



GREAT YARMOUTH
BOROUGH COUNCIL

Development Control Committee

Date: Thursday, 19 July 2018

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 two days 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**

Protocol

A councillor on a planning or licensing decision making body should not participate in the decision and / or vote if they have not been present for the whole item.

This is an administrative law rule particularly applicable to planning and licensing - if you haven't heard all the evidence (for example because you have been out of the room for a short time) you shouldn't participate in the decision because your judgment of the merits is potentially skewed by not having heard all the evidence and representations.

It is a real and critical rule as failure to observe this may result in legal challenge and the decision being overturned."

1 APOLOGIES FOR ABSENCE

To receive any apologies for absence.

2 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.

3 MINUTES

5 - 9

To confirm the minutes of the meeting held on 20 June 2018.

4 PLANNING APPLICATIONS

5 APPLICATION 06/16/0518/O OFF MAIN ROAD, FILBY, GREAT YARMOUTH

10 - 40

Proposed residential development - 7 plots

6 APPLICATION 06/16/0188/F - 132 GORDON ROAD, SOUTHTOWN ROAD, GREAT YARMOUTH

41 - 54

Development of 22 flats (14, 1 bedroom flats and 8, 2 bedroom flats) with associated external works.

7 COMMITTEE AND DELEGATED DECISION LIST JUNE 2018 55 - 64

The Committee is asked to note the schedule of decisions made by the Development Control Committee and by Delegated Officer between 1 - 30 June 2018.

8 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.

9 EXCLUSION OF PUBLIC

In the event of the Committee wishing to exclude the public from the meeting, the following resolution will be moved:-

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

Development Control Committee

Minutes

Wednesday, 20 June 2018 at 18:30

Present :

Councillor Hanton (in the Chair); Councillors Annison, Bird, Drewitt, Fairhead, Flaxman-Taylor, Galer, Wainwright, B wright, T Wright and Williamson

Councillor Hammond attended as substitute for Councillor A Grey

Also in attendance :

Mr D Minns (Planning Manager), Mrs G Manthorpe (Senior Planning Officer), Mr J Beck (Planning Assistant), Mr G Bolan (Technical Assistant), Mrs J Smith (Technical Assistant) and Mrs S Wintle (Member Services Officer)

1 APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors A Grey and Reynolds.

2 DECLARATIONS OF INTEREST

Councillor Drewitt declared a personal interest in respect of item 7 in his capacity of Ward Councillor for Lothingland.

The Chairman declared a personal interest in respect of item 5 in his capacity of Ward Councillor for Ormesby.

3 MINUTES

The minutes of the meeting held on the 23 May 2018 were confirmed.

4 PLANNING APPLICATIONS

5 06-18-0226-F 14 BEACH ROAD, (LAND ADJACENT), SCRATBY

The Committee received and considered the Planning Officer's report which presented a variation of condition 2 of planning permission consent 06/14/0604/F - sub-division of garden to form plot for detached dwelling, relocation of proposed access, where new dwelling and No.14 would no longer share an access.

The Planning Officer reported that the application site was positioned adjacent to the corner of Beach Road, Scratby close to one of the main entrances into the village.

The Planning Officer reported that the consultation process provided one objection from the Parish Council, which raised concerns with the position of the access near the bend in Beach Road and junction with the entrance to the village services, the Parish Council had also stated that the area was particularly busy with farm traffic and village services all accessing Beach Road in a constrained location, concern had also been raised in that existing driveways already caused hazard and that a further addition of a new access could increase the hazards.

The Planning Officer reported that no neighbour objections had been received, Highways had also been consulted and had raised no objection to the proposal subject to conditions.

It was reported that it had been recognised that the application site is positioned adjacent to a corner, and that the Parish Council had objected to the application it had been considered in the absence of an objection from the Highway Authority the proposed access is considered an acceptable proposal, therefore the application had been recommended for approval.

Mr Wendt, Parish Council Representative, summarised the main objections from the Parish Council and stated that in his opinion the application could cause a danger to Members of the Public in light of the amount of tourists visiting the village.

A Member asked whether the Parish Council had raised objections to the

previous applications that had been approved at the site, this was confirmed by Mr Wendt.

A Member asked whether there had been any serious accidents due to the similar accesses of neighbouring properties, Mr Wendt advised there had been a number of near misses in the village but was not aware of any serious accidents that had occurred.

RESOLVED :

That Application 06/18/0226/F be approved subject to all conditions ensuring a suitable development including those recommended by Highways.

6 06-18-0039-F, 34 MARINE PARADE (LAND TO REAR OF), GREAT YARMOUTH

The Committee received and considered the Senior Planning Officer's report which sought approval for a demolition of existing building and construction of 2 blocks of flats (5 flats to each block).

The Senior Planning Officer reported that the application site was positioned to the rear of 34 Marine Parade, Great Yarmouth and immediately adjacent to Apsley Road. The site was part of the former Yesterday's World museum which had been recently subdivided and its use changed. The Senior Planning Officer advised that the site was within a primary holiday area as defined by the Borough Wide Local Plan (2001) and the frontage faces onto Marine Parade. Members were also advised that the uses of properties around 34 Marine Parade were mixed residential and commercial uses.

The Senior Planning Officer reported that the proposed development was not considered to significantly and adversely affect the neighbouring properties and no neighbour objections had been received. Members were advised that due to the close proximity to the flats to the rear of 34 Marine Parade there was a potential for some loss of privacy facing eastwards.

Members were advised that Highways had not objected to the development subject to conditions being imposed, and Norfolk Constabulary had made a series of recommendations to help the security of the development as it is located in an area of high crime.

The Senior Planning Officer reported that the application site was within Housing sub market 3 area in accordance with the adopted Core Strategy, meaning affordable housing was not required as part of the application, she reported that the application proposed 10 units constituted a major dwelling application, therefore accordingly open space contributions should be sought by way of an obligation agreement.

The Senior Planning Officer reported that the BPA, Lead Local Flood Authority and Essex and Suffolk Water had not objected and that Environmental Health

had not objected to the application subject to conditions relating to contaminated land and noise.

The Senior Planning Officer reported that space had been allocated to the rear of the parking areas for cycle storage and bin use, she advised that a condition should be considered to ensure that bin storage and cycle stores are put in place prior to first occupation.

A Member asked whether the comments and concerns raised by the Norfolk Constabulary had been addressed. The Senior Planning Officer advised that the application site was accessible from the road for residents to be able to drive in to and that the site was accessible for emergency access, she advised that it had the high levels of crime had been recognised therefore advised that a suggestion of CCTV could be put forward to the applicant but this condition did not form part of the application submitted.

A Member asked whether it had been advised how the car parking would be allocated, and it was advised that this had not been advised although residents could apply for a parking permit to park in the area close to the application site.

Some concern was raised in relation to the possibility if the application causing a detrimental effect to the area in that the area was within close proximity to a prime holiday area.

Councillor T Wright, Ward Councillor raised his concerns in relation to the application, and stated that in his opinion the application could prove detrimental to the prime holiday area, but acknowledged the need for developments but advised that he felt this application site was in the wrong area for development.

A Member reiterated the concerns raised with respect to security measures and stated that in his opinion the application should require CCTV, lighting for the accessing of the escape route. The Planning Manager advised that security measures could be conditioned and put forward to the applicant prior to building commencement.

RESOLVED :

That approval be given to application 06-18-0039-F, subject to all conditions which include security measures at the Officer's discretion to ensure a suitable development including those recommended by the Highways Authority and Environmental Health, conditions regarding the materials and to ensure the erection of the bin store, contributions towards open space/play equipment should also be sought.

7 06-18-0114-F STRAWLANDS, MILL ROAD, BURGH CASTLE

The Committee received and considered the Senior Planning Officer's report

which presented for approval a new residential dwelling and garage.

The Senior Planning Officer reported that the main matter to be considered was the principle on the site being outside of the Village Development Limit.

The Senior Planning Officer reported that no objections had been received in respect of the application.

The Senior Planning Officer reported that in light of the current lack of five year housing supply it was considered on balance, that the NPPF presumption in favour of development outweighed the fact that the site in question was outside the Village Development Limit in this instance and it was therefore advised that the application was recommended for approval.

RESOLVED :

That application 06/18/0114/F be approved as the proposal was in accordance with policies CS1, CS2 and CS16 of the Great Yarmouth Local Plan: Core Strategy.

8 PLANNING APPLICATIONS CLEARED BETWEEN 1 MAY 2018 AND 31 MAY 2018

The Committee received, considered and noted the Planning Decisions made by Officers and Committee between the 1 May and 31 May 2018.

9 OMBUDSMAN AND APPEALS DECISIONS

RESOLVED :

The Committee note the appeals decisions.

10 ANY OTHER BUSINESS

The Chairman reported that there was no other business as being of sufficient urgency to warrant consideration at the meeting.

The meeting ended at: 19:22

Reference: 06/16/0518/O

Parish: Filby

Officer: Mr G Clarke

Expiry Date: 13-07-2018

Applicant: Mr K Gray and Family

Proposal: Proposed residential development – 7 plots

Site: Main Road (off) Filby

REPORT

1 Background / History :-

1.1 The application site comprises vacant land which, according the application formally served as garden or grazing land. The site area is 0.9ha; given the proposal for 7no. dwellings this would give a site density of 7.7 dwellings per ha which is a low density development. There is an existing tree belt shown on the submitted drawings which is to be retained. There is a tree preservation order (TPO), reference no.4 1981, in place on the land, which has been considered as part of the application.

1.2 The previous site history is as follows:

- 06/91/0612/O – Four detached houses and private access road – refused 20/08/91.
- 06/93/0499/O – Two two-bedroom starter cottages – refused 02/08/93.

1.3 The application site is within the vicinity of a listed building, The Orangery, and therefore the application has been assessed taking this and relevant legislation into account.

2 Consultations :-

2.1 Parish Council – The Parish Council objects to the application on the following grounds (2016):

- The slowing, stopping and turning traffic generated by this proposal on a busy main road would be detrimental to the safety and free flow of other road users, especially opposite a busy access to the village hall and playing field.
- This proposal would involve the removal of some nearby mature trees which are protected by a Tree Preservation Order.

- The access to the site has poor visibility and is adjacent to an existing double access which in turn would result in hazardous conditions for both parties on leaving and exiting to the site in question.
- The proposal for 7 dwellings here would not enhance the character of Filby.
- The site of this proposal is outside the Village Development Area within his parish and as the parish of Filby has already, in the last 18 months accommodated more than the 5% Core Strategy target allowed, then it is unacceptable to permit more residential development within this parish.

Following a re-consultation in 2018 a further letter of objection (which is attached in full to this report) was submitted following a meeting between the Parish Council and 6 members of the public; they are summarised as follow:

- Agreed that the visibility splay can be met, but this does not overcome the other objections to the Parish Council put forward in their initial response to this application (above).
- When the Acle Straight is closed the main road is extremely busy and this access would be dangerous.
- We are aware that the A1064 has a 30mph speed limit however the police have informed the Parish Council that the average speed is 39.2mph.
- The narrow access is 98 metres long and no provision has been made for passing.
- The construction work will damage the listed building and the 4 TPO'd trees.
- The sewerage system in the village is already overloaded.
- The road will serve 10 dwellings and therefore highways will require the road to be made to an adoptable standard increasing the cost of the development.
- The site is outside of the village development area and as the parish of Filby has already in the last 4 years accommodated more than 5% of the Core Strategy target allowed it is unacceptable to permit more residential development within this parish which would certainly destroy the valued character of this well-kept and pretty community.

2.2 Neighbours – There have been ten objections from 9 households received following consultations on the application, a selection of which are attached to this report. All responses are available to read at Great Yarmouth Borough Council's Website and are summarised below:

- The access is not sufficient in width and is too long with no passing places.
- Protected trees will be damaged.
- The nearby listed building could be damaged and a tree could fall on it.
- The track is not as shown on the submitted plan.
- A large vehicle using the track will damage the listed building.
- All trees are not shown on the plan including those on adjoining land. Four listed trees are not identified on the plan which have been damaged, two fell down this winter.
- The road would need to be made up to adoptable standard and there is insufficient room to do so.
- Filby has built more than its fair share of housing.
- Further development will erode 'Filby in Bloom' and the community spirit.

- The visibility splay is dangerous and unacceptable.
- The application site is outside the village development limits.
- The setting of the listed building will be destroyed.
- If approved this will set a precedent.
- Loss of green space for wildlife and feeding grounds for a variety of species.
- Filby doesn't require and cannot support 7 new four bedroom dwellings.

2.3 Building Control – no comments.

2.4 Highways – Following the submission of further information and demonstrating that the visibility can be provided, there is no objection to the application and conditions are requested.

2.5 Fire – No objection to the application subject to a condition requiring a fire hydrant to be provided on site at the cost of the developer.

