

Reference: 06/18/0046/F and 06/18/0047/LB

Great Yarmouth

Officer: Mrs G Manthorpe

Expiry Date: 14-08-2018

Applicant: Mr and Mrs Thompson

Proposal: Conversion of ground floor from retail into café/restaurant. Conversion of first, second and third floor to 7 no. Flats/duplex

Site: 43 Market Row
Great Yarmouth

REPORT

1. Background / History :-

1.1 The application site is positioned within the town Great Yarmouth and within the town centre area as designated by policy CS7 of the adopted Core Strategy. It is located on the corner of Stonecutters Way to the south and Howard Street North to the west. To the north is Market Row. The site formerly comprised of multiple units which have merged into one meaning the building itself contains a variety of forms. The tallest element is on the corner comprising for four storeys including a mansard roof and bays at a first floor level.

1.2 The site is partially formed of listed buildings (formerly 2 and 3 Howard Street South) and is located within a conservation area. The area is currently designated a secondary retail frontage under the Local Plan.

1.2 This report relates to the full planning application and the associated listed building application. The proposal is to change the use of the ground floor from a retail use (Use Class A1) to a mixed use of retail and café (A1 and A3). The upper floors are proposed as 7 residential units. In addition there are proposed external changes to facilitate the change of use.

1.3 Recent relevant planning history:

06/09/0364/F – Conversion of existing furniture shop and show room to furniture shop with six apartments over and two town houses adjacent. Approved with conditions. 05-08-2009

06/09/0367/LB – Conversion of existing furniture shop and show room to furniture shop with six apartments over and two town houses adjacent. Approved with conditions. 05-08-2009

2. Consultations :-

All Consultations are available to view on the website.

2.1 Public Consultation- 4 individual objections were received as well as a petition of 52 signatures registering an objection against the cafe, in addition another member of public raised concerns. The main reasons for objecting/ concerns given were:

- the proliferation of café/restaurant uses within the area,
- the impact on existing businesses of said proliferation,
- the loss of retail,
- anti-social problems from existing flats,
- litter,
- No extraction systems shown on plans,
- who will operate the business,
- bin storage,
- restricting a shared access,
- odour issues
- structural damage to neighbouring property

2.2 Highways – No objection subject to conditions. They propose conditions ensuring no doors, windows or gates open out over the highway and a condition ensuring the cycle parking is completed prior to the commencement of use.

2.3 The Rows Association – Object, their objections are to loss of retail and a proliferation of similar (café/restaurant) businesses in the area. They also object to the additional residential units due to littering and anti-social behaviour already experienced on the rows from other flats.

2.4 Building Control – Noted a protected stairwell is required for flat 5 and an additional protective door at flat 6.

2.5 Environmental Health – Recommended conditions relating to hours of operation, odour control in the form of extractions and noise control between the commercial and residential element.

2.6 Conservation – Stated that the applicant should provide a conservation document providing a greater level of detail on the proposed works.

3. Policy and Assessment:-

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

3.2 Paragraph 213 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 Paragraph 11 states that where no relevant local policies exist or they are out of date then permission should be granted unless the adverse impacts demonstrably outweigh the benefits when assessed against the whole of the NPPF.

3.4 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.

3.5 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.

3.6 SHP4

Proposals for the change of use from use class A1 to use classes A2 and A3 in primary and secondary shopping frontages shown on the proposals map will be considered against the following criteria:

- (a) the proposal would not be significantly detrimental to the appearance of the shopping frontage or the amenity of adjoining occupiers;
- (b) the proposal would not result in creation of a concentration or predominance of non-retail (class a2 or a3) uses which would detract from the vitality and viability of the frontage;
- (c) the proposal would not undermine the retail function of the frontage; and,
- (d) in the case of a proposal falling into use class A3, it can be demonstrated that the proposal would meet the criteria contained in policy SHP15.

