



GREAT YARMOUTH
BOROUGH COUNCIL

Development Control Committee

Date: Wednesday, 11 January 2017
Time: 18:30
Venue: Council Chamber
Address: Town Hall, Hall Plain, Great Yarmouth, NR30 2QF

AGENDA

CONTENTS OF THE COMMITTEE AGENDA PLANNING APPLICATIONS & CONDUCT OF THE MEETING

Agenda Contents

This agenda contains the Officers' reports which are to be placed before the Committee. The reports contain copies of written representations received in connection with each application. Correspondence and submissions received in time for the preparations of the agenda are included. However, it should be noted that agendas are prepared at least 10 Working Days before the meeting. Representations received after this date will either:-

- (i) be copied and distributed prior to or at the meeting – if the representations raise new issues or matters of substance or,
- (ii) be reported orally and presented in summary form by the Principal Officer of the Committee – especially where representations are similar to, or repeat, previous submissions already contained in the agenda papers.

There are occasions when the number of representations are similar in nature and repeat the objections of others. In these cases it is not always possible for these to be included within the agenda papers. These are either summarised in the report (in terms of numbers received) and the main points highlighted or reported orally at the meeting. All documents are available as 'background papers' for public inspection.

Conduct

Members of the Public should note that the conduct of the meeting and the procedures followed are controlled by the Chairman of the Committee or, if he/she so decides, the Vice Chairman. Any representations concerning Committee procedure or its conduct should be made in writing to either –

- (i) The Planning Group Manager, Town Hall, Great Yarmouth. NR30 2QF
- (ii) The Monitoring Officer, Town Hall, Great Yarmouth. NR30 2QF

DEVELOPMENT CONTROL COMMITTEE

PUBLIC CONSULTATION PROCEDURE

- (a) Thirty minutes only will be set aside at the beginning of each meeting to deal with applications where due notice has been given that the applicant, agent, supporters, objectors, and any interested party, Parish Council and other bodies (where appropriate) wish to speak.
- (b) Due notice of a request to speak shall be submitted in writing to the Planning Group Manager one week prior to the day of the Development Control Committee meeting.
- (c) In consultation with the Planning Group Manager, the Chairman will decide on which applications public speaking will be allowed.
- (d) Three minutes only (or five minutes on major applications at the discretion of the Chairman) will be allowed to (i) objectors together, (ii) an agent or applicant and (iii) supporters together, (iv) to a representative from the Parish Council and (v) Ward Councillors.
- (e) The order of presentation at Committee will be:-
 - (1) **Planning Officer presentation** with any technical questions from Members
 - (2) **Agents, applicant and supporters** with any technical questions from Members
 - (3) **Objectors and interested parties** with any technical questions from Members
 - (4) **Parish Council representatives, Ward Councillors and Others** with any technical questions from Members
 - (5) **Committee debate and decision**

1 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 - 10

To confirm the minutes of the meeting held on the 14 December 2016.

4 MATTERS ARISING

To consider any matters arising from the above minutes.

5 PLANNING APPLICATIONS

6 APPLICATION 06/16/0064/D - WHEATCROFT FARM (Land at) BRADWELL 11 - 26

Residential Development Comprising 210 dwellings and associated works (amended 127 dwellings Phase 2)

7 APPLICATION 06/16/0426/F - PEACEHAVEN, YARMOUTH ROAD, HEMSBY 27 - 72

Demolition of existing bungalow and redevelopment of site to provide 12 new bungalows.

8 APPLICATION 06/16/0431/F - FORMER TRAILER STORAGE YARD, MILL ROAD, COBHOLM 73 - 86

Redevelopment of site and construction of 11 dwellings.

9 06/16/0752/F - BEAUMONT PARK, MILL LANE, BRADWELL 87 - 102

Installation of a new mobile home.

10 PLANNING APPLICATIONS CLEARED BY THE DEVELOPMENT 103 -
CONTROL COMMITTEE AND UNDER DELEGATED POWERS 114
FROM 1 - 30 DECEMBER 2016

The Committee is asked to consider and note the planning applications cleared under delegated powers and by the Development Control Committee from 1 - 30 December 2016.

11 ANY OTHER BUSINESS

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

12 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, 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).

1 APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillor Andrews, Fairhead and Reynolds.

2 DECLARATIONS OF INTEREST

The Committee noted the following Declarations of Interest:-

Councillors Annison, A Grey, Hanton & Wainwright declared a personal interest in Item number 7, application 06/16/0188/F, as they had received correspondence in relation to the application and the applicant was known to them, but in accordance with the Council's Constitution were allowed to both speak and vote on the matter.

3 MINUTES

The minutes of the meeting held on 16 November 2016 were confirmed.

4 MATTERS ARISING

There were no matters arising from the above minutes.

5 PLANNING APPLICATIONS

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.

7 06/16/0529/O BURGH HALL LEISURE CENTRE, LORDS LANE, BURGH CASTLE

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

The Senior Planning Officer reported that the application site was an area of land on the north side of Lords Lane between the road and the buildings which formed Burgh Hall Leisure Centre. There were some houses to the east of the site and open farm land to the west and on the opposite side of Lords lane to the south. There were a number of mature trees on the application site which were covered by a Tree Preservation Order (TPO).

The Senior Planning Officer reported that the application was in outline form to erect three dwellings with vehicular access to the rear, served by the existing

accesses to the Leisure Centre. In 2015, Planning permission was refused for the erection of eight dwellings on the site, which was outside the Village Development Limit, was not in sustainable location being remote from the village centre, transport, jobs and the effect on the trees covered by the TPO.

The Senior Planning Officer reported that the Parish Council had raised no objection to the development and one letter of objection had been received from the Managing Director of Burgh Hall Holiday Park. The Trees Officer had agreed removal of some of the mature trees and work to others.

The Senior Planning Officer reported that the proposed development was closer to the Bradwell Village Boundary than the Burgh Castle Village Boundary.

Mr Stone, applicant's agent, reported the salient areas of the "enabling" application to the Committee which would result in the regeneration of Burgh Hall creating 11 extra jobs for local people from the revenue resulting from the sale of the three properties.

A Member reported his concerns regarding the lack of a pedestrian footpath from the application site and that approval would go against Policies CS1, CS2 and HOU10.

A Member reported that the application would have an adverse effect on the area and did not support the loss of some of the trees which were preserved under a TPO.

RESOLVED:

That application number 06/16/0529/O be refused as it was considered in weighing the planning balance, that the proposal was contrary to the aims of paragraph 55 of the National Planning Policy Framework, policies CS1 and CS2 of the Great Yarmouth Local Plan: Core Strategy and saved Policy HOU10.

8 06/16/0636/F 87 NELSON ROAD CENTRAL GREAT YARMOUTH

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

The Senior Planning Officer reported that the site was a former Guest House situated on Nelson Road Central and the proposal was to convert it into a hostel with six bedrooms and an area for management staff.

The Senior Planning Officer reported that there had been no letters of objections received from local residents.

The Senior Planning Officer reported that a proposed hostel would be acceptable adjacent to residential properties. The original plan had not been

considered acceptable in terms of room size and layout. However, an amended plan had removed most of these concerns. The rooms were deemed as an acceptable size with the smallest still exceeding 9 metres squared and it was notable that Environmental Health whose legislation covered room sizes did not object.

A Member asked for clarification as to the difference between a HMO and a Hostel.

A Member asked if a condition could be imposed to ensure that the hostel could only operate if it was managed.

Members were minded to approve the application as hostel accommodation was much needed in the Borough.

RESOLVED:

That application number 06/16/0295/F be approved subject to that all conditions to ensure a satisfactory form of development and a condition to ensure that only the rooms shown as bedrooms on the approved plan are used as such and that the use is limited to that of a managed hostel.

9 PLANNING APPLICATIONS CLEARED BY THE DEVELOPMENT CONTROL COMMITTEE AND UNDER DELEGATED POWERS FROM 1 - 30 NOVEMBER 2016

The Committee noted the planning applications cleared under delegated powers and by Committee from 1 - 30 October 2016.

10 OMBUDSMAN AND APPEALS DECISIONS

The Planning Group Manager reported that there were no Ombudsman & Appeal decisions to report to the Committee.

11 ANY OTHER BUSINESS

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

The Chairman wished all present a very Happy Christmas.

12 EXCLUSION OF PUBLIC

The meeting ended at: 20:30

Reference: 06/16/0064/D

Parish: Bradwell

Officer: Mr D Minns

Expiry Date: E.A with Applicant

Applicant: Persimmon Homes (Anglia)

Proposal: Residential Development Comprising 210 dwellings and associated works (amended 127 dwellings Phase 2)

Site: Wheatcroft Farm (Land at) Bradwell.

1. REPORT

1.1 This is a reserved matters application following the grant of planning permission in August 2014 (Ref 06/13/0652/O) for a hybrid application consisting of Full planning permission for Phase 1 of residential development 150 houses. 2) Outline Planning Permission (48.2 hectares); 700 dwellings, commercial mixed use; consisting of B1, B2,B8, local centre to include A1-A5,B1,D1 & other community uses; primary school and open space The total application site area is 56.5 hectares (139 acres). Outline planning permission (48.2ha or 119 acres) with all matters reserved for up to 700 dwellings.

1.2 Phase 1 is currently being built out. The outline application established the principle of development on the site which means that the principle is not subject to further decision. All matters were reserved at the outline stage which means that access, design, appearance, layout and landscaping are for consideration here. Coupled with this application is a separate application for discharge of conditions relating to foul and surface water drainage of the site. This application as originally submitted was for Phases 2 and 6 as shown on the original masterplan for the overall development occupying areas south and north of the A1493/A12 link road. (see masterplan) Phase 2 is north and continues the development granted full planning permission Phase 1.

1.3 In submission of the details for surface water disposal Norfolk County Council - in their role as the Local Lead Flood Authority (LLFA) - have raised concern over the method of surface water disposal and do not consider that the applicants have adequately demonstrated that surface water disposal can be achieved at this stage. The applicants have submitted revised details to address the concerns raised but the LLFA remained unconvinced and continue to object to Phase 6 in particular. As a result of this the applicants have requested that the application is modified removing

this Phase 6 from the application and as consequence only Phase 2 forms part of the current application.

1.4 Application Ref:06/13/0650/O is subject to a legal agreement under Section 106 of the Town and Country Planning Act which includes a number of provisions including affordable housing (10%) across the site, education provision contribution, open space and financial contribution towards the relief road all which are subject to phased trigger points and again are not to be revisited as part of this application.

1.5 Phase 2 comprises a total of 127 dwellings comprising 1, 2,3 and 4 bed houses of which 16 are two and half storey and remainder two storey). Materials are traditional brick and render with tiled roof coverings. The application as whole has also been subject to amendment as required by Norfolk County Highways and subject to conditions referred to below they are now satisfied with the amended application and the conditions stated relate to Phases 2 and 6.

1.6 Of particular interest and is the requirement of the highway for the installation of a Pegasus Crossing across the A12/A143 link road, pedestrian/cycle improvements along the southern side of the A12/A143 link road along with alterations to the roundabouts to provide safe pedestrian refuge. Details of which will need to be approved prior and associated works have been submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority.

1.7 The plans also show open space of 1835sqm raised speed tables with access from the relief roundabout with no direct access for vehicles onto the link road.

2.0 Consultations :-

2.1 **Parish Council** - The Parish Council would respond to the above consultation as follows:-

- i) Until Persimmon Homes Ltd., Anglian Water and Gt Yarmouth Borough Council all give written confirmation that no effluent or foul water drainage from these homes will be routed via the Morton Crescent pumping station, this council will object to the planning application.
- ii) The council would like to see an artist's view of the 'terrace blocks' of three or more houses, in the same way as those for detached and semi-detached houses have been shown.
- iii) The council is aware that a 'Section 106' agreement has already been signed in respect of the Persimmon Development. However, it would like to submit that any further such monies from the Persimmon development, or any such monies from any neighbouring development not already allocated, could be provided e.g. to fund a facility such as a new community centre on some of the open space

within the Persimmon Development. Comments on amended plans : Parish Re-iterate earlier comment i) above

2.2 **Neighbours** – 1 objection to the application have been received copy attached

2.3 **Norfolk County Council as Highway Authority** – I write further to receipt of the amended drawings BP2-PLO2D and BP2-PLO3E. The drawings are now considered acceptable. In turn we consider the submitted details meet the requirements of condition 36 of the outline consent (for phases 2 & 6 only) subject to the imposition of the attached conditions and in formatives on any consent the Borough Council are minded to grant.

2.4 **Norfolk County Council Fire and Rescue Services** - Norfolk Fire Services re-iterant that 4 fire hydrants are required at the developers cost and the onus will be on the developer to install the hydrants during construction to the satisfaction of Norfolk Fire Service and at no cost to the fire service. This is a requirement of the outline consent and is covered by condition on application 06/13/0652/O.

2.5 **Environmental Health** – No response received.

2.6 **Police Architectural Liaison Officer** – Overall vehicular layout does not cause me much concern except the footpath linking end cul-de-sacs to the Clay Lane footpath. Whilst pedestrian permeability is wholly appropriate and healthy I do not support the link between Clay Lane via the two proposed pedestrian links for the following reasons and strongly recommend that they are removed for the following concerns:-

- these pedestrian links will increase the potential friction for future occupants and passers by
- Permeability provided for the residents leisure access and activity will in turn increase access to nearby dwellings providing them legitimate access to nearby dwellings and vehicles and provide unintentional escape routes. I am particularly concerned for boundary properties that run along the pedestrian corridor (full comments attached)

2.7 **Natural England** – No further comments received.

2.8 **Lead Local Flood Authority** – We are unable to remove our objection to the reserved matters application at Phase 6 of the proposed development. As previously stated, there are still areas for which we would expect further information to be provided during detailed design to discharge the condition (under a separate application). Specifically we recommend that the results of the site-specific infiltration testing in the location of proposed drainage features are provided with the documentation to support the application to discharge the condition and should show that three tests were undertaken at

each location in line with BRE365, with the lowest rate at each location used in calculations at Discharge of Conditions stage.

- 2.9 **Anglian Water** – The foul drainage from this development is in the catchment of Caister Pump Lane Water Recycling Centre and Anglian Water have indicated that there is available capacity for these flows via a pumping station and connecting to Oriel Avenue
- 2.10 **Essex and Suffolk Water** – We would advise you that our existing apparatus does not appear to be affected by the proposed development. We have no objection to the proposed development subject to compliance with our requirements. Consent is given to this development on the condition that a new water main is laid in the highway of the site for revenue purposes.
- 2.11 **Highways England** – **no objection subject to conditions as per the outline planning permission being reiterated.**

3.0 Planning Policy

- 3.1 CS18 of the Core Strategy Adopted December 2015 underpins a sustainable urban extension of Bradwell and in addition to National planning Policies was taken into consideration at the outline stage

Policy CS18 – Extending the Beacon Park development at land south of Bradwell:

The existing Beacon Park development is a high quality mixed-use area of both residential and commercial uses. It also benefits from Enterprise Zone status. To ensure that the proposed sustainable urban extension to Beacon Park at land south of Bradwell is developed to the highest possible standard, proposal must:

- (a) Seek to create a series of locally distinctive, high quality, walkable neighbourhoods that are well connected to the existing urban areas of Bradwell and Gorleston and the wider rural countryside through enhanced bus connections, footpaths, bridleways and cycle ways*
- (b) Provide for approximately 1,000 new homes, offering an appropriate mix of house types and sizes informed by the Council's Strategic Housing Market Assessment in accordance with Policy CS3*
- (c) Seek to maximise the provision of on-site affordable housing by undertaking a site specific viability assessment for each phase*
- (d) Develop a phasing strategy that facilitates the delivery of the total amount of proposed housing within the plan period*
- (e) Provide for approximately 10-15 hectares of new employment land to the south of the new A12/A143 link road and west of the existing Beacon Business Park. This employment area should seek to provide a range of office accommodation and light industrial units of varying sizes (Use Classes B1 and B8), including small starter units or managed units if appropriate*
- (f) Reduce the potential impact of the development area on the existing wider transportation network including the A12 trunk road by making appropriate enhancements to*

the surrounding road network and a new developer funded link road from the A12 through Beacon Park to the A143 Beccles Road

(g) Provide appropriate new community, retail and health facilities to meet the day-to-day needs of new and existing residents and improving where possible, existing facilities in Bradwell and Gorleston in accordance with Policies CS14 and CS15

(h) Ensure that appropriate educational facilities are provided including the provision of a new on-site primary school with nursery and off-site contributions towards secondary school provision in accordance with Policy CS14 and CS15

(i) Seek to ensure that residents and businesses have access to high quality telecommunications and high speed broadband facilities when these become available

(j) Protect and enhance archaeology, biodiversity and geodiversity across the site and ensure that where appropriate, mitigation measures are undertaken in accordance with Policy CS11

(k) Incorporate a strategic landscaping and tree/hedge planting scheme to soften the impact of the development on nearby dwellings, the adjacent open countryside and the Broads. This may include making appropriate enhancements to the surrounding landscape

(l) Provide a variety of multi-functional green infrastructure for activities such as public sport, general recreation, children's play and food production throughout the site interlinking with existing green infrastructure in the wider area where possible

(m) Seek to minimise the risk of flooding by taking into account the findings of the Surface Water Management Plan and the use of Sustainable Drainage Systems (SuDS) in accordance with Policy CS12 and CS13

Due to the strategic nature of this site, planning permission for parts of the site will not be granted unless it is accompanied by a masterplan for the whole area, supported by a comprehensive planning obligations regime. Pre-application engagement with the Local Planning Authority and the local community should be sought in developing a masterplan. It is recommended that any proposed masterplan document be submitted to the SHAPE east design review panel for consideration before a formal application is submitted.

4.0 Assessment

4.1 Outline planning permission which established the principle of development on this site was granted in 2014. The A143/A12 link road has been completed for the most part and the site is one of the Council two identified strategic site for development in the Core Strategy adopted December 2015. The outline planning permission is subject to a number of conditions covering a range of matters and the a Section 106 agreement covers the whole site shown on the masterplan ie 56.5 hectares (139 acres).

4.2 The house types in Phase 2 comprise a good mix of dwelling types. When considered in the context of the site as a whole the house types are consistent with the Core Strategy policy to seek a range of house types to address all needs on new developments. Affordable housing in this section amounts 22 units.

4.3 Local Highway issues have been addressed in negotiation with Norfolk County Council subject to conditions. Highway England have reiterated their conditions imposed on the outline planning permission and work is currently underway in association with the Highways England to carry out alteration and improvement to the A12/Beaufort Way roundabout.

4.4 The letter of concern from a local resident largely relate to Phase 3 yet to be submitted. For clarification the original outline application addressed a number of issue raised by Natural England and subject to conditions and the requirements in the Section 106 agreement raised no objection to the application.

