



GREAT YARMOUTH
BOROUGH COUNCIL

Development Control Committee

Date: Wednesday, 12 July 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 two days prior to the day of the Development Control Committee meeting.
- (c) In consultation with the Planning Group Manager, the Chairman will decide on which applications public speaking will be allowed.
- (d) Three minutes only (or five minutes on major applications at the discretion of the Chairman) will be allowed to (i) objectors together, (ii) an agent or applicant and (iii) supporters together, (iv) to a representative from the Parish Council and (v) Ward Councillors.
- (e) The order of presentation at Committee will be:-
 - (1) **Planning Officer presentation** with any technical questions from Members
 - (2) **Agents, applicant and supporters** with any technical questions from Members
 - (3) **Objectors and interested parties** with any technical questions from Members
 - (4) **Parish Council representatives, Ward Councillors and Others** with any technical questions from Members
 - (5) **Committee debate and decision**

Protocol

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

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

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

1 APOLOGIES FOR ABSENCE

To receive any apologies for absence.

2 DECLARATIONS OF INTEREST

You have a Disclosable Pecuniary Interest in a matter to be discussed if it relates to something on your Register of Interests form. You must declare the interest and leave the room while the matter is dealt with.

You have a Personal Interest in a matter to be discussed if it affects

- your well being or financial position
- that of your family or close friends
- that of a club or society in which you have a management role
- that of another public body of which you are a member to a greater extent than others in your ward.

You must declare a personal interest but can speak and vote on the matter.

Whenever you declare an interest you must say why the interest arises, so that it can be included in the minutes.

3 MINUTES

6 - 16

To confirm the minutes of the meeting held on the 21 June 2017.

4 MATTERS ARISING

To consider any matters arising from the above minutes.

5 PLANNING APPLICATIONS

6 APPLICATION 06/17/0218/O - PLEASURE BEACH SOUTH BEACH PARADE GREAT YARMOUTH

17 - 46

(1) Full planning application for an 81 bedroom hotel; associated pub/restaurant and ancillary works.

2) Outline application large casino with internal restaurants, bars, etc. Cinema with restaurants/bars and indoor play centre.

7 APPLICATION 06/17/0266/O - DECOY ROAD ORMESBY ST MARGARET GREAT YARMOUTH

47 - 81

Demolition of existing agricultural building and construction of six new dwellings.

8 APPLICATION 06/17/0220/F AND 06/17/0221/LB - THE DRILL HOUSE YORK ROAD GREAT YARMOUTH **82 - 93**

The erection of two metal gates, one at north and one at south end of alley to the west of the Drill House.

9 APPLICATION 06/17/0331/A - 9 THE GREEN MARTHAM **94 - 106**

Illuminated sign over shop front (already in situ).

10 APPLICATION 06/17/0348/F - MARINE PARADE (FORMER AMAZONIA REPTILE ZOO) GREAT YARMOUTH **107 - 134**

Change of use from vacant land to the siting of a 'Slingshot' amusement ride, along with the erection of fencing and installation of matting.

11 DELEGATED PLANNING DECISIONS MADE BY THE DEVELOPMENT CONTROL COMMITTEE AND OFFICERS 1 - 30 JUNE 2017 **135 - 145**

The Committee is asked to note the planning decisions made by the Development Control Committee and Planning Officers during June 2017.

12 OMBUDSMAN AND APPEAL DECISIONS

The Planning Group Manager will report any appeal or ombudsman decisions to the Committee.

13 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.

14 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, 21 June 2017 at 18:30

Present :

Councillor Williamson (in the Chair); Councillors Andrews, Annison, Bird, Fairhead, Flaxman-Taylor, Grant, Hammond, Hanton, Thirtle, Wainwright.

Councillor Plant attended as substitute for Councillor Reynolds

Councillor Pratt attended as substitute for Councillor Wright

Also in attendance :-

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

1 APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors Reynolds and Wright.

2 DECLARATIONS OF INTEREST

Councillor Hanton declared a Personal Interest in item 8 and Councillor Thirtle declared a Personal Interest in item 9, however in accordance with the Council's Constitution they were both allowed to speak and vote on the matters.

3 MINUTES

The minutes of the meeting held on the 24 May 2017 were confirmed.

4 MATTERS ARISING

There were no matters arising from the above minutes.

5 PLANNING APPLICATIONS

6 APPLICATION 06-16-0784-F 33 MARINE PARADE GREAT YARMOUTH

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

The Senior Planning Officer reported the application was a full application to change the use of the first floor of 33 Marine Parade, known as Ceasers from a nightclub to residential flats and flats at the second and third floor. The 16 flats would comprise of nine one bedroom flats and seven two bedroom flats giving a variation to the offering by providing mixed sizes. The site was located within sub market 3 as identified within the Core Strategy and therefore 10% affordable housing or a contribution in lieu of affordable housing at the Council's discretion would be required to comply with policy. In addition to affordable housing contributions shall be required for Public Open Space and children's recreation to mitigate the additional strain that the development would place upon the area as none was able to be provided on site.

The Senior Planning Officer reported that the loss of a first floor use in this location was not deemed to be significantly detrimental to the seafronts commercial vitality. There were no proposed changes to the facade of the building which was an attractive addition to the seafront. The commercial business of an arcade at the ground floor level remained unchanged and did not form part of this application. There had been no comments received from the Great Yarmouth Tourist Authority on the loss of the commercial offering at first floor level.

The Senior Planning Officer reported that following a consultation response

from Environmental Health changes to the layout had been made to seek to supply a higher standard of accommodation. The submitted plans demonstrated that the flats as proposed were adequate in size in planning terms to provide a high quality of accommodation.

The Senior Planning Officer reported that there were amended plans required to show additional windows to the western elevation and a covered stairwell but these should not be prohibit Members from deciding the planning application.

The Senior Planning Officer reported that Highways had no objections but requested that adequate cycle storage was provided. The application did not propose any parking and there were no highways objections as this was a sustainable location with good access to public transport.

The Senior Planning Officer reported that on balance, the application would provide housing in a sustainable location without having a significant adverse effect on the tourism offering. the loss of the first floor commercial use was not uncommon along Marine Parade and as such would remain in keeping with the character of the area and it was therefore recommended to approve the application with conditions as requested by consulted parties including those with noise impact assessment and additional noise impact assessment to be carried at prior to occupation those noted within the report and others as appropriate to ensure a satisfactory form of development.

A Member asked whether adequate bin storage had been allocated in the plan, the Senior Planning Officer reported that adequate bin storage would be provided at the rear of the development.

A Member asked whether the external staircase would be extended to cover all floors in case of fire, the Senior Planning Officer reported that Building Control had not asked for the stairwell to be extended to cover all floors.

Councillor Plant reported that he was disappointed that the application did not contain any parking as parking was a major problem at the seafront, he was also concerned that future residents might encounter noise nuisance from the sound of the arcade on the ground floor.

RESOLVED :

That application 06-16-0784-F be approved with conditions as requested by consulted parties, those noted within the report and any deemed appropriate to ensure a satisfactory form of development. The permission should not be issued until a Section 106 agreement in accordance with current policies was signed, the agreement should contain payment in lieu of open space and children's recreation and affordable housing.

7 APPLICATION 06-17-0201-O WOODLAND 14 BEACH ROAD SCRATBY GREAT YARMOUTH

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

The Senior Planning Officer reported that the application site was positioned to the south of the 14 Beach Road adjacent to the entrance to the village of Scratby, the application was for outline permission for the construction of 8 dwellings, access, layout and scale were part of the outline application with the reserved matters of landscaping and appearance to be determined at a detailed application stage, the site was given permission by the Development Control Committee in 2016 for a single bungalow directly south of 14 Beach Road which has not been started, the site was outside the village development limit for Scratby meaning the proposal was a departure from the Local Plan.

The Senior Planning Officer reported that the Committee should note an appeal decision at 14 Beach Road in 2014 the inspector found that development south of 14 Beach Road would be harmful to the character of the area, the inspector stated that the site related closely to the agricultural uses as opposed to the residential uses further north and stated that the land formed an undeveloped gap between the village of Scratby and Scratby Road the proposal would result in the loss of separation between the village, road and open countryside and this negative impact of character should be considered against local policy. The Senior Planning Officer differentiated between the current application and the appeal site. Policies relating to landscape were no longer saved and could not be taken in to consideration. The now adopted Core Strategy looks at sustainable locations near to settlements which this site is. The Core Strategy was not adopted at the time of Appeal In addition the Borough Council now has the Interim Housing Land Supply Policy which when applying appropriate weight and read in conjunction with the Core Strategy allows for development adjacent village development limits in sustainable locations. As such there are significant differences between this application and the previous appeal.

The Senior Planning Officer reported that site layout encompassed two sets of three properties and a pair of semi detached properties on the southern extent, Committee would need to weigh up the overall impact upon character it was the Officer's opinion that the layout could be deemed acceptable as it could lend itself to an attractive development, criterion (e) of the Interim Housing land Supply Policy stated that layout should reflect the density and layout of the surrounding area unless these had been mitigated by well thought out design, the layout was a matter for determination at this stage.

The Senior Planning Officer reported that the access was close to a junction and this was the subject of the only objection to the application which was raised by the Parish Council, the Parish Council had raised concerns that the junction was busy and that the visibility exiting the site was limited. Highways were consulted and they originally issued a holding objection to get amendments to the plan namely a longer area of straight road at the entrance to the site, once these amendments were made they did not object subject to condition, part of the recommended conditions from Highways were for offsite improvement works by installing a footpath this would improve the

sustainability and the safety of the site meaning walking into the village of Scratby was easier, they had also requested conditions regarding the provision of construction workers traffic.

The Senior Planning Officer reported that the development was not considered to significantly and adversely affect the neighbouring properties, there were no properties situated to the east which would be overlooked or overshadowed, to the north was 14 Beach Road itself and another site with planning permission that has not yet been built also under the ownership of the applicant. No neighbour objections were received.

The Senior Planning Officer reported that on balance the application was recommended for approval subject to all conditions ensuring a suitable development.

The Parish Council representative addressed the Committee and reiterated the Parish Council's concerns regarding the busy junction and he asked that the Committee refuse the application on the grounds of highway safety.

The Senior Planning Officer referred to Condition SHC19 of the report from the Highway Officers Consultation response which stated that prior to the first occupation of the development hereby permitted a visibility splay shall be provided in full accordance with the details indicate on the approved plan, the splay shall therefore be maintained at all times free from any obstruction exceeding 0.225m above the level of the adjacent highway carriage in the interest of highway safety and would be conditioned as such.

RESOLVED :

That application 06-17-0201-O be approved subject to all conditions ensuring a suitable development including details of landscaping and appearance as well as further details on scale, subject to highways conditions, details of boundary treatments and potential future management of the site.

8 APPLICATION 06-17-0313-O GRILL & GRIND 2 CLEARANCE HOUSE BEACH ROAD HEMSBY GREAT YARMOUTH

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

The Planning Officer reported that the site to which the application related to was a small commercial unit located within Hemsby's prime commercial holiday area. The unit had been part of the neighbouring indoor market Clearance House but was now a separate unit within this larger building that otherwise remained in retail use. The Planning Officer reported that as the application was retrospective Officers from the Council's Environmental Health and Planning Department had visited the site during the time the unit was operating to assess the impact of cooking at the site in times of odours. The Council had issued a planning enforcement temporary stop notice to make

further checks and in the interim the site owner had made this planning application. The applicant had complied with the notice and had not opened since this intervention although the temporary stop notice had expired. The Planning Officer reported that no objections had been received from the nearest residential / holiday accommodation properties regarding smells or odours or loss of amenity.

The Planning Officer reported that from the letters of objections and comments from the Borough Councillor's and Parish Council it had been stated that there were 28 food related businesses out of 52 businesses located within the Beach Road area. The location of this single storey building in a predominately commercial area with no flats above and a degree of separation meant there was not a requirement for extensive odour suppression or ventilation, a requirement of a wall mounted ventilation fan was raised by Environmental Health and this had been included in the planning application. The Planning Officer reported that it was considered that the change of use to a hot food takeaway in this location would not be harmful to the amenity of neighbouring land users or residents and would be in accordance with saved policy SHP15 of the Great Yarmouth Borough Wide Plan.

The Planning Officer reported that concerns had been raised regarding parking and highways, the site was located opposite the main private visitor car park for Beach Road and the road itself had double yellow lines along its whole length so parking outside this business as was the case with the proportion of businesses on Beach Road was not permitted, therefore on balance the proposal was not considered to generate an unacceptable amount of vehicular movements that could not be accommodated at neighbouring car park areas and was therefore not detrimental to the parking or movement of traffic in the area.

The Planning Officer reported that a number of objections from businesses were received concerning the toilet provision as the use of the site was a takeaway site with no onsite seating and all food to be eaten off the premises the Council environmental health policy for toilet provision would only require staff toilets and not public toilets, the applicant had confirmed that within land owned by his landlord a waste bin could be stored and that he would enter into contract waste collection on a weekly basis from the site.

The Planning Officer that it was important to make clear that the decision taken should be based on material planning consideration and the Town and Country Planning Act allowed for retrospective planning applications and that in considering these types of applications where some or all of the work had commenced the fact that the Councils consent was not sort prior to commencing work was not a material planning consideration.

The Planning Officer reported that the application was recommended for approval.

A Member asked how many objections had been received in total, the Planning Officer reported that a total of 11 objections had been received.

The Chairman of Hemsby Parish Council addressed the Committee and reported that out of 52 shops there were 28 food outlets in the area, he reported that when the premises had been open, cars had parked illegally on double yellow lines causing traffic chaos to purchase food from the kiosk. The Chairman of Hemsby Parish Council reported that the Parish Council was unhappy that the applicant had opened the premises prior to obtaining the necessary planning permissions.

The Solicitor Nplaw reported that all planning applications had to be judged on their merit whether they were retrospective or not. He also advised that price and competition were not material planning considerations.

The Planning Group Manager reported that there had been no objections received from the Highways Agency and illegal parking on double yellow lines was an enforcement issue and not a material planning consideration.

A Member asked whether cumulative effect was a planning issue, the Planning Officer reported that cumulative effect was a planning consideration.

Councillor Weymouth, Ward Councillor reported that the map which the Planning Officer was utilising was 20 years out of date, she reported that there was a proliferation of food outlets with 28 out of the possible 52 all selling hot food and that this application did not provide customer toilets, the parking in this area was extremely difficult and enforcement of the double yellow lines would be provided by the Council's Parking Enforcement Officers who would be slow to respond to parking issues due to the number employed by the Council, she urged the Committee to refuse the application.

A Member referred to Policy SHP14 subject to the size of the proposal the conversion or redevelopment of properties to provide class A1 or class A3 uses will be permitted in the prime commercial holiday areas shown on the proposals map objective to ensure the continued vitality of designated tourist shopping areas. The Member reported that if this policy was not current it should be removed from the agenda paper as Members needed current policies, the Solicitor Nplaw reported that all policies must be read in light of any changes and this policy must be read as being supportive to the application.

The Planning Group Manager reported that the Committee should give weight to current policies and that Policy SHP15 was an adoptive policy within the Core Strategy.

RESOLVED :

That application 06-17-0313-O be refused as it was contrary to policy SHP15 (Criterion A)

Proposals for the establishment of hot food takeaways not falling to be considered under provision of Policy SHP4 will be permitted subject to the

following criteria :-

- The proposal would not create an over concentration of preponderance of class A3 uses which would significantly detract from the vitality and viability of a shopping frontage

9 APPLICATION 06-17-0152-O LAND NORTH OF PHILMAR LODGE ORMESBY LANE FILBY GREAT YARMOUTH

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

The Planning Officer reported that the site involved was an area of grass land that was currently used as a paddock to the north of a bungalow known as Philmar Lodge, the site had frontage to Ormesby Lane and was currently enclosed by a hedge along the roadside boundary the proposal was an outline application for the erection of 3 dwellings with means of access to be considered at this stage and all other matters such as siting and design to be submitted as part of a detailed application if outline consent was granted. The site was outside the village development limit as shown on the Local Plan Policy map.

The Planning Officer reported that the Parish Council had objected as the site was outside the village development limit and as the Parish had already in the last two years accommodated more than the 5% Core Strategy target so this was unacceptable to permit more residential development within the Parish. The slowing, stopping and turning traffic generated at this location generated by three accesses onto this busy substandard class 3 road would be detrimental to other road users.

The Planning Officer reported that one letter of objection had been received from the occupier of Philmar Lodge who had objected saying that the site was agricultural land, too many homes had been built in Filby, highway safety and that a sewer ran through the site.

The Planning Officer reported that Anglian Water had been contacted regarding the sewer which ran through the site but had received no comments or objections.

Councillor Thirtle, Ward Councillor reiterated the concerns of the Parish Council as the site was outside the village development limit and the Parish had already accommodated more than the 5% Core Strategy target in the village the proposed homes would be luxury houses and would not be affordable housing which would benefit some local residents.

A Member raised the issue of a comment raised from the objector who lived at Philmar Lodge, stating that previous planning applications had been refused due to flood zoning restrictions, the Planning Officer reported that there were

no flooding issues associated with the application site and not within a flood zone.

The Group Manager, Planning reported that Philmar Lodge when it was built in the 1980's was built as an agricultural dwelling which had since applied to have the agricultural restriction lifted.

The Planning Officer reported that the application was recommended for approval as the proposal conformed with the aims of Policies CS1 and CS2, Core Strategy and the Interim Housing Land Supply Policy.

RESOLVED :

That application 06-17-0152-O be approved as the proposal confirmed with the aims of Policies CS1 and CS2 of the Great Yarmouth Local Plan Core Strategy and the Interim Housing Land Supply Policy.

10 APPLICATION 06-17-0254-F SUNNYDALE MILL ROAD BURGH CASTLE GREAT YARMOUTH

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

The Planning Group Manager reported that the application site was on the western side of Mill Road, the site was just under 0.5 Hectares in area with an existing house which was sited towards the road frontage, there was a field to the south and caravans on part of Breydon Water Holiday Park that joined the west and northern boundaries. An area of land to the west end of the site was granted planning permission for the storage of up to 18 caravans in 1996.

The Planning Group Manager reported that Highways had no objection to the application subject to a condition requiring a visibility splay across the site frontage.

The Planning Group Manager reported that two comments had been received from local residents, one supporting the application and one objecting to the application.

The Planning Group Manager reported that there was an existing house on the site that was in a habitable condition but which would require considerable alteration and updating to bring it up to a modern standard of accommodation, Policy HOU20 which was the saved policy from the Great Yarmouth Boroughwide Local Plan allowed replacement for existing dwellings in the countryside but had criteria that limited the size design and siting of the new dwelling.

The Planning Group Manager reported that the dwelling was on a substantial plot with no immediate neighbours and it would be very difficult to refuse an application for a large extension that would greatly exceed the floor space

limitation imposed by criterion (c) of the Policy, the applicants have considered extending the dwelling which would allow them to have a larger dwelling without having to conform to Policy HOU20 but this would leave them with an older core to the house with modern attachments and the dwelling would be still be close to the road.

The Planning Group Manager reported that of instead of trying to get around the policy by adopting this approach the applicants had resolved to apply for a new dwelling sited further back on the site using the part of Paragraph 55 of the National Planning Policy Framework which allowed new dwellings under special circumstances one of the which was the exceptional quality or innovative nature of the design of the dwelling.

The Planning Group Manager reported that the design of the house included a central round tower which was intended to reflect the towers of the roman fort with the main part of the building being flat roused with two storey and single storey sections, the external finish would be a mixture of cladding and render and the whole house would be constructed to a high standard of insulation and sustainability.

The Planning Group Manager reported that the application site did not comply with Paragraph 55, however did comply sufficiently with Policy HOU20

Mr Bullen, Applicants Agent reported the salient areas of the application and urged the Committee to approve the innovative design.

A Member asked if the landscape plan had been submitted with the application, the applicants agent reported that the landscape plan was not finalised but could be conditioned as part of the scheme if the application was approved.

RESOLVED :

That application 06-17-0254-F be approved as the dwelling complied with the requirements of saved Policy HOU20, the House to be built to the standard of the submitted design and access brief and the approved landscape plan conditioned.

11 DELEGATED PLANNING DECISIONS MADE BY THE DEVELOPMENT CONTROL COMMITTEE AND OFFICERS 1 - 31 MAY 2017

The Committee noted the planning decisions made by the Development Control committee and Planning Officers for the period 1 - 31 May 2017.

12 OMBUDSMAN AND APPEAL DECISIONS

The Chairman reported that there were no appeal or ombudsman decisions to report to the Committee.

13 ANY OTHER BUSINESS

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

The meeting ended at: 20:30

Reference: 06/17/0218/O

Parish: Great Yarmouth

Officer: Mr D Minns

Expiry Date: 05-07-2017

Applicant: Pleasure and Leisure Corporation PLC

Proposal: 1) Full planning application for an 81 bedroom hotel; associated pub/restaurant and ancillary works 2) Outline application large casino with internal restaurants, bars, etc. Cinema with restaurants/bars and indoor play centre

Site: Pleasure Beach South Beach Parade
Great Yarmouth

REPORT

1. The Site and Proposal

1.1 This is a hybrid application for the following development (full and outline planning application)

a) Full planning application for an 81-bedroom Premier Inn Hotel (Class C1) (some 2,900sqm); associated Beefeater restaurant (Class A3) (some 550sqm); car parking (some 152 spaces); cycle parking (some 20 spaces); relocated beach access; and associated servicing, infrastructure and landscaping (Phase 1 of the proposed development); and

b) an outline planning application, with all matters reserved, for a 'Large' Casino (in accordance with the Gambling Act 2005, as amended) with various internal restaurants, bars, entertainment, leisure and other spaces (sui generis); Class D2 cinema (up to 10 screens), up to 5 Class A3 or A4 restaurants/bars; a Class D2 indoor play centre; associated car parking (533 spaces); cycle spaces (50 spaces); infrastructure and landscaping (Phases 2 and 3 of the proposed development).

1.2 Phase 2 of the proposed development is in outline to allow for flexibility to incorporate the needs of future tenants of the units. However, significant information

has been submitted on an illustrative basis to assist in the determination of this planning application.

1.3 In addition to the submitted plans, the application is supported by the following documents:-

- Design & Access Statement
- Statement of Community Involvement
- Economic Appraisal
- Transport Assessment
- Travel Plan for the hotel element
- Preliminary Environmental Report
- Flood Risk Assessment
- Drainage Strategy Report
- Technical Briefing Note on Land Contamination
- Heritage Statement
- Urban Design Guidance
- Sustainability and Energy Statement, for the leisure scheme
- Hotel-specific Energy and Sustainability Statement,
- Hotel-specific Ventilation and Extract Statement
- Planning Statement

1.4 The Planning Statement also includes a Sequential Assessment of Alternative sites and these are referred to below.

2.0 The Site and Context

2.1 The site occupies an area of 2.49 hectares at Great Yarmouth sea front and is approximately 418m long and 60m wide. It sits at the end of the existing leisure strip, Great Yarmouth's Golden Mile, and lies directly adjacent to (and partly within) the Pleasure Beach. The site is bounded on the east side by the beach and the sea, and on the west by smaller scale industrial and residential buildings, that are all mainly 2 storey and is considered a transitional area where residential meets light industrial uses.

2.2 The existing site is currently a mix of hard and soft landscaped areas, predominantly used as a temporary overspill car park and an ancillary area for the Pleasure Beach amusement park. Previous to this, it was formerly used as a caravan park.

Main Cross Road runs perpendicular to the site, and marks the beginning of the larger industrial area.

2.3 The northern boundary of the application site is located immediately south of the 'Roller Coaster' ride (also known as the 'Scenic Railway'). The western boundary of the application site runs alongside South Beach Parade and the eastern boundary runs alongside the Esplanade – a raised public walkway adjacent to the beachfront. The southern boundary of the application site is broadly in line with the end of Monument Road as it crosses South Beach Parade.

2.4 The application site comprises two distinct parts. The northern section of the application site which incorporates part of the existing Amusement Park to the south of the Roller Coaster. The supporting planning statement to the application states that this is a little used area of the Pleasure Beach Amusement Park that has always underperformed because of its relatively 'hidden' location, and it currently accommodates a number of stalls and sideshows, the oval 'Go-Karts' ride and some storage.

2.5 A monorail track extends into the application site by some 40 metres before curving around the Go-Karts ride and then heading northwards back into the main part of the Amusement Park. There are a number of maintenance and storage areas, buildings, trailers and containers to the east of the Go-Karts ride. To the south of the Pleasure Beach Amusement Park is a paved track which leads to a slipway onto the beach.

