

Reference: 06/15/0194/CU

Parish: Gorleston

Officer: Mr G Clarke

Expiry Date: 23-6-2015

Applicant: Mr R Scott, The Pier Hotel

Proposal: Change of use from former Port Authority land to use for craft fayre/car boot sales with cafe

Site: Former Port Authority Site
Harbours Mouth
Gorleston

REPORT

1 Background / History :-

- 1.1 The application site is between the Pier Hotel and the car park on the pier, it was formerly used by the Port Authority and contains single storey buildings used for storage and workshops and a two-storey building that was used for port control. The site is enclosed by 1.8m high wooden fencing with barbed wire on top except for a short stretch on the south side which is part block work wall with wood fencing above. There is an existing vehicular access next to the Pier Hotel's car park.
- 1.2 The only previous planning applications for the site were for the erection of a temporary workshop for the RNLI which was granted temporary planning permission in 1989 (ref: 06/89/1019/F). This permission was renewed in 1992 for a further temporary period (ref: 06/92/0870/F).
- 1.3 The proposal is to use the site for craft fayres and car boot sales, the buildings on the site would be used for internal stalls/display together with a café and toilets, the outside yard area would be used for the car boot sales.
- 1.4 The site is within conservation area 17.

2 Consultations :-

- 2.1 Highways - Whilst the application does not make any specific reference to parking provision for the proposals, it is noted that there is both on-street parking provision and off-street pay and display car park in the vicinity. Whilst there are likely to be varying pressures on available on-street parking, appropriate parking restrictions are currently in force in the interests of highway safety. It is noted that the pay and display car park appears to be in the ownership of the applicant and perhaps consideration could be given to allocating parking in the car park accordingly.

However, given the availability of parking in the area, it is unlikely that I could sustain an objection to this application, nor do I wish to restrict the grant of permission should your Authority be minded to approve the application.

- 2.2 Neighbours/conservation area advertisement - Two objections have been received on the grounds of traffic, parking and the effect on the character of the conservation area, copies of the comments are attached.
- 2.3 Environment Agency – The manager of the events should sign up to our flood warning service and the event should be cancelled or evacuated on receipt of a warning.
- 2.4 Conservation Officer – Ok in principle but there needs to be an upgrade on new fencing, surfacing finish and recladding of buildings.
- 2.5 Environmental Health – No objection in principle however there are residential properties along Quay Road and in order to minimise the impact I would recommend that the site is not open to the public outside the hours of 08:00 to 18:00 Monday to Sunday. If approved it should be conditioned that before any external plant (such as condenser units/fans) is installed details should be submitted and approved so that noise does not cause a problem for residents.
- 2.6 East Port UK – No response.

3 Policy :-

- 3.1 POLICY SHP13

PROPOSALS FOR INDOOR AND OUTDOOR MARKETS AND CAR BOOT SALES WILL ONLY BE PERMITTED WHERE:

- A) THE PROPOSAL WOULD NOT RESULT IN ANY SIGNIFICANT ADVERSE EFFECT ON ITS SURROUNDINGS AND WHERE APPROPRIATE, ON ITS WIDER LANDSCAPE SETTING;
- B) THERE WOULD BE NO SIGNIFICANT ADVERSE IMPACT ARISING FROM NOISE OR GENERAL DISTURBANCE;
- C) THE PROPOSAL WOULD NOT BE LIKELY TO RESULT IN A SIGNIFICANT HAZARD TO ROAD SAFETY OR SIGNIFICANTLY IMPEDE THE FREE FLOW OF TRAFFIC ON ANY HIGHWAY IN THE LOCALITY;
- D) PARKING WOULD BE PROVIDED IN ACCORDANCE WITH THE COUNCIL'S PARKING STANDARDS SET OUT AT APPENDIX (A) OF CHAPTER 3 OF THE PLAN; AND,
- E) THERE WOULD BE NO LOSS OF LEISURE/SPORTS OR OTHER RECREATIONAL FACILITIES.

(Objective: To protect the environment and ensure highway safety.)

3.2 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.)