3.6 Adopted Core Strategy:

3.7 CS2 – Achieving sustainable growth

- 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

3.8 CS7 – Strengthening our Centres

d) Aim to improve the vitality and viability of our town and district centres by:

Safeguarding the retail function and character of each centre. Primary, Secondary and Holiday Shopping frontages will be identified in the Development Policies and Site Allocations Local Plan Document where appropriate

Enhancing the appearance, safety and environmental quality of the centres

Encouraging a diversity of uses within each centre, enabling a wide range of retail, leisure, social, educational, arts, cultural, office, commercial and where appropriate, residential uses

Supporting small and independent businesses, including retaining and enhancing important local markets

Promoting the short and long-term reuse of vacant buildings

Enhancing the early evening economy

Improving access to the centre by sustainable modes of transport and encouraging multi-purpose trips

e) Maintain and strengthen the role of local centres and local shops in the borough to better serve the day-to-day needs of local communities

3.9 CS10 – Safeguarding Local Heritage Assets

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

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

b) Promoting heritage-led regeneration and seeking appropriate beneficial uses and enhancements to historic buildings, spaces and areas, especially heritage assets that are deemed at risk

c) Ensuring that access to historic assets is maintained and improved where possible

3.10 National Planning Policy Framework

3.11 Paragraph 194. Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of:

a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional;

b) assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.

3.12 Paragraph 85 Planning policies and decisions should support the role that town centres play at the heart of local communities, by taking a positive approach to their growth, management and adaptation. Planning policies should:

a) define a network and hierarchy of town centres and promote their long-term vitality and viability – by allowing them to grow and diversify in a way that can respond to rapid changes in the retail and leisure industries, allows a suitable mix of uses (including housing) and reflects their distinctive characters;

b) define the extent of town centres and primary shopping areas, and make clear the range of uses permitted in such locations, as part of a positive strategy for the future of each centre;

c) retain and enhance existing markets and, where appropriate, re-introduce or create new ones;

d) allocate a range of suitable sites in town centres to meet the scale and type of development likely to be needed, looking at least ten years ahead. Meeting anticipated needs for retail, leisure, office and other main town centre uses over this period should not be compromised by limited site availability, so town centre boundaries should be kept under review where necessary;

e) where suitable and viable town centre sites are not available for main town centre uses, allocate appropriate edge of centre sites that are well connected to the town centre. If sufficient edge of centre sites cannot be identified, policies should explain how identified needs can be met in other accessible locations that are well connected to the town centre; and

f) recognise that residential development often plays an important role in ensuring the vitality of centres and encourage residential development on appropriate sites.

3.11 Strategic Planning

Supports the application. The site is within a secondary retail frontage area under policy SHP4 which is intended to be replaced by the emerging 'Protected Shopping Frontages' policy highlighting that Market Row is an attractive frontage providing a major contribution to the town centre offer. Consideration should be given to the wider context and trends of town centres with increasingly diverse spaces and functions. Residential uses to the upper floors are welcomed.

4. Appraisal:

4.1 The application site is situated in a highly visible location within the town centre as defined under policy CS7 of the adopted Core Strategy. Whilst outside the Market Place area it is within an area of strong commercial character and inside a secondary retail frontage under saved policy SHP4. The designation of secondary retail frontage will be disappearing under the second part of the Local Plan. The building is located on the corner of Howard Street South and Stonecutters Way with its frontage extending around onto Market Row. The area is largely formed of retail uses and other commercial uses appropriate to a town centre location; however there are residential uses present both above nearby commercial units and along Stonecutters Way.

4.2 The site is within Conservation Area number 2 (comprising of the Market Place, Rows and North quay), the property is also grade 2 listed. The buildings listed were 2 and 3 Howard Street South which merged to become part of 43 Market Row. The building contains a long glass fronted shop front which extends across most of the front and side of the building. In accordance with the heritage statement it is an eclectic mix reflecting the different styles within the formerly individual buildings. There are a range of heights and roof types with the largest massing being positioned closest to the corner.

5.0 Assessment

5.1 The proposal is to change the use of the ground floor from a retail use (use class A1) to a mixed use of retail and café. The upper floors are proposed as 7 residential units. The ground floor is divided to approximately a third retail and 2 thirds café/restaurant. It is open planned but with separate entrances. The 7 flats access from Market Row, some of the flats are multi storied.