2.6 The southern section of the site, which is to the south of the paved track, comprises vacant scrub land which was formerly occupied by 'Block A' of the South Denes Caravan Park. In more recent years it has been used in the peak holiday season as an overflow car park for visitors to the Pleasure Beach. Access to the vacant land is via a paved track. Within the vacant land are a number of small hardstanding areas which are the last remnants of the caravan park, as well as soil mounds and an internal access track. The site is generally level, except for a small rise southwards from the paved track.

2.7 As explained above, The Edge application site includes part of the existing Pleasure Beach Amusement Park. The main part of the Pleasure Beach is situated immediately north of the application site, and includes the Roller Coaster, numerous rides along with sideshows, catering and other facilities. The Roller Coaster is a 21m high structure and was recently granted Grade II listed status in October 2016. The rest of the Pleasure Beach extends to the north and west of the Roller Coaster and the main entrance to the Pleasure Beach is on the park's northern boundary

2.8 South Beach Parade runs along the western application site boundary. This is a two-carriageway road with pavements on both sides (although it turns into a single carriageway road as it passes the site). There are a number of public 'Pay and Display' car parking spaces in the middle of the road extending north to the Pleasure

Beach main entrance, and the footpath bordering the site to the east has been used for car parking in more recent times.

2.9 A number of different uses are located on the western side of South Beach Parade facing the application site. Opposite the northern section of the application site are a number of semi-detached and terraced dwellings. At the southern corner of Main Cross Road and South Beach Parade there is a former petrol station and garage, now used as a storage area. Further along South Beach Parade there are a number of industrial units facing the application site. The former petrol station and industrial units form part of the South Denes Industrial Area.

2.10 Immediately south of The Edge application site is EastPort UK, Great Yarmouth's new outer harbour. The area located immediately south of the application site is used for port operations (storage of goods to be shipped, etc). This area stretches some 750m until it meets the northern breakwater, which is the edge of the outer harbour. The southern breakwater is located at the end of South Denes Peninsula, where the River Yare meets the North Sea.

2.11 Looking at the wider context The South Denes Industrial Area is located immediately west of the site, and covers all of the South Denes Peninsula, except for the land immediately adjacent to the River Yare, where a series of docks are located. It comprises mainly of industrial units and other industrial operations associated with port facilities. Importantly, there are two landmark buildings/structures within this area: Nelson's Monument and RWE gas-fired power station.

2.12 Nelson's Monument is a Grade I listed, single column monument located directly to the west of the site's southern boundary. Built in 1819, it is set in the middle of Monument Road and stands approximately 44m (144ft) tall. The second major landmark is the RWE gas-fired power plant, which is located further south of Nelson's Monument and was built in 2002 replacing an earlier power station. The metal clad power station is quite visible from the site, being the tallest structure in the vicinity

3.0 The Proposal

3.1 The Design and Access Statement submitted with the application sets out the description of the development. It states :-

"The original strategy was to:-

- Separate the functions based on whether they were family or adult orientated uses.
- Orientate family uses within the Golden Mile, to naturally extend from the existing Amusement Park
- Create a public, pedestrian friendly central point

- Relate to the existing leisure structures of Pleasure Beach and to the adjoining industrial Area.
- Position the car parking / ancillary uses away from the main pedestrianised areas.

3.2 In keeping with the original strategy we have revised the site and utilised the previous analysis to inform and enhance the revised proposals. Massing, Zones, Linkages and Public realm strategies have been retained to respond to the sites context and commercial requirements.”

3.3 The site layout comprises north to south - Indoor play area on a rectangular form, Cinema and A3 linked and forming an L-shape around a piazza, Hotel on beach frontage with car parking to front on to South Beach Parade following by the Casino, and multi storey car park followed by ground level parking.

3.4 The revised proposal has concentrated on the principal elements of Hotel, Casino and Cinema/Restaurant complex centred around a large shared surface area, and a seated public realm area which represents the heart of the scheme. These areas create a porous boundary between the main access road and the beach/promenade.

3.5 The buildings are orientated so that the family facilities of Cinema/Restaurant Indoor play are closer to the Golden Mile and the Amusement Park to provide a extension to the Pleasure Beach. They are grouped around a courtyard/seating area which overlook the beach and sea. Whilst the more adult facilities of the Casino are set aside on the other side of the site. The Hotel in the centre acts as a mediator between the adult and family facilities.

3.6 The illustrated drawings show the scale, massing and location of the buildings and soft and hard landscaping of the development and range of external finishes that could be used on the buildings. Details of the hotel which are subject to the full application are set out below.

3.7 It is proposed the development proposal will be brought forward in three distinct phases:

Phase 1 – The Premier Inn hotel with a Beefeater restaurant on the ground floor together with its associated car parking (total of 152 car parking spaces);

Phase 2 – The leisure boxes (Cinema, Play Centre and Restaurants), along with a multi-storey car park and temporary car parking being created where the casino would be sited (total of 612 car parking spaces); and

Phase 3 – The Casino together with associated car parking (total of 685 car parking spaces).

3.8 Vehicular access and egress to the proposed development is to be gained via three priority junctions onto South Beach Parade along the western border of the site. The most northern junction will provide access in to the site and includes a deceleration lane off South Beach Parade. The middle junction will operate as the main vehicle egress to the site. Both of these junctions will be delivered as part of Phase 1. As part of Phase 3 a southern vehicle access and egress will also be provided to the proposed car parking to the south of the Casino.

3.9 It is proposed that a total of 685 vehicle parking spaces will be provided at the proposed development, of which 42 will be disabled parking bays. It is considered that the proposed provision provides the right balance between meeting the NCC Parking Standards and allowing for cross visitation and linked trips. In addition to the car parking spaces a total of 35 motorcycle bays will be provided in accordance with NCC standards. In accordance with the phased delivery of the development, the proposed car and motorcycle provisions will be phased.

4.5 Hotel

4.6 The proposed scheme will provide a total of 81 Bedrooms over 5 Storeys and a 150 cover restaurant. The bedrooms range from 2 to 4 person capacity with 4 no. rooms in total being designed to Universal Access Standards (equating to 5% of the total provision). All bedrooms will be spread equally over all 3 floors apart from the UA which will be located solely on the ground floor. In addition to the restaurant (including ancillary service areas) and bedroom accommodation, the ground floor area will house a check in reception desk, admin office, linen handling, luggage store, twin lifts and ambulant staircase service all floors.

4.7 The Bar & Restaurant will provide seated accommodation for up to 150 covers, with dedicated Bar Servery for drinks. A purpose-designed Kitchen plus food & drinks storage areas will be supported by back of house staff spaces. Customer toilets are accessed from within the main restaurant area. An East facing patio addresses the

4.8 An enclosed external service area is included for both the Hotel & Restaurant, along with 77 dedicated vehicle parking's bays including 4no designated Universal Access bays.

4.9 The hotel sits to the rear of the site addressing the seafront vista primarily with a wide terraced seating area affording views out to sea. The design incorporates dual entrances to South Beach Parade and the Seafront promenade allowing access from either the promenade or the large open air carpark abutting South Beach Parade.

The ground floor use is predominantly for the Beefeater restaurant offer and thus the elevations are treated differently to the remainder of the scheme. The upper floor uses are solely for bedroom accommodation and a few ancillary service rooms

4.10 The D&A statement states the form and massing of the proposed Premier Inn & Beefeater restaurant development are a reflection of form following function. Thus the large elevations of the overall mass have been treated in such a manner as to break these down into smaller facades with more individual

4.11 External materials

The drawings show buff facing bricks at ground floor level along with composite timber effect cladding. On the upper floors in a combination of Glacier blue and Dove Grey aluminium panels and white rendered blockwork. Appearance wise the existing Premier Inn in Runham Vauxhall is good example of the quality and appearance of what is proposed in this development.

4.12 The existing topography of the site has been carefully considered to ensure that the proposals meet the access requirements for all, from boundary / parking spaces to all principle entrances within the site. Utilising the existing levels of South Beach Parade and the esplanade as starting points, a series of DDA compliant ramps and gentle slopes, have been installed throughout the development.

4.13 In addition, the design has also been developed to ensure that this strategy ties in with retaining and eventually relocating the emergency access slip road to the beach, which needs to be accessible at all times.

5.0 Community Involvement /Engagement

5.1 The applicant and agents held a public exhibition and consultation on January 30th 2017, where 111 people attended. The scheme was presented to a number of members of the Great Yarmouth Council, which was followed by a public exhibition for the general public who could provide comments on the revised scheme.

5.2 The applicants report that the scheme, as with the previous application was well received. Details can be found in the accompanying Statement of Community Involvement.

6.0 Relevant Planning History

6.1 There has been a number of planning applications/ approvals on this site in the past. Of particular relevance here are the two planning that two planning permission granted in 2006 and 2011. More detail is set out on each the applications below.

6.2 Application 06/99/0690/O granted outline planning dated 11th July 2006 for development of the site for A3 (food and drink premises), D2 (leisure uses) ten pin bowling, health/ fitness facilities, multiplex cinema, casino/bingo together with around 290 car parking spaces. While the application was in outline, illustrated proposals indicate a total of 10,800sqm.

6.3 All matters were reserved except for means of access and siting. The application included a frontage to South Beach Parade of 320m. PLC submitted the outline planning application on 18 August 1999. This proposal was referred to as the 'Pleasure Beach Plaza'

6.4 There were no conditions attached to the permission relating to the size or scale of the development and the only restrictions related to parking, public transport, traffic management and a restriction of certain uses. The planning permission was tied to a Section 106 agreement relating to parking, public transport and traffic management issues.

6.5 06/08/0266/O was granted consent in In 2011 for was also a hybrid application. Pleasure & Leisure Corporation Plc (P & L) were granted planning permission full planning consent for a leisure complex and outline consent for a hotel.

6.6 The application comprising mostly the same uses as in this current application including a 'large' casino as defined by the Gambling Act 2005 (sui generis), up to 184-bedroom hotel (Class C3), 8-10 screen cinema (Class D2), 20-22 lane ten-pin bowling alley (Class D2), 6 bars and/or restaurants (Classes A3 or A4), multi-storey car park and associated infrastructure and landscaping. Comprising :-

- 60,000sqft Casino
- 20,000sqft Bowling Alley
- 30,000sqft Cinema
- 27,000sqft Restaurants
- 832 Car Parking Spaces
- 184 bed hotel was also approved in outline

6.7 In comparison terms in sqft the current application proposes:-

Full Application:-

- 81 bed hotel with 5,909 sqft restaurant and 152 car parking spaces

Outline:-

- 25,069sqft Casino
- 29,257sqft Cinema
- 6,006sqft Indoor Play Area
- 18,934sqft Restaurants

- 533 Car Parking Spaces

6.8 The application was subject to a Section 106 agreement mirroring the earlier agreement July 2006 agreement. This proposal was also known as 'The Edge' development. Following completion of the Section 106 Planning Obligation, the Council issued the planning permission on 13 May 2011

6.9. The reason stated on the planning decision notice for approving the application:

The Council considers that the proposal would be an employment generator of economic benefit to the town in a sustainable location and contribute to the regeneration of and improve the character of the area which is a major ambition for the Borough Council. The proposal, subject to the above conditions, is considered to be compatible with the Government aims of delivering Sustainable Development and employment in appropriate locations within PPS 1 and subsequent guidance within Planning Policy Statements and Guidance including those related to the historic environment, design, tourism, noise, traffic and flood risk and the Great Yarmouth Borough-Wide Local Plan - Adopted 2001. The application was referred to the Government Office as a departure from the local plan but not called in by the Government Office.

6.10 The issue considered at the time and are still relevant here in consideration of this application. English Heritage raised concerns over the height of the hotel and its impact on the 'iconic and recognisable' Nelson's Monument the hotel's illustrative design, as well as the permanence of the car parking structure and its impact on the character of the land to the east of South Beach Parade. Conservation were also concerned re the function, massing, shape, scale of the proposed scheme. There was a lack of active frontage along the scheme, concerns regarding the servicing. The development was also put before the Inspire East a design panel who made comments scale, massing, daylight, linkages through the site.

6.11 The applicants addressed the issues raised by engaging with the consultees. The result was a number of amendments were made to the scheme. Primarily these related to reducing the height of the hotel (from 8 storeys to 6) and altering the footprint of the car park (with an increase in height to 3½ storeys to maintain parking numbers) and maintained views to and from Nelsons Monument. Cited at the time the main considerations set out below and again still relevant here.

Inward investment;
Jobs;
Attractiveness of the town
New tourism infrastructure
Car parking

Regeneration

The main issues were:

Local Plan allocation;

Threat to existing businesses (and, possibly, choice);

Increased traffic;

Impact on (Nelson's) Monument;

Potential disturbance to residents (construction disturbance, noise, light intrusion all which can be controlled and covered by conditions);

Energy impact

Design.

In summary, the report stated in Paragraph 7.1.1.6: *“The balance that has to be struck is whether the economic and regeneration benefits of the scheme (assuming that all of it is built), outweigh the concerns regarding the concerns expressed in paragraph 7.1.1.2 above [as summarised the preceding paragraph above].*

“In my view there are significant benefits to the scheme, and despite the areas of concern, and the allocation of the site in the Local Plan, there are insufficient grounds to justify a refusal which could be sustained on appeal.”

The recommendation of the report remained the same as the original Committee report, in that *“the concerns which have been expressed regarding a number of issues do not outweigh the expected and, potentially, significant benefits of the proposals for the community as well as the local economy, and that refusal of the application is unlikely to succeed at appeal.*

“I believe, therefore, that subject to dealing with the application as a Departure from the Development Plan, to conditions and legal agreements, the application should be approved.”

The Section 106 Legal Agreement was signed on 11 May 2011. A copy of the signed agreement is enclosed in Appendix 3i. The First Schedule of the S106 Legal Agreement commits to the provision of a ‘bus grant’ (£6,000), a ‘Bus Shelter Contribution’ (£10,000), a ‘Travel Plan Monitoring Fee’ (£2,500), ‘Residents’ Parking Scheme Contribution’ (£5,000). As well, the agreement requires that the car park associated with the development is made available for public use between 8:00 to 18:00 each day, with the charges not being lower than the Council's charges for their own pay and display car parks operated along the seafront.

The same Schedule also indicates when payments would be made, most of which are due prior to the use of the site, or the opening of businesses on the site.

The Second Schedule of the agreement set out the County Council's obligations, including the use of the contributions for specific purposes, or when monies would be refunded if not used within a specified period of time.

The above consent forms the basis of discussion for any future planning permission.

The applicants state that the application was not pursued due to a combination of the effects of the recession in the Having undertaken a detailed review of the

development permitted in 2011, and following discussions with potential operators, it became clear that the 2008 Scheme would not reflect current demand and meet specific operational requirements. As such, PLC is now seeking a new planning permission for a revised scheme, which is broadly based upon the 2008 Scheme, but takes into account the current needs of operators. The previous planning permission provides a precedent for a mixed use leisure development on the majority of the application site. This is a significant material consideration in the determination of the planning application for The Edge, given there has been little change in circumstances, as reviewed in this Planning Statement. Early part of this decade, and the difficulties in attracting branded restaurants to a seaside resort

7.0 Consultations :-

7.1 Public consultation – 1 letter of support. (Copy attached to the report) This was received prior to the application being submitted following on from the public exhibition undertaken at the pre application stage. In summary

- The area of the proposed development has suffered loss of employment and closure of businesses but with the Regeneration Area and Enterprise Zone the area seems to be improving.
- “The Edge” will help with regenerating the area – it alone providing hundreds of jobs and we would expect our own premises to re-open creating potentially another 40 jobs and many small businesses in the area would be in the same position
- The position of “The Edge” perfectly ties the southern end of the seafront and tie in perfectly with the Outer Harbour and ambition for a future passenger ferry terminal
- The location is away from any substantial residential areas and
- Improve the safety of the area by providing a substantial night time economy all year round

7.2 Peel Ports – In principle, we have no objection to the above planning application for the development of a hotel associated pub/restaurant and outline application for casino/ restaurants/ bars and Cinema provided our concerns detailed below are noted. The proposed development sits alongside operational port land, which has the potential to be brought forward for Port use under our permitted development rights for Port related activity. Any potential future concerns that may arise in regard to noise, odour and 24/7 hours of operation would impact upon our operations and have direct impact on our functionality and therefore must be considered within this planning application.

7.3 Highways England – No objection

7.4 **Norfolk County Highways** - Thank you for your consultation dated 24 April 2017 and my apologies for the delay in responding. The Highway Authority has considered the information provided. The application is for a smaller redevelopment of the site than that which was previously consented. As such the traffic impacts are reduced proportionately and the Highway Authority considers that the impact of the development on the highway network cannot be considered severe according to Paragraph 32 of the National Planning Policy Framework.

7.5 The previous permission for this site required a bus grant of £6,000 (index linked from 2003), a bus shelter contribution of £10,000 (index linked from 2003) and a contribution to a residents parking scheme of £5,000 (again index linked from 2003).

7.6 Having considered the contributions secured previously, the Highway Authority considers that a bus shelter contribution of £10,000 (no longer index linked) is still appropriate and that a contribution of £15,000 towards traffic management and the enhancement of on-street parking management should be made in lieu of the bus grant and residents parking scheme contributions.

7.7 Both these contributions should be secured via a Section 106 Agreement and should be made prior to the commencement of use. Provided that the above is agreed and secured before any permission is issued, the Highway Authority recommends **No Objection** subject to a number of conditions apperating to the development .

7.8 **Local Lead Flood Authority(LLFA) Norfolk County Council** – initially raised a number of objections to the proposal which the applicant's have sought to address. The response below incorporates the revised response from the LLFA and relates to the matters still outstanding . The applicants has now provided the addition information requested by the LLFA and the LLFA response will be verbally reported to Members

“The applicant has provided additional information in support of the above application to address the concerns we previously raised. The applicant has demonstrated that changes in access arrangement would be managed sufficiently by developing localised levels around entrances. Perimeter paving levels would fall away from the building line and would have associated gullies. Adequate level of information regarding detailed design of the system has been received.

The applicant has also provided a plan showing the routes for the management of exceedance surface water flow routes that minimise the risk to people and property during rainfall events in excess of 1 in 100 year return period.

Sufficient management and maintenance plan has been submitted regarding the future adoption and maintenance of the entire drainage system associated with the full application development.

However, additional information should still be provided to demonstrate that surface water can be managed on the site and discharged to the ground via infiltration without resulting in an increase in the risk of flooding elsewhere.

We maintain our objection to this planning application in the absence of an acceptable level of detail in the Drainage Strategy relating to:

- a) The applicant has provided the infiltration test results that demonstrate that 3 fillings took place in each trial pit testing. However, the infiltration rates results were not provided to establish how the proposed rate has been determined.*
- b) Calculations for the soakaway in the 1 in 100 and 1 in 200 year plus 30 % climate change allowance. No modelling for the rest of the system, i.e. the pipe network and manholes, has been provided.*
- a) Calculations did not demonstrate that surface water can be adequately managed within the site to accommodate up to the critical duration rainfall event including climate change allowances in compliance with the latest Environment Agency guidance (40 %).*

Reason

7.9 To prevent flooding in accordance with National Planning Policy Framework paragraph 103 and 109 by ensuring the satisfactory management of local flood risk, 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.

7.10 Norfolk Constabulary Architectural Liaison Officer - Crimes records for the area show a number of local crimes including burglaries of dwellings and other premises criminal damage to premises and vehicles theft of and damage to motor vehicles and anti - social behaviour. It is important to factor in protective measures and across the development at the outset of the building and particularly so when considering the increased numbers of visitors and additional motor vehicles this development will support throughout its construction and beyond. The Design and Access statement (DAS) Section 8.5 provides the only ref to crime prevention measures and across the development and is a condensed section taken from the 2008 submission.

7.11 Advises that the development allows for effective permeability for visitors and uses to move freely between buildings and facilities both for pedestrians and vehicles to key meeting areas ie Piazza and ready access through to the beach area. Wide footpaths could also allow for vehicles etc to access and it is recommended mitigation measures to prevent prevents unauthorised access both for vehicles and pedestrians. Further design advice on security for the buildings and street furniture including bins, security lighting and CCTV along advice on preventing access to flat roof areas and their use to gain unauthorised access to buildings. Guidance on lighting of car parks and public areas. Concern also raised over increased number of vehicles in the area and possible congestion and driver tension.

7.12 ANGLIAN WATER - No comments received

7.13 **Essex and Suffolk Water** – Our records show that we do not have any apparatus in the vicinity. We have no objection to the proposal subject to compliance with our requirements consent is given to the development on the condition that a water connection is made onto our Company network for revenue purposes.

7.14 **Coastal Manager** – Raised concern that the this complex absorbs the last remaining vehicular access we have to the beach .Looking at the plan showing land ownership/site extent there appears to be a possible gap at the southern end. Property services have responded stating the plans seen envisage the roadway being narrower but all along we have insisted that this access point is retained but we have indicated that we would consider it being realigned.

7.15 **Resilience Officer Emergency Planning** – commented on the Flood Risk Assessment high lighting potential issues in the event of a flooding event. The applicants responded to those comments and below is the further comments

7.16 The key is the design of the buildings allowing for safety of the occupants prior to surge/tidal adverse conditions: - and the flood plan that is developed is robust in the sense that people are advised to move away from danger prior to a flood warning event, in severe weather/high wave situations; that is what is required. Concerns about wave heights and overtopping/crashing waves into the buildings – wave heights are not entirely predictable - the applicant can choose to physically proof the building against “freak” waves crashing into it (ie strengthened glass panels to replace ordinary windows) – or they leave it as a robust and appropriate design, but ensure that people leave the building prior to any safety situation or damage that may arise.

7.17 There are other examples around the county of buildings on the sea front having specialized glass installed to prevent danger to occupiers. (known to BH) I hope this helps; in general terms, the ideas put forward are in the right areas, I'd just need to see and comment on the Flood Planning once prepared. (Condition if approved)

7.18 **Greater Yarmouth Tourism Authority** – No comment.

7.18 **Historic England Conservation** – No comment.

7.19 **Natural England** - has no comments to make on this application (refers to standing advice no assessment you can use to assess impact upon protected species)

7.20 **Norfolk Historic Environment Service** - As mentioned in the application's Heritage Statement, the proposed development has the potential to directly impact known heritage assets. During World War Two the site contained a number of military defence features.

7.21 Although these are no longer visible above ground, there is potential for archaeological remains associated with them to survive below ground. The development site is also thought to contain the location of two former haven entrances and there is potential for archaeological and palaeoenvironmental remains associated with these to survive below ground. As a consequence, groundworks associated with the development have the potential to result in harm to or loss of archaeological and palaeoenvironmental remains.

7.22 Paragraph 141 of the National Planning Policy Framework makes provision for developers 'to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible'. Given the development has the potential to affect heritage assets with archaeological interest, the Historic Environment Service recommends applying the three conditions (A-C) listed below to any planning permission granted for this proposed development, in accordance with paragraph 141 of the National Planning Policy Framework (as we did with the previous application 3PL/2016/0227/HOU).

A) No demolition/development shall take place/commence until an archaeological Written Scheme of Investigation has been submitted to and approved by the local planning authority in writing. The scheme shall include an assessment of significance and research questions; and

1. The programme and methodology of site investigation and recording
2. The programme for post investigation assessment

3. Provision to be made for analysis of the site investigation and recording
4. Provision to be made for publication and dissemination of the analysis and records of the site investigation
5. Provision to be made for archive deposition of the analysis and records of the site investigation
6. Nomination of a competent person or persons/organization to undertake the works set out within the Written Scheme of Investigation

B) No development shall take place other than in accordance with the Written Scheme of Investigation approved under condition (A).

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

In this instance the site investigation would constitute window sampling and the monitoring of all groundworks under archaeological supervision and control. The Historic Environment Service will provide a brief for this programme of archaeological work on request.

I hope that provides enough information at this stage. Please do let me know if you would like any further information or have any queries.

Norfolk Fire and Rescue Service – I do not propose to raise any objections providing the proposal meets the necessary requirements of current building regulations 2000 – Approved documents B (volume 1-2006 edition, amended 2007) as administered by the Building Control Authority

7.22 Historic England - On the basis of the information available to date, we offer the following advice to assist your authority in determining the application.

7.23 Summary

The application for the development known as the 'Edge' seeks full planning permission for an 81 bedroom hotel and associated pub/restaurant and outline permission for a large casino, cinema and indoor play area. A similar scheme for a leisure complex was submitted in 2008 and received consent in 2011.