2.6 Archaeology – If planning permission is granted, we therefore ask that this be subject to a programme of archaeological mitigatory work in accordance with National Planning Policy Framework para. 141. We suggest that the following conditions are imposed:-

A) No development shall take place until an archaeological written scheme of investigation has been submitted to and approved by the local planning authority in writing. The scheme shall include an assessment of significance and research questions; and 1) The programme and methodology of site investigation and recording, 2) The programme for post investigation assessment, 3) Provision to be made for analysis of the site investigation and recording, 4) Provision to be made for publication and dissemination of the analysis and records of the site investigation, 5) Provision to be made for archive deposition of the analysis and records of the site investigation and 6) Nomination of a competent person or persons/organization to undertake the works set out within the written scheme of investigation. and,

B) No development shall take place other than in accordance with the written scheme of investigation approved under condition (A) and,

C) The development shall not be occupied until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the archaeological written scheme of investigation approved under condition (A) and the provision to be made for analysis, publication and dissemination of results and archive deposition has been secured.

2.7 Assistant Grounds Manager and Arboricultural Officer – The works as recommended in the Arboricultural Report should be followed and these should be adhered to during the construction process.

2.8 Strategic Planning – No objection in principle to the proposed development in locational policy terms (no other comments have been made on site specific issues as the proposal is seeking outline planning consent only).

Filby is one of the Secondary Villages identified by the Core Strategy Policy CS2 to receive modest amount of housing growth over the period 2013 to 2030. Between them, the 19 Secondary and Tertiary Villages are to deliver 5% of the overall housing growth in the Borough, i.e. an average of 19 each. (It is emphasised that the figure of 19 is not a target for the individual settlements: there is no requirement or intention that the growth should be equally divided between those settlement without due regard to opportunities and constraints.)

The site lies outside of, but adjacent to, the settlement limit defined by the 2001 Local Plan, however:-

- The settlement limits should be only given modest weight, given their age and that they predate the subsequent large increase in housing supply required by the since adopted Core Strategy
- The material 'Interim Housing Land Supply Policy' permits housing development in such locations. (Note that this policy is currently under review, however any revision is likely to be more, rather than less, permissive.)
- The Borough has to date, persistently under-delivered housing against the Core Strategy requirement, and now needs to deliver, year after year, double the amount of housing that has been completed in the last few years.
- National policy is too boost significantly the supply of new housing (NPPF47)

Under such circumstances, I consider a refusal on locational policy grounds would not be justified.

2.9 Local Planning Authority Requirements – In order to mitigate the impact of the development on internationally important sites, should the application be approved a contribution at £60 per dwelling is sought in line with the Great Yarmouth adopted Natura 2000 Sites policy. The monies shall be allocated towards non-infrastructure monitoring and/or mitigation.

3. National Planning Policy Framework

- 3.1 The presumption in favour of sustainable development is set out under paragraph 4.
- 3.2 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.
- 3.3 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
- 3.4 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:
- always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings;

(extract only)

- 3.5 Paragraph 47. To boost significantly the supply of housing, local planning authorities should:

- use their evidence base to ensure that their Local Plan meets the full, objectively assessed needs for market and affordable housing in the housing market area, as far as is consistent with the policies set out in this Framework, including identifying key sites which are critical to the delivery of the housing strategy over the plan period;
- identify and update annually a supply of specific deliverable sites sufficient to provide five years' worth of housing against their housing requirements with an additional buffer of 5% (moved forward from later in the plan period) to ensure choice and competition in the market for land. Where there has been a record of persistent under delivery of housing, local planning authorities should increase the buffer to 20% (moved forward from later in the plan period) to provide a realistic prospect of achieving the planned supply and to ensure choice and competition in the market for land;
- identify a supply of specific, developable¹² sites or broad locations for growth, for years 6-10 and, where possible, for years 11-15;

(extract)

- 3.6 Paragraph 56. The Government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.

- 3.7 Paragraph 132. When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification. Substantial harm to or loss of a grade II listed building, park or garden should be exceptional. Substantial harm to or loss of designated heritage assets of the highest significance, notably scheduled monuments,

protected wreck sites, battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.

3.8 Paragraph 150. Local Plans are the key to delivering sustainable development that reflects the vision and aspirations of local communities. Planning decisions must be taken in accordance with the development plan unless material considerations indicate otherwise.

3.9 Paragraph 206. Planning conditions should only be imposed where they are necessary, relevant to planning and to the development to be permitted, enforceable, precise and reasonable in all other respects.

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

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

4.2 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.

4.3 HOU10: Permission for new dwellings in the countryside will only be given in connection with agriculture, forestry, organised recreation, or the expansion of settlements.

4.4 HOU16: A high standard of layout and design will be required for all housing proposals.

5. Core Strategy:

5.1 **Policy CS1:** This policy promotes sustainable communities and development which would complement the character of an area.
(partial)

5.2 **Policy CS2:** This policy identifies the broad areas for growth by setting out the proposed settlement hierarchy for the borough. CS2 seeks to 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 5% of new development will take place in the Secondary and Tertiary Villages named in the settlement hierarchy

(partial)

- 5.3 **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:

a) Make provision for at least 7,140 new homes over the plan period. This will be achieved by (inter alia a-g.)

- 5.4 **Policy CS9:** This policy seeks to encourage well designed and distinctive places, particularly conserving and enhancing biodiversity, landscape quality and the impact on and opportunities for green infrastructure. (extract)

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

b) Consider incorporating key features, such as landmark buildings, green infrastructure and public art, which relate to the historical, ecological or geological interest of a site and further enhance local character

- 5.5 **Policy CS10:** The character of the borough is derived from the rich diversity of architectural styles and the landscape and settlement patterns that have developed over the centuries. In managing future growth and change, the Council will work with other agencies, such as the Broads Authority and Historic England, to promote the conservation, enhancement and enjoyment of this historic environment by: (partial)

a) Conserving and enhancing the significance of the borough's heritage assets and their settings, such as Conservation Areas, Listed Buildings, Scheduled Ancient Monuments, archaeological sites, historic landscapes including historic parks and gardens, and other assets of local historic value

- 5.6 **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)

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

e) Seek appropriate contributions towards Natura 2000 sites monitoring and mitigation measures

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. Housing land supply and Interim Housing Land Supply Policy

- 6.1 As of April 1st 2017 the Borough has a 4.13 year supply of housing land and this is a significant material consideration in the determination of this application. If a Local Planning Authority cannot show that they are meeting this requirement, their policies with regards to residential development will be considered to be out of date and therefore paragraph 14 of the NPPF is engaged which states that “any adverse impacts of the development must significantly and demonstrably outweigh the benefits” in order to justify refusal (known as the “tilted balance”). Taking this into account, reduced weight applies to relevant existing adopted Local Plan policies of particular relevance to housing applications.
- 6.2 The Interim Housing Land Supply Policy falls outside of the statutory procedures for Local Plan adoption it will not form part of Great Yarmouth Borough Council’s Development Plan. The Interim Housing Land Supply Policy will however be used as a material consideration in the determination of planning applications and appropriate weight shall be applied.
- 6.3 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 adopted Core Strategy.
- 6.4 It should be noted that the Interim Policy is only 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).
- 6.5 New housing development may be deemed acceptable outside, but adjacent to existing Urban Areas of Village Development Limits providing the following criteria, where relevant to development, have been satisfactorily addressed: inter alia points a) to n).

7 Assessment :-

- 7.1 The application site is proposed to be accessed off an existing access located at the southern side of the A1064, Main Road, Filby. The application is an outline application for seven dwellings. Landscaping is a reserved matter and, should the application be approved, would need to be decided under a reserved matters application. The application is for 7 detached dwellings with access, appearance, layout and scale to be decided under the current application. The properties applied for are all market properties with no affordable housing; the size of the site is under the relevant threshold set for contributions for affordable housing and open space. Contributions in accordance the Natura 2000 policy, which is set at £60 per dwelling, will be required. If the application is approved this will be required to be secured prior to the issue of a planning permission.
- 7.2 The application has, through the application process, undergone modifications to the submitted plans. The alterations to the access and visibility splay were

requested by the Highway Authority in order to meet current standards. A number of neighbour objections and the Parish Council object to the access citing a number of reasons, although the Parish Council, within their most recent correspondence, note that the visibility splay can be achieved. However, they state that this is not sufficient to overcome their objections to the proposal.

- 7.3 The access is in existence and there are no objections from Norfolk County Council as Highway Authority. The Highway Authority is aware of the size of the access proposed, the road that the access comes off and the number of properties that are currently served and proposed to be served by the access. The Highways Authority has requested conditions in order to ensure that the access is provided to the correct standard. The conditions include a requirement for the first five metres to be upgraded to a minimum width of 4.5m in accordance with Highways standards. The conditions go on to require that the first 10m as measured from the highway are maintained in perpetuity at 4.5m width as a minimum.
- 7.4 The access as proposed is approximately 100m in length and the width, as shown on the submitted plans varies. Neighbour objections and the Parish Council have objected on several highways issues including that the length of the private access will not be sufficient width to accommodate the development as proposed. As demonstrated by the Highways Officer's comments, there is satisfactory width available for the construction of an access to serve the proposed dwellings and there is no request for passing places and as such it is taken that these are not necessary to allow the development.
- 7.5 There have been objections to the development because of the perceived adverse effect of the development and the access on the existing mature trees, some of which are protected by tree preservation order (TPO). The Assistant Grounds Manager and Arboricultural Officer was consulted on the application and assessed the Arboricultural Report submitted with the application and has not objected to the application. One of the dwellings (plot 7) as proposed has been moved to ensure that it is situated in a position that does not require the removal of a protected tree.
- 7.6 The Arboricultural Report submitted with the application notes the proximity of the trees to the access and that the access will require widening. The report, whilst noting that the construction detail is not provided within the application, states that the proposed access will cross the rooting zone of a number of mature trees. The recommendation is that a no-dig construction method shall need to be employed within these areas. The no-dig construction method is approved by the Grounds Manager and Arboricultural Officer and, should the application be granted permission, be conditioned to ensure that the trees are adequately protected. In addition all recommendations within the Arboricultural Report should be conditioned.
- 7.7 The Parish Council and neighbours object to the development stating that it will have an adverse effect on the character of Filby and that Filby has had more than the allocated amount of housing as referenced in the Core Strategy. It is noted at 2.8 of this report that the allocation of 5% of required housing which

should be accommodated within the secondary and tertiary villages is not to be allocated as an 'equal split'. As the allocation is not on an equal basis having taken a portion of development already is not contrary to the Core Strategy and is recognised as being necessary to ensure that development is located within the most appropriate locations. The development as submitted is not assessed as having an adverse impact on the character of the village. This assessment was made taking into account the size of the development proposed, house types and design and location set back from the main road.

- 7.8 The application form states that the current use of the land is uncultivated land which was previously a garden or grazing. The loss of uncultivated land will result in the loss of habitat for wild animals; however, with the exception of the trees that are protected by TPO, the land could be cleared without requiring permission, which would significantly reduce its ecological value. The applicant submitted a Preliminary Ecological Appraisal for the application site which found the site has moderate ecological value and has recommended mitigation measures to avoid potential harm to animals and enhancements which are recommended for bats, birds and habitats. These mitigation measures and enhancements shall be conditioned should planning permission be approved for the site. With appropriate mitigation and enhancement it is not deemed appropriate to recommend refusal of the application on the basis of ecology. It is further noted that no bat roosts were found on the site and no trees that are capable of providing roosting for bats are to be removed according to the submitted report.
- 7.9 The submitted plans show a woodland area to the rear of the site. This area is covered by the woodland TPO and should be retained in perpetuity as it is valuable green space and has the potential to provide bat commuting and foraging and habitat for animals. It is further recommended that a low lighting level be conditioned in order to protect the ecological value of the area and a buffer be conditioned to further mitigate any adverse impact. Should approval be granted all recommendations within the Preliminary Ecological Appraisal should be conditioned, these include but do not cover all, the buffer zone, low lighting, materials stored on pallets as opposed to the floor, installation of bat and bird boxes.
- 7.10 Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 stated that the Local Planning Authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses. The application site is within the vicinity of a listed building. The development as proposed will not adversely affect the setting of the listed building and is set far enough away so as not to crowd or otherwise disturb the listed buildings curtilage or architectural importance.
- 7.11 The scheme has been amended to provide a single storey dwelling to plot 1. This reduces the adverse impact on the adjoining properties and can be conditioned to ensure that there are no additional openings inserted into the roof without the prior approval of the Local Planning Authority. The location of the

application site prevents other plots having an adverse effect on the amenities of the nearby dwellings.

7.12 In the absence of objections in relation to Highways and the submitted information adequately demonstrating that there are no major harms caused by the development as proposed, the harms are not considered to outweigh the benefits at all, let alone “significantly and demonstrably”. The presumption in favour of sustainable development applies. The application site is located within a village settlement (albeit not within the 2001 village development boundaries, but significantly reduced weight must be afforded to this policy in the light of no five-year housing land supply) and as such it is a sustainable location. Given the overall accord with the National Planning Policy Framework and the Great Yarmouth Core Strategy and the failure to demonstrate a five-year housing land supply, the application is recommended for approval.

8 RECOMMENDATION :-

- 8.1 Approve – the proposal is in accordance with Policies CS1, CS2 and CS16 of the Great Yarmouth Local Plan: Core Strategy.
- 8.2 Approval should be subject to the submission of reserved matters in relation to landscaping, conditions requested by the Highways Officer, Archaeology and any other consulted parties, those within the Preliminary Ecological Appraisal, Arboriculture Report, those noted within this report and any others as required to ensure a satisfactory form of development.
- 8.3 The planning permission should not be issued until the appropriate Natura 2000 payment has been secured.

