

Reference: 06/16/0442/O

Parish: Bradwell

Officer: Mr G Clarke

Expiry Date: 26-08-2016

Applicant: Mr S Crosby

Proposal: Demolition of public house, close existing access from Crab Lane, improve access from Beccles Road and redevelop site with one bungalow and four detached houses

Site: The Arches Public House
83 Beccles Road
Bradwell

REPORT

1. Background / History :-

- 1.1 The application site is on the northern side of the junction of Crab Lane with Beccles Road, the public house is towards the north eastern corner with the remainder of the site being used for car parking and the display of cars for sale in association with a nearby car sales site.
- 1.2 Planning permission for the pub was originally granted on 23rd May 1949 (ref: N. 622), on the drawing submitted with the application the building was described as two 'Maycrete' huts joined together with a porch linking them at the front. From the description it would seem that 'Maycrete' was a type of prefabricated building but it is not the same as the 'prefab' dwellings that were built after the war. In 1956 an extension to form living accommodation at the rear of the building was approved, this extension was to be of conventional construction (N. 1026/3).
- 1.3 In 1984 planning permission was refused for the erection of two houses and a bungalow (06/84/0786/O), these dwellings were all shown as being in the corner of the site in the position where the pub is and this was considered a cramped form of development. In 1985 planning permission was granted for improvements to the pub building which included the construction of an external blockwork skin, new windows and a new roof (06/85/0467/F).
- 1.4 Earlier this year an application was submitted for the demolition of the pub and the erection of one bungalow, four semi-detached houses and one detached house (06/16/0169/O). This application was withdrawn as the layout and access did not comply with Highway requirements.

1.5 The current application has been revised to conform with Highways standards and the number of dwellings has been reduced from 6 to 5.

2. Consultations :-

2.1 Highways – No objection subject to conditions regarding access, visibility and parking.

2.2 Parish Council – Recommends rejection on the grounds that there is only one public house in Bradwell, over-development and access onto Crab Lane would be dangerous. A copy of the full comments is attached.

2.3 Historic Buildings Officer – The design of this simple single, single storey public house is a good example of the brewery's taste for Modernism. If consent is given it should be subject to a condition that a programme for historic building recording should take place.

2.4 CAMRA's Pub Protection Officer and a member of the public have written to say that the pub should be retained as it is one of only two pubs in Bradwell and that as it is constructed of two prefabs it is of historic interest. Copies of these comments are attached.

3. Policy :-

3.1 POLICY CS1 – FOCUSING ON A SUSTAINABLE FUTURE

For the Borough of Great Yarmouth to be truly sustainable it has to be environmentally friendly, socially inclusive and economically vibrant not just for those who currently live, work and visit the borough, but for future generations to come. When considering development proposals, the Council will take a positive approach, working positively with applicants and other partners to jointly find solutions so that proposals that improve the economic, social and environmental conditions of the borough can be approved wherever possible.

To ensure the creation of sustainable communities, the Council will look favourably towards new development and investment that successfully contributes towards the delivery of:

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

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

c) Environmentally friendly neighbourhoods that are located and designed to help address and where possible mitigate the effects of climate change and minimise the risk of flooding

d) A thriving local economy, flourishing local centres, sustainable tourism and an active port

- e) Safe, accessible places that promote healthy lifestyles and provide easy access for everyone to jobs, shops and community facilities by walking, cycling and public transport
- f) Distinctive places that embrace innovative, high quality urban design that reflects positive local characteristics and protects the borough's biodiversity, unique landscapes, built character and historic environment

