

Reference: 06/17/0778/O

Parish: West Caister

Officer: Mr J Beck

Expiry Date: 12-03-2018

Applicant: Mrs Farnese

Proposal: Demolition of existing agricultural building and construction of one new dwelling on footprint

Site: Corner Farm
West Road
West Caister

REPORT

1. Background / History :-

1.1 The application site is positioned on West Road, West Caister where the road bends to the south. Corner Farm is positioned to the east of the site with another property positioned to the front in the north east whilst the site itself contains a large, utilitarian, agricultural style building currently in equine use. West Caister is a tertiary village and is largely divided into two clusters of residential units; this development is positioned in the western cluster. The area is largely residential in character with rural/agricultural uses around the site. The area is largely defined by large properties on large plots of land, but with a row of bungalows further to the east.

1.2 The application is for outline permission for a new residential building stated as a bungalow on the application form utilising the footprint of the existing barn. However as the layout and scale are reserved matters the final footprint of the dwelling would be agreed at a detailed matters stage. The application is for all matters reserved meaning the access, appearance, layout, scale and landscaping are all to be dealt with by a detailed application.

1.3 The site is outside the village development limit as West Caister does not have a formal settlement limit as defined under the Local Plan. The Adopted Core Strategy

states West Caister is a Tertiary Village. The Broads Authority Area is located to the east of the area along Front Road.

1.4 Planning History:

None

2. Consultations :-

All Consultations are available to view on the website.

2.1 Parish Council – No objection.

2.2 Highways – No objection subject to conditions. The condition requested is to provide details of visibility splays, access, parking provision and turning.

2.3 Environmental Health – No objection subject to conditions. The recommended conditions include details of surface water drainage and land contamination as well as restrictions of working hours.

2.4 Public Consultation – No public objections were received.

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 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.

3.5 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.

3.6 Adopted Core Strategy:

3.7 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

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 where it responds to positive local characteristics and protects the borough's biodiversity, unique landscapes, built character and historic environment

3.8 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 5% of new development will take place in the Secondary and Tertiary Villages named in the settlement hierarchy

3.9 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

D) Provide safe access and convenient routes for pedestrians, cyclists, public transport users and disabled people, maintaining high levels of permeability and legibility

E) Provide vehicular access and parking suitable for the use and location of the development, reflecting the Council's adopted parking standards

G) Conserve and enhance biodiversity, landscape features and townscape quality

3.10 National Planning Policy Framework:

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 on West Road where the road bends to the south. Corner Farm is formed of the main building to the east of the site which is a relatively large dwelling typical of a farmhouse. To the front of Corner Farm is a building currently in residential use (Honeysuckle Cottage) whilst there is a large barn structure to the west of the site which is the subject of this application. It is this barn that is proposed to be demolished and replaced. The barn is utilitarian in style, tall with a relatively large footprint. It has a block work base and steel top. The barn is currently used as a stables in equine use.

4.2 The application is for outline permission for a new dwelling utilising the footprint of the barn. Although the application states that the dwelling will utilise the footprint the application is for all matters reserved and the exact size and layout of the barn will be determined under a detailed application.

4.3 The proposal is outside the village development limit and as West Caister does not have a defined settlement limit the site is not immediately adjacent to the village development limit. Accordingly the Interim Housing Land Supply Policy carries limited weight in this instance. However the proposal is opposite a site taken to the Local Plan Working Party (18th September 2017) as a potential allocation in a Tertiary Village. Each potential site is assessed against the Site Assessment Criteria which derive from the Sustainability Objectives set by the Core Strategy and the legal requirements for Strategic Environmental Assessment and the Strategic Planning team have recommended the site opposite for allocation. It should be noted that as no allocations have been determined this document also contains limited weight. The further along the process a potential allocation goes to being adopted the greater weight it has.

4.4 West Caister is a Tertiary Village and policy CS2 states that 5% of expected housing for the Borough of Great Yarmouth should be located in secondary and tertiary villages. The applicant has submitted examples of public transport and walking routes as part of their application.

5.0 Assessment

5.1 The location of the development is considered acceptable in principal and contributes to the supply of housing as set out in policy CS2 of the adopted Core Strategy. It is recognised that policy HOU10 which governs new dwellings in the countryside is restrictive about the type of housing allowed in the countryside usually limiting new housing to agricultural or business needs meaning the proposal is a

departure. However appropriate weight should be given policies CS2 and CS3 of the adopted Core Strategy and in addition some weight can be given to the potential; allocation of a nearby site. The Local Plan Working Party (18th September 2017) recommended a site directly north (numbered 94) for allocation. If this recommended allocation meets the criteria then a site situated adjacent could also be considered to meet the sustainability objectives defined under the Core Strategy.

