



GREAT YARMOUTH
BOROUGH COUNCIL

Development Control Committee

Date: Wednesday, 13 July 2016

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 one week 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**

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 5 - 14

To confirm the minutes of the meeting held on 22 June 2016.

4 PLANNING APPLICATIONS

Details

5 APPLICATION 06/15/0705/F - FIELD ADJACENT TOWER LODGE 15 - 28

Construction of 19 new mixed size/type residential dwellings.

6 APPLICATION 06/15/0737/F - FORMER CLAYDON HIGH SCHOOL, BECCLES ROAD, GORLESTON 29 - 51

Residential Development including 113 dwellings access road and open space.

7 APPLICATION 06/15/0775/LB - 06/15/0779/F - THE DRILL HOUSE (ADJACENT) YORK ROAD, GREAT YARMOUTH 52 - 69

Change of use to workshop and multi-purpose facility including overnight accommodation. Open pole barn for storage, minor works, stopping up alley west of Drill Hall with gates either end of the alley.

8 APPLICATION 06/16/0275/CU - HIGH ROAD, CROWS FARM, BURGH CASTLE, GREAT YARMOUTH 70 - 92

Use of field north side of Market Road for Sunday car boot sales for 28 days in any calendar year. Field to south to revert back to agricultural use.

9 PLANNING APPLICATIONS CLEARED UNDER DELEGATED POWERS AND BY DEVELOPMENT CONTROL COMMITTEE 93 - 104

FROM 1 JUNE - 30 JUNE 2016

The Committee to note the planning applications cleared by the Planning Group Manager and the Development Control Committee between 1-30 June 2016.

10 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.

11 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, 22 June 2016 at 18:30

PRESENT:

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

Councillor Bensly attended as a substitute for Councillor Hanton

Councillor Walch attended as a substitute for Councillor A Grey.

Mr D Minns (Group Manager Planning), Miss G Manthorpe (Senior Planning Officer), Mrs E Helsdon (Technical Officer) and Mrs C Webb (Member Services officer)

1 DECLARATIONS OF INTEREST

It was noted that the following Declarations of Interest were declared at the meeting:-

(i) Councillor Williamson declared a personal interest in Item 5, as he had written a letter to the Planning Group Manager regarding the Core Strategy and its application to the proposed development.

(ii) Councillor Bensly declared a personal interest in Item 6, as the applicant was known to him.

However, in accordance with the Council's Constitution, both Councillors were allowed to both speak and vote on the matter.

2 APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors A Grey and Hanton.

3 MINUTES

The minutes of the meeting held on 25 May 2016 were confirmed.

With reference to Minute number 8, Councillor Jeal requested that the minute be amended to include the class of gambling or non-gambling machine granted by the Committee. Restrict form of Class D as per this decision notice.

4 PLANNING APPLICATIONS

5 APPLICATION NO 06/15/0622/F LAND OFF NEW ROAD BELTON

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

The Senior Planning Officer reported that the application site comprised 2.44 hectares of existing Grade 3 Agricultural Land and was adjacent to the existing village development limits. The south western corner of the site was not included in the application as it was not in the same ownership. The application site was assessed as part of the Strategic Housing Land Availability Assessment (SHLAA) and designated as deliverable and appropriate for development. However, the site that was put forward in the SHLAA was considerably larger than the site that constituted this application.

The Senior Planning Officer reported that the proposed development lay outside of the village development limits, however, the Interim Housing Land Supply Policy had been drafted and adopted in order that developments such as this, could be assessed with a view to meeting housing targets prior to the adoption of the site specific allocations. As indicated in Policy CS", Belton has been identified as a primary village and in line with the SHLAA, is a sustainable development.

The Senior Planning Officer reported that to reduce overlooking to adjoining residential dwelling to the east of the development, obscure glazing and no windows to be inserted into this elevation in perpetuity at Plot 64 could be conditioned. The Senior Planning officer reported that there was a significant difference in land levels across the site.

The Senior Planning Officer reported that the extension of the landscaping

proposals along the boundary, which included an existing hedge could be conditioned to be maintained to minimise overlooking to the site. Further planting could also be required to ensure adequate coverage.

The Senior Planning Officer reported that concerns had been raised regarding access to the site and the need for a roundabout. Highways have assessed the access and a roundabout to the site access has been accepted by Highways as suitable subject to detailed design. The revised plan had been altered to extend the provision of a public footpath around the site and up to Stepshort to improve pedestrian access. The amended plan included further provision of a public footpath to the opposite side of New Road to further improve pedestrian access around the village.