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

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

3.2 POLICY CS2 – ACHIEVING SUSTAINABLE GROWTH

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

- a) Ensure that new residential development is distributed according to the following settlement hierarchy, with a greater proportion of development in the larger and more sustainable settlements:
 - Approximately 35% of new development will take place in the borough's Main Towns at Gorleston-on-Sea and Great Yarmouth
 - Approximately 30% of new development will take place in the borough's Key Service Centres at Bradwell and Caister-on-Sea
 - Approximately 30% of new development will take place in the Primary Villages of Belton, Hemsby, Hopton on Sea, Ormesby St Margaret, Martham and Winterton-on-Sea
 - Approximately 5% of new development will take place in the Secondary and Tertiary Villages named in the settlement hierarchy
 - In the countryside, development will be limited to conversions/replacement dwellings/buildings and schemes that help to meet rural needs
- b) To ensure compliance with Policy CS11, the proportions of development set out in criterion a) may need to be further refined following additional work on the impact of visitor pressures on Natura 2000 sites
- c) Ensure that new commercial development for employment, retail and tourism uses is distributed in accordance with Policies CS6, CS7, CS8 and CS16
- d) Promote the development of two key strategic mixed-use development sites: the Great Yarmouth Waterfront area (Policy CS17) and the Beacon Park extension, south Bradwell (Policy CS18)

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

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

3.3 POLICY HOU7

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

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

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

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

4 Assessment :-

- 4.1 The application site is on the north side of Crab Lane at its junction with Beccles Road, there is a bungalow facing Beccles Road on the north eastern boundary of the site, and a two storey group of shops on the eastern boundary, there is a grassed area outside the site boundary on the corner of the road. The pub building is single storey which consists of two, pitched roof, prefabricated buildings joined by a flat roof section in the middle and an entrance area across the front of 'Modernist' design, this porch area is the only part of the building of any architectural interest. The land around the pub is all hard surfaced and used for parking with vehicular access from Crab Lane and Beccles Road.
- 4.2 The application is to demolish the pub and replace it with four detached houses which would face Crab Lane and a bungalow facing Beccles Road, the vehicular access into the site will be from Beccles Road using the existing access. The vehicular access from Crab Lane will be closed. There will be a turning area within the site and each dwelling will have two parking spaces.
- 4.3 The application has been submitted in outline form with layout, scale and access to be considered as part of the application, the submitted drawing shows the type of dwellings that could fit on the site but these are not part of the application at this stage.
- 4.4 The objections to the application are regarding the loss of a public house, over-development, vehicular access and the loss of a historic building.
- 4.5 There are currently two pubs in Bradwell, The Arches which is the subject of the planning application and The Sun which is on Beccles Road approximately 700m to the south east. There is also the former Shrubland Community Centre on Hawthorn Road in Gorleston, now known as Pub on the Shrubs approximately 300m to the north east. Although it would be sad to see the loss of another pub it would be difficult to justify refusal on the loss of a community asset as there will still be two other pubs within a reasonable distance.
- 4.6 The vehicular access to the site will be from Beccles Road and not Crab Lane as the Parish Council has said, the previous application that was withdrawn showed access from Crab Lane but this did not meet Highway standards. The Highways Officer considers that the proposed modifications to the existing Beccles Road access are acceptable and has no objections to the proposal subject to standard highway conditions.
- 4.7 The proposed dwellings will be set forward of the existing dwelling to the north east and the shops to the east but will still have gardens to the front and will not look out of place in the street scene. Each dwelling will have two parking spaces and a reasonable sized garden so it would be difficult to argue that the proposal is an over-development of the site.
- 4.8 In 1985 planning permission was granted for an external block skin, new windows and a new roof, the applicant and agent have submitted information (copies attached) which confirms that the work carried out involved the

replacement of most of the original buildings and that there is very little of the prefabricated structure remaining. It is therefore difficult to argue that the building is of any historic interest and is worthy of retention on that basis.

4.9 Taking all of the above into account it is considered that the proposed development is acceptable.

5 RECOMMENDATION :-

5.1 Approve – the proposal complies with Policies CS1 and CS2 of the Great Yarmouth Local Plan: Core Strategy and saved Policy HOU7 of the Great Yarmouth Borough-Wide Local Plan.

