



GREAT YARMOUTH
BOROUGH COUNCIL

Development Control Committee

Date: Tuesday, 23 June 2015

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**

1 DECLARATIONS OF INTEREST

You have a Disclosable Pecuniary Interest in a matter to be discussed if it relates to something on your Register of Interests form. You must declare the interest and leave the room while the matter is dealt with.

You have a Personal Interest in a matter to be discussed if it affects

- your well being or financial position
- that of your family or close friends
- that of a club or society in which you have a management role

- that of another public body of which you are a member to a greater extent than others in your ward.
You must declare a personal interest but can speak and vote on the matter.

Whenever you declare an interest you must say why the interest arises, so that it can be included in the minutes.

2 APOLOGIES FOR ABSENCE

To receive any apologies for absence.

3 MINUTES

5 - 8

To confirm the minutes of the meeting held on 26 May 2015.

4 PLANNING APPLICATIONS

5 APPLICATION 06/15/0132/O MEADOW WAY, (LAND OFF), ROLLESBY

9 - 41

Residential development of 10 dwellings including access.

6 APPLICATION 06/15/0182/F 52 BULMER LANE, WINTERTON, GREAT YARMOUTH

42 - 55

Change of use of domestic garage to a dog grooming parlour and associated works.

7 APPLICATION 06/15/0030/F 112 WELLESLEY ROAD, GREAT YARMOUTH

56 - 76

Conversion of dwelling house to 4 no. self-contained flats.

8 APPLICATION 06/15/0194/CU FORMER PORT AUTHORITY SITE, HARBOURS MOUTH, GORLESTON

77 - 83

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

9 PLANNING APPLICATIONS CLEARED BETWEEN 1 - 31 MAY 2015

84 - 94

The Committee is asked to note the planning applications cleared by the Planning Group Manager and the Development Control Committee during May 2015.

10 OMBUDSMAN AND APPEAL DECISIONS

95 - 95

The Committee is asked to note the following appeal/ombudsman decisions:

- (i) 06/14/0593/A - Three fascia signs, non-illuminated, located on brick garage; three portable non-illuminated advertisements on frames at Hammond Road Garage Ltd, Ormond Road, Great Yarmouth - appeal dismissed.

The original application was an officer delegated refusal.

(ii) 06/14/0780/F - Demolition of existing garage and erection of proposed new dwelling using existing access from Royal Albert Court - appeal allowed.
The original application was an officer delegated refusal.

11 ANY OTHER BUSINESS

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

Development Control Committee

Minutes

Tuesday, 26 May 2015 at 18:30

PRESENT:

Councillor Reynolds (in the Chair); Councillors Andrews, Annison, Bird, Blyth, Collins, Grant, Jermany, Lawn, Linden, Sutton, T Wainwright & Wright.

Mr D Minns, Miss G Manthorpe, Mrs E Helsdon & Mrs C Webb (GYBC Officers)

1 DECLARATIONS OF INTEREST

There were no Declarations of Interest declared at the meeting.

2 APOLOGIES FOR ABSENCE

It was reported that no apologies for absence had been received.

3 MINUTES

The minutes of the meeting held on 21 April 2015 were confirmed.

PLANNING APPLICATIONS

4 Application - 06-14-0588-F - Lidl, Norwich Road, Caister

The Committee considered the comprehensive report from the Planning Group Manager as detailed in the agenda.

The site is located off of Norwich Road, Caister and has 83 parking spaces. The application was to demolish the existing building and to erect a larger building with a reduced overall height. The Majority of the extension would occur north and west of the existing building taking the proposed structure closer to the houses located to the west at Saxon Gardens.

The Parish Council and local residents did not object to the enlargement of the store but objected to the loss of parking spaces, the current highway network, the

current drainage system and the flooding which occurred at Saxon Gardens.

The Senior Planning Officer reported that the proposal included an external access door and a window to the southern elevation which were not in existence on the current building. Residents from Old Hall Gardens had raised concerns that this could lead to people congregating here and disturb them. The window at the southern elevation had been annotated on the revised drawings and were obscured glazed to seek to alleviate the concerns and this could be required to be retained by condition.

The Senior Planning Officer reported that although the proposed development was outside of a designated retail area, the replacement shop did not trigger a retail impact assessment and would not have a significantly adverse effect on the vitality of the High Street.

The Senior Planning Officer reported that the application was recommended for approval subject to conditions as laid out in Section 7 of the agenda.

Mr Taffs objector, addressed his concerns regarding flooding of the rear gardens, sheds and garages at Saxon Gardens as a result of the discharge of surface water from the proposed building.

Councillor Andrews, Ward Councillor, reported that local residents were concerned about the loss of parking spaces and the increase in traffic movements at the difficult junction.

Members were concerned regarding the proposed side door and window.

The Planning Group Manager suggested that if the Committee was minded to approve the application the Committee could ask for amended plans detailing the removal of the door and window.

The Senior Planning officer reported that this application was recommended for approval.

RESOLVED:

That application number 06/14/0588/F be approved with the conditions detailed in paragraphs 7.1 to 7.3 of the agenda.

5 Application - 06-15-0153-F - 16 Limmer Road, Gorleston

The Committee considered the detailed report of the Planning Group Manager as set out in the agenda.

The Senior Planning Officer reported that the proposal was to change the use of the ground floor from a residential property to a commercial restaurant with a flat above. The ground floor would be merged with the adjacent Gambas Restaurant to form an extension to the restaurant. No external changes had been proposed and the flat would be 3 bedroomed with the entrance via the Limmer Road elevation.

Members of the public had objected to the proposal on the grounds of parking, noise, waste, and odour issues.

The Senior Planning Officer reported that the applicant had requested an extension of opening hours but this would need to be submitted as a separate application.

Mr Kirkpatrick, resident, reported the concerns of many of the neighbours.

Councillor Wright, Ward Councillor, reported her concerns regarding potential noise nuisance for local residents.

The Chairman asked for clarification as to the closing time of the restaurant and was informed that this was 11 pm.

A Member reported that the restaurant had been in operation for a number of years, and to his knowledge, had generated no complaints. Unfortunately, on-street parking was an issue across the Borough and not just in the area around the application site.

The Senior Planning Officer reported that this application was recommended for approval.

RESOLVED:-

That application number 06/15/0153/F be approved subject to conditions regarding opening hours and waste storage.

6 Application - 06-15-0070-CU - Candy Cabin, Anchor Gardens, Marine Parade, GY

The Committee considered the detailed report from the Planning Group Manager as set out in the agenda.

The Senior Planning Officer reported that the application was to change the use of the kiosk on the seafront from A1 (retail) to a mixed use of A1 (retail) and A5 (hot food takeaway).

Mr Grey, applicant reported the salient areas of the application to the Committee.

Mr Gathokleous, objector, reported that he objected to the change of use of the kiosk and suggested that the applicant should rent/purchase one of the vacant properties opposite to sell hot food from. There were too many hot food premises already in operation along the seafront and Anchor Gardens should be protected as public open space and not play host to another restaurant.

Councillor Bird, Ward Councillor, was concerned that this application might lead to more illegal parking by potential customers at the Landau Station.

The Chairman reported that this application could not be refused on the grounds that it might lead to further competition amongst seafront traders.

The Senior Planning Officer reported that this application was recommended for approval.

RESOLVED:-

That application number 06/15/0070/CU be approved as the change of use was not considered to be significantly detrimental upon its surroundings or the vitality and viability of the seafront.

7 PLANNING APPLICATIONS CLEARED BETWEEN 1-30 APRIL 2015

The Committee received and noted the planning applications cleared between 1-30 April 2015 by the Planning Group Manager and the Development Control Committee.

8 OMBUDSMAN AND APPEAL DECISIONS

The Planning Group Manager reported the salient areas of the Ombudsman's findings regarding the planning application which was refused by Committee for the Kensington Guest House, 1 St. Johns Terrace, Great Yarmouth.

9 ANY OTHER BUSINESS

Election of Vice-Chairman

The Chairman asked for nominations for the position of Vice-Chairman of the Development Control Committee.

Councillors Bird and Sutton were duly proposed and seconded.

Following a vote, it was RESOLVED:

That Councillor Bird be elected Vice-Chairman of the Development Control Committee for the 2015-16 Municipal Year.

10 EXCLUSION OF PUBLIC

The meeting ended at: 20:00

Reference: 06/15/0132/O

Parish: Rollesby
Officer: Gemma Manthorpe
Expiry Date: 07/07/15

Applicant: Badger Building (East Anglia Limited)

Proposal: Residential development of 10 dwellings including access

Site: Meadow Way (Land off) Rollesby

REPORT

1. Background/History:-

1.1 The application site is 0.66 hectares located to the west of Meadow Way Rollesby. The current use of the land is agricultural and according to information submitted as part of this application this has been the use of the land for a time period in excess of 30 years.

1.2 The site is adjoining, to the eastern boundary is 36 Kings Georges Avenue and 13 and 26 Meadow Way, to the southern boundary four named properties and at the northern and western boundary the site adjoins agricultural fields.

1.3 The site has been subject to previous applications, the most recent are listed below:

06/14/0381/O - Residential development of 35 dwellings – refused at Development Control Committee 15/10/14 - currently subject to a planning appeal reference APP/U261/W/15/3018503.

06/86/1055/O – Residential development (bungalows) – Refused 11/11/86

06/86/0650/O – Residential development (bungalows) – Refused 12/08/86

06/86/0649/O – Residential development (bungalows) – Refused 12/08/86

06/85/1212/O – Erection of six houses with associated garages – Refused 28/01/86

Country Ref.No.BF.8783 – District reference no: 15431 – Layout of Roads and Sewers (Surface Water) – Approved 28/03/67.

1.4 The application referenced above approving roads and drainage (8783 approved in 1967) was materially implemented within the prescribed time frame and as such is extant. This was confirmed in writing by letter in 1985; the letter also said that although permission is there for roads and drainage a residential development would be contrary to the Local Structure Plan which was in existence at the time.

2 Consultations:-

2.1 Parish Council – The Parish Council have objected to the proposed development on the following grounds:

- The proposed access off Meadow Way is too narrow.
- Parked cars on Meadow Way could prevent access to the land by emergency vehicles, oil refuse and other large vehicles.
- The surrounding road network is inadequate to accommodate the additional vehicles.
- Concern that the current drainage system does not have sufficient capacity to accommodate the proposed development, reference made to the June (2014) flooding.
- The failure to mention in the application surface water drainage; note made that the current surface water is drained to the dyke off Meadow Lane with Low Road.
- Overdevelopment in a rural area with no convenient access to key facilities for example shops, doctors surgery or public transport.
- Potential for future development should permission be granted.
- It has not been demonstrated that the development will not increase offsite flood risk.

2.2 Neighbours – There have been 37 objections to the application, examples are attached to this report and a petition with 143 signatories. The main points are given below:

- The development is contrary to local and national planning policy.
- The application should be refused for the same reasons as the previous application.
- The land is unsuitable.
- Light pollution.
- Loss of Grade one agricultural land.
- Overdevelopment.
- Threatens the use of the footpath.
- Increase in traffic using the existing road network.
- Insufficient drainage infrastructure.
- Inadequate pumping station and potential for flooding.
- Inadequate services such as shops, transport, pub, school, regular bus for example.
- Risk of further expansion.
- Loss of wildlife habitat and trees.
- Overlooking and loss of privacy.
- Devalue properties in the locality.
- Noise during the building process.
- Increased risk of flood (overflowing drains).
- Objection to all houses as the existing estate is bungalows.
- No mention of surface water drainage.
- No affordable housing provision.
- Lack of infrastructure.
- Ground made up of hard clay preventing water percolation.
- The National Planning Policy Framework values the conservation of the natural environment and protecting green belt farmland.

- How are trees to the boundary of the site going to be protected.
- Unclear about whether the development is for 10 or 13 homes.
- There is no privacy for people using the post office as it is located within the hairdressers.
- The village roads are in a poor state of repair.
- Too many houses for sale currently, is there any need for anymore.
- More street lighting would be required.
- Discrepancy between the number of residences applied for on the form and those shown and applied for in the description.
- The application should not be a free go.
- The proposed development is within 500m of the Broads Authority area.
- The Strategic Housing Land Availability Assessment has changed making the area designated as 'deliverable and developable'.
- The proposed housing types are not in keeping with the character of the area.
- The traffic report is incorrect.
- The car boot sale has not been taken into account when looking at the traffic report.
- The fence recommended by the Police Architectural Liaison Officer would be visible for miles.
- Lack of information such as construction phase management plan submitted with the application.
- Unsustainable location.

2.3 Highways – Following the submission of amended plans, the Highways Authority do not object to the development as proposed however they do not want an access through the residential development to the field, conditions are requested requiring further information to be submitted at the reserved matter stage.

2.4 Environmental Health – Following the submission of further information the Environmental Health Officer was satisfied that there is a very low risk of contaminants being present on the or significantly close to the site. A condition is suggested in the event that contamination is found.

2.5 Strategic Planning – Full comments are attached, if the criterion within the Interim Housing Land Supply Policy are met the principle of residential development in this location may be acceptable.

2.6 Public Rights of Way Officer – No comments.

2.7 Building Control – No comments

2.8 Norfolk constabulary – No crime prevention measures have been included within the Design and Access statement and recommends measures to be considered should the application be approved such as 2m high fencing (close boarded) to land that abuts the foot path. The reduction in numbers of the has removed many objections although advise is given such as the extension of the footpath to wrap around the proposed cul-de-sac.

2.9 Norfolk County Council – Norfolk County Councils response (without prejudice) give contribution costs for the proposed development.

2.10 Environment agency – No comment as the site is under the size required for comments to be received.

2.11 Essex and Suffolk Water – Existing apparatus is not affected by the proposed development of 10 dwellings.

3 Local Planning Policy:-

3.1 POLICY HOU9

POLICY HOU9 A DEVELOPER CONTRIBUTION WILL BE SOUGHT, AS A PLANNING OBLIGATION UNDER THE TOWN AND COUNTRY PLANNING ACT 1990 TO FINANCE THE EARLY PROVISION OF FACILITIES REQUIRED AS A DIRECT CONSEQUENCE OF NEW DEVELOPMENT.

(Objective: To ensure adequate community and public services are available to new residents which are needed as a direct consequence of the development proposal.)

3.2 POLICY HOU10

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 APPRAISOR
- 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 APPRAISOR 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.

3.3 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.).

3.4 POLICY HOU16

A HIGH STANDARD OF LAYOUT AND DESIGN WILL BE REQUIRED FOR ALL HOUSING PROPOSALS. A SITE SURVEY AND LANDSCAPING SCHEME WILL BE REQUIRED WITH ALL REQUIRED WITH ALL DETAILED APPLICATIONS FOR MORE THAN 10 DWELLINGS THESE SHOULD INCLUDE MEASURES TO RETAIN AND SAFEGUARD SIGNIFICANT EXISTING LANDSCAPE FEATURES AND GIVE DETAILS OF, EXISTING AND PROPOSED SITE LEVELS PLANTING AND AFTERCARE ARRANGEMENTS.

(Objective: To provide for a high quality of new housing development)

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 NNV2

IN AREAS IDENTIFIED ON THE PROPOSAL MAP AS 'LANDSCAPE IMPORTANT TO THE BROADLAND SCENE' THE COUNCIL WILL ONLY PERMIT DEVELOPMENT THAT WOULD NOT HAVE A SIGNIFICANT ADVERSE IMPACT ON THE LANDSCAPE CHARACTER AND TRADITIONAL BUILT FORM OF THE AREA, OR DESTROY OR DAMAGE FEATURES OF LANDSCAPE IMPORTANCE WHICH CONTRIBUTE TO THE CHARACTER OF THE AREA.

(Objective: To safeguard the varied character and features of the landscape within and adjoining the Plan Area.)

3.7 Policy NNV5

IN THE AREAS AROUND SETTLEMENTS SHOWN ON THE PROPOSALS MAP AS 'LANDSCAPE IMPORTANT TO THE SETTING OF SETTLEMENTS' THE COUNCIL WILL PERMIT DEVELOPMENT PROVIDED A DEVELOPER CAN DEMONSTRATE ESSENTIAL NEED OR THAT THE DEVELOPMENT WOULD NOT IMPINGE ON THE PHYSICAL SEPARATION BETWEEN SETTLEMENTS PARTICULARLY BETWEEN GREAT YARMOUTH AND CAISTER AND GORLESTON AND HOPTON WHICH ARE MAJOR GATEWAYS TO THE TOWN, OR GIVE RISE TO ANY OTHER SIGNIFICANT ADVERSE IMPACT.

(Objectives: To protect the setting of settlements and prevent urban sprawl.)