The Senior Planning officer reported that the reduced application site will result in an area of green space, Bland Corner, between Belton and Bradwell and will not have an adverse effect on the coalescence of the villages. The application did not extend east of Whitethorn Lodge and did not impinge on the boundary to Bradwell as there would still be a dwelling located further to the east.

The Senior Planning Officer reported that during the recent SHLAA assessment, that Anglian Water had stated that there was a need for sewerage treatment upgrades in order to accommodate the new development. However, when Anglian Water were consulted with regard to this application, they reported that the foul drainage from this development was in the catchment of Caister Pump Lane Water Recycling Centre that would have available capacity for these flows.

The Senior Planning Officer reported that the Parish Council had been re-consulted on the amended plans and had withdrawn their original objections, however, they still continued to comment on the availability of proposed parking within the site. Seven letters of objection had been received and the objections had been summarised at paragraph 2.2 of the agenda.

The Senior Planning Officer reported that this application was recommended for approval with the suggested conditions.

A Member asked if the footpath could be extended along Stepshort to Farman Close, as schoolchildren would use this route to the local schools, as traffic coming down the hill was usually travelling at speed, and the installation of a zebra crossing would also be advisable to ensure the safety of the schoolchildren walking to and from school.

A Member asked if every purchaser would be made aware of the maintenance responsibilities of the private road to their property when they purchased their new home. The Senior Planning Officer reported that maintenance of the private roads would be secured through a s106 agreement and be noted on the response to the purchaser's solicitor during the property search procedure.

A Member asked if the affordable housing target would be met at the

development. The Senior Planning Officer reported that 10% of the scheme would be affordable housing.

Mr Hill, applicant's agent, reported the salient areas of the application which was a high quality scheme proving a mix of homes and the design of the dwellings would give a unique appearance to the site and he asked the Committee to grant the application.

A Member asked Mr Hill whether he would consider extending the footpath and to install a zebra crossing with reference to his earlier question to the Senior Planning Officer. Mr Hill reported that this had not been requested by Highways or the Parish Council during discussions.

A Member asked how surface drainage water would be treated. Mr Hill reported that a number of soak-aways would be sited across the development to deal with surface water drainage.

The Chairman asked Mr Hill that, whether, if the Committee was minded to approve the application, but given the concerns regarding the present capacity of Anglian Water, he would be happy to accept the condition that no building works to commence on site until Anglian Water had carried out their proposed upgrade works at Stepshort and Bradwell which would be completed by July 2017. Mr Hill reported that given the timescale it took before any building works could commence that building would probably not commence before this date anyway.

Mr Swann, Parish Councillor, reported that the Parish Council did not object to the application, but that they supported Councillor Williamson's request for the footpath at Stepshort to be lengthened and a zebra crossing to be installed at the junction near to Farman Close.

Councillor Williamson further suggested that a safety railing should be installed opposite the junction near to Farman Close on the opposite side of the road to prevent schoolchildren from crossing the road in that vicinity. the Planning group manager agreed to discuss this issue with the Highways Agency.

RESOLVED:

That application number 06/15/0622/F be approved as it was accepted that the application was outside of the village development limits and contrary to the adopted Boroughwide Local Plan 2001, however, the site had been identified as developable and deliverable and there was no objection in planning terms to the development going ahead prior to the formal adoption of the site specific allocations subject to conditions to ensure an adequate form of development and submission of reserved matters. The Interim Housing Land Supply Policy sought to assist in meeting the Local Authorities housing targets and the application was in line with the Interim Housing land Supply Policy (2014).

The application be approved subject to conditions as recommended by

consulted parties and those to ensure a satisfactory form of development and obligations as set out by Norfolk County Council and mitigation measures in line with the aims of the Natura 2000 Sites Monitoring and Mitigation strategy. Permission to not be issued prior to the signing of an agreement under section 106 for provision of infrastructure, GI contribution (subject to negotiation), mitigation (Natura 2000), affordable housing, children's play equipment/space contribution and management agreement for open space, drainage, private roads and children's play (if appropriate).

6 APPLICATION NO 06/16/0281/0 REAR OF SELWYN HOUSE, 28 THE GREEN, MARTHAM

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

The Senior Planning Officer reported that this was an outline application for three detached dwelling with garages and was a re-submission of a previously refused application. The site was located within the Village Development limits as prescribed within the adopted Borough Wide Local Plan and was surrounded by residential dwellings. The current application differs from the previous one as the scale of the proposed dwellings had been reduced, a turning head had been shown and an ecological assessment had been submitted. A maximum foot print could be conditioned if necessary, although this would be dealt with at the reserved matters stage should permission be granted.