The site is a long strip of land along the seafront to the south of the Pleasure Beach and between two distinctive and contrasting listed buildings, the scenic railway to the north and Nelson's Monument to the south. The prominence of the site as a long strip of land along the seafront means it would be visible in north-south views along the beach. The reduction in the scale of the development from the consented

scheme means that the corresponding impact on the setting and significance of the designated heritage assets would be much reduced. However, the proposal would still result in some harm to their significance. In line with paragraphs 60, 61, 131 and 132 of the National Planning Policy Framework (NPPF) opportunities to reduce this and enhance the area should be explored. Any harm should be weighed against the public benefits the proposal would deliver, paragraph 134.

7.24 Historic England Advice

7.25 At the southern end of the site, just in land, lies the Nelson Monument a prominent landmark, listed grade I. Dating from 1817-19 it reflects Nelson's achievements and associations with the town and was a precursor to the more famous monument in Trafalgar Square. The design reflects the predominance of the classical style in this period and its functional role as a seamark. Its location was deliberately exposed to enhance its value as the latter. To the north of the site is the wooden scenic railway which opened in 1932. It is the second oldest scenic railway in the country and one of only six roller coasters built before the Second World War to survive. It is the major surviving ride from the Pleasure Beach, one of the earliest seaside amusement parks in the country and an important part of the outstanding collection of nineteenth and twentieth century entertainment buildings in Great Yarmouth. It was listed at grade II last year.

7.26 The development comprises a cinema, restaurants and indoor play area at the northern end (phase 2), a hotel (phase 1), casino and car parking (phase 3) and a multi-story car park and surface parking at the southern end of the site (phase 2). The current application seeks full planning permission for phase 1 only. This comprises a five storey Premier Inn hotel with two taller tower elements. The height of the building is 19.5 meters. The design is a standard design for this type of hotel. The cinema and play area is at the northern end of the site and would be c.18 meters tall, the casino lies at the centre of the site and is 8 metres tall, the multi-story car park is adjacent to the casino and the details are reserved. The scale of the development has been significantly reduced from that of the consented scheme. This included a 10 storey hotel on the southern section of the site. The reduction in the height of the hotel and its re-positioning along the seafront on the northern part of the site has significantly reduced its impact on the significance of Nelson's Monument. We welcome this approach.

7.27 A direct detailed comparison of the scale of the consented development as a whole with the current proposals cannot be made because of the outline nature of parts of the current scheme. The cinema, restaurants and play area to the north are

similar in height and mass to that of the consented scheme. However, we note that the line of the building has been pulled back to provide a gap between this and the scenic railway. This is an improvement on the consented scheme. The structures appear slightly taller than the adjacent scenic railway in the drawings although the height of the railway at 21 meters is a few meters higher. The height of the buildings would have some impact on the scenic railway which would have been designed to rise above the majority of the surrounding buildings and offer panoramic views. This is identified in the Heritage Statement, paragraph 7.21. The scale of the buildings is also much larger than that of the surrounding townscape to the west which consists of predominantly 2 storey industrial and residential buildings. However, we note the views from the monument show the development to be largely concealed by the existing townscape.

7.28 At the southern end of the site we welcome the relocation of the multi-storey car park further to the north and away from the Nelson Monument. This would allow views between the base of the monument and the sea which reflects the original design intention to site the building in open land. These are shown in the Heritage Statement, figure 7.37, 7.38, 7.41 and 7.42. However, this part of the site is proposed as a car park which, when full, would detract from these views and does not offer an enhancement to the connection between the monument and the beach. The NPPF has at its heart the principle of sustainable development and establishes the conservation of heritage assets as a core planning principle, paragraphs 14 and 17. The detailed policies set out the desirability of sustaining and enhancing the significance of heritage assets, paragraph 131. It requires great weight to be given to their conservation and any harm to require clear and convincing justification, paragraph 132. The good design policies note it is proper to seek to promote or reinforce local distinctiveness and that decisions should address the integration of new development into the natural, built and historic environment, paragraphs 60 and 61. Where harm cannot be avoided or minimised it should be weighed against the public benefits the proposal would deliver, paragraph 134.

7.29 The revisions proposed in the current application to the hotel design and the relocation of the multi-storey car park would significantly reduce the impact of the development on the significance of Nelson's Monument. We welcome this amended approach. However, a landscaped approach to the treatment of the southern end of the development site would offer more opportunity for enhancement of the setting of the monument and could strengthen its connection with the sea. The details of the buildings at the northern end of the site are reserved, but the bulk of this part of the development would have something of a harmful impact on the significance of the scenic roller coaster despite the proposed gap between the structures. If the mass

were reduced further it might allow for a greater appreciation of the roller coaster and a better integration with the surrounding townscape. Your Council should approve detailed drawings and samples of new materials as a condition of any grant of consent.

7.30 Recommendation

Historic England has no objection to the application on heritage grounds in light of the previous consented scheme and the more sympathetic response offered by the current proposals. However, we consider the proposal would entail some harm to the significance of Nelson's Monument and the scenic roller coaster. Amendments to address the issues set out above could reduce this and offer an enhancement to meet the requirements of the NPPF paragraphs 60, 61 and 131.

Your authority should take these representations into account in determining the application. If there are any material changes to the proposals, or you would like further advice, please contact us. Please advise us of the decision in due course.

7.31 **Environmental Health** - make the following comments:-

Construction

There are potential noise impacts from the construction phase of the development. I would therefore recommend the following:-

- When piling is required, the quietest most appropriate method shall be employed. Piling must only be carried out during the following hours:-
Monday to Friday 09:00 to 17:00 hours
Saturday 09:00 to 13:00 hours
No piling to be carried out on Sunday or Bank Holidays.
- The proposed development has the potential to cause noise disturbance to residents from the construction phase. Therefore, construction activities likely to give rise to audible noise at the boundary of the nearest residences shall be carried out only between the following hours:-
Monday to Friday 08:00 to 18:00 hours
Saturday 09:00 to 13:00 hours
With no such activities being carried out on Sundays and Public Holidays.
- All plant and machinery in use shall be silenced and maintained in accordance with the manufacturers' and/or suppliers' instructions or recommendations. All hand-held pneumatic machinery, including breakers and chisels, shall be of an integrally silenced design.

2. Provision of external storage for waste and recycling from the proposed businesses

The supplier must show the size and location of bins for each hotel/casino/restaurant/ takeaway/play area etc. The applicant should consider access for vehicles to collect the refuse.

3. Opening Hours

The four food outlets facing the residential properties should have a condition relating to restricted opening times of 8.00am – 10.30pm to ensure amenity for the residents. As this is a brownfield site prior to the commencement of the development and to the satisfaction of the Head of Environmental Services, a site investigation shall be carried out to assess the extent (if any) to which the land and ground waters underlying the site are contaminated by virtue of previous uses of the site.

The investigation shall include a desktop study detailing the previous uses and a risk assessment including a conceptual model of the likely effects of any contaminants.

The applicant shall progress to a full intrusive site investigation if necessary and where contamination is found to exist, provide a validated Remediation Strategy to the satisfaction of the Head of Environmental services.

9.0 Policy

9.1 Strategic Planning Comments

9.2 Strategic Planning comments have been provided on:

- Establishing the use, location, design etc of the full planning application for an 81 bedroom hotel, associated pub and restaurant uses.
- Establishing the use and location only, of the outline application for a casino, restaurant, bars and cinema. Comments on the design & layout are reserved for the detailed application

9.3 From the current Great Yarmouth Development Plan, the following policies are relevant:

Policy CS8 of the Local Plan Core Strategy provides the general planning policy direction for the establishment of new tourism and leisure uses. Specifically, Policy CS8(e) supports the development of new attractions and accommodation that are designed to a high standard, easily accessible and have good connectivity with existing attractions.

Policy CS8(f) is pertinent, where this encourages a variety of early evening and night time economy uses in appropriate locations that contribute to the vitality of the

borough and that support the creation of safe, balanced and socially inclusive evening/night time economy.

Policy CS8(j) is also relevant to ensure that all proposals are sensitive to the character of the surrounding area and are designed to maximise the benefits for the communities affected in terms of job opportunities and support for local services.

Policy TR21(A) from the remaining 'saved' policies from the former 2001 Borough-Wide Local Plan (BWLP) is relevant, suggesting the Council will maintain and enhance the status of Great Yarmouth's Golden Mile as the main focus of the borough's traditional tourist industry, and provide the balance and range and attractions within this area that meets the needs and expectations of all sections of the potential market;

Furthermore, remaining 'saved' Policy TR7 of the former BWLP suggests that proposals for new visitor facilities and attractions may be permitted in the Prime Commercial Holiday Areas [inc. Great Yarmouth] and will be assessed having particular regard to their scale, design, relationship to other uses and to landscape, environment, residential amenity and traffic considerations.

Use & Location

Locationally, the proposal site is situated at the southern limit of Great Yarmouth's 'Pleasure Beach', a major amusement and attraction destination in Norfolk. The proposal site would serve as a 'bolt-on' to the existing Pleasure Beach, allowing pedestrian permeability between the existing attractions and the proposed Hotel, pub & restaurants, casino and cinema etc.

This is considered to broadly comply with policies CS8(e), CS8(f) and CS8(j) by locating a new cluster of attractions and accommodation that are accessible, have good connectivity with existing attractions, and seeks to enhance the diversity and selection of the leisure offer, in particularly where this reduces the seasonality of the created new jobs.

It is relevant that the supporting text to Local Plan Core Strategy Policy CS8 refers to the future completion of a casino at South Beach Parade (para 4.8.14) as contributing towards the area's vibrancy and further diversification of the existing tourism offer. Though this directly refers to the former (lapsed) planning consent on the site, this proposal sought to provide a similar cluster of uses i.e. casino, restaurant, bars, hotel accommodation, a cinema, as well a ten pin bowling alley and other supporting attractions and facilities.

Design & Layout

The development plan emphasises the importance of high quality design and it is welcomed that the proposed façade treatment of the hotel helps to 'break up' the general massing of the building and provides some architectural interest.

Two listed buildings can be found within the surrounding context of the site i.e. to the south west lies the Norfolk Naval Pillar (locally known as Nelson's Monument) a

Grade I listed structure, and to the north, lies the Scenic Railway, a Grade II listed wooden rollercoaster. Both are important local landmarks to Great Yarmouth and their setting should be afforded suitable protection from unsympathetic design under Local Plan Core Policy CS10.

Whilst comments on the design of the casino, restaurant, cinema, bars etc will be reserved for the detailed application, it is noted that the general layout of the above facilities have been considered in the outline application, in particular the intentional dividing of the site between 'adult' and 'family' zones, the latter being positioned furthest north of the site to integrate with the existing family amusements. This is welcomed and considered appropriate.

10.0 Appraisal

10.1 The previous planning permissions and the most recent in particular albeit expired - are material considerations in determination of this application along with the stated policies above. In addition the National Planning Policy Framework(NNPF) is a material consideration. It is also relevant to review what has changed in planning policy terms since the most recent planning permission in 2011.

10.2 In the intervening period the NNFA was published in 2012 and the Great Yarmouth Core Strategy adopted December 2015. In addition at the local corporate level the Council has recently adopted the Great Yarmouth Town Centre Masterplan, produced draft Golden Mile/ Marina Draft for the possible redevelopment of the area Marina Centre and adjoining land, granted a casino licence in association with the previous approval and produced. Other documents included the Great Yarmouth Annual Action plan, Economic Growth Strategy 2017/21, Tourism Strategy and Cultural Strategy all which in combination with the local plan seek to promote the economic prosperity of the Borough, job creation and sense of place.

10.3 Paragraph 24 of the NPPF confirms a sequential test should be applied to planning applications for main town centre uses that are not in an existing centre and are not in accordance with an "up-to-date" Local Plan. Paragraph 24 also clarifies that: "They (Local Planning Authorities) should require applications for main town centre uses to be located in town centres, then in edge of centre locations and only if suitable sites are not available should out of centre sites be considered

10.4 In terms of the Great Yarmouth Core Strategy Local Plan a large part of application proposal falls within the adopted Core Strategy Proposals Map designation as a 'Prime Holiday Attraction' within the seafront area (that part which falls within the boundary of the Pleasure Beach amusement park). On this basis the cinema, five of the A3/A4 units and indoor play area are within an allocated site and

the proposed leisure uses accord with this designation and corresponding Local Plan Policies outline above. Therefore, it is considered unnecessary to undertake a sequential assessment for this aspects of the development.

10.5 The remainder of the site to the south is identified at 'Potential Car Park Improvement Site' in the adopted Policies Map (December 2015). Policy TCM18 of the BWLP indicates that the Council will require development to provide sufficient car parking according to the relevant standard, and in cases where the standard is not waived, the Council will require a commuted sum to be paid which would be used for the provision of public car parking, or improvements to public transport. The supporting text indicates in Paragraph 3.6.13 that all new development in the Seafront area would be required to meet its car parking requirements in full. There is no indication in the Development Plan what kind of improvement was considered, although it is understood there was some aspiration that the site in the past that the could be used as a 'park & ride' for the seafront.

10.5 The parts of the site that require a Sequential Assessment - those parts which fall outside the Prime Holiday Attraction designation on the proposals map - comprises a large casino (floorspace: 2,400sqm), an 81 bedroom hotel (3,449sqm) with associated restaurant (550sqm) and car parking (including a multi storey).

10.6 As the applicants point out these developments are primarily tourist-related, and in accordance with Policies CS8 and TR21, among others, these uses should normally be located within areas designated as Prime Holiday Attraction. The proposed location is immediately adjacent to a Prime Holiday Attraction area and has is pointed out in the Strategic planning response is named in the Core Strategy and has some support in the plan which for the most part was written and adopted whilst the planning permission remained extant.

10.7 Notwithstanding the support for within the local plan policies the applicants were requested to carry out the sequential test as part of the application particularly in the light of the town centre master plan and emerging golden mile /marina brief. It should also be noted at the time of the determination of the previous application the Council had also produced a similar brief for the seafront.

10.8 In order to undertake the sequential assessment the following sites were agreed with the applicants for assessment. Essentially the assessment looks at potential alternative site and the suitability for the development proposed. In assessing the site alternative sites each has been appraised in the format of

Context, viability, suitability and availability followed by conclusion. Sites should also be seen in context of the recently adopted published Town Centre Masterplan.

10.9 Having regard to the Local Plan, site visits, knowledge of the area and discussions with the Council, 10 sites were identified within Great Yarmouth town centre and edge of centre locations as potential alternative locations for the proposed development. The sites were:

1. Palace Casino
2. King Street/Howard Street Car Park
3. Atlantis Building
4. Land by Great Yarmouth Train Station
5. Marina Centre
6. St Nicholas Car Park
7. Pleasure Beach Gardens
8. Waterways
9. Former Regent Bowl Site, Regent Road
10. Former Raynscourt Hotel, 83 Marine Parade

10.10 The report of the assessment concludes that in all cases the sites identified were not suitable, viable or available for development. The assessment is available as part of the application documents for inspection. It should be noted that some of the sites identified for assessment were identified for development in the town centre masterplan.

11.0 Consultee Responses

11.1 As set out above it is clear that the issues identified as material consideration remain applicable in this application. Members are required by legislation to have due regard to the nearby listed structures and the setting and the impact that the development may have upon them. Notably Nelson Column and the Scenic Railway recently listed and on the adjacent land and in the applicants ownership. English Heritage have visited the site – as on the previous application- to assess the impact – and their comments inform the decision making process. In terms of scale and massing this application has a less of impact than the previous application through it should be noted the scenic railway was not listed at that time. Historic England have raised no objection in principle to the application though have made suggestion regarding the development in doing. The applicants have made further comments in this regard which have been forwarded to Historic England regarding the impact any further comments will be reported to Members.

11.1 Local Lead Flood Authority(LLFA) has removed a number its earlier objections to the application following a further response from the application to address the matters raised in consideration of the flood risk assessment and drainage of the site. It should be noted that the application site is not in a flood risk area as identified by the Environment Agency as at risk of flooding. The main outstanding issue relates to the disposal of surface water on the site. Again the applicants have submitted further information to demonstrate this and the response of the LLFA will be reported to Members.(any resolution to approve should be subject to this issue being addressed to the satisfaction of the LLFA)

11.2 In reviewing the further consultation responses it is apparent that subject to appropriate conditions outline above that the application that no objection has been lodged to the application as currently submitted. Norfolk County Highways have reiterated the need for a legal obligation under Section 106 of the Planning Act to offset the any perceived impact of the development and support the sustainability of the location along with the suggested conditions. The application have confirmed agreement to the conditions and agreement but are seeking further clarification on the content of the Section 106 agreement which in essence would be an updated version of the previous agreements.

11.3 In terms of public comments one letter of report has been received and this is attached to the committee report. The comments of Peels Ports should also be noted by Members.

12.0 Assessment

12.1 The application is recommended for approval subject to satisfying the requirements of the LLFA and conditions outlined above and Section 106 Agreement requested by the Highway Authority. The site is a brownfield site with a recent approval on the site for a similar development that is supported by the Core Strategy and will potentially add to the offer available in the Great Yarmouth and enhance the all year offer of the town in addition to being a job creator. All which accord with the Council ambitions for the town.

12.2 In location and design terms the site is adjacent to the Golden Mile and will the development in streetscape terms will enhance the streetscene whilst providing a visual full stop between the Golden Mile and port. The development is also in terms of massing and scale more permeable than the previous approval and allows for

views and movement through the site whilst have less of a physical impact upon the nearby residential properties.

13 Recommendation: Approve subject to the conditions and Section 106 agreement set out above and being compliant with the local plan policies set out in the response from Strategic planning also set out above. The outline application is with all matters reserved which will be subject to a detailed application.

Holicater Limited

Property Development & Renovation

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Dean Minns,
Group Manager,
The Planning Dept.,
Great Yarmouth Borough Council,
Town Hall,
Great Yarmouth,
NR30 2QF.



20th February 2017.

Dear Dean Minns,

We would like to make representation in support of the application for a Hotel and Restaurant in the Pleasure and Leisure's Edge Development, on the South Denes.

I think our representation is most succinctly put as a number of bullet points:-

- The area of the proposed development, has, over the years, suffered a number of blows to employment – Birds Eye, Omnipac and of course the Caravan Park all closing. Our own premises alone has been closed for over 8 years because of lack of trade in the area. But now with the Regeneration Area and Enterprise Zone the area appears to be improving.
- “The Edge” will help with regenerating the area – it alone providing 100's of jobs. We would expect our premises to reopen if “The Edge” is successful in its bid and built in the area, this will bring probably another 40 jobs and there are many other small businesses in the area that would be in the same position.
- The position of “The Edge” perfectly ties together the Southern end of the seafront and the Outer Harbour development and when built in this position with its extensive facilities will, we feel, be helpful in encouraging the proposed passenger ferry operation, bringing an estimated 300,000 passengers per annum and extending the season.
- The position of “The Edge” is sufficiently distant from schools and places of worship which we understand was originally a concern.

Directors: G.A.Brackenbury, R.J.Brackenbury. Registered in England No 1158950, Vat 897 3887 37

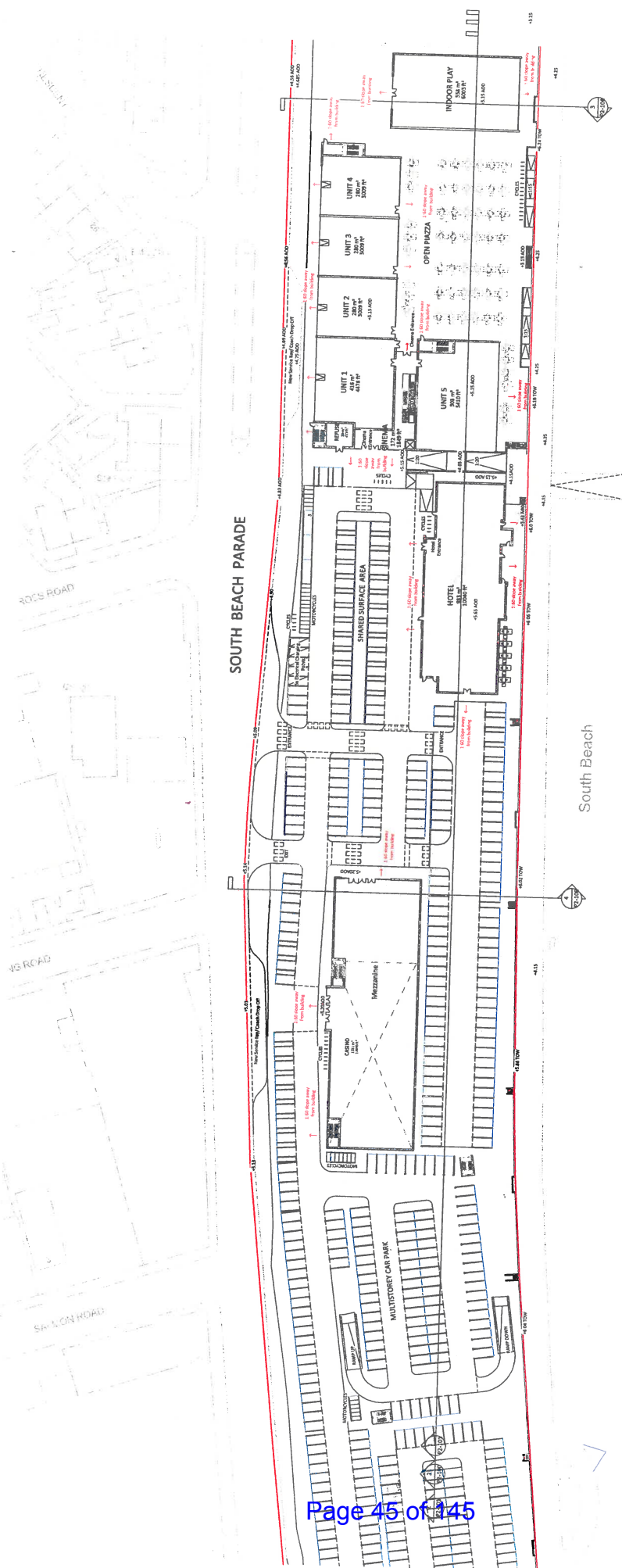
- It is also some considerable distance from any substantial residential areas, which we understand was also a concern.
- The position will also vastly improve the safety of the area at night, by providing an extensive night time economy all year round.
- Employment – as already mentioned above, “The Edge” development alone will provide 100’s of jobs in various sectors of the leisure industry. But also several hundred jobs will be provided in the construction and building supply industries during the construction and fitting out stages.
- Together with the above point on regeneration “The Edge”, with its various additions, initially the 82 bedroom Premier Hotel and Restaurant. Then the 8 x screen cinema and of course large casino will create an all year round tourism / leisure centre. This will broaden the visitor demographic, and may encourage larger conferences etc to the facilities. There will also be a number of restaurants bars etc. within the total development which will bring in all year round local trade.
- **“The Edge” of course has its own multi-storey car park providing in excess of 800 spaces for the development and therefore does not have to rely on the road or other car parks in the area.**
- Looking at the proposed design of “The Edge” – this seems to be a real building of distinction both from the landward and seaward side which may again attract extra business to the area from the boating fraternity.

We believe the points in our above representation must make the first stage, the granting of planning for the Hotel and Restaurant, will be the lead in for the rest of ” The Edge” development. Thus creating superior numbers of jobs and extra facilities for the good of the Borough of Great Yarmouth.

Yours sincerely,



Graham Brackenbury
Managing Director .