4.5 The consultation response to the application as originally submitted (ie Phases 2 and 6) highlight the need to balance the requirement to create safe and secure living environment with sustainable pedestrian/cycle friendly developments.

4.6 Bradwell Parish Council consultation response again highlights the concern regarding foul sewerage and concerns regarding the ability of the Morton Crescent pumping station to accept more foul flows. The drainage strategy here including pumping stations directs foul flows to the Oriel Avenue connection avoiding Morton Crescent. Providing this carried out - it recommended that a condition is imposed on the decision notice regarding the foul sewage being directed to Oriel Avenue - then concerns regarding the capacity of Morton Crescent - in as far as this development goes - should be alleviated.

4.7 In terms of surface water disposal Norfolk County Council as the lead flood authority are satisfied that Phase 2 disposal of surface water via on site sustainable drainage system has been addressed and coupled with the conditions required by the Highway Authority regarding highway drainage ensures that surface water drainage has appropriately been considered.

4.8 As stated at the outset this application relates to matters of detail and not the principle of development which has already been accepted following the grant of outline planning permission which established the principle of development for 700 residential dwellings. The outline along with the application for full planning permission for 150 dwellings and related legal agreement dealt with the impact upon local infrastructure such as schools and highways and is not to be revisited here.

5.0 RECOMMENDATION :-

5.1 This reserved matter application is recommended for approval subject to the conditions referred to in the report for Phase 2 only in accordance with the amended application from the applicants. The application is considered to comply with the terms of the outline application - subject to the conditions on the outline planning permission and the signed legal agreement - and in compliance with the policy CS18 of the Core Strategy adopted December 2015.

Highway Conditions Phase 2 and 6 (Norfolk County Council)

SHC 01 (Variation)

No works shall commence on the site until such time as detailed plans of the roads, footways, cycleways, foul and surface water drainage have been submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority. All construction works shall be carried out in accordance with the approved plans.

Reason:

To ensure satisfactory development of the site and a satisfactory standard of highway design and construction.

SHC 02 (Variation)

No works shall be carried out on roads, footways, cycleways, foul and surface water sewers otherwise than in accordance with the specifications of the Local Planning Authority in consultation with the Highway Authority.

Reason:

To ensure satisfactory development of the site and to ensure estate roads are constructed to a standard suitable for adoption as public highway.

SHC 03A (Variation)

Before any dwelling is first occupied the road(s), footway(s) and cycleway(s) shall be constructed to binder course surfacing level from the dwelling to the adjoining County road in accordance with the details to be approved in writing by the Local Planning Authority in consultation with the Highway Authority.

Reason:

To ensure satisfactory development of the site.

SHC 39A (Variation)

Notwithstanding the details indicated on the submitted drawings no works shall commence on site unless otherwise agreed in writing until a detailed scheme for the off-site highway improvement works as indicated on drawing numbers BP2-PLO2D and BP2-PLO3E, to include the installation of a Pegasus Crossing across the A12/A143 link road, pedestrian/cycle improvements along the southern side of the A12/A143 link road and associated works have been submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority.

Reason:

To ensure that the highway improvement works are designed to an appropriate standard in the interest of highway safety and to protect the environment of the local highway corridor.

SHC 39B (Variation)

Notwithstanding the details indicated on the submitted drawings no works shall commence on site unless otherwise agreed in writing until a detailed scheme for surface improvements to the public right of way Clay Lane (Bradwell BR10) have

been submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority.

Reason:

To ensure that the highway improvement works are designed to an appropriate standard in the interest of highway safety and to protect the environment of the local highway corridor.

SHC 39C (Variation)

Prior to the first occupation of the development hereby permitted the off-site highway improvement works referred to in Part A & B of this condition shall be completed to the written satisfaction of the Local Planning Authority in consultation with the Highway Authority.

Reason:

To ensure that the highway network is adequate to cater for the development proposed.

Inf. 1

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. This development involves work to the public highway that can only be undertaken within the scope of a Legal Agreement between the Applicant and the County Council. Please note that it is the Applicant's responsibility to ensure that, in addition to planning permission, any necessary Agreements under the Highways Act 1980 are also obtained (*insert for SHWP only and typically this can take between 3 and 4 months*). Advice on this matter can be obtained from the County Council's Highways Development Management Group based at County Hall in Norwich. Please contact (*insert appropriate contact details*).

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.

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

Inf. 7

Street lighting is a concurrent power of the County, District and Parish Councils. However, it is the County Council after consultation with the Local Lighting Authority (District or Parish Council) who decides whether street lighting is required on proposed public highways. Norfolk County Council will challenge any automatic assumption that street lighting needs to be provided on part or all of the new development.

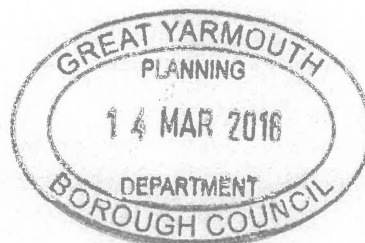
10 Bluebell Way

Bradwell

NR31 8UT

Tel: 01493 656385

26/2/16



Dear Mr Minns

Thank you for your letter of 17/2/16, informing my husband and myself of the proposed planning application No 06/16/0064/D of Phase 2, South Bradwell, Wheatcroft Farm.

We have attempted to seek out the above planning application online, as suggested in your letter, but cannot seem to find them. Instead, I have visited Great Yarmouth Town Hall and have viewed the plans there. The staff member whom I spoke to also seemed to suggest that the plans had been removed. It would be helpful to have online access.

It would appear that 10 Bluebell Way is in the Phase 3 proposals but we still have queries regarding both Phase 2 & 3 as follows:-

I was informed by the lady who served me on my recent visit to the Town Hall that a full ecological survey has taken place in lieu of these developments. Last summer, I observed Skylarks in the field of Phase 2 and would like to know what developments are being taken to preserve them and their breeding sites. Also, from our back garden, looking into directly into the field, and adjacent to Jews Lane, are two small ponds where we have seen dragonflies such as the Norfolk Hawker. Plus we have seen Sparrowhawks using these ponds for drinking and bathing. All of which are protected species. Have these been taken into consideration when the ecological survey took place?

On the original plans, which we saw on line in 2014, there appeared to be proposals to plant a screen of trees and supply a wildlife corridor between the perimeter of the present homes of The Cornfield Estate and the new builds. From what I could comprehend from the present planning proposals, the layout of this corridor appears to have changed. It now appears that the new builds will be directly adjacent to most of the present homes and that there will be a triangular corridor stretching into the field instead of alongside. Did I perceive this correctly?

We would also appreciate some information as to time scales as to when we may expect Phase 3 to begin. Also, as this area adjacent to Jews Lane has been identified as a flood plain, what measures will be in place to assist with this situation? We would also be interested to know what type of properties are due to be built directly facing our perimeter.

We have also heard that there may be some form of compensation due to the disruption, noise and dirt caused by the building works. We are wondering if this information is correct.

We would appreciate if you could take the time to answer and address our above queries and concerns.

Yours sincerely

A dark, rectangular redacted area covering the signature of Caroline Beard.

Caroline Beard (Mrs)

Secured by Design



NORFOLK
CONSTABULARY

Our Priority is You

FAO
Mr D MINNS

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

Norfolk Constabulary

Operational Partnership Team
Police station
Howard St North
GT Yarmouth
NR30 1PH

Tel: 01493 333349
Mobile: 07920 878216
Email: wolseyr2@norfolk.pnn.police.uk

www.norfolk.police.uk
Non-Emergency Tel: 101

Ref: 06/16/0064/D

Date: 18/03/16

Planning Application

Planning permission for residential development comprising 210 houses and associated works at Wheatcroft Farm, (Land at), Bradwell, GREAT YARMOUTH

Dear Mr Minns,

With regard to the above Planning Application, I have inspected the proposals on line and have visited the site. Crime records for the surrounding area in the previous 12 months show a noteworthy number of crimes including; criminal damage; theft of and from motor vehicles, theft and burglaries. The original Design and Access Statement (06/13/0652/O) does indicate overall crime prevention measures have been considered. Although this is a second phase build, I feel it important to include the following comments for Bluebell Meadow, north & south of the A12/A143 link road:

The overall vehicular layout does not cause me much concern except the footpaths linking end cul-de-sacs to the Clay Lane footpath. Whilst pedestrian permeability is wholly appropriate and healthy I do not support the connectivity between Clay Lane via the two proposed pedestrian links from the cul-de-sacs and strongly recommend they removed due to the following concerns:

- These pedestrian links will increase the potential for friction between occupants and increased numbers of passers-by

We will answer letters within 10 working days, where information is available.

Where this is not possible, an explanation will be given for a **Page 21 of 114**



Awarded for excellence



INVESTOR IN PEOPLE

- Permeability provided for residents leisure access and activity will in turn increase permeability for the criminal or other unwanted visitors, providing them legitimate access to nearby dwellings and vehicles and provides unintentional escape routes. I am particular concerned for the security of boundary properties which run along this pedestrian corridor

Footpaths should be wide, well lit, devoid of hiding places and actively, not passively, overlooked by surrounding properties, permitting the user good visibility along the route. I would encourage pedestrian access to/from Clay Lane via the traversing cul-de-sac, with vehicle mitigation barriers preventing vehicular access along the lane from the development. In terms of retaining existing hedgerows I encourage the applicant to consider the potential for hiding places and that hedging must not be considered adequate security protection on its own.

I note the provision of a visitor parking area adjacent to the Public Open Space (POS) on the north side of Bluebell Meadow development. To deter unwanted visitors and unacceptable behaviour I recommend this is removed and in doing so legitimate access for criminality or persons engaging in anti-social behaviour can be denied.

Vulnerable side and rear boundaries, including between property walls, require robust defensive barriers and should be fitted with 1.8m closed boarded fencing or walling to give occupants adequate security protection. It will also remove the potential for desire lines to form as people will attempt short cuts through the development to/from Clay Lane.

Sub-divisional boundary treatment between properties should prevent unauthorised access to the rear gardens and as such should have similar physical attributes to the boundary treatment; fencing between gardens should be a minimum 1.2m high with additional 0.3m trellis topping to enable a good degree of beneficial natural surveillance to take place between properties. Gating of the same design and attributes as the fencing must be provided at the entrance to the rear access passageways, fitted as close to the front building line as possible and be fitted with locks and fixings which reflect the standards found within Secured by Design, New Homes 2014. Such access control by occupants is essential to provide safety and reduce the fear of crime particularly where passageways feed multiple gardens. Wherever possible street lighting should be designed to ensure such gates are well illuminated.

The current application does not indicate whether the two POS areas will be provided with street furniture or children's play area facilities. If such facilities are provided I recommend they:

- Are designed to allow supervision from nearby properties
- Prevent unauthorised vehicle access
- Permit toddler areas to be secured at night to reduce vandalism opportunity
- Do not adversely affect nearby properties

I recommend that entrance doors, double doors and any interconnecting door which leads directly into the dwelling from an integral garage plus all accessible windows across the development should reflect PAS 24:2012 attack resistant standards, whose specifications have a proven track record in defeating known criminal methods of committing crime. Additionally, single, double, triple or integrated garages within the dwelling should be fitted with vehicle access doorsets to LPS 1175 Issue 7:2010 SR1 standards.

Properties facing roadways or footpaths should feature active room surveillance and not passive surveillance as suggested in the Design & Access Statement. This means dynamic surveillance by occupants can cover entrances and parking bays and provide effective visual access into POS areas where anti-social or criminal behaviour can be easily observed and deterred.

This development of 210 properties provides a high variety of building types, with and without integral garaging. All properties have active rooms but a high percentage do not have active window cover for en-curtilage parking bays or separate garages. This means vehicles are not actively overlooked by occupants and should occupiers hear anything suspicious, they will have to leave the safety of their property to investigate, putting them potentially at risk. I strongly recommend the applicant reviews the layouts and where possible add windows into those rooms which are adjacent to side parking bays and/or separate garages, thereby enabling occupants to report suspicious activity early and remain safe. Distant siting of garages away from the owning dwelling is more difficult to provide surveillance deterrent and wherever possible garages should be brought close to the dwelling to reduce vulnerability.

I would recommend the fitting of vandal resistant 'dusk to dawn' sensor security lighting to cover external entrance doors, vulnerable rear doors and in-curtilage parking/garaging. This means should the occupiers hear anything suspicious they won't need to leave the property to investigate. In effect parking will be safer and criminal activity deterred or identified early. When considering security lighting, due regard should be given to preventing a nuisance to other residents and minimising light pollution. There will be some benefit from borrowed street lighting but detail is at this time unknown

Defensible space enables residents a degree of access protection particularly where spaces between the public and private domains are physically close and where the criminal can use that immediacy to access windows or vulnerable parts of the building. Frontages open to view is a surveillance benefit yet in this development needs to be supported with defensive planting or other features to restrict access to private garden space or accessible windows. Properties which directly border the POS areas require effective barriers to protect frontages from damage or inadvertent trespass from user of the POS.

Where landscaping is provided, including the two POS areas, general vegetation should not exceed 1m in height and trees should wherever possible be columnar in habit,



providing beneficial visual surveillance below 2m. This open approach permits essential natural surveillance benefits for residents and users; removes hiding places and reduces opportunity for criminality and anti-social behaviour to occur. Though street lighting detail is not available at this time, I would encourage the provision of street lighting to adequately cover the two POS areas.

I would recommend the development and further phases fully reflect the principles of Crime Prevention through Environmental Design (CPTED) and security measures recommended in Secured by Design, New Homes 2014 guidance. Additionally I recommend the applicant actively engages in the new Secured by Design, National Building Approval scheme to future proof forthcoming developments. Guidance can be downloaded from www.securedbydesign.com. If the applicant wishes to discuss how Secured by Design could be delivered or requires any further assistance, please do not hesitate to contact me.

Yours sincerely

Mr Dick Wolsey
Architectural Liaison Officer
GT Yarmouth Police station
www.securedbydesign.co.uk



TYPE	AREA	PERCENTAGE	TOTAL AREA	TOTAL PERCENTAGE
Asphalt	100,000.00	100.00%	100,000.00	100.00%
Grass	100,000.00	100.00%	100,000.00	100.00%
Concrete	100,000.00	100.00%	100,000.00	100.00%
Brick	100,000.00	100.00%	100,000.00	100.00%
Wood	100,000.00	100.00%	100,000.00	100.00%
Other	100,000.00	100.00%	100,000.00	100.00%
TOTAL	1,000,000.00	100.00%	1,000,000.00	100.00%

KEY	DESCRIPTION
1	Proposed Landscaping
2	Proposed Tree
3	Proposed Paving
4	Proposed Fencing
5	Proposed Signage
6	Proposed Lighting
7	Proposed Security
8	Proposed Other

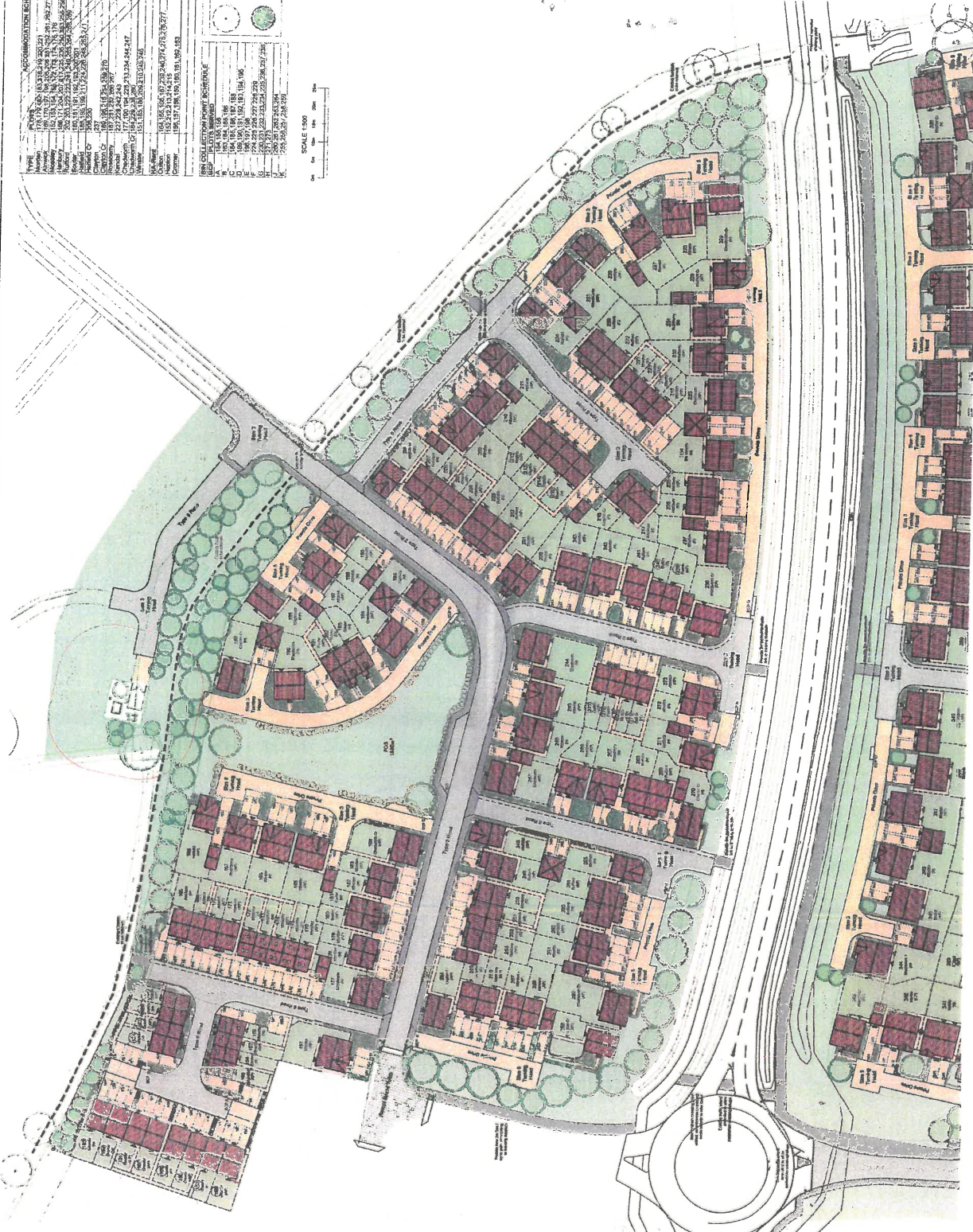
App. No. 05/16/00445
REVISED PLAN
Resubmitted

PERSIMMON
PERSIMMON HOMES (INDIA) LTD.
PERSIMMON HOMES (INDIA) LTD.
PERSIMMON HOMES (INDIA) LTD.
PERSIMMON HOMES (INDIA) LTD.
PERSIMMON HOMES (INDIA) LTD.