S

FILBY PARISH COUNCIL

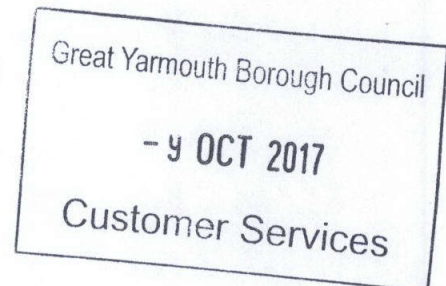
Clerk to the Council: David G Balls. Tel. 01493 368246/email david.balls@zen.co.uk
Manor House, Church Lane, Filby, Gt. Yarmouth, NR29 3HW

6 October, 2017

Your Ref.

Borough Planning and Business Services Department,
Town Hall,
Hall Plain,
Great Yarmouth,
NR30 2QF

F.A.O. Mr. G. Clarke



Dear Graham,

Planning Application Number 06/16/0518/O
Proposed Erection of 7 Dwelling Residential Development on land Adjacent to Filby Hall

During a visit to the village hall last week two of our councilors observed that the agents acting on behalf of the Gray family were measuring out sections of the Main Road with a view to improving visibility at the proposed access point to and from the site in question. Whilst I would be the first to agree that, yes the visibility requirements i.e. 2.4mt.x 43mt.x 43mt. can be met that does not in any way overcome the other objections that the Parish Council put forward in their response to this application., Which is why the Parish Council cannot understand why the applicant is still pursuing a way forward.

The Parish Council are not at all happy that this application has taken over a year to reach a decision, especially when most of our objections are feasible reasons for refusing the application, particularly the other highway objection relating to the slowing, stopping and turning movement of traffic entering and exiting the site. This alone would create hazardous situations on a main class one road opposite a very busy access point to the new village hall.

Listed below are the reason the Parish Council put forward in objecting to this application and must be seriously be taken into account when seriously determining this application:

- The slowing, stopping and turning traffic generated by this proposal on a busy main road would be detrimental to the safety and free flow of other road users, especially opposite a busy access to both the new village hall and playing field
- The proposal would involve the removal of some nearby mature trees which are protected by a Tree Preservation Order.
- The access to the site has poor visibility and is adjacent to an existing double access which in turn would result in hazardous conditions for both parties leaving and exiting the site in question.
- The proposal for 7 dwellings here would not enhance the character of Filby.
- The site of this proposal is outside the Village Development Area within this parish and as the parish of Filby has already, in the last 18 months accommodated more than the 5% Core Strategy Target allowed then it is unacceptable to permit more residential development within this parish.

Yours sincerely,

A handwritten signature in black ink, appearing to be "H. Thirtle".

Clerk to the Council
Cc. Borough Councillor and County Councillor, Mr. Haydn Thirtle



Great Yarmouth Borough Council

18 JUN 2018

Customer Services

FILBY PARISH COUNCIL

Clerk to the Council: David G Balls. Tel. 01493 368246/email david.balls@zen.co.uk
Manor House, Church Lane, Filby, Gt. Yarmouth, NR29 3HW

14 June, 2018

Your Ref. 06/16/0518/O
Borough Planning and Business Services Department,
Town Hall,
Great Yarmouth,
F.A.O. Mr. G. Clarke

Great Yarmouth
Borough Council

18 JUN 2018

Planning
Department

Dear Graham,

Planning Application Number 06/16/0518/O

Proposed Erection of 7 Dwelling Residential Development on land Adjacent to Filby Hall

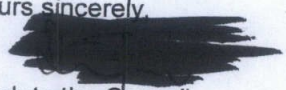
Thank you for your letter dated 4 June, 2018. Whilst I would be the first to agree that, yes the visibility requirements i.e. 2.4mt.x 43mt.x 43mt. can be met does not in any way overcome the other objections that the Parish Council put forward in their initial response to this application.

The Parish Council is not at all happy that this application has taken over a year to reach a decision, especially when most of our objections are feasible reasons for refusing the application.

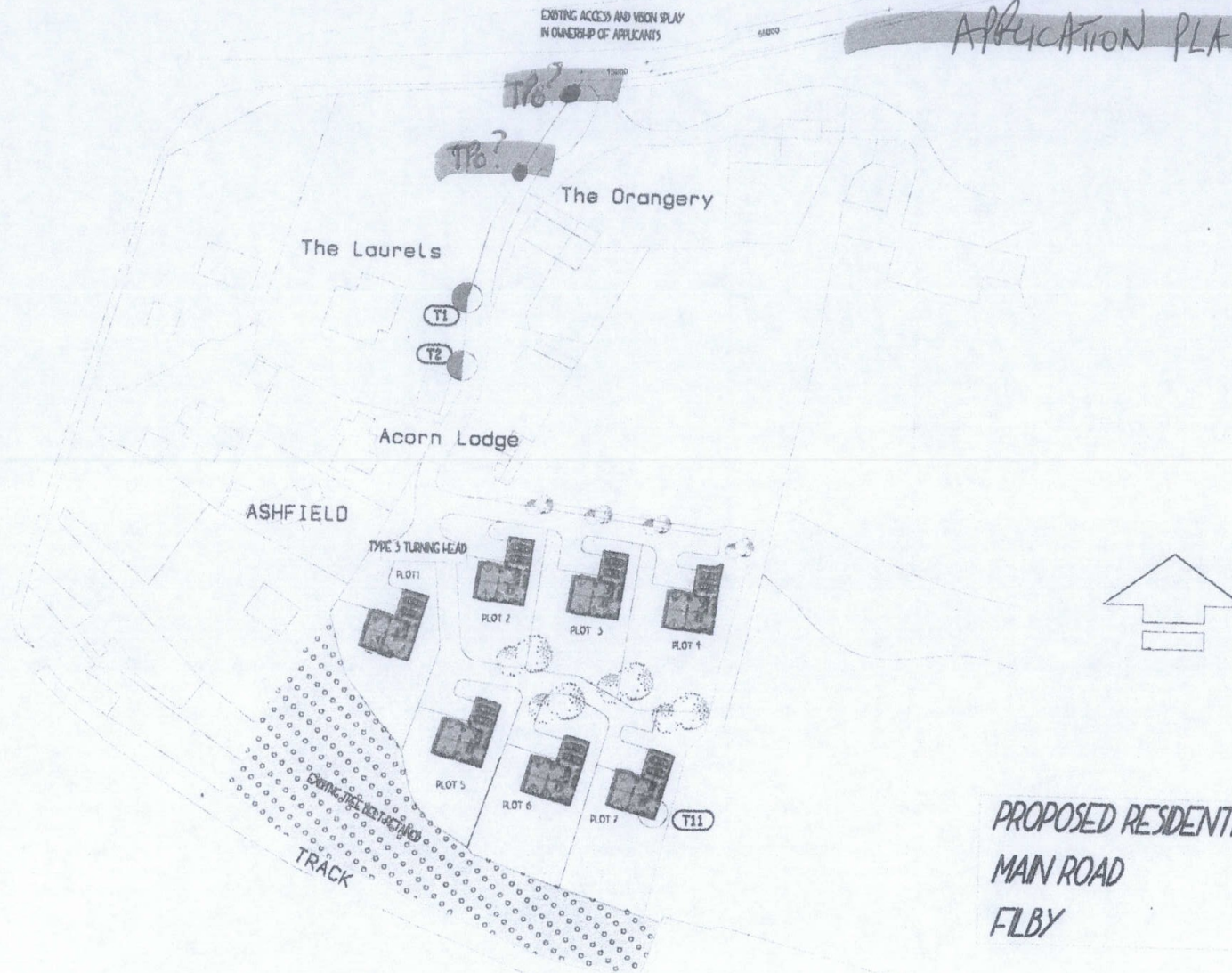
The Parish Council together with 6 members of the public met again on the 14 June, 2018 to discuss these revisions and the following objections were made:

- When the Acle Straight is closed the main road is extremely busy and slowing, turning, stopping traffic movements created by this development would be dangerous and detrimental to the free flow of other road users especially opposite a very busy access to the new village hall which is also accessed on foot by children using the play area. We are aware that the main A1064 has a 30 mph speed limit but the police have informed the Parish Council that when carrying out monthly "speed checks" the average speed of motorists through the village is 39.2 mph. which does not help matters when considering an application of this type.
- On the narrow access road to the development which is 98 metres long no provision has been made for a passing space especially when HGV's have to access the development.
- During and following the construction of the access road damage will ultimately be done to the adjacent Grade 2 listed building, The Orangery, and the adjacent 4 trees protected by TPO's
- The sewerage system in the village is already overloaded and the construction of more services here would create more overloading of the system. During provision and construction of the services to the site these services will cut through tree roots of the already 4 protected adjacent trees.
- It is apparent that the applicant is applying for development served by an un-adopted access road serving 7 dwellings, but with The Orangery, Orangery annexe, and the recently approved building plot adjacent to The Orangery this will make it 10 dwellings served by the same access road. The highways department will under these circumstances require the access road to be made up to an adoptable standard which will of course add extra costs to the development of the site.
- The site of this proposal is outside the Village Development Area and as the parish of Filby has already in the last 4 years accommodated more than the 5% core strategy target allowed then it is unacceptable to permit more residential development within this parish which would certainly destroy the valued character of this well kept and pretty community.

Yours sincerely,


Clerk to the Council
Cc. Borough Councillor and County Councillor, Mr. Haydn Thirtle

* PLAN HIGHLIGHTING 2 MORE
TURNS WITH TPA'S NOT SHOWN ON
APPLICATION PLAN



PROPOSED RESIDENTIAL DEVELOPMENT
MAIN ROAD
FILBY

Lead in Road
PROPOSED RESIDENTIAL DEVELOPMENT
MAIN ROAD
FILBY
NORTH
ROAD 341
Check & Copy and Supply

Graham Blyth
Building Design + Planning Services,
5 Mitre Tavern Yard
North Walsham,
NR28 9BN
Tele 01692 402385

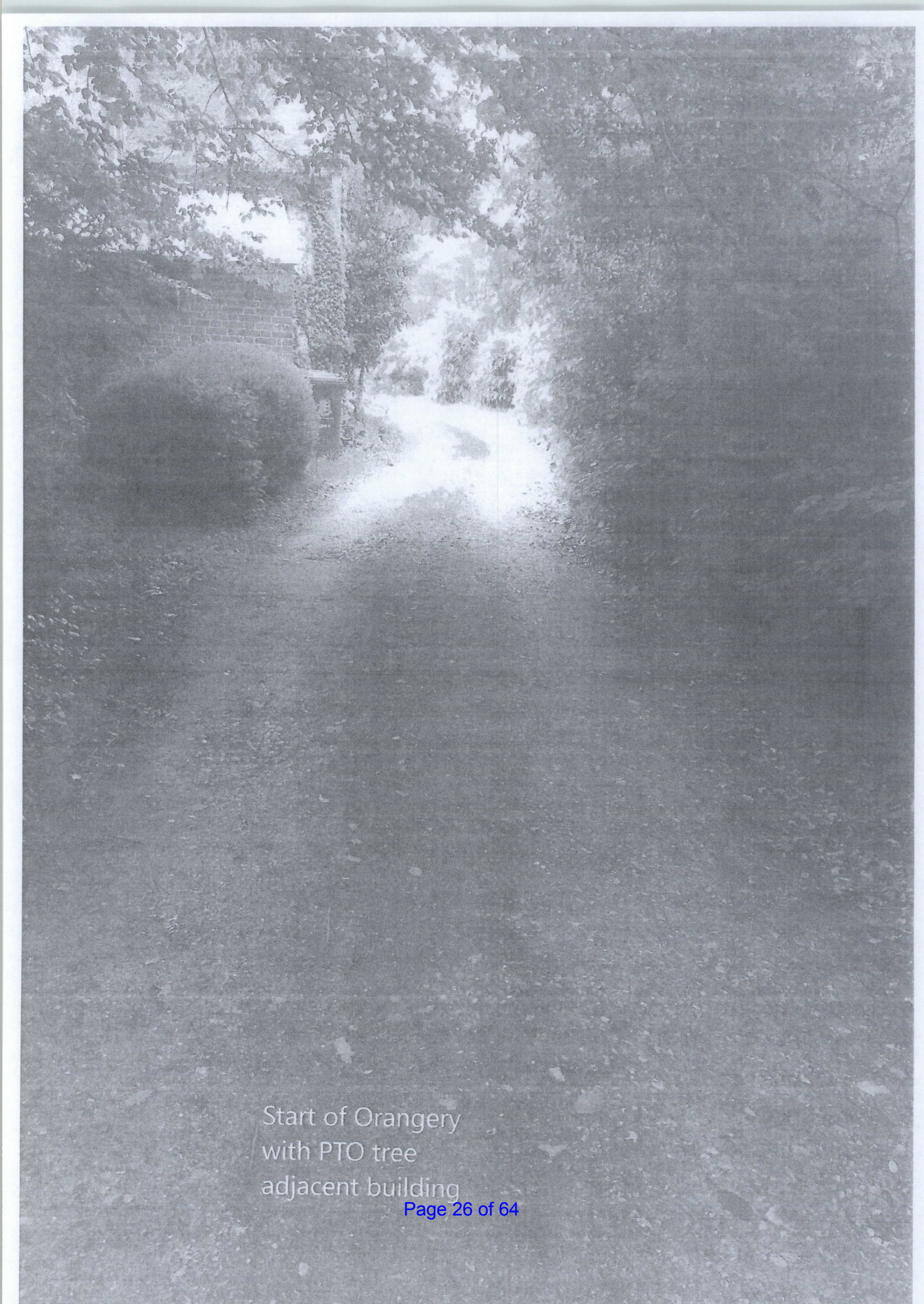
Comments
Type 3 Turning Head Added
Ownership of Land within the Visibility Splay Added