5.2 Policy CS2 of the adopted Core Strategy recommends that 5% of the overall housing numbers required for the Borough is located in Secondary and Tertiary Villages. This dwelling will go towards meeting this target. Whilst it is recognised that the limited services within the village of West Caister restricts the numbers of potential for new dwellings a singular dwelling could be acceptable. The site is not considered isolated as it relates well to its surroundings and is positioned within a clear cluster of housing.

5.3 As of April 1st 2017 the Borough has a 4.13 year supply of housing land and as such is a significant material consideration in the determination of this application. If a local planning authority cannot show that they are meeting this requirement, their policies with regards to residential development will be considered to be "out of date". As an authority we would then be significantly less able to resist all but the most inappropriate housing development in the area without the risk that the decision would be overturned at appeal under the presumption in favour of sustainable development.

5.4 The proposal is outline only and does not include the access. The site is located on a corner, however the Highways Department have not objected and have stated that obtaining the required visibility splay is possible in this location. Accordingly they have recommended a condition for all details to be agreed with a detailed or full application.

5.5 Details of the appearance and scale of the development are reserved matters. The applicant has stated that the proposed bungalow will be limited to the footprint of the existing building. The existing footprint is relatively large and the full details of the layout, scale and appearance would be subject to a detailed application. The site is of a sufficient size to accommodate the dwelling and a curtilage. The plot would also ensure that Corner Farm itself retains a sufficient curtilage.

5.6 The site contains a thick hedgerow across the frontage which adds to the character of the development and helps shield it visually. The retention of this hedgerow (with allowances to provide a visibility splay) can be conditioned under a landscaping condition should approval be given.

5.7 Environmental Health has been consulted and have requested a condition regarding surface water drainage and a contamination condition. It is considered reasonable to address surface water drainage by way of a condition as the site is not within a flood zone nor is it an area of critical drainage. However it is recognised in the Environmental Health's comments that sub-division of former agricultural sites can have surface water issues and the Local Plan Working Party states that West Caister can experience surface water issues more generally. As the site will utilise an existing footprint it is considered that the overall impact would not be significant.

5.8 No neighbour objections were received nor has the parish council objected.

6. RECOMMENDATION :- Recommended for approval, subject to all conditions ensuring a suitable development including all the reserved matters. Subject to Highway conditions, details of boundary treatments and Environmental Health conditions. In accordance with the application form a condition ensuring the development is single storey will be included.

RECOMMENDATIONS FROM CAISTER PARISH COUNCIL

06/17/0577/F Proposed single storey extension at 5 Kingston Avenue, Caister NR30 5ET

Recommendation - No Objection

06/17/0755/F Proposed front porch extension at 36 West Road, Caister NR30 5BD

Recommendation - No Objection

06/17/0760/F Proposed 2 storey side extension at 5 Hanly Court, Caister NR30 5XB

Recommendation - No Objection

06/17/0778/O Demolition of existing agricultural building and construction of one new dwelling on footprint at Corner Farm, West Road, West End, West Caister NR30 5ST

Recommendation - No Objection

MEMORANDUM

From Environmental Services

To: Planning Services

Attention: Mr Jason Beck

cc: -

Date: 26th of January 2018

Our ref: R071933

Your ref: 06/17/0778/O

Please ask for: David Addy

Extension No: 846678

Proposal: Demolition of existing agricultural building and construction of one new dwelling on footprint.

Location: Corner Farm, West Road, West End, West Caister, GREAT YARMOUTH, NR30 5ST.

Great Yarmouth Borough Council Environmental Services does not object to the grant of consent for the above referenced prior approval application. However, we do give the following advice, conditions, and informatives for inclusion on any consent that may be granted.

Foul water drainage

Officer experience has shown that sub-divided and former agricultural sites often have issues with insufficient and unsuitable surface water drainage systems, which are often shared with other dwellings leading to surcharging issues, neighbour disputes, and enforcement action. Therefore it is important to take care with these aspects.

Potential Land Contamination

There is no Phase 1 contamination report submitted with this application, to consider the previous potentially contaminative agricultural uses of the barn and land, and whether Phase 2 intrusive investigations are required.

Conditions:

DW/SW Surface water

Prior to the commencement of work on site, full details of the means of surface water drainage, shall be submitted to and agreed in writing with the local planning authority. The details should include the results from percolation tests if appropriate and incorporate installation of water efficiency and water saving devices such as rain saver systems. The development shall be carried out in accordance with the agreed details prior to the first occupation and shall be retained as such thereafter.

It should be noted that it is the applicants/developers/owners responsibility to ensure adequate drainage of the site so as not to adversely affect surrounding land, property or highway.

