



**GREAT YARMOUTH**  
BOROUGH COUNCIL

# Development Control Committee

**Date:** Wednesday, 13 September 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**

**7 - 14**

To confirm the minutes of the meeting held on 9 August 2017.

## **4 APPLICATION 06/17/0247/F**

**15 - 38**

Proposal - Extension of East Anglian Way and construction of 71 dwellings, car park and drop-off point for adjacent school and construction access from Church Lane

Location - St Marys Roman Catholic School (Land rear of) East Anglian Way  
Gorleston Great Yarmouth

## **5 APPLICATION 06/17/0225/F**

**39 - 56**

Proposal - Construction of three number buildings to create 22 no. one and two bedroom flats with parking and amenity areas

Location- Land off Dock Tavern Lane Gorleston GREAT YARMOUTH

- 6      APPLICATION 06/17/0066/F      57 - 84**  
Proposal - Redevelopment of site to construct 13 houses  
  
Location - Former Florida Group Limited Building Bells Marsh Road Gorleston  
GREAT YARMOUTH
- 7      APPLICATION 06/17/0485/F      85 - 96**  
Proposal - Change of use from Guest House to a 14 bedroom HMO with  
owner/manager flat contained in the basement  
  
Location - 110-111 Wellesley Road Rhonadean GREAT YARMOUTH
- 8      APPLICATION 06/17/0238/F      97 - 124**  
Proposal – Proposed construction of four new two storey dwellings with  
detached car ports. Conversion and extension of existing barn to form  
dwelling. Repositioning of highway access  
  
Location - 37 Yarmouth Road Dairy Farm Ormesby St Margaret GREAT  
YARMOUTH
- 9      APPLICATION 06/17/0316/F      125 -  
138**  
Proposal - Removal of 2 no agricultural buildings, conversion of single storey  
barn to dwelling, 3 no 4 bedroom bungalows and construction of access road  
  
Location - Kemps Farm Back Lane Rollesby GREAT YARMOUTH
- 10      DELEGATED PLANNING DECISIONS MADE BY THE      139 -  
DEVELOPMENT CONTROL COMMITTEE AND OFFICERS 1 - 31      154  
AUGUST 2017  
The Committee is asked to note the planning decisions made by  
Development Control Committee and Officers during August 2017.**
- 11      OMBUDSMAN AND APPEAL DECISIONS**  
The Committee is asked to note the following appeal decision:-  
  
Application Ref 06/16/0529/0 - Proposed 3 No. new dwellings -

Burgh Hall Leisure Centre, Lords Lane, Burgh Castle NR31 9EP -  
Appeal Dismissed – Committee Decision.

## **12    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.

## **13    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."