1 Proposed Ground floor

1 : 500

[illegible]

NOTES
Refer to highways consultant's drawings for details

CONSULTANTS
Refer to landscape consultant's drawings for details

MEAS
Landscaping layout is indicative only

FEAS
Refer to area schedule

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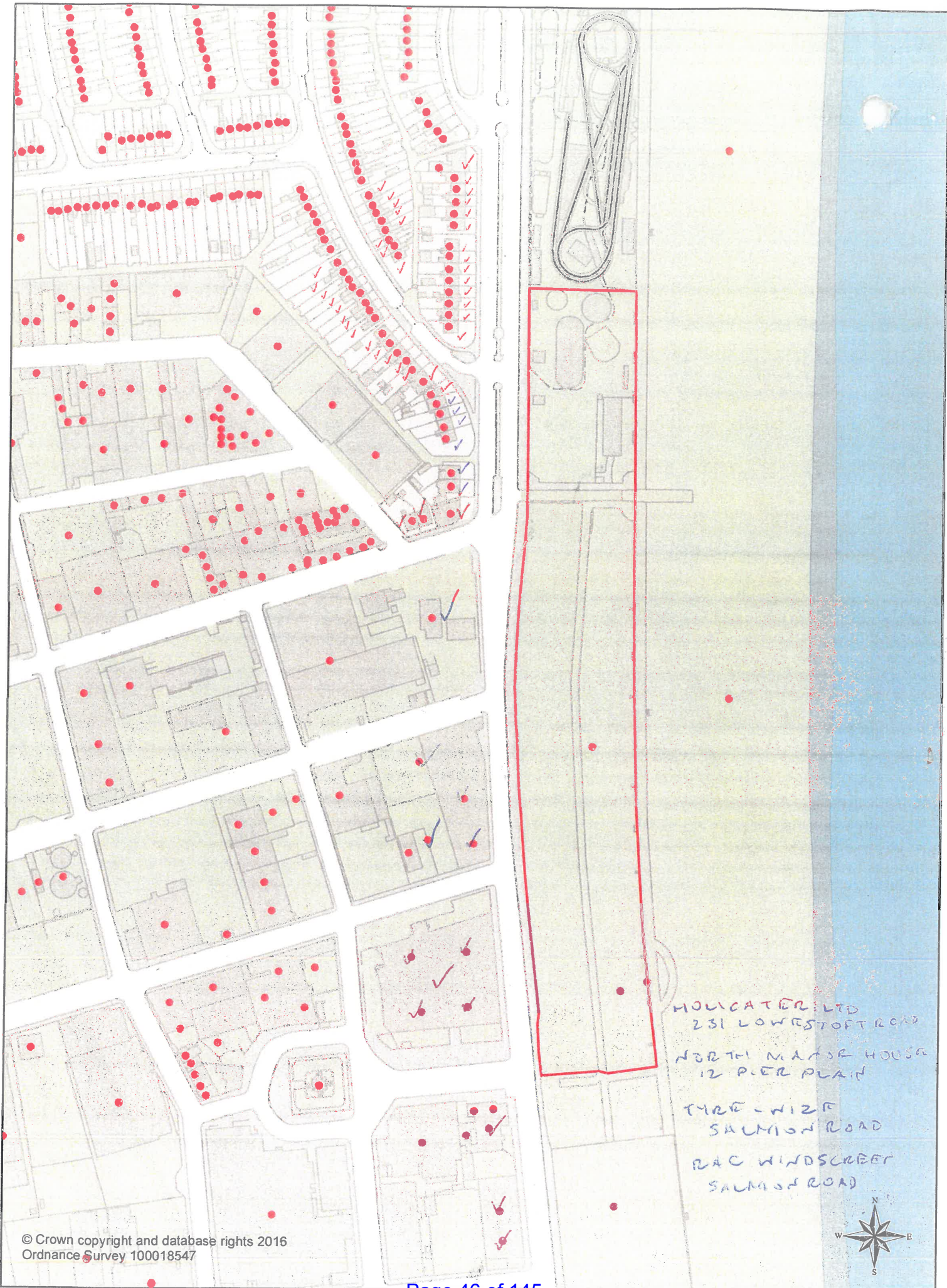
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VISUAL SCALE 1:500 @ A1

ColladoCollins Architects

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Scale @ A1: 1:500
Scale @ A3:



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231 LOWESTOFT ROAD
NORTH MAJOR HOUSE
12 PIER PLAIN
TYRE-WIZ
SALMON ROAD
RAC WINDSCREEN
SALMON ROAD



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Great Yarmouth Borough Council

Town Hall, Hall Plain, Great Yarmouth, NR30 2QF

Page 46 of 145

06/17/0218/10

The Edge.

Mapping Browser Export

1:2,500

Reference: 06/17/0266/O

Parish: Ormesby St Margaret

Officer: Mr J Beck

Expiry Date: 22-06-2017

Applicant: Mr R Hirst

Proposal: Demolition of existing agricultural building and construction of six new dwellings

Site: Decoy Road
Ormesby St Margaret
Great Yarmouth

REPORT

1. Background / History :-

1.1 The application site is positioned on Decoy Road on the edge of the village of Ormesby. The site contains a large, utilitarian, agricultural style building adjacent to the entrance into the site. The remainder of the site is largely open pastures. At the time of the site visit the largest enclosure adjacent to the residential properties on the east side was empty whilst the enclosures to the north contained grazing horses. Along the southern boundary was a line of mature trees of varying quality which contributes to the character of the road. To the west was a pump station. Decoy Road is mixed in character moving from residential to rural as you leave the village. The existing housing adjacent to the site is both relatively dense and relatively modern formed of a mix of housing types.

1.2 The application is for outline permission for the construction of 6 dwellings. The access and layout are part of the outline application to be determined at this stage with the reserved matters of scale, landscaping and appearance to be determined at a detailed application stage.

1.3 The site is outside the village development limit for Ormesby meaning the proposal is a departure from the local plan; however the village development limit is adjacent to the eastern boundary.

1.4 Planning History:

06/93/0930/F – Two Storey side and single storey rear extensions. Approved with conditions. 31-12-1993

06/96/0168/F – PVCU Conservatory. Approved with conditions. 14-05-1996

06/98/0677/F. Two-storey extension to form childrens playroom and alterations to front elevation and utility room. Approved with conditions. 12-10-1998

06/03/0435/O. Demolition of agricultural building and erection of four detached houses with garages. Withdrawn. 10-06-2003

06/05/0824/F. Feed store barn. Approved with conditions. 16-12-2005

06/07/0566/F. Replacing UPVC roof with tiled roof over existing conservatory. Approved with conditions. 16-08-2007

06/07/0767/F. Retention of use as livery stable and erection of 4 additional stables and tack room. Withdrawn. 15-10-2007

06/07/1003/F. Retention of use as livery stable: change of use from agricultural to grazing. Approved with conditions. 21-01-2008

2. Consultations :-

All Consultations are available to view on the website.

2.1 Parish Council – No objection. They have stated they want consideration given to the road which is used by farm traffic and horses and consideration given to the developments location outside the village development limit. They have requested that the pump station remains maintained.

2.2 Highways – No objection subject to conditions including highway works such as the installation of a footpath and the reduction of the speed limit to 30mph.

2.3 Building Control – No objection.

2.4 Strategic Planning – No objection. They have set out the policy considerations.

2.5 Environmental Health – No objections subject to conditions including hours of work restrictions and a contamination survey.

2.6 UK Power Networks – No objections. Raised comments that applicant needs to contact them in case the overhead lines need diverting and a potential substation is required on site.

2.7 Essex and Suffolk Water – No objection subject to a condition that a connection is made.

2.8 Water Management Alliance – Commented. Water may through run-off enter the Broads so the applicant will need to apply to the drainage engineer with a scheme of water drainage.

2.9 Public Consultation – 7 objections were received. Below is a summary of the objections raised, the full comments are available to read online.

- The road may not be suitable particularly given it is used by farm traffic.
- The speed limits.
- Potential overlooking
- Impact to pumping station
- The development is outside the village development limit
- Potential asbestos
- Loss of view
- Loss of agriculture
- Impact to sewers
- Impact to local services

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 Adopted Core Strategy:

3.6 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

3.7 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 5% of new development will take place in the Secondary and Tertiary Villages named in the settlement hierarchy

3.8 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

3.9 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 Interim Land Supply Policy

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

3.12 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.

3.13 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 Decoy Road which connects Ormesby St Margaret to Ormesby St Michael. The site is to the north west of the village and is currently used for pastures. The land is largely open in character with enclosures marked by unobtrusive fencing. Off the concrete access road into the site is a relatively large utilitarian barn structure containing hay. The edge of the site facing the road is marked by mature trees of varying quality. To the west of the site is a small enclosed pump house, to the north are more pastures and to the east are residential properties. Decoy Road itself narrows as it leaves the village into areas defined by a more rural character.

4.2 The application is for outline permission for 6 new detached dwellings with the access and layout to be agreed at this stage. The scale, landscaping and

appearance would be determined at the detailed stage should this application be approved.

4.3 The proposal is outside the village development limit, but it is adjacent on its eastern boundary. Accordingly the development is contrary to policy HOU10. However the Core Strategy does encourage housing development through policy CS2 and CS3 and the Interim Housing Land Supply Policy provides criteria for allowing developments outside the village development limit which should also be attributed appropriate weight.

4.4 The location has good access to the services and facilities of Ormesby with a school in close proximity. Ormesby St Margaret is classified as a primary village under policy CS2 of the adopted Core Strategy and thus is expected alongside other primary villages to take 30% of new housing. A development of this size is considered appropriate to a primary village. A development of this size is not expected to significantly increase pressures on the surrounding services.

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 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. However appropriate weight should be given policies CS2 and CS3 of the adopted Core Strategy and in addition the Interim Housing Supply Policy does provide criteria for new housing that is positioned outside the village development limit but still adjacent. The Strategic Planning team were consulted and have not objected to the development as it will contribute to the Boroughs supply of housing. They have also noted the housing white paper. In addition the site was submitted for the 'call for sites' and strategic planning team have recommended for the site for allocation.

5.2 The site is considered broadly sustainable once highway improvement works have been completed in accordance with the highway department's consultation response. Currently the site accesses Decoy Road where the road has narrowed and it accesses at a point where speed limit has not been restricted. In addition the footpath ends outside number 29 Decoy Road. Highways have been consulted and they have not objected subject to improvements to the road whereby it will become suitable for residential properties. Highways have recommended the installation of a footpath which the applicant has included on their plans and they have

recommended a condition to ensure work does not start until the speed limit is lowered. With these works undertaken the access is considered acceptable and the site is deemed sustainable. In addition highways have not objected to the internal roads or parking.

5.3 The proposal is considered to be sympathetic to the character of the area and it continues the housing on Decoy Road westwards. The proposed development is at a lower density than the adjacent existing housing and the lower density is considered a positive in that it will round off the village and avoid a hard urban edge next to an area of attractive countryside. Given the rural nature of the areas west of Ormesby and its good aesthetic value a lower density is more in character and would result in a more effective progression from a dense urban development into the countryside. Strategic Planning comments on the housing white paper (2017) and their comments regarding the avoidance of housing built at lower densities is noted, however as stated for the reasons above the lower density is more beneficial to the character.

5.4 The proposal is outline only and does not include the final appearance or scale. The applicant in the design and access statement states that they are looking at passive house principals which encourage sustainability. The indicative appearances are considered acceptable in a rural location and the design principals are considered to outweigh the contrast to the traditional style of the adjacent properties. However it should be reiterated that the design is only indicative.

5.5 The landscaping is also indicative at this stage. However the applicant has stated that no trees will be removed and has shown on the layout plan reasonably extensive planting, particularly to the boundaries. The trees to the front of the site contain some large, mature and attractive specimens, but also some smaller trees in-between. The overall impact these trees have are positive, not only environmentally, but also in creating an attractive street scene. The retention of these trees are important to the overall character of the development. Natural England has not commented on the application, however a bat survey could be considered for the loss of a barn.

5.6 A number of objections have been received. One common area of objections are against the access and the suitability of the road. As stated above the proposed highway improvements should ensure an appropriate access. The development is not considered to significantly and adversely affect the neighbouring properties. The layout shows a reasonable gap between the proposed and existing properties. It is recognised there will be some loss of view for these properties, but this is not considered significantly adverse and is not considered to outweigh other factors. The

low density development should reduce potential loss of amenities meaning that it will not significantly impose upon the existing properties and will limit the loss of outlook. In addition if planting is included as per the indicative landscaping scheme this will further act as a buffer.

5.7 Although the appearance is indicative only windows can be conditioned obscure glazed if they have the potential to overlook. The indicative internal layout shows that most first floor bedrooms have two windows meaning obscure glazing, if required, is a possibility without significantly affecting the occupants of the new properties. The existing barn appears to be formed of asbestos, metal and breezeblock so is of little benefit to the landscape currently. If asbestos is within the barn the removal will be governed under other regulations.

5.8 The Internal Drainage Board noted that the development has the potential to discharge water into the broads. The applicant has stated they would be willing to undertake measures to ensure water from the site does not enter the Broad and a drainage plan can be conditioned. The site is not in a flood zone and there is a drainage ditch along the front.

5.9 The development is not considered to significantly affect the adjacent pump station. Essex and Suffolk Water have stated that the dwellings will need to connect to their services. Our records do show a public sewage pipe running across the site; however Essex and Suffolk Water have not objected to the development and have not requested amendments. Accordingly the development is considered acceptable, but the applicant will still need to comply with all relevant regulations and may need to divert the pipe if requested. UKPower have stated that the applicant may also need to divert the overhead masts and install a new substation.

5.10 Environmental Health have not objected, but due to the agricultural history of the site they have requested a contamination report.

6. RECOMMENDATION :- Recommended for approval, subject to all conditions ensuring a suitable development including the reserved matters of landscaping, scale and appearance. Subject to highway conditions, details of boundary treatments, Environmental Health conditions and potential conditions relating to utilities and water drainage and conditions relating to a bat survey.

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

Your Ref: 06/17/0266/O
Date: 23 May 2017

My Ref: 9/6/17/0266
Tel No.: 01603 638070
Email: stuart.french@norfolk.gov.uk

Dear Jason

**Great Yarmouth: Demolition of existing agricultural building and construction of six new dwellings
Decoy Road (Land on) Ormesby St Margaret GREAT YARMOUTH NR29 3LG**

Thank you for your recent consultation with respect to the above which as you will be aware has been subject to pre-application advice.

It is noted that the proposals include for an extension of the footway as identified at pre-application stage. The footway however should not reduce the width of the road which should be of a width suitable for two vehicles to pass. Therefore either land will need to be dedicated or minor haunching to the carriageway will be required; this is point of detail and will be subject to agreement in detail as offsite works carried out under a Small Highway Works Agreement.

The site access is shown as a bell mouthed junction, however, given the development will be retained as a private drive a standard vehicle access is acceptable, which can be dealt with by condition.

The site access falls outside of the present 20mph local speed limit for the village and will be formed onto a section of road subject to the national speed limit (60mph). However, given the nature of the development which will extend the residential development out of the present village, it is considered appropriate that the speed limit fronting the development be reduced to 30mph, extending westwards from the present 20mph limit to just west of the farm access. Extension of the 20mph speed limit is not appropriate given the characteristics of the road at this point.

Accordingly, in highway terms only have no objection to the proposals but I would recommend that the following conditions and informative notes be appended to any grant of permission your Authority is minded to make.

Continued/...

- SHC 08 Prior to the first occupation of the development hereby permitted the vehicular access shall be provided and thereafter retained at the position shown on the approved plan (drawing number 16 7125 012) in accordance with the highway specification (Dwg. No. TRAD 1) attached. Arrangement shall be made for surface water drainage to be intercepted and disposed of separately so that it does not discharge from or onto the highway carriageway.
- Reason: To ensure satisfactory access into the site and avoid carriage of extraneous material or surface water from or onto the highway.
- SHC 11 Notwithstanding the submitted details unless otherwise agreed in writing by the Local Planning Authority the proposed private drive shall be maintained in perpetuity at a minimum width of 5.8 metres for a minimum length of 10 metres as measured from the near edge of the highway carriageway and shall be constructed perpendicular to the highway carriageway over the said distance
- Reason: In the interest of highway safety and traffic movement.
- SHC 20 Prior to the first occupation of the development hereby permitted a visibility splay measuring 2.4 x 43 metres shall be provided to each side of the access where it meets the highway and such splays shall thereafter be maintained at all times free from any obstruction exceeding 0.225 metres above the level of the adjacent highway carriageway.
- Reason: In the interests of highway safety.
- SHC 24 Prior to the first occupation of the development hereby permitted the proposed access, on-site car parking and turning area shall be laid out, demarcated, levelled, surfaced and drained in accordance with the approved plan and retained thereafter available for that specific use.
- Reason: To ensure the permanent availability of the parking / manoeuvring area, in the interests of highway safety.
- SHC 39A 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 (footway, access and carriageway widening as appropriate) 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.

Continued/...

SHC 39B Prior 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.

SHC 40 No works shall commence on the site until the Traffic Regulation Order for a 30mph speed limit fronting the development. has been promoted by the Highway Authority.

Reason: In the interests of highway safety.

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 and typically this can take between 3 and 4 months. Advice on this matter can be obtained from the County Council's Highways Development and Operations Team based at County Hall in Norwich, tel 0344 800 8020.

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

Yours sincerely

Stuart French

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

Encl

Elaine Helsdon

From: Sue Eagle <ormesbyclerk@btinternet.com>
Sent: 11 May 2017 08:15
To: plan
Subject: Ormesby St Margaret with Scratby Parish Council

Good morning, please see the comments ,made by the Parish Council.

05/17/0266/Q - Decoy Road (Land on) - Demolition of existing agricultural buildings and construction of six new dwellings

The Parish Council do not object to the proposed plan but would like the following comments considered before a decision is made.

- There must be guarantees that the Pumping Station, near to the proposed site, be kept in good order and updated as necessary to prevent further breakdowns and subsequent flooding as in recent years.
- Consideration must be made for the amount of farm traffic and horse owners using the road.
- This proposed development may be outside the village envelope.

Sue Eagle
Clerk to Ormesby St Margaret with Scratby Parish Council
Tel: 01493 733037

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From

To: ~~Building Control Manager~~

My Ref: 06/17/0266/O

From
From: Development Control Manager

Date: 8th May 2017

Case Officer: Mr J Beck

Parish: Ormesby St.Marg 16

Development at:-

Decoy Road (Land on)
Ormesby St Margaret
GREAT YARMOUTH
NR29 3LG

For:-

Demolition of existing
agricultural building and
construction of six new
dwellings

Applicant:-

Mr R Hirst
Carr Farm Decoy Road
Ormesby St Margaret
GREAT YARMOUTH

Agent:-

Owen Bond at Brown & Co
Ms C Bothway
The Atrium St George's Street
NORWICH

The above mentioned application has been received and I would be grateful for your comments on the following matters:- *NO ADVERSE COMMENTS.*

Please let me have any comments you may wish to make by 22nd May 2017.

COMMENTS:

MEMORANDUM

From Environmental Health

To: Head of Planning and Development
Attention: Mr J Beck

Date: 4th May 2017

Our ref: SRU/069105

Please ask for: Richard Alger



Your ref: 06/17/0266/O

Extension No: 622

DEVELOPMENT AT DECOY ROAD ORMESBY ST MARGARET – DEMOLITION OF EXISTING AGRICULTURAL BUILDING AND CONSTRUCTION OF SIX DWELLINGS

The following comments are unchanged from the original application submission:-

Hours of Work:

Due to the close proximity of other residential dwellings, the hours of development should be restricted to:-

- 0730 hours to 1800 hours Monday to Friday
- 0800 hours to 1300 hours Saturdays
- No work on Sundays or Bank Holidays.

Noise pollution:

The work has the potential to cause a noise nuisance to local residents living nearby the development phase. The applicant should undertake an informal noise assessment of this aspect. This should address issues surrounding, for example, choice of plant, hours of work and deliveries of materials.

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.

Contaminated Land:

If the land that is being built on has had any previous industrial uses and specifically the agricultural building then a Phase 1 Contaminated Land Assessment (desk top study) should be carried out. The purpose is to highlight areas of the site where contaminative activities could have been carried out and which may require a Phase 2 Assessment. Areas that may require a Phase 2 Assessment include oil storage areas, workshops, maintenance sheds and other similar sites.

An intrusive site investigation may be necessary depending on the Phase 1 Contaminated Land Assessment findings.

If contamination is identified then Environmental Health will expect a Remediation Plan to be submitted, outlining how the contaminated land will be dealt with.

Richard Alger
Environmental Health Officer

Application Ref	06/17/0266/O
Proposal	Demolition of existing agricultural building and construction of six new dwellings
Location	Decoy Road (land on), Ormesby St Margaret

Case Officer	Mr J Beck	Policy Officer	Mr N Fountain
Date Received	05.05.2017	Date Completed	11.05.2017

Strategic Planning Comments

The proposal seeks to build six detached dwellings on the north western edge of the village.

The adopted Core Strategy Policy CS2 identifies Ormesby St Margaret as a Primary Village that will contribute (along with the 5 other villages) to approximately 30% of the Borough's housing growth over the plan period. The site is not isolated and is located next to part of the existing built up settlement. The site is however located on a narrow country lane, without footpath provision. The site is also located approximately three quarters of a mile (as noted in the applicant's Design & Access Statement) from the village centre where the majority of services and facilities can be found.

Consideration should also be given to the potential to impact on local water supply, given the proximity of the site to nearby drains that feed into the Trinity Broads (an internationally designated Natura 2000 site).

The site is adjacent to the defined Village Development Limits of Ormesby St Margaret.

The broader context in which the application should be judged includes -

- its potential contribution to overall housing delivery set out in the Core Strategy and the Council's five housing land supply; and
- national planning policy 'to boost significantly the supply of housing'; and
- Housing White Paper's (Feb 2017) central aim to increase the supply of housing; and
- Housing White Paper's (Feb 2017) encouragement to make efficient use of land and avoid building homes at low densities, while ensuring that the form of development reflects the character, accessibility and infrastructure capacity of the area.

The Strategic Planning team raises no objection to the proposal, but no doubt you may well have other matters to weigh in reaching a decision. Should you have any queries, please do not hesitate to contact the above named officer.

Jill K. Smith

From: Pritchard, Michael <Michael.Pritchard@ukpowernetworks.co.uk>
Sent: 04 May 2017 11:21
To: plan
Subject: Planning Application 06/17/0266/O- UKPN

FAO Mr J Beck,

Dear Mr Beck,

UKPN has no objections to the subject line planning application for development at (land on) Decoy Rd, Ormesby St Margaret, Gt Yarmouth NR29 3 LG.

UKPN's comments are:

1. There is a HV overhead line, that crosses the proposed development site, should planning permission has been granted we would request that the developer contact UKPN to arrange for the HV overhead line to be diverted if required.
2. A Ground Mounted Substation may be required to support the new development electrically.

Kind Regards,

Mike

Mike Pritchard GCGI Eng Tech MInstRE
Distribution Planning Engineer
UK PN Asset Management
Mob: 07812262339
Email: Michael.Pritchard@ukpowernetworks.co.uk

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Jill K. Smith

From: planningconsultations <planningconsultations@nwl.co.uk>
Sent: 04 May 2017 09:26
To: plan
Subject: Planning Consultation Response - 06/17/0266/O

Our Ref: PC/17/191

Your Ref: 06.17.0266.O

F.A.O – Case Office – Mr J Beck

Proposed: Demolition of existing agricultural building and construction of six new dwellings

Address: Decoy Road (Land on), Ormesby St Margaret, Great Yarmouth, NR29 3LG

I acknowledge receipt of your email letter dated 27th April 2017 regarding the above.

Our records show that we do not have any apparatus located in the proposed development.

We have no objection to this development subject to compliance with our requirements, consent is given to the development on the condition that a water connection is made onto our Company network for the new dwelling for revenue purposes.

Should you require any further information, please do not hesitate to contact us.

Yours faithfully

Katie Pearce
Planning Consultations

Telephone: 01268 664249 Email: planningconsultations@nwl.co.uk

Sandon Valley House, Canons Barns Road,,
East Hanningfield, Essex, CM3 8BD
Telephone: +44 (0) 345 782 0999 Ext. 32249
Fax: +44 (0) 1268 886 397
Website: www.eswater.co.uk



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www.nwl.co.uk

Internet Consultees

Application Reference 06/17/0266/O

Attachments

Invalid Consultee Comment? ☐Copy to existing Consultee? ☐

Name Broads Internal Drainage Board

Address Kettlewell House

Austin Fields

Kings Lynn

Post Code PE301PH

Telephone 07884327849

Email Address matthew@wlma.org.uk

For or Against GC General Comments

Speak at Committee

This development may result in the discharge of surface water run-off (directly or indirectly) into the district of the Broads Internal Drainage Board, the location and extent of which can be viewed on our website. Any proposed flows which will enter the Board's district will need to be assessed by the Board's Engineer. If the development will increase the rate and/or volume of water being discharged (compared to the status quo), an application may need to be made to the Board seeking consent under the terms of its Byelaw 3. Following receipt of appropriate details regarding the development proposals - which will normally include a full design and calculations for the surface water systems, confirmation regarding their adoption and future maintenance, along with evidence of any third-party approvals that may be needed - the plans will be assessed by

Date Entered 19-05-2017

Internet Reference OWPC1141

Internet Consultees

Application Reference 06/17/0266/O

Attachments

Invalid Consultee Comment? ☐

Copy to existing Consultee? ☐

Name Broads Internal Drainage Board
Address Kettlewell House
Austin Fields
Kings Lynn

Post Code PE301PH

Telephone 07884327849

Email Address matthew@wlma.org.uk

For or Against GC General Comments

Speak at Committee

the Board's Engineer.