5.2 Although the proposal will involve the loss of retail (A1) space within a secondary retail frontage area the proposed uses are considered broadly acceptable within a town centre location. Policy SHP4 outlines the criteria for changing use to A3 uses within a secondary frontage area. Criterion A states that the appearance should not be detrimental to the shopping frontage or the amenity of adjoining occupiers. The proposal will retain its large shop front and will retain the character of a commercial unit meaning it is not considered to be detrimental to the overall character of the retail area. In addition it is not considered to undermine the wider retail function.

5.3 Criterion B of policy SHP4 states that a proposal should not create a predominance of non-retail uses. One of the main objections to the development is against a perceived proliferation of café and restaurant uses. The area is not considered to contain an overconcentration of A3 uses. Recent land use studies do not show a significant level of A3 uses and the Core Strategy policy CS7 looks to diversify town centres further to provide non-retail but town centre complaint uses. Accordingly the change of use to mixed use on ground floor is not considered to significantly and adversely affect the viability and vitality of the town centre and will ensure the continued commercial use of a large unit. In addition the front facing café and retail offer will ensure the commercial frontage will be retained. It should also be noted that the revised NPPF no longer requires secondary retail frontages so that town centres can rapid respond to changing situations.

5.4 The proposal will result in the loss of retail space on the upper floors, however flats above shops is relatively common to the area and is not considered out of character. In addition the Local Plan and Town Centre Masterplan promote this form of development. Furthermore certain permitted development rights allow for flats above shops albeit at a lower number than proposed. The residential units are within the main town of Great Yarmouth which is expected to take the largest amount of new dwellings in accordance with policy CS2 of the adopted Core Strategy. The location is sustainable with good access to nearby shops and services. There are no Strategic Planning objections to the principle of development in this location.

5.5 The internal layout is considered to be acceptable. The ground floor is open in nature but with separate entrances for the retail and café elements. The space is large and viable for both uses. The flats above are considered good sizes and satisfactorily laid out which means they create a good standard of amenity for the future occupiers. The proposal contains a mix of one bed, two bed and three bed flats providing a range of accommodation.

5.6 The proposed uses are not considered to significantly and adversely affect the neighbouring properties. Concerns from the public consultation have been raised regarding potential anti-social behaviour that already occurs within the rows. Planning can control the permission for the flats and consider designs to reduce crime, but not the future occupancy or conduct of any resident. Any existing anti-social behaviour is not a planning matter.

5.7 The issue of litter has also been raised and its potential impact upon the area and a concern was raised regarding the bin store and cycle store using a shared alley way. In addition Building Control also requested an access to Stonecutters Way from the bin store as it will reduce sound impact to those above the bin store and would reduce the fire load of the alleyway. Accordingly the bin store serving the development was amended to access off Stonecutters Way. This amendment will also reduce pressures on the shared access. It should be noted that the full details of the roller shutters serving the bins has not been provided and can be included as a condition.

5.8 In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority must have regard to Sections 16 and 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 which requires the Council to have special regard to the desirability of features of special architectural or historic interest, preserving listed buildings and their settings in exercise of planning functions. In considering whether to grant planning permission for development which affects a Conservation Area, the local planning authority must have regard to Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 which requires the Council to have special regard to the desirability of preserving or enhancing the character or appearance of that area.

5.9 As stated above the two listed buildings of 2 and 3 Howard Street South have been merged together along with other buildings to form the application site. The submitted heritage report remarks that the buildings are unique owing to the range of different styles employed with the unifying feature being the 20th century shop front.

Overall the many alterations to the building have not eroded its importance and have added to the interest of the site.

5.10 The proposed external alterations are not considered to significantly and adversely affect the importance of the listed building or character of the conservation area. It is considered that the new access and windows are sympathetic to the existing character. The extractor flue has the potential to visually damage the unit, but it will be positioned to the rear and will be largely hidden from the street scene. Although the Conservation Officer has raised no objections to the development they have stated that a detailed document should be submitted providing additional information on detailing and finishing of certain features. If the committee is minded to approved the application this can be conditioned.

5.11 Norfolk County Council Highways have not objected to the development subject to conditions. The conditions are to ensure that the doors and windows did not open out over the highway and that the cycle parking is provided prior to commencement. The site does not contain car parking but is located within the town centre with good access to public transport. The Highway conditions should be included but instead of prior to commencement the condition could be prior to occupation.

