

**Reference:** 06/13/0679/F

**Parish:** Gorleston

**Officer:** Mr G Clarke

**Expiry Date:** 27-01-2014

**Applicant:** Orbit East and South

**Proposal:** Removal of existing large goal posts to the copse area and replacement with smaller goal posts with netting, new play area with timber apparatus. Centre quadrangle area - new picnic benches and new young childrens play area

**Site:** Elmhurst Court Estate  
Leman Road  
Gorleston

## REPORT

### 1. Background / History :-

- 1.1 This planning application was considered at the previous committee meeting on the 25<sup>th</sup> February when it was resolved to defer consideration to request the applicant to remove the seating area from the application and submit further details of the dimensions of the play trail equipment. At the time of writing this report no response had been received, if any reply is received this will be reported verbally at the meeting.
- 1.2 Planning permission was originally granted for this estate in 1976 (ref:6/75/846/F), the original approved plan for the estate showed two play areas, off Viking Close and Amethyst Close. However it seems that no play equipment was ever sited on these areas and although there are various open spaces within the site there are no formal play areas. There are some goal posts at the northern end of the site and this area appears to be in use for informal play.
- 1.3 In August 2013 a planning application was submitted for a similar proposal to the current application but this proposal showed the barbecue and seating area in the wooded area at the north of the site close to the properties on Wedgewood Court. Following the receipt of objections to the layout shown in

this application and possible increase in noise and disturbance, the applicant withdrew the application to reconsider the siting of the various proposals.

- 1.4 The current application originally showed a football area and play trail at the north of the site and the rest of the equipment, including a barbecue area, on the large area of open space bounded by dwellings on Deborah Road to the west and south and Leman Road to the east and north. Following the receipt of objections to the barbecue this has now been removed from the application.

## **2. Consultations :-**

- 2.1 Neighbours – 5 letters of objection have been received, the main objection is possible anti-social behaviour from the barbecue/seating area, the other concern is nuisance caused by teenagers using the play equipment and possible danger from its proximity to the A12. Copies of the letters are attached.
- 2.2 Highways – No objections.
- 2.3 Trees Officer – The proposed development is situated within Area 9 of Tree Preservation Order No. 1, 1965. The development appears aesthetically acceptable in relation to the trees by using wooden equipment. Providing no trees are to be removed as part of this development the proposal should have limited adverse effects. A Tree Protection Plan should be agreed upon prior to construction to ensure correct practices are met.
- 2.4 Environmental Health - With reference to the specific communal barbeque area aspect of the planning application proposed, I would object to the proposal unless a management plan can be agreed with the local planning authority to address specific concerns (full copy of EH comments is attached).

## **3. Policy :-**

### **3.1 POLICY REC1**

SUBJECT TO A PROPOSAL MEETING THE FOLLOWING CRITERIA, THE COUNCIL WILL GRANT PLANNING PERMISSION FOR SPORTS AND RECREATIONAL FACILITIES PROVIDED THAT:

- (A) THE SITE IS WELL LOCATED TO MEET THE NEEDS OF PERSONS WHO WOULD USE THE DEVELOPMENT;

- (B) ADEQUATE ACCESS, PARKING AND SERVICING ARRANGEMENTS CAN BE PROVIDED, WITH PARKING MEETING THE STANDARDS INCLUDED AT APPENDIX (A) TO CHAPTER 3;
- (C) THE APPROACH ROADS SERVING THE DEVELOPMENT CAN ACCOMMODATE SATISFACTORILY THE TRAFFIC LIKELY TO BE GENERATED BY THE DEVELOPMENT;
- (D) THE DEVELOPMENT OR ASSOCIATED ACTIVITIES WOULD NOT BE SIGNIFICANTLY DETRIMENTAL TO THE RESIDENTIAL AMENITY OF THOSE LIVING IN THE AREA OR TO THE USERS OF ADJOINING PROPERTY OR LAND;
- (E) THE SCALE, FORM AND DESIGN OF ANY BUILT DEVELOPMENT WOULD BE COMPATIBLE WITH ITS SURROUNDINGS, AND NOT DETRACT SIGNIFICANTLY FROM THE CHARACTER OF THE AREA OR THE LANDSCAPE;
- (F) THE DEVELOPMENT WOULD NOT HAVE AN SIGNIFICANT ADVERSE EFFECT ON ENVIRONMENTALLY SENSITIVE SITES OR IMPORTANT WILDLIFE HABITATS.