4 Assessment :-

- 4.1 The site has not been used for some time but its existing use is for industrial/storage purposes, the single storey buildings on the site are mostly white painted with corrugated sheeting to the roofs. The former port control building consists of a two-storey, pitched roof building with a single storey flat roofed addition on the east side.
- 4.2 The proposal is to use the single storey buildings for internal stalls for craft fayres with a café and toilets in the building closest to the Pier Hotel. The yard would be used for open air stalls and car boot sales.
- 4.3 The objections are based on lack of information regarding frequency of events, extra traffic and parking and affecting the character of the conservation area. The application as originally submitted did not include proposed opening hours but the applicant has since confirmed that the intended times that the site would be open are Tuesday to Sunday in any week from 8am to 6pm.

- 4.4 The site is next to the large pay and display car park on the pier and there is also potential for parking for stall holders/staff within the site, the Highways Officer does not object to the proposal due to lack of parking or increased traffic movements.
- 4.5 The site is within conservation area 17 but bearing in mind the existing authorised use of the site is industrial/storage and the buildings on the site are not in the best of condition, the proposed use is unlikely to have any significant adverse effect on the character and appearance of the conservation area. Car boot sales may attract additional visitors with an associated increase in traffic but so do the other events held in the area such as the concerts at the bandstand.
- 4.6 The existing use has been established over many years in connection with the working of the port, now that the buildings are redundant for that purpose it would be better for the character and appearance of the conservation area if an alternative use can be found that would not have the potential for noise, smell and disturbance associated with an industrial use. The proposal would remove a non-conforming use and could add to the attractions of the sea front.
- 4.7 It is suggested that a temporary consent is granted for a period of one year to allow for the effects of the use to be assessed with a condition limiting the car boot sales to a day and time to be agreed.

4.8 RECOMMENDATION :-

Approve – one year temporary consent with conditions limiting opening times and requiring submission of details of any external plant or equipment.

The proposal complies with Policies SHP13 and BNV10.

ACK 14/5/15

North Manor House
12 Pier Plain
Gorleston
NR 31 6PE

Tuesday, 12 May 2015

06/15/0194/cu
Pier Hotel Application



Dear Sir

I oppose this application on 3 grounds.

1. The application is for two very different events. Regular Craft Fairs attract little additional traffic and disturbance. Car Boot Sales usually generate significant extra traffic. The two types of event should be dealt with as separate applications.

2. There is no indication of the frequency of the events. This information should be on the application.

3. Gorleston beach and seafront are crowded with locals and visitors particularly in the summer. These users will be competing, especially for parking, with customers and traders of the car boot sales.

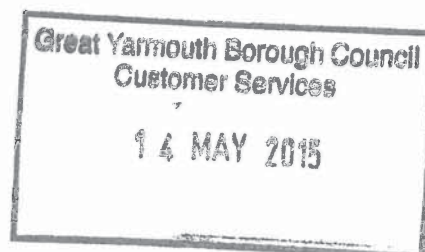
Altogether, the application is too openended. It looks as though it will give the Pier hotel owner a free hand to do whatever he wishes with the site.

Finally, I would like to remind the Committee that the site is within the Gorleston Conservation Area and the Strategic Plan for the area is to "preserve the tranquil character of the area".

Yours Sincerely

A handwritten signature in dark ink, appearing to read "Margaret Ward".

Margaret Ward



Internet Consultees

Application Reference

06/15/018101

Attachments

Invalid Consultee Comment? ☐

Name Norman Ward

Address 12 Pier Plain

Post Code NR31 6PE

Telephone 01493669845

Email Address normanward@tiscali.co.uk

For or Against OBJ Object

Speak at Committee

Copy to existing Consultee? ☐

ACK BY EMAIL
SAYING FILE IS
WAITING TO BE
PUT ON WEBSITE.

Where is the plan on the Council website? This site must be within the Gorleston Conservation Area and will substantially affect the character of the area. It is not appropriate for officers to make decisions affecting conservation areas.

Date Entered 07-05-2015

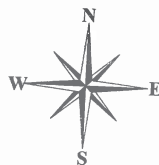
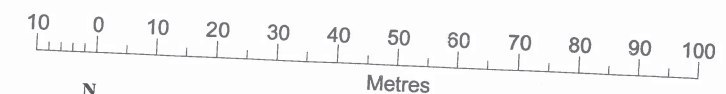
Internet Reference OWPC396

SITE PLAN
06/15/0194/CU



GREAT YARMOUTH
BOROUGH COUNCIL

Property Services,
Town Hall, Great Yarmouth,
Norfolk. NR30 2QF



Scale = 1:1250 @ A4

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