

Reference: 06/15/0685/O

Parish: Hemsby

Officer: Mr J Beck

Expiry Date: 31-12-2016

Applicant: Marsden Builders 1979 Ltd

Proposal: Demolition of existing bungalow and redevelopment of site to provide 8 bungalows

Site: Peacehaven
Yarmouth Road
Hemsby

REPORT

1. Background / History :-

1.1 The application site is to the rear of Yarmouth Road and is accessed through the existing property Peacehaven. The site is behind the properties at Old Thatche Close and Easterly Way. The site is currently used as a rear garden for Peacehaven although it was largely overgrown at the time of the site visit. The site is adjacent, but outside of the village development limit.

1.2 The application is for outline permission for the demolition of the existing property and the erection of 8 bungalows. The outline permission is for reserved matters for access and scale with the appearance, landscaping and layout to be agreed via a detailed application.

1.3 Planning History:

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

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

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

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

2. Consultations :-

2.1 Parish Council – Objection. Overdevelopment of the land and concerns over visibility exiting the land.

2.2 Highways – No objection subject to conditions. They are satisfied with the visibility splay after an amended plan. Concerns were still raised about some of the internal parking.

2.3 Building Control – No comment.

2.4 Fire Service – No objection.

2.5 Norfolk Constabulary – No objection, but provided recommendations.

2.6 UK Power Networks – Requested that the nearby substation is considered as it generates noise.

2.7 Neighbours/public – 9 letters of objection have been received, the main concerns are an incorrect boundary, disturbance during construction, wildlife preservation, pressure on local services and drainage. A further public object was received but contained no address.

3. Policy and Assessment:-

3.1 Saved policies from the Borough Wide Local Plan:

POLICY HOU7

New residential development may be permitted within the settlement boundaries identified on the proposals map in the parishes of Bradwell, Caister, Hemsby, Ormesby st Margaret, and Martham as well as in the urban areas of Great Yarmouth and Gorleston. New smaller scale residential developments* may also be permitted within the settlement boundaries identified on the proposals map in the villages of

Belton, Filby, Fleggburgh, Hopton-on-sea, and Winterton. In all cases the following criteria should be met:

- (A) The proposal would not be significantly detrimental to the form, character and setting of the settlement;
- (B) All public utilities are available including foul or surface water disposal and there are no existing capacity constraints which could preclude development or in the case of surface water drainage, disposal can be acceptably achieved to a watercourse or by means of soakaways;
- (C) Suitable access arrangements can be made;
- (D) An adequate range of public transport, community, education, open space/play space and social facilities are available in the settlement, or where such facilities are lacking or inadequate, but are necessarily required to be provided or improved as a direct consequence of the development, provision or improvement will be at a level directly related to the proposal at the developer's expense; and,
- (E) The proposal would not be significantly detrimental to the residential amenities of adjoining occupiers or users of land.

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

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

POLICY HOU17

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

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

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.

3.2 Core Strategy:

CS1 - Focusing on a sustainable future

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

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

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

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

CS4 – Delivering affordable housing

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

CS9 – Encouraging well designed distinctive places

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

3.3 Interim Land Supply Policy

3.4 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. Assessment and Recommendation:

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

The proposal is contrary to the Borough Wide Local Plan in that the development is outside the village development limit and the dwellings are not related to rural practices. However the site is directly adjacent the village development limit meaning the Interim Housing Land Supply Policy can apply.

4.1.2 The site is generally at a scale and size acceptable within a primary village such as Hemsby. The location has reasonable access to the services and facilities of Hemsby with a shop within close distance at the junction between Ormesby Road and Yarmouth Road. The development of this size is not expected to significantly add to pressures on the surrounding services.

4.1.3 Policy CS4 of the Core Strategy states that affordable housing will be sought for developments in the rural north with over 5 units. The percentage sought is 20%. For an 8 unit development this would equate to 2 affordable units. A section 106 will be required if members are minded to approve the application and the applicant has stated they would be willing to agree this policy.

4.1.4 The current proposed layout appears to be contrived. In its current proposed form the layout would be considered unacceptable as the angle and positioning of the properties creates an inefficient use of land and some plots with uncharacteristic and constrained curtilages. However the application is outline only and reserved matters have not been sought on the layout. Subject to an acceptable layout which provides sufficient levels of curtilage and parking, the density of the proposal is considered acceptable as it is of a similar density to nearby new developments such as Old Thatche Way. It is noted that the new development does not reflect the more ordered nature of Easterly Way which contains larger and regular patterns of curtilage.

