

Reference: 06/17/0225/F

Town: Gorleston

Officer: Miss G Manthorpe

Expiry Date: 06/07/17

Applicant: R & G Cooper (Projects) Ltd

Proposal: Construction of three number buildings to create 22no. one and two bedroom flats with parking and amenity areas.

Site: Land off Dock Tavern Lane Gorleston Great Yarmouth

REPORT

1. Background / History :-

- 1.1 The site comprises 1,690 square metres of land currently in commercial use. The development proposes to utilise the majority of the land for the erection of three buildings to comprise 22 no. flats. The proposal is divided into 7no. 1 bedroom flats and 15no. 2 bedroom flats. An existing brick built commercial unit located at the north east of the site is to remain.
- 1.2 The application site is within an existing commercial area with river views to the east and an existing public house, The Dock Tavern, adjoining the site to the west. The land is within flood zone 3 and slopes towards the east
- 1.3 There have been a number of previous applications on the site relating to the industrial use which are noted within the file and available online.

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

- 2.1 Neighbours – There has been 1 neighbour objection to the application which is summarised below and attached to the report.
 - There is no mention of the materials within the application.
 - The present buildings are well set back from the road, this development has a four storey section close to the junction which will limit visibility.
 - The proposed development should be set further back.

- 2.2 Highways – Following amendments to the original scheme Norfolk County Highways (Highways) have no objection to the development proposed and recommend conditions be applied should permission be granted.
- 2.3 Peel Ports – The proposed development sits immediately adjacent to operational port land. As the operational port use pre-exists the proposed residential development we would expect that our future operations will not be hindered in any way as a result of the proposed flats. Concerns may arise in regard to noise, odour and hours of operation, any future restrictions in such areas would impact our operations.
- In principle we have no objection to the planning application provided that our concerns detailed above are noted.
- 2.4 Health and Safety Executive – The HSE do not advise against the grant of planning permission.
- 2.5 Environmental Health – No objection to the application, conditions requesting restrictions on working hours, noise/acoustic protection in line with submitted details and contamination.
- 2.6 Strategic Planning – No comments received.
- 2.7 Lead Local Flood Authority – Following a meeting with the consultant, the applicant has provided a revised Surface Water Drainage Strategy (Barter Hill ref: 6618 – C version 2 Dated June 2017) to account for the local flood risk issues and surface water drainage at the location of the proposed development. We have reviewed the application as submitted and wish to make the following comments.

We previously noted that referring to the Risk of Flooding from Surface Water mapping and SWMP data, the site includes an area of surface water risk which will be required to be addressed in the submission with regard to avoidance, and how this risk will be managed on site. We are aware that this could be a cause of surface water flooding through inundation and would result in this proposal not meeting the standards of protection as detailed in the non-statutory guidance for SuDS. The applicant has addressed this issue by providing sufficient storage within the sub-base of the permeable paving within the lower tier (western end) of the development to accommodate some of the medium flood risk (1 in 30 year events), The remainder of excess flood water within the site will be further reduced by raising and ramping levels in the region of 100mm to 200mm within the lower tier (western end) access road leading off Dock Tavern Lane. This will

decrease the risk of surface water flooding entering the site, and affecting its occupants and buildings.

We have no objection subject to conditions being attached to any consent if this application is approved. We recognise that the Local Planning Authority is the determining authority, however to assist, we suggest the following wording:

Condition:

Prior to commencement of development, in accordance with the submitted Drainage Strategy (Barter Hill ref: 6618 – C version 2 Dated June 2017), detailed designs of a surface water drainage scheme incorporating the following measures shall be submitted to and agreed with the Local Planning Authority in consultation with the Lead Local Flood Authority. The approved scheme will be implemented prior to the first occupation of the development. The scheme shall address the following matters:

I. Provision of surface water attenuation storage, sized and designed to accommodate the volume of water generated in all rainfall events up to and including the critical storm duration for the 1 in 100 year return period, including allowances for climate change, flood event. A minimum storage volume will be provided in line with Appendix 5 of the submitted FRA.