Reason for the condition

To minimise the possibilities of flooding.

Land Contamination:

Prior to the commencement of the development and to the satisfaction of the Environmental Services Group Manager, a Phase 1 contamination report shall be carried out to assess whether the land is likely to be contaminated. The report shall also include details of known previous uses and possible contamination arising from those uses.

If contamination is suspected to exist, a Phase 2 site investigation is to be carried out to the satisfaction of the Environmental Services Group Manager. If the Phase 2 site investigation determines that the ground contains contaminants at unacceptable levels then the applicant is to submit a written strategy detailing how the site is to be remediated to a standard suitable for its proposed end-use to the Environmental Services Group Manager.

No dwellings/buildings hereby permitted shall be occupied until the remediation works agreed within the scheme have been carried out to the satisfaction of the Local Planning Authority.

Reason for the condition

To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

(Note: the applicant is strongly advised to contact Environmental Health at an early stage.)

Contaminated land during construction

In the event that contamination that was not previously identified is found at any time when carrying out the approved development, it must be reported in writing immediately to the Local Planning Authority. All development shall cease and shall not recommence until:

- 1) a report shall be submitted and agreed in writing by the Local Planning Authority which includes results of an investigation and risk assessment together with proposed remediation scheme to deal with the risk identified and
- 2) the agreed remediation scheme has been carried out and a validation report demonstrating its effectiveness has been approved in writing by the Local Planning Authority.

Reason for the condition

To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

Informatives:

Advisory Note

The applicant is strongly recommended to advise neighbouring businesses and residential occupiers of the proposals, including any periods of potentially significant disturbance e.g. demolition or piling, together with contact details in the event of problems.

Disclaimer re contamination

NOTE: The responsibility for the safe development and secure occupancy of the site rests with the developer. The local planning authority has determined the application on the basis of the information available to it, but this does not mean that the land is free from contamination, or that the land could not be declared Contaminated Land in future.

Hours of Work:

The hours of any noisy construction or refurbishment works should be restricted to:

- 0730 hours to 1800 hours Monday to Friday
- 0830 hours to 1330 hours Saturdays
- No work on Sundays or Bank Holidays.

Local Air Quality:

The site will potentially generate a significant amount of dust during the construction process; therefore, the following measures should be employed:

- An adequate supply of water shall be available for suppressing dust;
- Mechanical cutting equipment with integral dust suppression should be used;
- There shall be no burning of any materials on site, or burial of asbestos, which should instead be removed by an EA licenced waste carrier, and the waste transfer notes retained as evidence.

David Addy CEnvH, MCIEH, MSc, BSc (Hons), LCGI
Chartered Environmental Health Practitioner
Environmental Health Officer

From To: Building Control Manager

My Ref: 06/17/0778/O

To From: Development Control Manager

Date: 3rd January 2018

Case Officer: Mr J Beck
Parish: Caister On Sea 4

Development at:-

Corner Farm West Road
West End West Caister
GREAT YARMOUTH
NR30 5ST

For:-

Demolition of existing
agricultural building and
construction of one new
dwelling on footprint

Applicant:-

Mr R Farnese
Corner Farm West Road
West End West Caister
GREAT YARMOUTH

Agent:-

Mr R Farnese
Corner Farm West Road
West End West Caister
GREAT YARMOUTH

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 17th January 2018.

COMMENTS:

Using information supplied I have no
adverse comments

DBE . 5.1.18

Jason Beck
Great Yarmouth Borough Council
Town Hall
Hall Plain
Great Yarmouth
Norfolk
NR30 2QF

Your Ref: 06/17/0778/O
Date: 2 January 2018

My Ref: 9/6/17/0778
Tel No.: 01603 638070
Email: stuart.french@norfolk.gov.uk

Dear Jason

**Caister on Sea: Demolition of existing agricultural building and construction of one new dwelling on footprint
Corner Farm West Road West End West Caister GREAT YARMOUTH NR30 5ST**

Thank you for your recent consultation with respect to the above and as you will be aware from the documentation submitted with the application, the applicant has carried out a pre-application consultation with the Highway Authority, and in this respect my comments are now a matter of record.

It should be noted that at pre-application stage the visibility splays shown in the application presume ownership of the land out side of the submitted red line plan; the applicant having appeared not to identify land also in their control in blue. I suspect from the other information supplied this may be an omission and can be corrected at the detailed application stage; in reality even if the applicant does not own the land, the minor variation in the visibility splay is unlikely to have a significant adverse effect in this case.