3.8 POLICY NNV16

PROPOSALS FOR THE DEVELOPMENT OF LAND REGARDED AS THE BEST AND MOST VERSATILE LAND, I.E. LAND CLASSIFIED AS GRADE 1, 2 OR 3A BY THE MINISTRY OF AGRICULTURE, FISHERIES AND FOOD, WILL NOT BE PERMITTED UNLESS IT CAN BE DEMONSTRATED THAT THERE IS NO OTHER SUITABLE SITE FOR THE PURPOSE AND, THAT, IN SO FAR AS IS POSSIBLE LAND OF THE LOWEST CLASSIFICATION HAS BEEN USED.

(Objective: To safeguard the most versatile agricultural land which is a long term national resource.)

3.9 POLICY BNV15

ALL NEW ESTATE LAYOUTS WHETHER OF RESIDENTIAL OR EMPLOYMENT USE, AS WELL AS INDIVIDUAL GROUPS OF BUILDINGS OR STRUCTURES, SHOULD BE DESIGNED SO AS TO MINIMISE THE INCIDENCE OF BURGLARIES AND CRIME WHICH MAY BE CREATED BY POOR DESIGN. DESIGNERS AND ARCHITECTS WILL BE ENCOURAGED TO PROVIDE WELL-LIT, VISIBLE, SECURE ENVIRONMENTS.

3.10 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.)

3.11 POLICY INF12

PROPOSALS FOR NEW DEVELOPMENT WILL ONLY BE PERMITTED IF THEY CAN BE PROPERLY SERVICED OR AGREEMENT CAN BE REACHED TO ENSURE DEVELOPMENT DOES NOT PROCEED IN ADVANCE OF SERVICES BEING PROVIDED.

(Objective: To ensure adequate services are provided for new development.)

3.12 POLICY TCM13

POLICY TCM13 DEVELOPMENT WILL NOT BE PERMITTED WHERE IT WOULD ENDANGER HIGHWAY SAFETY OR THE SATISFACTORY FUNCTIONING OF THE LOCAL HIGHWAY NETWORK. IN APPROPRIATE CASES A TRAFFIC IMPACT ASSESSMENT WILL BE REQUIRED TO DEMONSTRATE THAT DEVELOPMENT PROPOSALS CAN BE SATISFACTORILY ACCOMMODATED WITHIN THE HIGHWAY NETWORK TAKING INTO ACCOUNT ANY IMPROVEMENTS PROPOSED.

(Objective: To ensure that new development does not prejudice highway safety or the free flow of traffic.)

4 National Policy: National Planning Policy Framework (NPPF)

- 4.1 The core planning principles set out in the NPPF (Para 17) encourage local planning authorities to always seek to secure high quality design and a good standard of amenity for all existing and future occupants. Para 64 goes on to state that permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions.
- 4.2 Para 50 states that to deliver a wide choice of high quality homes, widen opportunities for home ownership and create sustainable, inclusive and mixed communities, local planning authorities should:
- plan for a mix of housing based on current and future demographic trends, market trends and the needs of different groups in the community (such as, but not limited to, families with children, older people, people with disabilities, service families and people wishing to build their own homes);
 - identify the size, type, tenure and range of housing that is required in particular locations, reflecting local demand; and
 - where they have identified that affordable housing is needed, set policies for meeting this need on site, unless off-site provision or a financial contribution of broadly equivalent value can be robustly justified (for example to improve or make more effective use of the existing housing stock) and the agreed approach contributes to the objective of creating mixed and balanced communities.
- 4.3 Para 54 states that in rural areas... local planning authorities should be responsive to local circumstances and plan housing development to reflect local needs. In addition, Para 55 states that to promote sustainable development in rural areas new housing should be located where it will enhance or maintain the vitality of rural communities.

5. Emerging Policies: Core Strategy Publication (Regulation 19) (September/November 2013):

- 5.1 The NPPF states that decision-takers may also give weight to relevant policies in emerging plans according to:

- 5.2 The stage of preparation of the emerging plan (the more advanced the preparation, the greater the weight that may be given);
The extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given); and
The degree of consistency with the NPPF.
- 5.3 The Core Strategy is currently at the Examination Stage and has undergone several rounds of public consultation; as such it is a material consideration. All of the Emerging Policies listed have received few objections and unresolved objections are not considered likely to have a significant bearing on the strategy of plan. These policies therefore should be accorded significant weight as a material consideration in decision making.
- 5.4 **Policy CS1:** supports the NPPF's presumption in favour of sustainable development, ensuring that the Council will take a positive approach working positively with applicants and other partners. In addition the policy encourages proposals that comply with Policy CS1 and other policies within the Local Plan to be approved without delay unless other material considerations indicate otherwise.
- 5.5 **Policy CS2:** states that approximately 5% of all new residential development (approximately 152 new dwellings over the plan period) should be located throughout the Secondary and Tertiary Villages which include Rollesby.
- 5.6 **Policy CS3:** sets out criteria for ensuring a suitable mix of new homes. This includes ensuring that designed layout and density of new housing reflects the site and surrounding area. Policy CS3 also encourages all dwellings including small dwellings, to be designed with accessibility in mind providing flexible accommodation.
- 5.7 **Policy CS9:** sets out sets out the broad design criteria used by the Council to assess applications. Points a), c) f), and h) should be specifically considered in relation to this application to ensure that the proposed design reinforces local character, promotes positive relationships between existing and new buildings and fulfils the day to day needs of residents including the incorporation of appropriate parking facilities, cycle storage and storage for waste and recycling in the final scheme.
- 5.8 **Policy CS11:** sets out the Council's approach to enhancing the natural environment. Consideration should still be given as to how the design of the scheme has sought to avoid or reduce negative impacts on biodiversity and appropriately contributes to the creation of biodiversity in accordance with points f) and g). The impact upon the character of the Broads and the wider areas landscape character should also be considered in accordance with points c) and d).
- 5.9 **Policy CS14:** states that all developments should be assessed to establish as to whether or not any infrastructure or infrastructure improvements are required to mitigate the impacts of the development.
- 5.10 Other general policies which may also be considered in relation to this application include Policy CS9 which sets out broad design criteria and Policy CS12 which sets out broad criteria to improve the sustainability of new proposals including the requirement for all major developments to reduce carbon emissions by 10% (over the requirements set by building regulations).

6 Assessment:-

- 6.1 The proposed development will consist of 10 residential dwellings with access, the outline application seeks approval for the access with appearance, landscaping, layout and scale to be reserved matters dealt with should this application be approved. Although most matters are reserved the design and access statement and

other submitted information does outline the scale and appearance of properties which may be applied for and the map gives an indicative layout.

- 6.2 There has been a previous application for a development of 35 residential dwellings which included the parcel of land that is subject to the current application. The previous application was refused at development control committee and is currently at the early stages of an appeal against refusal. The previous application was refused on grounds of highways, drainage and being outside of the village development limits.
- 6.3 The access proposed is to join the existing estate road, Meadow Way, an existing public highway at the western most point between no. 26 Meadow Way and no. 13 Meadow Way. Following initial comments from the Highways Authority an amended drawing has been submitted which removes an access to the field from between proposed houses and instead gives an access to the field to the eastern boundary of the development. Following the submission of the amended layout the Highways Authority have no objection to the proposed development.
- 6.4 The objections received are numerous and highlight several points summarised above, the primary concern was the impact of the development on the local highway network. The concerns raised were that the increase in cars using the road would be detrimental to the existing occupiers as the roads are not suitable to accommodate the increase. Concerns were further raised with regards the lack of parking in the area and this being exacerbated by the increase in the volume of cars in the area. A consistent objection to the application is regarding the increase in the volume of traffic and the insufficient highway provision to accommodate the additional traffic. There are also references to the car boot sale which increases traffic to the area and the use of the roads by children during school times. In the absence of objection from the Highways Authority the objections regarding the increase in traffic movements are not deemed sufficient to refuse the application. The previous application for 35 no. dwellings was objected to consistently and strongly on highways grounds as the existing infrastructure was not deemed acceptable to accommodate the increased traffic movement however given the reduction in the size of the application there are no objections from the Highway Authority.
- 6.4 At the time of writing there had been no response received to the consultation sent to the Environment Agency although they as a body would not usually comment on an application of this size as it is not large enough. Consultations have been sent to the relevant department at Norfolk County Council although at the time of writing no response has been received. The applicant has provided information about the drainage and has provided correspondence from the Highways Authority regarding the drainage. The additional comments provided have stated that a survey of the existing drainage system would be required; these additional comments are in accordance with the Local Authorities comments received from consultation which state that a condition would be placed on any grant of permission which would require full details of the on-site water drainage to be submitted prior to commencement of the development. As this is an outline only application these details could be submitted at the reserved matters stage.
- 6.5 There has been further information provided by the applicant with reference drainage stating that water from houses and hard standings can be drained to soakaways.

- 6.6 The planning statement does give information regarding the scale, appearance and materials proposed although as this application is for outline planning permission with only these details, although helpful at this stage to give an idea, are not to be relied upon as they may be subject to change should a reserved matters application be submitted. In addition the applicant has stated that the access as designed will allow for bin collection to be made which will remove the need for a designated kerb side collection at the adopted entrance to the proposed development.
- 6.5 The scheme should be well designed taking account of its surroundings, with careful consideration given to the scale and massing of the buildings in accordance with Saved Local Plan Policies HOU16, BNV20 Emerging Core Strategy Policy CS9. Careful consideration should also be given to whether or not the schemes density appropriately reflects the sites and its surroundings in accordance with Emerging Policies CS3 and CS9. If it is viewed that the development is of poor design and fails to take the opportunities available for improving the character and quality of an area and the way it functions or if the proposal would cause harm to the existing character of the local area then permission should be refused. The applicant has stated that the development could be a mix of dwellings, the proposed dwellings which are in closest proximity to the existing properties could be required to be single story only in order to maintain the character of the area and to prevent any significant adverse effect to the amenities of the occupiers of these properties by overlooking.
- 6.7 Details of the proposed heights of the dwellings have been submitted although it must be noted that these are not part of the application as scale and design shall be decided if this application is approved during the reserved matters application.
- 6.8 There has been an objection to the proposed indicative building types showing maisonettes which indicates that there will be 13 dwellings as opposed to 10. The application is for 10 dwellings only and the indicative housing types are not subject to the application. It is unfortunate that the additional information supplied appears to show additional dwellings however the application is for 10 and this can be reiterated by condition if the application is approved in the interest of clarity.
- 6.9 Another consistent objection is that the current application is that this application, if approved, will allow for further expansion into the remainder of the field. The application in its current form is being assessed and not the potential for further expansion. Should any further application be submitted for future development this will be assessed if submitted. The approval of the current application does not guarantee the future expansion of the site as all applications are decided on merit.
- 6.10 The submitted Planning Statement makes reference to the criterion within the Draft Interim Housing Land Supply Policy (NB: The final Interim Policy was adopted in July 2014) The detail with regards to how some points (such as cycle storage, open space etc.) have been addressed in the final design is inadequate and ambiguous. Additionally no information has been submitted to demonstrate the deliverability and viability of the site. As such the planning application and supporting documents (as currently submitted) do not adequately demonstrate that the criterion within the Interim Policy has been met. However the application is an outline application only and the details to meet the criteria of the Interim Housing Land Supply Policy can be met during the reserved matters stage. The applicant has stated that, in accordance with the Interim Housing Land Supply Policy, that the development could be commenced within two years if approved to meet these policy aims. This can be

adequately conditioned by reducing the time allowed for reserved matters to be applied for and in turn the time that the development be commenced within.

- 6.11 There have been objections to the lack of affordable housing on the site, as the site is under the threshold for the provision of affordable housing this is not being requested. The applicant has agreed, should the development be approved, to pay reasonable contributions to public open space.
- 6.12 The application in the reduced form does not give rise to the same objections as the previous application for 35 no. dwellings and must be assessed on this smaller scale and on individual merit. In the absence of highways and drainage objections the development, as per the above, is assessed against planning policy. It is accepted that the development is outside of the village development limits for Rollesby and that no attempt has been made to comply with policy HOU10 which provides the policy within the Borough Wide Local Plan for development in the countryside however there are other material policy considerations to be taken into account, the emerging Core Strategy, the National Planning Policy Framework and the Interim Housing Land Supply Policy.
- 6.13 There is a national requirement to meet housing targets and produce sustainable development. The development proposed, although not within the village development limits, is adjacent to them and can therefore be assessed as sustainable. The Strategic Housing Land Availability Assessment, as a material consideration, has assessed the site as deliverable and developable. The lack of provision in the village of amenities has been consistently noted by objectors however the village, as designated in the Interim Housing Land Supply Policy, as secondary village capable of some expansion. The assessment carried out as part of the Strategic Housing Land Availability Assessment has identified the close proximity of Rollesby to Martham which has key services accessible by car in addition to the minor services available within Rollesby.
- 6.14 The development as proposed is adjacent to the village development limits for Rollesby and lies in an area which is currently agricultural land that is, given the natural topography of the area, not overly visible from Main Road which is the main road through Rollesby. Although the development would not be completely hidden it would not infringe of the appearance of open countryside to a significant effect. There is further mitigation by the existence of Coronation Avenue, to the north of the application site which is accessed off Main Road.
- 6.15 The appearance and scale of the properties proposed can be assessed, should the current application be approved, in line with the aforementioned policies to seek to ensure that the development does not have a detrimental effect on the character of the area and to ensure a suitable form for the development.

7 Recommendation:-

- 7.1 The recommendation is to approve the application subject to conditions regarding reserved matters to include drainage details, materials, scale, layout, appearance, landscaping, slab levels and further details of parking, turning, access, cycle ways, footways, boundary treatment and all dwellings to be single storey only. In addition a section 106 agreement with regards open space shall be sought.

Meadow Way



UPRN:



GREAT YARMOUTH
BOROUGH COUNCIL
Planning and Business Services
Enforcement

Town Hall, Hall Plain, Great Yarmouth NR30 2PF
01493 856100 enquires@great-yarmouth.gov.uk

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Date: 15/06/15

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Ordnance Survey [100018547]



Application Ref	06/15/0132/O
Proposal	10 dwellings including access
Location	Meadow Way (Land Off), Rollesby

Case Officer	Miss G Manthorpe	Strategic Planning Officer	Mr K Balls
Date Received	13/04/2015	Date Completed	29/04/2015

The current policies specifically affecting the site at the time of writing are as follows:

Note – 29 April 2015

The outline planning application is a revised submission of a previous outline planning application for no. 35 dwellings, refused on 19 December 2014. The current planning application is for a smaller area of development and reduced quantum of houses (10 dwellings).

Although the revised planning application differs from the previous in so much that it is of a smaller size, comes under the affordable housing threshold and includes revised information on highways visibility and an addendum to a revised strategic flood risk assessment (SFRA), the general premise of the proposal in terms of overall layout and design is unchanged. Therefore comments related from a strategic planning perspective remain unchanged, albeit for affordable housing provision, and are presented below:

NB: it is worth considering that should outline consent be given, there is the possibility that smaller planning applications, below 11 dwellings a piece, may be submitted, thereby circumventing any affordable housing being provided on site.

National Policy

National Policy: National Planning Policy Framework (NPPF)

The core planning principles set out in the NPPF (Para 17) encourage local planning authorities to always seek to secure high quality design and a good standard of amenity for all existing and future occupants. Para 64 goes on to state that permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions.

Para 50 states that to deliver a wide choice of high quality homes, widen opportunities for home ownership and create sustainable, inclusive and mixed communities, local planning authorities should:

- plan for a mix of housing based on current and future demographic trends, market trends and the needs of different groups in the community (such as, but not limited to, families with children, older people, people with disabilities, service families and people wishing to build their own homes);
- identify the size, type, tenure and range of housing that is required in particular locations, reflecting local demand; and

Para 54 states that in rural areas... local planning authorities should be responsive to local circumstances and plan housing development to reflect local needs. In addition, Para 55

...es that to promote sustainable development in rural areas new housing should be located where it will enhance or maintain the vitality of rural communities.

Planning Practice Guidance (PPG)

Agricultural Land

The NPPF expects local planning authorities to take into account the economic and other benefits of the best and most versatile agricultural land. This is particularly important in plan making when decisions are made on which land should be allocated for development. Where significant development of agricultural land is demonstrated to be necessary, local planning authorities should seek to use areas of poorer quality land in preference to that of a higher quality.

Local Policy

Saved Great Yarmouth Borough-Wide Local Plan Policies (2001):

National Planning Policy Framework Paragraph 215 applies to policies adopted under the Town and Country Planning Act 1990. This states that due weight should be given to relevant policies in existing plans according to their degree of consistency with the NPPF, the closer that the policy in the Local Plan is to the policies in the NPPF the greater the weight 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.

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.

Policy HOU9: states that developer contributions will be sought to finance the facilities required as a direct consequence of new development.