(Objective: To achieve an adequate level of facilities whilst protecting the environment.)

#### **4. Assessment :-**

- 4.1 The proposal involves the siting of equipment/seating on two areas of the estate, the area at the north (The Copse) which has trees on it will have the existing large goal posts replaced with smaller 5 a-side posts and the construction of a new play trail area which consists of various items of wooden equipment. The large open grassed area to the south will have a seating area and play table area for younger children. This site was originally shown as having a barbecue but following the objections from neighbours and Environmental Health, this has been deleted from the application.
- 4.2 Four out of the five letters of objection mention possible problems that could be caused by the barbecue area, as this has been deleted from the application this leaves the other concerns which are potential anti-social behaviour from the use of the play equipment and possible danger due to the proximity to the A12.
- 4.3 There is a footpath from the northern end of the estate to Lowestoft Road which passes the area of The Copse where the goal posts and play trail will be sited. There are existing goal posts in this area which have been in use for

a number of years which will be replaced by the new 5 a-side goals, this informal football area is to the west of The Copse nearest to Lowestoft Road. The play trail will be further to the east near to no's 115 & 117 Leman Road and will be approximately 90 metres from the entrance from Lowestoft Road. As the football are will be on the same site as the existing and with there being 90 metres distance between the play trail and the road it is hard to see that there will be any more danger to children playing than currently exists.

- 4.4 It is hard to predict whether the proposal will encourage any increase in anti-social behaviour, there is a lack of equipment on the estate at present and it is hoped that the proposal will provide safe areas for play and people to sit and enjoy the open spaces. It should be noted that 76 consultation letters were sent out to dwellings around the application sites and only 5 objections were received so therefore it would appear that the majority of people in the vicinity have no objections to the proposal.

## **5. RECOMMENDATION :-**

- 5.1 Approve – subject to a condition requiring the submission of a tree protection plan.
- 5.2 The proposal complies with Policy REC1 of the Great Yarmouth Borough-Wide Local Plan.

ACK 30/12/13

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DELIVERED BY HAND



14 Wedgewood Court  
Gorleston  
Great Yarmouth  
Norfolk  
NR31 6SU

30 December 2013

Dear Mr Minns

**Planning Application Reference Number 06/13/0679/F**

Further to your letter dated 13 December 2013 regarding this application we wish to object on the grounds of:

1 the new play area, with timber apparatus, will be too close to the **FOUR lane A12**. It will attract many children and young adults from Elmhurst Court Estate to the close proximity of this major trunk road. There is an open pedestrian access from The Copse to the main road. Also there are no pedestrian crossings at all along this stretch of the A12 to allow children to cross.

2 due to the open pedestrian access from the main road, these facilities will attract children and young adults from a much wider area and again without pedestrian crossings it will be highly dangerous for them to access these play areas.

3 we are concerned about any anti-social behaviour and wonder whether Orbit Housing has made arrangements to police this area to prevent problems occurring.

4 we were informed by the Tree Preservation Officer for Great Yarmouth that all the trees on the Elmhurst Court Estate are the subject of preservation orders so we assume that no trees will be felled to accommodate the play area.

We are concerned about placing this equipment amongst very mature trees in view of recent events of fatalities due to falling trees and branches on National Trust properties.

5 Placing this equipment so close to the A12, and with open access, we are concerned that this could attract undesirable people who are drawn to these sorts of areas.

Our main concern is the **safety of the children and young adults** accessing these facilities which will be in very close proximity to and accessible from the A12.

6 We have looked at the plan of Elmhurst Court Estate and wonder whether the land towards the end of Leman Road would be a more suitable location for the new play equipment. **This would mean that the area could be monitored by the local residents and therefore would keep the children and young adults safe.** It would also deter unwanted visitors.

Hatched green area on plan of Elmhurst Court Estate as suggestive alternative play area.

We hope our comments will be taken into consideration.

Yours sincerely



Richard and Ann English

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



**FW: Elmhurst Court, Gorleston**

Thursday, 14 April, 2011 15:18

From: "Ray Levett" <Ray.Levett@orbit.org.uk>

To: renglishuk@yahoo.co.uk

Dear Mr. & Mrs. English,

Reply to the correct e-mail address!

Ray Levett.  
Area Surveyor.  
Norwich.

—Original Message—

From: Ray Levett

Sent: 14 April 2011 15:16

To: Info

Cc: Debra Cooper

Subject: RE: Elmhurst Court, Gorleston

Dear Mr & Mrs. English,

This matter has been under discussion for some while and I believe that we are out of time to bid for grant aid funding for this work therefore as far as I am aware, we have no intention of installing any play equipment in this area. I have copied this e-mail to the Neighbourhood Officer for information.