If it is considered that a proposed increase in flows can be safely and adequately dealt with by the receiving waterbody and wider drainage network, then consent may be issued (although consent is not guaranteed to be given). Any permission granted by the Board would be subject to conditions, usually including entry into a legal agreement and the payment of a Surface Water Development Contribution to the Board. Further details regarding the Board's application procedure and associated payments which may become due are available on our website. The Board also has a SuDS adoption policy, which applies when requests are made for the Board to take on the future maintenance of sustainable drainage systems.

Date Entered 19-05-2017

Internet Reference OWPC1141

Internet Consultees

Application Reference 06/17/0266/O

Attachments

Invalid Consultee Comment? ☐

Copy to existing Consultee? ☐

Name Broads Internal Drainage Board

Address Kettlewell House

Austin Fields

Kings Lynn

Post Code PE301PH

Telephone 07884327849

Email Address matthew@wima.org.uk

For or Against GC General Comments

Speak at Committee

waterbody and wider drainage network, then consent may be issued (although consent is not guaranteed to be given). Any permission granted by the Board would be subject to conditions, usually including entry into a legal agreement and the payment of a Surface Water Development Contribution to the Board. Further details regarding the Board's application procedure and associated payments which may become due are available on our website. The Board also has a SuDS adoption policy, which applies when requests are made for the Board to take on the future maintenance of sustainable drainage systems. It is advised that the applicant and/or agent makes contact with the Board at their earliest convenience, in order to discuss how surface water run-off from the proposed development will be managed.

Date Entered 19-05-2017

Internet Reference OWPC1141

Internet Consultees

Application Reference 06/17/0266/0

Attachments

Invalid Consultee Comment? ☐Copy to existing Consultee? ☐

Name David & Christina Webb

Address The Fillies

Decoy Road

Ormesby St. Margaret

Great Yarmouth

Post Code NR29 3LG

Telephone

Email Address

For or Against GC General Comments

Speak at Committee

I do not object to the application in principle. However, Decoy Road is not very wide and it is difficult for two cars to pass without one car mounting the grass verge. It is unfortunate but many motorists exceed the 20 mph speed limit imposed on Decoy Road, especially the majority of the farm workers employed by the Applicant, Mr Hirst, who regularly drive farm vehicles much in excess of the speed limit up and down Decoy Road, which is an accident waiting to happen and with more family homes wishing to use the road this will pose more of a safety risk to residents.

Date Entered 05-06-2017

Internet Reference OWPC1150

Mr Dean Minns
Planning Services
Development Control
Town Hall, Hall Plain
Great Yarmouth
Norfolk
NR30 2QF

Mr and Mrs J Tate
34 Beck Avenue
Ormesby St Margaret
Great Yarmouth
Norfolk NR29 3LF
Tel

16 May 2017

Reference: 06/17/0266/O

Dear Mr Minns,

With reference to your letter dated 27 April 2017 with regards to the application for planning permission at Decoy Road (Land on), Ormesby St Margaret, Great Yarmouth, NR29 3LG.

We would like to object in the strongest manner to the building of the six properties on the land adjacent to our own property. Our property currently overlooks a pleasant meadow (the land for which the planning permission is sought), as has been the case for the whole extent of time that we have lived in the property (over 50 years). We were also under the impression that this land is green field land.

We are particularly concerned about the damage to our outlook from the rear of our property and the potential for the blocking of light which could result from the possible building of fencing around the new properties. We also have concern for the potential noise that could result from the occupation of six houses in close proximity to our property and also to the probable devaluation in our house price which would result from the removal of a pleasant meadow view from our back garden.

Could you also clarify what environmental checks have been made to the potential damage to both wildlife and fauna and the potential for the increase of noise. Could you also clarify whether the capacity of the narrow road (Decoy road) to take the potential extra traffic has been assessed and whether the sewage capacity would be adequate with the increase in use, if building was to take place on the meadow.

Yours Faithfully

Mr J Tate and Mrs N Tate



Jill K. Smith

From: paul storey <paul.storey@great-yarmouth.gov.uk>
Sent: 15 May 2017 18:40
To: Jill K. Smith
Subject: Re: FW: Application ref 06/17/0266/O

Good Evening,

My address is 29 Decoy Road, Ormesby St Margaret, NR29 3LG

Thank uo

On Mon, May 15, 2017 at 4:45 PM, Jill K. Smith <Jill.Smith@great-yarmouth.gov.uk> wrote:

Please provide your address so that your comments can be registered.

From: Jason Beck
Sent: 11 May 2017 10:04
To: George Bolan; Jill K. Smith
Subject: FW: Application ref 06/17/0266/O

FYI 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: paul storey [mailto:[paul.storey@greatyarmouth.gov.uk](#)]
Sent: 11 May 2017 09:59
To: Jason Beck
Cc: plan
Subject: Application ref 06/17/0266/O

Good morning,

I am writing to you today to object to the application reference 06/17/0266/O for a number of reasons listed below :-

Decoy Road isn't wide enough now to allow two cars to pass safely and easily past one another (as the worn away grass verges prove) we already have quite a few farm vehicles and HGV's that come up and down this round along with some drivers who accelerate up to 50/60 mph past my house and will be doing this past the entrance road to the proposed site. The plan suggests that the pavement that finishes outside my house will be extended by utilising some of the grass verge but this will not be safe due to the width of the road and the weight/speed of traffic, so clearly we have some road safety issues here. Would the speed limit areas need to be moved - surely the current 20mph limit along Decoy Road would need to be extended to allow for this development?

The layout of the houses in the plan will also overlook directly into existing properties from multiple windows in both Decoy Road and Beck Avenue and do we really need more houses - there appears to be over 40 in the area up for sale currently. Surely this will put further pressure on schools, surgeries and other essential services that are already struggling?

The current pumping station that services the surrounding houses at present already struggles to cope with the amount of sewerage going through it, this had led to flooding/drainage issues to properties in Watermeadow Close (this is a close just off Decoy Road) so surely connecting further properties to this already struggling pumping station is only going to result in more issues for more properties.

Also I believe that you are not allowed to build new houses over a main sewerage system like the one that runs from number 37 Beck Avenue across the proposed site and to the pumping station, having looked at the Anglian Water website it states :-

Under no circumstances will we permit building over a sewer or lateral drain where:

- The sewer is a pressurised, i.e. a pumping/rising main.
- A manhole/chamber will be inside a building.
- An entirely new dwelling/building is proposed.

Clearly building new houses over a mains sewerage pipe is a big issue.

The agricultural building that would need to be demolished could contain asbestos, if this is the case is there a plan in place to safely bring the building down without spreading extremely dangerous and potentially fatal fibres into the air and contaminating the surrounding areas?

The plans that have been submitted do not appear to scale, gardens of existing properties appear much larger, the proposed houses which are 3 bedroom appear larger than number 29 Decoy Road which is a 4 bedroom property, so with the scale of the drawing being out the proposed houses might well be even closer to the existing properties making them extremely un-neighbourly.

Most importantly I would like to see Ormesby stay as a village and not become larger than it needs to be, if developments like this which are OUTSIDE of development boundaries are allowed then what is the point in having a boundary and where will developers or planners draw the line to stop villages becoming towns or becoming so big that they almost "merge" with the next village?

A copy of this email will be hand delivered to the Town Hall ftao the planning department

I shall await your further comments.

Yours Sincerely
Paul Storey

12-5-2017.



Debra Hale
37, Beck Avenue
Ormesby St Margaret
Great Yarmouth
NR29 3LF

06/17/0266/0

Dear Mr Minns

I live at number 37, Beck Avenue, and strongly oppose, the proposed development, at the end of Decoy Road, the main reason we bought this house four years ago, was because of the beautiful gield views, (described by William H Brown as fantastic gield views to the rear). We find it very tranquil and private. Firstly to have a building site just yards away from my boundary would be soul destroying, and very stressful, and having looked at the plan, we will be totally overlooked, and have no privacy. So we would have to strongly consider moving. We also think this proposal will devalue our home.

I totally agree with all the points made by my neighbour on Decoy Road.

1, Point about agricultural buildings being demolished could contain asbestos, and therefore could be very dangerous.

2, Scale of drawing of proposed houses might well be closer to my property than thought making me feel very hemmed in.

We were informed that no houses could
be built over a main Sewerage System.

4. Safety issues on Decoy Road, we believe
the road to be far too narrow.

5, I believed you could not build on agricultural
land, 'is this not the case'.

6, Do we really need more new houses for
Sale in Ormesby.

Finally my neighbours are in agreement, they
have read, and asked to sign this letter.

Kind Regards,

[Redacted Signature]

[Redacted Name] 39 Beck Ave

[Redacted Signature]

[Redacted Name] 36 Beck Ave

Jill K. Smith

From: Gillian Denny <
Sent: 17 May 2017 09:31
To: Jason Beck
Cc: plan
Subject: Application reference 06-17/0266/O Decoy Road, Ormesby St Margaret

Dear Jason

We have seen the details of the application for the proposed development ref: 06-17/0266/O,
on Decoy Road in Ormesby St Margaret, and we **strongly** agree with the letter sent to
you by **Jennifer Story opposing the development**.

Regards

Geoff and Gillian Denny

Geoff and Gillian Denny
6 Dene Avenue
Ormesby St Margaret
Great Yarmouth
Norfolk, NR29 3RZ

Tel: 
Mob: 
Email: 

Elaine Helsdon

From: Coral Smart <
Sent: 14 May 2017 18:35
To: plan; ormesbyclerk@btinternet.com; Ron Hanton; Charles Reynolds; jwheeler3@sky.com
Subject: Fw:

Hello,

I am writing to you to greatly object to the application, ref. 06/17/0266/O. The infrastructure could not cope with any more houses, i have lived on Decoy road for 38 years, we have always had problems with flooding, the pumping station could not cope with any more dwellings! my house has flooded twice in the last 12 years, the drains along Decoy road could not cope with the water, also if the plan goes ahead, the path will obviously be extended, the road is far to narrow, especially with the HGVs we have using decoy road and the extra traffic that cuts through to get to the car boot, some which speed past my house exceeding the 20mph speed limit by between 30 to 40 mph! and to add to that the endless tractors tearing up and down the road from Carr Farm! I would really be interested to know why planning permission for 4 houses several years ago was turned down for the reasons i have just stated, yet there is now a proposed development for 6 dwellings? why also would people from Beck avenue want houses overlooking their properties? Ormesby St Margret is a lovely village, please dont spoil it! It can only cause endless problems, as you will be building over the main sewerage system that runs across the proposed piece of land, yours with great concern, Coral Smart, Thisildo Decoy road

Elaine Helsdon

From: Robert Purvis
Sent: 17 May 2017 22:04
To: plan
Subject: Re: Proposed construction of 6 houses on Decoy rd . app no 06/17/0266/O

My address is - 7 Water Meadow Close, Ormesby St Margaret ,NR293NF
Regards Mr R . Purvis.

Sent from my iPad

> On 17 May 2017, at 15:57, plan <plan@great-yarmouth.gov.uk> wrote:

>

> Please would you provide your address so that your comments can be registered.

>

> -----Original Message-----

> From: Robert Purvis mailto:

> Sent: 13 May 2017 10:28

> To: Jason Beck

> Cc: plan

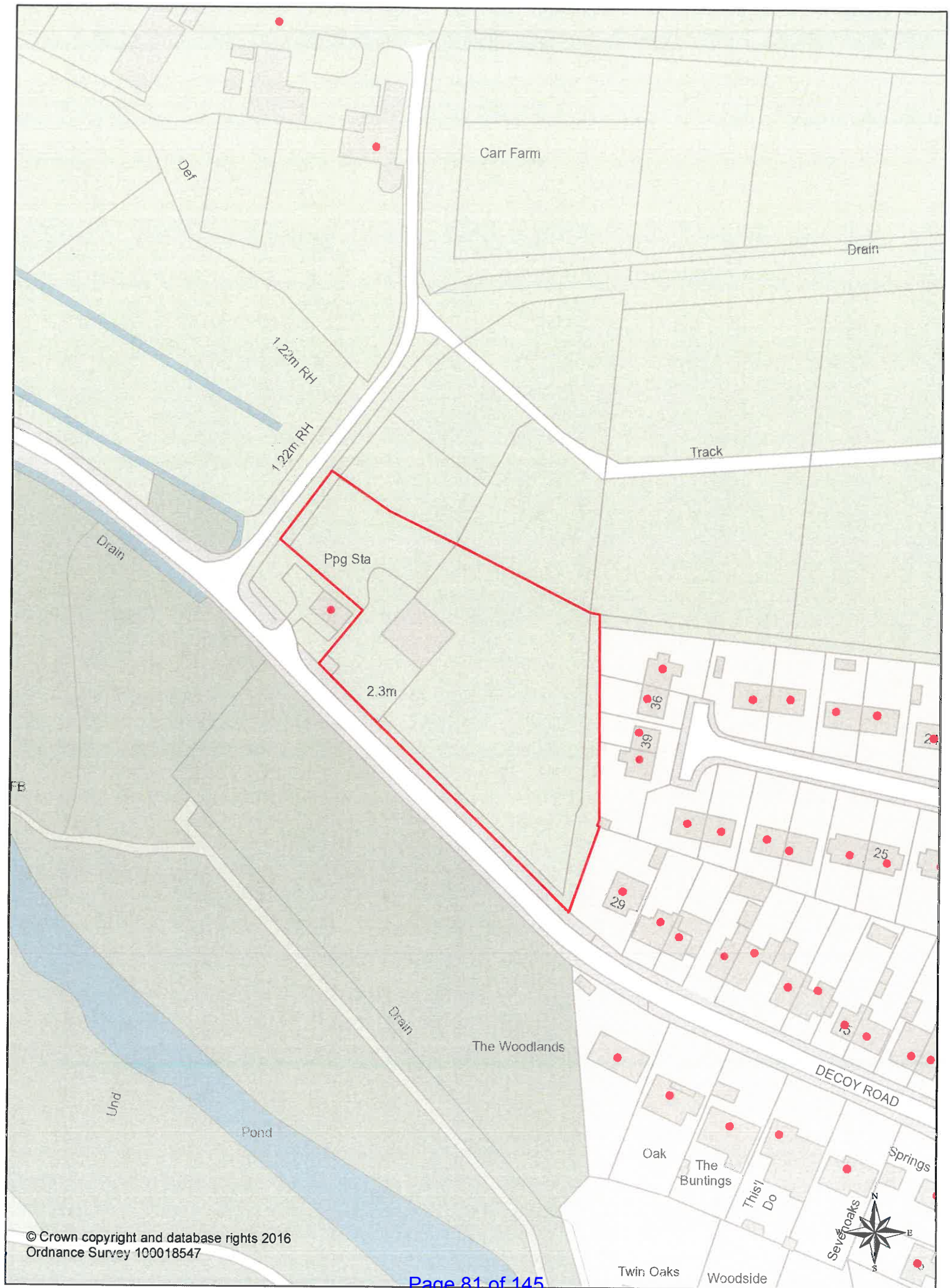
> Subject: Proposed construction of 6 houses on Decoy rd . app no 06/17/0266/O

>

> I am writing to object to the building of six houses on Decoy rd, First of all the road is very narrow and with the amount of farm vehicles and HGV using the road passing is very difficult as you have to go up on the verge or reverse . I would also like to know what provisions there are regarding the sewerage system as there is already a problem with drains overflowing with raw sewage and also flooding in this area and building more houses is not going to improve things. Then there is the problem with schools and doctors (the last time I made an appointment with a doctor I waited two weeks to get an appointment) By increasing the population in the area it is only going to get worse in all respects . Finally Ormesby is a small village with all the proposed building in this area is it going to end up like Bradwell I do hope not .

> Yours Sincerely

> Sent from my iPad. Mr Robert purvis.



Reference: 0617/0220/F and 06/17/0221/LB

Parish: Great Yarmouth

Officer: Mrs Gemma Manthorpe

Expiry Date: 25/07/17

Applicant: Mr D Cross

Proposal: The erection of two metal gates, one at north and one at south end of alley to the west of the Drill House.

Site: The Drill House York Road Great Yarmouth

1. REPORT

- 1.1 The application site adjoins the Drill House (commonly referred to as the Drill Hall) which has recently had approval for a change of use and physical alterations reference 06/15/0311/LB and 06/15/0310/F.
- 1.2 The land between the gates, where it is highways land, is reported within the design and access statement as highways land which is subject to a stopping up order which has not yet been confirmed. There is a section of land adjacent the Town Wall which was previously in the Borough Councils Ownership which has since been transferred to Sea Change Arts.
- 1.3 There are no other applications relevant to the current application at the site.
- 1.4 This report covers both the listed building application and the full planning application for the works applied for.

2. Consultations :-

- 2.1 **Neighbours** – There have been no comments submitted following the neighbour consultation.
- 2.2 **Norfolk County Council as Highway Authority** – No objection, notes that while there is an application made for a stopping up order it has yet to be confirmed. Until the Order is confirmed the land remains public highway available for use by the public and in this respect any closure or obstruction of the highway is not possible.

Highways have recommended conditions be placed on any grant of approval including one which states that no works shall commence on site until such time as a stopping up order to remove all highway rights subsisting in the highway land have been successfully removed.

Full comments and condition, including the full version of the above condition are attached to this report.

- 2.3 **UKPN** – UKPN have access rights to the substation and cables running along both the northern and western ally's. The installer must comply with HSG47 when installing metal gates and supports. While the cables are in the public highway UKPN enjoy 24 hour access, gates would limit access. It is requested that the northern gates be fitted with a dual access locking feature to allow UKPN to access the site.
- 2.4 **Building control** – No comments received.
- 2.5 **Property services** – No comments received.
- 2.6 **Norfolk Constabulary** – Full comments and assessment received, comments on the quality of metal work to control vehicular and pedestrian access. Should be 2m high to prevent unauthorised access.

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

- 3.1 Paragraph 128: In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes or has the potential to include heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.
- 3.2 Paragraph 129: Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this assessment into account when considering the impact of a

proposal on a heritage asset, to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposal.

3.3 Paragraph 131: In determining planning applications, local planning authorities should take account of:

- the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- the desirability of new development making a positive contribution to local character and distinctiveness.

3.4 Paragraph 132. When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification. Substantial harm to or loss of a grade II listed building, park or garden should be exceptional. Substantial harm to or loss of designated heritage assets of the highest significance, notably scheduled monuments, protected wreck sites, battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.

4 Core strategy – Adopted 21st December 2015

4.1 Policy CS10 – Safeguarding local heritage assets

4.2 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
- d) Regularly reviewing heritage designations and designating additional areas, buildings and spaces for protection where justified by evidence
- e) Carrying out, reviewing and implementing Conservation Character Appraisals and, if appropriate, management plans
- f) Designating new Conservation Areas and amending existing Conservation Area boundaries, as appropriate.

5. Assessment

- 5.1 There is currently an application in with Norfolk County Council for the stopping up of the highway to the west of the Drill House building. This proposal, with stopping up order and gates has previously been submitted as part of a larger scheme which included the use of the land for performers practise and as a camping area. This application is for the gates only and does not include the previously refused elements. The design and access statement states that the yard area will be used for visitors to the building to access the rear entrance, some staff parking and load in/out of the building. The statement also states that the goal is to enhance the area over time, given the proximity to the Town Wall and a listed building repair and enhancement works may require consent and as such further applications would be likely.
- 5.2 The agent has stated that the gates will not be physically attached to the Drill House although this is unclear from the drawings submitted and as such would need to be conditioned should the application be approved. The gates proposed are constructed from corton steel frame and cladding with a laser cur pattern and will be 2x2m in size. The will be attached to the ground by galvanised steel posts.
- 5.3 The images supplied appear to be indicative and therefore further detail will be provided as it is unclear as to the end appearance of the gates in relation to the patterns proposed. Notwithstanding the lack of detail provided the Conservation Officer has no objection to the application. The plans submitted as part of the application show the posts as plain although the design and access statement says that they are to be decorated by an artist and as such further details shall be

required prior to commencement to ensure the character of the listed building is maintained.

- 5.4 The design and access statement states that access will be available during weekday daylight hours when safe and appropriate to do so, at other times it is stated that keys will be made available to residents whose property adjoins the yard for repair. Policy CS10 reads, at c) as follows:

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

There is insufficient information submitted as part of the application to comply with policy CS10 of the Core Strategy.

- 5.5 In order to comply with the Core Strategy access should be maintained to historic assets such as the Town Wall which, at present is 24 hours a day as the land is adopted highway. Should members be minded to approve the application a condition would be recommended to be placed upon the land to retain access during the opening hours of the Drill House. Although this would not comply fully with policy CS10 as the access would be restricted it is reasonable to restrict access when the historic asset would not be visible owing to light levels. Should the future intention be to change the use of the land between the Drill House and the Town Wall this would need to come in as a separate application and would be decided on merit.
- 5.6 One of the justifications for the gates is to prevent alleged anti-social and alleged criminal behaviour. It is assumed that should this behaviour be occurring, which is supported by the Police Architectural Liaison Officers comments which state 'I am conscious of other supportive police comments which highlight historic criminal and anti-social behaviour incidences', it occurs at night. This assumption would lead to the conclusion that the gates remaining open during the day for public access would not be detrimental to the aims and purpose of the gates.

6. **RECOMMENDATION :-**

- 6.1 The recommendation is to **APPROVE** the application. It is accepted that there is insufficient information submitted in support of the application in relation to the final design and details of the posts, including details of the depth of excavation required to secure them adjacent the listed building however these elements can be conditioned. In addition any and all conditions to ensure an adequate form of development should be applied including a condition requiring the gates to be open during opening hours of the Drill House.

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

Your Ref: 06/17/0220/F
Date: 15 June 2017

My Ref: 9/6/17/0220
Tel No.: 01603 638070
Email: stuart.french@norfolk.gov.uk

Dear Gemma

Great Yarmouth: The erection of two metal gates, one at north and one at south end of the alley to the west of the Drill House
The Drill House York Road GREAT YARMOUTH NR30 2LZ

Thank you for your recent consultation with respect to the above.

As the applicant has acknowledged within the application, the land which it is proposed to gate off is presently is subject to a Stopping Up Order, and from earlier applications the Highway Authority have indicated that this would be an agreeable way forward. In this respect I have no objection to the principle of the proposals

However, whilst I am aware that an application has been made for the Stopping Up Order, my records indicate that this order has yet to be confirmed by the Department for Transport. Until the Order is confirmed the land remains public highway available for use by the public and in this respect any closure or obstruction of the highway is not permissible.

Accordingly given the above, should your Authority be minded to approve the application, then subject to the inclusion of the following conditions and informative note, the Highway Authority raise no objection to this application.

SHC 13 Prior to commencement of the use hereby permitted any access gate(s), bollard, chain or other means of obstruction shall be hung so as not to open onto/overhang the public highway

Reason: To enable vehicles to safely draw off the highway before the gate(s) or obstruction is opened.

Continued/...