II. Detailed designs, modelling calculations and plans of the of the drainage conveyance network in the:

- 1 in 30 year critical rainfall event to show no above ground flooding on any part of the site.
- 1 in 100 year critical rainfall plus climate change event to show, if any, the depth, volume and storage location of any above ground flooding from the drainage network ensuring that flooding does not occur in any part of a building or any utility plant susceptible to water (e.g. pumping station or electricity substation) within the development.

III. Finished ground floor levels of properties are a minimum of 300mm above expected flood levels of all sources of flooding.

IV. Management of exceedance rates in line with the submitted documentation (Barter Hill ref: 6618 – C version 2 Dated June 2017),

V. A maintenance and management plan for the existing ordinary watercourses (and any structures such as culverts), sewers and surface water management systems within and adjacent to the proposed development should be submitted, and approved in writing, by the Local Planning Authority to ensure that during the

construction phase of the development flood risk is not increased onsite or elsewhere.

Reason:

To prevent flooding in accordance with National Planning Policy Framework paragraph 103 and 109 by ensuring the satisfactory management of local sources of flooding surface water flow paths, storage and disposal of surface water from the site in a range of rainfall events and ensuring the surface water drainage system operates as designed for the lifetime of the development.

As part of any submission, we would expect the applicant to provide evidence to demonstrate that the proposals for surface water management associated with overland flow are sufficient to prevent an increase in the risk of flooding elsewhere as a result of increased speed of runoff through the development; and, appropriately integrate within the development layout the ingress, through flow and egress of surface water flow path exceedance routes identified as affecting the development site.

- 2.8 Environment Agency – We have reviewed the application as submitted and have no objection because the area benefits from a Catchment Flood Management Plan (CFMP) policy to take further action to reduce flood risk. If the CFMP policy is not taken forward the development would be unsafe in the future. Please take note of this and the other flood risk considerations which are your responsibility. We would ask that the condition included in our response is appended to any future planning permission.

Flood Risk

Our maps show the site lies within tidal Flood Zone 3a defined by the 'Planning Practice Guidance: Flood Risk and Coastal Change' as having a high probability of flooding. The proposal is for residential apartments which is classified as a 'more vulnerable' development, as defined in Table 2: Flood Risk Vulnerability Classification of the Planning Practice Guidance. Therefore, to comply with national policy the application is required to pass the Sequential and Exception Tests and be supported by a site specific Flood Risk Assessment (FRA). If you are satisfied that the application passes these Tests and will be safe for its lifetime, we request the following condition is appended to any permission granted:

Condition:

The development permitted by this planning permission shall be carried out in accordance with the approved Flood Risk Assessment (FRA) prepared by Evans Rivers and Coastal, referenced 1641/RE/07-16/01 Revision A and dated February

2017 and the following mitigation measures detailed within the FRA: 1. Finished first floor levels are set no lower than 5.00 metres above Ordnance Datum (AOD). 2. Finished ground floor levels are set no lower than 2.50 metres above Ordnance Datum (AOD). The mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the timing / phasing arrangements embodied within the scheme, or within any other period as may subsequently be agreed, in writing, by the local planning authority.

- 2.9 Norfolk Fire Service – No objection provided that the proposal complies with the current building regulations.
- 2.10 Essex and Suffolk Water – No objection; we do not have any apparatus located in the proposed development. We have no objection to this development subject to compliance with our requirements, consent is given to the development on the condition that a water connection is made onto our Company network for the new dwelling for revenue purposes.
- 2.11 Police Architectural Liaison Officer – Comprehensive comments received giving advice on security of the development.
- 2.12 Building Control – The timber cladding must be in hardwood capable of achieving class 1 (c-s3-d2) surface spread of flame without the adoption of treatment systems.
- 2.13 Housing Strategy – No objection provided 20% affordable housing provided or payment in lieu if appropriate.
- 2.14 GYBC Property Services – No comments received.
- 2.15 Anglian Water – The foul drainage from this development is in the catchment of Caister Pump Lane Water Recycling Centre that will have available capacity for these flows.