CHARLES CHURCH
Bluebell Meadow, Bradwell
PHASE 2

Drawing:
Planning & Landscaping
Layout
Sheet 1

Scale: 1:500
Drawing No: BP2-P4.02
Date: Feb 16
Rev: F





Phasing Parameter Plan
S522800088-106

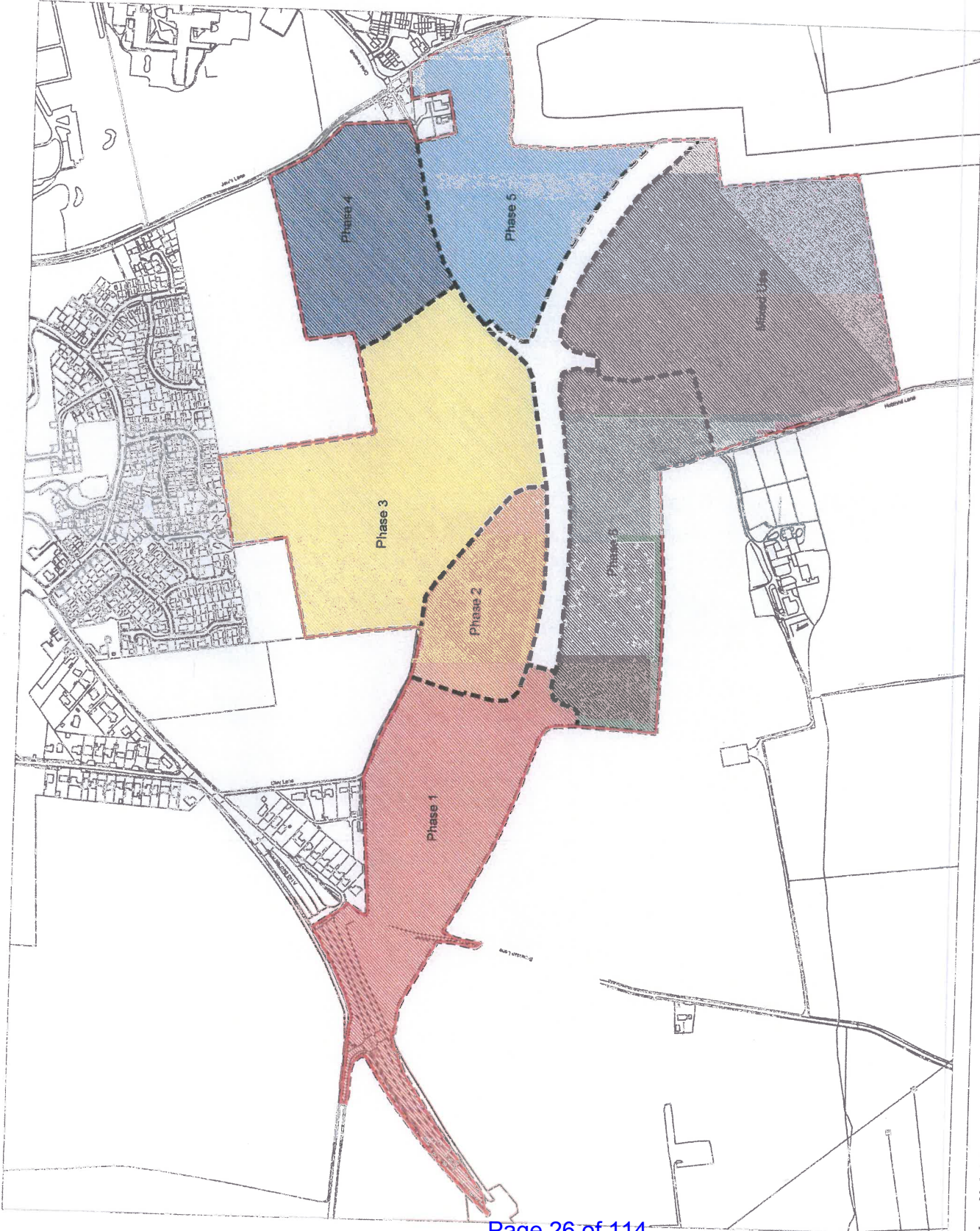
Planning Application Boundary



Phases of Development

Tolerances on all areas of
20m either side with
exception of Clay Lane

App. No. 06/16/0064/D
REVISED PLAN
Received 14-11-16



New Neighbourhood at South Bradwell
Phasing Parameter Plan

Client Persimmon Homes Ltd
Date 15th November 2013
Revision J

Drawing no. S522800088-106

Drawn by CWF
Checked by PA

Scale 1:5000 @ A3

OS Licence number 100020449

Bidwell House
Trumpington Road
Cambridge
CB2 8LD
www.bidwells.co.uk

BIDWELLS

Reference: 06/16/0426/F

Parish: Hemsby

Officer: Mr J Beck

Expiry Date: 19-09-2016

Applicant: Mr Marsden

Proposal: Demolition of existing bungalow and redevelopment of site to provide 12 new bungalows

Site: Peacehaven, Yarmouth Road, Hemsby

REPORT

1. Background / History :-

1.1 The application site is to the rear of Yarmouth Road and is accessed through the existing property Peacehaven which is proposed for demolition. The site is behind the properties at Old Thatche Close and Easterly Way. The site is currently used as a rear garden for Peacehaven and was cleared at the time of the site visit. The site is adjacent (but outside of) the village development limit on the northern and western boundary.

1.2 The application is for full permission for the demolition of the existing property and the erection of 12 bungalows.

1.3 An outline application for 8 dwellings was approved by committee on this site. Only the access was agreed as a reserved matter meaning the layout and design would need approval. The decision has not been issued yet as a section 106 has not been signed.

1.4 Please note that an application reference 06/16/0583/O for 93 dwellings which is currently undecided is immediately adjacent to the site.

1.5 Planning History:

06/97/0951/O – Development of five single storey properties with garages off private drive. Refused. 29-01-1998

06/99/0067/O – Development of three dwellings with garages off private drive. Approved with conditions. 04-05-1999

06/99/0251/A - Directional signs. Advert refusal. 29-04-1999

06/00/0195/O - One detached dwelling with garage off private drive. Approved with conditions. 17-07-2000

06/15/0685/O – Demolition of existing bungalow and redevelopment of site to provide 8 new bungalows. No decision yet.

2. Consultations :-

2.1 Parish Council – Objection. Strongly object to the increase in numbers over the previous application. Object on the grounds of overdevelopment of the site.

2.2 Highways – No objection subject to conditions. Originally they objected to the development as it did not meet the standards required for adoption. However they subsequently withdrew their objections as the road is now proposed as private. Accordingly they do not object subject to suitable management of the road and provision of off-site footway improvements.

2.3 Building Control – Have not objected subject to the development meeting Building Regulations.

2.4 Fire Service – No objection.

2.5 Norfolk Constabulary – No objection, but provided design recommendations particularly towards the boundary treatment. They did not support the visitor parking bays at the front of the site.

2.6 UK Power Networks – No comment.

2.7 Strategic Planning – No objection

2.8 Neighbours/public – 11 objections from 8 objectors have been received, the main concerns are: Flooding and drainage, removal of hedgerows, visibility at access,

more suitable locations for housing, landscape and views, loss of privacy, boundary treatments, disruption during construction, pollution, distance between new properties and existing. Additional comments were received from councillor Bensly regarding site levels and working drainage provision, boundary treatments and an assessment of trees on site.

2.9 Anglian Water – No objection

2.10 Lead Local Flood Authority – No objection subject to condition. Initially they raised an objection to the proposal as there was an absence of an acceptable flood risk and drainage strategy. Subsequently these documents were submitted and the LLFA no longer objects subject to a condition formalising full drainage measures and further details regarding detailed designs and maintenance.

2.11 Environmental Agency – No comment

3. Policy and Assessment:-

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

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

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

3.4 POLICY 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.

3.5 POLICY HOU17

In assessing proposals for development the borough council will have regard to the density of the surrounding area. Sub-division of plots will be resisted where it would be likely to lead to development out of character and scale with the surroundings.

(objective: to safeguard the character of existing settlements.)

3.6 POLICY HOU10

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

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

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

a period of not less than twelve months at a price which reflects the occupancy conditions*

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

- (x) Where the need for a dwelling relates to a newly established or proposed agricultural enterprise, permission is likely to be granted initially only for temporary accommodation for two or three years in order to enable the applicant to fully establish the sustainability of and his commitment to the agricultural enterprise
- (xi) where the agricultural need for a new dwelling arises from an intensive type of agriculture on a small acreage of land, or where farm land and a farm dwelling (which formerly served the land) have recently been sold off separately from each other, a section 106 agreement will be sought to tie the new dwelling and the land on which the agricultural need arises to each other.

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

3.7 Adopted Core Strategy:

3.8 CS1 - Focusing on a sustainable future

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

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

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

3.9 CS3 - Addressing the borough's housing need

D) Ensure that new housing addresses local housing need by incorporating a range of different tenures, sizes and types of homes to create mixed and balanced communities. The precise requirements for tenure, size and type of housing units will

be negotiated on a site-by-site basis, having regard to the Strategic Housing Market Assessment, Policy CS4 and the viability of individual sites

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

3.10 CS4 – Delivering affordable housing

- A) Maximise the provision of additional affordable housing within the overall provision of new residential developments. Table 8 below indicates the affordable housing thresholds and percentage targets that will be sought through negotiation for each of the housing sub-market areas. In deciding whether a particular site qualifies as being above the requisite site size thresholds set out above, the Council will assess not merely the proposal submitted but the potential capacity of the site. Affordable housing provision for key sites will be considered separately in accordance with policies CS17 and CS18
- B) Ensure that affordable housing is either: Provided on-site using this contribution to deliver homes of a type, size and tenure agreed by the developer and the local authority based on local evidence and where appropriate, delivered in partnership with a Registered Provider; or Provided via an off-site financial contribution in exceptional circumstances

CS9 – Encouraging well designed distinctive places

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

CS13 – Protecting areas at risk of flooding or coastal change

- C) Seeking the use of Sustainable Drainage Systems (SuDS) in all new developments
- D) Ensuring that new development takes into consideration the findings of the Surface Water Management Plan

3.11 Interim Land Supply Policy

3.12 This policy only applies when the Council's Five Year Housing Land Supply utilised sites identified in the Strategic Housing Land Availability Assessment (SHLAA).

3.13 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 points a to n.

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

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

4. Appraisal:

4.1 The application site is situated at the south of Hemsby off Yarmouth Road. The site is adjacent Easterly Way on the western boundary with Yarmouth Road and Old Thatche Close to the north. The land is currently used as residential curtilage for the property Peacehaven which is positioned to the front of the land. Part of the land encompassing the donor property and the access is within the village development under policy HOU07 (the development limit bisects the northern part of the site) whilst the majority of the site is outside the village development limits in an area important for the setting of the landscape.

4.2 The area is defined by a mix of residential and agricultural uses. To the south are fields and largely open countryside, whilst to the north and west are residential uses predominantly formed a single storey properties.

5. Assessment

5.1 The location has reasonable access to the services and facilities of Hemsby with a shop within close distance at the junction between Ormesby Road and Yarmouth Road. The development of this size is not expected to significantly affect pressures on the surrounding services. Hemsby is designated as a primary village under the adopted Core Strategy and would be expected, alongside the other primary villages, to take 30% of new dwellings within the borough.

5.2 Most of the site is outside the village development as the village development line runs along the rear of Thatche Cottages and includes the dwelling of Peacehaven. HOU10 states that new dwellings in the countryside should be associated with rural businesses and is subject to a strict criteria. The proposal does not conform to policy HOU10 meaning the application is considered a departure from the local plan. However as the site is partially within and immediately adjacent to the village development limit relevant weight should be given to the Interim Housing Land Supply Policy. Providing it meets the criteria outlined within this document the development could be considered acceptable.

5.3 Criteria A of the Interim Housing Land Supply policy state that the development should be an appropriate size, character and role. It is considered by Strategic Planning that the proposal is suitable in principal and it should be noted that a previous application was approved by committee for 8 although the exact details would be agreed by reserve matter. Accordingly it is likely that the principal of a residential development in this location is acceptable. The layout, density appearance and other factors are considered under different criterions.

5.4 Policy CS4 of the Core Strategy states that affordable housing will be sought for development in the rural north over 5 units where by the percentage is 20% affordable. Current government and legal guidance gives a threshold figure of 10 which this application exceeds. For a 12 unit development this would equate to 2 affordable units or equivalent contributions. A section 106 will be required and the nature of the affordable allocation will be discussed with the housing department at a later stage, but the applicant has verbally stated they would be willing to meet the targets set in this policy. The exact form that the affordable contributions will take will be discussed with the housing team.

5.5 The access is considered acceptable in consultation with highways and the fire service. Originally the highway department objected to the scheme as the proposed access roads did not meet adopted requirements. As the proposal was for 12 units it was within the adopted threshold, however highways have subsequently stated they would accept this as a private road. The reason provided is that the levels of drainage required would not be possible within the site if the roads were built to adoptable standards. The site will be reliant on infiltration and permeable surfaces and it is not considered viable for the road to be adopted with this in mind.

5.6 Highways have requested two conditions, the first that the private road is adequately controlled and maintained through a section 106 agreement and that off-site improvement works are completed. A decision notice could not be issued until

the section 106 is agreed and signed. The agreement will also need to include money for open space provision as it exceeds 10 units and any future drainage maintenance will also need to be included.

5.7 As a matter of note the additional parking area to the front of the site is not supported by Norfolk Constabulary who as part of their consultation response raised concerns that the spaces could not be adequately policed. In a superseded highway response highways were supportive of the additional parking area, but questioned whether it should be more central to the site.

5.8 The site includes an area of critical drainage at the entrance where the existing property is located. It has a low risk of fluvial and tidal flooding but moderate risk from ground water. Drainage was raised as a public concern during the consultation process. The land generally declines in gradient from the south west corner through the entrance. Originally the Lead Local Flood Authority objected to the development as insufficient information regarding drainage and flooding was provided. The applicant subsequently provided a Flood Risk Assessment and Surface Water Drainage Strategy. The results of these documents was that the site could be adequately drained through SUDs and infiltration to avoid flooding.

5.9 The documents showed that the development could be drained suitably and accordingly the Lead Local Flood Authority did not object to the development, but this is subject to a condition to formalise the drainage and to obtain further details on the method and future maintenance. Ensuring adequate drainage will be important and water should not exit the site to the neighbouring lands. The exact details will need to be submitted but it is likely that the site will need to be drained wholly by internal infiltration as Anglian Water have stated that they do not have the capacity to deal with the created surface water. The proposed hard surfaces should be permeable and agreed as part of the wider drainage condition.

5.10 The site is currently used as a residential garden and is largely an open space. Concerns from the public have been raised regarding wildlife on this site. However the site is not protected and removal of the undergrowth is not restricted. The proposal has included an area of landscape at the front of the property which would aid the visual aesthetics of the development and would also offset the loss of foliage

5.11 The character of the landscape is largely open forming a transition from the main built up area of Hemsby into an open agricultural setting. Retaining the transitional landscape is recommended within the Landscape Character Assessment. A single storey environment with reasonable curtilage and sporadic,

but key planting of trees would ensure the development retains its landscape character. A landscape condition should be included to ensure adequate planting. The boundary treatments should be carefully considered and could include new, tall fencing to protect privacy where appropriate and new hedging could be considered elsewhere to retain a rural character. Again it should be noted that there is an undecided application for 93 dwellings adjacent to the site.

5.12 The layout of the site is relatively dense towards the northern half, but it should be noted that the Thatche cottages in themselves were a dense development so these are broadly in character. The site does get more spacious towards the south where it adjoins the fields. Public objections were received from residents of Thatche Cottage with objections that the proposed properties and back gardens of the type C properties and Thatche Cottages were too close resulting in a loss of amenity. The layout means that most properties are distanced from the nearby boundaries which should limit the overall impact upon the neighbouring amenities. It is recognised that the properties in the north west of the site are more clustered and closer to the adjacent boundaries. Plot 5 is approximately 1 metre from the boundary whilst the access of plot 4 is immediately adjacent to the boundary. It is for the committee to determine whether the loss of amenities is significantly detrimental. Mitigation measures could include appropriate boundary treatments to reduce the potential overlooking. Other conditions ensuring the properties are single storey and removing permitted rights in regards to dormers and roof extensions could be utilised to reduce the potential of overlooking. In addition only a single window looks northwards from the type C properties so could be obscured.

6. RECOMMENDATION :- Recommended for approval, subject to conditions ensuring a suitable development. These include, but are not limited to drainage conditions, boundary treatments, access details and off-site improvements, limits to extensions and sizes, appropriate obscure glazing, landscaping. The approval is subject to a section 106 agreement regarding affordable housing.

Jill K. Smith

From: Shirley Weymouth [REDACTED]
Sent: 27 July 2016 16:05
To: [REDACTED]
Cc: [REDACTED]
Subject: SHIRLEY - 06/16/0426/F 12 new bungalows Yarmouth Road

PCllrs strongly object to the increase in the numbers on that land, the previous application for 8No the Parish Council objected on the grounds it was over development of the Site and suggested 6No, so this is double the numbers -- gross over development of the site.

11

Ref: - application 06/16/0426/14
Sunday 7/8/16



Dear Sirs

I have no formal objections to the erection of the 12 Bungalows but I do have some concerns which I hope you will take in to serious consideration.

With only 16ft from my conservatory to the boundary fence, I am deeply concerned that a bungalow built directly behind me, with garden backing onto mine, could be deemed as an intrusion of my privacy, given that for 13 yrs (when 1st built) that I have lived here. My garden has backed on to quiet open fields. Bungalows backing on to the new plot which is Easterley Way,

2/

their gardens are approx 80-100ft
where as I said 16ft from my
conservatory), so their bottom
fences are well away from where
they sit or entertain at top end,
I do not have that advantage,
being so small.

I do not want to suffer any
detrimental to the living
conditions that I have had all
those Byrs, I'm 74 yrs old & would
like to have the rest of my life
in a quiet environment, plus also
if any external lightning that
could have an adverse on my life.
I feel it would be proper &
courteous for a visit from you,
perhaps No 5 or mine No 4 as house-
owners, to actually see for

3/ yourselves how this affects
us.

All olde thatche Close residents
are being obstructed by the vans
& cars, & this is causing problems
with vehicles turning right out
of the close, & although I have
spoken about this hopefully it
can be addressed, as an accident
is going to be inevitable

I sincerely hope you can make
the time to visit & come to an
understanding of what it
would be like for Nos & myself
No 4 Olde Thatche Close.

Yours faithfully

[Redacted signature]

GROUP MANAGER PLANNING

APPLICATION 06/16/0426/P



TEL. [REDACTED]

01-08-2016

Sir/Madam,

A few days ago the orchard from my rear garden featured an unsplait field comprising many bushes, several mature trees and supported a variety of wildlife, particularly birds. Today it is waste land, shortly to become a building site and, ultimately, a housing estate.

I was devastated to witness the destruction of a scene that, for many years, had given me immense pleasure.

