by all the properties, my kitchen and garden especially.

Re: Paragraph 1

I feel the proposal does have an adverse effect on the immediate area and does not impact favourably on the surrounding properties, especially with effect on lack of privacy. I believe it may affect the value of my property in the future.

Re: Paragraph 2

From reading this it seems that some decisions have already been made. I believe the development is not in keeping with the local area, especially California Road which is largely comprised of low level bungalows and holiday homes.

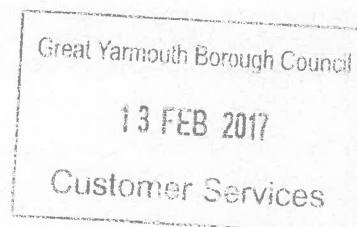
Re: Paragraph 3

My main issue is parking concerns. Presently parking on California Road is a major problem in the summer season. Chalet owners and beach users park on the main road obscuring the junction into Rottenstone Lane. Having the addition of 12 more cars needing access to properties on a junction which already has an inadequate line of vision for motorists will be hazardous. Presently lorries, caravan transporters, and public transport have difficulty negotiating and anticipating this corner.

I do appreciate the arcade is no longer viable and Brian and his family need a home. However, I feel a low level limited development i.e. bungalows would be much more in keeping with the surrounding area and a better option for all.

Yours faithfully,

MR. N. DREWERY



#### 4. DESIGN

The proposal incorporates the demolition of the existing amusement arcade structure. It would be replaced by 6 No. semi-detached 3 bedroom houses.

Properties within the immediate vicinity of the site vary between small bungalows, static caravans and 2 storey detached houses. The properties directly opposite the proposed site are completely screened off by a large hedge. Consequently, there are no obvious representations of local character.

1 The proposal has been designed to the highest standard to ensure the development is a beneficial addition to this particular aesthetically diverse area. The proposal does not cause any adverse impact on it's immediate area and in fact, we strongly believe, impacts favourably on the surrounding properties.

#### 5. SCALE

The scale and massing of this proposal has been considered at length. A number of earlier schemes were submitted to the Great Yarmouth Planning Department for consideration. These varied in unit numbers and density to as much as 8 No. 2 bedroom 'terraced' houses.

2 The scale and density has now been considerably reduced and appears much more in keeping with the local area. Lengthy consultations were carried out with the local Planning officers, and through this dialogue, an agreeable conclusion was reached. With that in mind, it is considered that the scale of this proposal will not be out of keeping with the existing area and in accordance with Policy HOU17.

#### 6. SITE LAYOUT

The proposed scheme makes efficient use of the available site area. It has been laid out so that it makes the best use of the land while minimising impact upon properties located to the South and East of it's boundaries.

The East elevation has only one small opening on the First Floor. This window would be obscured as it is located in the proposed family bathroom. The property to the South of the site is more than 20 metres away from the proposed site boundary.

All 6 houses have been positioned at a 10 degree angle to maximise privacy as well as use of rear gardens.

#### 7. APPEARANCE

The architectural context around the site is varied in terms of materials, style and scale. The proposed scheme incorporates a combination of red brick and render finishes. This is in keeping with local character.

#### 8. ACCESS

3 Each property will have direct drive access on and off to 2 No. off street parking spaces. The parking arrangements will be identical to the existing parking configuration onto the arcade parking. There is excellent visibility in all directions ensuring the safety of drivers as well as local pedestrians.

#### 9. ACCESS TO SERVICES AND FACILITIES

The site has good access to local services and facilities all within walking distance.

Services and facilities within 1 mile:

- The California Tavern PH - 0.1 mile (2 minutes walking distance)
- Trisha's Fish & Chips - 0.1 mile (2 minutes walking distance)
- The Orchid House (Chinese takeaway) - 0.2 mile (4 minutes walking distance)
- The Pink Palace (Amusement Arcade) - 0.2 mile (4 minutes walking distance)
- California Cliffs Resort - 0.2 mile (4 minutes walking distance)
- Tastebuds Tea Rooms - 0.6 mile (11 minutes walking distance)
- Green Farm bakery and supermarket - 0.6 mile (11 minutes walking distance)
- Whites Lounge Bar and Cafe - 0.6 mile (11 minutes walking distance)

A bus stop is located directly adjacent to the proposed development. The 1A bus service creates a direct link from the site to Marham, Hemsby, Caister-on-Sea, Great Yarmouth, Gorleston and Lowestoft.