The surface water strategy/flood risk assessment submitted with the application relevant to Anglian Water is unacceptable. We would therefore recommend that the applicant needs to consult with the LLFA and Anglian Water. We request the following condition covering drainage strategy to be agreed.

No drainage works shall commence until a surface water management strategy has been submitted to and approved in writing by the Local Planning Authority. No hard standing areas to be constructed until the works have been carried out in accordance with the surface water strategy so approved unless otherwise agreed in writing by the Local Planning Authority.

- 2.16 Local Authority 106 requirements – Policy compliant 40 square metres of usable public open space to be provided per dwelling. Payment in lieu of public open space to be calculated at £12 per square metre shortfall (equates to £480 per dwelling if none provided). Payment in lieu of children’s recreation equipment £920 per dwelling. Given the location of the development no children’s play equipment is being requested and as such no mitigation is offered to offset the payment. There is no usable public open space put forward with the development, payment in lieu will be accepted.

The Local Planning Authority will not accept liability for the open space, drainage, roads (this does not preclude highway adoption by agreement) or private drives and as such should the resolution be made to approve this development the requirement will be on the developer to secure future maintenance by management agreement and agreed nominated body. Given the size and type of open space this does not need to be secured by way of s106 agreement.

Affordable housing at 20% with type and tenure or payment in lieu to be agreed through negotiation during 106 should the application gain resolution to approve.

3 Local Policy :-

- 3.1 Local Policy - Saved Great Yarmouth Borough-Wide Local Plan Policies (2001):
- 3.2 Paragraph 215 of the NPPF states that due weight should be given to relevant policies in existing plans according to their degree of consistency with the NPPF. The closer the Local Plan is to the policies in the NPPF the greater the weight that is given to the Local Plan policy. The Great Yarmouth Borough Wide Local Plan was adopted in 2001 and the most relevant policies were ‘saved’ in 2007. An assessment of policies was made during the adoption of the Core Strategy December 2015 and these policies remain saved following the assessment and adoption.
- 3.3 The Saved Policies listed have all been assessed as being in general conformity with the NPPF, and add further information to the policies in the NPPF, while not contradicting it. These policies hold the greatest weight in the determining of planning applications.
- 3.4 HOU16: A high standard of layout and design will be required for all housing proposal. A site survey and landscaping scheme will be required will 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.

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

- 4.1 The presumption in favour of sustainable development is set out under paragraph 4.
- 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 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.
- 4.4 Paragraph 17. Within the overarching roles that the planning system ought to play, a set of core land-use planning principles should underpin both plan-making and decision-taking. These 12 principles are that planning should:
- encourage the effective use of land by reusing land that has been previously developed (brownfield land), provided that it is not of high environmental value;
 - always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings.
- 4.5 Paragraph 22: Planning policies should avoid the long term protection of sites allocated for employment use where there is no reasonable prospect of a site being used for that purpose. Land allocations should be regularly reviewed. Where there is no reasonable prospect of a site being used for the allocated employment use, applications for alternative uses of land or buildings should be treated on their merits having regard to market signals and the relative need for different land uses to support sustainable local communities.

- 4.6 Paragraph 111. Planning policies and decisions should encourage the effective use of land by re-using land that has been previously developed (brownfield land), provided that it is not of high environmental value. Local Planning Authorities may continue to consider the case for setting a locally appropriate target for the use of brownfield land.
- 4.7 Paragraph 186. Local planning authorities should approach decision-taking in a positive way to foster the delivery of sustainable development. The relationship between decision-taking and plan-making should be seamless, translating plans into high quality development on the ground.
- 4.8 Paragraph 187. Local planning authorities should look for solutions rather than problems, and decision-takers at every level should seek to approve applications for sustainable development where possible. Local planning authorities should work proactively with applicants to secure developments that improve the economic, social and environmental conditions of the area.