* ATTACHED PHOTOS OF
SUB-STANDARD ACCESS
ROAD and VIBRILITY
ONTO MTHW ROAD

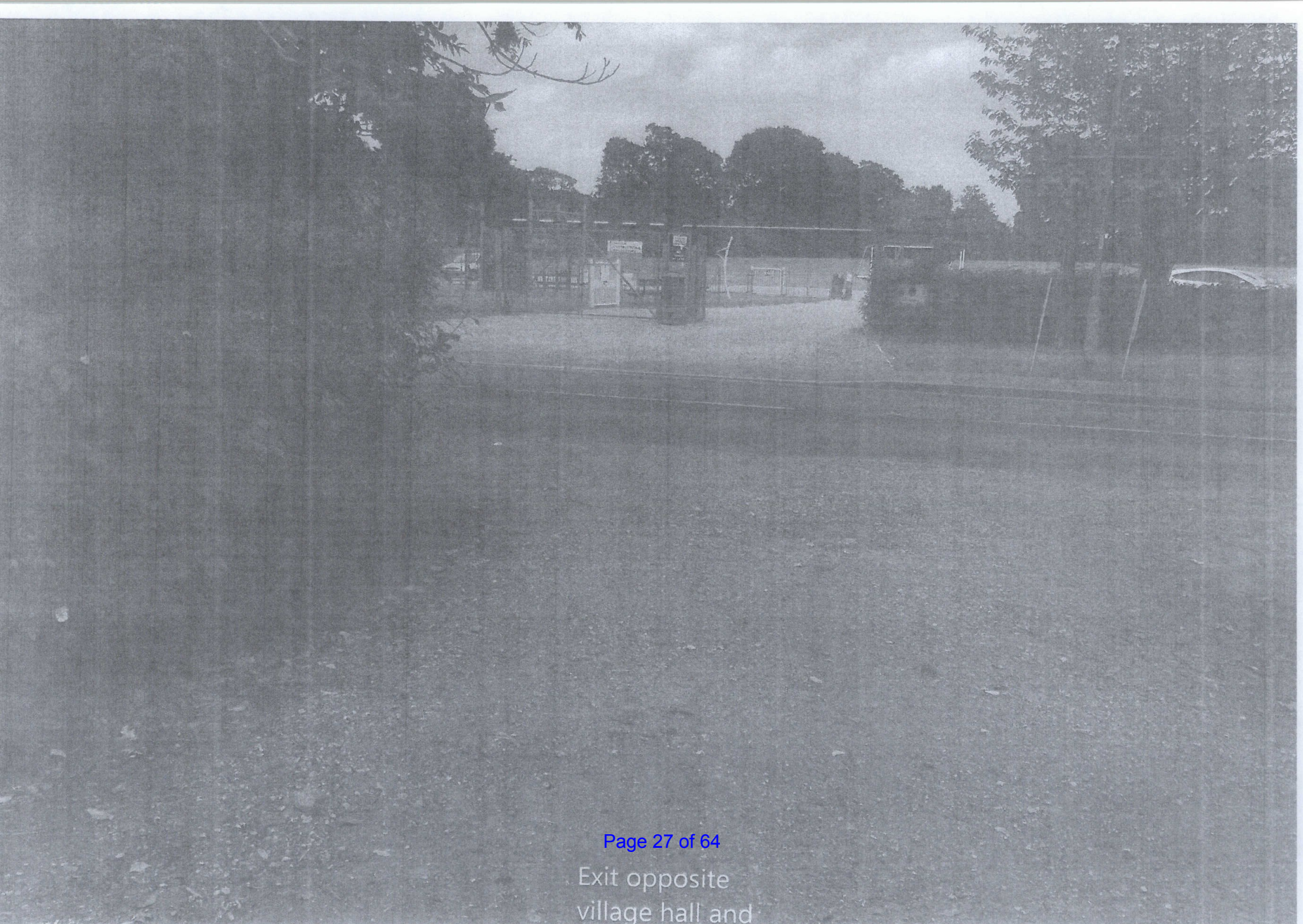
Site entrance

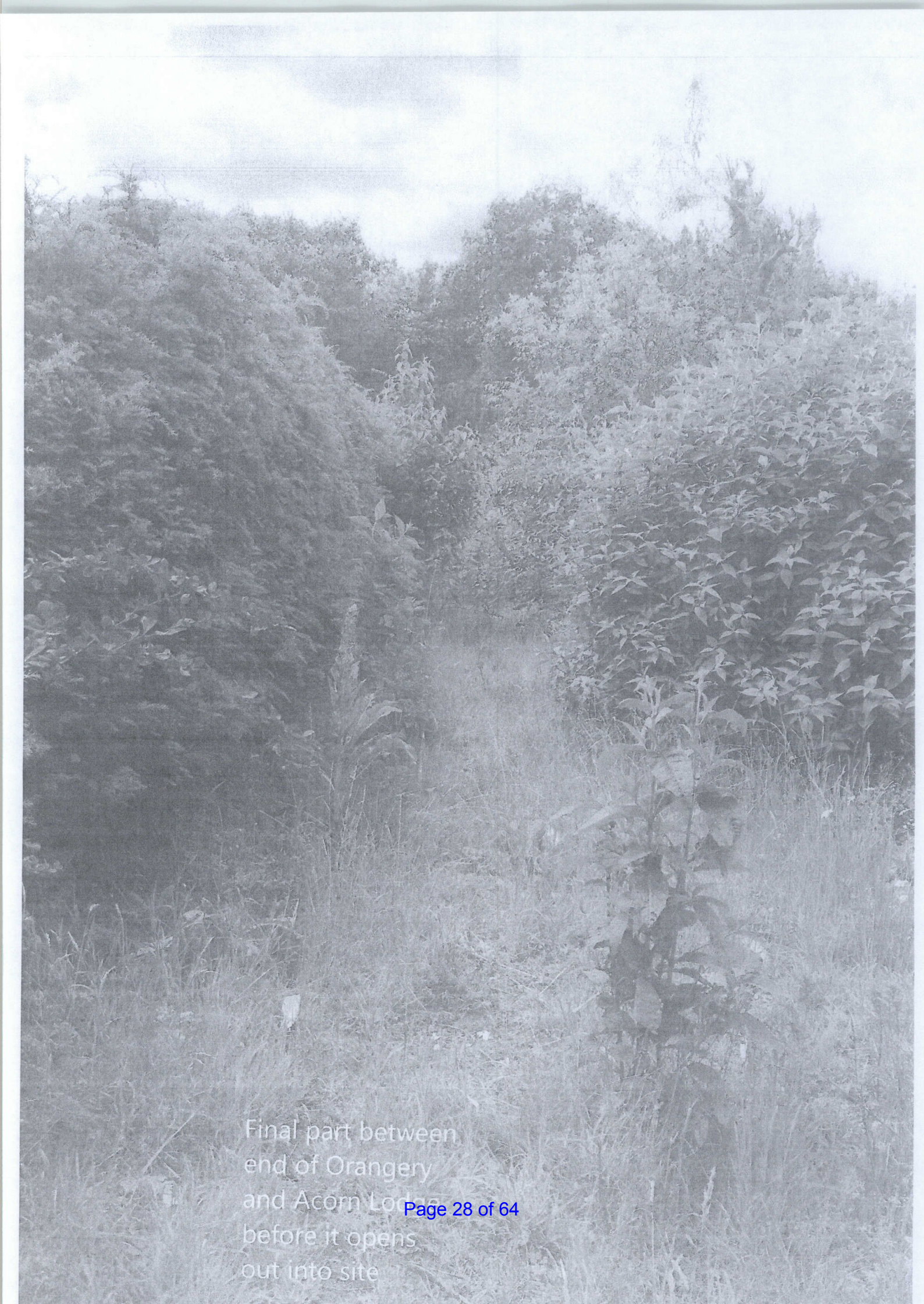


View curving round past
Orangery beside
overhanging Oak tree



Start of Orangery
with PTO tree
adjacent building





Final part between
end of Orangery
and Acorn Lodge
before it opens
out into site



Missing TPO from
application: drive
goes between edge
of Orangery and

Internet Consultees

Application Reference 06/16/0518/0 Attachments

Invalid Consultee Comment? ☐

Copy to existing Consultee? ☐

Name Mr K Saul

Address Albion, Main Road
Filby
Great Yarmouth
Norfolk

Post Code NR29 3HS

Telephone

Email Address

For or Against OBJ Object

Speak at Committee

I would like to object to the proposed development on the following grounds:- the junction of the access road with the Main Road (A1064) would be extremely dangerous, given the proximity of the busy entrance to the playing field/village hall, and the other nearby junctions at Thrigby Road and Church Lane. Either directly or indirectly, the development will destroy mature trees, some of which are covered by a TPO. The development will totally destroy the setting of two listed buildings (The Orangery and Filby House). The proposed plan is outside the village development area and should therefore not even be being considered. This also creates a dangerous precedent for future development applications, both within the grounds of Filby House and the surrounding rural area. I therefore urge you to reject this application.

Date Entered 23-06-2018 Internet Reference OWPC1770

Great Yarmouth Borough Council

25 JUN 2018

Customer Services

S
Mr & Mrs D Shaw
Acorn Lodge
Thrigby Road
Filby
Great Yarmouth
Norfolk
NR29 3HJ

Dean Minns (Group Manager, Planning)
Development Control
Town Hall
Hall Plain
Great Yarmouth
NR30 2QF

Great Yarmouth
Borough Council

25 JUN 2018

Planning
Department

21 June 2018

Dear Sir

Planning Application No. 06/16/0518/0

With reference to the above application, we would like to reiterate the points highlighted in our objection letter sent to you in 2016, which still stand and have not been addressed.

In addition further issues highlighted below make this application totally inappropriate.

1. The proposed long narrow driveway, with no passing points, is totally inadequate as an entrance to any development. It runs approximately 100m round a blind fence and hedge lined bushes (not owned by the applicants). The submitted plans imply it is almost straight, giving the impression (wrongly) of good visibility, which it definitely does not have.
2. The driveway runs under large trees, mainly oaks, on our neighbours property. Strangely, only two of these are shown on the submitted plan. These trees are very tall and around 200 years old and all have Tree Preservation Orders. The construction of the access driveway and, worse still, bringing services along this route will cut into and damage the roots on that side of the trees. As these trees stand at least 35m tall this weakening of roots will inevitably increase the likelihood for one or more to fall in high winds and, with adjacent houses on both sides of these trees, the potential consequences are obvious.
3. The site is still outside the village planned area for housing to take place. Green spaces in Filby are disappearing at an alarming rate already due to the extensive housing development which has taken place over the past few years. Are we to have no green spaces for wildlife to exist in this village?

We respectfully request that representatives from the Planning Services Department come and visit this site before any decision is taken. The plan is not clearly detailed and we feel the issues we have highlighted should be looked into further.

Yours faithfully



Mr & Mrs D Shaw

Great Yarmouth Borough Council

21 JUN 2018

Customer Services

Ashfield

Thrigby Road

Filby

Great Yarmouth

Norfolk

NR29 3HJ

20th June 2018

Planning Services

Development Control

Town Hall

Hall Plain

Great Yarmouth

Norfolk

NR30 2QF

Great Yarmouth
Borough Council

21 JUN 2018

Planning
Department

Planning Application No. 06/16/0518/O

Proposed residential development of seven plots on land off Main Road, Filby

Dear Sir

I wish to **object** to the above planning application on the following grounds:

1. **The plot is outside the development line for the village.**
No exceptions should be allowed to this, otherwise planning becomes a 'free for all'.
2. **The village has already accepted more development than required of it.**
3. **Access to the site is very problematic and unsafe.**
 - (a) Access would be onto a very busy main road; especially busy if the A47 Acle Straight is closed (as frequently happens), when the road becomes the primary access to Great Yarmouth from the west.
 - (b) The site access would be directly opposite a children's playground and the village playing field. This leaves no margin for error in the event of an accident, the consequences of which could be horrific.

4. Specific objections to the access track.

- (a) The planning update supplied is not to scale and incomplete. 2 trees at strategic points which have Tree Preservation Orders have been omitted.
- (b) In this regard, heavy, or frequent, traffic along the track will compact the soil causing tree damage, because the tree roots are unable to function properly.
- (c) The track is extremely narrow, measuring 5.8m and 6.8m at pinch points. Remember that both roadway and pavement will be needed.
- (d) There are no possible passing places along the length of the track, which is c100m long.
- (e) As a result, vehicles meeting on the track would be forced to reverse, possibly as far as 50m, a very dangerous manoeuvre approaching the main road.
- (f) Related to this, you cannot see from one end of the track to the other, because of a bend in the track.
- (g) HGV's (e.g. Refuse Vehicles) would have to travel very close to the edges of the track. The same would be true for large construction vehicles.
- (h) A Grade 2 Listed building runs alongside the track that would be very susceptible to vibration damage.