These facilities, together with the convenient bus links to other central local villages and towns, should be considered a sustainable location for 6 No. new houses in line with the National Planning Policy Framework as well as with CS16 (Improving Accessibility and Transport).

## Internet Consultees

Application Reference 06/17/0026/O

Attachments

Invalid Consultee Comment? ☐Copy to existing Consultee? ☐

Name K J Bracey

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Email Address

For or Against OBJ Object

Speak at Committee

I do not doubt that the proposed development will aesthetically enhance the site but the volume of additional traffic the proposed development brings is my main objection. The extra volume of traffic serving nearby holiday camps, along with additional coaches & buses during the busy summer months already causes problems, cars park wherever there are no parking restrictions, the yellow lines around California Road/ Rottenstone Lane/ Beach Road junctions (which the development fronts) only serves to push the parked cars further down the roads. This makes getting around parked cars difficult during the busy summer season.

Date Entered 06-02-2017

Internet Reference 0WPC1023

# Internet Consultees

Application Reference 06/17/0026/O

Attachments

Invalid Consultee Comment? ☐

Copy to existing Consultee? ☐

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For or Against OBJ Object

Speak at Committee

wherever there are no parking restrictions, the yellow lines around California Road/ Rottenstone Lane/ Beach Road junctions (which the development fronts) only serves to push the parked cars further down the roads. This makes getting around parked cars difficult during the busy summer season.

My other objection is the height of the houses. a bungalow existed on the site of the arcade many years ago, therefore a development of 3 detached bungalows would reduce the proposed parking allocation, reduce the roof height and provide an aesthetical enhancement to the site.

Date Entered 06-02-2017

Internet Reference OWPC1023

## Internet Consultees

Application Reference 06/17/0026/Q

Attachments

Invalid Consultee Comment? ☐Copy to existing Consultee? ☐

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Email Address

For or Against OBJ Object

Speak at Committee

Having viewed the revised plans it seems that the site owners appear to be not aware of or have no regard for the concerns raised by the neighbours or the parish council. The change to the original plans appears to be exchanging a semi detached house for a detached one, thus reducing the vehicles using the development by only 2. There has been no change to the height of the houses, which along with the number of vehicles using the proposed development were main points of contention with the original plans. The site is therefore still being overdeveloped.

As I pointed out in my original objection a bungalow existed on the site many years ago. The majority of housing in the immediate vicinity is that of either bungalows, chalets or caravans, therefore a development of 3 detached

Date Entered 08-03-2017

Internet Reference OWPC1046

# Internet Consultees

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Attachments

Invalid Consultee Comment? ☐

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For or Against OBJ Object

Speak at Committee

bungalows will both reduce the roof height and reduce the number of vehicles using the development.

The location of the proposed development, whatever the size, will involve the manoeuvre of vehicles straight onto what is during the summer season, a busy narrow road for both pedestrians and vehicles. Therefore I am objecting to the revised plans.

Date Entered 08-03-2017

Internet Reference OWPC1046



# Internet Consultees

Application Reference 06/17/0026/O

Attachments

Invalid Consultee Comment? ☐

Copy to existing Consultee? ☐

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For or Against OBJ Object

Speak at Committee

is during the summer season, a busy narrow road for both pedestrians and vehicles. Therefore I am objecting to the revised plans.

Kind regards

Karen Bracey.

Date Entered 08-03-2017

Internet Reference OWPC1048



## Internet Consultees

Application Reference 06/17/0026/C

Attachments

Invalid Consultee Comment? ☐Copy to existing Consultee? ☐

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For or Against OBJ Object

Speak at Committee

I would like to voice my objection to the above proposal. My property is directly behind the present amusement arcade. We will be overlooked by all properties my kitchen and garden especially. I feel the proposal does have an adverse effect on the immediate area and doesn't impact favourably on the surrounding properties, especially with effect on lack of privacy. I believe it may affect the value of my property in the future.