Obviously this has removed many thousands of pounds from the value of my property, though I understand that, for planning purposes such matters are irrelevant. However, to a person whose home represents a lifetime of toil and thrift, they are very, very relevant.

During the site clearing, it became obvious that my privacy in this area was completely lost. It is now impossible to sit in my garden or even my conservatory without being overlooked; when building commences this will become intolerably intrusive. If I am to have any protection at all, it will be necessary to replace my fence with a taller one and strategically plant a few young trees. This will involve an expense I am unable to cover.

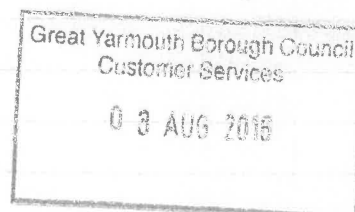
It cannot be right that you give the developers permission to make huge profits, whilst my house is devalued, my privacy invaded and my quality of life degraded.

I suggest that it would be appropriate to place a premium on my losses and injuries and I look forward to your response.

Yours faithfully,

[REDACTED]

(DAVID HARPER)



Planning Application 06/16/0426/F.

Location: Peacehaven, Yarmouth Road Hemsby NR29 4NJ.

Dear Sir/Madam

We the residents of Easterley Way strongly object to the proposed development of 12 new bungalows to be built at the above address. The original plans were for 8 to be built and now you want a further 4. The layout of the plans affect all of our properties, with gardens or buildings backing onto ours. We are not happy about our fences being used as their boundary, and would suggest that the builder erects his own fence!

If this development goes ahead, we would request that only 2 bed bungalows are built directly behind us, to fit in with the character of the area and be sympathetic with existing retirement properties!

The noise and disruption to the residents will be considerable! We would request that no weekend work be carried out and the site closed by 5pm. That aside, we would be subjected to 3-4 years of intolerable noise!

The builders while clearing the site had total disregard for any wildlife! Destroying the flora and fauna habitation, also blackthorn hedgerows believed to be protected. Did the Council look into this matter, before the mass destruction of these hedgerows?

The buiders informed us that all wood, trees and rubbish will be burnt on site! There is a massive amount and if this is the case, then serious questions will be addressed regarding the safety of the surrounding area! If a fire this size is lit, it could burn for days! With a constant threat of smoke to residents health and well being. Has anyone from the Council been to see the proposed bonfire, the sheer size of it and the consequences that could result, if lit? If anyone does come out to view it, please see it from our side too. It will give a good insight on how the development will affect us. We are encouraged to re-cycle all our garden waste, surely this should apply to builders!

Street lighting, the pollution it causes! Presumably more lighting will be erected on this site. At the moment we have very little pollution, being close to open fields. On a clear night we are able to see the stars, more lighting will prevent this!

I hope you will seriously consider our objections as this development will affect our lives forever.

Yours faithfully M^r M. E. PERRYMAN
M J. I. PERRYMAN

28 EASTERLEY WAY,
HEMSBY
GREAT YARMOUTH
NORFOLK
NR 29 4LB

3rd AUGUST 2016

Great Yarmouth Borough Council
Customer Services

08 AUG 2016

Planning Application 06/16/0426/E
Location: Peacehaven, Yarmouth Road Hemsby NR29 4NJ.



Dear Sir/Madam

We the residents of Easterley Way strongly object to the proposed development of 12 new bungalows to be built at the above address. The original plans were for 8 to be built and now you want a further 4. The layout of the plans affect all of our properties, with gardens or buildings backing onto ours. We are not happy about our fences being used as their boundary, and would suggest that the builder erects his own fence!

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Yours faithfully



MRS S. PHILBEY.
MR P. PHILBEY.

Planning Application 06/16/0426/F.
Location: Peacehaven, Yarmouth Road Hemsby NR29 4NJ.



Dear Sir/Madam

We the residents of Easterley Way strongly object to the proposed development of 12 new bungalows to be built at the above address. The original plans were for 8 to be built and now you want a further 4. The layout of the plans affect all of our properties, with gardens or buildings backing onto ours. We are not happy about our fences being used as their boundary, and would suggest that the builder erects his own fence!

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I hope you will seriously consider our objections as this development will affect our lives forever.

Yours faithfully

Very unhappy resident / 30 Easterley Way

Planning Application 06/16/0426/F.
Location: Peacehaven, Yarmouth Road Hemsby NR29 4NJ.

Great Yarmouth Borough Council
Customer Services

08 AUG 2016

Dear Sir/Madam

We the residents of Easterley Way strongly object to the proposed development of 12 new bungalows to be built at the above address. The original plans were for 8 to be built and now you want a further 4. The layout of the plans affect all of our properties, with gardens or buildings backing onto ours. We are not happy about our fences being used as their boundary, and would suggest that the builder erects his own fence!

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I hope you will seriously consider our objections as this development will affect our lives forever.

Yours faithfully

K. M. COLLINS

31 Easterley way
Hemsby NR29 4LB

P. M. COLLINS



Internet Consultees

Application Reference 06/16/0426/F

Attachments

Invalid Consultee Comment? ☐

Copy to existing Consultee? ☐

Name Grace Cook

Address Cairn House Yarmouth road hemsby

Post Code NR29 4NJ

Telephone

Email Address

For or Against OBJ Object

Speak at Committee

Work has started on clearing this land and all the hedgerows are being pulled out; there are still birds nesting in there and their environment is being destroyed Twelve bungalows in place of one is a bit extreme. We already have drainage issues on Yarmouth Road and in Hemsby as a whole. This would turn the existing few bungalows into a mini estate. Planning permission was granted to redevelop another bungalow- Norrard but this turned into a new detached bungalow; That is not what appeared on the plans.

Date Entered 26-07-2016

Internet Reference OWPC875

Internet Consultees

Application Reference 06/16/0426/F

Attachments

Invalid Consultee Comment? ☐

Copy to existing Consultee? ☐

Name Andrew Finch

Address 4 Ferrier Court

Hemsby

Norfolk

Post Code NR294WS

Telephone

Email Address

For or Against OBJ Object

Speak at Committee

There are a few questions regarding this potential planning application.

I live at 4 Ferrier court which looks out over this potential development and also over the land earmarked for development right opposite me. At the moment I can see lovely fields and hedgerows but my views are now going to be spoilt by houses / bungalows looking directly into my back garden.

This area is prone to flooding. My house has been flooded twice in the past 8 years as has most of Yarmouth road from Berleycroft to the Newport crossroads, due to the poor drainage and sewer system along Yarmouth road. With these new developments this will only make the flooding worse. The water will not have any ground soakage but will run unhindered straight into the Yarmouth road drains which cannot cope as it is. These drains have to take surface

Date Entered 26-07-2016

Internet Reference QWPC674

Internet Consultees

Application Reference 06/16/0426/F

Attachments

Invalid Consultee Comment? ☐Copy to existing Consultee? ☐

Name Andrew Finch

Address 4 Ferrier Court

Hemsby

Norfolk

Post Code NR294WS

Telephone

Email Address

For or Against OBJ Object

Speak at Committee

water from Barleycroft and now from this new development, and guess where the two slopes meet. Yes, Yarmouth road. How does the council plan to alleviate this?

Although planning has not been granted yet why have all the hedgerows and more importantly the trees being removed? This is a massive blow to conservation in the area as the hedgerows were full of animals and the pigeons in the trees. I thought that the area around the footpath was a conservation area. To me it seems that this development has already been given the green light.

Driving out of the new development will be dangerous. I don't believe that the sight line from the new development

Date Entered 26-07-2016

Internet Reference OWPC874

Internet Consultees

Application Reference 06/16/0426/F

Attachments

Invalid Consultee Comment? ☐

Copy to existing Consultee? ☐

Name Andrew Finch

Address 4 Ferrier Court

Hemsby

Norfolk

Post Code NR294WS

Telephone

Email Address

For or Against OBJ Object

Speak at Committee

removed? This is a massive blow to conservation in the area as the hedgerows were full of animals and the pigeons in the trees. I thought that the area around the footpath was a conservation area. To me it seems that this development has already been given the green light.
Driving out of the new development will be dangerous. I don't believe that the sight line from the new development towards the Newport crossroads is good enough. It is difficult to pull out from Barleycroft which is a matter of metres away from where the new road will enter the site.
Why do we have to put up with these piece meal developments which will put strain on existing infrastructure in known problem areas.

Date Entered 26-07-2016

Internet Reference OWPC874

Mr Andrew Finch,
4 Ferrier Court,
Hemsby,
Norfolk,
Nr29 4WS

26/7/2016



Dear Mr Minns,

I am writing as I have just had a letter from you regarding planning application 06/16/0426/F asking for any comment I wish to give.

There are a few questions regarding this potential planning application.

I live at 4 Ferrier court which looks out over this potential development and also over the land earmarked for development right opposite me. At the moment I can see lovely fields and hedgerows but my views are now going to be spoilt by houses / bungalows looking directly into my back garden.

This area is prone to flooding. My house has been flooded twice in the past 8 years as has most of Yarmouth road from Barleycroft to the Newport crossroads, due to the poor drainage and sewer system along Yarmouth road. With these new developments this will only make the flooding worse. The water will not have any ground soakage but will run unhindered straight into the Yarmouth road drains which cannot cope as it is. These drains have to take surface water from Barleycroft and now from this new development, and guess where the two slopes meet. Yes, Yarmouth road. How does the council plan to alleviate this?

This letter will be kept on file and if my house is flooded again because of these developments I will be seeking damages from the council.

Although planning has not been granted yet why have all the hedgerows and more importantly the trees being removed from this 'Undecided' development? This is a massive blow to conservation in the area as the hedgerows and trees were full wildlife. I thought that the area around the footpath was a conservation area. To me it seems that this development has already been given the green light.

Driving out of the new development will be dangerous. I don't believe that the sight line from the new development towards the Newport crossroads is good enough. It is difficult to pull out from Barleycroft which is a matter of metres away from where the new road will enter the site.

We have a massive area in Hemsby which is the Pontin's site which would easily cover the housing needs of the area. Why do we have to put up with these piecemeal developments which will put a strain on the existing infrastructure in known problem areas.

Best Regards

Andrew Finch

Internet Consultees

Application Reference 06/16/0426/F

Attachments

Invalid Consultee Comment? ☐

Copy to existing Consultee? ☐

Name Andrew Finch

Address 4 ferrier court

Post Code NR29 4WS

Telephone

Email Address

For or Against OBJ Object

Speak at Committee

After having a Surface water study it is astounding that the result is a 'Soakaway'. Is anyone aware that this is A FLOOD RISK AREA. The Anglian water Pre-Planning Assessment Report under the heading 'Surface Water Disposal' clearly states that there public water sewers do not have the capacity to drain the site with creating a high risk of flooding. No there will not be ANY flooding on the site but The risk of flooding the houses along Yarmouth road will be greater because of this development so no housing should be built along Yarmouth road.

Date Entered 08-11-2016

Internet Reference OWPC960

Jill K. Smith

00/10/0426/F

From: Jason Beck
Sent: 05 December 2016 13:28
To: Jill K. Smith
Subject: FW: Peacehaven

Hello Jill,

Please find a consultation response.

Regards

JASON BECK
Planning Officer (Development Control)
Great Yarmouth Borough Council
Tel: 01493 846388
E-mail: jb@great-yarmouth.gov.uk
Website: www.great-yarmouth.gov.uk

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

-----Original Message-----

From: James Bensly
Sent: 29 November 2016 13:32
To: Jason Beck
Subject: Peacehaven

Dear Jason

As discussed please find below notes on the meeting held between us and the residents regarding the development at the Peacehaven site:

The site levels need to be assessed in relation to the adjoining dwellings to ensure that any future buildings are of appropriate size and that the site drains correctly.
No surface water should leave the site and sufficient provision should be made to ensure that neighbouring properties are not flooded by water that is discharged from this development. Have Crate soakaways at the boundary been looked at and are they to be utilised?
Can an assessment of trees that are on the site boundary be carried out to ensure that they are not damaged by the development.

Can a condition be placed on the development keeping them at single storey so that they are in keeping with the character of the area.

Can a new high fence be erected at the boundary with easterly way, this is required given the difference in site levels and should be conditioned to be erected prior to occupation.

Can we deal with some of the concerns raised please by the residents at easterly way for this development.
Thank you once again.

Kind regards

James.

Sent from my iPad

Jill K. Smith

From: Jason Beck
Sent: 06 December 2016 10:04
To: Jill K. Smith
Subject: FW: Peacehaven 06/16/0426/F

Please find a consultation response,

regards

JASON BECK

Planning Officer (Development Control)

Great Yarmouth Borough Council

Tel: 01493 846388

E-mail: jb@great-yarmouth.gov.uk

Website: www.great-yarmouth.gov.uk

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

From: Willeard, Andrew [<mailto:andrew.willeard@norfolk.gov.uk>]
Sent: 06 December 2016 09:59
To: Jason Beck
Subject: RE: Peacehaven 06/16/0426/F

Jason

Apologies for the delay in responding to the latest information.

Whilst, it is County Council policy that development in excess of 8 dwellings should be served via an adopted road, it is clear from discussions with the applicant that it will not be possible to provide a

surface water drainage system that is acceptable for the road to be adopted highway. As indicated in the FRA the only means of successfully draining the site is to provide permeable paving, which is not an acceptable surface in the adopted highway.

Notwithstanding the above, the layout shown on drawing 1046/2 is considered acceptable and subject to a condition securing the future management of the shared private road and provision of off-site footway improvements as requested in my original response I would have no objection to the granting of planning permission.

If you have any further queries do not hesitate to contact me.

Andrew Willeard
Engineer - Estate Development

Community and Environmental Services
Tel: 01603 228948
Email: andrew.willeard@norfolk.gov.uk
Norfolk County Council
General Enquiries: 0344 800 8009 or information@norfolk.gov.uk
Website: www.norfolk.gov.uk

From: Jason Beck [<mailto:Jason.Beck@great-yarmouth.gov.uk>]
Sent: 28 November 2016 15:06
To: Willeard, Andrew <andrew.willeard@norfolk.gov.uk>
Subject: Peacehaven 06/16/0426/F

Good Afternoon Andrew,

In reference to the application above,

The applicant Mr Marsden has called me today, have you been able to review the latest information?

Regards

JASON BECK

Planning Officer (Development Control)

Great Yarmouth Borough Council

Tel: 01493 846388

E-mail: jb@great-yarmouth.gov.uk

Website: www.great-yarmouth.gov.uk

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

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To: Building Control Manager

My Ref: 06/16/0426/F

From: Development Control Manager

Date: 28th July 2016

Case Officer: Mr J Beck

Parish: Hemsby 8

Development at:-

Peacehaven
Yarmouth Road Hemsby
GREAT YARMOUTH
NR29 4NJ

For:-

Demolition of existing
bungalow and redevelopment of
site to provide 12 new
bungalows

Applicant:-

Mr Marsden
1 Arlington Smith Close
Oulton
LOWESTOFT

Agent:-

Mr A Middleton
23 Regent Street
GREAT YARMOUTH
Norfolk

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 11th August 2016.

COMMENTS: Please Highlight Turning Head dimensions

NOT SURE IF CURVED LINE DICTATES A FOOTPATH.
TURNING HEAD MUST BE 16.8 Between Curb.



12-9-16.

S

Application Ref	06/16/0426/F
Proposal	Demolition of existing bungalow and development of site to provide 12 new bungalows
Location	Peacehaven, Yarmouth Road, Hemsby

Case Officer	Mr J Beck	Policy Officer	Mr N Fountain
Date Received	01.08.2016	Date Completed	02.08.2016

Strategic Planning Comments

The site is immediately adjacent the Village Development Limits of Hemsby. The adopted Core Strategy Policy CS2 states that approximately 30% of all new residential development over the plan period should be located in 'Primary Villages' such as Hemsby. The site is reasonably well located to the village services with a footpath along Yarmouth road that leads to the post office and primary school. Weight should be given to the Interim Housing Land Supply Policy, and in particular, the assessment of the site against criteria (e) density and layout and (j) safety and access. The site is identified in the SHLAA (site ref. HE05), and it noted that the site may be susceptible to surface water flooding.

I trust these Strategic Planning comments will be of use to you; no doubt you may well have other matters to weigh in reaching a decision. Should you wish to discuss any of the points raised, please do not hesitate to contact the above named policy officer.

NORFOLK FIRE & RESCUE SERVICE
Group Manager Eastern
Friars Lane
GREAT YARMOUTH, NR30 2RP
Tel: (01493) 843212
Minicom: (01603) 223833

Website: www.norfolkfireservice.gov.uk

Mr J Beck
Great Yarmouth Borough Council
Planning Services
Development Control
Town Hall, Hall Plain
Great Yarmouth
NR30 2QF

Please ask for: Jonathan Wilby
Direct Dial: 0300 123 1378
Email: jonathan.wilby@fire.norfolk.gov.uk
My Ref: 00059728
Your Ref:

23 August 2016

Dear Sir

Planning Application No: 06/16/0426/F
Development at: Peacehaven, Yarmouth Road, Hemsby NR29 4NJ
For: Demolition of existing bungalow and redevelopment of site to provide
12 new bungalows

Thank you for your consultation letter dated 28 July 2016.

I acknowledge receipt of the above application and I do not propose to raise any objections providing the proposal meets the necessary requirements of the current Building Regulations 2000 -- Approved Document B (volume 1 -- 2006 edition, amended 2007) as administered by the Building Control Authority.

Should you require any further assistance please do not hesitate to contact me on the number shown above.

Yours faithfully



Jonathan Wilby
for Chief Officer



NORFOLK
CONSTABULARY
Our Priority is You

FAO
Mr J BECK

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

Ref: 06/16/0426/F

Date: 18/08/16

Norfolk Constabulary

Operational Partnership Team
Police station
Howard St North
GT Yarmouth
NR30 1PH

Tel: 01493 333349
Mobile: 07920 878216
Email: wolseyr2@norfolk.pnn.police.uk

www.norfolk.police.uk
Non-Emergency Tel: 101

Planning Application

Demolition of existing bungalow and redevelopment of site to provide 12 new bungalows at Peacehaven, Yarmouth Road, Hemsby, GREAT YARMOUTH, NR29 4NJ

Dear Mr Beck,

Thank you for inviting me to comment on the above Planning Application. I submitted comments upon previous application 06/15/0685/O and crime records continue to be low but burglary incidents remain a statistical feature in the area. There are no indications as to how crime prevention measures have been considered in this or the previous application and due to the acquisition of additional land note that the overall design layout has changed the dynamic of the development. I make the following comments, reflecting some components contained in my previous report:

1.8m close boarded wooden fencing is a robust boundary treatment for this development, providing appropriate security and privacy features, preventing unauthorised access/egress from adjoining areas.