Policy HOU10: states that dwellings in the countryside to only be permitted in connection with agriculture, forestry, organised recreation or expansion of existing institutions.

Policy HOU15: states that all proposals for new dwellings will be assessed according to their effect on residential amenity, character of the environment and traffic generation.

Policy HOU16: requires a high standard of layout and design for all housing proposals.

Policy HOU17: requires housing developments to have regard to the density of the surrounding area.

Policy NNV2: states that new development on land identified as 'Landscape Important to the Broads Scene' should only be permitted where it would not have a significant impact on the important landscape character and built form of the area.

Policy NNV5: states that new development on land identified as 'Landscape Important to the Setting of Settlements' should only be permitted where there is an essential need or the development would not impinge on the separation of settlements.

Policy NNV16: states that development on land regarded as the best and most versatile land i.e. grade 1, 2 or 3A will not be permitted unless it can be demonstrated that there is no other suitable site and that the lowest possible classification has been used

Policy BNV15: Notes that the design of new estate layouts should aim to minimise incidents of burglaries and other crime.

Policy BNV20: Requires proposals for new development in rural areas to be of a high standard of design

Policy INF12: States development will only be permitted where it can be properly serviced or if it is agreed that these services will be provided prior to development starting.

Policy TCM13: Development will not be permitted where it would endanger highway safety or the functioning of the highway network. Policy includes requirement for a Traffic Impact Assessment in appropriate cases.

Emerging Policies: Core Strategy Publication (Regulation 19) (September/November 2013):

The NPPF states that decision-takers may also give weight to relevant policies in emerging plans according to:

- The stage of preparation of the emerging plan (the more advanced the preparation, the greater the weight that may be given);
- The extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given); and
- The degree of consistency with the NPPF.

The Core Strategy is currently at the Examination Stage and has undergone several rounds of public consultation; as such it is a material consideration. All of the Emerging Policies listed have received few objections and unresolved objections are not considered to be likely to have a significant bearing on the strategy of plan. These policies therefore should be accorded significant weight as a material consideration in decision making.

Policy CS1: supports the NPPF's presumption in favour of sustainable development, ensuring that the Council will take a positive approach working positively with applicants and other partners. In addition the policy encourages proposals that comply with Policy CS1 and other policies within the Local Plan to be approved without delay unless other material considerations indicate otherwise.

Policy CS2: states that approximately 5% of all new residential development (approximately 152 new dwellings over the plan period) should be located throughout the Secondary and Tertiary Villages which include Rollesby.

Policy CS3: sets out criteria for ensuring a suitable mix of new homes. This includes ensuring that designed layout and density of new housing reflects the site and surrounding area. Policy CS3 also encourages all dwellings including small dwellings, to be designed with accessibility in mind providing flexible accommodation.

Policy CS9: sets out sets out the broad design criteria used by the Council to assess applications. Points a), c) f), and h) should be specifically considered in relation to this application to ensure that the proposed design reinforces local character, promotes positive relationships between existing and new buildings and fulfils the day to day needs of residents including the incorporation of appropriate parking facilities, cycle storage and storage for waste and recycling in the final scheme.

Policy CS11: sets out the Council's approach to enhancing the natural environment. Consideration should still be given as to how the design of the scheme has sought to avoid or reduce negative impacts on biodiversity and appropriately contributes to the creation of biodiversity in accordance with points f) and g). The impact upon the character of the Broads and the wider areas landscape character should also be considered in accordance with points c) and d).

Policy CS14: states that all developments should be assessed to establish as to whether or not any infrastructure or infrastructure improvements are required to mitigate the impacts of the development.

Other general policies which may also be considered in relation to this application include Policy CS9 which sets out broad design criteria and Policy CS12 which sets out broad criteria to improve the sustainability of new proposals including the requirement for all major developments to reduce carbon emissions by 10% (over the requirements set by building regulations).

Other material considerations

Interim Housing Land Supply Policy

The Interim Housing Land Supply Policy seeks to facilitate residential development outside but adjacent to development limits by setting out criterion to assess the suitability of exception sites. The criterion is based upon policies with the NPPF and the emerging Core Strategy and has been subject to public consultation. The Interim Policy was adopted by Full Council in July 2014.

It should be noted that the Interim Policy will only be used as a material consideration when the Council's Five Year Housing Land Supply utilises sites identified in the Strategic Housing Land Availability Assessment (SHLAA). As at April 2014, the Council has a 7.04 year housing land supply which utilises sites within the SHLAA as such the Interim Policy can be used as a material consideration in the determination of planning applications.

Strategic Housing Market Assessment, 2013

The Strategic Housing Market Assessment (SHMA) provide a good indication of how the boroughs housing stock reflects the market demand for specific types and sizes of properties and how the stock profile aligns with future requirements. Going forward the SHMA suggests that target proportions for new housing in terms of tenure and dwelling size should seek to ensure that there is a sufficient range of accommodation to adequately house each household type and balance the housing stock. The precise requirements for tenure, size and type of housing units should be negotiated on a site-by-site basis to ensure that schemes reflect the latest evidence of need, having regard to affordable housing typology and the viability of individual sites.

Strategic Planning Recommendation

Loss of agricultural land

The application site is located in an area designated as Grade 1 Agricultural Land. The NPPF states that where development of agricultural land is demonstrated to be necessary, local planning authorities should seek to use areas of poorer quality land in preference to that of a higher quality. The majority of open land adjacent to Rollesby is classified as Grade 1 Agricultural Land, with adjacent land not designated as Grade 1 or 2 Agricultural Land

ated in close proximity to the Broads and designated nature conservation sites. As such, while the loss of agricultural land in this location is regrettable it would on balance appear to be sequentially favorable when considering other potential sites in and around Rollesby.

Suitability of site for new housing development

Emerging Core Strategy Policy CS2 states that approximately 5% of all new residential development over the plan period should be in the Secondary and Tertiary Villages. Rollesby is identified as a Secondary Village, therefore a small amount of new residential development in the village could be deemed appropriate assuming that the level of growth is proportionate to the availability of relevant services/infrastructure and the scheme is well related to the existing built development.

The proposed development site is outwith the village development limits of Rollesby as such residential development in this location would only be deemed acceptable if the applicant has sufficiently demonstrated that the requirements of Saved Policy HOU10 have been met or where other material considerations such as the adopted Interim Housing Land Supply Policy or the NPPF indicate that new development in this location would fulfil local need and help to create sustainable, inclusive and mixed communities.

Saved Policy HOU10 states that dwellings in the countryside should only be permitted in connection with agriculture, forestry, organised recreation or expansion of existing institutions, the proposed scheme of 10 dwellings is not in accordance with Saved Policy HOU10. The proposal is also not in accordance with Para 54 or 55 of the NPPF as the scheme does not address rural worker housing needs, is not a brownfield site and there is no evidence to suggest that the proposed dwellings will be of exceptional quality or of an innovative design.

With regards to other material considerations it is noted that the submitted Design and Access Statement makes reference to the criterion within the Draft Interim Housing Land Supply Policy (NB: The final Interim Policy was adopted in July 2014) but the detail with regards to how some points (such as cycle storage, open space etc.) have been addressed in the final design is inadequate and ambiguous. Additionally no information has been submitted to demonstrate the deliverability and viability of the site. As such the planning application and supporting documents (as currently submitted) **DO NOT** adequately demonstrate that the criterion within the Interim Policy has been met.

If the applicant can satisfactorily demonstrate that the criterion within the Interim Policy have been met then the principle of residential development in this location may be acceptable providing that the application also complies with the following more generalised policies, which include:

- Ensuring that the scheme is well designed and takes account of its surroundings, with careful consideration given to the scale and massing of the buildings in accordance with Saved Local Plan Policies HOU16, BNV20 Emerging Core Strategy Policy CS9. Careful consideration should also be given to whether or not the schemes density appropriately reflects the sites and its surroundings in accordance with Emerging Policies CS3 and CS9. If it is viewed that the development is of poor design and fails to take the opportunities available for improving the character and quality of an area and the way it functions or if the proposal would cause harm to the existing character of the local area then permission should be refused.
- Ensuring that the development does not cause a significant adverse impact on the amenities of occupiers or neighbouring residents and does not have a negative impact on the character of the area in accordance with Saved Local Plan Policies HOU15 and

Emerging Policy CS9, this includes ensuring that the development provides an appropriate amount of car parking and adequate storage for bins and bicycles.

- Ensuring that appropriate consideration has been to ensure that new development takes measures to avoid or reduce negative impacts on biodiversity and appropriately contributes to the creation of biodiversity in accordance with Emerging Policy CS11.
- Ensuring that contributions are sought for any infrastructure or infrastructure improvements that are required to mitigate the impacts of the development this includes but is not limited to community, health and educational facilities and open space contributions in accordance with Emerging Policy CS14.

Public Rights of Way

The proposed development does not appear to affect public footpaths No 2 or No 3 Rollesby. If approved it should be noted that no part of the development should overhang or encroach onto either public right of way.

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

Your Ref: 06/15/0132/O
Date: 12 May 2015

My Ref: 9/6/15/0132
Tel No.: 01603 223274
Email: graham.worsfold@norfolk.gov.uk

Dear Gemma Manthorpe

**Rollesby: Erection of 10 dwellings
Land off Meadow Way, Rollesby**

Thank you for your consultation regarding the above application.

You'll be aware that previously the Highway Authority raised concerns regarding the redevelopment of the entire field and in response to 14/0381 recommended refusal.

It is recognised that the current application significantly reduces the number of dwellings proposed and the Highway Authority accepts the likely residual impacts of this smaller scale development are such that a highway objection is likely to be difficult to substantiate.

Notwithstanding the above the Highway Authority would recommend against agricultural access directly through residential development (as indicatively shown on drawing P0118-SK01B) and that the detailed layout of the site should be such that further phases cannot be added.

Should your Authority support the application in order to encourage access by public transport the Highway Authority would recommend a £3000 contribution be secured (via S106) for the upgrading of the existing bus stop on A149 (west of the junction with King Georges Avenue - the nearest stop to the site) to DDA compliance.

In addition to the above contribution it is recommended the following conditions and information be appended to the consent notice:

SHC 05 (Variation)

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) Roads, footways, cycleways, foul and on-site water drainage
- ii) Access arrangements
- iii) Parking provision in accordance with adopted standard.
- iv) Turning areas

Yours sincerely

Graham Worsfold

Assistant Engineer Estate Development
for Executive Director for Community and Environmental Services

GREAT YARMOUTH BOROUGH COUNCIL

To: PARISH COUNCIL

From: Group Manager (Planning)

Date: 9th April 2015

PARISH: Rollesby 13
APPLICATION: 06/15/0132/O
PROPOSAL: 10 dwellings including access
LOCATION: Meadow Way (Land off) Rollesby GREAT YARMOUTH Norfolk
AGENT: Badger Building (E.Anglia) Ltd
Stanley House Stanley Street LOWESTOFT NR32 2DZ
APPLICANT Badger Building (E.Anglia) Ltd
Stanley House Stanley Street LOWESTOFT NR32 2DZ
CASE OFFICER: Miss G Manthorpe

I attach for your attention a copy of the application form and plans in respect of the above proposal. This is a Potential Delegated application.

Please let me have any comments you wish to make by 30th April 2015

Comments:

Please see attached comments

Annette Collins
Rollesby Parish Clerk
25th April, 2015



ROLLESBY PARISH COUNCIL

Planning application 06/15/0132/O
10 dwellings including access
Meadow Way (land off) Rollesby

The Parish Council wish to make the following objections.

Our comments made on the previous planning application in June last year apply to this application and are attached.

Although this application has been reduced in number of dwellings from 35 to 10 there is potential for more development in the future should this application be approved.

There is still concern regarding whether the drainage system would be able to cope with this development after experiencing serious flooding in Low Road last June.

The decisions to refuse planning permission last time should apply to this application, namely inadequate visibility splays at the junction of King Georges Avenue and the A149 Main Road giving safety concerns with an increase in traffic using this junction. The site being located outside of the village development limits for Rollesby and it has not been demonstrated that the development will not increase the offsite flood risk.

As with the last application the Parish Council support all the Parishioners objections and consider that this application should also be refused.



ROLLESBY PARISH COUNCIL

Planning application 06/14/0381/O
Residential development 35 dwellings including access
Meadow Way (Land off)

The Parish Council wish to make the following comments -

1. The only access to this plot of land is from Meadow Way between bungalows each side of the road. This is an estate road built in the 1960s and as such the entrance to this field is narrow and it would not be possible for two cars to pass at this point.
2. Refuse collection vehicles, oil tankers etc. and more importantly emergency vehicles would not be able to access the site if cars were parked in Meadow Way.
3. The planning application suggests there will be two cars per property. With some of the properties certainly having more than two cars depending on the size of the family this could result in an extra 70 vehicles. The local road network currently has severe problems with vehicular movements with egress from King Georges Avenue onto the main A149 being very difficult and dangerous despite the 30mph speed limit on that road, especially during the morning and evening and during school term times. Has NCC Highways Department been consulted on this application regarding the extra traffic that would result and considering the closeness of this junction with Rollesby Primary School and Nursery.
4. There is concern that the drainage system would not be able to cope with the extra housing. Is there sufficient capacity for additional soil drainage? Has this been confirmed by Anglian Water? All existing soil drainage in the area is taken into the pumping station in Low Road. This drainage system and pumping station was installed late 1960s. Last year this pumping station had to be emptied on a daily basis by a tanker for several weeks due to problems further down the system. There is no mention in the application of surface water drainage from the additional road system, currently the existing estate roads are drained into the dyke network at the junction of Meadow Lane with Low Road. The dyke system has only been cleaned out once in the last fifty years.

This proposal is overdevelopment of a rural area with no convenient access to key facilities e.g. shops, doctors surgery, or public transport.

It is also noted that the application form indicates 33 dwellings but the outline plan shows 35 dwellings.

In conclusion, the application should be refused.

MEMORANDUM

From Environmental Health

To: Planning & Development Department
Attention: Miss G. Manthorpe
cc: Building Control

Date: 1 May 2015

Our ref: SRU/061950 Your ref: 06/15/0132/O

Please ask for: Aidan Bailey-Lewis Extension No: 616

PROPOSED DEVELOPMENT OF 10x DWELLINGS AT LAND OFF MEADOW WAY ROLLESBY GREAT YARMOUTH

Land Contamination:

The submitted Phase 1 Contaminated Land Report (Desk Study) is insufficient. The report lacks depth and detail of information pertaining to the historical use of the proposed site. It also lacks supporting evidence.

Therefore a new desk study should be carried out in line with best practice at the time of submitting the report. The report shall be produced by a person who is suitably qualified to produce contaminated land reports.

Information on producing desk studies is given in:

- BS10175: 2011 'Investigation of Potentially Contaminated Sites – Code of Practice,
- CLR 11 'Model Procedures for the Management of Contaminated Land'
- CIRIA C552 'Contaminated Land Risk Assessment a Guide to Good Practice'
- Environment Agency/NHBC R&D 66 Guidance for the safe development of housing on land affected by contamination.



If planning consent is granted then the following conditions should be listed

Hours of Work:

Due to the close proximity of other residential dwellings the hours of operation should be restricted to:-

- 0730 hours to 1800 hours Monday to Friday
- 0830 hours to 1330 hours Saturdays
- No work on Sundays or Bank Holidays.

Local Air Quality:

The site will potentially generate a significant amount of dust during the construction process; therefore, the following measures should be employed:-

- An adequate supply of water shall be available for suppressing dust;
- Mechanical cutting equipment with integral dust suppression should be used;
- There shall be no burning of any materials on site.

Advisory Note

The applicant is strongly recommended to advise neighbouring residential occupiers of the proposals, together with contact details in the event of problems.



Aidan Bailey-Lewis MSc MCIEH
Environmental Health Officer

Jill K. Smith

06/15/017210

Subject:
Attachments:

FW: Badger Building Ltd - Land at Rollesby Norfolk - File Ref: 116745.1434 BB
2F9B3A_Groundsure - Enviro Search.pdf; 2F9B3A_1_Groundsure - Enviro Search.pdf;
2F9B3A_2_Groundsure - Enviro Search.pdf; 2F9B3A_3_Groundsure - Enviro Search.pdf

Hi Jill/ Gemma

The supporting information is satisfactory and confirms the applicants statement in their previously submitted Phase 1 Study that the land presents a very low risk of contaminants being present on or significantly close to the site. As far as I am concerned there is no requirement for the applicant to proceed to a Phase 2 Site Investigation.