5 Core strategy – Adopted 21st December 2015

- 5.1 Policy CS1: Focusing on a sustainable future. 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 (partial of a – f):

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

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

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

- Any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the National Planning Policy Framework taken as a whole
- Specific policies in that Framework indicate that development should be restricted

5.2 Policy CS2: Achieving sustainable growth. This policy identifies the broad areas for growth, sets out the sustainable settlement hierarchy for the borough and two key allocations. (partial a-e)

a) Ensure that new residential development is distributed according to the following settlement hierarchy, with a greater proportion of development in the larger and more sustainable settlements:

- Approximately 35% of new development will take place in the borough's Main Towns at Gorleston-on-Sea and Great Yarmouth

5.3 Policy CS4: Delivering affordable housing. This policy sets out the thresholds for the provision of affordable housing. The site is within affordable housing sub-market area 1 Gorleston delivering 20% affordable housing.

5.4 Policy CS6: The Borough of Great Yarmouth has a diverse local economy. It is the main service base in England for the offshore energy industry and has a thriving seasonal visitor economy. To ensure that the conditions are right for new and existing businesses to thrive and grow, there is a need to continue to strengthen the local economy and make it less seasonally dependent. This will be achieved by: (partial of a-m)

b) Safeguarding existing local employment areas identified in Table 10 and future local employment areas allocated in other Local Plan Documents for employment use. Alternative uses will only be allowed where it can be demonstrated that:

- There is a satisfactory relationship between the proposed use and any pre-existing neighbouring uses, without significant detriment to the continuation and amenity of existing or proposed uses
- There is no commercial interest in the re-use of the site for employment, demonstrated by suitable marketing at an appropriate price for at least 18 months
- A sequential viability test has been applied following the unsuccessful marketing of the site, based on the following sequence of testing: mixed use of the site that incorporates an employment-generating use, then non-employment use.

5.5 Policy CS9: Encouraging well designed and distinctive places. This policy applies to all new development.

5.6 Policy CS13: The risk of flooding and coastal change is expected to increase with climate change. This presents a challenge for property/business owners and service providers in susceptible areas and will also place some important biodiversity and heritage assets at risk. The Council will ensure a sustainable and practicable approach to flood risk and coastal change and ensure development does not increase the risk of flooding elsewhere. This will be achieved by (partial a-h)

a) Directing new development proposals away from areas of highest risk of flooding (Flood Zones 2, 3a and 3b) unless it can be demonstrated that:

- The requirements of the Sequential Test are met
- Where applicable, the requirements of the Exception Test are met. A safe access/egress route throughout the duration of the flood event should be provided. However, if this is demonstrated as not being possible then evacuation will be considered as a means of making the development safe
- A satisfactory Flood Response Plan has been prepared

c) Seeking the use of Sustainable Drainage Systems (SuDS) in all new developments

d) Ensuring that new development takes into consideration the findings of the Surface Water Management Plan

5.7 Policy CS14: New development can result in extra pressure being placed on existing infrastructure and local facilities. To ensure that the necessary infrastructure is delivered the Council will: (partial of a to f)

d) Ensure that the relevant improvements to local infrastructure are made by the developer. Where this is not practical financial contributions will be sought.

f) Make certain that new developments for which a planning obligation is necessary does not take place until a planning obligation agreement has been secured and approved. Payments should be made in a timely and fair manner to minimise the impact on existing services and infrastructure

6 Appraisal

6.1 The site is located within the urban area of Gorleston and is currently located within an area designated for employment use. The site benefits from a waterfront view to the east which could offer attractive residential views over the river.