Thank you for contacting Orbit.

Ray Levett.  
Area Surveyor.  
Norwich.

—Original Message—

From: Info

Sent: 14 April 2011 14:57

To: Ray Levett

Subject: FW: Elmhurst Court, Gorleston

—Original Message—

From: richard english [mailto:[renglishuk@yahoo.co.uk](mailto:renglishuk@yahoo.co.uk)]

Sent: 14 April 2011 11:44

To: Info

Subject: Elmhurst Court, Gorleston

For the attention of Ray Levett

we are hoping you can help clarify the situation regarding play areas on Elmhurst Court.

The Council has provided a copy of this plan, which forms part of a public register, so that you can more conveniently study it. The plan must not be used for any other purpose or you may breach copyright laws.



All dimensions and levels are to be checked on site by the contractor prior to preparation of shop drawings and commencement of work on site.

Do not make from this drawing.

This drawing and the copyright and patents therein are property of igb and may not be used or reproduced without written consent.

This drawing is to be read in conjunction with all relevant contracts and specifications and amendments and (drawings or variations are to be referred to by the attached work numbers).

igb



06/13/06791

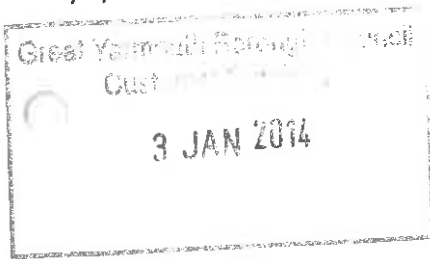


hatched green area suggested alternative.

D	Inspector: IS	Formal Planning Application
A	July '13	Planning Application
Rev	Date	Description
31 Riverside Trinity Road 64 Ormston London E14 0JY 0203 207 030 0203 207 031 0203 207 032		
Client: Orbit East & South		
Project: Elmhurst Court Estate Leman Road Gorleston-On-Sea, Great Yarmouth Norfolk, NR31 6ET		
Title: Site Location Plan		
Scale:	1:1250@A3	Drawn: GV
Date:	July '13	Checked: DC
Drawing No.:	1213/100632-001	Reviewed: B







06/13/0679/F

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11 Wedgewood Court  
Gorleston on Sea  
Norfolk  
NR31 6SU

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

1 January 2014

Dear Sirs,

**Re: Amended Planning Application – Orbit Housing, Elmhurst Court**

Thank you for informing me of the above revised application.

I have had an opportunity to review the plans and note that the seating and barbecue area has been moved away from the boundary of my property.

Whilst it is a lovely idea, I still have grave concerns that there will be significant problems as I pointed out in my previous letter. Some of these concerns are as follows:

1. Smoke and smell nuisance being caused to neighbouring properties
2. Noise nuisance disturbing residents, possibly late at night. Even if there were restrictions on the hours of use, I feel it would be impossible to implement.
3. The possibility of a child being burnt if a recently used barbecue was left unattended.
4. The inevitable mess of discarded food and litter which if left would encourage vermin.

I await hearing from you.

Yours faithfully

F I Sergeant



ACK 9/1/14

D.M.S

Tel: 01493 658750



13 Wedgwood Court  
Gorleston-on-sea  
Norfolk  
NR31 6SU

8<sup>th</sup> January 2014

Dear Sir/Madam,

Re: Planning Application 06-13-0679/F

I write as a home owner backing onto the site applying for the above planning.

The proposal of the removal of the existing large goal posts and replacement with smaller goal posts causes me no real concern. I would however stress that it would be wrong to include permanent netting on the goal posts, as it has been proven that this practice will result in the resident hedgehogs ( of which there are quite a few) being trapped and die. The practice of leaving football nets up on site was stopped many years ago by the Norfolk Football Association, with guidance from the English F.A. In my position as President of Great Yarmouth Town F.C I support the continuation of the small football activity on the Orbit estate. There has been no real problems to date, a precedent has been set.

The proposed 'Play Trail' area however does cause me concern. Firstly, I question the need for such an amenity, as only a short distance away on the Gorleston seafront the same apparatus is available. This kind of amenity should not be located close to residential properties. Extra noise will be created 7 days per week in daylight hours.