5.12 The Environmental Health recommended a number of conditions. They have recommended imposing an operation and opening as this was absent from the application form. They have recommended details of the extraction to ensure it is both suitable and will create a limited disturbance on adjacent residential uses. They have also requested conditions to show the sound insulation between floors.

5.13 In conclusion the proposal is considered to be acceptable and broadly complies with policy aims by providing a suitable use of a prominently located unit. A number of objections have been received, but the proposal is considered to overcome these concerns and planning cannot refuse an application on the grounds of competition.

6. RECOMMENDATION :- Recommended for approval, subject to all conditions ensuring a suitable development including those recommended by The Highways Department and Environmental Health, a condition providing further and exact detail on the works being undertaken to the listed building and details of shutters for the bin store.

06/18/0046/F

Planning for 43 Market Row. S
Ted Baker

To whom it may concern.

This planning application would be detrimental to my business and the other cafes in the immediate area if this application is passed it would mean there is a total of 6 cafes in a very small place being the Market and Broad Rows.

This in addition to those cafes already within the town centre which are less 5 minutes walk away many of these are struggling for business.

I have done this petition on behalf of myself and other shops and some people whom use my cafe and other shops in the area.

We don't want to lose another retail outlet from the town as we need to keep a wide variety of shops

Yours faithfully.

Great Yarmouth
Borough Council

16 APR 2018

Planning
Department

Great Yarmouth Borough Council

- 9 JUL 2018

Customer Services

Great Yarmouth
Borough Council

- 9 JUL 2018

Planning
Department

Stonecutters Way

Gt. Yarmouth

Norfolk

NR30 1HF

6.7.18

Dear Sirs

Ref: Planning Application 06/18/0046/F

Here are some pictures to accompany my online comment below to show my property in relation to the aforementioned alleyway and Instant furniture and why I have an issue with the shared access to bins/ cycle store shown on the revised plan

The above two properties share access through the alleyway on the East side of Instant furniture for pedestrian access to the rear of both these properties and should the need arise for use as a fire escape.

No 1 The Old Warehouse shares the party wall with Instant furniture and over a quarter of its Lounge/ open plan Kitchen on the first floor goes over this alleyway.

The revised plan received by you on 29.6.18 shows the cycle storage for all seven apartments to be accessed through our shared alleyway and all residential and commercial waste/ bin storage will be accessed through double doors which open outwards into the alleyway under my Lounge/Kitchen.

My concerns are Safety with access being obstructed by bins and volume of pedestrian and cycle traffic through a 1300mm wide alleyway.

Smell is another issue in an enclosed alleyway and the attraction of Vermin by the bins . Would anyone be happy with the doors to all that bin storage under their Lounge and/or Kitchen? Noise under my main living space everytime the gate is opened is another problem.

The Old Warehouse had structural issues when I purchased it the second floor leant over the pavement by 1.5 meters at our adjoining party wall this floor I have removed and replaced with a Mansard roof.

Jack Ibbotson (planning) Grant Scott (building control) John Hutchnson (Canham consulting) Chris (David Bullens office) can all confirm this.

I have had structural engineer reports on the building and as part of that the party wall has been stabilised structurally by the insertion of Helifix bars/ repointing/ rendering should the proposed doorway be cut through the center of this repair work this would undermine the structural stability of my building.

Other than the above I have no objection to the conversion to form 7 flats and the coffee shop if access is as previously shown on the original plans through the existing shop front or as I was informed today by Phil Thompson shown below.

On discussing the access with Phil Thompson today (6.7.18) he stated that " There will be no access to the flats from our joint alleyway, just an alarmed door at the top of the stairs for fire escape.

As for bin area access, the shop fronts in Market row and Stonecutters way will be taken out to allow access from the road.

The way we have designed it is to do away with our bin area at the back of the shop, which will now be in with the apartment bins.

This will allow us to put a fire door closure on the existing gate, as the bin men will no longer need to access that gate. All access to the flats will be in Market Row"

Regards



Internet Consultees

Application Reference 06/18/0046/F

Attachments

Invalid Consultee Comment? ☐Copy to existing Consultee? ☐

Name The Rows Association

Address C/O 14 Broad Row

Great Yarmouth.