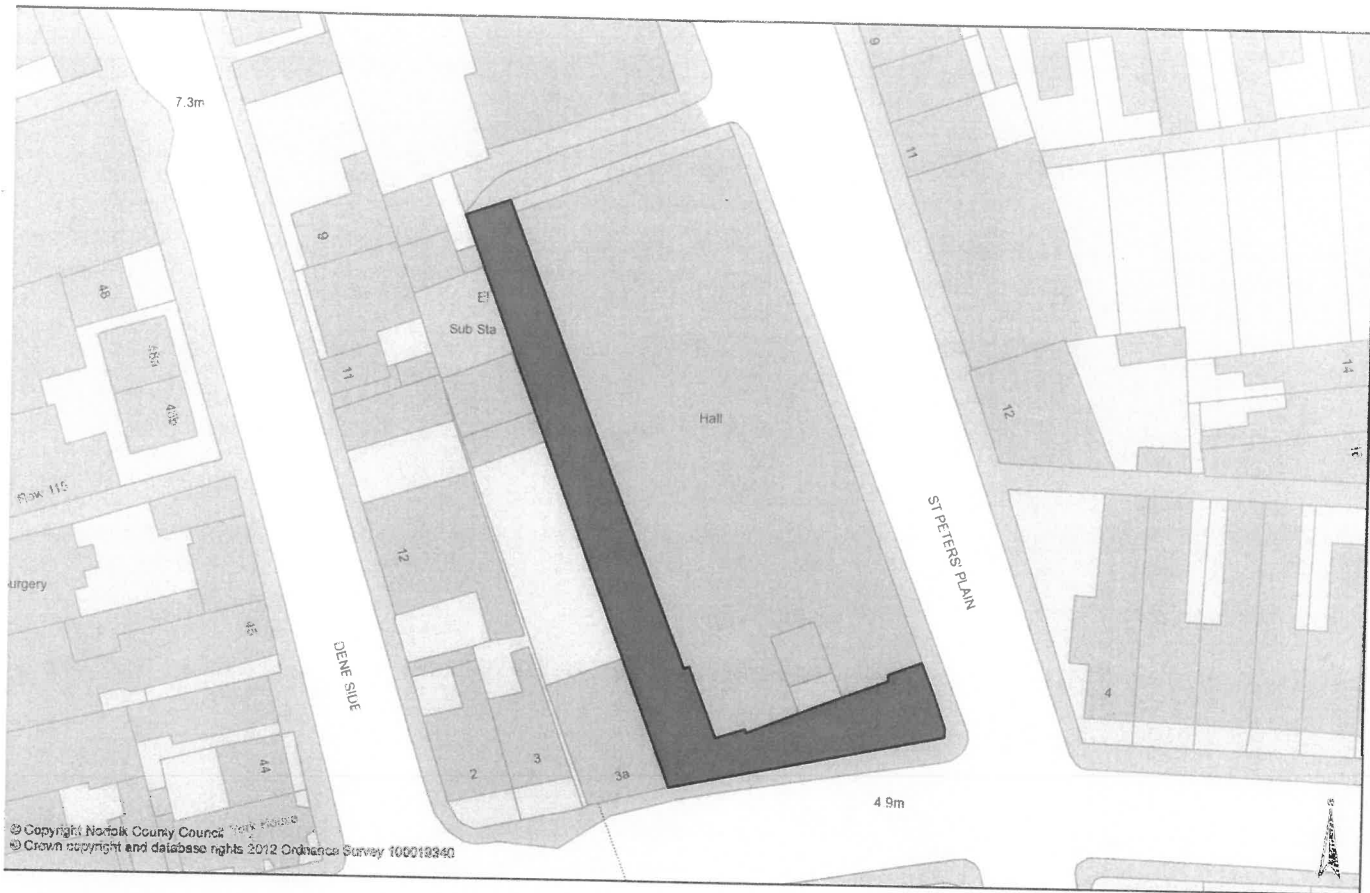
SHC 38 No works shall commence on site until such time as a Stopping Up Order to remove all highway rights subsisting in the highway land coloured red on the attached plan has been granted and all Highway rights over the red land have been successfully removed.

Inf. 5 The imposition of the above condition does not in any way infer that Norfolk County Council, as Local Highway Authority, will support a formal application for a Stopping Up Order to remove highway rights. In addition, statutory undertakers have a right to object to the granting of a Stopping Order, which may prevent this development from progressing in its current format.

Yours sincerely

Stuart French

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



Norfolk County Council

Proposed area of stopping up of highway

1400



FAO
Miss G MANTHORPE

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

Ref: 06/17/0220/F

Date: 16/06/17



NORFOLK
CONSTABULARY

Our Priority is You

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

The erection of two metal gates, one at north and one at south end of the alley to the west of the Drill House at The Drill House, York Road, GREAT YARMOUTH, Nr30 2LZ

Dear Miss Manthorpe,

Thank you for inviting me to comment on the above Planning Application. I have inspected the proposals and have considered my previous comments re access control in planning application 06/15/0310/F. I am conscious of other supportive police comments which highlight historic criminal and anti-social behaviour incidences and feel the following security comments appropriate.

I would reiterate that the proposed metal gates should be robust enough to effectively control vehicular and pedestrian access to and from the western alleyway and deny unauthorised access. Overt signage indicating restricted access will help deter opportunist crime.

Gates should be securely fixed so that they cannot be removed from their mountings and auto closure features included to prevent gates remaining unnecessarily open and unauthorised access gained. I would ideally request gating to reflect LPS1175 standards of security, but due to the bespoke nature of newly designed and created gates, such test

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standards will be difficult to achieve. However, gating should be no less than 2.0m, tall enough to prevent casual access over the top.

The metal work design should be such that the gates (*including metal posts*) do not inadvertently provide criminals ready footholds/step ups, thereby permitting unauthorised entry into/from the alleyway. Keyed locks (*integral or padlocks*) should be protected from attack/cropping by protective metal casing. Integral locks should include an anti-drill dead lock and steel drop bolts only accessible from behind the gating. If padlocks used they should close shackled type and no less than CEN Security Grade 5. Chains should in this case not be used to provide security protection.

Security lighting as previously reported by me in 06/15/0310/F, should mean that parking and journeys between the buildings will be safer and criminal activity deterred or identified early. Such lighting cover would also provide beneficial surveillance protection for both sets of gates along the western alleyway.

If the applicant wishes to discuss the comments above 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.



S

Elaine Helsdon

From: Pritchard, Michael <Michael.Pritchard@ukpowernetworks.co.uk>
Sent: 15 June 2017 14:36
To: plan
Cc: Hurst, Paul
Subject: 20170615-Planning Application 06/17/0220/F
Attachments: 20170615125017707.pdf

FAO Mrs G Manthorpe,

Dear Mrs Manthorpe,

I write to you in relation to the subject line planning application, UKPN have, NO OBJECTIONS to the erection of metal gates at the north and south end of the Alley to the West of the "Drill House".

However I must point out a number of concerns:

1. UKPN have rights of Access to the Substation (S/S) called Ravelin House in the North-West corner of the Alley.
2. UKPN have Cables running along both the Northern and Western Alley's. (Northern Alley Highlighted Orange, Western Alley Highlighted Pink, on attached plan.)
3. The Installer must comply with HSG 47 when installing the Metal gates and supports. To avoid damage to underground utilities
4. Whilst the cables are in public highway UKPN enjoy 24Hr access to repair and maintain cables and equipment, gates would limit access to our equipment UKPN would request that the Northern most gate be fitted with a dual access locking feature, UKPN would supply a padlock, this would allow UKPN access to repair and maintain equipment.

Should You or the applicant have any questions please contact me, my details are at the foot of this email.

Kind Regards,

Mike

Mike Pritchard GCGI Eng Tech MInstRE
Distribution Planning Engineer
UK PN Asset Management
Mob. 07812262339
Email: Michael.Pritchard@ukpowernetworks.co.uk

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Reference: 06/17/0331/A

Parish: Martham

Officer: Mrs Gemma Manthorpe

Expiry Date: 28th July 2017

Applicant: Mr I Kaykusuz

Proposal: Illuminated sign over shop front (already in situ).

Site: 9 The Green Martham

1. REPORT

- 1.1 This application is for the retention of an illuminated advertisement in a conservation area. There has previously been an approval by members for a full planning application for the change of use of an existing commercial unit to A1, A2, A3 and A5 use and the subdivision of the unit to form two separate commercial units. The uses applied for are mixed with the application form stating that each of the two proposed units covering 106.5 square meters and being one of the four proposed uses.
- 1.2 The site has previously been used as a motor repair business (application 06/84/0135/F – siting of a porta cabin for use as a temporary office in connection with a motor fuels repair business) and more recently as Broadland Fuels in a B1 use and has had advertisements to the effect displayed on site.
- 1.3 The advertisement is 2.46m from ground level and measures 0.6 x 8.05 x 0.3 and projects 0.35m from the wall. The description of the advertisement is white text on a black background which is internally illuminated to 180 lumes, the illumination is to be static.

2. Consultations :-

- 2.1 **Neighbours** – There have been three objections to the application from neighbours at the time of writing. The site notice is being displayed currently and consultations are open until the 7th July, should additional consultation responses be received these shall be verbally reported. The objections are summarised as follows:
 - The signage is not in keeping with the village.
 - Other businesses have subtle signage which doesn't cause a nuisance.
 - Recommend that the sign can remain but remains switched off (non-illuminated).
 - A multi coloured flashing sign is completely inappropriate.
 - The LED sign shines into bedroom window.

- 2.2 **Parish Council** – Objection – completely out of character in a conservation area and central village location. Has permission been granted for window graphics? Any signage must be in keeping with character of rest of village.
- 2.3 **Norfolk County Council Highways** – No objection to the application, condition requested in relation to the maximum illumination. Condition restricts the illumination to 600cd/m² with no part of the illumination being directly visible to users of the adjacent highway.
- 2.4 **Conservation** – This would seem reasonable for a utilitarian building.

3. National Planning Policy Framework

- 3.1 Paragraph 67. Poorly placed advertisements can have a negative impact on the appearance of the built and natural environment. Control over outdoor advertisements should be efficient, effective and simple in concept and operation. Only those advertisements which will clearly have an appreciable impact on a building or on their surroundings should be subject to the local planning authority's detailed assessment. Advertisements should be subject to control only in the interests of amenity and public safety, taking account of cumulative impacts.

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

- 4.1 POLICY BNV22
PROPOSALS FOR THE DISPLAY OF ADVERTISEMENTS WILL BE PERMITTED IF THEY MEET THE FOLLOWING CRITERIA:
- (A) THEY ARE WELL DESIGNED AND SITED;
- (B) WHERE APPROPRIATE, THEY RESPECT THE CHARACTER AND ARCHITECTURAL FEATURES OF THE BUILDING ON WHICH THEY WOULD BE DISPLAYED;
- (C) THEY WOULD NOT RESULT IN A PROLIFERATION OF ADVERTISEMENTS IN ANY ONE LOCATION;
- (D) THEY WOULD NOT BE UNREASONABLY VISUALLY OBTRUSIVE;
- (E) THOSE IN CONSERVATION AREAS WOULD BE COMPATIBLE WITH THE CHARACTER OR APPEARANCE OF THE AREA; AND
- (F) THEY WOULD NOT GIVE RISE TO A HAZARD TO PUBLIC SAFETY.

5. Core Strategy:

- 5.1 **Policy CS7**

Overall, the majority of town, district and local centres within the borough are performing well, despite the national economic downturn. To enable them to continue to compete with centres outside of the borough, out-of-town retailers and the internet, the Council will:

- a) Focus future development and investment using the retail hierarchy in Table 12 below

Table 12: Retail Hierarchy	Location
Classification	
Main Town Centre	Great Yarmouth
Town Centre	Gorleston-on-Sea
District Centres	Bradwell (Proposed) and Caister-on-Sea
Local Centres	Well defined groups of shops and services in the borough's villages and main towns, such as The Green, Martham; Bells Road, Gorleston and Northgate Street, Great Yarmouth.

- 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

6. Assessment

- 6.1 The advertisement, when originally displayed, was subject to a number of complaints and as such advice was given stating that the advertisement did not benefit from deemed consent under the Advertisement Regulations and consent was therefore required for the display. When the advertisement was initially displayed the illumination was a variety of colours. In addition to the advertisement that is subject to this application there was a projecting sign in the shape of a donor kebab which does not form part of this application and has been removed from the site.
- 6.2 The main objections to the application, including the Parish Councils objection, are in relation to the illumination of the advertisement and that the advertisement, by illumination, changed colour. Through discussions with the applicant the white illuminated lettering could be conditioned to be white which would mitigate the appearance of the advertisement. The illumination levels would also be limited to the lower of the two between that required by highways or that proposed.
- 6.3 By limiting the colour of the lighting to white and maintaining suitable level of illumination the harm is alleviated sufficiently so as not to cause harm to the character or amenity of the area. Although there are other advertisements in the locality these are advertising separate businesses and as such there is not a proliferation within the area.
- 6.4 Policy CS7 of the Core Strategy supports investment in local centres such as Martham. The area is typified, as shown by policy CS7, as a local centre

owing to the number of businesses that are located in the immediate area of The Green. There are a number and variety of business within the vicinity of the application site which all display advertisements. It is noted that the advertisement which is the subject of the current application is not similar to those proposed however it needs to be assessed on its merits.

- 6.5 The site is located within a conservation area and as such the appearance of the venue should be assessed taking this into consideration. The advertisement regulations do allow, with restrictions, advertisements to be displayed within conservation areas although the current application is not within these parameters and as such express consent is required. Other advertisements within the vicinity are illuminated although in different ways to the current application.
- 6.6 The advertisement is similar to the previous sign at the premises and, as per the Conservation Officers comments, is acceptable given the utilitarian appearance of the building. The Conservation Officer, looking primarily on the advertisements effect on the character of the area, does not object to the application nor illumination and as such the effect on the conservation area is not deemed to be significantly adversely affected.

7. Recommendation

- 7.1 **APPROVE** subject to conditions required to provide a satisfactory form of development, those requested by Highways and a condition ensuring that the illumination is not on outside of the hours that the business is open.

Elaine Helsdon

From: Martham Clerk <marthamclerk@btinternet.com>
Sent: 28 June 2017 12:17
To: plan
Subject: Responses from Martham Parish Council

06/17/0281/F – 3 Staithe Rd, NR29 4PT. Remove existing conservatory and replace with larger brick built room. **No comment**

06/17/0317/F – 2 Daisy Close, NR29 4PT. Proposed single storey rear extension. **No comment.**

06/17/03035/F – 5 Willow Way, NR296 4SH. Side extension to existing house and reconstruction of detached garage. **No comment.**

06/17/0343/F – 41 Low Road, NR29 4RE. Demolish timber bungalow and erect new detached dwelling with cart shed timber garage.

Council has considered the above application and would comment as follows: They feel strongly that the hedgerow be retained, not replaced with fencing. Only hedgerow allowed to be removed would be to improve the visibility splay on the driveway. Objection on both aesthetics, and also due to impact on biodiversity of area. It is a blind corner, currently a view is available across the property, albeit restricted, which improves safety on that corner. Fencing would obscure that.

06/17/0331/A – 9 The Green, NR29 4PL. Retrospective illuminated sign over shop front. **Objection – completely out of character in a conservation area and central village location. Has permission been granted for window graphics? Any signage must be in keeping with character of rest of village.**

06/17/0063/F – 31 Rollesby Road, NR29 4SW. Demolish existing porch and replace with larger porch. **No comment.**

06/17/0267/F – Selwyn House, 28 The Green. Conversion of a barn to two dwellings. **No comment.**

06/17/0358/F – Somerton Road/White Street, Church Farm. Conversion of barn to 2 dwellings plus 43 dwellings. **Please can permission include a restriction on HGV movements around school opening and closing times on the grounds of safety. There is considerable vehicle and bus traffic in that area during this period – but also high volumes of young people on foot.**

Kind regards,

Sarah Hunt
Parish Clerk
(01493) 749938

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

Your Ref: 06/17/0331/A
Date: 22 June 2017

My Ref: 9/6/17/0331
Tel No.: 01603 638070
Email: stuart.french@norfolk.gov.uk

Dear Gemma

**Great Yarmouth: Retrospective illuminated sign over shop front
9 The Green Martham GREAT YARMOUTH NR29 4PL**

Thank you for your recent consultation with respect to the above to which the Highway Authority have no objection subject to the following condition and informative note being appended to any grant of permission your Authority is minded to make.

SHC 33 The level of illumination of the illuminated sign shall not at any time exceed 600cd/m². No part of the source of the illumination shall at any time be directly visible to users of the adjacent public highway.

Reason: In the interests of highway safety.

Inf. 3 This development involves a sign that may affect the public highway. The Applicant should note that the Norfolk County Council, as Highway Authority, reserves the right under the general provisions of Common Law and Section 152 of the Highways Act 1980 to seek the removal of any sign causing an obstruction or nuisance, or which obscures or hinders the ready interpretation of a road traffic sign.

Yours sincerely

Stuart French

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

To: Conservation Officer

My Ref: 06/17/0331/A

From: Development Control Manager

Date: 9th June 2017

Case Officer: Mrs G Manthorpe
Parish: Martham 13

Development at:-

9 The Green
Martham
GREAT YARMOUTH
NR29 4PL

For:-

Retrospective illuminated sign
over shop front

Applicant:-

Mr I Kaykusuz
c/o 23 Regent Street
GREAT YARMOUTH
Norfolk

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 23rd June 2017.

COMMENTS:

• THIS WOULD SEEM REASONABLE FOR
A UTILITARIAN BUILDING

• IAN HARRY 16.6.17

Internet Consultees

Application Reference 06/17/0331/A

Attachments

Invalid Consultee Comment? ☐

Copy to existing Consultee? ☐

Name Liz Robinson
Address 8 Hazel Drive
Martham
Great Yarmouth
Norfolk

Post Code
Telephone
Email Address

For or Against ☐ Subject ☐

Speak at Committee ☐

This signage is totally out of place in the village. All the other shops, take aways, pubs etc. have subtle signage that works very well and doesn't cause a nuisance to surrounding properties. It must be awful living near this takeaway, not withstanding the noise, late night car door slamming and increased traffic they are now subjected to neon flashing signs.

Date Entered 12-06-2017

Internet Reference 0WPC1157

Ack'd 5/7/17

Jill K. Smith

From: Janice Meaker <
Sent: 04 July 2017 20:21
To: plan
Subject: Keebab 06/17/0331/A

I have lived in my lovely thatched house in Martham 28 years a lovely quaint village quiet. Now i cannot get parked, I have litter strewn about, late young people coming out of the pub and getting a Keebab shouting. When I go to bed and it is hot I can no longer have my window open as people in the shop shout sometime late at night. I already go to bed with Blackpool lights shinning in my window. I cannot sleep until they are closed. These extra lights are unreasonable. I already have doors slamming and car radios playing late. Shop open until 12pm. The village is ruined.

Janice Meaker
1 Black Street,
Martham.

Sent from my iPad



06/17/0331/A

5

Elaine Helsdon

From: Caroline Sime on behalf of enquiries
Sent: 14 June 2017 09:48
To: plan
Cc:
Subject: FW: Martham pitta and Keebab
Attachments: Video.MOV

Good Morning Planning department

Please see the below email and attachments received in our general enquiries. Please reply to the customer directly who has been copied into this email so that they have a record of the email being forwarded to you.

Kind regards

Caroline
Customer Service Advisor
Great Yarmouth Borough Council
Telephone: 01493 856100
E-mail: enquiries@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: Janice Meake
Sent: 09 June 2017
To: enquiries
Subject: Martham pitta and Keebab

This is the second time I have written. I am writing regarding the planning permission given to the pizza and kebab shop opposite my lovely 1720 thatched cottage. I would like to know why permission was granted. We have LED light sign bright and shining straight into my bedroom window, parking is abominable and dangerous.

I have lived in Martham 25 Years it was a lovely quaint village and peaceful now it is bedlam. Why have you spoilt out lovely village.?

The shop is madness anything to earns Bob. See photo.

Please see photo which I will also forward to the police.

Elaine Helsdon

06/17/0331/A

S

From: Gemma Manthorpe
Sent: 13 June 2017 17:26
To: plan
Subject: FW: Signage of Pizza and Kebab take away

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: Robert Porter
Sent: 13 June 2017 16:33
To: Gemma Manthorpe
Subject: Re: Signage of Pizza and Kebab take away

Hi Gemma,

The Pizza and Kebab shop in Martham have now applied for retrospective planning permission for their sign.

I wish to formerly object on the grounds that a multi coloured flashing sign of this size is completely inappropriate and out of keeping with the rest of the village centre. Martham is not a tourist centre and what might be considered appropriate on Beach Road Hemsby or Great Yarmouth seafront is not suitable for our village.

My recommendations would be to allow the sign to remain so the shop owners do not incur any extra expense but that it remains switched off or for the avoidance of any doubt is disconnected.

If planning objections do not come under your remit please can you forward this to the appropriate person.

Thank you for your help.

Mary Jones Porteous
The Wilderness,
30 Repps Road,
Martham,
Great Yarmouth,
Norfolk.
NR294QT



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Ordnance Survey 100018547

Reference: 06/17/0348/F

Location: Great Yarmouth

Officer: Mr J Beck

Expiry Date: 03-08-2017

Applicant: Mr Knowles

Proposal: Change of use from vacant land to the siting of a 'Slingshot' amusement ride, along with the erection of fencing and installation of matting

Site: Marine Parade (Former Amazonia Reptile Zoo)
Great Yarmouth

REPORT

1. Background / History :-

1.1 The application site is positioned on Marine Parade which forms the main tourism destination for the town of Great Yarmouth. The site is located within the South Beach Garden with the Sealife centre to the south and Marina Centre further north. South Beach Garden is an area of open space with low level landscaping and with views out towards the sea. The site was formerly the location of the Amazonia Reptile Zoo which has been demolished and the site grassed over. The Amazonia was a single storey construction of limited aesthetic value. The site is within the seafront conservation area.

1.2 The application is for permission to site a 'sling shot' attraction which is an enclosed ball in which people can sit which will be released on elastic ropes. The structure is predominantly two metal poles measuring 45 metres situated on a flat trailer. Once the ball is released it will exceed the height of the two poles to a height of 60 metres. The ride will be in operation between March and October.

1.3 The site is within the Prime Commercial Holiday Area as defined under the Borough Wide Local Plan.

1.4 The ride is already in situ, although is not yet open. This means the application is retrospective.

1.5 Planning History:

06/87/0290/A – One helium filled balloon (up to 200ft in the air). Advert Consent. 06-04-1987

06/95/0255/CU – Change of use of part of the gift shop to tearoom. Approved with conditions. 09-05-1995

06/16/0023/CC. Demolition of former Amazonia Reptile Zoo, boundary walls and fencing; clearance of debris; level site and leave clean and tidy. Conservation Area Consent. 02-03-2016

2. Consultations :-

All Consultations are available to view on the website.

2.1 Highways – No objection.

2.2 Environmental Health – No objection.

2.3 Norfolk Constabulary – Has recommended security measures such as anti-climb fencing mesh and restricted access to the kiosk.

2.4 Statutory Surface Water Management Plan – Below their threshold to comment.

2.5 Historic England – No objections, but recommended consulting an archaeology consultee.

2.6 British Pipeline Agency – No objections. However they have given a criteria for acceptable development adjacent a pipeline.

2.7 Natural England – No comment.

2.8 Essex and Suffolk Water – No objection.

2.9 Conservation – Supported subject to a temporary condition.

2.10 Public comments – No comments received as of the 3 July when the report was written. Please note that the public consultation is open until the 7 July. Any responses received after the report will be read out at the meeting.

2.11 Strategic Planning – No objection

2.12 Environmental Agency – No Comment

2.13 Health and Safety Executive – Comments are awaited.

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 TR5

The council will preserve and enhance the existing character of holiday areas by ensuring that they are not spoilt by over-development. Proposals for uses such as fun-fairs, discotheques or other uses likely to generate significant levels of noise or disturbance or operate during unsocial hours will be permitted only in the prime commercial holiday areas (as defined on the proposals map) and where the applicant can demonstrate that there would be no significant detriment to the occupiers of adjoining properties and users of land.

(Objective: To preserve and enhance the character of existing holiday areas.)

3.5 POLICY TR7

Proposals for new visitor facilities and attractions may be permitted in the prime commercial holiday areas of Caister-on-sea, California, Gorleston-on-sea, Great Yarmouth, Hemsby, Hopton-on-sea, Newport and Scratby and will be assessed having particular regard to their scale, design and relationship to other uses and to landscape, environmental, residential amenity and traffic considerations.

(Objective: To meet increasing visitor expectations and changing tourist trends whilst safeguarding the natural environment.)

3.6 POLICY TR21

In the Great Yarmouth seafront area, with the assistance of its statutory development control powers, the council will:

- (A) Maintain and enhance the status of Great Yarmouth's golden mile (the seafront between Euston Road and the pleasure beach) as the main focus of the borough's traditional tourist industry, and provide the balance and range of facilities and attractions within this area that meets the needs and expectations of all sections of the potential market;
- (B) Protect the predominant character of the different areas of the seafront by:
 - i retention of the uncommercialised open character of the area to the north of the Britannia pier;
 - ii retention of the open character of areas to the east of marine parade between Britannia pier and the pleasure beach, including the areas of public open space; and,
 - iii steering proposals of a highly commercial nature to areas predominantly in such uses;
- (C) Subject to aesthetic, conservation and other land-use considerations, extend the seafront illuminations scheme;
- (D) Subject to proven need, permit additional gaming facilities, including a casino ;
- (E) Subject to the likely effect on adjoining or neighbouring land-uses, favourably consider proposals for entertainment development within areas designated as

prime holiday attraction or prime commercial holiday areas on the proposals map;

- (F) Maintain and enhance the existing character of the area to the east of marine parade;
- (G) Subject to scale and design, favourably consider any proposal to extend the marina leisure centre northwards;
- (H) Subject to a design which retains the pier deck and pavilion, favourably consider redevelopment of the wellington pier complex.