I recommend sub division boundary treatment between the properties to prevent unauthorised access to rear gardens where the majority of burglaries occur. It should comprise of 1.8m fencing but this could be 1.5m close boarded fencing and 0.3m trellis topping to enable a good degree of beneficial natural surveillance across the gardens. If gating is to be provided to access rear gardens, they should be of the same design and attributes as the fencing and locks and fixings reflect the standards found within Secured

We will answer letters within 10 working days, where information is available.
Where this is not possible, an explanation will be given for any delay.



by Design, Homes 2016. Fencing between properties should not be stepped back as on this application but be brought forward to run flush with the front building line so there are no recesses for criminals to hide.

The extended cul de sac design does permit occupiers a good view of visitors coming onto the development, which will deter criminals. I am pleased to note that there is beneficial active room cover across Type B bungalow driveways at the northern end of the development. Integral garaging enables the secure storage of vehicles but I am concerned that there is no such beneficial active room cover across in-curtilage parking bays/garages for Plots 2, 5 & 12. Type C bungalows provide limited active room cover to the rear driveway and the one Type D property has no active room cover to across the driveway at all. Without active room surveillance cover, vehicles can be vulnerable to attack and in a number of cases, should occupiers hear anything suspicious, they will have to leave the safety of their property to investigate, putting themselves potentially at risk. In all cases I recommend active room cover in addition to any integral garage facility, thereby enabling occupants to identify suspicious activity early and safely and deter vehicle criminality.

I recommend the fitting of vandal resistant 'dusk to dawn' sensored security lighting to cover all entrances, garage doors and (Plot 12 shed) on this development as per previous application comments.

I do not support the inclusion of visitor bays on this development for the following reasons:

- Bays are positioned distant from properties and cannot be visually protected by overlooking active window surveillance. Should occupiers hear anything suspicious they will have to leave the property to investigate, putting them potentially at risk
- Their planned position isn't protected by security lighting unlike driveways and garaging
- Positioned within a new planted area, vegetation can provide hiding places for vehicle crime and anti-social behaviour to occur. Spaces can provide others a form of legitimised access to an otherwise restricted cul-de-sac
- In due course the bays are likely to be used by those outside the development, reducing the use by those they were intended to serve
- Spaces can become dumping grounds for vehicles and other unwanted items
- If owners or visitors feel their vehicles are not afforded enough protection, they will not be used thereby effective space wasted. Visitor bays if required should be found within the centre area with overlooking surveillance benefits
- Parking bays should be allocated to specific properties so that there are no arguments as to who these serve. A first come first served basis is likely to cause friction on the development

The attack standard of accessible doors and windows are now met by building regulations and attack resistant products and standards have a proven track record in defeating known criminal methods of committing crime. However, across the development I would recommend garages should be fitted with vehicle access doorsets which reflect LPS 1175

We will answer letters within 10 working days, where information is available.
Where this is not possible, an explanation will be given for any delay.



SR1 attack resistant standards.

Ideally, landscaping should not exceed 1m in height to avoid hiding places for criminals and trees should be columnar in habit to provide beneficial visual surveillance below 2m, as per previous application comments.

I would encourage the adoption of the principles contained within Secured by Design, Homes 2016 which can be downloaded from www.securedbydesign.com. If the applicant wishes to discuss how Secured by Design could be delivered or requires any further assistance, please do not hesitate to contact me.

Yours sincerely

Mr Dick Wolsey
Architectural Liaison Officer
GT Yarmouth Police station
www.securedbydesign.co.uk

We will answer letters within 10 working days, where information is available.
Where this is not possible, an explanation will be given for any delay.





Norfolk County Council

Community and Environmental Services

County Hall
Martineau Lane
Norwich
NR1 2SG

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

via e-mail
Mr J Beck
Great Yarmouth Borough Council
Town Hall,
Hall Plain,
Great Yarmouth,
Norfolk NR30 2QF

Your Ref: 06/16/0426/F
Date: 22nd November 2016

My Ref: FWP/16/6/3669
Tel No.: 0344 800 8020
Email: lf@norfolk.gov.uk

Dear Mr Beck,

Town and County Planning (Development Management Procedure) (England) Order 2015

Demolition of existing bungalow and redevelopment of site to provide 12 new bungalows at Peacehaven, Yarmouth Road, Hemsby, GREAT YARMOUTH

Thank you for your further consultation on the above site, received on 1st November 2016. We have reviewed the application as submitted and wish to make the following comments.

The applicant has now provided a Flood Risk Assessment (FRA) and a Drainage Strategy to account for the local flood risk issues and surface water drainage at this location. We welcome that Sustainable Drainage Systems (SuDS) have been proposed in the development.

The FRA and Drainage strategy confirms the use of infiltration for the disposal of surface water up until the 1 in 100 year event plus an increase of 40% in rainfall intensity as an allowance for climate change. The FRA also states that the proposed housing will have finished floor levels above the surrounding land which will mean exceedance routes will be established in flood events in excess of the 1 in 100 year event. We have proposed a condition so this requirement can be formalised as part of the detailed design stage.

While the majority of the site is shown free from surface water flooding on the Environment Agency surface water flooding maps the area closest to Yarmouth Road is affected. The applicant is removing the dwelling from this existing hazard, which is a positive step, however the access road that will serve the new properties will be affected therefore the detailed design will need to have provision for safe access to and from the site while ensuring that any changes to the site ground levels will not increase the risk of flooding elsewhere.

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

Condition:

Prior to commencement of development, in accordance with the submitted Canham Consulting FRA Reference: 208192 dated 27 10 2016 , detailed designs of a surface water drainage scheme incorporating the following measures shall be submitted to and agreed with the Local Planning Authority in consultation with the Lead Local Flood Authority. The approved scheme will be implemented prior to the first occupation of the development. The scheme shall address the following matters:

- I. Detailed infiltration testing in accordance with BRE Digest 365 along the length and depth of the proposed infiltration devices. This testing will inform the final design and layout of the surface water disposal system.
- II. Provision of surface water infiltration and attenuation storage, sized and designed to accommodate the volume of water generated in all rainfall events up to and including the critical storm duration for the 1 in 100 year return period, including allowances for climate change, flood event.
- III. Detailed designs, modelling calculations and plans of the of the drainage conveyance network in the:
 - 1 in 30 year critical rainfall event to show no above ground flooding on any part of the site.
 - 1 in 100 year critical rainfall plus climate change event to show, if any, the depth, volume and storage location of any above ground flooding from the drainage network ensuring that flooding does not occur in any part of a building or any utility plant susceptible to water (e.g. pumping station or electricity substation) within the development.
- IV. Finished ground floor levels of properties are a minimum of 300mm above expected flood levels of all sources of flooding.
- V. Details of how all surface water management features to be designed in accordance with The SuDS Manual (CIRIA C753, 2015).
- VI. A maintenance and management plan detailing the activities required and details of who will adopt and maintain the all the surface water drainage features for the lifetime of the development. It is recommended that the drainage feature for each individual property is contained within the property's curtilage and that physical access to the drainage feature is possible once the house has been constructed.

Reason:

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

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Continued.../

Further detailed comments can be found in the attached Annex.

On the 19th February 2016, the Environment Agency updated the guidance on climate change allowances for peak river flow and rainfall intensity. The information for the Anglian Region and transitional arrangements for use within the planning process can be found at <https://www.gov.uk/guidance/flood-risk-assessments-climate-change-allowances>.

If you, the Planning Authority review and wish to determine this application against our advice you should notify us, the Lead Local Flood Authority, by email at llfa@norfolk.gov.uk so that appropriate conditions can be considered for this development.

Alternatively, if further information is submitted, we request we are re-consulted and we will aim to provide bespoke comments within 21 days of the formal consultation date.

Yours Sincerely,

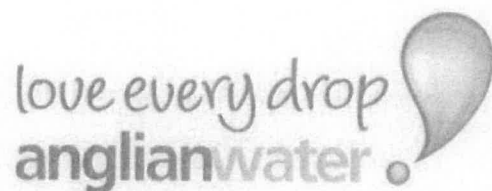
Matt

Matt Aitchison
Flood Risk Officer

Lead Local Flood Authority

Disclaimer

We have relied on the accuracy and completeness of the information supplied to us in providing the above advice and can take no responsibility for incorrect data or interpretation, or omissions, in such information. If we have not referred to a particular issue in our response, it should not be assumed that there is no impact associated with that issue.



**Planning Applications – Suggested Informative
Statements and Conditions Report**

AW Reference: 00016398
Local Planning Authority: Great Yarmouth District (B)
Site: Peachehaven, Yarmouth Road, Hemsby
Proposal: Creation of 13 x C3 Dwellings
Planning Application: 06/16/0426/F

Prepared by: Mark Rhodes

Date: 06 September 2016

If you would like to discuss any of the points in this document please
contact me on 0345 0265 458 or email
planningliaison@anglianwater.co.uk

ASSETS

Section 1 – Assets Affected

- 1.1 Our records show that there are no assets owned by Anglian Water or those subject to an adoption agreement within the development site boundary.

WASTEWATER SERVICES

Section 2 – Wastewater Treatment

- 2.1 The foul drainage from this development is in the catchment of Caister Pump Lane Water Recycling Centre that will have available capacity for these flows.

Section 3 – Foul Sewerage Network

- 3.1 The sewerage system at present has available capacity for these flows. If the developer wishes to connect to our sewerage network they should serve notice under Section 106 of the Water Industry Act 1991. We will then advise them of the most suitable point of connection.

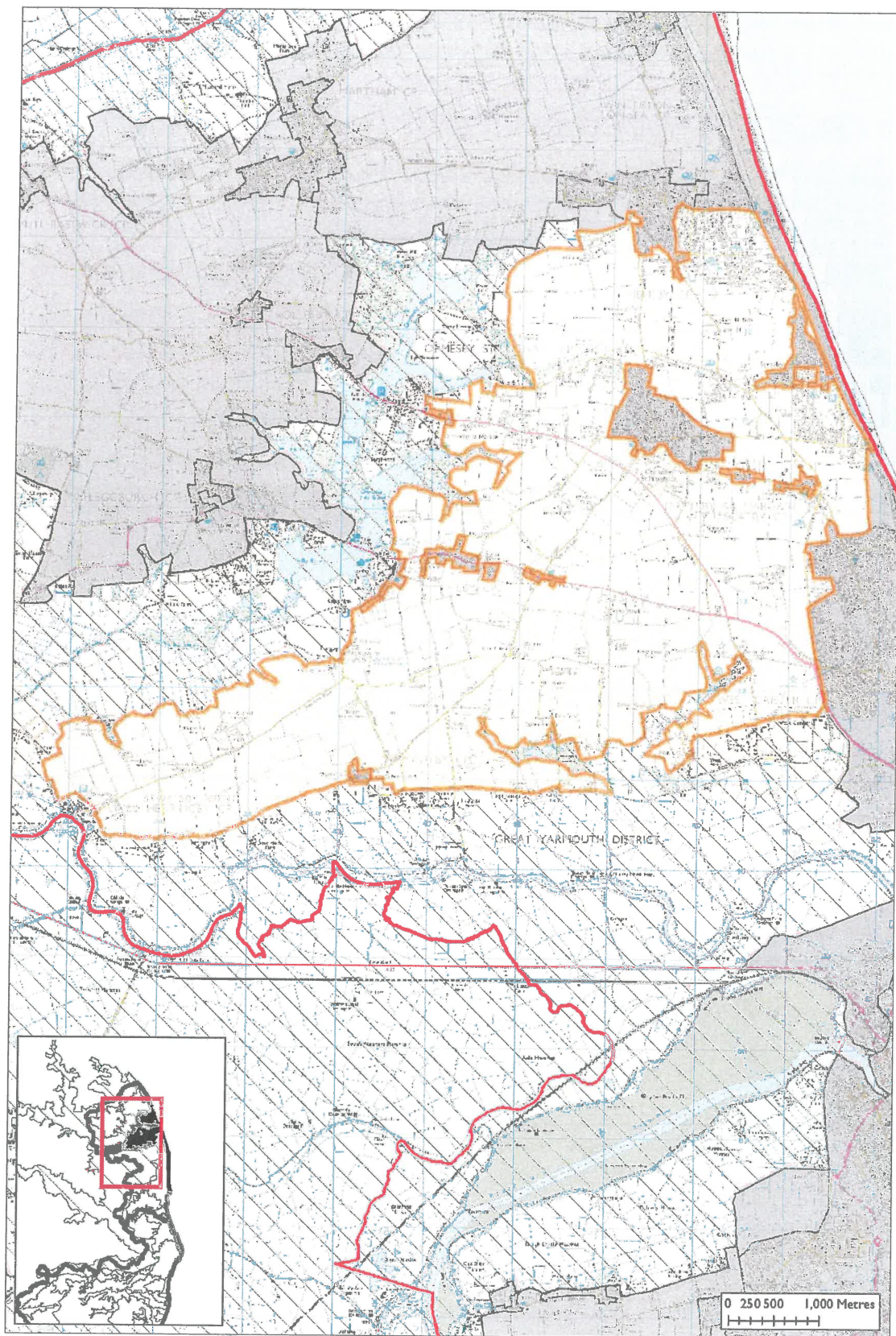
Section 4 – Surface Water Disposal

- 4.1 From the details submitted to support the planning application the proposed method of surface water management does not relate to Anglian Water operated assets. As such, we are unable to provide comments on the suitability of the surface water management. The Local Planning Authority should seek the advice of the Lead Local Flood Authority or the Internal Drainage Board. The Environment Agency should be consulted if the drainage system directly or indirectly involves the discharge of water into a watercourse.

Should the proposed method of surface water management change to include interaction with Anglian Water operated assets, we would wish to be re-consulted to ensure that an effective surface water drainage strategy is prepared and implemented.

Section 5 – Trade Effluent

- 5.1 Not applicable



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Potential Future Change

- G3.19 Projected small scale housing allocations have been identified by the extant Local Plan at Filby and there is likely to be a demand for future incremental expansion to the edge of the coastal settlements such as Hemsby and Scratby. Inland of coastal habitats and settlements in light of the 'no intervention' approach adopted in the Shoreline Management Plan is likely to be a major challenge for the future. There may be a continuing demand for wind turbines in exposed areas, whilst arable cropping may be subject to renewable energy pressures, with implications for landscape character.

Strategic Objectives

- G3.20 **The primary strategic objective for this character area is to conserve its function as the landscape setting of the Broads (in particular the simple wooded backdrop of the Broads and the visual relationship of this to the area). Links to the broadland/wetland landscape to the fringes of the area should be enhanced. The sparsely settled, rural quality of the area should also be conserved, and the character of the coastal edge settlements enhanced, conserving open views to the coast and gaps between settlements. Conserve the landscape setting of historic elements such as parkland.**

Landscape Management

- G3.21 Key landscape management objectives for the character area encompass the reinforcement of existing hedgerow planting with appropriate native species and reinstatement of hedgerow trees to ensure continuity of structural landscape features. Conserve simple wooded skylines and the role of the landscape as the setting to the Broads, in addition to conserving the wooded wetlands which form part of the setting for the Broadland landscape. Enhancement of field boundary margins should be further considered to provide opportunities for visual and habitat connectivity.

Considerations in relation to development

- G3.22 Primary aims should be to ensure that settlement edges are porous/transitional in character, using vernacular materials and native structure planting to integrate with their landscape setting. Mass screen planting would not be appropriate in this intermittently vegetated agricultural landscape. Mitigation/attenuation of infrastructure provision such as the recent A149 bypass should aim to reflect this intermittently vegetated character and avoid the use of lighting within the rural landscape.
- G3.23 Conserve the more open coastal edge between settlements e.g. to the south of California, which provide a subtle visual connection to the coastal landscapes.

Garage

06/16/0426/F



Site in application



SITE LOCATION PLAN

1:1250

Reference: 06/16/0431/F

Ward: Cobholm

Officer: Mrs G Manthorpe

Expiry Date: 23-09-16

Applicant: DP Services and Supplies Ltd

Proposal: Redevelopment of site and construction of 11 dwellings.

Site: Former Trailer Storage Yard, Mill Road Cobholm, Great Yarmouth.

REPORT

1. Background / History :-

- 1.1 The application site is located to the northern end of Mill Road Cobholm and is adjacent to the western and north western boundary a play area with basketball courts and children's play equipment. To the north eastern boundary is a caravan park with a number of static caravans on site.
- 1.2 The site is 1797 square metres and has previously been used, according to information submitted in support of the application, as a lorry trailer park. There have been two planning applications at the site which are detailed below:
- 06/85/1175/F – Proposed coach wash – approved 18/12/85
 - 06/01/0428/F – 3.05m high anti vandal boundary fencing – approved 26/07/01

2. Consultations :-

- 2.1 Neighbour Consultations – No comments received.
- 2.2 Norfolk County Council Highways – The revised layout provides an adopted standard road within the site, appropriate on-site turning and improvements to the existing footway on Mill Road. In the event the application is approved it is recommended the developer be required to produce a Construction Traffic Management Plan to ensure matters such as the how and when delivery vehicles will access the site and temporary wheel washing facilities during the construction period can be agreed prior to works commencing on site.

Given the proximity of the site to the adjacent primary school it is recommended that deliveries be limited to times out-side of school drop off and pick up times. Conditions are recommended should planning permission be granted for the development as proposed.

2.3 Norfolk County Council Infrastructure requirements – The site is under the size for Norfolk County Council Infrastructure requirements.

2.4 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 to units 5-11 be no less than 2.1m high where it abuts the public open space. The rear footpaths are not supported and the gates should be the same height as the fencing.

2.5 Lead Local Flood Authority – No comment.

2.6 Environment Agency – No objection to the application, the FRA submitted as part of the application provides the Local Planning Authority with the information necessary to make an informed decision. Technical information has been provided by the EA to assist in the applications determination in relation to flood risk and it is stated, amongst other points, that the first floor levels have been proposed at 3.60AOD which is above the design and extreme event.

A flood evacuation plan is referenced within the FRA but is not yet prepared; this could be conditioned should permission be granted for the development.

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

2.8 Building Control – No objection.

2.9 Environmental Health – No objections and conditions requested. The conditions requested relate to contamination, hours of work and an advisory to ensure that adequate water is available to suppress dust.

2.10 Strategic Planning – The strategic planning comments read as follows:

REC11 – Protection of community and street scene

Policy REC11 of the Borough-Wide Local Plan states that the council will refuse proposals which would erode the provision of amenity, open space or any other land which contributes positively to the community or street scene, as identified on the proposals map. The site and surrounding land is designated as Open Amenity Space, and is therefore covered by Policy REC11, although it should be noted the site itself has been used as a trailer storage yard and the land surrounding it has been used as a caravan park since at least 1999, so the policy has limited weight.

CS2 – Achieving sustainable growth

Policy CS2 of the Adopted Core Strategy states that growth within the borough must be delivered in a sustainable manner, ensuring that residential development will be distributed according to settlement hierarchy. The site is situated within Great Yarmouth which is classed as a Main Town (alongside Gorleston-on-Sea.) Approximately 35% of new housing development between 2013 and 2030 is expected to take place within in the Main Towns. Although the site is not within the Main urban development of Great Yarmouth, it does lie adjacent to the development limits.