The Senior Planning Officer reported that 11 objections to the proposal had been received from local residents which were summarised at paragraph 2.2 of the agenda. Local residents had objected to the possibility of two storey dwellings on the site so if Members were minded to approve, a condition restricting the dwellings to single storey with no accommodation in the roof space would be placed on the permission. Single storey dwellings would complement the existing developed area and reduce overlooking and the development would not have any significant adverse effects on the amenities of the adjoining dwellings.

The Senior Planning officer reported that the Parish council did not oppose the development. However, they requested single storey or 1.5 storey dwellings on the site, that the hedgerows and trees be retained and the asbestos barn building to be safely removed and disposed of. The also raised concerns about construction damage to the private road and future maintenance issues. The Senior Planning Officer reported that an additional letter of concern from a local resident, had been submitted by the agents, which contained photographic evidence with regard to the width of the access road.

The Senior Planning Officer reported that the Fire Service were happy with the reduced width of the access road, from 4.2 m to 4.0 m, as a Fire Tender required a width of 3.7 m to access the development. The Senior Planning officer reported that she had visited the site this morning to gain an

independent measurement of the width of the access road which was 3.95 m not including the edging kerb.

The Senior Planning Officer reported that the proposed development was within an area designated within the Boroughwide Local Plan and was within a sustainable location. National Planning Policy stated that applications which accorded with Local and National policy should be approved without delay. The concerns of the residents have been noted although these could be conditioned to an adequate extent so as to make the development suitable.

The Senior Planning Officer reported that objections had been raised regarding the additional traffic utilising the private road which was managed by a management company which distributed the costs of maintenance between the residents. The applicant had proved that he has right of way over the land and would have the obligation to contribute to the future maintenance of the road. The use of the road by construction traffic had also been raised and it would be possible, prior to commencement of the development, to condition a management construction plan to be submitted to and approved by the Local Planning Authority.

It was reported that this application was recommended for approval with the suggested conditions.

Mr Duffield, applicant's agent, reported that the width of the road adhered to building regulations when the land was purchased when the minimum width of a private drive was 3.7 m and the access road was built at 4.0 m. This is above the minimum width and wider than other access roads to developments which the Committee had approved in the past. Mr Duffield reported that any damage caused to the private road would be reinstated by the developers i.e. the road would be resurfaced if required and the asbestos building would be removed in line with health and safety guidance. Mr Duffield reported that there had been some confusion when the previous application was considered by the Committee, as he had mistakenly stated that bats were to be found in some of the buildings, when in fact they had been found in surrounding trees and the developer was happy to accept a condition to ensure that the hedgerow was filled in to encourage local wildlife.

Mr Hollowell, an objector, reported that the design of the development was poorly thought out. There was no agreement between the developer and the management company which managed the private driveway off of Alder Avenue. The collection point for their wheelie bins was still unknown and the turning circle for vehicles accessing the proposed development was too hard against two of the properties. The development left little amenity space for the properties with one of them having a space of only a metre to the rear fence. He asked that the Committee defer their decision and undertake a site visit.

Mr Huke, an objector, reported that the village feeling was being eroded as a result of all the recent housing development, totalling 265 homes, which had been granted in the last few months. Over 60 metres of mature hedgerow and trees had been removed which reduced the habitat for bats, birds and deer to

name but a few. Martham was now a sea of brick-weave, close-board fencing and astro-turf. Private roads were being introduced which the Council had no control over and he urged the Committee to refuse the application.

Councillor Coleman, Ward Councillor, spoke in support of Mr Huke and the other objector and reiterated local residents concerns regarding the unsuitability of the development, especially the width of the access road which was 5 cm short of Highways requirement. he was also concerned about the issue of wheelie bins and that services had not been laid up to the development which might result in the private driveway off of Alder Avenue being dug up and not resurfaced.

The Senior Planning officer reported that if, for example, Anglian Water dug up the road to lay water pipes, that they would have to make good the road. Mr Duffield reported that the Schedule of Conditions would be adhered to by the developer and the road would be re-surfaced if required.

Although Members were sympathetic to the residents of Alder Avenue, there were no planning reasons to refuse the application.

A Member reported that at the application stage for the development at Alder Avenue, reserved matters were applied to this area so it must have been clear to Councillor Coleman that it would be developed.