3.7 Adopted Core Strategy:

3.8 CS8 – Promoting Tourism, Leisure and Culture

As one of the top coastal tourist destinations in the UK, the successfulness of tourism in the Borough of Great Yarmouth benefits not only the local economy but also the wider sub-regional economy as well. To ensure the tourism sector remains strong, the Council and its partners will:

A) Encourage and support the upgrading, expansion and enhancement of existing visitor accommodation and attractions to meet changes in consumer demands and encourage year-round tourism

D) Maximise the potential of existing coastal holiday centres by ensuring that there are adequate facilities for residents and visitors, and enhancing the public realm, where appropriate

E) Support the development of new, high quality tourist, leisure and cultural facilities, attractions and accommodation that are designed to a high standard, easily accessed and have good connectivity with existing attractions

F) Encourage a variety of early evening and night time economy uses in appropriate locations that contribute to the vitality of the borough and that support the creation of a safe, balanced and socially inclusive evening/night time economy

J) Ensure that all proposals are sensitive to the character of the surrounding area and are designed to maximise the benefits for the communities affected in terms of job opportunities and support for local services

3.9 CS9 – Encouraging well designed, distinctive places

High quality, distinctive places are an essential part in attracting and retaining residents, businesses, visitors and developers. As such, the Council will ensure that all new developments within the borough:

- a) Respond to, and draw inspiration from the surrounding area's distinctive natural, built and historic characteristics, such as scale, form, massing and materials, to ensure that the full potential of the development site is realised; making efficient use of land and reinforcing the local identity
- c) Promote positive relationships between existing and proposed buildings, streets and well lit spaces, thus creating safe, attractive, functional places with active frontages that limit the opportunities for crime

3.10 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

3.11 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 Marine Parade which forms the main tourism destination within Great Yarmouth. Marine Parade contains a mix of use classes that are predominantly centred around the tourism trade. The site itself is positioned within an area of open space known as South Beach Garden's. It's immediate

vicinity is characterised by a flat expanse with low level landscaping (flower beds) and with open visual access to the coast. To the South is the Sealife Centre, the Winter Gardens and Wellington Pier whilst to the north is a car parking area before the Marina Centre.

4.2 The application is for full planning permission for the siting of a 'slingshot' amusement ride which would constitute a D2 use (the same as the Reptile Zoo prior to its removal). The ride involves an enclosed ball with customers within being released into the air on a pair of elasticated ropes. The structure itself is predominantly formed of two large metal poles upon a flat trailer. The structure is already in situ and appears to be fully erected. The Flood Risk Assessment and Planning Statement states that the ride will be sited up to 8 months per annum between March to October.

4.3 The site once housed the Amazonia Reptile Zoo which was demolished in 2016 and the land tidied. The Reptile Zoo was a single storey structure of limited visual importance in itself.

4.4 Under the Borough Wide Local Plan and the area which was the Reptile Zoo was located is designated as Primary Commercial Holiday. Around the site is South Beach Gardens which is designated as Open Space.

5.0 Assessment

5.1 The location of the development is considered acceptable in principle as it is a commercial holiday use in accordance with the local plan. Although the Reptile Zoo was demolished in 2016 after a prior notification application it remains a commercial holiday use under the Borough Wide Local Plan and adopted Core Strategy. Accordingly the use in this location is deemed policy compliant. Policy CS8 of the adopted Core Strategy states that we should maximise the potential of the holiday industry as well as supporting new attraction which are of a good quality design and with good access and connections to its surroundings. Policy TR21 states that subject to other concerns the council should look favourably upon new entertainment developments in primary commercial holiday areas. It is considered that the proposal will provide an attraction which will improve the overall visitor appeal of the town. The attraction will have good connections to the wider holiday uses. It is not considered that the proposal will reduce the wider viability of the holiday centre.

5.2 The proposal is not considered to visually detract from its surroundings and is considered sympathetic to the wider conservation area. An attraction such as this is

broadly in character with its surroundings similar to rides at the Pleasure Beach and Joyland. A commercial tourist attraction such as this is an intrinsic part of the character. The development itself is not considered to significantly affect the skyline or views out to the coast. It is recognised it is a very tall structure positioned in an area of open land. However two steel poles are narrow meaning they will not be a significant part to the landscape. The base and security fencing will increase the attractions presence, but it is not a significant visual detracting.

5.3 The conservation team have supported the application provided it is given temporary permission. The request for a temporary condition was also raised by Historic England. A condition for temporary permission is recommended as it will mean that planning retains control of the site and can assess the impact. In addition further controls ensuring its removal from site during the off-season could be considered.

5.4 The proposal is not considered to significantly and adversely affect the neighbouring uses. Environmental Health were consulted and have not objected. Accordingly it is not considered to significantly and adversely affect the neighbouring uses. However a temporary condition will ensure that the use can be assessed. The ride itself separated from the nearby uses as it is positioned within the centre of the South Beach Gardens. At the time of the report being written no public objections had been received, however it should be noted that the public consultation extends to the 7 July so any comments received prior to that date will be read in committee.

5.5 The site is within a flood zone and accordingly a Flood Risk Assessment was provided. The Lead Local Flood Authority has not commented as it is below its threshold in terms of size for them to comment. The Environmental Agency has not objected. The use is not considered to be a high vulnerability and is likely to be less vulnerable than the previous Zoo. It is considered that there are no other locations aside from Marine Parade suited to such a development. The Flood Risk Assessment states that the ride will be sited between March and October meaning it will not be in operation during the winter months which often have higher precipitation. A condition can be considered to ensure it does not open during winter. In addition the Flood Risk Assessment explains that the development is unlikely to significantly affect existing drainage.

5.6 The application site is within the conservation area, but is not immediately adjoining any listed buildings. There are number of important buildings on Marine Parade including the Windmill Theatre opposite. A heritage report was submitted with the application which found that the development has no harm to the nearby

listed buildings and limited harm to the conservation area. This view is supported by Conservation Department and Historic England's comments.

5.7 Although no objections were received a number of statutory consultees had returned comments. The British Pipeline Association did not object in principle; however they did raise a number of points to be considered when developing near to a major pipeline. The Norfolk Constabulary have recommended security measures for the applicant's consideration. Essex and Suffolk Water stated they have no assets affected, but have requested that the development is connected. Given the nature of the development this is unlikely to be required. Highways have not objected and raised no concerns about the parking.

6. RECOMMENDATION :- Recommended for approval, subject to all conditions ensuring a suitable development including a temporary permission and conditions ensuring the units removal when not in use (off-season).



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

Community and Environmental
Services
County Hall
Martineau Lane
Norwich
NR1 2SG
NCC contact number: 0344
800 8020
Textphone: 0344 800 8011

Your Ref: 06/17/0348/F
Date: 21 June 2017

My Ref: 9/6/17/0348
Tel No.: 01603 638070
Email: stuart.french@norfolk.gov.uk

Dear Jason

Great Yarmouth: Change of use from vacant land to the siting of a 'Slingshot' amusement ride, along with the erection of fencing and installation of matting Marine Parade (Former Amazonia Reptile Zoo Site) GREAT YARMOUTH NR30 3AH

Thank you for your recent consultation with respect to the above to which the Highway Authority raise no objection

Yours sincerely

Stuart French

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

Jill K. Smith

From: Jason Beck
Sent: 20 June 2017 08:36
To: Jill K. Smith
Subject: FW: 06/17/0348/F

Please find a consultation response

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: Sarah A. Flatman
Sent: 16 June 2017 14:53
To: Jason Beck
Subject: 06/17/0348/F

Dear Jason,
I have no comments to make in respect of this application
Regards

Sarah Flatman
Commercial Team Manager
Great Yarmouth Borough Council

Telephone: 01493 846408

E-mail: Sarah.Flatman@great-yarmouth.gov.uk

Website: www.great-yarmouth.gov.uk

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

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FAO
Mr J BECK

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

Norfolk Constabulary

Community Safety Department
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: 06/17/0348/F

Date: 16/06/17

Planning Application

Change of use from vacant land to the siting of amusement ride, along with the erection of fencing & installation of matting at Marine Parade, (Former Amazonia Reptile Zoo Site), GREAT YARMOUTH, NR30 3AH

Dear Mr Beck,

Thank you for inviting me to comment on the above Planning Application. The Planning Statement provides some detail regarding security proposals for this application. However, I make the following comments:

Though temporarily sited between March and October, the trailer mounted 'slingshot' ride with its integral kiosk should be firmly secured to the ground to prohibit unauthorised mechanical or personal movement. Therefore the potential for interference, tampering, damage or loss should be prevented by appropriate security measures in place during that period.

The applicant proposes 5mm, 1.8m high weld mesh metal security fencing and associated gating to enclose and protect the entertainment facility outside operating hours. However, such fencing should equally seek to prevent unauthorised access to the ride, kiosk and operating systems during opening hours also.

I recommend (*anti-climb*) weld mesh security fence protection to reflect LPS 1175 SR1 specification, be no less than 2m and gating fitted with locks to the same standards.

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.



Access to the inside of the kiosk should be appropriately controlled to prevent interference to operating systems or loss from the kiosk and adequately signed as private/out of bounds to members of the public. Doors should be fitted with no less than BS 3621 locks to prevent casual access during opening hours and forced access outside operating hours.

Staff should be vigilant to interference or security breaches along the perimeter and the weld mesh security fencing will provide beneficial visual surveillance through the site. The location does benefit from Great Yarmouth Town Centre monitored CCTV system, providing formal surveillance cover in the area.

I would encourage the provision of vandal resistant 'dusk to dawn' sensored security lighting to cover the kiosk/control system during the hours of darkness and when considering security lighting, due regard should be given to preventing a nuisance to residents and minimising light pollution.

If the applicant wishes to discuss the comments above or requires 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

Jill K. Smith

From: Lead Local Flood Authority <llfa@norfolk.gov.uk>
Sent: 12 June 2017 12:30
To: Planning Support
Cc: Jill K. Smith
Subject: RE: 06/17/0348/F

Dear Sir / Madam,

Thank you for your consultation on the above application received on 09/06/2017

However, having reviewed the application as submitted, it appears that this development would be classed as minor development (see section 7.3 of our current guidance).

Norfolk County Council LLFA Statutory Consultee for Planning - Guidance Document

If there is an incident of flooding that has been investigated by Norfolk County Council in the vicinity of the site, further information on key findings and recommendations are publicly available on our website (<https://www.norfolk.gov.uk/rubbish-recycling-and-planning/flood-and-water-management/flood-investigations>).

The Local Planning Authority would be responsible for assessing the suitability for any surface water drainage proposal for minor development in line with National Planning Policy Framework (NPPF).

Yours faithfully,



On behalf of Graham Brown
Flood and Water Manager

Lead Local Flood Authority



Think..... is it really necessary to print this email

From: Jill K. Smith [<mailto:Jill.Smith@great-yarmouth.gov.uk>]
Sent: 09 June 2017 17:18
To: Lead Local Flood Authority <llfa@norfolk.gov.uk>
Subject: 06/17/0348/F

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Historic England

EAST OF ENGLAND OFFICE

Mr J Beck
Great Yarmouth Borough Council
Town Hall
Hall Plain
GREAT YARMOUTH
Norfolk
NR30 2QF

Direct Dial: 01223 582721

Our ref: **W:** P00598673

23 June 2017

Dear Mr Beck

**T&CP (Development Management Procedure) (England) Order 2015
& Planning (Listed Buildings & Conservation Areas) Regulations 1990**

**MARINE PARADE (FORMER AMAZONIA REPTILE ZOO SITE), GREAT
YARMOUTH, NORFOLK NR30 3AH**

**Application No. 06/17/0348/F - Change of use from vacant land to the siting of a
'Slingshot' amusement ride, along with the erection of fencing and installation of
matting**

Thank you for your letter of 9 June 2017 regarding the above application for planning permission.

On the basis of the information available to date, Historic England do not wish to offer any comments. We suggest that you seek the views of your specialist conservation, archaeological advisers and other consultees, as relevant.

It is not necessary for us to be consulted on this application again, unless there are material changes to the proposals, however, if you would like detailed advice from us, please contact us to explain your request.

Yours sincerely

David Eve

Inspector of Historic Buildings and Areas
e-mail: david.eve@HistoricEngland.org.uk



24 BROOKLANDS AVENUE, CAMBRIDGE, CB2 8BU

Telephone 01223 582749
HistoricEngland.org.uk



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BPA Ref. PAPLX20170324	MR J BECK
Your Ref <u>06/17/0348/F</u>	GT YARMOUTH BOROUGH COUNCIL
	Tel. 01493 846388
Location AMAZONIA REPTILE ZOO MARINE PARADE GT YARMOUTH	Works SITE AMUZEMENT RIADE WITH FENCING AND MATTING
Date 23.06.2017	

Dear MR J BECK

LOCATION: AMOZONIA RETILE ZOO MARINE PARADE GT YARMOUTH

Thank you for the consultation regarding the above Planning Application.

BPA do not have any objection, in principle to the proposals, but wish to ensure that any works in the vicinity of this major accident hazard high pressure gas pipeline does not affect the overall integrity, and that they are carried out in accordance with our safety requirements.

Please find enclosed a GIS plot of our pipeline in relation to the above application and a Special Requirements for Safe Working in close proximity to high-pressure pipelines (see www.linewatch.co.uk).

We would also point out the proposed constructions fall within the outer/middle/inner consultation zone, of this major accident hazard pipeline and as such, you should consult with the HSE on this matter. You need to consult with the Chelmsford office:

Wren House
Hedgerows Business Park
Colchester Road
Springfield
Chelmsford
Essex
CM2 5PF

Tel 01245 706228 or 0845 3450055

The most important points to consider are as follows:

- 1) These are Major Hazard Pipelines
- 2) Any construction must be kept to a minimum of 6m from the pipeline
- 3) All excavations (including hand trail holes) within 6m of the pipeline **must** be approved and supervised by BPA.
- 4) The exact location of the pipeline to be marked by BPA in consultation with the developer prior to detailed design.
- 5) Nominal cover is only 0.9m (3').
- 6) Normal vertical clearance for new services is 600mm.
- 7) These Pipelines are protected by cathodic protection and you should consult the BPA if you are laying HV cables or ferrous services (with or without cathodic protection).

- 8) Heavy vehicular crossing points to be approved before use across the easement.
- 9) Tree planting is prohibited within the 6m easement.
- 10) No lowering or significantly raising of ground level throughout the easement.
- 11) Roadways should, where possible, cross the pipelines using the appropriate protection detailed in Appendix 1 of the enclosed booklet and not run along the pipeline route.
- 12) A Continuous site presence will be required whilst the pipeline/s are exposed.

To obtain more detail of the pipeline's location, please contact Adam Canning on 01442 218846 and quote the BPA reference PAPLX2017/0324

Yours faithfully
for BPA

Adam Canning
Lands Team Leader
01442 218846

c.c	BPA SITE SUPERVISOR.	SIMON ASHDOWN	
	Agent:	CN PLANNING	NUNEATON



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The data provided on this plan is
indicative only. It may not be accurate
and should not be relied upon. The
actual pipeline location will require
confirmation on site by BPA staff.

Location:

FORMER AMAZONIA SITE
MARINE PARADE
GT YARMOUTH

3rd Party Enquiry
Number:

REF: 06/17/0348/F

External Reference Number:

REF PAPLX2017/0324

BPA Contact Details:
SIMON ASHDOWN
01442 218911

Client: MR J BECK
GT YARMOUTH BOROUGH COUNCIL

Scale: 1:252

5-7 Alexandra Road
Hemel Hempstead
Herts HP2 6SS
United Kingdom

Tel: 44(0)1442 202203
Fax: 44(0)1442 214977
business@bpa.co.uk
www.bpa.co.uk



WARNING: BPA fuel pipeline. Prior approval required. Phone 0800 585 387 prior to starting work.

Jill K. Smith

From: Consultations (NE) <consultations@naturalengland.org.uk>
Sent: 27 June 2017 12:46
To: plan
Subject: Planning Consultation: 06/17/0348/F - NE RESPONSE
Attachments: NE Feedback Form June 2015.pdf

Dear Mr Beck,

Application ref: 06/17/0348/F
Our ref: 218661

Natural England has no comments to make on this application.

Natural England has not assessed this application for impacts on protected species. Natural England has published Standing Advice which you can use to assess impacts on protected species or you may wish to consult your own ecology services for advice.

Natural England and the Forestry Commission have also published standing advice on ancient woodland and veteran trees which you can use to assess any impacts on ancient woodland.

The lack of comment from Natural England does not imply that there are no impacts on the natural environment, but only that the application is not likely to result in significant impacts on statutory designated nature conservation sites or landscapes. It is for the local planning authority to determine whether or not this application is consistent with national and local policies on the natural environment. Other bodies and individuals may be able to provide information and advice on the environmental value of this site and the impacts of the proposal to assist the decision making process. We advise LPAs to obtain specialist ecological or other environmental advice when determining the environmental impacts of development.

We recommend referring to our SSSI Impact Risk Zones (available on Magic and as a downloadable dataset) prior to consultation with Natural England. Further guidance on when to consult Natural England on planning and development proposals is available on gov.uk at <https://www.gov.uk/guidance/local-planning-authorities-get-environmental-advice>

Yours sincerely,

Rachel Bowden
Technical Support Adviser
Natural England
Technical Services, Consultations Team
Hornbeam House
Crewe Business Park
Electra Way
Crewe
Cheshire, CW1 6GJ

Tel: 0300 060 3900
Email: consultations@naturalengland.org.uk

www.gov.uk/natural-england

We are here to secure a healthy natural environment for people to enjoy, where wildlife is protected and England's traditional landscapes are safeguarded for future generations.

In an effort to reduce Natural England's carbon footprint, I will, wherever possible, avoid travelling to meetings and attend via audio, video or web conferencing.

Natural England offers two chargeable services - the Discretionary Advice Service, which provides pre-application and post-consent advice on planning/licensing proposals to developers and consultants, and the Pre-submission Screening Service for European Protected Species mitigation licence applications. These services help applicants take appropriate account of environmental considerations at an early stage of project development, reduce uncertainty, the risk of delay and added cost at a later stage, whilst securing good results for the natural environment.

For further information on the Discretionary Advice Service see [here](#)

For further information on the Pre-submission Screening Service see [here](#)

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Elaine Helsdon

From: planningconsultations <planningconsultations@nwl.co.uk>
Sent: 16 June 2017 12:40
To: plan
Subject: Planning Consultation Response 06/017/0348/F

Our Ref: PC/17/270

Your Ref: 06/17/0348/F

F.A.O – Case Office – Mr J Beck

Proposed: C.O.U from vacant land to the siting of amusement ride, along with erection of fencing & installation of matting

Address: Marine Parade (Former Amazonia Reptile Zoo Site) Great Yarmouth, NR30 3AH

I acknowledge receipt of your email letter dated 9th June 2017 regarding the above

Our records show that we do not have any apparatus located in the proposed development.

We have no objection to this development subject to compliance with our requirements, consent is given to the development on the condition that a water connection is made onto our Company network for the new dwelling for revenue purposes.

Should you require any further information, please do not hesitate to contact us.

Yours faithfully

Katie Pearce
Planning Consultations

Telephone: 01268 664249 **Email:** planningconsultations@nwl.co.uk

Sandon Valley House, Canons Barns Road,,
East Hanningfield, Essex, CM3 8BD
Telephone: +44 (0) 345 782 0999 Ext. 32249
Fax: +44 (0) 1268 886 397
Website: www.eswater.co.uk

ESSEX & SUFFOLK
WATER *living water*

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responsibilities.

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Northumbrian Water Limited, registered in England and Wales number 2366703.
Registered office: Northumbria House, Abbey Road, Pity Me, Durham DH1 5FJ.

www.nwl.co.uk

To: Conservation Officer

My Ref: 06/17/0348/F

From: Development Control Manager

Date: 9th June 2017

Case Officer: Mr J Beck

Parish: Great Yarmouth 14

Development at:-

Marine Parade
(Former Amazonia Reptile Zoo Site)
GREAT YARMOUTH
NR30 3AH

For:-

C.O.U from vacant land to the
siting of amusement ride, along
with the erection of fencing &
installation of matting

Applicant:-

Mr R Knowles
45 Church Road
Hartshill
NUNEATON

Agent:-

CN Planning
Mr C Nash
119 Chaytor Drive
NUNEATON

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 23rd June 2017.

COMMENTS:

- AS THIS IS A TEMPORARY STRUCTURE ESSENTIALLY TO ADD ACTIVITY AND VIBRANCY TO THE SEAFRONT - IT CAN BE SUPPORTED.
- TEMP. PERM. SUGGESTED TO ENSURE CONTROL OF OPEN SPACE PROVISION. 1. HART 16:6:17



Mrs. J. Beck
Great Yarmouth Borough Council
Planning Department
Town Hall
Great Yarmouth
Norfolk
NR30 2QF

Our ref: AE/2017/121729/01-L01
Your ref: 06/17/0348/f
Date: 03 July 2017

Dear Mrs.Beck

**COU FROM VACANT LAND TO THE SITING OF AMUSEMENT RIDE ALONG WITH
THE ERECTION OF FENCING AND INSTALLATION OF MATTING SITE OF
FORMER AMAZONIA REPTILE ZOO, MARINE PARADE, GT YARMOUTH
NR30 3AH**

Thank you for your consultation dated 9 June 2017. We have inspected the application as submitted and have no objection on flood risk grounds providing that you have taken into account the flood risk considerations which are your responsibility. We have highlighted these in the flood risk section below.

Flood Risk

Our maps show the site lies in the tidal Flood Zone 3, which is the area of high flood probability, as defined in Table 1 of the Planning Practice Guidance (PPG). The development proposal for an amusement ride which would be categorised as 'outdoor sports and recreation' and our view is that such facilities fall to be regarded as water-compatible under Table 2 of the PPG. Please note that our view should not fetter the local planning authority in reaching its own conclusion on the flood risk status of the development proposal.

Therefore, to comply with national policy the application is required to pass the Sequential Test and be supported by a site specific Flood Risk Assessment (FRA).

Flood Risk Assessment

To assist you in making an informed decision about the flood risk affecting this site, the key points to note from the submitted FRA, referenced CNP/2017/04-04 and dated May 2017, are:

Environment Agency
Iceni House Cobham Road, Ipswich, IP3 9JD.
Customer services line: 03708 506 506
www.gov.uk/environment-agency
Cont/d..

Tidal Risk

- The site is currently protected by flood defences which is above the present-day 0.5% (1 in 200) annual probability flood level of 3.4m AOD. Therefore the site is not at risk of flooding in the present-day 0.5% (1 in 200) annual probability flood event. The defences will continue to offer protection over the lifetime of the development, provided that the hold the line SMP policy is followed and the defences are raised in line with climate change, which is dependent on future funding.
- If the SMP policy is not followed then at the end of the development lifetime, the 0.5% (1 in 200) annual probability including an allowance for climate change flood level of 4.50 mAOD, would the existing defences.
- The site level is 3.5m AOD and therefore flood depths on site are 1m in the 0.5% (1 in 200) annual probability flood event including climate change.
- Therefore assuming a velocity of 0.5m/s the flood hazard is danger for all including the emergency services in the 0.5% (1 in 200) annual probability flood event including climate change.
- Compensatory storage is not required.
- A Flood Evacuation Plan has been proposed

Guidance for Local Council

Safety of Inhabitants – Emergency Flood Plan

You are the competent authority on matters of evacuation or rescue, and therefore should assess the adequacy of the evacuation arrangements, including the safety of the route of access/egress from the site in a flood event or information in relation to signage, underwater hazards or any other particular requirements. You should consult your emergency planners as you make this assessment.

You should be satisfied with any emergency flood plan submitted and find it adequate for the purposes of the local authority flood plan (for example, possible rescue of inhabitants during a flood, temporary accommodation whilst flood waters subside and properties are inhabitable).

If you are not satisfied with the emergency flood plan, then we would recommend you refuse the application on the grounds of safety during a flood event, as users would be exposed to flood hazards on access/egress routes.

Other Sources of Flooding

In addition to the above flood risk, the site may be within an area at risk of flooding from surface water, reservoirs, sewer and/or groundwater. We have not considered these risks in any detail, but you should ensure these risks are all considered fully before determining the application.

We trust this information is useful.

Cont/d..

Yours sincerely

A handwritten signature in black ink, appearing to read 'Pat Abbott', with a stylized flourish at the end.