From reading some of the submitted letters there have been meetings with planning and it reads as if some decisions have already been made. I believe the development is not in keeping with the local area and surroundings. California largely comprises of low level development mostly bungalows and holiday homes.

Date Entered 09-02-2017

Internet Reference OWPC1027

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Parking is also a concern on California Road especially during the holiday season. Chalet owners and beach users park on the main road obscuring the junction into Rottenstone Lane. Having the addition of 12 more cars needing access to properties on a junction which already has an inadequate line of vision for motorists will be hazardous. Presently lorries, large caravan transporters and public transport have difficulty negotiating and anticipating this corner.

I do appreciate the arcade is no longer viable and Brian and his family need a home. However, I feel the site is being overdeveloped and feel a low level development ie bungalows would be much more in keeping with the surrounding

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For or Against OBJ Object

Speak at Committee ☐

park on the main road obscuring the junction into Rottenstone Lane. Having the addition of 12 more cars needing access to properties on a junction which already has an inadequate line of vision for motorists will be hazardous. Presently lorries, large caravan transporters and public transport have difficulty negotiating and anticipating this corner.  
I do appreciate the arcade is no longer viable and Brian and his family need a home. However, I feel the site is being overdeveloped and feel a low level development ie bungalows would be much more in keeping with the surrounding area and a better option for all.

Date Entered 09-02-2017

Internet Reference OWPC1027

# Internet Consultees

Application Reference 06/17/0026/O

Attachments

Invalid Consultee Comment? ☐

Copy to existing Consultee? ☐

Name Mr and Mrs J A Daykin

Address 56 California Crescent

California

Great Yarmouth

Norfolk

Post Code NR29 3QP

Telephone

Email Address

For or Against

GC

General Comments

Speak at Committee

The proposed development overlooks our residential dwelling to the north east and is the bungalow situated on the corner of California Crescent and California Road.

Whilst we consider the proposed development a good way to improve the aesthetic appearance of the immediate neighbourhood, we are concerned about the overall ridge height of the proposed development as compared to the existing roof height of the arcade. Our afternoon and evening sun comes from that direction into our kitchen and front conservatory.

Date Entered 05-02-2017

Internet Reference OWPC1019

# Internet Consultees

Application Reference 06/17/0026/O

Attachments

Invalid Consultee Comment? ☐

Copy to existing Consultee? ☐

Name Mr and Mrs J A Daykin

Address 56 California Crescent

California

Great Yarmouth

Norfolk

Post Code NR29 3QP

Telephone

Email Address

For or Against GC General Comments

Speak at Committee

neighbourhood, we are concerned about the overall ridge height of the proposed development as compared to the existing roof height of the arcade. Our afternoon and evening sun comes from that direction into our kitchen and front conservatory.

We would have to raise a formal objection if there were to be a significant change in that respect.

Please would you provide details for further consideration.

Date Entered 05-02-2017

Internet Reference OWPC1019

# Internet Consultees

Application Reference 06/17/0026/O

Attachments

Invalid Consultee Comment? ☐

Copy to existing Consultee? ☐

Name Mr and Mrs J A Daykin

Address The Pebbles

56 California Crescent

California

Great Yarmouth

Post Code NR29 3QP

Telephone

Email Address

For or Against OBJ Object

Speak at Committee

1. I must ask why GYBC, in its consultation with neighbours, did not include ourselves, which is one of the closest properties to the application in question.

2. Having fully considered all other responses, and recognising that we may be outside the consultation period, we would still wish to record our objection on the following grounds:

- The proposed height of two-storey dwellings would be excessive and would affect our afternoon sun into our property. Bungalows would be far more in keeping with the area.

Date Entered 01-03-2017

Internet Reference OWPC1037

# Internet Consultees

Application Reference 06/17/0026/O

Attachments

Invalid Consultee Comment? ☐

Copy to existing Consultee? ☐

Name Mr and Mrs J A Daykin

Address The Pebbles

56 California Crescent

California

Great Yarmouth

Post Code NR29 3QP

Telephone

Email Address

For or Against OBJ Object

Speak at Committee

- The comments raised by others concerning the junction with California Road and Rottenstone Lane and the track are well founded; I am surprised that there are not more accidents at that junction. This would leave any new residents close to that junction (i.e. a corner property), at serious risk, especially as vehicles frequently speed up and down California Road with no thought of vehicles emerging from California Crescent when heading towards the Tavern and the Beechcomber Park or from Rottenstone Lane when returning towards the main road. That junction is an accident waiting to happen. There is also a high risk of an accident for the remainder of the proposed new properties due to the reduced road width along their frontage.