Post Code NR301HT

Telephone 07749262769

Email Address [REDACTED]

For or Against OBJ Object

Speak at Committee

There are already 5 businesses in the immediate area of a similar type one directly opposite! This would also mean another retail unit gone in the area. The association has concerns about another 7 flats in the Rows, retailers are having a constant battle with fly tipping in the area - we also understand that an entrance to these flats would be from the Market Row - retailers already have a problem with residents of flats in the area loitering in the Rows and being a general nuisance, also being intimidating to passers by.

On many occasions rubbish has been thrown from windows of flats down into the Rows, more flats will only add to the general problems within the area.

The Rows Association produced a report of the problems retailers are having, a copy was given to certain council

Date Entered 10-04-2018

Internet Reference OWPC1601

Internet Consultees

Application Reference 06/18/0046/F

Attachments

Invalid Consultee Comment? ☐

Copy to existing Consultee? ☐

Name The Rows Association
Address C/O 14 Broad Row
Great Yarmouth.

Post Code NR301HT

Telephone 01753 227800

Email Address therows@btinternet.com

For or Against OBJ Object

Speak at Committee ☐

another retail unit gone in the area. The association has concerns about another 7 flats in the Rows, retailers are having a constant battle with fly tipping in the area - we also understand that an entrance to these flats would be from the Market Row - retailers already have a problem with residents of flats in the area loitering in the Rows and being a general nuisance, also being intimidating to passers by.
On many occasions rubbish has been thrown from windows of flats down into the Rows, more flats will only add to the general problems within the area.
The Rows Association produced a report of the problems retailers are having, a copy was given to certain council members in October 2017 - additional copies can be obtained from the above address.

Date Entered 10-04-2018

Internet Reference OWPC1601

Internet Consultees

Application Reference 06/18/0046/F

Attachments

Invalid Consultee Comment? ☐Copy to existing Consultee? ☐

Name

Address

Great Yarmouth

Post Code

Telephone

Email Address

For or Against ☐ ObjectSpeak at Committee ☐

I am totally against this application as we have more than enough cafes in the area of the Historic Rows, at the moment there are a total of 5 cafes in Broad and Market Row with 1 directly opposite this proposed new caf . There are many more around the Market Place and many of these are struggling and some have closed in the last few months!

As for the flats businesses in The Rows are already having a lot of trouble with the current tenants in the flats above the shops, tenants have been throwing items out of the flats windows on passers by and there is a lot of anti social behaviour from residents in the flats and an ongoing problem of fly tipping from residents of these flats.

Date Entered 15-04-2018

Internet Reference OWPC1644

From ~~To:~~ Building Control Manager

My Ref: 06/18/0046/F

To ~~From:~~ Development Control Manager

Date: 27th June 2018

Case Officer: Mrs G Manthorpe
Parish: Great Yarmouth 15

Development at:-

43 Market Row
GREAT YARMOUTH
Norfolk
NR30 1PB

For:-

Convert ground flr from retail
into cafe/restaurant. Convert
first, second and third flr to
7 no. flats/duplex

Applicant:-

Mr & Mrs Thompson
Maxislaney
79 Yarmouth Road
Ormesby St Margaret
GREAT YARMOUTH

Agent:-

Richard Pike Associates
Ms J Willan
Jonathan Scott Hall
Thorpe Road
NORWICH

2F STARTED DUE TO LAND OWNERSHIP

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 July 2018.

COMMENTS:

Flat 2: Protected stairwell required within flat at 1st floor,
bedroom 2 requires door at top or bottom of stairs.

Flat 6: Lounge/Kitchen requires door at top or bottom
of stairs.

DB 28.6.18

S

MEMORANDUM

From Environmental Health (Commercial team)

To: Group Manager - Planning
Attention: Mrs G Manthorpe

Date: 02/07/2018

Our ref:

Your ref: 06/18/0046/F

Please ask for: Jeremy Knowles

Extension No: 617

DEVELOPMENT AT

43 Market Row, Great Yarmouth. Convert ground floor from retail to café / restaurant. Convert 1st, 2nd and 3rd floor into flats.