There should be the caveat included stating: "If any contamination is found during the land clearance or construction phase of the development then work is to cease to permit further site investigation"

Regards

Aidan Bailey-Lewis MSc MCIEH
Environmental Health Officer
Great Yarmouth Borough Council.
01493 846616
abl@great-yarmouth.gov.uk

Website: www.great-yarmouth.gov.uk

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

ACK'D
01/5/15

Great Yarmouth Borough Council
Planning Services,
Town Hall,
Hall Plain,
Great Yarmouth,
Norfolk, NR30 2QF

30 King Georges Avenue,
Rollesby,
Norfolk, NR29 5 EN



29.04.14

Great Yarmouth Borough Council
Customer Services

01 MAY 2015

Group Manager. Mr Dean Minns.

Dear Mr Minns,

Ref: Planning Application 06/15/0132/O- 10 Dwellings with Access

Further to this planning application I write to confirm my **OBJECTION** to this proposed "Market Housing Only" development proposed by Badger Building (E Anglia) Ltd and promoted by the current Land Owner and Agents.

This will be the second attempt by this consortium to pressurise the planning system after the first attempt was unanimously rejected, by the Parish Councillors, Planning Officer, Development Control Committee and like minded Rollesby Villagers.

This Secondary village with little amenities is a Rarity in the Borough which as a villager I like, as it is Not "pock marked" or blighted by 21st Centaury commuter infill housing of "bland and unimaginative design".

This infill development is OUTSIDE the village boundary and brings NO ADDED Value or Amenities to the village but only "over stresses" the existing infrastructures and community due to its location.

I would also like to comment as follows and consider that:

- This proposed development is Outside the village boundary and the land is listed as Grade1 Farmland as well as being Greenbelt. Both of these are protected by the National Planning Framework and the Local Plan.
- The House Commons Communities and Local Government Committee on the Operation of the National Planning Policy Framework – Fourth Report of Session 2014 – 2015 dated 9 December 2014 where highly critical of developers pressurising Local Planning Authorities in "giving up" Farmland and Greenbelt. This committee has recommended that the Government strengthen this Framework with immediate affect to add Clear and Defined Responsibilities and a Code of Conduct that Developer's will have to adopt to prevent the abuse that is currently rampant for the easy option of building on Farmland and Greenbelt. Cheap build costs and high profits.
- The proposed development is within 500m of the Broads Authority National Park boundary. This Authority will be affected by the additional

discharge of Highway storm water drainage in a sensitive area that is already prone to flooding.

- The revised application of 10no dwellings is similar to layout as the previous application (06/14/0381/O) for 35no dwellings that was refused. This new layout dissects this farmland making the remaining farmland almost unviable for farming. This application or future applications could be revised to 30 no dwellings as indicated RO003-GYBC Strategic Housing Availability Assessment – 2014 Update deliverability yield.
- This parcel of land RO003 was “Up Graded” by GYBC – Strategic Housing Availability Assessment – Update 2014 FROM: Not Currently Developable > Deliverable or Developable with a potential yield of 30no dwellings. It would appear that this Update was co incidental with the previous application or it was just “bad timing”!
- It should also be noted that two other parcels of land RO04 (Land adjacent Romney Close (Yield - 15no. Dwellings) and RO006 (Land adjacent Sowell’s Farm (Yield 15no. Dwellings) where also upgraded as RO003.
- The builder has NOT volunteered any Section 106 Contributions UNLESS PROVEN.
- As a major planning application 10 or more there is NO Affordable Housing in the scheme with is currently set at 20% in the Northern Villages. There is also NO PROVEN demand for housing in the village as currently there is 13 -15 properties of various size, type and price range. These proposed dwellings are “top end” Commuter type and style properties.
- **The proposed housing mix consists of :**

Plots 1.5& 8 = Kenninghall. This is a 1bed ground floor Maisonette with a Mattishall 1bed 1st floor Maisonette above.

Plots 2,4 &7 = Ellingham. This is a 4bed Detached House.

Plots 3 = Yoxford. This is a 4bed Detached House.

Plot 6 = Blythburgh. This is a 4bed Detached House.

Plot 9 & 10 = Flixton. This is a 3bed Detached Bungalow.

THIS MIX = 13no DWELLINGS. THE APPLICATION IS INCORRECT. The TRAFFIC REPORT by ROSSI LONG Consulting IS INCORRECT.

- The proposed road layout and plots 9 and 10 appointments and access makes it virtually impossible for farm equipment to access the farmland, especially as access is required 24/7 - 365 days a year without appointment!
- Road Traffic Safety through the existing estate has not been addressed by the builder, land owner and agent. This village has inadequate public transport. The builder has proposed 2no cars per dwelling. There is NO Contingency for current and future transport and access needs.
- The builders Traffic Report (Rossi Long Consulting) for 10 dwellings is “defunct” as the land is increasing developed to its future potential

- yield. A major road incident at the junction of King Georges Avenue and A149 Main Road is waiting to happen. At peak times including school pick ups, existing villagers can queue and wait between 5 to 10 minutes to exit the estate. It also states that traffic will use Court Road at its narrowest point is only 1 car width!!!!!! It is also obvious that the Saturday Car boot has NOT BEEN CONSIDERED.
- Safety Vehicle access to the existing estate will also be compromised by the additional road use that will come from this proposed development. The existing estate road networks of King Georges Avenue, Meadow Way, Meadow Lane, Court Road and Low Road can barely cope at this moment due to carriage way restrictions.
 - Storm water flooding has not been addressed by the builder, landowner and agent. The builder proposes utilising the existing storm water road drainage. This currently discharges into the Rollesby Broad headwater marshland adjacent to Court Road and Low Road and during prolonged rain fall periods FLOODS. This is an ECO Environment System with little or no defined ditches that are easily cleared by "others" as recommended by the builder in his planning statement: What are the Broads Authorities views?
 - The land owner has not maintained the existing storm water sumps and drainage channel in field which are in the rear garden boundaries of proposed plots 1 and 5. These sumps have "flooded over" previously and have given rise to flash surface flooding to existing adjacent properties in Low Road. There would appear to be no long term management of this system by this Land Owner.
 - There is NO statement regarding foul water flooding that occurs in Court Road and Low Road when the existing system is stressed.
 - The builder has dismissed the existing mature trees and hedge row that are to the boundaries of the development. These may have the potential of boundary disputes as the new proposed houses will be for majority of the day in their shadow.
 - The proposed houses are out of context with surrounding bungalow roof line and will add unnatural features to the rural landscape such as a 2m close board fence as previously required by Secure by Design to the public footway and possibly across the width of the remaining field. This proposed development will be "stockaded" and seen for miles.
 - There will be Environmental Pollution given the level of street lighting required.
 - This natural and wild habitat of this farmland/greenbelt will be at risk due to this Environmental Pollution and will also have an adverse affect on the villagers adjacent to this development.
 - Existing adjacent properties will be OVERLOOKED by the proposed houses. With roof pitches of 40° as detailed "Room in the Roofs" will be a future cheap extension option for any new property owner.
 - The builder has NOT published with this Outline Planning Application a Construction Phase Management, Traffic Management Plan and Environmental Plan to Safe Guard the existing community and neighbourhood for Public Scrutiny.

... conclusion this proposed develop is UNSUSTAINABLE: Needing Farmland and Greenbelt Land to build on, Home owners using private cars to access and egress the properties and has an Environmental Impact on the Rural Landscape and Wildlife. It also brings NO Amenity Value or Employment to village and serves ONLY AS A COMMUTTER HOUSING.

THIS APPLICATION IS INCORRECT WITH 3no ADDITIONAL HOMES BEING ADDED IN THE MIX. IT SHOULD AGAIN BE REJECTED

Yours S:

Clive Braybrooke.

Miss E Moore .Mr S Laxon

24 meadow way,
Rollesby,
Gt yarmouth,Nr295ha

ACK'D
30/4/15

planning services,
Development control,
Application 06/15/0132/0

Dear sir or madam

I am writing to you as we have heard that badger building have put in a Planning application for 10 dwellings on Grade A arable land off Meadow way Rollesby.

The access road leading to the proposed site is very narrow and you would struggle to pass another vehicle on this road,the junction of king George's and the main road would not be safe for extra volume of traffic due to volume and speed of passing traffic,king George avenue is also narrow and very often congested with cars parking on verges,Flooding is a big concern as well as last year properties on low road During the summer had many inches of rain water flooding in there gardens Running off the designated field.

Yours sincerely

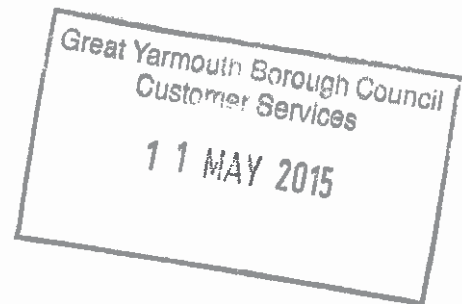


Great Yarmouth Borough Council
Customer Services

29 APR 2015

ACKD
12/5/15

Homelea,
Main Road,
Rollesby,
Great Yarmouth,
Norfolk,
NR29 5EQ



F.A.O. Miss G Manthorpe,
Planning Department,
Great Yarmouth Borough Council,
Town Hall,
Hall Plain,
Great Yarmouth,
NR30 2QF.

4th May 2015.



Dear Miss Manthorpe,

Re: Planning application 05/15/0132/O

I am writing to object to the Planning application for land off Meadow Way Rollesby, Great Yarmouth, by Badger Builders (E Anglia) Ltd.

I am joint owner of a bungalow at 20 King Georges Avenue, Rollesby, Great Yarmouth. I have seen the plans submitted by the builders and I object to these plans on the following grounds;

- Our village has few facilities, no shop or post office and limited bus service therefore a car is essential for work, shopping schools etc.
- The traffic will increase along King Georges Avenue which is quite a narrow road, as the main exit will be the junction with the A149 main road. This is a busy road and despite a 30 mph speed limit, care must be taken when exiting the junction especially when turning right (east) toward Great Yarmouth as you need to pull out to see if the view to your left (west) is clear and safe.
- There is the village school and the playing field on the main road. The playing field is directly opposite this junction and parking is always a problem here at school times. Also on Saturdays when there is a car boot sale held in the playing field grounds. Parking causes obstructions and narrowing the main road considerably well pass this junction, making it even more difficult to exit.
- Pedestrians, particularly children frequently cross over the main road near this junction to use the opposite footpath for the bus stop, village school and playing field.
- Parking along King Georges Avenue at such busy times increases and can cause delays and drivers become impatient.
- The other exit would be at the junction of Court Road and the A149 main road. This is a very dangerous junction in bad weather and a difficult one in good weather. Court Road has a slope, the junction is on a curve in the road. The view from the left (west) is not good and when cars are parked in front of the hair dressers on the main road they can block part of the view, plus overtaking cars (from the west) do not always realise that the junction is there. The view to the right (east) towards Great Yarmouth is also on a bend, with a second junction from Rollesby Gardens Cul-de-Sac on the same side of the road. Cars waiting to

Homelea,
Main Road,
Rollesby,
Great Yarmouth,
Norfolk,
NR29 5EQ

pull out from here obstruct the view from Court road.

- I also object on the ground of the water and sewage system. Having had blocked drains at this property on King Georges Avenue, and elsewhere in the village I feel very strongly that these extra buildings will be far too much for the infrastructure to cope with. As Rollesby is a broadland village I would be deeply concerned about damaged and pollution that may result from this development to flora, fauna and wildlife that are found in the unique eco-system of the broads.
- Having seen the purposed plans I note that an access is left for the remaining field. This I firmly believe is being done with intentions for further planning applications in the future.

Finally having lived in Rollesby village for almost thirty years I have seen many new homes built in and around the village. It is not progress that I object to, but these purposed dwelling are in the wrong place and I feel it would do more harm than good to our village.

Yours sincerely,

Maria Swatman (Mrs)

Reference: 06/15/0182/F

**Parish: Winterton
Officer: Gemma Manthorpe
Expiry Date: 20/05/15**

Applicant: Ms J Morgan

Proposal: Change of use of domestic garage to a dog grooming parlour and associated works.

Site: 52 Bulmer Lane Winterton

REPORT

1. Background/History:-

1.1 The application site is a domestic dwelling with attached garage located to the western side of Bulmer Lane, opposite an access off Bulmer lane which leads to 4 no. detached dwellings. The site is adjoining, to the southern boundary 54 Bulmer Lane, to the northern boundary there is a private drive leading to three residential properties one of which adjoins the western boundary.

1.2 The site has not been subject to any recent applications and as such there is no planning history.

2 Consultations:-

2.1 Parish Council – The Parish Council have not objected to the application.

2.2 Neighbours – There have been 34 objections to the application, examples are attached to this report and they are summarised below.

- Business use is not appropriate in a residential area.
- If commercial use is granted it could become a different business, shop, taxi office or takeaway.
- The use is out of character for the area and should be located at a commercial unit.
- Traffic generation will be problematic.
- The proximity to the bus stop and the increased traffic will be dangerous to highway users.
- Precedent could be set for other applications.
- Shop frontage is out of character for the area.
- Noise generated by dogs in a residential location will cause disturbance.
- Physical works are almost complete prior to planning permission being granted.
- Vacant shops should be utilised.
- The suggestion that children will visit the parlour does not take children's safety into account.
- Problems with access.
- The works overhang a boundary – gutter.

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- Additional cars will obstruct the visibility from the adjacent drive.
- Opening hours are likely to be into the evening causing a disturbance to nearby residents.
- A business will display advertisements.
- Traffic generated will obstruct private driveways.

2.3 Highways – There is no objection to the application, condition requested to ensure that the parking area is laid out prior to the commencement of the development and a condition requiring the use to be based on an appointment only system.

2.4 Environmental Health – Full comments are attached; the Environmental Health Officer has recommended conditions, no dogs being kept overnight at the premises and a temporary approval to assess the effect of the business which can be attached to a grant of planning permission.

3 Local Planning Policy:-

3.1 POLICY EMP18

PROPOSALS FOR SMALL SCALE BUSINESSES WITHIN EXISTING SETTLEMENTS WILL BE PERMITTED PROVIDED THE APPLICANT CAN DEMONSTRATE THAT:

(A) THE PROPOSED USE WOULD BE COMPATIBLE WITH AND NOT SIGNIFICANTLY DETRIMENTAL TO ADJOINING AND/OR SURROUNDING LAND USES, OR RESULT IN ADVERSE AFFECTS TO OCCUPIERS OF NEIGHBOURING PREMISES; AND,

(B) ADEQUATE ACCESS, PARKING AND SERVICE ARRANGEMENTS CAN BE PROVIDED;

(Objective: To encourage appropriate small scale businesses within settlements.)

3.2 POLICY EMP17

THE CONVERSION OR ADAPTATION OF EXISTING BUILDINGS FOR EMPLOYMENT-RELATED ACTIVITIES WILL BE PERMITTED WHERE:

(a) THE EXISTING BUILDING IS OF A FORM, BULK AND GENERAL DESIGN WHICH IS CAPABLE OF ADAPTION OR CONVERSION WITHOUT SIGNIFICANTLY CHANGING ITS CHARACTER OR SETTING;

(b) ADEQUATE ACCESS, PARKING AND SERVICE ARRANGEMENTS CAN BE PROVIDED;

(c) THE LOCAL ROAD NETWORK CAN ACCOMMODATE THE TRAFFIC WHICH WOULD BE GENERATED;

(d) IT CAN BE DEMONSTRATED THAT THERE WOULD BE NO MATERIAL ADVERSE EFFECT ON THE AMENITIES OF NEARBY PROPERTIES OR THE USERS OF ADJOINING LAND; AND

(e) THERE WOULD BE NO SIGNIFICANT LANDSCAPE OR OTHER ENVIRONMENTAL EFFECTS.

(Objective: To provide employment generating possibilities in the rural area.)

3.3 Policy EMP19

WHERE PLANNING PERMISSION IS REQUIRED TO FACILITATE WORKING FROM HOME, PERMISSION WILL BE GRANTED PROVIDED THE APPLICANT CAN DEMONSTRATE THAT THE PROPOSED USE WOULD BE COMPATIBLE WITH, AND NOT DETRIMENTAL TO ADJOINING AND/OR SURROUNDING LAND-USES, OR WOULD NOT SIGNIFICANTLY ADVERSELY AFFECT OCCUPIERS OF NEIGHBOURING PREMISES.

(Objective: To ensure that there is no conflict between the proposed use and the amenity of neighbours or to the detriment of adjoining land users or occupiers).

3.4 Policy HOU18

EXTENSIONS AND ALTERATIONS TO DWELLINGS WILL BE PERMITTED WHERE THE PROPOSAL IS:

- (i) IN KEEPING WITH THE DESIGN OF THE EXISTING DWELLING AND THE CHARACTER OF THE AREA;
- (ii) WOULD NOT SIGNIFICANTLY AFFECT THE AMENITIES OF ANY NEIGHBOURING DWELLING; AND,
- (iii) WOULD NOT RESULT IN OVER-DEVELOPMENT OF THE SITE.