4.1.5 The access has been submitted as a reserved matter. Initially highways raised objections to the access particularly regarding the visibility splay. However an amended drawing overcame this concern and highways have withdrawn their initial comments. They have still raised concerns regarding the parking and layout, but this can be resolved at a detailed stage.

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

4.1.7 The character of the landscape is largely open forming a transition from the main built up area of Hemsby into an open agricultural setting. Retaining the transitional landscape is recommended within the Landscape Character Assessment. A single storey environment with reasonable curtilage and sporadic, but key planting of trees would ensure the development retains its landscape character. The landscaping details will require formalising with a detailed application. The development should be limited to single storey dwellings as this is the character of the surrounding properties. However the design is still to be agreed at a detailed stage, given the location of the development a traditional approach would be desirable.

4.1.8 The boundary of the site was a matter of dispute and has been remarked upon by several objectors; however a certificate A was signed stating the applicant is the owner.

4.1.9 Concerns were raised from UK power regarding possible noise disruption from the nearby substation. Any layout plans would need to be mindful of this and locate properties appropriately or use appropriate landscaping.

4.2 RECOMMENDATION :- Recommended for approval, subject to conditions regarding drainage, parking provision which includes materials, a limit on the size of the properties, construction time limits, boundary treatments, highway conditions and slab levels. Reserved matters for design and appearance, landscape and layout are to be subject to a detailed application. The approval is subject to a section 106 agreement regarding affordable housing.



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: 06/15/0685/O
Date: 22 January 2016

My Ref: 9/6/15/0685
Tel No.: 01603 638070
Email: stuart.french@norfolk.gov.uk

Dear Jason

Hemsby: Demolition of existing bungalow and redevelopment of site to provide 8 no. new bungalows
Peacehaven Yarmouth Road Hemsby GREAT YARMOUTH NR29 4NJ

Thank you for your recent notification of submission of revised plans with respect to the above.

Having reviewed the revised plans I would comment as follows.

The amended plan includes revisions to the visibility splay at the proposed access with Yarmouth Road, and I am now satisfied these accord with the current guidance in this respect.

I do still have some reservations in relation to the parking layouts for Plots 1, 7 and 8. The parking for Plots 1 and 8 is shown parallel to the access road, but ideally this should be perpendicular to the access road. With respect to Plot 5, notwithstanding the drive is accessed off the turning head the driveway is not sufficient length to accommodate a vehicle and open/close the garage doors. Likewise, along with Plot 3 the garages for these plots will need to comply with minimal internal dimensions if they are to be included in the parking allocation. However, these issues are reserved matters and can be considered further when further details are submitted in relation to these matters.

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

Continued/...

www.norfolk.gov.uk



Continuation sheet to: Jason Baeck

Dated: 22 January 2016

-2-

SHC 05 Prior to the commencement of the development hereby permitted full details (in the form of scaled plans and / or written specifications) shall be submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority to illustrate the following: -

- i) Roads and footway.
- ii) Parking provision in accordance with adopted standard.
- iii) Turning areas.

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 5.0 metres for its complete length and shall be constructed perpendicular to the highway carriageway for a minimum length of 10 metres as measured from the near edge of the highway carriageway.

Reason: In the interest of highway safety and traffic movement.

SHC 19 Prior to the first occupation of the development hereby permitted a visibility splay, namely 43m x 2.4m x 43m, shall be provided in full accordance with the details indicated on the approved plan (drawing no.1046/1 Rev A) . The splay 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 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, provision of footway fronting the site and linking to Olde Thatche Close have been submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority.

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

SHC 39B 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.

Continued/...

Continuation sheet to: Jason Beck

Dated: 22 January 2016

-3-

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 Management Group based at County Hall in Norwich. Please contact Developer Services 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.

Yours sincerely

Stuart French

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

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

Please ask for: Jonathan Wilby
Direct Dial: 01493 339901
Email: jonathan.wilby@fire.norfolk.gov.uk
My Ref: 00071616
Your Ref:

Dear Sir

02 December 2015

Planning Application No: 06/15/0685/O
Development at: Peacehaven, Yarmouth Road, Hemsby, Great Yarmouth NR29 4NJ
For: Demolition of existing bungalow and redevelopment of site to provide 8 no.
new bungalows.