5. Provision of services to the site would cause great environmental damage.

Yours Truly



Mr L.J. MacDonald

Mrs B.E. MacDonald

The Orangery, Main Road, Filby, NR29 3HN

17th June 2018

Planning Application No. 06/16/05 18/0

Dear Sirs,

I write to object to the proposed development.

There is insufficient access to the site.

The track is not as on your plan, since your plan shows the track as widening, but in fact as registered with the land registry, my boundary is the same width all the way along the full length, as defined by the distance from the listed building to the west boundary at the narrowest point. There is no visibility along the track, since it bends. There is only room for one vehicle in one direction, and any large vehicle is at great risk of damaging the listed building.

There are four listed trees, not two as shown on your plan. These have already been damaged, and have limited root systems, as was proved when two others fell down this winter (see photos enclosed). If houses are built, then there will be damage to the roots from trenches cut to run sewerage and electric cables. One tree will certainly fall upon the Orangery (the listed building) as a result.

There are three dwellings already using the exit to the road. If a further seven are constructed, there will have to be a road and pavement to adoptable standard, provided. This cannot be achieved due to the width of the track. We would need a pavement to be provided to exit our dwelling, and there would be no room for a roadway.

Please do not allow this development.

Yours faithfully



Mark Rumble

Great Yarmouth
Borough Council

19 JUN 2018

Planning
Department

to ENCLOSURE

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

Your Ref: 06/16/0518/O
Date: 26 October 2017

My Ref: 9/6/16/0518
Tel No.: 01603 638070
Email: stuart.french@norfolk.gov.uk

Dear Graham

**Filby: Proposed residential development - 7 plots
Main Road (Off) Filby GREAT YARMOUTH NR29 3HN**

Thank you for your recent notification of revision with respect to the above.

The revised plan (No.15 dated Sept 2017) indicates that with modification to the access layout, that visibility in accordance with current standards can be achieved, subject possibly to some tree trimming /removal. Drawing no 04a dated July 2016, previously submitted, indicates the extent of land in the ownership of the applicant and in this respect the modification of the access and visibility splays fall within the applicant's stated ownership. It would appear, however, that the revision to the access may be outside of the planning application boundary, but I will leave that for the LPA to consider.

Given that access is to be determined under this application, I would have preferred to see a detailed access layout provided, however, I can deal with this by appropriate condition

Previous revisions have also addressed my concerns regarding turning provision.

Accordingly in highway terms, my holding objection is withdrawn subject to the following conditions and informative notes being appended to any grant of permission your Authority is minded to make.

SHC 10A Prior to the commencement of the use hereby permitted the vehicular access (indicated for improvement on drawing number 15) shall be upgraded to a minimum width of 4.5 metres in accordance with the Norfolk County Council residential construction specification TRAD 5 (attached) for the first 5 metres as measured back from the near channel edge of the adjacent carriageway. The remainder of the existing access shall be permanently closed, and the

Continued/...

footway / highway verge shall be reinstated in accordance with a detailed scheme to be agreed with the Local Planning Authority in consultation with the Highway Authority, concurrently with the bringing into use of the new access. 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: In the interest of highway safety and traffic movement.

- 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 4.5 metres for a minimum length of 10 metres as measured from the near edge of the highway carriageway and shall be constructed perpendicular ($\pm 10^\circ$) to the highway carriageway for that said distance.

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 20 Prior to the first occupation of the development hereby permitted a visibility splay measuring 2.4 x 43 metres shall be provided to each side of the access where it meets the highway and such splays shall thereafter be maintained at all times free from any obstruction exceeding 0.225 metres above the level of the adjacent highway carriageway.

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.

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

Continued/...

It is an OFFENCE to carry out any works within the Public Highway, which includes a Public Right of Way, without the permission of the Highway Authority. Please note that it is the Applicants' responsibility to ensure that, in addition to planning permission, any necessary consents or approvals under the Highways Act 1980 and the New Roads and Street Works Act 1991 are also obtained from the County Council. Advice on this matter can be obtained from the County Council's Highway Development Management Group. Please contact Developer Service on 0344 800 8020.

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

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

Inf 10 Please be aware it is the applicants responsibility to clarify the boundary with the public highway. Private structures such as fences or walls will not be permitted on highway land. The highway boundary may not match the applicants title plan. Please contact the highway research team at highway.boundaries@norfolk.gov.uk for further details.

Yours sincerely

Stuart French

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

From:

To: Building Control Manager

To:

From: Development Control Manager

My Ref: 06/16/0518/O

Date:

4th June 2018

Case Officer: Mr G Clarke

Parish: Filby 6

Development at:-

Main Road (Off)

Filby

GREAT YARMOUTH

NR29 3HN

For:-

Proposed residential
development - 7 plots

Applicant:-

Mr K Gray and family
c/o Graham Blyth Building Design
Acanthus House
5 Mitre Tavern Yard
NORTH WALSHAM

Agent:-

Mr G Blyth
Graham Blyth Building Design
Acanthus House
5 Mitre Tavern Yard
NORTH WALSHAM

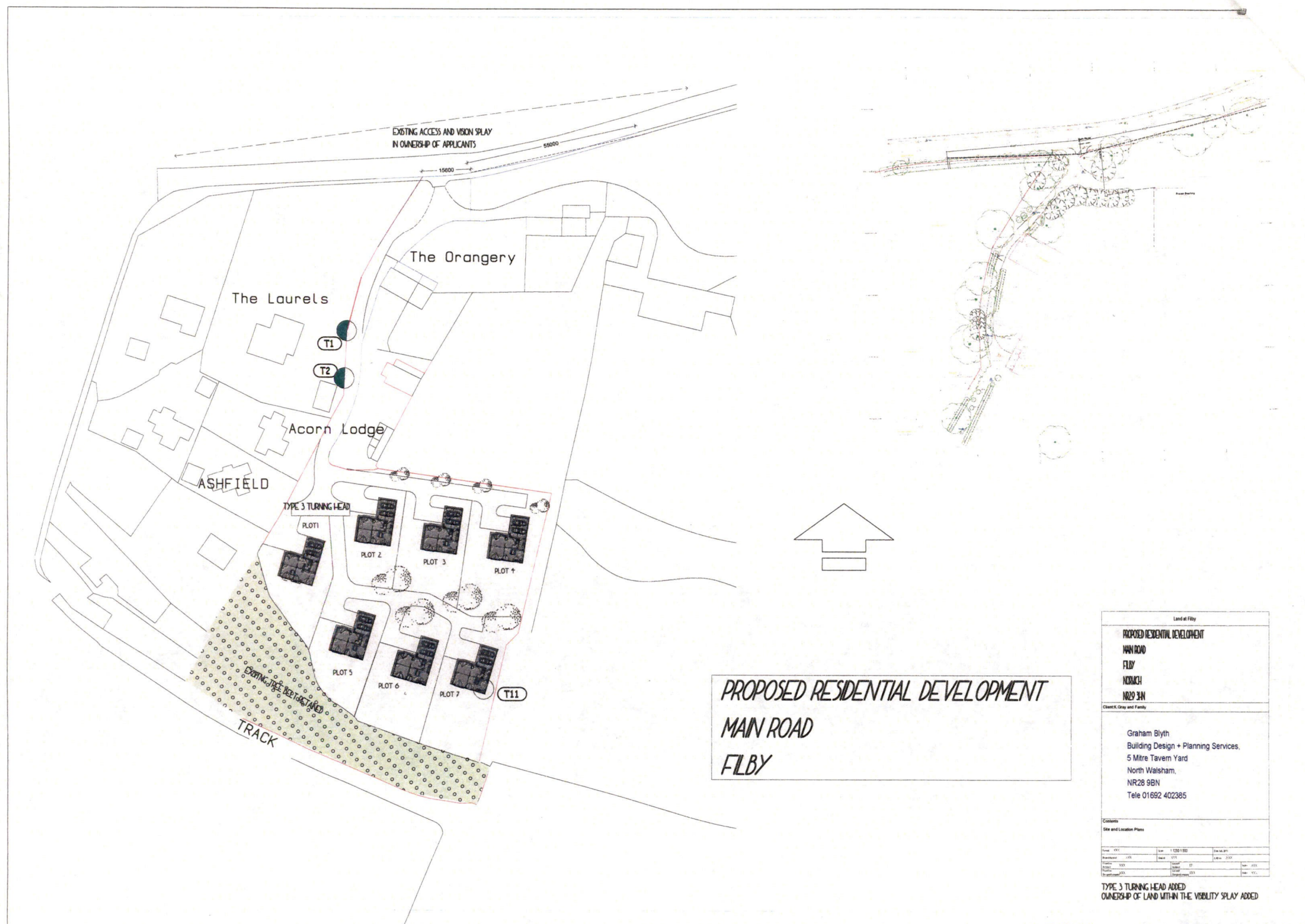
The above mentioned application has been received and I would be grateful for your comments on the following matters:-

Please let me have any comments you may wish to make by 18th June 2018.

COMMENTS:

5/6/2018/

Site will need to be accessed by the Fire & Rescue Service (BS requirement) - the main two requirements are that the access road must be min. 3.7m wide between kerbs and there must be an adequate turning circle / turning head (this should be easily achievable). *AS*





Reference: 06/16/0188/F

Ward: Southtown

Officer: Mrs G Manthorpe

Expiry Date: 19-12-16

Applicant: Dawson Brown Ltd

Proposal: Development of 22 no flats (14 no 1 bedroom flats and 8 no 2 bedroom flats) with associated external works.

Site: 132 Gordon Road Southtown Great Yarmouth

Report on varying resolution to approve removing liability on applicant to pay obligations excluding Natura 2000.

- i. The application has previously been brought before members on the 14th December 2016 and the resolution was to approve the application subject to conditions and a s106 agreement for policy compliant contributions. The application is to be heard again as the applicant has submitted a viability assessment to remove the liability to pay s106 contributions.
- ii. The previous contributions required were as follows:

Norfolk County Council – Environment:

Connections into the local Green Infrastructure (GI) network, including Public Rights of Way and ecological features, should be considered alongside the potential impacts of development. Mitigation should therefore be included within the site proposal. Maintenance/mitigation for new and existing GI features may require a contribution or commuted sum in order to allow the local GI network to facilitate the development without receiving negative impact and equally, allow the development to integrate and enhance the existing network.

Norfolk County Council, following the resolution to grant, stated that they would not be seeking GI contributions.

Norfolk County Council – Library Provision

A development of 22 dwellings would place increased pressure on the existing library service particularly in relation to library stock, such as books and information technology. This stock is required to increase the capacity of the library. It has been calculated that a development of this scale would require a total contribution of £1,650 (i.e. £75 per dwelling) towards IT infrastructure and equipment towards Great Yarmouth library.

Great Yarmouth Borough Council – Affordable housing

Policy compliant affordable housing is requested.

Great Yarmouth Borough Council – Public open space and children's recreation

Payment in lieu of public open space and children's recreation at £1400 per dwelling.

- iii. The viability assessment submitted post resolution of the application states that the development is not viable and therefore contributions should not be sought. The viability assessment has been evaluated by a qualified officer within Great Yarmouth Borough Councils Property Services and it has been concluded that it is not viable to seek policy compliant contributions for this scheme.
- iv. The previous resolution to grant permission was made with policy compliant contributions and as such the principle of the development is agreed. The recommendation is to accept the application with no contributions save the contribution required under the adopted Natura 2000 policy. The reason that the contribution under the Natura 2000 policy is still required is that this is to comply with the Habitats Regulations Assessment to mitigate the impact of development on protected species and areas. This adopted mitigation strategy is unable to be set aside for viability reasons as to do so would place the Local Planning Authority at risk of challenge at the High Court. An extract of the policy is below:

These Natura 2000 sites are protected in UK law by the Habitats Regulations (2010). Under the Habitats Regulations, development proposals must not give rise to adverse effects on the integrity of these sites, either alone or in combination with other plans and projects. If development proposals are likely to cause adverse effects then measures must be secured to remove this impact, otherwise the competent authority, such as the Council, is obliged to refuse permission

The increase of persons to an area as defined within the strategy has been assessed as having an impact on these sites and as such the mitigation contribution is required.

- v. The amount requested to mitigate the impact is £60 per dwelling which totals £1320 (£60 x 22) to be secured by legal agreement.
- vi. It is accepted in planning policy that obligations should not render sites undeliverable, Paragraph 175 of the National Planning Policy reads as follows:

173. Pursuing sustainable development requires careful attention to viability and costs in plan-making and decision-taking. Plans should be deliverable. Therefore, the sites and the scale of development identified in the plan should not be subject to such a scale of obligations and policy burdens that their ability to be developed viably is threatened. To ensure viability, the costs of any requirements likely to be applied to development, such as requirements

for affordable housing, standards, infrastructure contributions or other requirements should, when taking account of the normal cost of development and mitigation, provide competitive returns to a willing land owner and willing developer to enable the development to be deliverable.