4 National Policy: National Planning Policy Framework (NPPF)

- 4.1 The core planning principles set out in the NPPF (Para 17) encourage local planning authorities to always seek to secure high quality design and a good standard of amenity for all existing and future occupants.
- 4.2 At paragraph 21 of the NPPF Local Authorities are instructed to, when drawing up Local Plans...facilitate flexible working practices such as the integration of residential and commercial uses within the same unit.
- 5. Emerging Policies: Core Strategy Publication (Regulation 19) (September/November 2013):
 - 5.1 The NPPF states that decision-takers may also give weight to relevant policies in emerging plans according to:
 - 5.2 The stage of preparation of the emerging plan (the more advanced the preparation, the greater the weight that may be given);
The extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given); and
The degree of consistency with the NPPF.
 - 5.3 The Core Strategy is currently at the Examination Stage and has undergone several rounds of public consultation; as such it is a material consideration. All of the Emerging Policies listed have received few objections and unresolved objections are not considered to be likely to have a significant bearing on the strategy of plan. These policies therefore should be accorded significant weight as a material consideration in decision making.

- 5.4 Policy CS6 of the Core strategy reads as follows at h) Encouraging the development of small scale business units including those that support the rural economy and rural diversification.

6 Assessment:-

- 6.1 The proposal to change the use of the domestic garage attached to 52 Bulmer Lane to a dog grooming parlour and to carry out associated works. The physical works are substantially complete and therefore reflected within the site photographs. The flat roof of the garage has been raised by 300mm and the garage door has been removed and French doors inserted to the eastern (front) elevation.
- 6.2 The objections received are against both the physical works and the use of the premises. The physical works, while altering the external appearance of the building are not deemed so commercial in appearance that they alter the character of the area. The insertion of French doors to the frontage of a building would be acceptable as domestic works and would comply with policy HOU18 of the Borough Wide Local Plan. Therefore, looking at the raising of the roof height and the insertion of the doors separately would be appropriate. The physical alterations looked at in conjunction with the use as per the application may be seen, with reference the French doors, to give a commercial frontage to the building which is out of character with the area. However any overtly commercial form that may be taken from the development is mitigated by the distance that the property is set back from the road and the lack of any signage or other commercial works. As such the doors and raised roof height are deemed to be in character with the existing dwelling house and the residential character of the area.
- 6.3 Objections have been raised stating that should the current occupiers vacate the property the garage would have a commercial use which could be used by another party as a shop, taxi office or take away. It is common with applications to work from home for conditions to be placed upon any grant of planning permission restricting any change of use in the future or restricting the use of the premises to an individual as opposed to allowing the use to remain with the land. This use could be adequately conditioned to only be carried out by the applicant and to be limited to dog grooming only (with ancillary sales potential) which should be sufficient to alleviate these concerns.
- 6.4 There have been objections to the application on the grounds of highway safety and the detrimental effect that the use at this location will have on the access to the side of the site which leads to three dwellings, the access opposite the application site and the proximity to the bus stop located on Bulmer Lane. The application shows the provision of four parking spaces. The Highways Officer is satisfied that this provision is adequate and can be condition to be maintained and therefore there is no objection from the Highways Authority to the application subject to a condition requiring the provision and maintenance of the parking spaces. The Highways Officer also recommends restricting the use to appointment only and making the permission personal to the applicant.
- 6.6 In addition to the conditions limiting the use to the applicant and removing permitted development rights, in line with the comments received from Environmental Health a condition could be placed upon a grant of planning permission limiting the use to one year. By limiting the use of the premises to one year before a planning application is

to be submitted the effect that the business has on the amenities and character of the area can be assessed.

- 6.5 The current Borough Wide Local Plan at policy EMP19 states that the working from home may be permissible where there is no adverse effect on the character any amenities of the area and neighbouring properties. There are no opening hours shown on the application form however hours of operation can be conditioned to mitigate against any adverse effect on the neighbouring dwellings. The applicant has stated that there will be up to three appointments per day and that a pick-up service will be offered. The number of appointments per day can be limited by condition with the requirements that appointments are pre booked, in accordance with Highways recommendations, and recorded for viewing by the Local Planning Authority should a further application be submitted. A condition can also be placed upon a grant of permission restricting the days of work.
- 6.6 The use of the premises, controlled by condition, should not have an adverse effect on the character and amenities of the area. The Borough Wide Local Plan, and Core strategy which are detailed above support rural diversification and working from home where there is no significant adverse effect on the nearby residences and character. The application, for a limited time in order to assess any effects that are had on the area, is in accordance with these policies.

7 Recommendation:-

- 7.1 The recommendation is to approve the application for a limited time of one year subject to conditions that are recommended by consulted parties and the removal of any permitted development rights. It is also recommended, following the comments received from the Environmental Health Officer, to limit the use to one singular business therefore prohibiting dog breeding.

52 Bulmer Lane



UPRN:



GREAT YARMOUTH
BOROUGH COUNCIL
Planning and Business Services
Enforcement

Town Hall, Hall Plain, Great Yarmouth NR30 2JF
01493 856100 enquires@great-yarmouth.gov.uk

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Date: 15/06/15

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Ordnance Survey [100018547]

MEMORANDUM

From Environmental Health

To: Head of Planning and Development,
Attention: Gemma Manthorpe

Date: 07/05/2015

Your ref: 06/15/0182/F

Our ref:

Extension: 846617

Please ask for: Justin Hanson

DEVELOPMENT AT- 52 Bulmer Lane, Winterton

Environmental Health has considered the proposed development. The potential impact on amenity will depend on how well the development is managed. I have met with the applicant and it is proposed 3 appointments a day and no dogs to be kept overnight. The actual structure of the converted garage is quite solid and if doors are not left open during the day and dogs not kept overnight then there should be no adverse impact on amenity. As proper management is a key factor I would recommend that any permission is granted on a temporary basis for a period of 12 months.

I would also take this opportunity to inform the applicant of the following:

Trade Waste

Any waste generated by the business such as plastics, hair, discarded utensils must be disposed of as trade waste and not through the domestic bins which is only for household waste.

Dog Breeding Licence

It is a legal requirement that that a premises that breeds dogs for sale has a licence. Environmental Health considers that a person is presumed to be carrying out the business of breeding dogs for sale where, they breed and sell more than two litters in a 12 month period, or during any 12 month period, five or more litters are born to his/her bitches which are:

(a) kept by him at any premises during any period of 12 months;

(b) kept by any relative of his at those premises,

(c) kept by him elsewhere; and

(d) kept by any person under a breeding arrangement with him.

This presumptive test will not apply if a breeder is able to prove that none of the puppies born to bitches at their premises or under a breeding arrangement was in fact sold during the 12 month period

The applicant informed me that two litters were born in the last 12 months and does not propose to carry on if permission is granted for the business

Justin Hanson
Environmental Health Officer
Great Yarmouth Borough Council

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

Your Ref: 06/15/0182/F
Date: 7 May 2015

My Ref: 9/6/15/0182
Tel No.: 01603 638070
Email: stuart.french@norfolk.gov.uk

Dear Gemma

Winterton on Sea: Change of use of domestic garage to a dog grooming parlour and associated works
52 Bulmer Lane Wykeham Winterton GREAT YARMOUTH NR29 4AF

Thank you for your recent consultation with respect to the above.

As stated in the Design and Access Statement the applicant has sought pre-application advice from the highway Authority which has been duly considered and taken account of in the application as submitted.

Therefore, in highway terms only I have no objection to the proposals but would recommend the following condition be appended to any grant of permission your Authority is minded to make.

SHC 24 Prior to the commencement of the use hereby permitted the proposed access, on-site car parking and turning area shall be laid out, demarcated, levelled, surfaced and drained in accordance with the approved plan and retained thereafter available for that specific use.

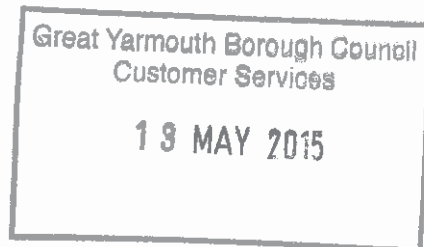
Reason: To ensure the permanent availability of the parking / manoeuvring area, in the interests of highway safety.

I would also suggest that if your Authority is minded to grant planning permission, that it considers attaching conditions in relation to an appointment only system (as referred to) and that the permission is personal to the applicant.

Yours sincerely

Stuart French

Highways Development Management & Licensing Officer
for Executive Director for Community and Environmental Services



ACK'D
13/5/15

Mr & Mrs Parsons,
Fifteen,
Bulmer Lane,
Winterton on Sea,
Norfolk,
NR29 4AF

9th May, 2015

Planning Department
Great Yarmouth Borough Council
Town Hall
Hall Plain
Great Yarmouth
NR30 2QF



Dear Miss Manthorpe,

Reference Planning Application 06/15/0182/F

According to my dictionary a shop is "a building or room in which goods are sold, or where any kind of industry is pursued, a place of employment or activity" so although the application is for a dog grooming parlour it will in fact be a shop and it will be referred to as such throughout this objection letter.

My objection is based on the following points.

- There are 15 properties for sale in Winterton listed on Rightmove. Ten of these are described as being in "much sought after coastal village" or "popular and sought after coastal village". Will these descriptions still apply with advertising hoardings and business signs put up on front lawns?
- There are three vacant shops and car park in Hemsby less than a mile away. Surely it is better to utilize existing resources.
- Allowing this application will set a precedent for future applications. It will let the genie out of the bottle. If the shop owners decide to move in the future what will happen to the shop? Will the new owners turn it into a fast food takeaway? Taxi office? We will not be able to stop it.
- The noise created by multiple dogs being assembled in a residential location will be both disturbing and unsettling.

Initially the business will probably be run on a collection and delivery basis but there will inevitably be customers' vehicles delivering and picking up. There are problems with access.

- Bulmer Lane is a reasonably narrow road and bus route. Also the school bus, a 50 seater coach, stops to let children off less than 50 metres away. The bus stop is not much further. Customers are unlikely to reverse park onto the shop's drive so when leaving will be reversing on to a main road contrary to section 201 of the Highway Code. Alternatively vehicles travelling north will park on the road to "pop" in the shop thereby causing an obstruction and blocking the view of vehicles entering or leaving the access drive to house numbers 46,48&50.
- Our property, marked 'A' on the enclosed map is on a private road that we and the other residents on the road contribute to the maintenance of. The entrance to this road was obstructed on several occasions when the building work on the planning application was being carried out. These incidents will increase with customer's cars being parked and turning round on the road.

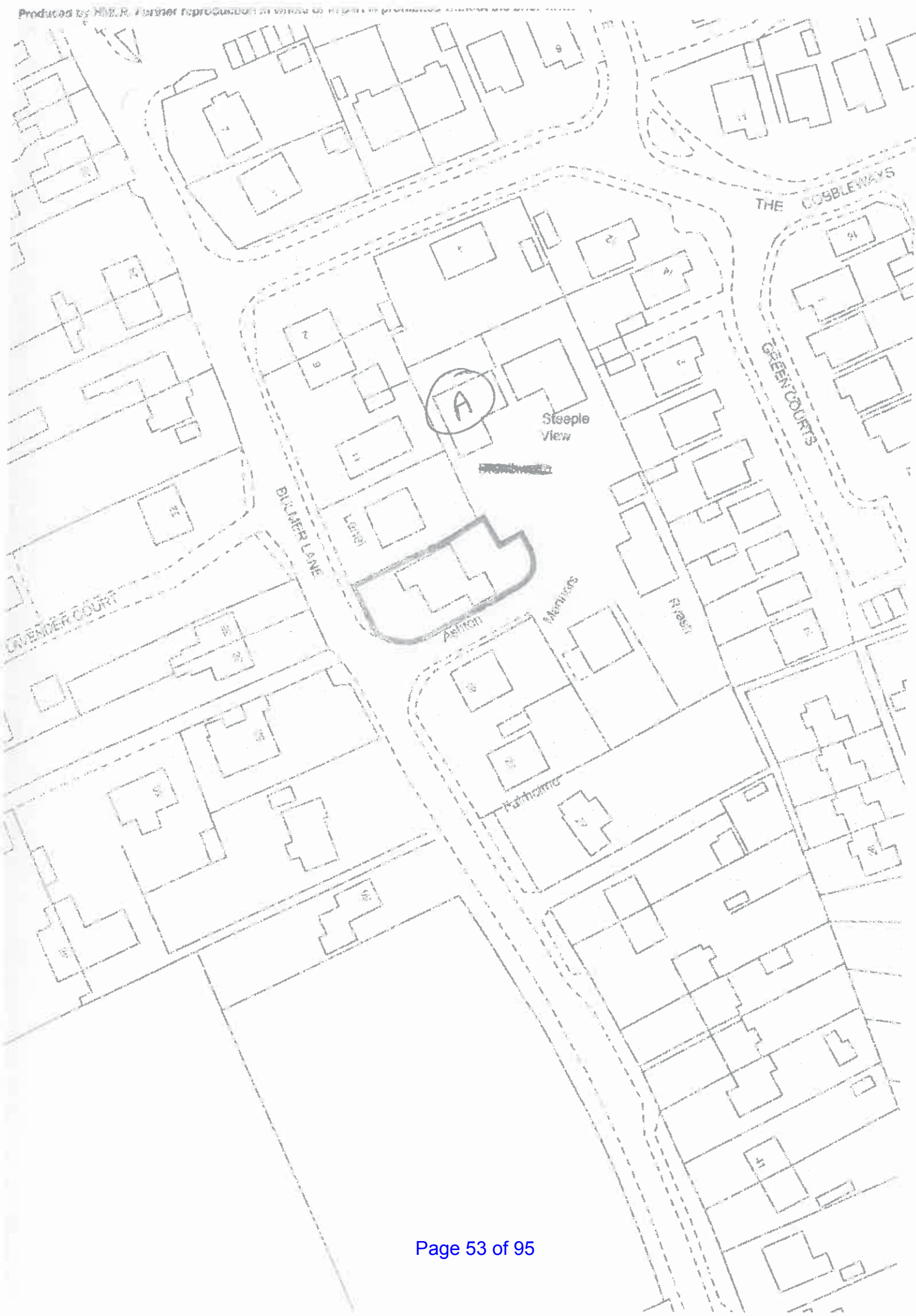
Yours sincerely,

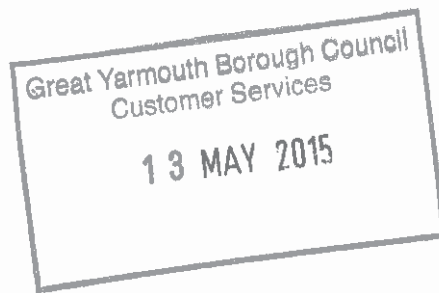


Mr R. Parsons



Mrs P Parsons





ACK'D
131515 GREENTILES
BUSH ROAD

Winterton-on-Sea

1229 459

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



Dear Sir / Madam

Reference Planning Application 06/15/0182/F

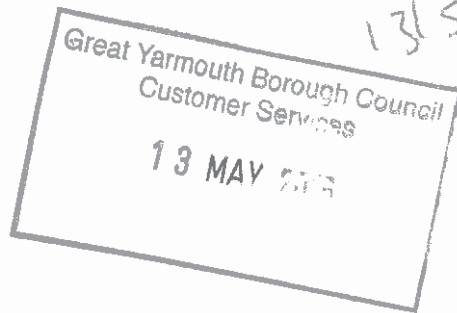
With respect to the above planning proposal in connection to 52 Bulmer Lane, Winterton-on-Sea, we wish to post the following points and object to this proposal.

This application is for a change of use for a domestic garage into a commercial outlet 'a shop' in what is a long established residential area, I like all the residence in Winterton-on-Sea purchased my property to live in a village, a residential area. This if successful will set a president for other applications and hence irreversible change to the village culture which we choose to live in.

The traffic generated will create a problem, with cars reversing in and out of the property this will affect both sides of Bulmer Lane. Bulmer Lane is on a bus route with a bus stop located within a few yards of the proposed commercial unit and this will generate a danger to all users both on foot and in vehicles with the risk to people's safety and a potential for a accident, the consequences of at this point being unknown. The suggestion that school children visits would benefit from this premises from an educational view shows a complete lack of awareness for the safety for the children of the village, no footpath exists on this side of Bulmer Lane. This is a fast busy road.

This application is not approved, the work is almost complete, the Planning Approval Process has been ignored, Commercial units are available in close proximately, 'Hemsby' these would facilitate a business of this nature. It will aesthetically alter the village. No such premises are in existence in Winterton-on-Sea.

Yours Sincerely



J. SEBBORN
5, DUNE
COURT
BULMER
LANE
NR294DB
10th May 2015

Planning Department
Great Yarmouth Borough Council
Town Hall
Hall Plain
Great Yarmouth
NR30 2QF



Dear Sir,

Planning Application 06/15/0182F

Being a resident of Winterton on Sea I would like to object to the above planning application. Bulmer Lane is a bus route and the school bus stops just yards away from the proposed shop.