- 6.2 The site is located within close proximity to all amenities and is within easy walking distance to a major supermarket thus reducing the reliance on a car for everyday necessities.

7 Assessment :-

- 7.1 The application is a full application for the erection of three buildings to comprise 22 dwellings. The only neighbour objection to the application objects to the placement of the buildings, the design and the lack of detail concerning materials. Given the size of the proposed development with the eastern section reaching four stories the materials to be used for the development are crucial to the developments suitability and to ensure that it enhances the existing area. The materials to be used shall be conditioned to ensure that these represent the imaging that has been provided in support of the development and to ensure that a high quality finish is ensured. Any condition regarding materials shall need to take into account the consultation response from building control which noted the need for the cladding to meet fire regulations.
- 7.2 The mix of one and two bedroom flats with varying internal designs provides a well thought out mix of properties which complies with the Core Strategies' aims to provide mixed residential developments. The undercroft parking and external parking shall provide 22 parking spaces to serve the development. Given the sustainable location with easy access to amenities and public transport the provision of 22 parking spaces is deemed acceptable.
- 7.3 The site is located within flood zone 3a and as such the Environment Agency have requested that should the application be approved conditions are attached to ensure that the finished first floor levels are set to an appropriate height. During the assessment in relation to flood risk it is assessed that there is no other more suitable land within the immediate vicinity that could be developed in the alternative to this site and given that there is no objection from the Environment Agency it is not deemed appropriate to recommend refusal for the application based on flood risk. There is not living accommodation proposed at ground floor level thus offering protection at first floor and above for future occupants.
- 7.4 The Port have noted that there may be disturbance caused to future occupiers by the ongoing and pre-existing activities of the port. A noise assessment has been carried out and Environmental Health Officers have recommended that the acoustic protection as referenced within the report be implemented at the development in order to protect the dwellings from an adverse impact of external noise. In addition to the report recommendations, Environmental Health have also requested a condition providing further detail and some amendments to the acoustic protection measures to ensure that future occupants do not suffer an

adverse impact. A contaminated land condition has also been requested and both conditions shall be added to any grant of planning permission.

- 7.5 There has previously been an objection to the development from the Lead Local Flood Authority primarily on how local flood risk issues and surface water drainage at the development would be dealt with as the original strategy was not sufficient. Following the submission of additional details which include addressing concerns by way of providing sufficient storage within the sub-base of the permeable paving at the western end of the development to accommodate a sufficient amount of the medium flood risk, the objection has been removed. Further mitigation includes raising the ramping levels to decrease the risk of surface water flooding entering the site. There is a condition requested, at 2.7 of this report, which shall be placed upon any grant of planning permission to ensure that the appropriate drainage and flood mitigation measures are provided for this site.
- 7.6 Given the acceptance of the additional details provided and the conditions requested by the Environment Agency, the Lead Local Flood Authority and Anglian Water it is assessed that, as it is shown that the site can be adequately protected and can provide adequate surface water management, this is not a reason for refusal of the application.
- 7.7 The height of the building to four storeys is higher than those buildings to the north although the highest building will sit a full floor lower than that to the south. The building to the south is still under construction and was originally granted planning permission for flats to a height in excess of that currently applied for.
- 7.8 The site is located with land that is currently designated employment land and therefore is under policy CS6 of the Core Strategy. The information submitted in support of the application states that the land has been being marketed since the 16th February 2016 which is just short of 18 months. The supporting statement states that there is no interest in the land from commercial operatives. It is considered that policy CS6 has been complied with as a commercial use has been sought for the application site. The applicants are retaining an employment use on site by the retention of the brick built office building located at the north eastern corner of the site. The retention of a commercial aspect is in accordance with policy CS6 of the Core Strategy which seeks to retain some employment on mixed use sites where possible.
- 7.9 The Core Strategy identifies that approximately 35% of new development will take place in the borough's Main Towns at Gorleston-on-Sea and Great Yarmouth. The application is assessed as compliant with policy CS6 of the Core Strategy and is in accordance with the National Planning Policy Framework which does not seek to protect unviable employment land. There are no objections from

statutory consultees excluding one neighbour's objection and the site is located within a sustainable location in accordance with the adopted Core Strategy and the Core Principles of the National Planning Policy Framework.