- vii. There is acknowledgement within the adopted Core Strategy, at paragraph 5.1.9, which is in line with the National Planning Policy Framework as follows:

It is critical to the economic and social welfare of the borough that the Council meets its development needs and provides land for housing that is economically viable for development. An adequate supply of good quality houses is needed if the borough is to meet the economic challenges ahead. If these development needs are not met, the economy will suffer and residents seeking a new property may move elsewhere, adding to the trend of out migration.

- viii. It is therefore in accordance with Local and National Planning Policy to reduce or remove contributions in order to allow a viable development to come forward.
- ix. The recommendation is to approve the reduction in contributions following the submission and assessment of the viability assessment in line with Property Services recommendation. The development will be approved as previously granted and contributions towards Natura 2000 will be the only obligation required.
- x. There have been additional objections to the application received however the principle of development has been previously established. For reference the previous committee report is in full below.

REPORT

1. Background / History :-

- 1.1 The application site located towards the eastern section of the southern side of Gordon Road, Southtown; the road comprises, on the southern side a large commercial area, which is the application site and terrace housing to the western section and northern side. The corner of Southtown Road and Gordon Road, at the northern side, is a large commercial building with an open frontage for associated parking.
- 1.2 The housing to the northern side of the road is primarily bay fronted large terrace houses and a more modern style of house towards the western section and on the southern side of the road. The site is within close proximity to Great Yarmouth Collage, retail units and gym located to the rear of the site and the industrial area that fronts Southtown Roads water front.
- 1.3 There have been no recent applications for planning on the site with the most recent being in 1965 for alterations and fanlight. There are no historical applications that are relevant to this application.

1.4 The site is 1267 square metres and is in existing use for storage and retail with a business comprising a two storey workshop building attached to a larger corrugated asbestos building. There is also a porta cabin and outside storage facilities on site.

2. Consultations :-

2.1 Neighbour Consultations – Two objections have been received, they are attached to this report and are summarised below:

- Three storeys are too high.
- Increased traffic on Gordon Road.
- The traffic lights are on a short timer.
- 22 Dwellings will cause sewerage and drainage problems when there is already an issue.
- A tree shall have to be removed.
- Overdevelopment.
- More than 22 Parking spaces will be required.
- Better vehicular access to existing sites is needed or a more sensible double yellow line system is required.

2.2 Highways – The highways officer notes that on street parking is in demand in the area and that the proposed development will increase pedestrian movements however it was considered that the kerb should be raised to reinstate a full height footway adjacent to the carriageway not only to deter footway parking but also in the interests of pedestrian safety. The highways officer is satisfied that this, and other matters, can be dealt with by condition and has no objection to the application subject to conditions.

2.3 Norfolk Constabulary- A full and comprehensive report was given by Norfolk constabulary with full comments and recommendations on the file. Recommendations include that the rear boundary treatment is no less than 1.8m close boarded fence. Recommended that the applicant provides protection for the underground parking in accordance with the guidance provided in secured by design.

2.4 Lead Local Flood Authority – No comment.

2.5 Environment Agency – No objection and conditions requested.

2.6 Norfolk Fire and Rescue Service – No objection provided compliance with Building Regulations.

2.7 Building Control – No adverse comments.

2.8 Environmental Health – No objections and conditions requested.

2.9 Strategic Planning – No objections and note that the location is within an area of predominantly residential uses with employment to the rear. Weight should be given to the NPPF requirement to significantly boost the housing supply with local emphasis also on the Core Strategy with Great Yarmouth identified as a Main Town (Policy CS2) to deliver a proportion of such growth.

2.10 Anglian Water – No comments received.

3. Policy :-

3.1 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:

- a) Sustainable growth, ensuring that new development is of a scale and in a location that complements the character and supports the function of individual settlements
- b) Mixed adaptable neighbourhoods, which provide choices and effectively meet the needs and aspirations of the local community
- c) Environmentally friendly neighbourhoods that are located and designed to help address and where possible mitigate the effects of climate change and minimise the risk of flooding
- d) A thriving local economy, flourishing local centres, sustainable tourism and an active port
- e) Safe, accessible places that promote healthy lifestyles and provide easy access for everyone to jobs, shops and community facilities by walking, cycling and public transport
- f) Distinctive places that embrace innovative, high quality urban design that reflects positive local characteristics and protects the borough's biodiversity, unique landscapes, built character and historic environment

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

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

3.2 POLICY CS2 – ACHIEVING SUSTAINABLE GROWTH

Growth within the borough must be delivered in a sustainable manner in accordance with Policy CS1 by balancing the delivery of new homes with new jobs and service provision, creating resilient, self-contained communities and reducing the need to travel. To help achieve sustainable growth the Council will:

- 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
 - Approximately 30% of new development will take place in the borough's Key Service Centres at Bradwell and Caister-on-Sea
 - Approximately 30% of new development will take place in the Primary Villages of Belton, Hemsby, Hopton on Sea, Ormesby St Margaret, Martham and Winterton-on-Sea
 - Approximately 5% of new development will take place in the Secondary and Tertiary Villages named in the settlement hierarchy
 - In the countryside, development will be limited to conversions/replacement dwellings/buildings and schemes that help to meet rural needs
- b) To ensure compliance with Policy CS11, the proportions of development set out in criterion a) may need to be further refined following additional work on the impact of visitor pressures on Natura 2000 sites
- c) Ensure that new commercial development for employment, retail and tourism uses is distributed in accordance with Policies CS6, CS7, CS8 and CS16
- d) Promote the development of two key strategic mixed-use development sites: the Great Yarmouth Waterfront area (Policy CS17) and the Beacon Park extension, south Bradwell (Policy CS18)
- e) Encourage the reuse of previously developed land and existing buildings

To ensure that the Council delivers its housing target, the distribution of development may need to be flexibly applied, within the overall context of seeking to ensure that the majority of new housing is developed in the Main Towns and Key Service Centres where appropriate and consistent with other policies in this plan. Any changes to the distribution will be clearly evidenced and monitored through the Annual Monitoring Report.

3.3 POLICY HOU7

NEW RESIDENTIAL DEVELOPMENT MAY BE PERMITTED WITHIN THE SETTLEMENT BOUNDARIES IDENTIFIED ON THE PROPOSALS MAP IN THE

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

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

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

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

4 National Planning Policy:

4.1 Paragraph 101.

The aim of the Sequential Test is to steer new development to areas with the lowest probability of flooding. Development should not be allocated or permitted if there are reasonably available sites appropriate for the proposed development in areas with a lower probability of flooding. The Strategic Flood Risk Assessment will provide the basis for applying this test. A sequential approach should be used in areas known to be at risk from any form of flooding.

- 4.2 Paragraph 102. If, following application of the Sequential Test, it is not possible, consistent with wider sustainability objectives, for the development to be located in zones with a lower probability of flooding, the Exception Test can be applied if appropriate.

For the Exception Test to be passed:

- it must be demonstrated that the development provides wider sustainability benefits to the community that outweigh flood risk, informed by a Strategic Flood Risk Assessment where one has been prepared; and
- a site-specific flood risk assessment must demonstrate that the development will be safe for its lifetime taking account of the vulnerability of its users, without increasing flood risk elsewhere, and, where possible, will reduce flood risk overall. Both elements of the test will have to be passed for development to be allocated or permitted.

- 4.3 Paragraph 14. At the heart of the National Planning Policy Framework is a presumption in favour of sustainable development, which should be seen as a golden thread running through both plan-making and decision-taking.

For decision-taking this means:

- approving development proposals that accord with the development plan without delay; and
- where the development plan is absent, silent or relevant policies are out-of-date, granting permission unless:
 - any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole; or
 - specific policies in this Framework indicate development should be restricted.

5 Assessment :-

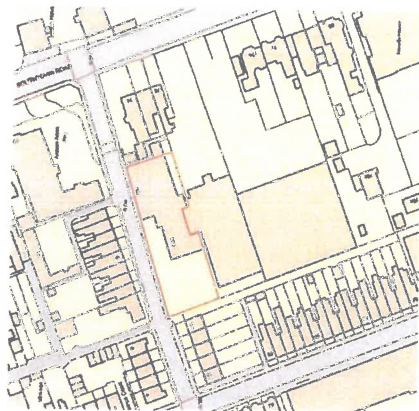
- 5.1 The application site is located within flood zone three as identified by the Environment Agencies Flood Map and is accompanied by a flood risk assessment. The application complies with the sequential test and the exemption test and can be adequately conditioned as per the environment agencies recommended conditions.
- 5.2 The site currently comprises a commercial use surrounded by predominately residential uses. The site is located within a sustainable location with good links to transport and services. Although an intense use of the site is proposed, the residential use is in keeping with the character of the area.
- 5.3 The development proposed is to be three storey with a pitched roof. There have been other designs submitted with flat roofs however these were deemed to be at odds with the existing buildings in the locality and as such the pitched roof, although giving a greater height, is preferred. The building will be highly visible given the height and massing and will dominate the street scene. The view of the building will be partially obscured from the southward approach up Southdown

Road by the existing commercial buildings as although they are set back they will break up the line of the building. Travelling from the north towards Gorleston the building as proposed will be visible across a currently open parking area. Although visible the design of the building will create an interesting aspect to the street scene. The use of the pitched roof will tie in the building to those around it and act to soften the appearance. There have been other three storey dwellings approved, for example Horatio House, within the locality although these have not yet been constructed and others that have been in existence for some years within the vicinity of the site.

- 5.4 One of the objectors has stated that there are concerns over drainage both foul and surface. There have at the time of writing been no comments received from Anglian Water although if these are received before committee they shall be verbally reported. The flood risk assessment states that the soil types at the site are likely to be suitable for the effective use of shallow infiltration devices and therefore the drainage could be, at least partially, in the form of pervious surfaces. These are also relevant in relation to Environmental Health comments regarding contamination. The applicant has stated on the form that surface water will be via mains sewer however a condition to provide full details of drainage can be placed upon any grant of permission members are minded to make to ensure that the preferred option of sustainable drainage is explored and utilised in accordance with the Flood Risk Assessment.
- 5.5 The objections were also in relation to the increase in vehicular movements. 22 new dwellings will increase vehicular movements and pedestrian as noted by the highways officer. The amount of parking provided is accepted by the highways officer and as such there are no highways objections to the application although improvements are requested as conditions in the interest of highway safety as outlined at paragraph 2.2 of this report.
- 5.6 An objector noted that there will be windows to the eastern elevation overlooking an existing property and that light to the property shall be reduced. There are windows located on the eastern elevation of the proposed development however these are set in with none on the closest section of the wall. The windows are set 8 metres back from the edge of the site and then an additional 7m from the nearest dwelling. The overlooking to the nearest property on Gordon Road will be reduced by the absence of windows in the existing dwellings eastern elevation; there will be an increase of overlooking to the rear garden although this is mitigated by the existing overlooking as the site is in an existing urban area. There will be an increase in the overlooking however this is not deemed so significant to warrant a refusal of the application. A further objection was in reference the loss of light to a property located on Southtown Road; the height of the dwelling will have an impact on the amenity of the area although the positioning and height restriction to three stories only will restrict the impact to an acceptable level.
- 5.7 The 106 monies requested from Norfolk County Council are outlined above and any grant of permission should be in line with current policy for open space, recreation and affordable dwellings. It is noted that there is no open space on the site which is acceptable in this location provided that the payment in lieu is made.

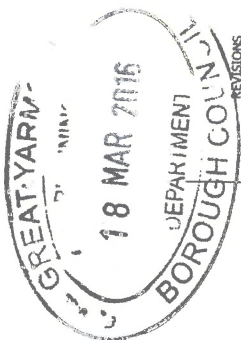
6 PREVIOUS RECOMMENDATION - SEE VIII FOR CURRENT :-

- 6.1 Approve – the proposal complies with Policies CS1 and CS2 of the Great Yarmouth Local Plan: Core Strategy and saved Policy HOU7 of the Great Yarmouth Borough-Wide Local Plan.
- 6.2 Any permission shall be subject to a 106 agreement for all appropriate contributions including County obligations, including GI payments to be negotiated between the applicant and Norfolk County Council as per the consultation response and these have not been decided, open space payments, recreation payments and affordable housing. All conditions are requested shall be appended to any grant of permission including any further that secure an adequate form of development.