Thank you for your consultation letter dated 24 November 2015.

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

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

Yours faithfully



Jonathan Wilby
for Chief Officer



~~28 EASTERLY WAY~~
~~HEMSBY~~
~~GREAT YARMOUTH~~
~~NORFOLK~~
~~NR 29 4LB~~

FAO Miss J. Smith
 Planning Services
 Development Council
 Town Hall Hall Plain
 Great Yarmouth
 Norfolk NR30 2QF

Dear Miss Smith
 Reference Planning App. 06/15/0685/0
 Proposed site to provide 8 new bungalows
 Peacehaven, Yarmouth Rd, Hemsby, NR29 4NJ.

Thank you for advising us of the situation.
 Listed herewith our objections against the planning application.

- 1) Firstly, please note the boundary is wrongly indicated on the plan.
 There is a white post boundary marker on site. See copy of plan enclosed.
- 2) The majority of residents are elderly, retired people and would be greatly distressed and stressed by loud noise etc, from a very busy building site. This project could last in excess of 2 years.
- 3) The proposed site is a haven for wildlife, and I feel strongly this should be preserved, not destroyed. See enclosed.
- 4) Extra population would put even more pressure on Doctors, Dentists and Schools.
- 5) Extreme drainage problems exist in our village and I feel that this project will add to the problem, with extra properties.

I would appreciate you taking these objections into consideration when deciding on the application.