8 RECOMMENDATION :-

- 8.1 The recommendation is to approve the application subject to conditions as recommended by consulted parties and those deemed appropriate, whether expressly noted within this report or not, to ensure a satisfactory form of development and obligations as set out by Norfolk County Council and Great Yarmouth Borough Council. Should members be minded to approve the application the recommendation is such that the permission is not issued prior to the signing of an agreement under section 106 for provision for infrastructure, mitigation, affordable housing, children's play equipment, open space, payment in lieu of open space if required and management agreement.



Gemma Manthorpe
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Your Ref: 06/17/0225/F
Date: 22 May 2017

My Ref: 9/6/17/0225
Tel No.: 01603 638070
Email: stuart.french@norfolk.gov.uk

Dear Gemma

**Great Yarmouth: Construction of three number buildings to create 22 no. one and two bedroom flats with parking and amenity areas
Land off Dock Tavern Lane Gorleston GREAT YARMOUTH NR31 6PX**

Further to my letter dated 4 May 2017, you will be aware that I have been in discussion with the agent regarding my comments; which have been fully addressed as shown on submitted drawing number A233 01 Rev G.

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

SHC 08 Prior to the first occupation of the development hereby permitted the vehicular access shall be provided and thereafter retained at the position shown on the approved plan (drawing number A233 01 Rev G) in accordance with the highway specification (Dwg. No. TRAD 1) attached. Arrangement shall be made for surface water drainage to be intercepted and disposed of separately so that it does not discharge from or onto the highway carriageway.

Reason: To ensure satisfactory access into the site and avoid carriage of extraneous material or surface water from or onto the highway.

SHC 11 Notwithstanding the submitted details unless otherwise agreed in writing by the Local Planning Authority the proposed private drive shall be maintained in perpetuity at a minimum width of 4.2 metres for its complete length and shall be constructed perpendicular to the highway carriageway for a minimum length of 10 metres as measured from the near edge of the highway carriageway.

Continued/...

Reason: In the interest of highway safety and traffic movement.

- SHC 14 Notwithstanding the provision of Class A of Schedule 2, Part 2 of the Town and Country Planning (General Permitted Development) Order 2015, (or any Order revoking, amending or re-enacting that Order) no gates, bollard, chain or other means of obstruction shall be erected across the approved access unless details have first been submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of highway safety.

- SHC 24 Prior to the first occupation of the development 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.

- SHC 27 No works shall commence on site until a scheme for the parking of cycles has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be fully implemented before the development is first occupied or brought into use and thereafter retained for this purpose.