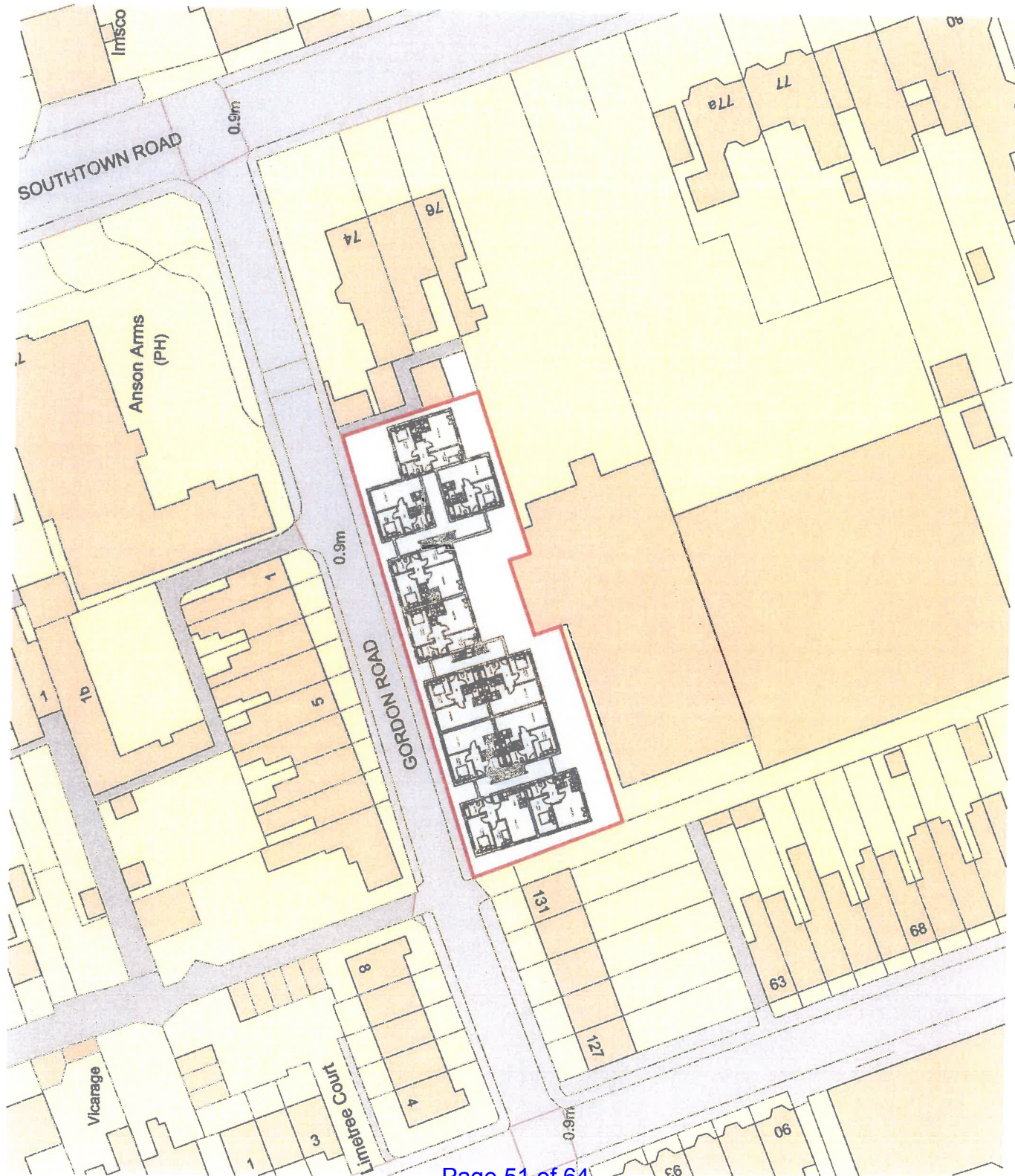


Scheme Mix

14no. 1 Bedroom / 2 Person Flats @ 50sq.m
8no. 2 Bedroom / 3 Person Flats @ 60sq.m



PROJECT NO	06/16/0188/F
PROJECT NAME	Gordon Road Great Yarmouth
CLIENT	Dawson Brown Ltd
DEVELOPER TITLE	Development Plan
Fusion 13 9 Princes Street Norwich, Norfolk NR3 1AZ info@fusion-13.co.uk www.fusion-13.co.uk	
SCALE	1:250 1000
DATE	Mar 2016
REV NO	F222
REV NO	01
REV NO	A



Development Control Committee

Minutes

Wednesday, 14 December 2016 at 18:30

PRESENT:

Councillor Annison (in the Chair); Councillors Flaxman-Taylor, A Grey, Hammond, Hanton, Thirtle, Wainwright, Williamson & Wright.

Councillor Borg attended as a substitute for Councillor Fairhead.

Councillor K Grey attended as a substitute for Councillor Andrews.

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

6 06/16/0188/F 132 GORDON ROAD SOUTHTOWN

The Committee received and considered the comprehensive report from the Planning Group Manager.

The Senior Planning Officer reported that the application site was located towards the eastern section of the southern side of Gordon Road, Southtown, on the southern side, there was a large commercial area which was the application site, and terrace housing to the western and northern side.

The Senior Planning Officer reported that the application site was located within Flood Zone Three, as identified by the Environment Agencies Flood Map and was accompanied by a flood risk assessment. The application complied with the sequential test and the exemption test and could be adequately conditioned as per the Environment Agency recommended conditions.

The Senior Planning Officer reported that the site currently was a commercial use surrounded by predominately residential uses. The site was located within a sustainable location with good links to transport and services. Although an intense use of the site was proposed, the residential use was in keeping with the character of the area.

The Senior Planning Officer reported that two neighbour objections had been received citing that three storeys were too high, increased traffic along Gordon Road, the traffic lights are on a short timer, the number of dwellings will cause more sewerage and drainage problems, a tree will have to be removed, over-

development of site, more than 22 parking spaces will be required and better vehicular access into the site is required.

A Member asked for clarification regarding the number of spaces provided for car parking. The Senior Planning Officer reported that 22 spaces would be provided.

A Member asked whether the development would deliver any affordable housing units. The Senior Planning Officer reported that details of the affordable housing allocation had not yet been approved.

A local resident was concerned regarding the overlooking of her garden from the flatted development. The Senior Planning Officer reported that the distance from window to window was 7 metres to the nearest dwelling. A Member asked whether obscured glazing could be conditioned to help negate overlooking. The Planning Group Manager reported that as the living rooms were dual aspect, the height of one of the windows could be raised to negate overlooking of the residential garden concerned.

RESOLVED:

That application number 06/16/0188/F be approved as the proposal complied with Policies CS1 and CS2 of the Great Yarmouth Local Plan: Core Strategy and saved Policy HOU7 of the Great Yarmouth Boroughwide Local Plan. Any permission shall be subject to a s106 agreement for all appropriate contributions including County obligations, including GI payments to be negotiated between the applicant and Norfolk County Council as per the consultation response and these have not been decided, open space payments, recreation payments and affordable housing. All conditions requested shall be appended to any grant of permission including any further that secure an adequate form of development including obscure glazing and raised window height as required to prevent overlooking of adjacent residential properties.

PLANNING APPLICATIONS CLEARED BETWEEN 01-JUN-18 AND 30-JUN-18 FOLLOWING DETERMINATION BY THE GROUP MANAGER (PLANNING) UNDER DELEGATED POWERS

REFERENCE	06/18/0194/F
PARISH	Belton & Browston 10
PROPOSAL	Single storey side extension
SITE	20 Station Road North Belton GREAT YARMOUTH NR31 9NQ
APPLICANT	Mr P Frikson
DECISION	APPROVE

REFERENCE	06/18/0245/F
PARISH	Belton & Browston 10
PROPOSAL	Proposed extension to existing garage, removal of existing flat roof and replacement with a new pitched roof
SITE	19 St James Crescent Belton GREAT YARMOUTH NR31 9JN
APPLICANT	Mr R Lark
DECISION	APPROVE

REFERENCE	06/18/0266/F
PARISH	Belton & Browston 10
PROPOSAL	Single storey side extension
SITE	40 Rosedale Gardens Belton GREAT YARMOUTH NR31 9PN
APPLICANT	Mr M and Mrs J Willeard
DECISION	APPROVE

REFERENCE	06/18/0225/F
PARISH	Bradwell N 1
PROPOSAL	Retrospective application for mixed A3/A5 use (restaurant/cafe/hot food takeaway). Retention of flue
SITE	Unit 1 Sinclair Court Jokers Diner Bradwell GREAT YARMOUTH
APPLICANT	Miss C Rees
DECISION	APPROVE

REFERENCE	06/18/0082/PU
PARISH	Bradwell S 2
PROPOSAL	Application for certificate of lawfulness for proposed use - Class C3 (b) dwelling house
SITE	56 Long Lane Sapphire House Bradwell GREAT YARMOUTH NR31 8PW
APPLICANT	Mr W Grego
DECISION	EST/LAW USE CER.

PLANNING APPLICATIONS CLEARED BETWEEN 01-JUN-18 AND 30-JUN-18 FOLLOWING DETERMINATION BY THE GROUP MANAGER (PLANNING) UNDER DELEGATED POWERS

REFERENCE **06/18/0217/F**
 PARISH Bradwell S 2
 PROPOSAL Renewal of Planning Permission 06/13/0087/F for stable building
 SITE Hobland Hall Cottages Hobland Road Bradwell
 GREAT YARMOUTH NR31 9AR
 APPLICANT Mr J Norris
 DECISION **APPROVE**

REFERENCE **06/18/0252/F**
 PARISH Bradwell S 2
 PROPOSAL Proposed first floor rear extension over existing family room
 SITE 53 Kings Drive Bradwell
 GREAT YARMOUTH NR31 8TF
 APPLICANT Mr S Mercer
 DECISION **APPROVE**

REFERENCE **06/18/0230/F**
 PARISH Burgh Castle 10
 PROPOSAL Single storey front extension
 SITE 35 Butt Lane Burgh Castle
 GREAT YARMOUTH NR31 9PU
 APPLICANT D Applegate
 DECISION **APPROVE**

REFERENCE **06/18/0295/PDE**
 PARISH Caister On Sea 3
 PROPOSAL Proposed single storey rear extension
 SITE 2 Forth Close Caister
 GREAT YARMOUTH
 APPLICANT Mr F Thacker
 DECISION **REFUSED**

REFERENCE **06/18/0215/F**
 PARISH Caister On Sea 4
 PROPOSAL Demolition of redundant section of existing building and construction of new timber framed extension
 SITE Beach House GY and Caister Golf Club Yarmouth Road Caister
 GREAT YARMOUTH NR30 5TD
 APPLICANT Mr R Bateman
 DECISION **APPROVE**

REFERENCE **06/18/0275/PDE**
 PARISH Caister On Sea 4
 PROPOSAL Rear single storey extension to kitchen with pitched roof
 SITE 8 Westerley Close Caister on Sea
 GREAT YARMOUTH
 APPLICANT Mr D Blackmore
 DECISION **PERMITTED DEV.**

PLANNING APPLICATIONS CLEARED BETWEEN 01-JUN-18 AND 30-JUN-18 FOLLOWING DETERMINATION BY THE GROUP MANAGER (PLANNING) UNDER DELEGATED POWERS

REFERENCE	06/18/0133/F
PARISH	Fleggburgh 6
PROPOSAL	Development of 4 no.houses with detached garages and parking
SITE	New House (Land adj) Rollesby Road Fleggburgh
	GREAT YARMOUTH NR29 3AR
APPLICANT	Mr F Brown
DECISION	APPROVE

REFERENCE	06/18/0222/F
PARISH	Fleggburgh 6
PROPOSAL	Change extg pitched & flat roof to 1 single monopitched over extg kit. Construct new rear sunrm extn & front canopy
SITE	White House Main Road A1064 Fleggburgh
	GREAT YARMOUTH NR29 3BA
APPLICANT	Mr Francis
DECISION	APPROVE

REFERENCE	06/18/0251/F
PARISH	Great Yarmouth 5
PROPOSAL	Use of land for 8 storage units
SITE	2-8 Maple Way (rear of) Gorleston
	GREAT YARMOUTH NR31
APPLICANT	Mr J Symonds
DECISION	REFUSED

REFERENCE	06/18/0262/F
PARISH	Great Yarmouth 5
PROPOSAL	Proposed extension
SITE	Alpha Centre Alpha Road
	Gorleston GREAT YARMOUTH
APPLICANT	Shine
DECISION	APPROVE

REFERENCE	06/18/0249/F
PARISH	Great Yarmouth 7
PROPOSAL	Proposed single storey rear extension
SITE	3 Gournay Avenue Gorleston
	GREAT YARMOUTH NR31 6DZ
APPLICANT	Mr & Mrs Grimmer
DECISION	APPROVE

REFERENCE	06/18/0270/F
PARISH	Great Yarmouth 7
PROPOSAL	Proposed first floor side extension
SITE	249 Lowestoft Road Gorleston
	GREAT YARMOUTH NR31 6JJ
APPLICANT	Mr and Mrs K Chiddle
DECISION	APPROVE

PLANNING APPLICATIONS CLEARED BETWEEN 01-JUN-18 AND 30-JUN-18 FOLLOWING DETERMINATION BY THE GROUP MANAGER (PLANNING) UNDER DELEGATED POWERS

REFERENCE **06/18/0244/A**
 PARISH Great Yarmouth 9
 PROPOSAL Totem pole signage, traffic signage and roof signage units F and F1
 SITE Gapton Hall Retail Park Gapton Hall Road
 GREAT YARMOUTH NR31 0NL
 APPLICANT Mezen Investment Holdings
 DECISION **ADV. CONSENT**

REFERENCE **06/18/0253/CD**
 PARISH Great Yarmouth 9
 PROPOSAL Discharge of conditions 7, 10, 13, 14, and 15 re: Planning Permission 06/17/0406/F
 SITE Sauls Wharf Land and Shaw Services Grist Mill Crittens Road
 Cobholm GREAT YARMOUTH NR31 0AG
 APPLICANT Mr R Hadland
 DECISION **APPROVE (CONDITIONS)**