Date Entered 01-03-2017

Internet Reference OWPC1037



# Internet Consultees

Application Reference 06/17/0026/O

Attachments

Invalid Consultee Comment? ☐

Copy to existing Consultee? ☐

Name Mr and Mrs J A Daykin

Address The Pebbles

56 California Crescent

California

Great Yarmouth

Post Code NR29 3QP

Telephone

Email Address

For or Against OBJ Object

Speak at Committee

- The dust and noise that would be created during both demolition and rebuilding would be considerable. As one of the closest inhabitants to the site, we would be seeking compensation for the inconvenience and the extra clearing involved. We moved to California for its clean sea air and quietness of the neighbourhood. As a former asthmatic, the air quality is important to me. This development would disrupt us both counts and may impact upon the resale value of our property in the short term, let alone our health..

We hope that the applicants will find a suitable way to redevelop the land, but feel that the present proposal, indeed the newly submitted one for 4 x semi and 1 x detached are still not in keeping with the area.

Date Entered 01-03-2017

Internet Reference OWPC1037



Tel: [REDACTED]

Great Yarmouth Borough Council

13 FEB 2017

Customer Services

10th. February 2017.



47 Yarmouth Road,  
Ormesby St Margaret,  
Great Yarmouth,  
Norfolk.  
NR29 3QE

Dear Sirs,

Development of Amusement Arcade - California  
Reference 0/6/17/0026/0

I wish to make the following comments.  
The proposed development with six properties with two parking spaces each appears to be over development of this relatively small area and also it is very close to a busy road junction. As a regular user of the farm lane which adjoins this site it concerns me and would assume the highways department, that up to a dozen extra vehicles will <sup>be</sup> leaving and entering near Rottenstone Lane junction which is already a blind spot due to poor visibility and also is used by buses and coaches not to mention the enormous increase with the summer traffic.

It also concerns me that lengthy consultations have already taken place about this application which appears to make any objections superfluous.

Yours faithfully

Planning Dept.  
Town Hall  
G.T. YARMOUTH

[REDACTED]

"Metfield"  
California Farm,  
California  
Gt. Yarmouth,  
Norfolk  
NR29 3QW

16<sup>th</sup> February 2017

Reference : 06/17/0026/0

Dear Sirs,

Amusement Development, California

I live in a bungalow very close to the proposed development. I would like to strongly object to the above development for the following reasons. It is vastly an overdevelopment of the plot. I just cannot see how 6 houses with 12 parking spaces, all with gardens could possibly fit on the land. It is certainly not in keeping with anything around the California area. The highway is only a single lane road which opens up slightly past the Amusement frontage, towards the beach. This is a quite a dangerous junction especially in the holiday season. I fear pedestrians, wheelchairs and pushchairs will now have to walk on this single carriage road causing traffic problems and dangers as there is no footpath down this road. Cars would be pulling in and out of the off road parking bays and is a serious safety issue. Public transport is very poor and almost everybody is reliant on a car, this will only push the parking situation down California Road as it is in the holiday season. The California Tavern car park is for customers only. There is no street lighting and pedestrians walking in the road may result in a serious accident or injury.

In keeping with the area, maybe 2 or 3 smaller bungalow type buildings would be a better option to tidy up this eyesore.

Mr. & Mrs. Oakley state in their submission that they would like a permanent home for their family. Surely 6 houses with 12 parking spaces is overdeveloping this site.

Yours faithfully,

MR. K. MOULD

Contact No. [REDACTED]



06/17/0026/0

# CALIFORNIA AMUSEMENT ARCADE DEVELOPMENT

11 March 2017

Mr K Mould  
98 California Road  
California  
Great Yarmouth  
Norfolk  
NR29 3QW



Dear Sirs

I would once again like to raise my objection to this development. From what I can see on the revised plan, it seems that they have made a slight change to one of the houses and removed a parking space.