RESOLVED:

That application number 06/16/0281/0 be approved, subject to conditions required to provide a satisfactory form of development as recommended and as noted within the report including limiting the dwellings to single storey with no living accommodation in the roof of the dwellings and a satisfactory condition relating to the road and submission of a construction management plan. The proposal was considered to comply with Policy HOU7 and HOU17, of the Great Yarmouth Borough-Wide Local Plan 2001 CS1, CS2 and CS4 of the Core Strategy and the national Planning Policy Framework.

7 APPLICATION NO 06/16/0139/CU 31 MARINE PARADE 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 within an area designated Prime Commercial Holiday and was within a Conservation Area (Number 16 Seafront). The application site was currently a mixed use of amusements on the ground floor with a Quasar laser tag under D2 use (Assembly and Leisure) on the first and second floor. The application was to change the use of the first and second floor to amusements under use Class Sui Generis. The resultant development would result in amusements will be present on all three floors. The proposal did not involve any changes to the frontage.

The Planning Group Manager reported that no objections to the proposal had been received through the public consultation process. The Committee should consider the impact of these changes had upon the wider viability of the seafront and the continuity of decisions. The loss of Quasar, was not considered to significantly affect the viability of the seafront, as a Quasar laser tag could be considered similar in nature to some of the shooting simulation games.

The Planning Group Manager reported that this application was recommended for approval with the recommended condition.

RESOLVED:

That application number 06/16/0139/CU be approved, as the additional amusements would be non-gambling machines with a condition similar to the condition imposed at number 34 Marine Parade, Great Yarmouth.

8 APPLICATION NO 06/16/0130/CU 38 MARINE PARADE GREAT YARMOUTH

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

The Planning Group Manager was reported that the application site was currently a mixed use of amusements on the ground floor under a Sports Bar on the first floor. The application was to change the use of the first floor to a family amusement centre under use Class Sui Generis from a Sports Bar under Class A4. The second floor would remain as a Snooker Hall. The ground and first floor would fall under use Class Sui Generis, whilst the top floor would remain under D2 (Assembly and Leisure) use. The development was not considered to significantly and adversely affect the viability of the seafront.

The Planning Group Manager reported that no outright objections had been received from local residents to the proposal, however, an occupier of a flat at 40 Marine Parade, had raised concerns about possible damage to her vehicle and public blocking her parked car. However, this was not a planning consideration.

The Planning Group Manager reported that this application was recommended for approval with the recommended condition.

Councillor Jeal, Ward Councillor, requested that if the Committee were minded to approve the application, that the Class of gambling machines granted be included in the minute.

RESOLVED:

That application number 06/16/0130/CU be approved as the additional

amusements would be non-gambling machines with a condition similar to the condition imposed at 34 Marine Parade, Great Yarmouth.

9 APPLICATION NO 06/16/0191/F 47 LARK WAY BRADWELL

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

The Planning Group Manager was reported that the proposal was to form two bedrooms, a store room and a bathroom in the roof space which would involve the construction of a large flat roofed dormer at the rear and two small dormers to the front of the roof. However, Schedule 2, Part 1, Class B of the General Permitted Development Order allowed the construction of dormer windows to the rear of a roof as permitted development so the only parts of the work shown on the submitted drawing which required planning permission were the dormer windows to the front of the roof slope.

The Planning Group Manager reported that three letters of objections had been received, citing overlooking, loss of privacy and out of character with the area. At present, there were no other dormers to bungalows in the immediate area so the proposal would result in a change of character, but, as dormers to the rear slope could be built as permitted development, there was nothing to prevent other dwellings from doing the same. The two dormers to the front which required consent were relatively small and set back from the eaves, so would not have any significant effect on the character or appearance of the area.

The Planning Group Manager reported that this application was recommended for approval.

RESOLVED:

That application number 06/16/0191/F be approved as the proposal complied with saved Policy HOU18 of the Great Yarmouth Boroughwide Local Plan.

10 PLANNING APPLICATIONS CLEARED UNDER DELEGATED POWERS AND BY DEVELOPMENT CONTROL COMMITTEE FROM 1 MAY - 31 MAY 2016

The Committee noted the planning applications cleared by the Planning Group Manager and the Development Control Committee between 1 and 31 May 2015.

11 OMBUDSMAN AND APPEAL DECISIONS

The Planning Group Manager reported that there were no Ombudsman decisions to report.

The Planning Group Manager reported the following Appeal decision:
Application number 06/15/0205/O, Erection of 3 bungalows and
garages/carport at 30 Bulmer Lane, Winterton, Great Yarmouth was approved.