Yours faithfully

~~R M~~
~~WAC~~

4TH DECEMBER





GREAT YARMOUTH
BOROUGH COUNCIL

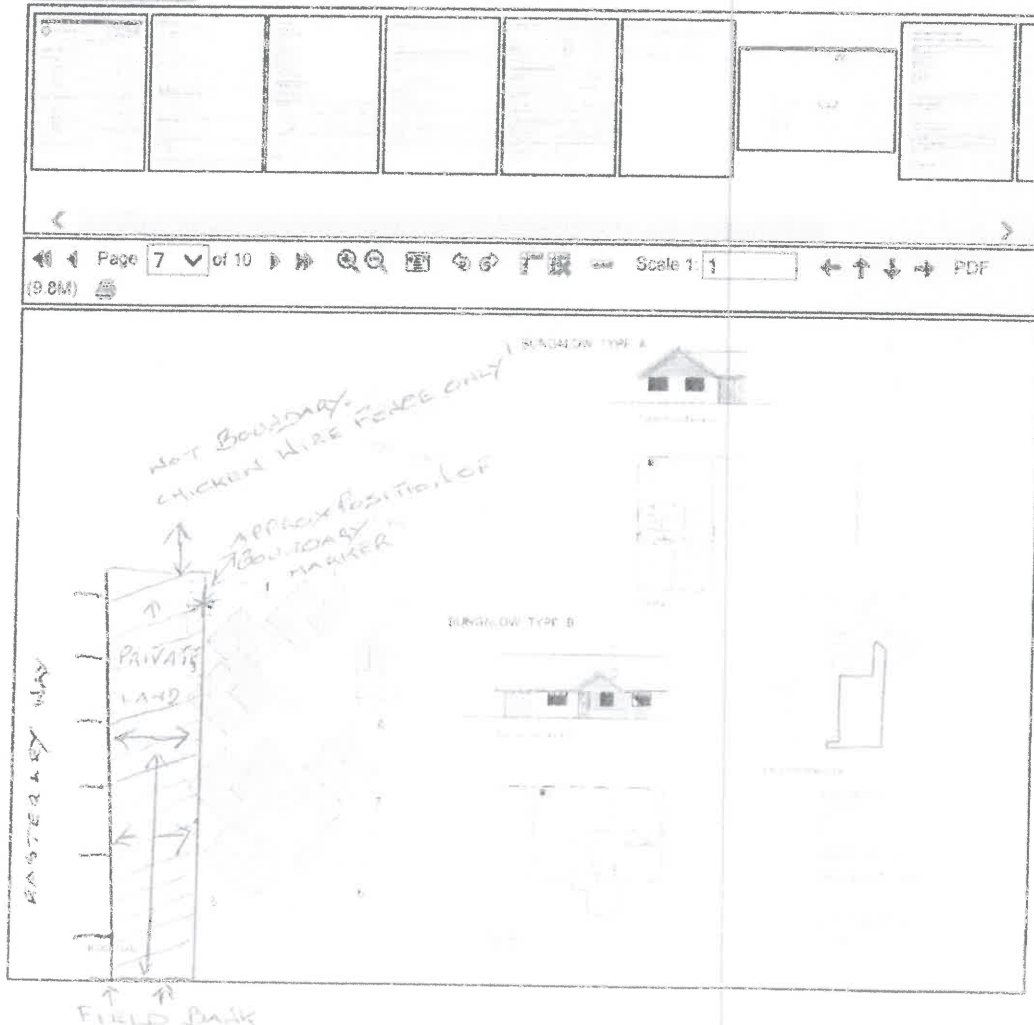
Document

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DC Planning App - New App & Plans
06/15/0685/O



FAO Miss J. Smith
Planning Services
Development Council
Town Hall Hall Plain
Great Yarmouth
Norfolk NR30 2QF

Dear Miss Smith
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WITH LETTER
FROM N3-28

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Yours faithfully

~~Mr. J. Smith~~
~~MP~~

25 Easterly Way NR29 4LR

6/12/15



29, EASTERLEY WAY
HEMSBY

FAO Miss J. Smith
Planning Services
Development Council
Town Hall Hall Plain
Great Yarmouth
Norfolk NR30 2QF

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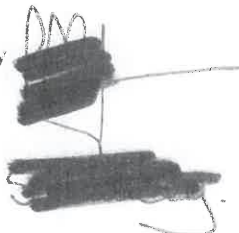
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Yours faithfully



5/12/15



6.12.15

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Planning Services
Development Council
Town Hall Hall Plain
Great Yarmouth
Norfolk NR30 2QF

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Yours faithfully

A handwritten signature in black ink, followed by a redacted address consisting of two blacked-out lines of text.

30 EASTERLEY WAY
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GTYARMOUTH
NORFOLK
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Yours faithfully

K McOmins

A handwritten signature in dark ink, appearing to be 'K McOmins', with a large, dark, scribbled-out area below it.

6/12/15

31, Easterley Way
Hemsby
NR29 4LB

36 EASTERLEY WAY
HEMSBY.
NR29 4LB.

FAO Miss J. Smith
Planning Services
Development Council
Town Hall Hall Plain
Great Yarmouth
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Yours faithfully

 J. Raven

38 Easterley Way
Hemsby

6/12/15

FAO Miss J. Smith
Planning Services
Development Council
Town Hall Hall Plain
Great Yarmouth
Norfolk NR30 2QF

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MR J. S. J. CLAPP
27, EASTERLEY WAY
HEMSBY.

5/12/15



3/12/15

MR D.I. KING
3 Orde Thatche Close
Hemsby
Gr Yarmouth NR29 4NJ

FAO Miss J. Smith
Planning Services
Development Council
Town Hall Hall Plain
Great Yarmouth
Norfolk NR30 2QF

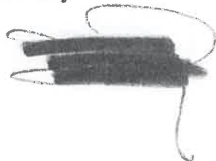
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Yours faithfully



Jill K. Smith

From: Harrison, Dale <dale.harrison@ukpowernetworks.co.uk>
Sent: 27 November 2015 14:23
To: plan
Subject: Hemsby - Development at Yarmouth Road

FAO Mr J Beck

Dear Sir/Madam

Your reference 06/15/0685/O

Thank you for consulting with UK Power Networks in respect to the above.

UK Power Networks has an existing electricity substation close to the boundary with the property. The substation contains an electrical transformer that can be a source of noise. Please can you consider the transformer when planning the layout for the development; building close to the boundary and/or siting opening windows on any walls facing our installation should be avoided.

To the east of the development is an 11kV overhead line. Whilst the overhead line does not appear to be within the boundary of the development its existence should be noted, particularly if there is a need to access the construction site across third party land. Should this be the case then the developer must seek safety advice from UK Power Networks.