There will be problems with obstruction and the entrances to three private drives are within 30 yards. Increasing numbers of dogs will create a noise nuisance.

Should the current owner move from this address at anytime in the future the commercial premises approval will not limit it to a dog grooming parlour, this could in the future be any kind of shop.

Winterton on Sea is a lovely sought after residential village surely there cannot be a place for a commercial property especially when there are vacant shops nearby in Hemsby.

Yours sincerely,

Reference: 06/15/0030/F

Parish: Great Yarmouth
Officer: Gemma Manthorpe
Expiry date: 12/03/15

Applicant: Bellus Property Services Ltd

Proposal: Conversion of dwelling house to 4 no. self-contained flats.

Site: 112 Wellesley Road

REPORT

1. Background/History:-

1.1 The site was visited on the 4th of June 2015 by available members of the Development Control Committee following a resolution to defer the decision making of the application. The site and surrounding area were looked at to establish the facts of the area and the matters relating to decision making were not discussed. The details of the site visit shall be reported.

1.2 The site is located to the eastern side of Wellesley Road which is within the secondary holiday accommodation area as defined under the adopted Borough Wide Local Plan.

1.3 The site was granted permission to undergo a change of use from a guest house to a private dwelling in 2001. The planning history is below:

A/11905 – Double sided illuminated projecting box sign – 24/06/71

06/01/0447/CU – Change of use from guest house to private dwelling – Approved with conditions 09/07/01.

06/08/0213/SU – Reinstatement of former Victorian dwarf walls and iron railings approx. 1.4m in height and various improvement works – Approved with conditions 28/04/08.

1 Consultations:-

1.1 Ward Councillor – The Ward Councillor has written in, a copy of the letter is attached to this report, stating that the application site is located within the secondary holiday area and the conversion would be an overdevelopment of the property.

- 2.2 There have been 5 objections to the application which are attached to this report. The main points are given below
- Overdevelopment/too high a density.
 - Detrimental environmental impact on the surrounding businesses.
 - The site is located within a secondary holiday area.
 - The development is contrary to HOU15, HOU23 and TR12.
 - Noise Pollution.
 - Parking.
 - Rubbish/bin storage.
- 2.3 Great Yarmouth Tourism and Business Improvement Area Ltd – Concern about the erosion on the nature and ambience of the popular tourist location.
- 2.4 Highways – no objection..
- 2.4 Environmental Health – No objection to the proposal but have suggested hours of work and noted that the development should comply with current building regulations.
- 2.5 Strategic Planning – Comments received, no objection to the development proposed, the residential use has been established and is not considered to have a significant adverse effect on the Secondary Holiday Accommodation Area nor is the proposal deemed to have an adverse effect on the conservation area.
- 2.6 Conservation – no conservation concerns as the
- 2.7 Building Control – no comment.

2 Local Policy:-

2.1 POLICY HOU23

THE CONVERSION OR CHANGE OF USE OF PROPERTIES TO BEDSITS AND OTHER TYPES OF MULTI-OCCUPIED UNITS OF RESIDENTIAL ACCOMMODATION WILL BE PERMITTED WHERE:

(A) THE SITE IS OUTSIDE AN AREA SHOWN AS 'PRIME HOLIDAY ACCOMMODATION' ON THE PROPOSALS MAP;

(B) THE CHARACTER AND AMENITIES OF THE LOCALITY WOULD NOT BE SIGNIFICANTLY ADVERSELY AFFECTED;

(C) THE SITE IS NOT IN AN AREA PREDOMINANTLY COMPRISING PROPERTIES IN SINGLE FAMILY OCCUPANCY;

(D) CLUSTERING OF PROPERTIES IN MULTIPLE OCCUPATION WOULD NOT OCCUR; *

(E) THERE IS NO PROPERTY USED AS A SINGLE UNIT OF FAMILY ACCOMMODATION DIRECTLY ADJOINING THE PROPOSED DEVELOPMENT;

(F) THE PROPOSED DEVELOPMENT AND ASSOCIATED FACILITIES COULD BE PROVIDED WITHOUT SIGNIFICANT DETRIMENT TO THE OCCUPIERS OF ADJOINING OR NEIGHBOURING BUILDINGS;

(G) THERE IS ADEQUATE ON-STREET CAR PARKING AND THE ON- STREET CAR PARKING REQUIREMENTS OF THE PROPOSAL WOULD NOT RESULT IN MORE THAN 70% OF THE AVAILABLE 'OVERNIGHT' ON-STREET RESIDENTIAL PARKING PROVISION BEING EXCEEDED UNLESS ADEQUATE ALTERNATIVE PROVISION IS MADE; AND,

(H) THE BUILDING IS 3 OR MORE STOREYS HIGH OR MORE THAN 95SQ M FLOOR AREA.

(Objective: To retain prime holiday accommodation, protect residential amenity and ensure adequate standards of accommodation.)

3.2 POLICY TR12

SUBJECT TO OTHER POLICIES IN THE PLAN, WITHIN SECONDARY HOLIDAY ACCOMMODATION AREAS, AS SHOWN ON THE PROPOSALS MAP, PROPOSALS FOR CHANGE OF USE TO A SINGLE DWELLING, SELF CONTAINED RESIDENTIAL FLATS, RESIDENTIAL HOMES OR NURSING HOMES MAY BE PERMITTED IF THE APPLICANT CAN DEMONSTRATE THAT:

(A)THE PROPOSED DEVELOPMENT WOULD NOT HAVE A SIGNIFICANT ADVERSE EFFECT, EITHER INDIVIDUALLY OR CUMULATIVELY ON THE CHARACTER OF THE AREA;

(B)THE PROPOSED DEVELOPMENT WOULD NOT HAVE A SIGNIFICANT ADVERSE EFFECT ON THE RESIDENTIAL AMENITY OF THOSE LIVING IN THE AREA OR TO THE USERS OF ADJOINING PROPERTY OR LAND;

(C)PARKING AND SERVICING ARRANGEMENTS CAN BE PROVIDED IN ACCORDANCE WITH THE COUNCIL'S STANDARDS SET OUT AT APPENDIX (A) TO CHAPTER 3 OF THE PLAN; AND

(D) IN THE CASE OF AN ACCEPTABLE PROPOSAL FOR A CHANGE OF USE OF PART OF A PROPERTY, THE PROPOSED DEVELOPMENT WOULD RESULT IN AN IMPROVEMENT TO THE REMAINDER OF THE HOTEL, GUEST HOUSE OR PROPERTY.

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 HOU18

EXTENSIONS AND ALTERATIONS TO DWELLINGS WILL BE PERMITTED WHERE THE PROPOSAL: (i) IS IN KEEPING WITH THE DESIGN OF THE EXISTING DWELLING AND THE CHARACTER OF THE AREA; (ii) WOULD NOT SIGNIFICANTLY AFFECT THE AMENITIES OF ANY NEIGHBOURING DWELLING; AND, (iii) WOULD NOT RESULT IN OVER-DEVELOPMENT OF THE SITE.

4 National Policy:- National Planning Policy Framework (NPPF)

4.2 Paragraph 49. Housing applications should be considered in the context of the presumption in favour of sustainable development. Relevant policies for the supply of housing should not be considered up-to-date if the local planning authority cannot demonstrate a five-year supply of deliverable housing sites.

4.3 Paragraph 50. To deliver a wide choice of high quality homes, widen opportunities for home ownership and create sustainable, inclusive and mixed communities, local planning authorities should:

- plan for a mix of housing based on current and future demographic trends, market trends and the needs of different groups in the community (such as, but not limited to, families with children, older people, people with disabilities, service families and people wishing to build their own homes);
- identify the size, type, tenure and range of housing that is required in particular locations, reflecting local demand; and

5 Emerging Local Plan: Draft Core Strategy (Regulation 19, 2013)

5.1 Policy CS1

For the Borough of Great Yarmouth to be truly sustainable it has to be environmentally friendly, socially inclusive and economically vibrant not just for those who currently live, work and visit the borough, but for future generations to come. 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 wherever possible. To ensure the creation of sustainable communities the Council will look favourably towards new development and investment that successfully contributes towards the delivery of:

- a) Sustainable growth, ensuring that new development is of a scale and location that complements the character and supports the function of individual settlements.
- b) Mixed adaptable neighbourhoods, that provide choices and effectively meet the needs and aspirations of the local community.

5.2 Policy CS3

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

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.

6 Assessment:-

- 6.1 The application site is currently vacant with the approved use being a single residential unit following planning permission being granted in 2001 to allow the change of use from guest house. The approved use of the land as a dwelling house is noted by the Great Yarmouth Tourism and Business Improvement Area Ltd (GYTABIA) in their objection as the application will not result in the loss of any holiday accommodation.
- 6.2 The objections to the proposal state a number of reasons including the accumulation of rubbish. The applicant has provided an area to the rear of the property for bin storage which is accessible by a communal rear door and therefore accessible for all occupants of the proposed units. If approved a condition could be placed upon the grant of planning permission requiring this area to be retained for this specific use. The provision and retention of a bin area of appropriate size should alleviate the risk of bins or rubbish being stored at the property frontage which would be damaging to the amenity of the area and have a significantly detrimental effect on the street scene.
- 6.2 It is accepted that there may be additional noise created by the development both by the increase in persons residing at the property and the construction works to facilitate the change of use. In accordance with the comments received from the environmental health officer the construction times can be controlled and therefore limited to set hours to minimise any disturbance to the neighbouring properties. The dwellings constructed would need to comply with building regulations and this should reduce any noise created by the occupancy of the dwellings. Noise created by the occupancy of the dwellings is also more probably than not less than the noise that would be created by the higher level of occupancy of a guest house.
- 6.3 There is no parking provided at the property presently and none is proposed. There has been objection to the lack of parking provision however the Highways Officer has not objected on the grounds that this site is located in a central location with good access to public transport and other services. The highways officer further explains that although there is limited availability for on street parking this is likely to vary throughout the day. The limited parking, in the absence of an objection from the Highway Officer is not a sufficient reason for refusal of the application.
- 6.4 The Ward Councillor correctly points out that this site is located in an area designated as secondary holiday accommodation area by the adopted Borough Wide Local Plan. As the property is a dwelling and not holiday accommodation there is no loss of accommodation. The effect of the proposal on the surrounding area, with specific

reference the holiday accommodation still in existence needs to be looked at. The use of the property as four separate dwellings will increase the intensity of the use as opposed to the use as a single dwelling. The increase in the intensity of the use does not however appear to give rise to any significant detrimental impact on the adjoining properties or the area as a whole. Although the area is designated as a secondary holiday area there have been other approvals for the conversion to self-contained flats including an approval at 7-10 Paget Road which is in close proximity to this site. The previous approvals for guest houses to be converted to flats or single dwellings has changed the nature of Wellesley Road and as such the road now comprises mixed uses. The change of use of this dwelling house will not result in the loss of holiday accommodation and shall not result in the erosion of the holiday industry or damage the nature of the area as there shall be no loss of holiday accommodation as the result of this proposal.

- 6.5 Further concerns have been raised regarding the level of accommodation and the proposal being an overdevelopment of the site. The building is an adequate size to accommodate the proposed level of accommodation and thus the site is not being overdeveloped to the detriment of living standards. There have been no adverse comments from Environmental Health in relation to any of the room sizes and as such they meet the requirements for quality habitation in accordance with the National Planning Policy Framework. The National Planning Policy Framework promotes good quality living standards and a variety of accommodation being offered. The development as proposed offers sustainable development located within easy walking distance of the town centre and local transport links.

7 Recommendation:-

- 7.1 Approve subject to conditions restricting the hours of construction and that the bin area is to be made available prior to occupation and retained as such in perpetuity.

Planning Department

Town Hall

Hall Plain

Great Yarmouth NR30 2QF

Cllr Malcolm Bird

13 Euston Road

Great Yarmouth

Norfolk NR30 1DY.

22/2/2015

REF: 06/15/0030/F

As a councillor for Central & Northgate I have been approach by residents in the area in regards to changes of use of 112 Wellesley Road Great Yarmouth a three story Terrace House situated on the East Side, the East Side falls under the definition of Secondary Holiday Accommodation Area and as such has some safeguard to protect those properties who have invested their earnings to achieve an accreditation under the recommendations of the local Tourist Authority, this authority is concerned with the amount of property seeking other uses other than that of tourism, this has proved to have an adverse effect not just on the adjoining but adjacent properties. We do not wish to see the overdevelopment of these three stories dwelling at the cost of further decline in the Tourist Industry which is at present the second largest employer in the Town.

Policy TR12 Paragraph (A) and (B)

Policy Hou 24

Policy Hou 18

I also site Overdevelopment of the property.

Yours faithfully

Cllr Malcolm Bird



MEMORANDUM

From Environmental Health

To: Planning & Development Department
Attention: Miss G Manthorpe
cc: Building Control
Date: 4 March 2015
Our ref: 061206
Please ask for: Aidan Bailey-Lewis

Your ref: 06/15/0030/F
Extension No: 616

PROPOSED CONVERSION OF DWELLING HOUSE TO 4x SELF-CONTAINED FLATS AT 112 WELLESLEY ROAD GREAT YARMOUTH NR30 2AR

Noise:

The internal structure of the building must provide adequate noise attenuation between individual dwellings, between the individual dwellings and communal areas, and from external noise. The levels of insulation should be in accordance with the current Building Regulations.

Hours of Work:

Due to the close proximity of other residential dwellings and businesses, the hours of operation should be restricted to:-

- 0800 hours to 1800 hours Monday to Friday
- 0830 hours to 1330 hours Saturdays
- No work on Sundays or Bank Holidays.

Local Air Quality:

The site will potentially generate a significant amount of dust during the construction process; therefore, the following measures should be employed:-

- An adequate supply of water shall be available for suppressing dust;
- Mechanical cutting equipment with integral dust suppression should be used;
- There shall be no burning of any materials on site.

Advisory Note

The applicant is strongly recommended to advise neighbouring businesses and residential occupiers of the proposals, together with contact details in the event of problems.

A handwritten signature in black ink, appearing to read 'A. Bailey-Lewis', with a stylized flourish at the end.

Aidan Bailey-Lewis MSc MCIEH
Environmental Health Officer

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

NCC contact number: 0344 800 8020
Textphone: 0344 800 8011

Your Ref: 06/15/0030/F
Date: 18 February 2015

My Ref: 9/6/15/0030
Tel No.: 01603 638070
Email: stuart.french@norfolk.gov.uk

Dear Gemma

**Great Yarmouth: Conversion of dwelling house to 4 no. self-contained flats
112 Wellesley Road GREAT YARMOUTH Norfolk NR30 2AR**

Thank you for your recent consultation with respect to the above.

It is noted that no parking provision is proposed by the development, either vehicle or pedal cycle, although it is acknowledged that none exists at present. On street parking is limited in this area and therefore the availability of on street parking is likely to suffer varying demands during the day.

However, the site is accessible to local services and public transport links and taking this into account with the nature of surrounding development in the area, I consider it would be difficult for me to sustain an objection based on lack of parking provision alone.

Accordingly, in highway terms only I have no objection to the proposals as outlined nor do I wish to restrict the grant of permission

Yours sincerely

Stuart French

Highways Development Management & Licensing Officer
for Executive Director for Community and Environmental Services



**Greater Yarmouth Tourism and Business
Improvement Area Ltd.**

c/o Maritime House,
25 Marine Parade,
Great Yarmouth,
NR30 2EN

Tel: (01493) 846492 – 24 hour voicemail
Fax (01493) 858588
www.great-yarmouth.co.uk
www.gyta.com

23 March 2015

Planning Services
Great Yarmouth Borough Council
Town Hall
Great Yarmouth
Norfolk
NR30 2QF

Dear Sir/Madam

Planning Application (Ref. 06/15/0030/F)

Proposal : Conversion of dwelling house in 4 no. self-contained flats

Location : 112 Wellesley Road, Great Yarmouth

Thank you for giving the Greater Yarmouth Tourism & Business Improvement Area Ltd an opportunity to comment on the above application.

The GYTABIA Board recognise that trends in holiday taking continue to change and in some circumstances it is appropriate to let market forces dictate the balance of visitor and residential accommodation..

Whilst the Board recognise that this property is not currently in use as tourist accommodation they bring to your attention the fact that adjacent properties are being occupied for tourism use with valued star ratings and therefore the Board wishes to voice its concerns about the gradual erosion of the nature and ambience of this location in Great Yarmouth's popular tourist area.