How they think that this will resolve any of the reasons I previously objected too, I don't understand. Essentially it changes nothing, so I wish my previous objections to stand.

Yours sincerely,

K. Mould

Jill K. Smith

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From: Kay Carson [REDACTED]  
Sent: 15 March 2017 15:33  
To: plan  
Subject: Amusement Development California  
Attachments: DSCF0881.JPG; DSCF0882.JPG; DSCF0883.JPG; DSCF0884.JPG; DSCF0885.JPG; DSCF0886.JPG; DSCF0888.JPG

Mrs Kay Carson  
California Farm House  
California Road  
California  
Nr Great Yarmouth  
Norfolk.

RE: Planning application 06/17/0026/0

Dear Sir's

I am sending you photographs of the problems at the end of the access entrance to our property where the road narrows leading to the beach and an entrance to the touring caravan camp. Building works now will cause chaos.

Today I had to wait for the lorries to be moved before I could exit and again on my return, The lorry delivery to the Tavern pub also had to wait for the truck to be moved out of the way before he could pass, then back out again for me to gain entrance, at which time I hit a bollard and damaged the car my fault for trying to avoid something sticking out of the van in the lane, but it wouldn't have happened had the lane not have been blocked, they were working in the road not the lane. They only parked the trucks there to get them off of the road.  
These road works should be finished soon but are just an indication of the problems to come.

There is nowhere for workmen to Park vehicles, clearly any planning development will cause problems. but it should be kept to a minimum.

There isn't enough space on this site to accommodate 6 semi detached houses with gardens and parking space's, it is without a doubt an over development, this is clearly a holiday area and any development needs to be in keeping with the surrounding's, two bungalows on the site would look in keeping and not be an eyesore, this is a holiday resort not a residential area, the children enjoy the amusements, if the area is turned into residential we will lose the holiday trade.

My mother is 95 and lives alone in Caister I need to be able to leave my house at short notice without having to worry that I will be stuck at the end of the lane to wait for workmen to move. Any work's traffic should not be allowed to park in and block the lane.

Please give my concerns some consideration.

Yours faithfully

Jill K. Smith

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From: Kay Carson <[REDACTED]>  
Sent: 21 February 2017 11:40  
To: plan  
Subject: Amusement Development California

California Farm House  
California Road  
California  
Great Yarmouth  
Norfolk  
NR293QW

February 20<sup>th</sup> 2017

Reference 06/17/0026/0

Amusement Development California

Dear Sir's

I strongly object to this grossly overdeveloped proposal as the access to my property via the lane adjacent to the proposal would be compromised.

It would render the exit vision from our access lane highly dangerous and practicably impossible to join oncoming traffic onto California Road, this is already a difficult junction especially in the summertime when there are parked cars using the roadside as there is no other parking and visitors regally use our access lane blocking the way to our property.

Pedestrian traffic would be a lottery as it is only a single track road, this single track road is the only access to the beach for residents & holiday makers.

Young families with children are already in danger accessing the beach with traffic going to and leaving the California Tavern and touring Holiday park. Buses, delivery vans and touring caravans all converging at this junction.

Six houses with twelve parking spaces at the bottleneck to this road, with the volume of traffic, no street lighting, plus already impaired vision, would be adding to an already existing dangerous problem.

Any amount of extra vehicles would be a nightmare.

Yours Faithfully

A J Carson

06/17/0026/0



TERRA FIRMA  
ARCHITECTURE

RIBA CHARTERED PRACTICE  
SURREY, NORFOLK, SUSSEX, NORTHANTS, OXFORDSHIRE,  
WILTSHIRE, DEVON, DORSET, W. SUSSEX & E. SUSSEX

PROJECT TITLE	SCALE	1:1000
CALIFORNIA AMUSEMENTS SCHAFT, NORFOLK WREX 2016	ISSUE DATE	10 NOVEMBER 2016
CLIENT: Mr. & Mrs. OAKLEY	DRAWING NO.	34.001
DRAWING TITLE	651700	
SITE PLAN		
PROJECT STAGE	STRATEGIC PLANNING	