Having examined the information submitted with the application, which is all matters reserved, in terms of highway considerations, at this stage, I would have no objection to the principle of the development. However, the applicant would need to provide an appropriate design at a reserved matters / full application stage to address the following points in accordance with the adopted standards:

- i) Visibility splays;
- ii) Access;
- iii) Parking provision in accordance with adopted standard; and
- iv) Turning.

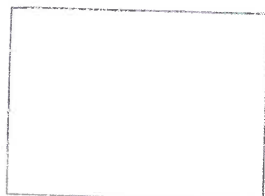
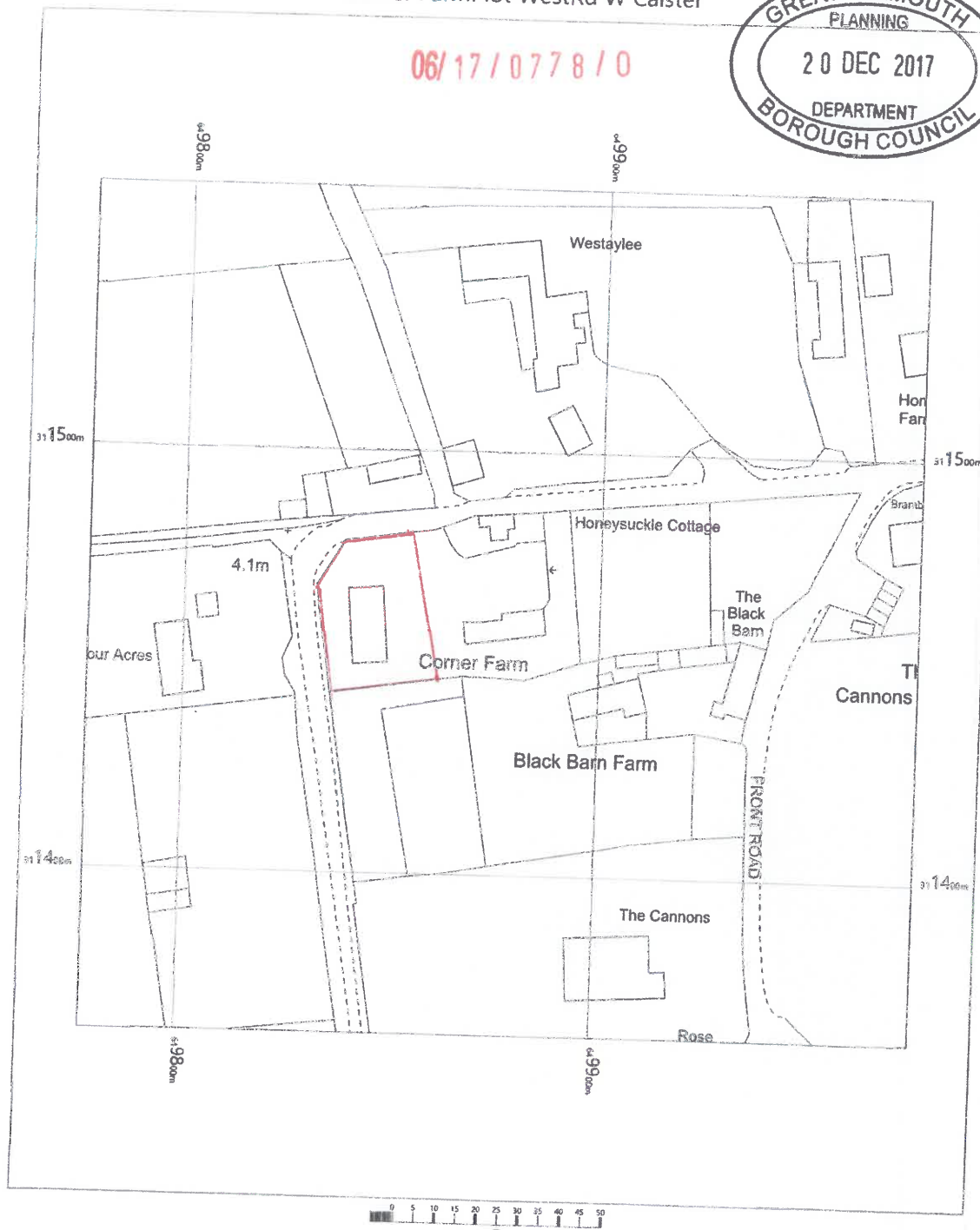
Yours sincerely

Stuart French

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

Corner Farm Plot West Rd W Caister

06/17/0778/0



OS MasterMap 1250/2500/10000 scale
Wednesday, December 13, 2017, ID: CM-00677525
www.centremapslive.co.uk

1:1250 scale print at A4, Centre: 649877 E, 311462 N

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GREAT
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