HOU7 – New residential development

Policy HOU7 of the Borough-Wide Local Plan states that new residential development may be permitted within the urban area of Great Yarmouth. The Site is located outside of the development limits, which would make it unacceptable in terms of this policy. However limited weight should be given to this policy due to the Interim Housing Land Supply Policy.

Implications of the Interim Housing Land Supply Policy?

The Interim Housing Land Supply Policy seeks to facilitate residential development outside, but adjacent, to development limits by setting out criterion to assess the suitability of exception sites. The criterion is based upon policies within the NPPF and the emerging Core Strategy and has been subject to public consultation. It should be noted that the Interim Housing Land Supply Policy will only be used as a material consideration when the Council's Five Year Housing Land Supply utilises sites identified in the Strategic Housing Land Availability Assessment (SHLAA). The Council has a 5.6 year housing supply, as of April 2015, which includes sites within the SHLAA and as such the Interim Housing Land Supply can be used as a material consideration in the determination of planning applications.

Policy CS13 – Protecting areas at risk of flooding or coastal change

Policy CS13 of the Adopted Core Strategy is concerned with ensuring a sustainable and practicable approach to flood risk and ensuring that development does not increase the risk of flooding elsewhere. The site is located within Flood Zone 3 and therefore the requirements of the Sequential test, and if required the Exception test, would need to be met. A satisfactory flood response plan will also be required.

CS11 – Enhancing the natural environment

Policy CS11 of the Adopted Core Strategy details the requirement for the council to work with other partner authorities and agencies to improve the borough's natural environment and avoid any harmful impacts of development on its biodiversity, geodiversity, landscape assets, priority habitats and species. One element of this is ensuring that the Broads and their settings are protected and enhanced. As the site is located adjacent to the Broads Authority area, divided by the A12, it is important to consider the potential impacts that the development could have on the Broads and the enjoyment of them.

2.11 Anglian Water – No objection, the foul drainage from this development is in the catchment area of Caister Pump Lane Water Recycling Centre that will have available capacity for these flows.

2.12 Highways England – No objection.

3. Policy :-

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 CS13 Protecting areas at risk of flooding or coastal change.

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

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

- The requirements of the Sequential Test are met
- Where applicable, the requirements of the Exception Test are met. A safe access/egress route throughout the duration of the flood event should be provided. However, if this is demonstrated as not being

possible then evacuation will be considered as a means of making the development safe.

- A satisfactory Flood Response Plan has been prepared

b) Ensuring that new developments on sites adjacent to defences provide adequate access for repairs, maintenance and upgrades and that the development will not affect the integrity of the defence. New development needs to take into account the Environment Agency's flood defence proposals so that future flood defence options are not compromised

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

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

e) Minimising exposure of people and property to the risks of coastal change by encouraging new development away from areas at risk of coastal change, as identified in the Kelling to Lowestoft Shoreline Management Plan (SMP)

f) Proactively managing coastal change by designating Coastal Change Management Areas (CCMA) in the Development Policies and Site Allocations Local Plan Document

g) Designing SuDS, flood protection and coastal change measures to enhance nature conservation and biodiversity interests, including replacement habitats lost to coastal change

h) Seeking developer contributions towards flood alleviation and coastal change schemes, where appropriate in accordance with Policy CS14.

3.4 Policy CS11 – Enhancing the natural environment

The Council will work with other partner authorities and agencies to improve the borough's natural environment and avoid any harmful impacts of development on its biodiversity, geodiversity, landscape assets, priority habitats and species. This will be achieved by:

a) Conserving and enhancing designated nature conservation sites, including Sites of Special Scientific Interest (SSSIs), Special Protected Areas (SPAs), Marine SPAs, Special Areas of Conservation (SAC), RAMSAR sites, National Nature Reserves, Local Nature Reserves Norfolk County Wildlife Sites and Norfolk County Geodiversity Sites

b) Working in partnership with relevant nature conservation organisations to ensure that protected species, such as Little Terns, are adequately protected from any adverse effects of new development. This includes the preparation of the Natura 2000 Sites Monitoring and Mitigation Strategy and ensuring assessment of development proposals in the vicinity of the colonies

c) Relevant development will be required to deliver the mitigation measures identified in the Natura 2000 Sites Monitoring and Mitigation Strategy. This document is being prepared and will secure the measures identified in the Habitat Regulations Assessment which are necessary to prevent adverse effects on European wildlife sites vulnerable to impacts from visitors

d) Ensuring that the Norfolk Coast Area of Outstanding Natural Beauty (AONB), the Broads and their settings are protected and enhanced

- e) Safeguarding and where possible enhancing the borough's wider landscape character, in accordance with the findings of the borough's and the Broads Authority's Landscape Character Assessment
- f) Improving the borough's ecological network and protecting habitats from fragmentation by working with our partners to:
 - create coastal habitats, including those along developed stretches
 - enhance and protect the quality of the habitats, including buffering from adverse impacts
- g) Ensuring that all new development takes measures to avoid or reduce adverse impacts on existing biodiversity and geodiversity assets. Where adverse impacts are unavoidable, suitable measures will be required to mitigate any adverse impacts. Where mitigation is not possible, the Council will require that full compensatory provision be made
- h) Ensuring that all new development appropriately contributes to the creation of biodiversity and/or geodiversity features through the use of landscaping, building and construction features, sustainable drainage systems and geological exposures
- i) Further developing public understanding of biodiversity and geodiversity and where appropriate, enabling greater public access to any notable biodiversity and/or geodiversity assets
- j) Protecting and where possible enhancing the quality of the borough's resources, including inland and coastal water resources and high quality agricultural land, in accordance with Policy CS12
- k) Working with developers and landowners to ensure land management practices protect and enhance landscapes and to restore landscapes where valued features and habitats have been degraded or lost
- l) Identifying and where appropriate reassessing the locations of strategic gaps to help retain the separate identity and character of settlements in close proximity to each other
- m) Identifying and where appropriate reassessing the locations of local green spaces to help protect open spaces that are demonstrably special to a local community and hold a particular local significance.

3.5 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 to ensure that the first floor levels are at the height recommended by the Flood Risk Assessment of 3.60m AOD which is above the design and the extreme event. The Flood Risk Assessment notes that although there is no safe access/egress that can be achieved during an extreme event the safe refuge is available at all times during the climate change 1 in 1000 year event on the first and second floors.
- 5.2 The site currently comprises a commercial use as a former trailer park. The commercial use has been ongoing for a number of years with the earliest application on record being for a coach wash in 1985 demonstrating a commercial use for over 30 years.
- 5.3 The proposed dwellings are designed to be three storey with a pitched roof. The area surrounding is open on two boundaries comprising children's play areas and an access road leading to Broadland Rugby Club. The adjoining caravan park comprises approximately 15 units (number taken from aerial photography). These are low level units of accommodation and as such the development as proposed, notwithstanding the existing building on the site, will be a change to the character of the area. The layout of the site and the proposed buildings seek to minimise the impact on the character however they will still be visible from the approach from Mill Road and will, to a limited extent, be visible from the A12 and the Broads area. The proposed dwellings, although partially visible from an extended area, will not look unduly imposing or have a significant effect on the character of the surrounding area with specific reference the Broads.
- 5.4 The nearest properties, excluding the caravan site, to the dwelling are two storey with pitched roofs. These dwellings will soften the impact at the approach from

Mill Road. The style and height of the dwellings are similar to other newly developed properties within the area; the reasoning for the additional storey and no living accommodation on the ground floor is due to the flood risk. There will be a degree of overlooking from the properties to the caravan park adjacent however the impact is reduced by the lack of private residential amenity allocated to the mobile units.

- 5.5 There are no highway objections, following the submission of a revised plan, to the application. The revised plan removed the visitor parking at the site although there remains parking for the properties. There is parking provided on site and a garage to a width of 3m. Given the flood risk designation a condition would be placed upon the development which sought the retention of the garage to each property and there is also available parking on the driveway to each property.
- 5.6 The dwellings are shown to have three bedrooms on the second floor, one with en-suite facilities, a lounge/dining area and kitchen on the first floor with family bathroom and garage, utility, bin storage, WC and covered porch on the ground floor. The layout is such that the dwelling is more than adequately provided for and the bins are given a designated location which should assist in maintaining the character of the area.
- 5.7 There are very limited rear gardens with the dwellings although all have some private space. There are no set space standards for outdoor space within local and national planning policy and while the size of open space is looked at to be commensurate with the dwelling it is also necessary to look at the character of the area. Within the very near vicinity is land that is open amenity land and land that is used as designated open space and children's play which can be utilised as easily accessible by the future occupants of the properties.
- 5.8 Although the site is not within an area designated for housing it is adjacent a main urban area as identified in the Local Plan Policies Map adopted December 2015 (central). The adopted policy map also identifies the site as open amenity space. Notwithstanding the designation of the land and the policy that seeks to protect the land under this designation from development the site is not and has not been open amenity space for in excess of 30 years. The land is in private ownership and has been in commercial use prior to the application approved by Great Yarmouth Borough Council in 1985 for a coach wash. It is contrary to policy to allow development on land designated as amenity land however in this instance as the land is not used as such and the use cannot be compelled to be used as such the policy has limited weight. Given the limited weight that can be applied to saved policy REC11 this designation is not deemed sufficient to warrant a recommendation for refusal.
- 5.9 The site is in a sustainable location close to local facilities such as shops, recreation and school. Cobholm First School on the opposite side of the road to the proposed development. Encouraging development in a sustainable location is a core principle of the National Planning Policy Framework and as such the application is supported by national planning policy. The location of the site in a flood area has been assessed and it is deemed that the application is capable of

development and that, subject to mitigation measures and other conditions, should not be refused for reasons of flood risk.

- 5.10 The site is located within affordable housing sub market area 3 and as such is under the threshold to provide affordable housing. There is no open space or children's play to be provided on site and as such a contribution in line with policy shall be sought for payment in lieu of on-site provision.

6 RECOMMENDATION :-

- 6.1 Approve – the proposal complies with Policies CS2 and CS13 of the Great Yarmouth Local Plan: Core Strategy, saved Policy HOU7 of the Great Yarmouth Borough-Wide Local Plan and the National Planning Policy Framework.
- 6.2 Any permission shall be subject to a 106 agreement for all appropriate contributions. Conditions shall be attached to any approval which shall include all conditions requested by consulted parties and all conditions required to ensure an adequate form of development.

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

Your Ref: 06/16/0431/F
Date: 6 October 2016

My Ref: 9/6/16/0431
Tel No.: 01603 223274
Email: graham.worsfold@norfolk.gov.uk

Dear Gemma Manthorpe

**Great Yarmouth: Redevelopment of site and the construction of 11 dwellings
Former trailer storage yard Mill Road Cobholm, NR31 0AR**

Thank you for your re-consultation regarding the above application and for forwarding drawing 1106/1 RevA.

The revised layout provides an adopted standard road within the site, appropriate on-site turning and improvements to the existing footway on Mill Road.

In the event the application is approved it is recommended the developer be required to produce a Construction Traffic Management Plan to ensure matters such as the how and when delivery vehicles will access the site and temporary wheel washing facilities during the construction period can be agreed prior to works commencing on site. Given the proximity of the site to the adjacent primary school it is recommended that deliveries be limited to times out-side of school drop off and pick up times.

Should your Authority support the application it is recommended the following conditions and informatives are appended to the consent notice:

SHC 01 (Variation)

No works shall commence on the site until such time as detailed plans of the roads, footways, foul and surface water drainage have been submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority. All construction works shall be carried out in accordance with the approved plans.

Reason:

To ensure satisfactory development of the site and a satisfactory standard of highway design and construction

SHC 02(Variation)

o works shall be carried out on roads, footways, foul and surface water sewers otherwise than in accordance with the specifications of the Local Planning Authority in consultation with the Highway Authority.

Reason:

To ensure satisfactory development of the site and to ensure estate roads are constructed to a standard suitable for adoption as public highway

SHC 03A (Variation)

Before any dwelling is first occupied the road(s) and footway(s) shall be constructed to binder course surfacing level from the dwelling to the adjoining County road in accordance with the details to be approved in writing by the Local Planning Authority in consultation with the Highway Authority.

Reason:

To ensure satisfactory development of the site

SHC 29A (Variation)

Prior to the commencement of any works on site a Construction Traffic Management Plan, to incorporate details access arrangements for delivery vehicles and temporary wheel washing facilities for the duration of the construction period shall be submitted to and approved in writing with the Local Planning Authority in consultation with Norfolk County Council Highway Authority.

Reason:

In the interests of maintaining highway efficiency and safety

SHC 29B (Variation)

For the duration of the construction period all traffic associated with the construction of the development will comply with the Construction Traffic Management Plan unless otherwise approved in writing with the Local Planning Authority in consultation with the Highway Authority.

Reason:

In the interests of maintaining highway efficiency and safety

SHC 39A (Variation)

Notwithstanding the details indicated on the submitted drawings no works shall commence on site until a detailed scheme for the off-site footway improvement works as indicated on drawing number 1106/1 Rev A have been submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority.

Reason:

To ensure that the highway improvement works are designed to an appropriate standard in the interest of highway safety and to protect the environment of the local highway corridor

SHC 39B (Variation)

rior to the first occupation of the development hereby permitted the off-site highway improvement works referred to in Part A of this condition shall be completed to the written satisfaction of the Local Planning Authority in consultation with the Highway Authority.

Reason:

To ensure that the highway network is adequate to cater for the development proposed

Inf. 1

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. This development involves work to the public highway that can only be undertaken within the scope of a Legal Agreement between the Applicant and the County Council. Please note that it is the Applicant's responsibility to ensure that, in addition to planning permission, any necessary Agreements under the Highways Act 1980 are also obtained. Advice on this matter can be obtained from the County Council's Highways Development Management Group based at County Hall in Norwich.

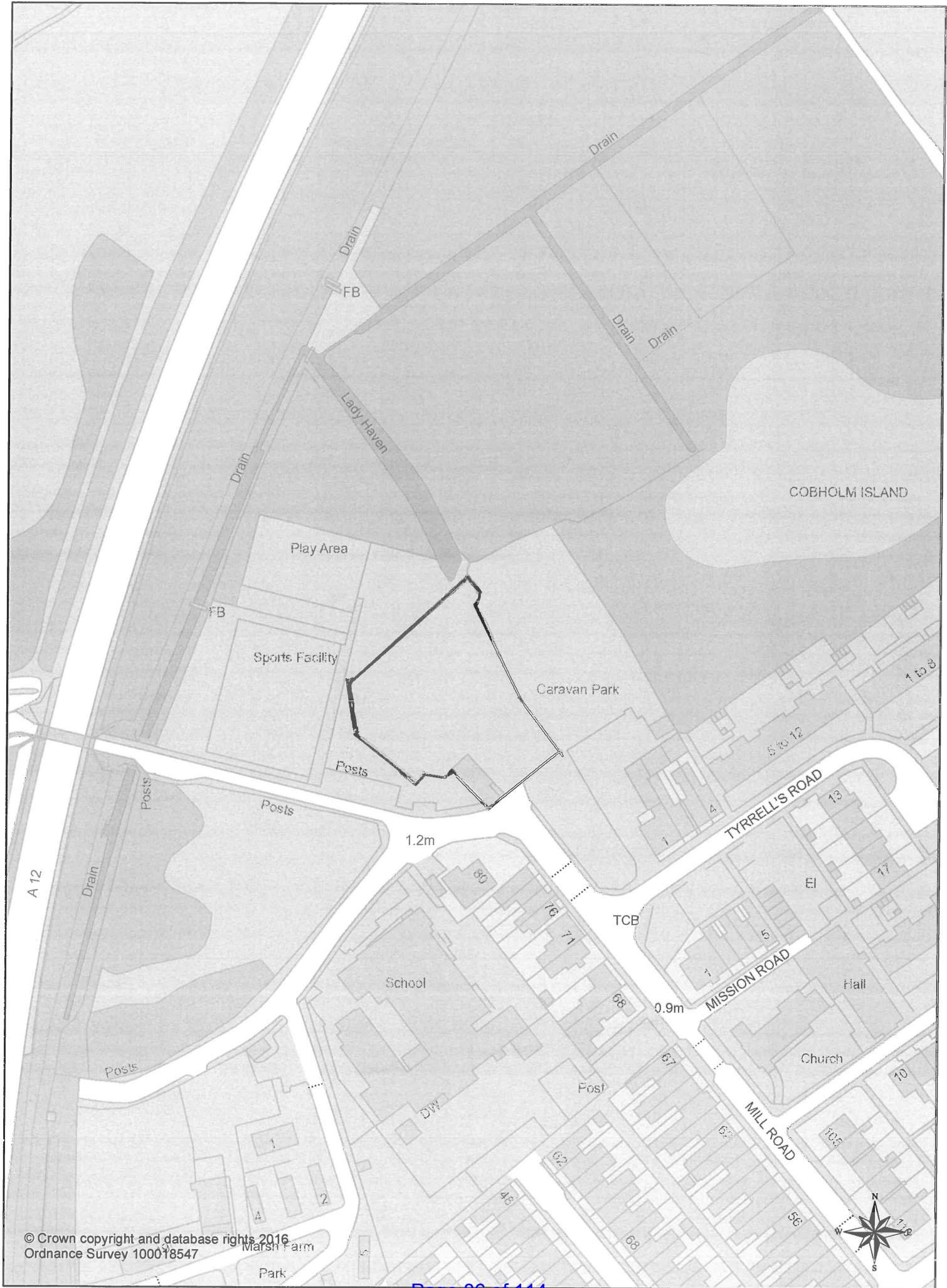
Public Utility apparatus may be affected by this proposal. Contact the appropriate utility service to reach agreement on any necessary alterations, which have to be carried out at the expense of the developer.