Yours faithfully
Dale Harrison

Dale Harrison
Distribution Planning Engineer
Asset Management
UK Power Networks
Tel: 07875 114301
Fax: 08701 963753
Email: Dale.Harrison@UKPowerNetworks.co.uk

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Elaine Helsdon

From: Shirley Weymouth <shirleyweymouth@outlook.com>
Sent: 19 December 2015 07:17
To: plan
Subject: HEMSBY PLANS

06/15/0685/0 → overdevelopment of the land and concerns over visibility exiting the land
06/15/0717/A -- no objections
06/15/0677/0 -- no objections
06/15/0719/F -- no objections

Kind Regards,
Shirley Weymouth.

** Please note my new email address: shirleyweymouth@outlook.com



NORFOLK
CONSTABULARY
Our Priority is You

FAO
Mr J BECK

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

Norfolk Constabulary

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

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

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

Ref: **06/15/0685/O**

Date: 15/12/15

Planning Application

Demolition of existing bungalow and redevelopment of site to provide 8 no. new bungalows at Peacehaven, Yarmouth Road, Hemsby, GREAT YARMOUTH, NR29 4NJ

Dear Mr Beck,

Thank you for inviting me to comment on the above Planning Application. I have inspected the proposals on-line and have visited the site. Crime records for this area in the previous 12 months show low occurrences of criminality but burglary incidents are a statistical feature. There are no indications as to how crime prevention measures have been considered in this application and therefore would like to make the following comments:

I would concur with the applicant regarding robust boundary treatment for security and privacy purposes and be of the close boarded type. However, 1.8m close boarded fencing is adequate for crime prevention purposes in these circumstances to prevent unauthorised access from adjoining areas.

I recommend sub division boundary treatment between the properties will prevent unauthorised access to rear gardens where the majority of burglaries occur. It should comprise of 1.8m fencing but this could be 1.5m close boarded fencing and 0.3m trellis topping to enable a good degree of beneficial natural surveillance across the gardens. If gating is to be provided to access the rear it would need to be of the same design and attributes as the fencing and locks and fixings reflect the standards found within Secured by Design, New Homes 2014. Fencing between properties should wherever possible be

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.



Secured by Design INVESTOR IN PEOPLE

brought forward to run flush with the front building line so there are no recesses for criminals to hide.

The cul de sac design, though sweeping, does permit occupiers a good view of visitors coming onto the development which will deter criminals. I am concerned that there is a lack of beneficial active room cover across the in-curtilage parking bays/garages for Type A bungalows where such rooms are designed facing the rear gardens. The Type B properties have this beneficial security feature as active rooms do face to the front and cover parking bays and integral garages. In effect without active room cover, vehicles are not overlooked and at present should occupiers hear anything suspicious, they will have to leave the safety of their property to investigate, putting them potentially at risk. I strongly recommend Type A property layout is reconsidered to permit active rooms to overlook parking bays and garages, thereby enabling occupants to identify suspicious activity early and safely.

I recommend all entrance doors, single garage doors and double doors reflect PAS 24 attack resistant standards found within Secured by Design, New Homes 2014 and the integral vehicle doors are fitted with LPS 1175 SR1 standard doors as these specifications have a proven track record in defeating known criminal methods of committing crime.

For the same attack resistance benefit I would recommend all accessible windows across the development be fitted with PAS 24 attack resistant windows.

I recommend the fitting of vandal resistant 'dusk to dawn' sensored security lighting to cover the entrance doors, single garage doors, double doors and garage doors, meaning that should the occupiers hear anything suspicious they won't need to leave the property to investigate, meaning parking will be safer and criminal activity deterred or identified early. When considering security lighting, due regard should be given to preventing a nuisance to residents and minimising light pollution.

There is plan to plant trees along the entrance roadway leading onto site. Ideally, trees should be columnar in habit to provide beneficial visual surveillance below 2m and other landscaping should not exceed 1m in height to avoid hiding places for criminals.

I would encourage the adoption of the principles contained within New Homes 2014 which can be downloaded from www.securedbydesign.com. If the applicant wishes to discuss how Secured by Design could be delivered or requires any further assistance, please do not hesitate to contact me.

Yours sincerely

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





Community and Environmental
Services
County Hall
Martineau Lane
Norwich
NR1 2SG

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

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

Your Ref: 06/15/0685/O
Date: 14 December 2015

My Ref: 9/6/15/0685
Tel No.: 01603 638070
Email: stuart.french@norfolk.gov.uk

Dear Jason

**Hemsby: Demolition of existing bungalow and redevelopment of site to provide 8
no. new bungalows
Peacehaven Yarmouth Road Hemsby GREAT YARMOUTH NR29 4NJ**

Thank you for your recent consultation with respect to the above, and in principle I have
no objection to the proposals

It is noted that this is an outline application for with reserved matters for access and layout
being sought.