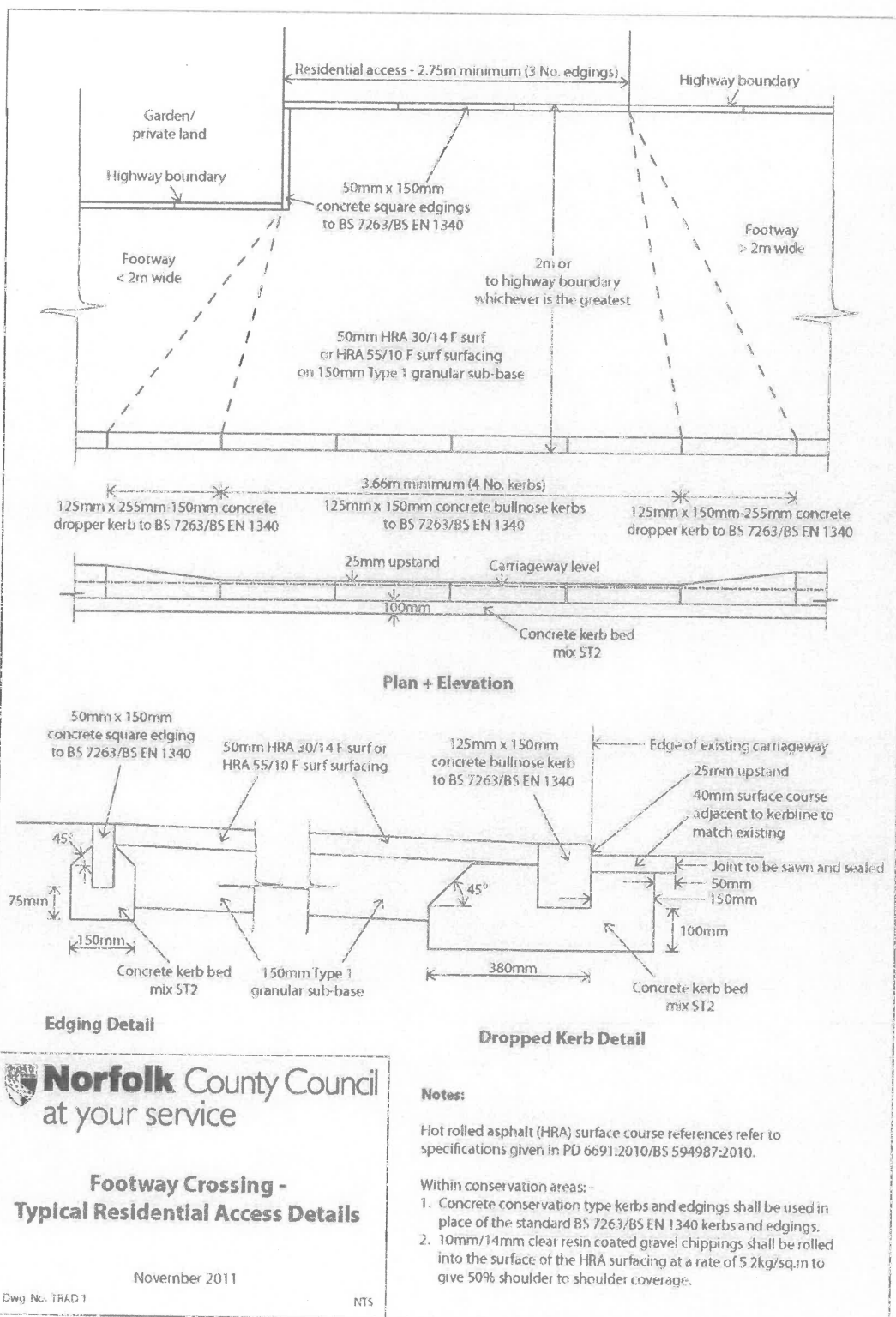
Reason: To ensure the provision of adequate cycle parking that meets the needs of occupiers of the proposed development and in the interests of encouraging the use of sustainable modes of transport.

Yours sincerely

Stuart French

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

Encl



Great Yarmouth Borough Council

- 2 MAY 2017

Customer Services

North Manor House
12 Pier Plain
Gorleston
NR 31 6PE

Wednesday, 26 April 2017

Dear Sir / Madam

06/17/0225/F



I have looked at the plans of this development and make the following comments.

1. There is no mention in the application of the materials or finish proposed by the developers. The general appearance as it is shown in the plans look more like a prefabricated industrial warehouse than a residential development.
2. The present buildings and business premises are well set back from the road. This development has a 4 storey section very close to the junction of Riverside and Dock Tavern Lane. This will limit the visibility of traffic turning out of Dock Tavern Lane. It makes the junction potentially dangerous.

The developer should be asked to redesign the plans so that the flats are as far back from Riverside Road as the present buildings.

I think the present plan should be rejected.

Yours sincerely,


Margaret Ward



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