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

Yours sincerely

Graham Worsfold

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



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Ordnance Survey 100018547

Reference: 06/16/0752/F

Parish: Bradwell

Officer: Mr Jack Ibbotson

Expiry Date: 17-01-17

Applicant: Mr & Mrs Smith

Proposal: Installation of a new mobile home

Site: Beaumont Park, Mill Lane, Bradwell, Great Yarmouth, NR31 8HP

REPORT

1. Background/History:-

- 1.1 This application relates to the placement of a mobile home within an established park home site. Previously, on the 23rd October 2015 a larger, permanent dwelling was allowed on the same site, in a similar position under appeal (ref.APP/U2615/W/15/3053096, Our ref. 06/14/0747/F). This previously approved scheme had been considered to be acceptable by the Planning Inspectorate following consideration of the developments impact upon neighbouring mobile homes, character of the site and impact upon the green area and trees, and wider concerns regarding the capacity of the park homes site in regards to additional residents at the site.
- 1.2 Beaumont Park, Bradwell is a relatively long established park home site which currently has sited 27 mobile homes, not including the unit related to this application. Within the central area around which the parks access road runs is an area of open space with a number of mature trees (protected by TPO No.1 2009, a group TPO covering the pine trees). The site is based off a single access onto Mill Lane, with a narrower entrance, broadening to the rear which allows for circular access route around the central green area.
- 1.3 Mobile homes are situated on the southern side of the sites access and all the way around the outside of the sites internal road. Beaumont Park is located within an area of established residential development of both 1 and 2 storey scale. The narrower section of the site to the west next to Mill Lane is flanked by No. 82 Mill Lane, located to the north of the access lane.
- 1.4 Planning permission is sought for the siting of a mobile home on the westerly tip of the green central area of the site. This area had previously been developed, as the toilet and laundry block had been sited roughly in this

location. The proposed caravan has been sited in the position without planning consent. Photos from the site show the position of the caravan, and concrete hardstanding on site, currently no skirting, boundary treatment or parking provision has been set down, all of which would need to be agreed with the Local Planning Authority subject to planning approval.

- 1.5 The caravan is shown on plan (and visibly on site) as being set away from the grouping of trees, so as to avoid any loss of trees.

2. Consultations :-

2.1 Neighbours –

- 2.1.1 Following a consultation process in line with the General Development Procedure Order which included a site notice and letters to neighbours representations were received from occupants of 2 dwellings bounding the site. The occupants of 82 Mill Lane objected strongly to the development on the grounds of:-

1. Nuisance from smoke from the caravans wood-burners and stoves
2. Additional development would place more pressure on an already overloaded sewerage system, causing issues for neighbouring residents.
3. The development constitutes over development causing increased traffic movements and associated nuisance.

- 2.1.2 Additional correspondence was received from the occupants of the above address and another neighbouring property commenting on the applicants siting the caravan prior to any planning permission being granted.

2.2 Norfolk County Council as Highway Authority –

NCC commented in support of the development as they had done with the previous application. They have recommended that should the application be approved a condition be attached to ensure that an area sufficient to park turn and manoeuvre two family cars is provided within the site.

2.3 GYBC Tree Officer –

Beaumont Park is partially covered by TPO No1. 2009. The Tree officer is satisfied that the area in which the mobile home is to be situated will not affect the trees.

2.4 GYBC - Refuse Collection –

Collection would be as normal.

2.5 GYBC Environmental Health –

To be reported.

2.6 Bradwell Parish Council – Objection

Strong objection to the installation of a caravan on essential open land, considering a previous application for a permanent installation on the same site was refused. There should also be consideration for the trees in the vicinity, which may be damaged if this site is developed. The parish council also raised the point that the caravan had been sited prior to any formal planning consent being granted.

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

3.1 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 and assessed again in January 2016. An assessment of policies was made during the adoption of the Core Strategy December 2015 and these policies remain saved following the assessment and adoption.

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

3.3 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.

3.4 POLICY HOU16

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

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

4 Core strategy – Adopted 21st December 2015

4.1 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

4.2 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)

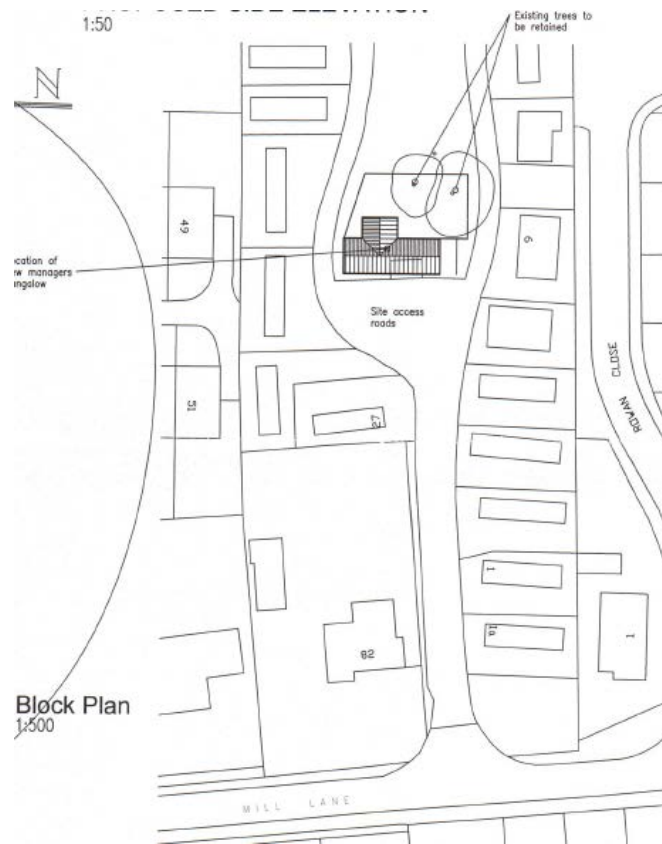
e) Encourage the reuse of previously developed land and existing buildings

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.

5. Assessment

- 5.1** The application for the addition of a mobile home in this location is not a departure from local plan policy. The merits of the scheme are to be measured against relevant planning policy. Additionally, significant weight must be attributed to the previously approved scheme for a single storey

permanent dwelling at the site which was allowed at appeal (ref. 06/14/0747/F APP/U2615/W/15/3053096 – see below).



Previously Allowed Scheme ref. APP/U2615/W/15/3053096

5.2 In terms of the principle of development, the site is located within the boundaries of an established residential area of Bradwell and within a park home site and is considered in accordance with Policy CS1 - Focusing on a sustainable future and Policy CS2 – Achieving sustainable growth of Great Yarmouth Borough Council's Local Plan – Core Strategy. Previously at appeal the principle of an additional unit of accommodation at the site, in this position has been allowed. The site has good access to a wide range of services, public transport, and also has an acceptable vehicular access. Key issues relating to the impact on protected trees and amenity land, as well as the impact upon the amenity of neighbouring residents and future occupiers will be considered as part of this report.

5.2 It is apparent from the most recent site visit that the position of the mobile home, which has already been sited, has not had an impact upon the surrounding trees. The area of green still provides a significant area of amenity, although the parking of cars on this land has detracted from the character of the area somewhat. It is therefore considered that this development would not have a harmful impact upon the amenity of residents of Beaumont Park. The council's tree officer has assessed the proposal in

terms of impacts on the protected trees to the east of the site and has not raised any concerns.

- 5.3** The scale and massing of the caravan is significantly less than that of the permitted permanent dwelling. Being both lower, and having a smaller footprint the scheme would have a lesser impact upon the outlook of neighbouring residents than that of the extant permission. No objections to the scheme have been raised by occupants of the neighbouring mobile homes, and considering the context of the site, the position of this caravan is in keeping with the character of the area. Separation distances are similar to that of other caravans within the park, and whilst windows are located on elevations which were blank on the previous scheme (06/14/0747/F), this is not uncommon within the park. The separation distance, across the parks road is considered adequate to maintain privacy in both the proposed mobile home, and that of existing residents.
- 5.4** In terms of the impact upon residents in the neighbouring residential dwellings, this scheme does not pose significant harm in terms of loss of amenity. As there is an extant permission on site for an additional unit of accommodation, the specific form it takes would not have a material impact on the sewerage system. Therefore it is considered in this case that little weight can be given to the objection from the neighbouring resident in regards to sewerage. Additionally, the use of wood burners is not prohibited, and is not a material planning consideration. Finally, the addition of a single unit, would not constitute an unacceptable increase in vehicle movements or associated noise. Norfolk County Council have been consulted on the matter and have not objected to the proposal subject to a condition ensuring parking provision is provided. Therefore the scheme is in accordance with saved policy HOU16 of Great Yarmouth Borough-Wide Local Plan.

6. Recommendation

- 6.1** Approve – the proposal is considered to accord to policy CS1 and CS2 of the Great Yarmouth Local Plan – Core Strategy and Saved Policies HOU7 and HOU15 of the Great Yarmouth Borough-Wide Local Plan.
- 6.2** Approve subject to conditions requiring additional information to be submitted and approved by the local planning authority regarding the provision for on-site parking spaces for two cars, details of boundary treatment and position, and measures to protect the protected trees.

7. Appendix – Appeal Decision APP/U2615/W/15/3053096

Appeal Decision

Site visit made on 12 October 2015

by Nick Palmer BA (Hons) BPI MRTPI

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

Decision date: 23 October 2015

Appeal Ref: APP/U2615/W/15/3053096

Beaumont Park, Mill Lane, Bradwell, Great Yarmouth NR31 8HP

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
 - The appeal is made by Mr & Mrs Smith against the decision of Great Yarmouth Borough Council.
 - The application Ref 06/14/0747/F, dated 3 November 2014, was refused by notice dated 27 January 2015.
 - The development proposed is a detached site manager's single storey dwelling.
-

Decision

1. The appeal is allowed and planning permission is granted for a detached site manager's single storey dwelling at Beaumont Park, Mill Lane, Bradwell, Great Yarmouth NR31 8HP in accordance with the terms of the application, Ref 06/14/0747/F, dated 3 November 2014, subject to the conditions set out in the attached schedule.

Procedural matters

2. An amended drawing has been submitted with the appeal which shows a smaller garden area than originally proposed. That plan was not before the Council when it made its decision and has not been subject to consultation with interested parties. For these reasons I shall make my decision on the basis of the original plan.
3. I have used the site address given on the appeal form in the banner heading and in my decision because this appears to be more accurate than the address given on the application form.

Main Issues

4. The main issues in the appeal are:
 - i) the effect of the proposal on the character and appearance of the area; and
 - ii) the effect of the proposal on the existing communal open space at Beaumont Park.

Reasons

Character and Appearance

5. Beaumont Park is a mobile home park which accommodates approximately 27 mobile homes. The homes are accessed by a private drive from Mill Lane that loops around a central open space. Within that open space there are pine trees that are protected by a group Tree Preservation Order. The park is within a residential area and within the built up area of Bradwell.
6. The proposed dwelling would replace an existing small building which is said to have previously been used for laundry purposes. The dwelling would be at the end of the central open space adjacent to the entrance to the park. It would be of single storey and of modest scale and faced with timber cladding and shingles. Its scale and general appearance would be in keeping with the mobile homes. Although larger than the building to be replaced the dwelling would not have a cramped appearance in relation to the mobile homes because it would be within the central open space and set apart from the homes.
7. The rear garden is shown on the plan to be enclosed by a 2 metre high close boarded fence. Residents have expressed concerns about the appearance and enclosing effect of such a fence. However the appellants have indicated that a lower fence could be provided and would accept the imposition of a condition requiring its approval by the Council.
8. Two of the protected pine trees would be within the newly formed rear garden but their crown spreads would not be affected by the proposed dwelling. A condition may be imposed to secure appropriate tree protection measures during construction, including in respect of any excavation necessary to construct the fencing.
9. The central open space provides an open amenity feature. The proposed dwelling would be at one end of the open space and the height of the garden fencing could be controlled by a condition. Given that the existing trees would not be affected, the amenity value of the open space in terms of its appearance and its overall openness as a central feature would not be unduly affected.
10. For these reasons I find that the proposal would not harm the character and appearance of the area and that it would accord with saved policy HOU7 (A) of the Great Yarmouth Borough-Wide Local Plan (2001) (LP).

Communal Open Space

11. The mobile homes have small individual gardens and the communal open space provides an amenity area which is used by the residents for organised social events. The proposal would reduce the communal open space area by about 20% but nonetheless a significant area would remain. No evidence has been put forward of any specific space requirement in connection with the mobile homes. It seems to me that although the area of open space would be reduced, it would remain of adequate size to accommodate social events and to function properly as an outdoor amenity area.

12. For these reasons I conclude that the proposal would not adversely affect the existing communal open space at Beaumont Park and would accord with saved policy HOU7 (E) of the LP in terms of ensuring acceptable levels of residential amenity.

Other Matters

13. Although the Council's reasons for refusal refer to the amenities of the occupiers the only specific matter cited in this regard is the amenity value of the open space. Interested parties have expressed concern about overlooking. The windows in the proposed dwelling would look towards the front and rear and not towards the adjacent homes on either side. The front windows would be some distance away from the nearest homes and at angles to the windows in the adjacent homes. For these reasons the proposal would not result in unacceptable overlooking.
14. The Highway Authority has no objection regarding access and highway safety. Residents have concerns about the suitability of the road within the site to accommodate emergency and service vehicles but the proposal would not affect the road. Neither would it affect the adjacent car parking area.
15. I note that there have been planning applications in the past for additional homes within the park which have been resisted. Details of those proposals are not before me but there is nothing to indicate that they were in any way similar to the appeal proposal.
16. Residents have questioned whether the existing site manager would in fact occupy the dwelling but this is a private matter between the parties concerned and not a matter for this appeal.
17. The proposal would differ from the mobile homes in that it would be a permanent building but this is not a reason to dismiss the appeal. I have taken into account all other matters raised, including concerns about noise from extra visitors and potential fumes from the wood burner within the proposed dwelling but these matters do not alter my conclusions.

Conditions

18. The Council's committee report recommended the imposition of conditions requiring the approval of boundary treatment, the protection of the trees during construction and removal of permitted development rights. Other than this, no draft conditions have been suggested.
19. I have imposed a condition requiring the development to be carried out in accordance with the approved plan for the avoidance of doubt.
20. A condition requiring details of boundary treatment to be approved is necessary to ensure that its appearance is acceptable and that it allows for surveillance. A condition requiring protection measures for the trees during construction, including any excavation required to construct the fencing is necessary to ensure that the trees are not harmed.
21. The Council has not advised which permitted development rights it would wish to restrict. The Planning Practice Guidance¹ advises that conditions restricting the future use of permitted development rights will rarely pass the test of

¹ ID 21a-017-20140306

necessity. In the absence of specific evidence to justify such a restriction I consider that this would not pass the test of necessity.

Conclusion

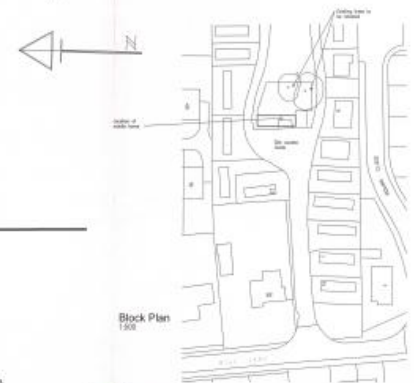
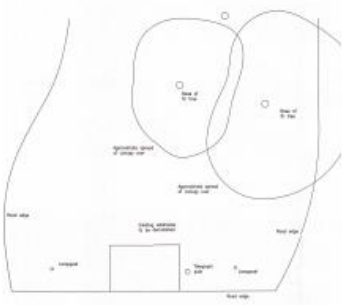
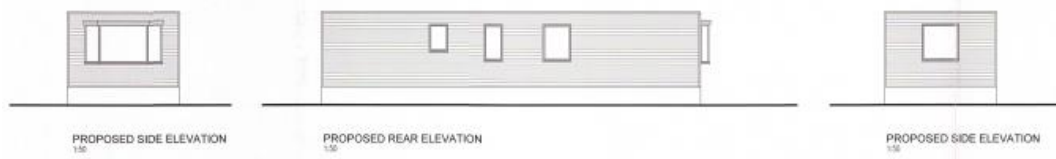
22. For the reasons given I conclude that the appeal should be allowed.

Nick Palmer

INSPECTOR

Schedule of Conditions

- 1) The development hereby permitted shall begin not later than three years from the date of this decision.
- 2) The development hereby permitted shall be carried out in accordance with the following approved plan: 966/1.
- 3) No development shall take place until there has been submitted to and approved in writing by the local planning authority a plan indicating the positions, design, materials and type of boundary treatment to be erected. Development shall be carried out in accordance with the approved details.
- 4) No development shall take place until details of measures to be taken to protect the trees within the site and adjacent to it during the construction period, including in respect of excavations for the proposed fencing, have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.



Andrew Middleton
15 Eugene Street,
Great Yarmouth
NORFOLK
NR11 1RL Tel: 01493 850000

Project
Proposed design of mobile home,
Dunham Park, Mill Lane, Thetford,
Great Yarmouth, NORFOLK

Client
Mr & Mrs Smith

Date
18/01/2016 Date August 2016

Drawn
966/2

Revised

MEMORANDUM

From Environmental Services

To: Development Control Manager
Attention: Mr Jack Ibbotson
Re: Installation of new mobile home
Address: Beaumont Park, Mill Lane, Bradwell
Date: 4 January 2017
Your Ref: 06/16/0752/F

Please ask for: Jason Williams

Extension No: 635

Thank you for your request for comments on the above.

I can confirm that I have viewed the application and have no objection in principle to the development subject to the site's continued compliance with the requirements of the Council's Caravan Site Licence Conditions for Permanent Residential Sites.