It is acknowledged that pre-application advice was given in relation to the access and
development of the site ahs been given as follows "... I would confirm that I have no
fundamental issues with the proposals shown provided the appropriate standards in terms
of parking, visibility, etc. are met together with the offsite highway improvements with
regards to the provision of footway along the Yarmouth Road frontage of the site and
adjacent property to link to Olde Thatche Close. The latter will assist in helping to achieve
visibility standards as well as providing a footway link to the village."

In terms of visibility the drawings show a 2.4m x 30m visibility splay in both traffic
directions, but there is no supporting evidence to show how this has been derived at. Even
with offsite highway works (footway provision as indicated) it appears from the proposals
presented that this is the maximum achievable splay within the land wither in the
applicant's ownership or within the public highway. Based on speed limit alone, current
standards requires a minimum of 43m visibility within 30 mph speed limits, as given in
Manual for Streets. Given the current characteristics of the road and notwithstanding the
current local speed limit of 30mph Certainly I am not of the opinion that speeds would be
compliant with a 30m visibility splay, unless demonstrated to the contrary.

Continued/...

Given the local road width in the vicinity of the development it may be that providing both a footway and verge and reducing the carriageway width may increase the possibility of complying with visibility requirements.

Whilst layout is not included as part of this application I would comment that some of the parking provision appears somewhat contrived, but subject to garages meeting minimum parking standard requirements this is

Whilst minded to recommend refusal given the foregoing I consider the applicant should give further consideration to the visibility requirements and the offsite highway works that may help to achieve this and resubmit these for further consideration.

Upon receipt of the revised plans I would wish to be consulted so that I may recommend appropriate conditions.

Yours sincerely

Stuart French

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

Alison

To: Building Control Manager

My Ref: 06/15/0685/O

From: Development Control Manager

Date: 24th November 2015

Case Officer: Mr J Beck
Parish: Hemsby 8

Development at:-

For:-

Peacehaven
Yarmouth Road Hemsby
GREAT YARMOUTH
NR29 4NJ

Demolition of existing
bungalow and redevelopment of
site to provide 8 no. new
bungalows

Applicant:-

Agent:-

Marsden Builders 1979 Ltd
1 Arlington Smith Close
Oulton
LOWESTOFT

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 8th December 2015.

COMMENTS:

NO adverse comments



10.12.15

Development Control
Town Hall
Great Yarmouth
Norfolk, NR30 2QF.

2 December 2015

For the attention of Mr Dean Minns

Dear Sir

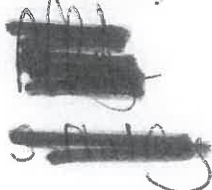
Reference Planning Application 06/15/0685/0
Proposed site to provide 8 new Bungalows.

I write in connection with the above planning application. Having examined the plans, I wish to object to the development of these bungalows in this location.

- 1) On the site there is clearly a boundary marker, which is shown incorrectly on the plans.
- 2) The majority of residents are retired people and I am concerned about the noise, which a building site would entail. Building would be in progress in excess of two years and the disturbance would affect residents. Local wildlife would seriously be destroyed and trees and hedgerows demolished.
- 3) The drains from our property, run into the proposed site and have experienced problems in the past, with blocked drains etc. With the addition of more properties, we fear the drains would not be able to cope. In 2014, due to heavy rain our gardens were flooded and also Yarmouth Road.
- 4) Pressure on local amenities eg: Doctors, Dentist and Schools.
- 5) The proposed site is a haven for wildlife, and I feel strongly that this should be preserved.

I would appreciate you taking these objections into consideration when deciding on the application.

Yours faithfully





NO ADDRESS
TO ACKNOWLEDGE

Great Yarmouth Borough Council
Customer Services

4 DEC 2015



SITE LOCATION PLAN

1:1250

Andrew Middleton

23, Regent Street,

Great Yarmouth

NORFOLK

NR30 1RL

Tel. (01493) 858611

Project

Residential development.

Site to rear of Peacehaven, Yarmouth Road,
Hemsby.

Client