REFERENCE **06/18/0219/F**
 PARISH Great Yarmouth 11
 PROPOSAL Single storey rear extension
 SITE 3 Gloucester Avenue Gorleston
 GREAT YARMOUTH NR31 7LT
 APPLICANT Mrs C Gillson
 DECISION **APPROVE**

REFERENCE **06/18/0241/F**
 PARISH Great Yarmouth 11
 PROPOSAL Proposed single storey rear extension
 SITE 15 Fastolff Avenue Gorleston
 GREAT YARMOUTH NR31 7ND
 APPLICANT Mrs C Moore
 DECISION **APPROVE**

REFERENCE **06/18/0273/F**
 PARISH Great Yarmouth 11
 PROPOSAL Proposed single storey extension and alterations to porch
 SITE Bridgeford House Bridge Road
 Gorleston GREAT YARMOUTH
 APPLICANT Mr & Mrs Southgate
 DECISION **APPROVE**

REFERENCE **06/18/0057/F**
 PARISH Great Yarmouth 14
 PROPOSAL CoU of existing PH at ground flr to provide 2 res flats & dividing 1st flr living acc into 2 res 1 bed flats
 SITE 155 Nelson Road Central The Great Eastern Public House
 GREAT YARMOUTH NR30 2HZ
 APPLICANT Mr G Clarke
 DECISION **APPROVE**

PLANNING APPLICATIONS CLEARED BETWEEN 01-JUN-18 AND 30-JUN-18 FOLLOWING DETERMINATION BY THE GROUP MANAGER (PLANNING) UNDER DELEGATED POWERS

REFERENCE	06/18/0172/F
PARISH	Great Yarmouth 14
PROPOSAL	Alts & CoU of extg 2 storey bldg. Extg use offices/therapy rms to become offices on grd with selfcontained flat 1st fl
SITE	6 Queen Street GREAT YARMOUTH
	Norfolk NR30 2QP
APPLICANT	Mr E Setchell
DECISION	APPROVE

REFERENCE	06/18/0212/F
PARISH	Great Yarmouth 15
PROPOSAL	Continued use of land for storage following temporary approval for 5 years
SITE	Asda (Site adj) Acle New Road
	GREAT YARMOUTH NR30 1SF
APPLICANT	Jaal Partnership Mr J Maitland
DECISION	APPROVE

REFERENCE	06/18/0235/F
PARISH	Great Yarmouth 15
PROPOSAL	Construction of a detached 3 bedroom house
SITE	21-22 Apollo Walk GREAT YARMOUTH
	Norfolk NR30 1QH
APPLICANT	Mr A Humphrey
DECISION	APPROVE

REFERENCE	06/18/0239/A
PARISH	Great Yarmouth 15
PROPOSAL	Proposed illuminated signage
SITE	North Quay House 36 North Quay
	GREAT YARMOUTH NR30 1JE
APPLICANT	Petrofac Mrs N Murphy
DECISION	ADV. CONSENT

REFERENCE	06/18/0095/CD
PARISH	Great Yarmouth 19
PROPOSAL	Demolition of existing workshop and erection of five, two bedroom houses - Discharge of condition 4 re:06/15/0736/O
SITE	Former Shepherd Engineering Premises Riverside Road
	Gorleston GREAT YARMOUTH
APPLICANT	Mr W Harrison
DECISION	APPROVE (CONDITIONS)

REFERENCE	06/18/0223/F
PARISH	Great Yarmouth 19
PROPOSAL	Erection of 4 new dwellings
SITE	79 Pier Plain Gorleston
	GREAT YARMOUTH NR31 6PG
APPLICANT	Mr B Grimmer
DECISION	REFUSED

PLANNING APPLICATIONS CLEARED BETWEEN 01-JUN-18 AND 30-JUN-18 FOLLOWING DETERMINATION BY THE GROUP MANAGER (PLANNING) UNDER DELEGATED POWERS

REFERENCE	06/18/0257/PDE
PARISH	Great Yarmouth 21
PROPOSAL	Proposed single storey rear extension
SITE	41 Hamilton Road GREAT YARMOUTH Norfolk NR30 4NA
APPLICANT	Mr & Mrs Tyrrell
DECISION	PERMITTED DEV.

REFERENCE	06/18/0286/PDE
PARISH	Great Yarmouth 21
PROPOSAL	Proposed rear extension
SITE	45 Blake Road GREAT YARMOUTH Norfolk NR30 4LT
APPLICANT	Mr C Hanks
DECISION	PERMITTED DEV.

REFERENCE	06/18/0287/PDE
PARISH	Great Yarmouth 21
PROPOSAL	Proposed rear extension
SITE	47 Blake Road GREAT YARMOUTH Norfolk NR30 4LT
APPLICANT	Mr P Wells
DECISION	PERMITTED DEV.

REFERENCE	06/18/0296/PDE
PARISH	Great Yarmouth 21
PROPOSAL	Proposed rear conservatory
SITE	93 Salisbury Road GREAT YARMOUTH Norfolk NR30 4LS
APPLICANT	Mrs S Legg
DECISION	PERMITTED DEV.

REFERENCE	06/18/0155/F
PARISH	Hemsby 8
PROPOSAL	Proposed new timber class base at rear of school for additional teaching space
SITE	Hemsby Primary School School Loke Hemsby GREAT YARMOUTH NR29 4LH
APPLICANT	Hemsby Primary School
DECISION	APPROVE

REFERENCE	06/18/0210/F
PARISH	Hemsby 8
PROPOSAL	Front, side and rear single storey extensions
SITE	404 The Glebe Hemsby GREAT YARMOUTH NR29 4JA
APPLICANT	Mr I Armstrong
DECISION	APPROVE

PLANNING APPLICATIONS CLEARED BETWEEN 01-JUN-18 AND 30-JUN-18 FOLLOWING DETERMINATION BY THE GROUP MANAGER (PLANNING) UNDER DELEGATED POWERS

REFERENCE **06/18/0236/F**
 PARISH Hemsby 8
 PROPOSAL The retention of an automated teller machine

SITE 5-7 Kingsway Hemsby
 GREAT YARMOUTH NR29 4JT
 APPLICANT Cardtronics UK Ltd
 DECISION **APPROVE**

REFERENCE **06/18/0237/A**
 PARISH Hemsby 8
 PROPOSAL Associated signage for teller machine

SITE 5-7 Kingsway Hemsby
 GREAT YARMOUTH NR29 4JT
 APPLICANT Cardtronics UK Ltd
 DECISION **ADV. CONSENT**

REFERENCE **06/18/0248/F**
 PARISH Hemsby 8
 PROPOSAL Vary condition 1 of PP consent 06/02/0718/F - to allow occupancy from 27th February to 11th February following yr
 SITE 38 Four Acres Estate Summer Holme Hemsby
 GREAT YARMOUTH NR29 4JB
 APPLICANT Mr R Smith
 DECISION **APPROVE**

REFERENCE **06/18/0280/F**
 PARISH Hemsby 8
 PROPOSAL Proposed garage to rear of property
 SITE 15 Beechwood Road Hemsby
 GREAT YARMOUTH NR29 4LP
 APPLICANT Mr J Greengrass
 DECISION **APPROVE**

REFERENCE **06/18/0281/F**
 PARISH Hemsby 8
 PROPOSAL Proposed rear extension
 SITE 15 Beechwood Road Hemsby
 GREAT YARMOUTH NR29 4LP
 APPLICANT Mr J Greengrass
 DECISION **APPROVE**

REFERENCE **06/18/0283/F**
 PARISH Hemsby 8
 PROPOSAL Garage extension and conversion to annexe to provide sleeping accommodation
 SITE 4 Buttermere Hemsby
 GREAT YARMOUTH NR29 4JZ
 APPLICANT Ms J Hewitt
 DECISION **APPROVE**

PLANNING APPLICATIONS CLEARED BETWEEN 01-JUN-18 AND 30-JUN-18 FOLLOWING DETERMINATION BY THE GROUP MANAGER (PLANNING) UNDER DELEGATED POWERS

REFERENCE	06/18/0228/A
PARISH	Martham 13
PROPOSAL	Retrospective application for new advertisement signage for business
SITE	7 Hemsby Road Martham GREAT YARMOUTH NR29 4PB
APPLICANT	Ms J Westbrook
DECISION	ADV. CONSENT

REFERENCE	06/18/0229/F
PARISH	Martham 13
PROPOSAL	Single storey side extension
SITE	Rectory House Repps Road Martham GREAT YARMOUTH NR29 4RA
APPLICANT	Mr A Clark
DECISION	APPROVE

REFERENCE	06/18/0267/F
PARISH	Martham 13
PROPOSAL	Pub forecourt to be raised above road level, paved and provided with boundary rails (retrospective application)
SITE	15 The Green Kings Arms Public House Martham GREAT YARMOUTH
APPLICANT	Mr E Welek
DECISION	APPROVE

REFERENCE	06/18/0213/F
PARISH	Ormesby St.Marg 16
PROPOSAL	Proposed annexe accommodation
SITE	30 Yarmouth Road Ormesby St Margaret GREAT YARMOUTH NR29 3QF
APPLICANT	Ms L Hudson
DECISION	APPROVE

REFERENCE	06/18/0276/F
PARISH	Ormesby St.Marg 16
PROPOSAL	Demolition of existing rear conservatory. Construction of rear and front extensions
SITE	58 Bracecamp Close Ormesby St Margaret GREAT YARMOUTH NR29 3PR
APPLICANT	Mr & Mrs D Mutch
DECISION	APPROVE

REFERENCE	06/18/0284/F
PARISH	Ormesby St.Marg 16
PROPOSAL	Proposed front infill extension. Removal of gable roof feature and re-fenestration
SITE	3 Decoy Road Ormesby St Margaret GREAT YARMOUTH NR29 3LG
APPLICANT	Mr M Gallie
DECISION	APPROVE

PLANNING APPLICATIONS CLEARED BETWEEN 01-JUN-18 AND 30-JUN-18 FOLLOWING DETERMINATION BY THE GROUP MANAGER (PLANNING) UNDER DELEGATED POWERS

REFERENCE	06/18/0285/F
PARISH	Ormesby St.Marg 16
PROPOSAL	Renewal of Planning Permission 06/15/0165/F for attached double garage
SITE	74 Station Road Beechcroft Ormesby St Margaret
APPLICANT	GREAT YARMOUTH NR29 3NH
DECISION	Mr D Troy APPROVE

REFERENCE	06/18/0289/F
PARISH	Rollesby 13
PROPOSAL	Retrospective application for fencing, 1.4m and 1.8m high
SITE	Lenroy Court Road
APPLICANT	Rollesby GREAT YARMOUTH
DECISION	Mr E Smith APPROVE

REFERENCE	06/18/0264/CD
PARISH	Somerton 8
PROPOSAL	Discharge of conditions 4, 5 and 7 of Planning Permission 06/16/0547/F
SITE	Manor Farm Barn Manor Farm Road
APPLICANT	East Somerton GREAT YARMOUTH NR29 4DY
DECISION	Sir Theodore Agnew APPROVE (CONDITIONS)

REFERENCE	06/17/0492/CU
PARISH	Winterton 8
PROPOSAL	Change of use from holiday accommodation to residential use for all five cottages
SITE	Church Farm Cottages Empsons Loke Winterton
APPLICANT	GREAT YARMOUTH NR29 4AR
DECISION	Mr R Kenyon APPROVE

REFERENCE	06/18/0204/F
PARISH	Winterton 8
PROPOSAL	Ground and first floor extensions
SITE	3 Bulmer Lane Winterton
APPLICANT	GREAT YARMOUTH NR29 4AF
DECISION	Mr F Smith APPROVE

* * * * End of Report * * * *

PLANNING APPLICATIONS CLEARED BETWEEN 01-JUN-18 AND 30-JUN-18 FOLLOWING DETERMINATION BY THE DEVELOPMENT CONTROL COMMITTEE

REFERENCE	06/15/0622/F
PARISH	Belton & Browston 10
PROPOSAL	Erection of 64 residential dwellings (Class C3) together with associated highway and landscape works
SITE	New Road (Land off) Belton
	GREAT YARMOUTH NR31 9JW
APPLICANT	Dawson Brown Ltd - Mr J Brown
DECISION	APPROVE

REFERENCE	06/18/0114/F
PARISH	Burgh Castle 10
PROPOSAL	Proposed new residential dwelling and garage
SITE	Strawlands (land north of) Mill Road
	Burgh Castle GREAT YARMOUTH
APPLICANT	Mrs and Mrs Miller
DECISION	APPROVE

REFERENCE	06/16/0583/O
PARISH	Hemsby 8
PROPOSAL	Proposed development of 93 res.dwellings,ass.public open space & new vehicular & ped. access from Yarmouth Road
SITE	Yarmouth Road (Land at) Hemsby
	GREAT YARMOUTH NR29 4WS
APPLICANT	Mr R Scott
DECISION	APPROVE

REFERENCE	06/18/0035/F
PARISH	Rollesby 13
PROPOSAL	Erection of 10 bungalows - following approval of Outline application ref: 06/15/0132/O
SITE	Meadow Way (Land at) Rollesby
	GREAT YARMOUTH Norfolk
APPLICANT	Badger Building (E. Anglia) Ltd
DECISION	APPROVE

* * * * End of Report * * * *