1. Opening Hours

There are no opening hours for the café / restaurant on the application. The change of use involves creation of a restaurant with the potential for noise of cooking, cleaning, staff talking both inside and outside, deliveries / vehicle movement etc. There is a domestic flat above the premises which will be on the receiving end of the generated noise. As a result I propose a condition which limits hours of opening and operation

Condition – Opening hours

**The following hours of opening should be adhered to:
Monday to Sunday 09.00am - 10.30pm**

Condition – Hours of operation

**The following hours of operation should be adhered to
Monday to Sunday 09:00am – 11:00pm**

2. Odour control

The change of use involves creation of a restaurant which will involve cooking which will potentially generate odour. There is no proposal on the application for an odour abatement system. The applicant needs to submit a scheme for odour control suitable for the type of cooking envisaged. The proposal needs to include equipment maintenance regime in line with the manufacturer's instructions.

3. Noise control

Decibel levels created by the extraction equipment (used for odour control) need to be forwarded to this Authority for approval so that potential for noise complaints is minimised.

4. Noise insulation between floors

The first floor flat will be located directly above the café / restaurant. This will create the noise associated with a busy takeaway and after hours cleaning, restocking etc. The developer needs to make sure that the noise insulation between ground floor takeaway and first floor flat is sufficient to reduce the potential for complaints from the residents. As such I propose the following Condition

Condition - Noise insulation

The Developer needs to submit a scheme and specification detailing how noise insulation between the business and the domestic premises above will reduce the potential of noise complaint to a minimal level. The scheme needs to be implemented before the business opens.

5. Commercial kitchen

It should be noted that the commercial kitchen will need to conform to the current food legislation.

6. Food registration

The food business needs to submit a food registration form before opening and trading.

Jeremy Knowles

Environmental Health Officer

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

NCC contact number: 0344 800 8020
Text Relay - 18001 0344 800 8020

Your Ref: 06/18/0046/F
Date: 27 June 2018

My Ref: 9/6/18/0046
Tel No.: 01603 638070
Email: stuart.french@norfolk.gov.uk

Dear Gemma

**Great Yarmouth: Conversion of ground floor from retail into cafe/restaurant.
Conversion of first, second and third floor to 7 no. flats/duplex
43 Market Row GREAT YARMOUTH Norfolk NR30 1PB**

Thank you for your recent consultation with respect to the above to which the Highway Authority raises no objection subject tot the following conditions being appended to any grant of permission your Authority is minded to make.

SHC 17V No gate / door / ground floor window if installed shall open outwards over the highway.

Reason: In the interests of highway safety.

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

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

Yours sincerely

Stuart French

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

S

Elaine Helsdon

From: Gemma Manthorpe
Sent: 16 April 2018 11:08
To: plan
Subject: FW: Policy Comments 06/18/0046/F

Gemma Manthorpe LLB (Hons)
Senior Planning Officer
Great Yarmouth Borough Council

Telephone: 01493 846 638
E-mail: gm@great-yarmouth.gov.uk

Website: www.great-yarmouth.gov.uk
Correspondence Address: Town Hall, Hall Plain, Great Yarmouth, Norfolk NR30 2QF

Great Yarmouth Borough Council - Customer Focused, Performance Driven

It takes 24 trees to produce 1 ton of office paper! Think... is it really necessary to print this email?

From: Nick Fountain
Sent: 16 April 2018 11:07
To: Gemma Manthorpe
Subject: Policy Comments 06/18/0046/F

Hi Gemma,

I note that the application site is within the Town Centre, also currently designated as 'Secondary Retail Frontage' (saved policy SHP4) which is intended to be replaced by the emerging 'Protected shopping frontages' policy of the Draft Local Plan Part 2: Detailed Policies and Site Allocations. Each of the policies require careful consideration of alternative uses to retail at the ground floor, and specifically whether the proposal meets the relevant criteria. Market Row is an attractive frontage providing a major contribution to the overall character of the Town Centre. Consideration should also be given to the wider context and trends of town centres, as increasingly diverse spaces in terms of function and use. The active use of upper floors for self-contained residential accommodation is welcomed.

On balance, the Strategic Planning Team supports the above planning application. You may well, however, have other matters to consider when determining this application.

Kind regards,

Nick

Nick Fountain
Senior Strategic Planner
Great Yarmouth Borough Council

Direct Dial: 01493 846626
Work Mobile: 07747742896
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