GREAT YARMOUTH BOROUGH COUNCIL

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To: PARISH COUNCIL

From: Group Manager (Planning)

09 AUG 2016

Date: 4th August 2016

PARISH: Bradwell S 2
APPLICATION: 06/16/0442/O
PROPOSAL: Demolition of public house. Block up exit/access from Crab Lane. Improve access from Beccles Road. Redevelop with 1 bungalow and 4 detached houses
LOCATION: The Arches Public House 83 Beccles Road Bradwell GREAT YARMOUTH NR31 8DH
AGENT: Middleton & George Limited
Fastolff House 30 Regent Street GREAT YARMOUTH NR30 1RR
APPLICANT Mr Stephen Crosby
The Arches Public House 83 Beccles Road Bradwell GREAT YARMOUTH NR31 8DH
CASE OFFICER: Mr G Clarke

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

Please let me have any comments you wish to make by 25th August 2016

Comments:

Recommend rejection on the grounds that there is only one public house in Bradwell, which has a population of 13,000 plus, and this will increase further as hundreds of new residential properties are built. Furthermore, several public houses have already closed recently within the part of Gorleston which is closest to Bradwell. It is suspected that the building may be listed as one of the last prefabricated buildings in the area – certainly previous proposals to alter the property have been rejected – and this needs to be checked before any decision is made.

What is proposed is totally unacceptable, as it would constitute gross over-development, with very, very small plot sizes. Retention of one site entrance/exit only, on Crab Lane, would also be extremely dangerous, as Crab Lane itself is a busy road, and the entrance/exit would be very close to both the main A143 road, the Bradwell Butchery site on Crab Lane, a bus stop on the opposite side of Crab Lane, and Crab Lane's junction with Chestnut Avenue.

Sheila French
Deputy Parish Clerk
10.8.16



Application Reference 06/16/0442/0

Attachments

ACK 10/8/16

S

Invalid Consultee Comment? ☐Copy to existing Consultee? ☐

Name Neil Bowers

Address 5 Friar Tuck Road

Norwich

England

Post Code NR4 6DB

Telephone 01603 41870

Email Address submission@norwichcamra.org.uk

For or Against OBJ Object

Speak at Committee ☐

As the Pub Protection Officer for the Norwich & Norfolk branch of CAMRA, I strongly object to the demolition of this public house.

Pubs are currently closing at a rate of 29 per week. Closing this pub would have a detrimental effect on the local community.

The pub consists of two post war prefabs built together. Hence the "arches" used in the construction. This is the only pub that we know is made in such a way. It is one of only two pubs in the whole of Bradwell.

According to the local census there are 10,500 residents in Bradwell. Which is more than the likes of Sheringham, Cromer and Aylsham all of which have a good range of pubs.

It is a pub well used by the locals and is popular for its games such as darts and cards.

Loosing this would be a big blow to the local community of Bradwell.

Date Entered 09-08-2016

Internet Reference OWPC900

Internet Consultees

Application Reference 06/16/0442/0

Attachments

ACK 12/8/16

Invalid Consultee Comment? ☐Copy to existing Consultee? ☐

Name Patrick Smith

Address 26 Lowestoft Road

Gorleston

Great Yarmouth

Norfolk

Post Code NR31 6LY

Telephone

Email Address

For or Against

OBJ Object

Speak at Committee

Bradwell has a population (At the last census) of 10,500. This is much larger than Beccles, Cromer or Diss. It's not quite the "village" spoken about in the planning application for the destruction of The Arches Public House

The Arches is one of only two pubs left in Bradwell.

It has a simple construction being formed by two prefabs built together. I believe that these are the last prefabs left in an area that used to have thousands of them. Many people still living will have been very grateful for their "Homes for Hero's" in buildings such as this after the Second World War. Well, these are the last two.

Rather than knock it down it should be listed for preservation as a totally unique building not found anywhere else, anywhere.

It is an asset to the community which is losing it's pubs at an alarming rate. In next door Gorleston, The Ferry Boat and The Three Tuns have only just closed in the last few months to become accomodation. In the last few years and within a mile of The Arches, The White Horse, Magdalen Arms, Sportsmans Arms and The Falstaff have all been closed and turned into housing or in one case a vets.