The GYTABIA Board would therefore object to any further change of use at 112 Wellesley Road, Great Yarmouth

Yours faithfully,

Karen Youngs
GYTABIA Project Manager
On behalf of the GYTABIA Board of Directors



Application Reference 06/15/0030/F

Attachments

Invalid Consultee Comment? ☐Copy to existing Consultee? ☐

Name Great Yarmouth Residents Association

Address C/o 58, Deneside

Great Yarmouth

Norfolk

Post Code NR30 2HL

Telephone

Email Address

For or Against OBJ Object

Speak at Committee

Dear Mrs Mainthorpe

With regard to the above planning application, I wish to object on the following grounds.

Previous applications within this area, have been granted with a more suitable permission for conversion to three residential units. This I suggest on density alone would be more suitable than what is proposed.

Along with the density issue, the potential environmental impact on the surrounding area and its residents and

Date Entered 27-02-2015

Internet Reference OWPC371

Application Reference 06/15/0030/F Attachments

Invalid Consultee Comment? ☐Copy to existing Consultee? ☐

☐ Name Great Yarmouth Residents Association
Address C/o 58, Deneside
Great Yarmouth
Norfolk

Post Code NR30 2HL

Telephone

Email Address

For or Against ☐ ObjectSpeak at Committee ☐

businesses would be of a detrimental nature.

As this property lies to the Eastern side of Wellesley Road, and therefore is afforded the inclusion within the secondary holiday area protection policy, I feel due consideration be given to the tourism businesses as well as the residents.

The success of regeneration projects such as SHARP, were based on the ethos of understanding that tourism and

Date Entered 27-02-2015

Internet Reference OWPC371

Application Reference 06/15/0030/F

Attachments

Invalid Consultee Comment? ☐Copy to existing Consultee? ☐

Name Great Yarmouth Residents Association

Address C/o 58, Deneside

Great Yarmouth

Norfolk

Post Code NR30 2HL

Telephone

Email Address

For or Against ☐ ObjectSpeak at Committee ☐

residential use, had to exist and be sympathetic, to the needs of all. I think this project at present does not fit this criteria.

We strive to produce developments in this Borough that not only benefit and sustain the qualities of the lives of the residents, but set a standard for future generations. Density and the quality of the accommodation are integral to this.

I therefore call upon you to refuse this application.

Date Entered 27-02-2015

Internet Reference 0WPC371

Application Reference 06/15/0030/F Attachments

Invalid Consultee Comment? ☐Copy to existing Consultee? ☐

Name Great Yarmouth Residents Association
Address C/o 58, Deneside
Great Yarmouth
Norfolk

Post Code NR30 2HL

Telephone

Email Address

For or Against OBJ Object

Speak at Committee

residents, but set a standard for future generations. Density and the quality of the accommodation are integral to this.

I therefore call upon you to refuse this application.

Best regards

Mr P.Fitzgerald (Chairman)

Great Yarmouth Residents Association

Date Entered 27-02-2015

Internet Reference OWPC371

Application Reference 06/15/0030/F

Attachments

Invalid Consultee Comment? ☐Copy to existing Consultee? ☐

Name Keith and Lesley Head

Address 14

Wellesley Road

Post Code NR30 2AR

Telephone

Email Address

For or Against ☐ ObjectSpeak at Committee ☐ACK'D
25/2/15

We strongly object to this on the following basis.

We believe that this would be an overuse of the property creating very small units contrary to HOU15 of the Local Plan.

This is in designated holiday letting area according to the Great Yarmouth Local Plan. Any permission given would be damaging to this tourist area. This could also give rise to an increase in applications for similar use to the further detriment of neighbouring businesses and to a loss of tourist accommodation to the detriment of the tourist industry which Great Yarmouth relies on for income and jobs. Having just been successful in the BID for Great Yarmouth

Date Entered 25-02-2015

Internet Reference 0WPC370

Application Reference 06/15/0030/F

Attachments

Invalid Consultee Comment? ☐Copy to existing Consultee? ☐

Name Keith and Lesley Head

Address

14

Wellesley Road

Post Code NR30 2AR

Telephone

Email Address

For or Against OBJ Object

Speak at Committee

damaging to this tourist area. This could also give rise to an increase in applications for similar use to the further detriment of neighbouring businesses and to a loss of tourist accommodation to the detriment of the tourist industry which Great Yarmouth relies on for income and jobs. Having just been successful in the BID for Great Yarmouth Tourism any decrease in tourist bed spaces would have an adverse effect on the area and the success of any future plans. Wellesley Road has also recently been voted the 5th Best Holiday Letting Road in the country by Quality In Tourism surely this will have a negative effect on that outstanding reputation. This is contrary to HOU23 and TR12 of the Local Plan.

Date Entered 25-02-2015

Internet Reference 0WPC370

RHONADEAN

111 Wellesley Road
Great Yarmouth
NR302AR
22 nd February 2015

Dear Sir's

With regard to you correpondence ref 06/15/0030/F.

Whilst we are not opposed in principal to the use of the dwelling no 112 bieng used for conversion we do have some concern for the amount of dwellings proposed, the original design is a row of terraced houses built as single dwellings without any regard for noise pollution.

To introduce the potential for four families to reside in what was a single dwelling will inevitably create a problem for the properties either side of the conversion so as a condition we would expect the use of sound proofing material to be mandatory in any conversion.

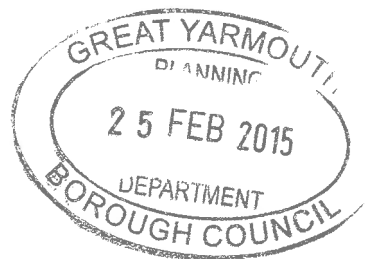
We also have concerns with regard to refuse that will be generated, as we have seen in the past flats at the other end of the road have tended to throw refuse outside the properties creating an eyesore and stench, how will the conversion facilitate a responsible person to take care of this, wheelie bins accumulated at the rear of the property are regularly set on fire and cannot be left outside.

We have already had our bussiness devastated by the inappropriate use of this property in the past few years, after building up a new client base, and now having to supply funds for the new B. I. D. we strongly appose the incorect use of this property for so many residents.

Unfortunately the owners of these conversions do not live in the area and are not affected by the end result, it is the residents such as neighbours that have all the problems, the guest house bussiness in this location has been devastated by the inappropriate use of many of the properties and these conversions must have thought for the area as a whole.

Yours faithfully.

R Nash



Application Reference 06/15/0030/F

Attachments

Invalid Consultee Comment? ☐Copy to existing Consultee? ☐

Name keith naisbett

Address 102 wellesley road

great yarmouth

Post Code NR30 2AR

Telephone

Email Address

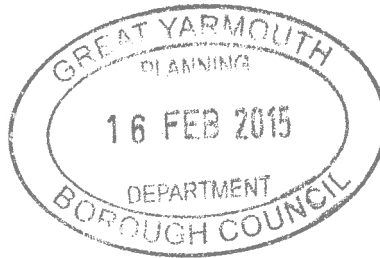
For or Against ☐ SubjectSpeak at Committee ☐ACIC'D
25/2/15

with regards to the application I believe it to be contrary to policies hou23, hou15, and tr12.
due to the fact this is a secondary holiday area. we have and other properties on the road have paid to the bid to try
to generate more tourism to the area and these types of property do not enhance the area and are surrounded by
holiday accommodation. also impacting on parking

Date Entered 24-02-2015

Internet Reference 10WPC368

ACK'D
16/2/15



Richmond House
113 Wellesley Road
Great Yarmouth
NR302AR
12 th February 2015

Dear Sir/Madam,

With regard to your correspondence ref 06/15/0030/F.

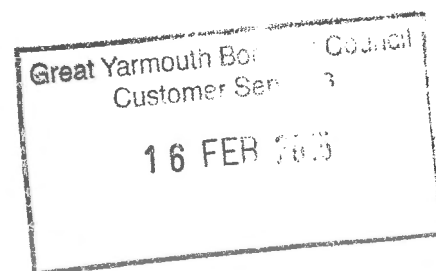
Whilst we are not opposed in principle to the use of the dwelling no 112 being used for conversion we do have some concern for the amount of dwellings proposed, the original design is a row of terraced houses built as single dwellings without any regard for noise pollution.

To introduce the potential for four families to reside in what was a single dwelling will inevitably create a problem for the properties either side of the conversion so as a condition we would expect the use of sound proofing material to be mandatory in any conversion.

We also have concerns with regard to refuse that will be generated, as we have seen in the past flats at the other end of the road have tended to throw refuse outside the properties creating an eyesore and stench, how will the conversion facilitate a responsible person to take care of this, wheelie bins accumulated at the rear of the property are regularly set on fire and cannot be left outside.

Unfortunately the owners of these conversions do not live in the area and are not affected by the end result, it is the residents such as neighbours that have all the problems, the guest house business in this location has been devastated by the inappropriate use of many of the properties and these conversions must have thought for the area as a whole.

Yours faithfully,
S.Hill



112 Wellesley Road



UPRN:



GREAT YARMOUTH
BOROUGH COUNCIL

**Planning and Business Services
Enforcement**

Town Hall, Hall Plain, Great Yarmouth NR30 1JF
01493 856100 enquires@great-yarmouth.gov.uk



Date: 13:04:15

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Ordnance Survey [100018547]

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

S

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.

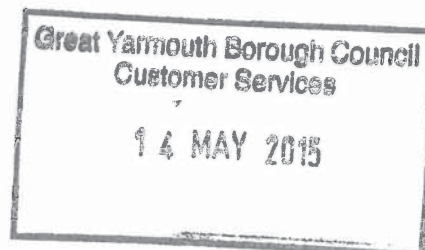
3. Gorleston beach and seafront are crowded with locals and visitors particularly in the summer. These users will be competing, especially for parking, with customers and traders of the car boot sales.

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

Margaret Ward



Application Reference

06/15/018101

Attachments

Invalid Consultee Comment? ☐Copy to existing Consultee? ☐

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

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

06/15/0194/CU

River Yare

Light
(occluding white)

MLW

Mean High Water

Line Of Posts

Light

Light

Post Control

GORLESTON
SAILING
CLUB

State

APPLICANT
Pier Hotel

Pier Hotel

PIER GARDENS

Ocean Room

PC:

Sand

Sens

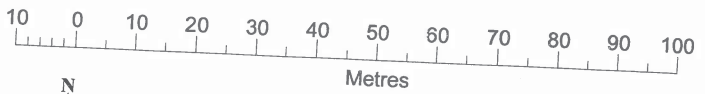
Spur Breakwater

Spur Breakwater



GREAT YARMOUTH
BOROUGH COUNCIL

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



Scale = 1:1250 @ A4

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Ordnance Survey [100018547]

PLANNING APPLICATIONS CLEARED BETWEEN 01-MAY-15 AND 31-MAY-15 FOLLOWING DETERMINATION BY THE GROUP MANAGER (PLANNING) UNDER DELEGATED POWERS

REFERENCE	06/15/0116/F
PARISH	Belton & Browston 10
PROPOSAL	Log cabin in front garden for home beauty business
SITE	28 Station Road South Belton GREAT YARMOUTH NR31 9JG
APPLICANT	Mrs C Stroud
DECISION	APPROVE
<hr/>	
REFERENCE	06/15/0137/PDE
PARISH	Belton & Browston 10
PROPOSAL	Notification of a larger home extension - Proposed conservatory
SITE	65 Berry Close Belton GREAT YARMOUTH NR31 9NU
APPLICANT	Mrs D Barnham
DECISION	PERMITTED DEV.
<hr/>	
REFERENCE	06/15/0158/PDE
PARISH	Belton & Browston 10
PROPOSAL	Notification of a proposed larger home extension - Garden room
SITE	77 Station Road South Belton GREAT YARMOUTH NR31 9LZ
APPLICANT	Mr G Ottley
DECISION	PERMITTED DEV.
<hr/>	
REFERENCE	06/15/0169/F
PARISH	Belton & Browston 10
PROPOSAL	Proposed sun room/games room - revised application increased roof pitch and different roof tiles
SITE	Barn 3 Hall Farm Beccles Road Belton GREAT YARMOUTH NR31 9JQ
APPLICANT	Mr A Lowe
DECISION	APPROVE
<hr/>	
REFERENCE	06/15/0181/F
PARISH	Belton & Browston 10
PROPOSAL	Change roof from hip to gable at front of bungalow. Alterations to porch
SITE	Treetops Sandy Lane Belton GREAT YARMOUTH NR31 9LX
APPLICANT	Mr C Andrews
DECISION	APPROVE
<hr/>	

PLANNING APPLICATIONS CLEARED BETWEEN 01-MAY-15 AND 31-MAY-15 FOLLOWING DETERMINATION BY THE GROUP MANAGER (PLANNING) UNDER DELEGATED POWERS

REFERENCE PARISH PROPOSAL SITE APPLICANT DECISION	06/15/0057/F Bradwell N 1 Conversion of existing garage and single storey extension to rear of existing garage into additional bedroom and enlarge 9 Grebe Close Bradwell GREAT YARMOUTH NR31 8JT Mr K Powles APPROVE
REFERENCE PARISH PROPOSAL SITE APPLICANT DECISION	06/15/0068/F Bradwell N 1 Extension to side of house to form new lounge and double garage. Form new WC to rear of existing garage 34 Willow Avenue Bradwell GREAT YARMOUTH NR31 8JH Mr M Rawlinson APPROVE
REFERENCE PARISH PROPOSAL SITE APPLICANT DECISION	06/15/0123/F Bradwell N 1 Two storey extension north elevation, garden room and utility room at rear. Front porch 12 Blake Drive Bradwell GREAT YARMOUTH NR31 9GW Mr G Stanley APPROVE
REFERENCE PARISH PROPOSAL SITE APPLICANT DECISION	06/15/0124/O Bradwell N 1 Proposed new bungalow (amendment to access) - previously approved 06/14/0478/O Sandpiper Close Bradwell GREAT YARMOUTH NR31 8JE Mr G Balls APPROVE
REFERENCE PARISH PROPOSAL SITE APPLICANT DECISION	06/15/0135/F Bradwell N 1 Proposed change of use from offices (B1) to school (D1) 1 Viking Road Gapton Hall Estate (Parish of Bradwell) GREAT YARMOUTH NR31 0NU Benjamin Foundation Main Acc. REFUSED
REFERENCE PARISH PROPOSAL SITE APPLICANT DECISION	06/15/0143/F Bradwell S 2 Re-site detached garage under extg approval 06/14/0516/F & change of use of land to be incl. in residential curtilage Bluebell House Hobland Road Bradwell GREAT YARMOUTH NR31 9AR Mr R Bateman APPROVE

PLANNING APPLICATIONS CLEARED BETWEEN 01-MAY-15 AND 31-MAY-15 FOLLOWING DETERMINATION BY THE GROUP MANAGER (PLANNING) UNDER DELEGATED POWERS

REFERENCE	06/15/0152/F
PARISH	Bradwell S 2
PROPOSAL	Erection of a single storey garage
SITE	10 Marguerite Close Bradwell GREAT YARMOUTH NR31 8RL
APPLICANT	Mr & Mrs Rushbrooke
DECISION	APPROVE
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REFERENCE	06/15/0166/PDE
PARISH	Bradwell S 2
PROPOSAL	Notification of larger home extension - Proposed single storey rear extension
SITE	1 Roseview Close Bradwell GREAT YARMOUTH NR31 8UP
APPLICANT	Mr M Wells
DECISION	PERMITTED DEV.
<hr/>	
REFERENCE	06/15/0180/F
PARISH	Bradwell S 2
PROPOSAL	Proposed new sun room extension, pitched roof over garage
SITE	23 Hawthorn Crescent Bradwell GREAT YARMOUTH NR31 8PX
APPLICANT	Mr S Bryenton
DECISION	APPROVE
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REFERENCE	06/15/0159/F
PARISH	Burgh Castle 10
PROPOSAL	Detached garage (revised siting)
SITE	Laurel Lodge High Road Burgh Castle GREAT YARMOUTH NR31 9QL
APPLICANT	Mr A Norton
DECISION	APPROVE
<hr/>	
REFERENCE	06/15/0131/F
PARISH	Caister On Sea 4
PROPOSAL	Proposed double garage and garden tool store
SITE	9 Edinburgh Close Caister, GREAT YARMOUTH NR30 5LU
APPLICANT	Mr M Hewitt
DECISION	APPROVE
<hr/>	
REFERENCE	06/15/0147/F
PARISH	Caister On Sea 4
PROPOSAL	Proposed rear extension
SITE	15 Lacon Road Caister GREAT YARMOUTH NR30 5EU
APPLICANT	Mrs A Bond
DECISION	APPROVE
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PLANNING APPLICATIONS CLEARED BETWEEN 01-MAY-15 AND 31-MAY-15 FOLLOWING DETERMINATION BY THE GROUP MANAGER (PLANNING) UNDER DELEGATED POWERS