Users from all over Gorleston will come to use the amenity. The main A12 dual carriageway causes a crossing hazard for users. Plus, this kind of apparatus has a history of attracting groups of teenagers, not to use the apparatus but just to use it as a meeting ground and sit around with potential frequent disturbances. It clearly is not the place for this amenity.

Regarding the Barbeque area/Seating area/ Play table area - Barbeques by nature need controlling and managing. They are a safety hazard to children, drunkards and animals. There is no mention whatsoever of how these will be managed.

Food left over will attract the big, noisy herring gulls to the area, especially in the early mornings looking for food. They soon learn where food is.

The furniture that is proposed has no bearing whatsoever to the brochure numbers. The numbers just mean nothing. Poor preparation of information on which to act upon.

I support the footballing element fully. The other proposals are not needed as the running and management will be a constant source of aggravation to a great number of local residents for no real community gain whatsoever.

I would like to speak at any relevant planning meeting.

Yours sincerely,

A large, dark, irregularly shaped redacted area covering the signature of the sender.

Mr Arthur Fisk

Elaine Helsdon

Ack 3/1/14

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**From:** Jackie Howland [jckhowland51@gmail.com]  
**Sent:** 02 January 2014 21:09  
**To:** plan  
**Subject:** Planning Application Ref:06/13/0679/F (Mrs E Helsdon)

As a home-owner on Deborah Road, I am writing concerning the proposed changes to the football pitch area on Elmhurst Court Estate.

I am happy in the main for the proposed changes but I am concerned about the proposed barbeque and picnic benches. As in the past we have suffered from young people and anti-social behaviour I am concerned this will highlight the problem again!

The proposed area is mainly out of sight to residents and I am concerned now we don't have a resident caretaker, how this is going to be maintained. Who is going to make sure the barbeque is out and not a danger to young children? Who is going to keep the area clean and rubbish free, so it is not blowing all around the estate?

I like the idea of a play area for the younger children but wish to register my protest at the barbeque and picnic benches. In the past, we have had to have seats removed from the green due to vandalism, so this is likely to happen again.

Yours Sincerely  
Jacqueline Howland (Mrs)

23 DEC 2013

Mr R. C. Youngman & Mrs S. M. Hallwood  
55, Leman Road  
Elmhurst Court  
Gorleston-on-Sea  
Norfolk, NR31 6DE

Mr Dean Minns – Group Manager (Planning)  
Planning Services Department  
Town Hall  
Hall Plain  
Great Yarmouth  
Norfolk, NR30 2QF



**Planning Application 06/13/0679/F**

Dear Sir

With reference to your letter dated 13<sup>th</sup> December 2013 regarding Planning Application 06/13/0679/F as submitted by Orbit Housing Association, we have the following comments:

**Centre Quadrangle Barbeque, Seating Area and Picnic Benches**

As long term leasehold residents of Elmhurst Court Estate we are very concerned about the above planning application to erect a new seating area with brick barbeque and picnic benches.

We are concerned that the proposed seating areas will again become a night time gathering point for noise, anti social behaviour, and alcohol abuse and therefore regrettably, we are firmly against this proposal. *In the not too distant past Orbit Housing themselves had to remove all existing benches on the Elmhurst Estate because of anti social behaviour.*

Talking to residents of nearby Beacon Park we understand that a similar and newly erected play area has attracted increasing anti social behaviour and alcohol abuse at night and has become a real problem.

With regard to the proposed brick barbeque and picnic benches we again have grave concerns about noise, alcohol abuse and resultant litter and food being left around to encourage vermin. Orbit Housing very recently decided to dispense with our resident caretaker and we believe that food droppings and litter will become a real problem around the proposed barbeque area.

The Elmhurst Court Estate already has an ongoing Fly Tipping problem whereby we as residents are regularly forced to pay for the removal of dumped refuse through increased Service Charges and in our view, the proposed barbeque area will only serve to compound this problem. *In 2012/2013 residents of Elmhurst Court had to pay £1,704 to have 'fly tipped' rubbish removed. We are firmly against having to pay more.*