Once these establishments have gone they are gone and are not replaced except with out of town eateries such as The Grayling or Capt. Manby's.

It would be wrong and a shame and a major loss of a facility for the people of Bradwell if this valuable and unique pub was to be knocked down and destroyed.

Date Entered 11-08-2016

Internet Reference OWPC907

Internet Consultees

Application Reference 06/16/0442/0

Attachments

Invalid Consultee Comment? ☐Copy to existing Consultee? ☐

Name J Crosby

Address Arches 83 beccles road

Bradwell

Great Yarmouth

Norfolk

Post Code NR31 8DH

Telephone 0711 2920

Email Address jackiecrosby@hotmail.com

For or Against SUP Support

Speak at Committee

There are several comments regarding the property being prefabricated , when we took the property on some 30 yrs ago it was necessary to completely rebuild existing building due to corrosion and general break down of materials . The property has none of existing prefab left . The construction of Arches is now building blocks and brick .

Date Entered 22-08-2016

Internet Reference OWPC914

Graham A. Clarke

From: Middleton & George <middletonandgeorge@gmail.com>
Sent: 25 August 2016 10:36
To: Graham A. Clarke
Subject: The Arches P.H. 83 Beccles Road, Bradwell
Attachments: B Woods Letter 1.jpg; B Woods Letter 2.jpg

Dear Graham

Further to our conversation yesterday regarding the current planning application at the above site. There appears to be two issues which objectors to the scheme have raised:-

Firstly; That the building has some sort of historic merit being constructed of two prefabricated buildings linked by a flat roof to form one homogeneous unit. I have attached a letter from the former chief of building control of GYBC, Mr Barry Woods. The letter points out that an extensive rebuild was carried out in the eighties to remove the original frames and replace with block walls. You will note that precious little of the original structure now remains.

Secondly:- Objectors are opposed to the loss of this Public House claiming that there will be only one public house remaining in the village albeit that a public facility on Shrublands Way (only a few hundred yards away) now has a full 'on licence'.

It is a matter of fact and degree that The Arches is a business and must be on a firm fiscal foundation and be self supporting to survive.

Regrettably this is not the case with The Arches and as demonstration I will shortly forward you a statement from the owners and a letter from their accountants.

Perhaps this information will assist you in determining this application favourably.

Yours sincerely

Ray Middleton

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Middleton & George Ltd
Municipal Building Surveyors

B.C. Woods, MIBC, MIOC
Chief Building Control Officer

Retired
Greysfriars House,
Greysfriars Way,
Great Yarmouth.

Telephone: 01493 661111
Fax No: 01493 661111
24 hour answer phone

former

Further to my discussion with Mr Steiner Costy
I would confirm that the property known as the
Bocher is basically two very old Medhurst Buildings
with a flat roof structure between the two
buildings. The front of the property has brick
structure of a curved corner with a parapet wall
top abutting the two "medhurst" gable ends

The Medhurst buildings (concrete stanchions and
rafters) are basically two agricultural buildings
which are found throughout the Pootney and used
as barns for storage

The two buildings when exposed where
found in a poor state of repair at Strachan
Level and the firm of structural engineer
(Horsman & Parsons) were requested to examine
the exposed steel reinforcement. Their recommendation
to ~~use~~ epoxy resin the exposed steelwork was
carried out and the ^{new} cavity brick structure was formed
to give structural stability to the old framework

The new building works encased all the concrete
stanchion including the inner frame work.

The encasement ~~to form~~ took form of
bowl arches and this originates the name of
"The Arches" public house.

The windows provided to the external
renovation were standard Hargrett joinery and
the structure as built in 1984 contains little
external view of the agricultural buildings.

The front facade in 9" brick with curved
window features which are in a deteriorating state
~~and~~

The building was complete up dated in
1984 - (22 years ago) and bears little or no
resemblance to the old Medhurst structure.

Hopey this is of assistance to you



A plastic roof replaced the existing asbestos
~~structure~~ Corrugated roofing



Date: 02:09:16 Scale: 1:1250



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Planning & Business Services