Jason Williams
Community Protection Manager

PLANNING APPLICATIONS CLEARED BETWEEN 01-DEC-16 AND 31-DEC-16 FOLLOWING DETERMINATION BY THE GROUP MANAGER (PLANNING) UNDER DELEGATED POWERS

REFERENCE PARISH PROPOSAL	06/16/0697/CU Ashby with Oby 18 Change of use from nursery school to a self-contained annexe
SITE	Meadow Farm Oby GREAT YARMOUTH NR29 3BP
APPLICANT DECISION	Mr J Molineux APPROVE
REFERENCE PARISH PROPOSAL	06/16/0619/F Belton & Browston 10 Proposed ground floor side & rear extension
SITE	4 Station Road South Belton GREAT YARMOUTH NR31 9JG
APPLICANT DECISION	Mr & Mrs J Woodhouse APPROVE
REFERENCE PARISH PROPOSAL	06/16/0657/F Belton & Browston 10 Two storey side extension with balcony, part re-roofing
SITE	Waveney Lodge Cherry Lane Browston GREAT YARMOUTH
APPLICANT DECISION	Mr M Webster APPROVE
REFERENCE PARISH PROPOSAL	06/16/0692/F Belton & Browston 10 Proposed single storey residential dwelling and resiting of stables
SITE	Short Road (Land off) Cherry Lane Browston GREAT YARMOUTH
APPLICANT DECISION	Miss G Edwards REFUSED
REFERENCE PARISH PROPOSAL	06/16/0595/F Bradwell N 1 External alterations to existing industrial unit
SITE	Unit (Formerly Scottech) Off James Watt Close Gapton Hall Industrial Estate GREAT YARMOUTH NR31 0NX
APPLICANT DECISION	Mr G Wilderspin APPROVE

PLANNING APPLICATIONS CLEARED BETWEEN 01-DEC-16 AND 31-DEC-16 FOLLOWING DETERMINATION BY THE GROUP MANAGER (PLANNING) UNDER DELEGATED POWERS

REFERENCE PARISH PROPOSAL	06/16/0717/F Bradwell N 1 Single storey front extension
SITE	48 Lark Way Bradwell GREAT YARMOUTH NR31 8SB
APPLICANT DECISION	Mr D French APPROVE
REFERENCE PARISH PROPOSAL	06/16/0725/F Bradwell N 1 Proposed side extension and repositioning of porch
SITE	4 Garden Court Mill Lane Bradwell GREAT YARMOUTH
APPLICANT DECISION	Mr & Mrs Keith Spencer APPROVE
REFERENCE PARISH PROPOSAL	06/16/0732/F Bradwell N 1 Proposed two storey side and rear extensions with internal alterations. Proposed single storey front porch extension
SITE	33 Alder Close Bradwell GREAT YARMOUTH NR31 8PD
APPLICANT DECISION	J E Allport APPROVE
REFERENCE PARISH PROPOSAL	06/16/0734/F Bradwell N 1 2 garden sheds
SITE	60 Mill Lane Bradwell GREAT YARMOUTH NR31 8HN
APPLICANT DECISION	Mr S McGee APPROVE
REFERENCE PARISH PROPOSAL	06/16/0580/F Caister On Sea 3 Proposed rear and side single storey extension and internal alterations.
SITE	55 Second Avenue Caister GREAT YARMOUTH NR30 5NW
APPLICANT DECISION	Mr and Mrs P J Walsh APPROVE
REFERENCE PARISH PROPOSAL	06/16/0712/F Caister On Sea 4 Rear two storey and single storey extensions with associated works
SITE	14 Jordan Road Caister GREAT YARMOUTH NR30 5LN
APPLICANT DECISION	Ms Ryder-Jones APPROVE

PLANNING APPLICATIONS CLEARED BETWEEN 01-DEC-16 AND 31-DEC-16 FOLLOWING DETERMINATION BY THE GROUP MANAGER (PLANNING) UNDER DELEGATED POWERS

REFERENCE	06/16/0757/F
PARISH	Caister On Sea 4
PROPOSAL	Demolition of existing flume tower and construction of replacement tower
SITE	Seashore Holiday Park North Drive Caister GREAT YARMOUTH NR30 4HG
APPLICANT	Mr Paul Andrews
DECISION	APPROVE

REFERENCE	06/16/0666/F
PARISH	Fleggburgh 6
PROPOSAL	Variation of condition 2 of planning permission PP 06/14/0845/F - Alterations to building layout
SITE	Clippesby Hall Hall Road Clippesby Fleggburgh GREAT YARMOUTH
APPLICANT	Mr J Lindsay
DECISION	APPROVE

REFERENCE	06/16/0705/F
PARISH	Fleggburgh 6
PROPOSAL	Proposed rear conservatory
SITE	4 Bygone Close Fleggburgh GREAT YARMOUTH
APPLICANT	Mr T Gammans
DECISION	APPROVE

REFERENCE	06/16/0713/F
PARISH	Fleggburgh 6
PROPOSAL	Erection of detached cycle store
SITE	Clippesby Hall Hall Road Clippesby Fleggburgh GREAT YARMOUTH
APPLICANT	Mr J Lindsey
DECISION	APPROVE

REFERENCE	06/16/0714/F
PARISH	Fleggburgh 6
PROPOSAL	Renewal of planning permission consent 06/14/0374/F - Conversion of agricultural building to a workshop
SITE	Lime Tree Farm Tretts Loke Fleggburgh GREAT YARMOUTH
APPLICANT	Mrs R Peake
DECISION	APPROVE

REFERENCE	06/16/0618/F
PARISH	Fritton/St Olaves 10
PROPOSAL	Proposed dropped kerb to form vehicular access
SITE	Rosedene Beccles Road Fritton GREAT YARMOUTH NR31 9AB
APPLICANT	Ms C Clarke
DECISION	APPROVE

PLANNING APPLICATIONS CLEARED BETWEEN 01-DEC-16 AND 31-DEC-16 FOLLOWING DETERMINATION BY THE GROUP MANAGER (PLANNING) UNDER DELEGATED POWERS

REFERENCE PARISH PROPOSAL	06/16/0663/EU Fritton/St Olaves 10 Application for certificate of lawfulness for existing use as a permanent dwelling - re- submission
SITE	Pine Lodge 3 Fairway Lakes Village Caldecott Hall Fritton GREAT YARMOUTH NR31 9EY
APPLICANT DECISION	Mr S Leech EST/LAW USE REF
REFERENCE PARISH PROPOSAL	06/16/0741/F Great Yarmouth 5 Dropped kerb and vehicular access
SITE	77 Suffolk Road Gorleston GREAT YARMOUTH NR31 0PZ
APPLICANT DECISION	Mrs I Baxter APPROVE
REFERENCE PARISH PROPOSAL	06/16/0750/PDE Great Yarmouth 5 Proposed single storey rear extension
SITE	18 Burnt Lane Gorleston GREAT YARMOUTH NR31 0PG
APPLICANT DECISION	Mr K Moore PERMITTED DEV.
REFERENCE PARISH PROPOSAL	06/16/0720/F Great Yarmouth 9 Proposed dropped kerb at front of property
SITE	43 Southtown Road GREAT YARMOUTH Norfolk NR31 0DT
APPLICANT DECISION	Mr J Hudson APPROVE
REFERENCE PARISH PROPOSAL	06/16/0654/F Great Yarmouth 11 Extend roof line over extg garage,new triangular dormer at front to replace pitched roof dormer. Renovate property
SITE	196 Middleton Road Gorleston GREAT YARMOUTH NR31 7PX
APPLICANT DECISION	Mrs R Roache APPROVE
REFERENCE PARISH PROPOSAL	06/16/0484/F Great Yarmouth 14 Conversion of residential home into two flats
SITE	10 Marlborough Terrace Apsley Road GREAT YARMOUTH NR30 2HF
APPLICANT DECISION	Mr B Trowell REFUSED

PLANNING APPLICATIONS CLEARED BETWEEN 01-DEC-16 AND 31-DEC-16 FOLLOWING DETERMINATION BY THE GROUP MANAGER (PLANNING) UNDER DELEGATED POWERS

REFERENCE	06/16/0533/F
PARISH	Great Yarmouth 14
PROPOSAL	Conversion and extension at rear to form two residential units
SITE	136 King Street GREAT YARMOUTH Norfolk NR30 2PQ
APPLICANT	Mr B Vyas
DECISION	APPROVE

REFERENCE	06/16/0534/LB
PARISH	Great Yarmouth 14
PROPOSAL	Conversion and extension at rear to form two residential units
SITE	136 King Street GREAT YARMOUTH Norfolk NR30 2PQ
APPLICANT	Mr B Vyas
DECISION	LIST.BLD.APP

REFERENCE	06/16/0686/CU
PARISH	Great Yarmouth 14
PROPOSAL	Change of use from public house to 1 bedroom house
SITE	Row 71 (Ruths Wine Bar) GREAT YARMOUTH NR30 2QD
APPLICANT	Mr P Burman
DECISION	APPROVE

REFERENCE	06/16/0708/CU
PARISH	Great Yarmouth 14
PROPOSAL	Change of use of the first floor from B8 storage shed to C3 dwelling house (Flat)
SITE	84 Exmouth Road GREAT YARMOUTH Norfolk
APPLICANT	Mr R Thompson
DECISION	REFUSED

REFERENCE	06/16/0594/F
PARISH	Great Yarmouth 15
PROPOSAL	Refurb.extg masonry bldg.Demo. 2 extns to the East elev.of original bldg. Demo.ex.outbldg s.Construct new sgle dev. etc
SITE	Norfolk Constabulary Police Station Howard Street North GREAT YARMOUTH NR30 1PH
APPLICANT	Norfolk & Suffolk Constabulary
DECISION	APPROVE

REFERENCE	06/16/0638/CU
PARISH	Great Yarmouth 15
PROPOSAL	Change of use to pavement to place tables and chairs with barriers
SITE	Greggs 182 King Street GREAT YARMOUTH NR30 1LS
APPLICANT	Miss H Gawthrop
DECISION	APPROVE

PLANNING APPLICATIONS CLEARED BETWEEN 01-DEC-16 AND 31-DEC-16 FOLLOWING DETERMINATION BY THE GROUP MANAGER (PLANNING) UNDER DELEGATED POWERS

REFERENCE PARISH PROPOSAL	06/16/0691/CU Great Yarmouth 15 Change of use from restaurant to restaurant and tattoo studio
SITE	12A Regent Road GREAT YARMOUTH Norfolk NR30 2AF
APPLICANT DECISION	Mr E Gavan APPROVE
REFERENCE PARISH PROPOSAL	06/16/0699/F Great Yarmouth 15 Single storey dayroom/lounge extension
SITE	Mildred Stone House Lawn Avenue GREAT YARMOUTH NR30 1QS
APPLICANT DECISION	Leaf Care Group APPROVE
REFERENCE PARISH PROPOSAL	06/16/0710/A Great Yarmouth 15 Replacement shopfront signs
SITE	181 King Street GREAT YARMOUTH Norfolk NR30 1LS
APPLICANT DECISION	HSBC CRE ADV. CONSENT
REFERENCE PARISH PROPOSAL	06/16/0644/F Great Yarmouth 19 The erection of a 1 metre high gate across the access to Matthes Courtyard
SITE	1, 2, 3 Matthes Courtyard Bells Road Gorleston GREAT YARMOUTH
APPLICANT DECISION	Mr C Reynolds APPROVE
REFERENCE PARISH PROPOSAL	06/16/0655/F Great Yarmouth 19 Various building and roofing alterations and replacements and addition of food bank area
SITE	Gorleston Baptist Church Lowestoft Road Gorleston GREAT YARMOUTH
APPLICANT DECISION	Gorleston Baptist Church APPROVE
REFERENCE PARISH PROPOSAL	06/16/0684/F Great Yarmouth 19 Retrospective planning application for storage outbuilding
SITE	19 Riverside Road Gorleston GREAT YARMOUTH NR31 6PU
APPLICANT DECISION	Mr P Firminger APPROVE

PLANNING APPLICATIONS CLEARED BETWEEN 01-DEC-16 AND 31-DEC-16 FOLLOWING DETERMINATION BY THE GROUP MANAGER (PLANNING) UNDER DELEGATED POWERS

REFERENCE
PARISH
PROPOSAL

06/16/0719/F
Great Yarmouth 19
First floor rear extension

SITE
APPLICANT
DECISION

31 Colomb Road Gorleston
GREAT YARMOUTH NR31 8BT
Mrs L Blake
APPROVE

REFERENCE
PARISH
PROPOSAL

06/16/0731/F
Great Yarmouth 19
Variation of condition 2 re: 06/16/0007/F (Allowed on appeal) - design changes

SITE
APPLICANT
DECISION

Gresham Nursing Home 49 John Road
Gorleston GREAT YARMOUTH
Mr N Ruhomatally
APPROVE

REFERENCE
PARISH
PROPOSAL

06/16/0474/EU
Hemsby 8
App for Cert of Lawfulness for tenting/touring caravans from 1 week before Easter to 1 week after Aug bank hol each year

SITE
APPLICANT
DECISION

Kings Loke (Land at junction with track) Hemsby
GREAT YARMOUTH NR29 4JD
J M Groat
EST/LAW USE CER.

REFERENCE
PARISH
PROPOSAL

06/16/0611/LB
Hemsby 8
Repairs & replacement of roof structure & reinstatement of thatch roof covering following storm damage

SITE
APPLICANT
DECISION

Barn Hall Farm Hall Road Hemsby
GREAT YARMOUTH NR29 4LF
Austin Newport Group
LIST.BLD.APP

REFERENCE
PARISH
PROPOSAL

06/16/0617/F
Hemsby 8
Site division of The Willows to provide one single storey dwelling and new access onto highway

SITE
APPLICANT
DECISION

The Willows Kings Loke Hemsby
GREAT YARMOUTH NR29 4HN
Ms Holden
APPROVE

REFERENCE
PARISH
PROPOSAL

06/16/0628/M
Hemsby 8
Demolition of Starlight Showbar and section of adjacent housekeepers store

SITE
APPLICANT
DECISION

Seacroft Holiday Village Beach Road Hemsby
GREAT YARMOUTH NR29 4HR
Mr G Munford
PERMITTED DEV.

PLANNING APPLICATIONS CLEARED BETWEEN 01-DEC-16 AND 31-DEC-16 FOLLOWING DETERMINATION BY THE GROUP MANAGER (PLANNING) UNDER DELEGATED POWERS

REFERENCE PARISH PROPOSAL	06/16/0711/A Hopton On Sea 2 Proposed new signage
SITE	Hopton Filling Station Lowestoft Road Hopton GREAT YARMOUTH NR31 9AH
APPLICANT DECISION	Co-op Food ADV. CONSENT
REFERENCE PARISH PROPOSAL	06/16/0715/F Hopton On Sea 2 Porch on side elevation
SITE	7 Hopton Gardens Hopton GREAT YARMOUTH NR31 9DF
APPLICANT DECISION	Mr T Fleming APPROVE
REFERENCE PARISH PROPOSAL	06/16/0721/F Hopton On Sea 2 Proposed garage conversion with first floor over
SITE	31 Kennel Loke Gorleston (Parish of Hopton) GREAT YARMOUTH NR31 6JU
APPLICANT DECISION	Mr C Watts APPROVE
REFERENCE PARISH PROPOSAL	06/16/0727/F Hopton On Sea 2 Proposed conservatory
SITE	28 Teulon Close Hopton GREAT YARMOUTH NR31 9BF
APPLICANT DECISION	Mr and Mrs F H Coggin APPROVE
REFERENCE PARISH PROPOSAL	06/16/0733/F Hopton On Sea 2 Prop prt remove & re-construct of conservatory, new grnd flr lobby to rear & change to 1st flr drmer for link to balcony
SITE	57 Sea View Rise Hopton GREAT YARMOUTH NR31 9SE
APPLICANT DECISION	Mr Garrett APPROVE
REFERENCE PARISH PROPOSAL	06/16/0623/F Martham 13 Replace single window on ground floor to keep with the age and style of the building
SITE	The Rectory 68 Black Street Martham GREAT YARMOUTH NR29 4PR
APPLICANT DECISION	Mr P Lavender APPROVE

PLANNING APPLICATIONS CLEARED BETWEEN 01-DEC-16 AND 31-DEC-16 FOLLOWING DETERMINATION BY THE GROUP MANAGER (PLANNING) UNDER DELEGATED POWERS

REFERENCE	06/16/0624/LB
PARISH	Martham 13
PROPOSAL	Replace single window on ground floor to keep with the age and style of the building
SITE	The Rectory 68 Black Street Martham GREAT YARMOUTH NR29 4PR
APPLICANT	Mr P Lavender
DECISION	LIST.BLD.APP

REFERENCE	06/16/0140/F
PARISH	Ormesby St.Marg 16
PROPOSAL	Demolition of existing care home and construction of 9 residential dwellings (revised to 7 dwellings)
SITE	Clere House Pippin Close Ormesby St Margaret GREAT YARMOUTH NR29 3RW
APPLICANT	Mr J Millar
DECISION	APPROVE

REFERENCE	06/16/0668/F
PARISH	Ormesby St.Marg 16
PROPOSAL	Proposed caravan
SITE	3 Scratby Crescent Scratby GREAT YARMOUTH NR29 3QS
APPLICANT	Mr G Markham
DECISION	APPROVE

REFERENCE	06/16/0709/F
PARISH	Ormesby St.Marg 16
PROPOSAL	Proposed single storey rear extension. Loft conversion and internal alterations
SITE	34 Nightingale Close Scratby GREAT YARMOUTH NR29 3NR
APPLICANT	Mr G Harvey
DECISION	APPROVE

REFERENCE	06/16/0665/F
PARISH	Ormesby St.Michael16
PROPOSAL	Installation of biomass boiler and plant room
SITE	Ormesby Manor Main Road Ormesby St Michael GREAT YARMOUTH NR29 6EX
APPLICANT	Mr J Thurston Ormesby Manor Ltd
DECISION	APPROVE

REFERENCE	06/16/0609/EU
PARISH	Somerton 8
PROPOSAL	Application for a certificate of lawfulness for existing use as permanent residential static caravan
SITE	Mill View Top Farm Yard Martham Road West Somerton GREAT YARMOUTH
APPLICANT	Mrs A Ribbands
DECISION	EST/LAW USE REF

**PLANNING APPLICATIONS CLEARED BETWEEN 01-DEC-16 AND 31-DEC-16 FOLLOWING
DETERMINATION BY THE GROUP MANAGER (PLANNING) UNDER DELEGATED POWERS**

REFERENCE	06/16/0639/F
PARISH	Stokesby 6
PROPOSAL	Conversion of existing single storey cart barn and stable to single four bedroom house
SITE	Woodlands Farm (Cart Barn and Stable) Private Road, Stokesby GREAT YARMOUTH
APPLICANT	Mrs V Fabb
DECISION	APPROVE

REFERENCE	06/16/0631/F
PARISH	Winterton 8
PROPOSAL	Renewal of Planning Permission Consent 06/11/0515/F for a childs play fort
SITE	7 James Gray Close Winterton GREAT YARMOUTH NR29 4DE
APPLICANT	Mrs A Hammond Young
DECISION	APPROVE

* * * * End of Report * * * *

PLANNING APPLICATIONS CLEARED BETWEEN 01-DEC-16 AND 31-DEC-16 FOLLOWING DETERMINATION BY THE DEVELOPMENT CONTROL COMMITTEE

REFERENCE **06/16/0529/O**
 PARISH Burgh Castle 10
 PROPOSAL 3 new dwellings

SITE Burgh Hall Leisure Centre Lords Lane
 Burgh Castle GREAT YARMOUTH

APPLICANT Mr K Whitbread Parks Direct Ltd
 DECISION **REFUSED**

REFERENCE **06/16/0126/F**
 PARISH Great Yarmouth 14
 PROPOSAL Conversion of property to 5 no. self-contained flats

SITE 14 Camperdown White House
 GREAT YARMOUTH

APPLICANT Mr J Farnham
 DECISION **APPROVE**

REFERENCE **06/16/0127/LB**
 PARISH Great Yarmouth 14
 PROPOSAL Conversion of property to 5 no. self-contained flats

SITE 14 Camperdown White House
 GREAT YARMOUTH

APPLICANT Mr J Farnham
 DECISION **LIST.BLD.APP**

REFERENCE **06/16/0636/CU**
 PARISH Great Yarmouth 14
 PROPOSAL Change of use to hostel

SITE 87 Nelson Road Central GREAT YARMOUTH
 Norfolk NR30 3BP

APPLICANT Sarah Godbolt
 DECISION **APPROVE**

REFERENCE **06/16/0415/CU**
 PARISH Martham 13
 PROPOSAL CoU from B1 (business) to A1 (shops), A2 (financial & professional), A3 (food & drink & A5 (hot food takeaway)

SITE 9 The Green Martham
 GREAT YARMOUTH NR29 4PL

APPLICANT Mrs R Luxford
 DECISION **APPROVE**

* * * * End of Report * * * *