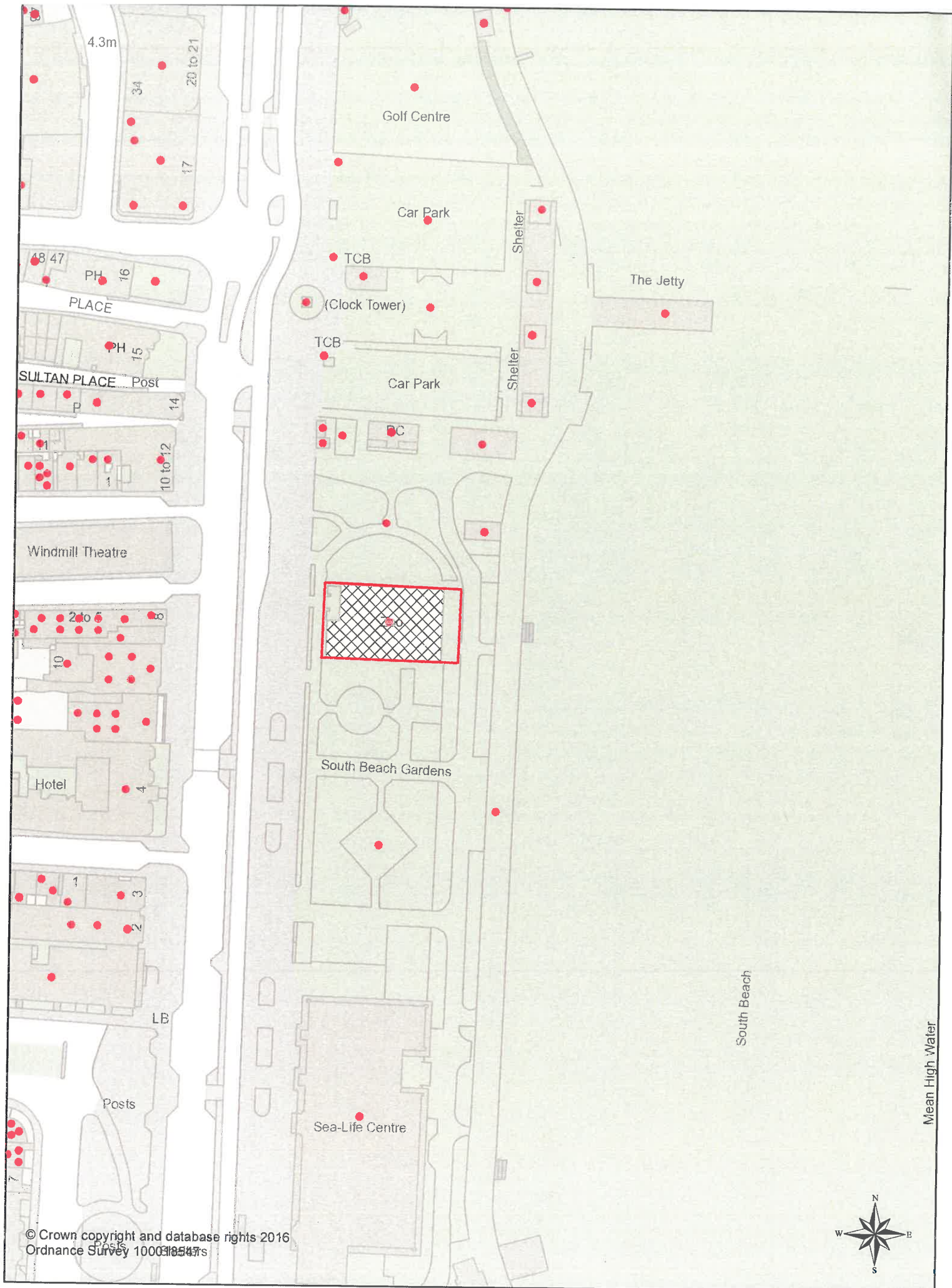
Mr. Pat Abbott
Planning Advisor

Direct dial 02084748011

Direct e-mail pat.abbott@environment-agency.gov.uk

End

3



PLANNING APPLICATIONS CLEARED BETWEEN 01-JUN-17 AND 30-JUN-17 FOLLOWING DETERMINATION BY THE DEVELOPMENT CONTROL COMMITTEE

REFERENCE	06/17/0115/F
PARISH	Caister On Sea 3
PROPOSAL	Proposed sub-division of 17 Greenhill Avenue and construction of one additional dwelling
SITE	17 Greenhill Avenue Caister on Sea GREAT YARMOUTH NR30 5NY
APPLICANT	Mr J Beck
DECISION	REFUSED

REFERENCE	06/17/0152/O
PARISH	Filby 6
PROPOSAL	Erection of three dwellings
SITE	Philmar Lodge (Land to North of) Ormesby Lane Filby GREAT YARMOUTH NR29 3HX
APPLICANT	Mr & Mrs Green
DECISION	APPROVE

REFERENCE	06/17/0143/F
PARISH	Great Yarmouth 15
PROPOSAL	Sgle storey extn to form rest. C.O.U of parts of extg bldg at grnd, 1st & 2nd flrs (D2) to (A 3) & bar (A4) & (A1) to (D2)
SITE	Hollywood Complex Marine Parade GREAT YARMOUTH NR30 2DL
APPLICANT	Jays UK Limited
DECISION	APPROVE

REFERENCE	06/17/0313/CU
PARISH	Hemsby 8
PROPOSAL	Retrospective application change of use from A1 retail to A5 hot food take away
SITE	Clearance House Beach Road Hemsby GREAT YARMOUTH NR29 4HS
APPLICANT	Mr L Lewis
DECISION	REFUSED

REFERENCE	06/17/0229/F
PARISH	Hopton On Sea 2
PROPOSAL	Extension to existing members car park
SITE	Gorleston Golf Club 21 Warren Road Gorleston (Parish of Hopton) GREAT YARMOUTH
APPLICANT	Mr D James
DECISION	APPROVE

REFERENCE	06/15/0309/F
PARISH	Ormesby St.Marg 16
PROPOSAL	Construction of 194 dwellings and associated infrastructure (revised to 189 dwellings)
SITE	Pointers East West of Ormesby Road Ormesby St Margaret GREAT YARMOUTH
APPLICANT	Persimmon Homes (Anglia)
DECISION	APPROVE

**PLANNING APPLICATIONS CLEARED BETWEEN 01-JUN-17 AND 30-JUN-17 FOLLOWING
DETERMINATION BY THE DEVELOPMENT CONTROL COMMITTEE**

REFERENCE	06/17/0201/O
PARISH	Ormesby St.Marg 16
PROPOSAL	Development of site to create 8 new cottages with garages
SITE	Woodland 14 Beach Road Scratby GREAT YARMOUTH NR29 3AJ
APPLICANT	Mr T Philpot
DECISION	APPROVE

* * * * End of Report * * * *

PLANNING APPLICATIONS CLEARED BETWEEN 01-JUN-17 AND 30-JUN-17 FOLLOWING DETERMINATION BY THE GROUP MANAGER (PLANNING) UNDER DELEGATED POWERS

REFERENCE	06/17/0226/F
PARISH	Belton & Browston 10
PROPOSAL	Rear and side single storey extension. Conversion of garage to utility room and bathroom
SITE	48 Station Road South Belton GREAT YARMOUTH NR31 9JG
APPLICANT	Ms D Jary
DECISION	APPROVE

REFERENCE	06/17/0232/F
PARISH	Belton & Browston 10
PROPOSAL	To erect an orangery to the rear of the property
SITE	7 Wensum Way Belton GREAT YARMOUTH NR31 9NY
APPLICANT	Mrs Godbolt
DECISION	APPROVE

REFERENCE	06/17/0260/F
PARISH	Belton & Browston 10
PROPOSAL	Dormer roof conversion
SITE	2 Orwell Crescent Belton GREAT YARMOUTH NR31 9NZ
APPLICANT	Mr C and Mrs R Giddens
DECISION	APPROVE

REFERENCE	06/17/0265/F
PARISH	Belton & Browston 10
PROPOSAL	Rear first floor extension with Juliet balcony
SITE	Rose Cottage Stepshort Belton GREAT YARMOUTH
APPLICANT	Mr and Mrs M Cox
DECISION	APPROVE

REFERENCE	06/17/0236/F
PARISH	Bradwell S 2
PROPOSAL	Extension to kitchen/dining area, lounge and bedroom. Dormer to front
SITE	198 Beccles Road Bradwell GREAT YARMOUTH NR31 8QD
APPLICANT	Mr & Mrs J K Hartwell
DECISION	APPROVE

PLANNING APPLICATIONS CLEARED BETWEEN 01-JUN-17 AND 30-JUN-17 FOLLOWING DETERMINATION BY THE GROUP MANAGER (PLANNING) UNDER DELEGATED POWERS

REFERENCE **06/17/0249/F**
 PARISH Bradwell S 2
 PROPOSAL Single storey rear extension

 SITE 46 Chestnut Avenue Bradwell
 GREAT YARMOUTH NR31 8PN
 APPLICANT Mr B Frosdick
 DECISION **APPROVE**

REFERENCE **06/17/0256/CD**
 PARISH Bradwell S 2
 PROPOSAL Proposed ground floor & first floor extension with balcony,
 garage -Discharge Cond 4 PP 06/0139/F
 SITE 3 Hobland Cottages Hobland Road Bradwell
 GREAT YARMOUTH NR31 9AR
 APPLICANT Mr J Norris
 DECISION **APPROVE (CONDITIONS)**

REFERENCE **06/17/0259/F**
 PARISH Burgh Castle 10
 PROPOSAL 5 warden controlled self- sufficient homes; COU res.
 dwelling to day centre & respite facility; add. parking
 SITE The Gannel High Road
 Burgh Castle GREAT YARMOUTH
 APPLICANT Mr & Mrs Greiner
 DECISION **APPROVE**

REFERENCE **06/17/0270/F**
 PARISH Burgh Castle 10
 PROPOSAL New vehicular access

 SITE Crows Farm High Road
 Burgh Castle GREAT YARMOUTH
 APPLICANT Mrs J Church-Greiner
 DECISION **APPROVE**

REFERENCE **06/17/0280/F**
 PARISH Burgh Castle 10
 PROPOSAL Proposed extension and roof conversion to form bedroom
 with balcony
 SITE Strawlands Mill Road
 Burgh Castle GREAT YARMOUTH
 APPLICANT Mr G Miller
 DECISION **APPROVE**

REFERENCE **06/17/0294/F**
 PARISH Caister On Sea 3
 PROPOSAL Proposed balcony extension

 SITE 34 Norwich Road Caister
 GREAT YARMOUTH NR30 5JS
 APPLICANT Mr M Love
 DECISION **APPROVE**

**PLANNING APPLICATIONS CLEARED BETWEEN 01-JUN-17 AND 30-JUN-17 FOLLOWING
DETERMINATION BY THE GROUP MANAGER (PLANNING) UNDER DELEGATED POWERS**

REFERENCE	06/16/0633/F
PARISH	Caister On Sea 4
PROPOSAL	Use of porta cabins as children's nursery. Existing use
SITE	High Street Alphabet Nursery Caister GREAT YARMOUTH NR30 5EH
APPLICANT	Miss S Blackshire
DECISION	APPROVE

REFERENCE	06/17/0302/F
PARISH	Caister On Sea 4
PROPOSAL	Proposed conservatory
SITE	24 Ormesby Road Caister GREAT YARMOUTH NR30 5LB
APPLICANT	Mr & Mrs Hemsworth
DECISION	APPROVE

REFERENCE	06/17/0315/PDE
PARISH	Caister On Sea 4
PROPOSAL	Notification of larger home extension - bedroom extension
SITE	7 Gedge Road Caister GREAT YARMOUTH NR30 5LR
APPLICANT	Mr D Ruci
DECISION	PERMITTED DEV.

REFERENCE	06/17/0244/F
PARISH	Filby 6
PROPOSAL	Proposed orangery to rear of building
SITE	Wrenbury Heath Main Road Filby GREAT YARMOUTH
APPLICANT	Mrs Barker
DECISION	APPROVE

REFERENCE	06/17/0237/F
PARISH	Fleggburgh 6
PROPOSAL	Open fronted log shed
SITE	Letcombe Bowers Rollesby Road Fleggburgh GREAT YARMOUTH NR29 3AQ
APPLICANT	Mr A Clarke
DECISION	APPROVE

REFERENCE	06/17/0288/F
PARISH	Great Yarmouth 5
PROPOSAL	Change of use from Public House to an Educational/Community use
SITE	The Three Tuns Public House 247 High Street Gorleston GREAT YARMOUTH
APPLICANT	Dr C Winter
DECISION	APPROVE

PLANNING APPLICATIONS CLEARED BETWEEN 01-JUN-17 AND 30-JUN-17 FOLLOWING DETERMINATION BY THE GROUP MANAGER (PLANNING) UNDER DELEGATED POWERS

REFERENCE	06/17/0231/F
PARISH	Great Yarmouth 7
PROPOSAL	Ground and first floor extensions and alterations for elderly relative
SITE	24 South Garden Gorleston GREAT YARMOUTH NR31 6TL
APPLICANT	Mr C Preston
DECISION	APPROVE

REFERENCE	06/17/0292/F
PARISH	Great Yarmouth 7
PROPOSAL	Dem exist cons & flat rf/links Cons replaced w/flat rf exten. Garage replaced w/2 storey exten w/flat rf to rear-rev ap
SITE	21 Bately Avenue Gorleston GREAT YARMOUTH NR31 6HJ
APPLICANT	Mr M Gray
DECISION	APPROVE

REFERENCE	06/17/0293/PDE
PARISH	Great Yarmouth 7
PROPOSAL	Notification of larger home extension - to extend existing 5m x 3m conservatory to 5m x 5m
SITE	12 Jenner Road Gorleston GREAT YARMOUTH NR31 7RB
APPLICANT	Mr A Rodwell
DECISION	PERMITTED DEV.

REFERENCE	06/17/0271/CD
PARISH	Great Yarmouth 9
PROPOSAL	.
SITE	Coopers (GY) Ltd (site adj) Bessemer Way GREAT YARMOUTH NR31 0LX
APPLICANT	PVS Holdings
DECISION	APPROVE (CONDITIONS)

REFERENCE	06/17/0278/A
PARISH	Great Yarmouth 9
PROPOSAL	Installation of 12 no. of internally-illuminated and 3 nos. of non- illuminated fascia signs, 2 nos. of internally- illu
SITE	Tesco Stores Ltd Pasteur Road GREAT YARMOUTH NR31 0DW
APPLICANT	Tesco Stores Ltd
DECISION	ADV. CONSENT

REFERENCE	06/17/0299/A
PARISH	Great Yarmouth 9
PROPOSAL	New signage
SITE	Thurlow Nunn Station Road GREAT YARMOUTH Norfolk
APPLICANT	Vauxhall Thurlow Nunn Great Yarmouth
DECISION	ADV. CONSENT

PLANNING APPLICATIONS CLEARED BETWEEN 01-JUN-17 AND 30-JUN-17 FOLLOWING DETERMINATION BY THE GROUP MANAGER (PLANNING) UNDER DELEGATED POWERS

REFERENCE	06/17/0277/F
PARISH	Great Yarmouth 11
PROPOSAL	Proposed two storey dwelling house and detached garage
SITE	3 Poplar Avenue Gorleston GREAT YARMOUTH NR31 7PW
APPLICANT	Mrs S Pyefinch
DECISION	APPROVE

REFERENCE	06/17/0186/F
PARISH	Great Yarmouth 14
PROPOSAL	Provision of new gas meter box to be located externally and provision of new gas boiler flue outlet on rear
SITE	132 King Street (Flat) GREAT YARMOUTH Norfolk NR30 2PQ
APPLICANT	Mr P Howkins
DECISION	APPROVE

REFERENCE	06/17/0187/LB
PARISH	Great Yarmouth 14
PROPOSAL	Provision of new gas meter box to be located externally and provision of new gas boiler flue outlet on rear
SITE	132 King Street (Flat) GREAT YARMOUTH Norfolk
APPLICANT	Mr P Howkins
DECISION	LIST.BLD.APP

REFERENCE	06/17/0217/PDC
PARISH	Great Yarmouth 14
PROPOSAL	Change of use from offices to residential
SITE	31-33 South Quay Nelson House GREAT YARMOUTH NR30 2RG
APPLICANT	Mr J Rounce
DECISION	PERMITTED DEV.

REFERENCE	06/17/0296/M
PARISH	Great Yarmouth 14
PROPOSAL	Demolition of 1-10 Business Units
SITE	Main Cross Road Unit 1-10 Business Units GREAT YARMOUTH NR30 2PA
APPLICANT	Great Yarmouth Borough Council
DECISION	PERMITTED DEV.

REFERENCE	06/16/0760/F
PARISH	Great Yarmouth 15
PROPOSAL	Change of use from hotel to 11 no. residential flats including extensions and additional floor
SITE	5 North Drive GREAT YARMOUTH Norfolk
APPLICANT	Mr J Masrani
DECISION	REFUSED

**PLANNING APPLICATIONS CLEARED BETWEEN 01-JUN-17 AND 30-JUN-17 FOLLOWING
DETERMINATION BY THE GROUP MANAGER (PLANNING) UNDER DELEGATED POWERS**

REFERENCE	06/17/0122/F
PARISH	Great Yarmouth 15
PROPOSAL	Retrospective establish continued use of existing building as 5 self contained flats
SITE	38 Northgate Street GREAT YARMOUTH Norfolk NR30 1BH
APPLICANT	Mr C Colman
DECISION	APPROVE

REFERENCE	06/17/0273/F
PARISH	Great Yarmouth 15
PROPOSAL	Division of 1 dwelling into a one bedroomed flat and two bedroomed maisonette
SITE	12/13 South Market Road GREAT YARMOUTH Norfolk NR30 2BQ
APPLICANT	Mr D Rogers
DECISION	APPROVE

REFERENCE	06/17/0216/F
PARISH	Great Yarmouth 19
PROPOSAL	Proposed rear extension
SITE	Lynton Duke Lane Gorleston GREAT YARMOUTH
APPLICANT	Mr D Gibbs
DECISION	APPROVE

REFERENCE	06/17/0245/M
PARISH	Great Yarmouth 19
PROPOSAL	Prior notification of proposed demolition of rear two storey addition known as 46A Stradbroke Road
SITE	46 Stradbroke Road Gorleston GREAT YARMOUTH NR31 7AQ
APPLICANT	Thompsons Developments Ltd
DECISION	DETAILS NOT REQ'D

REFERENCE	06/17/0250/F
PARISH	Great Yarmouth 19
PROPOSAL	Variation of condition 2 re: PP 06/15/0298/F - use to be carried out by Tania Miles
SITE	Pages Amusements (land adj.) Pier Gardens Gorleston GREAT YARMOUTH
APPLICANT	Miss T Miles
DECISION	APPROVE

REFERENCE	06/17/0262/F
PARISH	Great Yarmouth 19
PROPOSAL	Retention of an automated teller machine
SITE	McColls 118-120 High Street Gorleston GREAT YARMOUTH
APPLICANT	Cardtronics UK Ltd t/a CASH
DECISION	APPROVE

**PLANNING APPLICATIONS CLEARED BETWEEN 01-JUN-17 AND 30-JUN-17 FOLLOWING
DETERMINATION BY THE GROUP MANAGER (PLANNING) UNDER DELEGATED POWERS**

REFERENCE **06/17/0263/A**
PARISH Great Yarmouth 19
PROPOSAL Retention of 3 fascia signs

SITE McColls 118-120 High Street
Gorleston GREAT YARMOUTH
APPLICANT Cardtronics UK Ltd t/a CASH
DECISION **ADV. CONSENT**

REFERENCE **06/17/0252/F**
PARISH Great Yarmouth 21
PROPOSAL Proposed front extension to existing single storey garage
and proposed draught lobby to main house
SITE 8 Balmoral Avenue GREAT YARMOUTH
Norfolk NR30 4DZ
APPLICANT Mr P Wiseman
DECISION **APPROVE**

REFERENCE **06/17/0258/F**
PARISH Hemsby 8
PROPOSAL Erection of extension and alterations to existing
building
SITE Cleeve 19 Ormesby Road Hemsby
GREAT YARMOUTH NR29 4LA
APPLICANT Mrs S Elliott
DECISION **APPROVE**

REFERENCE **06/17/0286/F**
PARISH Hemsby 8
PROPOSAL Single storey side extension and internal alterations
SITE 41 Four Acres Hemsby
GREAT YARMOUTH NR29 4JB
APPLICANT Mr T Grover
DECISION **APPROVE**

REFERENCE **06/17/0255/F**
PARISH Hopton On Sea 2
PROPOSAL Single storey rear extension

SITE 34 Teulon Close Hopton
GREAT YARMOUTH NR31 9BF
APPLICANT Mr P Shand
DECISION **APPROVE**

REFERENCE **06/17/0063/F**
PARISH Martham 13
PROPOSAL Demolish existing porch and replace with larger porch
(retrospective application)
SITE 31 Rollesby Road Martham
GREAT YARMOUTH NR29 4SW
APPLICANT Mr S Plater
DECISION **APPROVE**

**PLANNING APPLICATIONS CLEARED BETWEEN 01-JUN-17 AND 30-JUN-17 FOLLOWING
DETERMINATION BY THE GROUP MANAGER (PLANNING) UNDER DELEGATED POWERS**

REFERENCE	06/17/0223/F
PARISH	Martham 13
PROPOSAL	Single storey extension and replacement windows
SITE	Martham Hall 58 Hall Road Martham GREAT YARMOUTH
APPLICANT	Mr P Conlon
DECISION	APPROVE

REFERENCE	06/17/0224/LB
PARISH	Martham 13
PROPOSAL	Single storey extension and replacement windows
SITE	Martham Hall 58 Hall Road Martham GREAT YARMOUTH
APPLICANT	Mr P Conlon
DECISION	LIST.BLD.APP

REFERENCE	06/17/0305/F
PARISH	Martham 13
PROPOSAL	Side extension to existing house and reconstruction of detached garage
SITE	5 Willow Way Martham GREAT YARMOUTH NR29 4SH
APPLICANT	Mr R Eastoe
DECISION	APPROVE

REFERENCE	06/17/0184/F
PARISH	Mautby 6
PROPOSAL	Conversion of a redundant rural building into a two bedroom dwelling
SITE	Church Farm Barn Lane Runham, Mautby GREAT YARMOUTH
APPLICANT	Mr & Mrs Bishop
DECISION	APPROVE

REFERENCE	06/16/0805/F
PARISH	Ormesby St.Marg 16
PROPOSAL	Demolition of existing bungalow and construct 4 new dwellings and garages
SITE	Green Acre Yarmouth Road Ormesby St Margaret GREAT YARMOUTH NR29 3QQ
APPLICANT	Mr D Kern
DECISION	APPROVE

REFERENCE	06/17/0246/F
PARISH	Ormesby St.Marg 16
PROPOSAL	Single storey dwelling to replace existing portacabin dwelling and domestic outbuilding
SITE	79 Yarmouth Road (Rear of) Ormesby St Margaret GREAT YARMOUTH NR29 3QF
APPLICANT	Mr R Samuels
DECISION	APPROVE

**PLANNING APPLICATIONS CLEARED BETWEEN 01-JUN-17 AND 30-JUN-17 FOLLOWING
DETERMINATION BY THE GROUP MANAGER (PLANNING) UNDER DELEGATED POWERS**

REFERENCE	06/17/0264/F
PARISH	Ormesby St.Marg 16
PROPOSAL	Enlargement and rebuild of existing outbuilding

SITE	22 West Road Ormesby St Margaret GREAT YARMOUTH NR29 3RP
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APPLICANT	Mr & Mrs Wright
DECISION	APPROVE

REFERENCE	06/17/0291/F
PARISH	Ormesby St.Marg 16
PROPOSAL	Proposed single storey side extension

SITE	Ormesby Hall Yarmouth Road Ormesby St Margaret GREAT YARMOUTH NR29 3JU
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APPLICANT	Mr & Mrs A Virgin
DECISION	APPROVE

REFERENCE	06/17/0303/F
PARISH	Ormesby St.Marg 16
PROPOSAL	Re-build garage in new location

SITE	28 Beach Road Scratby GREAT YARMOUTH NR29 3AJ
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APPLICANT	Mr A K and Mrs J A Jarmey
DECISION	APPROVE

REFERENCE	06/17/0135/F
PARISH	Ormesby St.Michael16
PROPOSAL	Renewal of siting of a skip given planning permission under application 06/15/0013/F

SITE	Fernlea Main Road Ormesby St Michael GREAT YARMOUTH NR29 3LN
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APPLICANT	Mr K Hess
DECISION	APPROVE

* * * * End of Report * * * *