REFERENCE	06/15/0167/F
PARISH	Caister On Sea 4
PROPOSAL	Proposed extension to front of existing bungalow to create wet room
SITE	23 Belstead Avenue Caister GREAT YARMOUTH NR30 5BB
APPLICANT	Mr R Wood
DECISION	APPROVE
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REFERENCE	06/15/0175/F
PARISH	Caister On Sea 4
PROPOSAL	Extension to existing loft conversion
SITE	12 Chapman Avenue Caister GREAT YARMOUTH NR30 5HS
APPLICANT	Mr S Middleton
DECISION	APPROVE
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REFERENCE	06/15/0197/CD
PARISH	Fritton/St Olaves 10
PROPOSAL	Erection of detached four bedroom dwelling - DOC 3 Re:PP 06/09/0162/F. Proposed garage DOC 4 Re:PP:06/10/0604/F
SITE	Eau Rouge New Road Fritton GREAT YARMOUTH NR31 9HP
APPLICANT	Mr R Keenan
DECISION	APPROVE (CONDITIONS)
<hr/>	
REFERENCE	06/15/0063/CD
PARISH	Great Yarmouth 5
PROPOSAL	Erection of a single storey dwelling - Discharge of Conditions 5, 13, 14 & 15 re: PP: 06/12/0240/F
SITE	Darby's Hard (Land at) Riverside Road Gorleston GREAT YARMOUTH
APPLICANT	Mr D O'Leary
DECISION	APPROVE (CONDITIONS)
<hr/>	
REFERENCE	06/15/0091/F
PARISH	Great Yarmouth 5
PROPOSAL	Use for storage (B8) & siting of one mobile home for res. occupation by site manager/ supervisor/security officer
SITE	Malthouse Lane GY Storage Ltd Gorleston GREAT YARMOUTH NR31 0GW
APPLICANT	Mr S Attrell - Gt Yarmouth Storage Ltd
DECISION	APPROVE
<hr/>	
REFERENCE	06/15/0121/F
PARISH	Great Yarmouth 5
PROPOSAL	Proposed single storey rear extension
SITE	117 Almond Road Gorleston GREAT YARMOUTH NR31 8EL
APPLICANT	Mr J Long
DECISION	APPROVE
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PLANNING APPLICATIONS CLEARED BETWEEN 01-MAY-15 AND 31-MAY-15 FOLLOWING DETERMINATION BY THE GROUP MANAGER (PLANNING) UNDER DELEGATED POWERS

REFERENCE	06/15/0162/F
PARISH	Great Yarmouth 5
PROPOSAL	Detached domestic garage - revised application
SITE	324 Beccles Road Gorleston GREAT YARMOUTH NR31 8AN
APPLICANT	Mr C Oxborough
DECISION	APPROVE
<hr/>	
REFERENCE	06/15/0075/F
PARISH	Great Yarmouth 7
PROPOSAL	Detached house and proposed vehicular and pedestrian access to existing dwelling (No.61)
SITE	61 Avondale Road (Land at) Gorleston GREAT YARMOUTH NR31 6DJ
APPLICANT	Mr D Lutchmaya
DECISION	REFUSED
<hr/>	
REFERENCE	06/15/0160/A
PARISH	Great Yarmouth 7
PROPOSAL	Two fascia signs
SITE	14 Blackfriars Court Beacon Park Gorleston GREAT YARMOUTH NR31 7RQ
APPLICANT	Mr P Crane
DECISION	ADV. CONSENT
<hr/>	
REFERENCE	06/15/0007/F
PARISH	Great Yarmouth 9
PROPOSAL	Construction of new workshop, showroom and offices unit
SITE	Coopers (GY) Ltd (site adj) Bessemer Way GREAT YARMOUTH NR31 0NE
APPLICANT	PVS Holdings
DECISION	APPROVE
<hr/>	
REFERENCE	06/15/0076/D
PARISH	Great Yarmouth 9
PROPOSAL	Proposed redevelopment of a lock up garage facility with the construction of 8 no 2½ storey town houses
SITE	20 Lichfield Road (rear of) GREAT YARMOUTH Norfolk NR31 0EQ
APPLICANT	Mr P Chen
DECISION	APP. DETAILS
<hr/>	
REFERENCE	06/15/0093/A
PARISH	Great Yarmouth 9
PROPOSAL	Four fascia signs and 1 monolith sign
SITE	Pasteur Road Hughes Electrical GREAT YARMOUTH NR31 0HU
APPLICANT	Hughes Electrical
DECISION	ADV. CONSENT
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PLANNING APPLICATIONS CLEARED BETWEEN 01-MAY-15 AND 31-MAY-15 FOLLOWING DETERMINATION BY THE GROUP MANAGER (PLANNING) UNDER DELEGATED POWERS

REFERENCE	06/15/0120/F
PARISH	Great Yarmouth 11
PROPOSAL	Proposed single storey rear extension
SITE	8 Ruskin Avenue Gorleston GREAT YARMOUTH NR31 7HD
APPLICANT	Mr D Cook
DECISION	APPROVE
<hr/>	
REFERENCE	06/15/0179/F
PARISH	Great Yarmouth 11
PROPOSAL	Proposed first floor extension over drive-through to side of house
SITE	16 Wedgewood Court Gorleston GREAT YARMOUTH NR31 6SU
APPLICANT	Mr D Sedgwick
DECISION	APPROVE
<hr/>	
REFERENCE	06/15/0046/F
PARISH	Great Yarmouth 14
PROPOSAL	Conversion of offices to three apartments on ground floor, 1st floor and 2nd floor levels
SITE	18 South Quay GREAT YARMOUTH Norfolk
APPLICANT	Mr & Mrs Turner
DECISION	APPROVE
<hr/>	
REFERENCE	06/15/0082/F
PARISH	Great Yarmouth 14
PROPOSAL	Installation of new door and window Yarmouth Way elevation and installation of vent in rear elevation
SITE	147 King Street GREAT YARMOUTH Norfolk NR30 2PA
APPLICANT	Mr J Thileepan
DECISION	APPROVE
<hr/>	
REFERENCE	06/15/0109/CU
PARISH	Great Yarmouth 14
PROPOSAL	Change of use to retail and body piercing
SITE	105 Regent Road GREAT YARMOUTH Norfolk NR31 9QD
APPLICANT	Purely Piercing (UK) Ltd
DECISION	APPROVE
<hr/>	
REFERENCE	06/15/0125/CU
PARISH	Great Yarmouth 14
PROPOSAL	Change of use of part of amusement arcade (Sui generis) to class A1
SITE	32 Marine Parade GREAT YARMOUTH Norfolk NR30 2EN
APPLICANT	Mr R Chakradhar
DECISION	APPROVE
<hr/>	

PLANNING APPLICATIONS CLEARED BETWEEN 01-MAY-15 AND 31-MAY-15 FOLLOWING DETERMINATION BY THE GROUP MANAGER (PLANNING) UNDER DELEGATED POWERS

REFERENCE PARISH PROPOSAL	06/15/0191/CU Great Yarmouth 14 Change of use from HMO for persons under age of 25 to HMO
SITE	14 Wellington Road Arch House GREAT YARMOUTH NR30 3AQ
APPLICANT DECISION	Mrs L Hudson APPROVE
REFERENCE PARISH PROPOSAL	06/15/0051/CD Great Yarmouth 15 D.O.C 2, 4, 7 & 8 of P.P: 06/0 5/0327/D (21 dwellings) in respect of materials, surfacing & floodproofing
SITE	1-12 Frelton Mews School Road GREAT YARMOUTH NR30 1LP
APPLICANT DECISION	Mr J Hilton APPROVE (CONDITIONS)
REFERENCE PARISH PROPOSAL	06/15/0114/CU Great Yarmouth 19 Change of use to daytime cafe and evening community use
SITE	Church Lane Community Centre Gorleston GREAT YARMOUTH
APPLICANT DECISION	Mr D Gager APPROVE
REFERENCE PARISH PROPOSAL	06/15/0134/A Great Yarmouth 19 1 fascia sign and 1 no.wall mounted No Parking Sign
SITE	154 High Street Gorleston GREAT YARMOUTH NR31 6RB
APPLICANT DECISION	East of England Co-operative Society ADV. CONSENT
REFERENCE PARISH PROPOSAL	06/15/0095/F Great Yarmouth 21 Demolish existing brick and timber garage, replace with brick garage
SITE	96 Caister Road GREAT YARMOUTH Norfolk NR30 4DP
APPLICANT DECISION	Mr R Lapping APPROVE
REFERENCE PARISH PROPOSAL	06/15/0084/F Hemsby 8 Remove hedging at front and replace with 6ft wooden fence with new gates and posts
SITE	Beach Road St Catherines Cottage Hemsby GREAT YARMOUTH NR29 4HS
APPLICANT DECISION	Mr C Hyland APPROVE

PLANNING APPLICATIONS CLEARED BETWEEN 01-MAY-15 AND 31-MAY-15 FOLLOWING DETERMINATION BY THE GROUP MANAGER (PLANNING) UNDER DELEGATED POWERS

REFERENCE	06/15/0171/F
PARISH	Hemsby 8
PROPOSAL	Workshop extn & re-roof, 2- storey side extn, 1st flr extn at rear, balcony extn, new canopy to front & rear extn
SITE	36 Mill Road Hemsby GREAT YARMOUTH NR29 4ND
APPLICANT	Mr P Jarvis
DECISION	APPROVE
<hr/>	
REFERENCE	06/15/0186/F
PARISH	Hemsby 8
PROPOSAL	Garden room to replace existing conservatory
SITE	Beeches Pit Road Hemsby GREAT YARMOUTH NR29 4LG
APPLICANT	Mr and Mrs Long
DECISION	APPROVE
<hr/>	
REFERENCE	06/15/0193/F
PARISH	Hemsby 8
PROPOSAL	Erection of new double garage
SITE	27 Beach Road Hemsby GREAT YARMOUTH NR29 4HJ
APPLICANT	Mr C Roberts
DECISION	APPROVE
<hr/>	
REFERENCE	06/15/0083/F
PARISH	Hopton On Sea 2
PROPOSAL	Proposed new annexe comprising of two separate flats
SITE	62 Links Road Links House Gorleston (Parish of Hopton)
APPLICANT	Mr P Timewell
DECISION	APPROVE
<hr/>	
REFERENCE	06/14/0245/CD
PARISH	Martham 13
PROPOSAL	Convert barn into annex Remove asbestos roof & replace with red tiled roof. DoC 4 of PP 06/11/0281/F
SITE	12 Back Lane Manor Farm Barn Martham Great Yarmouth NR29 4PE
APPLICANT	Mr & Mrs N Slater
DECISION	APPROVE (CONDITIONS)
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REFERENCE	06/15/0126/F
PARISH	Martham 13
PROPOSAL	Demolition of existing lean-to and erection of boat shelter and workshop (domestic)
SITE	28 Repps Road Martham GREAT YARMOUTH NR29 4QT
APPLICANT	Mr & Mrs Coates
DECISION	APPROVE
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PLANNING APPLICATIONS CLEARED BETWEEN 01-MAY-15 AND 31-MAY-15 FOLLOWING DETERMINATION BY THE GROUP MANAGER (PLANNING) UNDER DELEGATED POWERS

REFERENCE	06/15/0148/F
PARISH	Martham 13
PROPOSAL	Proposed first floor bedroom extension
SITE	54 Repps Road Martham GREAT YARMOUTH
APPLICANT	Mr S Kennedy
DECISION	APPROVE
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REFERENCE	06/15/0184/F
PARISH	Martham 13
PROPOSAL	Proposed dwelling adjacent to 2 and 4 Damgate Back Lane
SITE	2 and 4 Damgate Back Lane (Land adj) Martham GREAT YARMOUTH
APPLICANT	Mr J Moyle
DECISION	REFUSED
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REFERENCE	06/15/0133/F
PARISH	Ormesby St.Marg 16
PROPOSAL	Demolish existing timber frame chalet bungalow and erect new
SITE	34 California Avenue Scratby GREAT YARMOUTH
APPLICANT	Mr & Mrs G & T Harman
DECISION	APPROVE
<hr/>	
REFERENCE	06/15/0195/CU
PARISH	Ormesby St.Marg 16
PROPOSAL	Change of use to include an A3 community cafe, in addition to a place of worship
SITE	Baptist Church North Road Ormesby St Margaret GREAT YARMOUTH NR29 3RS
APPLICANT	Light of Life Baptist Church
DECISION	APPROVE
<hr/>	
REFERENCE	06/15/0086/F
PARISH	Ormesby St.Michael16
PROPOSAL	Renewal of Planning Permission 06/14/0042/F - For use of land for 25 additional carboot sales (Wednesdays)
SITE	Decoy Road/Main Road (Land at) Main Road (adj.farm) Ormesby St Michael GREAT YARMOUTH NR29 3LX
APPLICANT	Mr A Lanham
DECISION	APPROVE
<hr/>	
REFERENCE	06/15/0185/A
PARISH	Repps 13
PROPOSAL	Two advert boards along road to the North and South of road junction between Billockby and Repps on B1152
SITE	B1152 Junction between Billockby and Repps (North and South of) GREAT YARMOUTH
APPLICANT	James William Chapman
DECISION	ADV. CONSENT
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PLANNING APPLICATIONS CLEARED BETWEEN 01-MAY-15 AND 31-MAY-15 FOLLOWING DETERMINATION BY THE GROUP MANAGER (PLANNING) UNDER DELEGATED POWERS

REFERENCE	06/15/0192/F
PARISH	Rollesby 13
PROPOSAL	Side/rear extension and covered entrance area
SITE	13 Park View Avenue Rollesby, GREAT YARMOUTH NR29 5DZ
APPLICANT	Mr D Carr
DECISION	APPROVE

REFERENCE	06/15/0172/F
PARISH	Winterton 8
PROPOSAL	Proposed 2 storey side extension, single storey rear extension and single storey front extension
SITE	43 The Cobbleways Winterton GREAT YARMOUTH NR29 4AG
APPLICANT	Mr & Mrs Bird
DECISION	APPROVE

REFERENCE	06/15/0178/F
PARISH	Winterton 8
PROPOSAL	Front and side extensions
SITE	Wavecrest Black Street Winterton GREAT YARMOUTH NR29 4AP
APPLICANT	Mr and Mrs Lincoln
DECISION	APPROVE

REFERENCE	06/15/0189/F
PARISH	Winterton 8
PROPOSAL	Single storey rear extension
SITE	Monymusk Bush Road Winterton, GREAT YARMOUTH NR29 4BY
APPLICANT	Mrs C Stone
DECISION	APPROVE

* * * * End of Report * * * *

**PLANNING APPLICATIONS CLEARED BETWEEN 01-MAY-15 AND 31-MAY-15 FOLLOWING
DETERMINATION BY THE DEVELOPMENT CONTROL COMMITTEE**

REFERENCE	06/15/0153/F
PARISH	Great Yarmouth 19
PROPOSAL	C.O.U 3 storey res.dwelling, to ground floor restaurant & bar area.1st & 2nd floors to be used as (3 bed) flat
SITE	16 Limmer Road Gorleston
APPLICANT	GREAT YARMOUTH Norfolk
DECISION	Mr D Scales APPROVE

* * * * End of Report * * * *

Appeal Decision

Site visit made on 5 May 2015

by Anne Napier-Derere BA(Hons) MRTPI AIEMA

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

Decision date: 16 June 2015

Appeal Ref: APP/U2615/W/15/3004472

33 Nelson Road, Gorleston, Great Yarmouth, Norfolk NR31 6AY

- 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 Mr Mark Foxhall against the decision of Great Yarmouth Borough Council.
 - The application Ref 06/14/0780/F, dated 2 December 2014, was refused by notice dated 28 January 2015.
 - The development proposed is demolition of existing garage and erection of proposed new dwelling using existing access from Royal Albert Court.
-

Decision

1. The appeal is allowed and planning permission is granted for the demolition of existing garage and erection of proposed new dwelling using existing access from Royal Albert Court at 33 Nelson Road, Gorleston, Great Yarmouth, Norfolk NR31 6AY, in accordance with the terms of the application, Ref 06/14/0780/F, dated 2 December 2014, subject to the following conditions:
 - 1) The development hereby permitted shall begin not later than three years from the date of this decision.
 - 2) Other than as required in this decision and the conditions below, the development hereby permitted shall be carried out in accordance with the following approved plans: location plan and 1451-004/A.
 - 3) No occupation of the dwelling hereby permitted shall take place until details of bin storage and bicycle parking within the site have been submitted to and approved in writing by the local planning authority and these facilities have been installed and made available for use in accordance with the details as approved and they shall be retained as such thereafter.

Application for costs

2. An application for costs was made by the appellant against the Council. This application is the subject of a separate Decision.

Main Issues

3. The main issues in this appeal are the effect of the proposal on:
 - The character and appearance of the area; and