**New Play Area with Timber Apparatus**

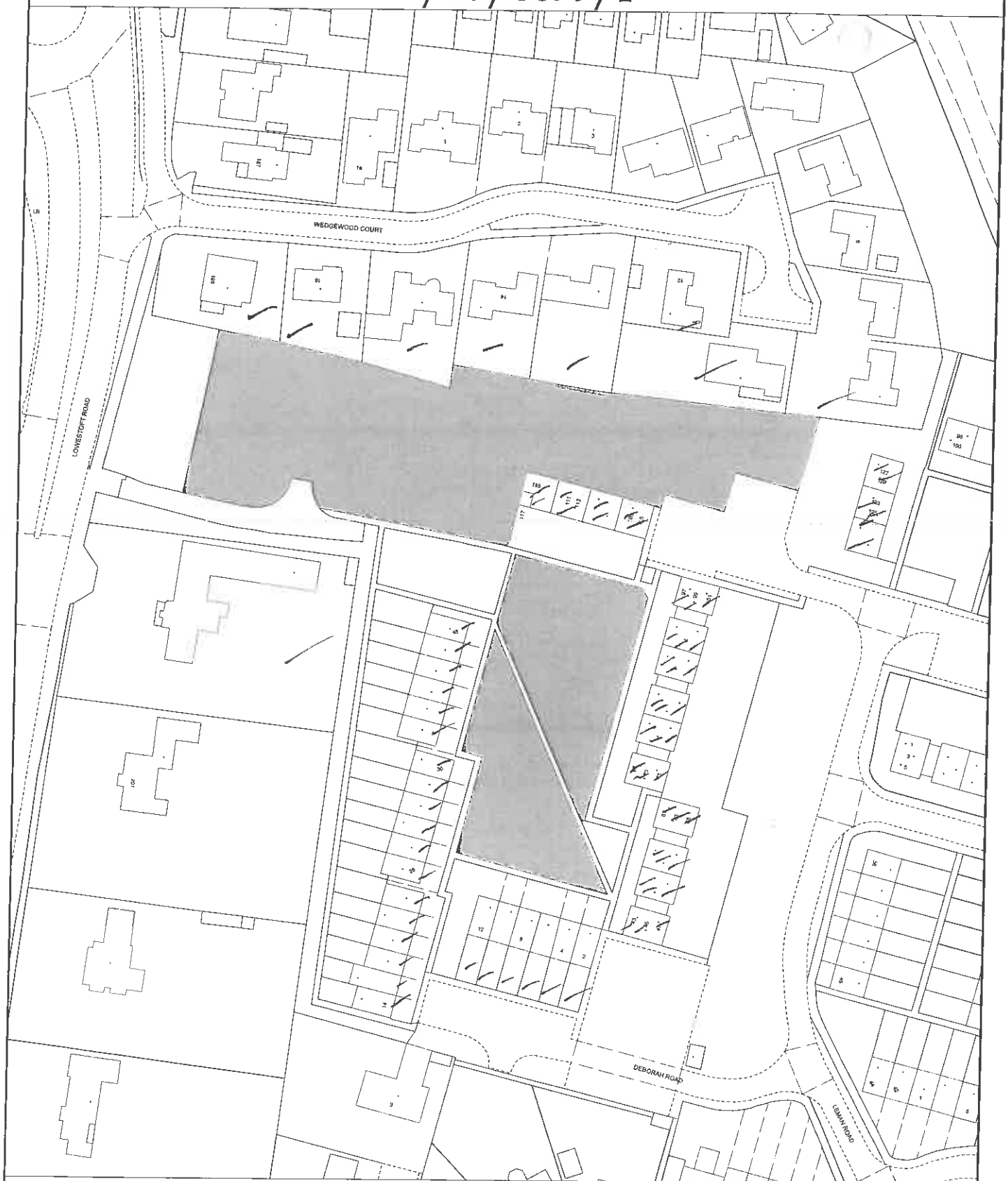
We have no objection to the proposed timber apparatus play areas for children however, past experience has taught us to be cautious and we believe that without proper protection, policing or management, the area will be taken over by anti social behaviour and thus ultimately deprive those whose very enjoyment was meant to benefit from this proposed scheme.

Lastly, we remain very skeptical regarding financial implications to Elmhurst Court residents as to any future maintenance costs of the above proposed scheme. *Our Service Charges are already a hefty £739.43 per annum and on this point alone we are firmly against any further increases to our Service Charges that may be levied as a result of this planning application.*

Yours sincerely

R.C. Youngman and S. M. Hallwood

SITE NOTICE  
06/13/0679/F

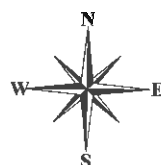


GREAT YARMOUTH  
BOROUGH COUNCIL

Planning and Development Department,  
Trafalgar House, Greyfriars Way,  
Great Yarmouth, Norfolk. NR30 2QE

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Metres

Scale = 1:1250 @ A4



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