12 ANY OTHER BUSINESS

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

13 EXCLUSION OF PUBLIC

The meeting ended at: 20:10

Reference: 06/15/0705/F

Parish: Martham

Officer: Miss Gemma Manthorpe

Expiry Date: 11-04-16

Applicant: Mrs R Brooks

Proposal: Construction of 19 new mixed size/type residential dwellings – application amended to reduce the number of dwellings to 9.

Site: Field adjacent Tower Lodge

1. REPORT

1.1 The application has been amended and reduced in size and is currently an application for 9 no. dwellings accessed off Rollesby Road Fleggburgh. The site in total is 1.66 hectares and this includes the land which was originally proposed for 19 no. dwellings, ten of which have been removed from the application.

1.2 The site is currently in agricultural use with an access for agricultural machinery being shown to the east of the site. There are no relevant planning applications for this site.

2. Consultations :-

2.1 **Parish Council-** The Parish Council objected to the application for 19 dwellings on the following grounds:

The Parish Council object on the grounds of 10 access/exits onto Tower Road for individual dwellings. Plus surface water drainage from hard standings into the pond/pit on Rollesby Road will not be able to cope with additional water, which has already flooded across the road in the past.

Following the amendments to the application the Parish Council have no objections to the revised application.

2.2 **Neighbours** – 62 objections to the proposal and a petition signed by 153 people. A selection of objections are attached to this report with all being able to view online or at the Town Hall during opening hours. In summary the objections raised are as follows:

- Drainage problems.
- Village has had sufficient development.
- Building on and therefore loss of agricultural land.
- Location of junction taking into account other junctions is not safe.
- The duck pond needs to be made safer.

- Extra traffic will make the roads less safe.
- Inadequate infrastructure.
- Pedestrian crossings at the corner of Tower Road and Rollesby Road will cause a danger.
- Tower Road won't be able to cope with the added traffic.
- Lack of pathways in Fleggburgh.
- Speeding traffic.
- Lack of visibility at proposed entrance.
- If this is allowed it will be more difficult to object to other applications in the future.
- Doctors are overstretched.
- Lack of facilities in the village.
- Fleggburgh has already had a large development known as 'The Village'.
- No need for additional housing.
- No need for housing in Fleggburgh.
- Risk of flooding.
- Inadequate foul sewerage.
- Recent application at Mill Lane refused.
- Contrary to Core Strategy.
- Not a sustainable location.

There has also been a consultation response in support of the application.

2.3 **Norfolk County Council as Highway Authority** – No objections

2.4 **Norfolk County Council as Fire Service** – No objection 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.

2.5 **Environmental Health** – No response received.

2.6 **Building control** – No comment.

2.7 **Police** – The development should be designed to Secure by Design Standards.

2.8 **Norfolk County Council Public Right of Way Officer** – The nearby public right of way remains unaffected by the proposal and therefore there are no comments or objections.

2.9 **Norfolk County Lead Local Flood Authority** – Consultation response received for the original application, no further response following reduction of site. The site is below the threshold for providing detailed comment.

2.10 **Anglian Water** –

Wastewater Treatment - The foul drainage from this development is in the catchment of Caister pump Lane Water Recycling Centre that will have available capacity for these flows.

Foul Sewerage Network - The sewerage system at present has available capacity for these flows. If the developer wishes to connect to our sewerage network they should serve notice under Section 106 of the Water Industry Act 1991. We will then advise them of the most suitable point of connection.

Surface Water Disposal - From the details submitted to support the planning application the proposed method of surface water management does not relate to Anglian Water operated assets. As such, we are unable to provide comments on the suitability of the surface water management. The Local Planning Authority should seek the advice of the Lead Local Flood Authority or the Internal Drainage Board. The Environment Agency should be consulted if the drainage system directly or indirectly involves the discharge of water into a watercourse.

Should the proposed method of surface water management change to include interaction with Anglian Water operated assets, we would wish to be re-consulted to ensure that an effective surface water drainage strategy is prepared and implemented.

3. National Planning Policy Framework

3.1 The presumption in favour of sustainable development is set out under paragraph 4.

3.2 Paragraph 49: Housing applications should be considered in the context of the presumption in favour of sustainable development. Relevant policies for the supply of housing should not be considered up-to-date if the local planning authority cannot demonstrate a five-year supply of deliverable housing sites.

3.3 Paragraph 50 states that to deliver a wide choice of high quality homes, widen opportunities for home ownership and create sustainable, inclusive and mixed communities, local planning authorities should:

- Plan for a mix of housing based on current and future demographic trends, market trends and the needs of different groups in the community (such as, but not limited to, families with children, older people, people with disabilities, service families and people wishing to build their own homes);
- identify the size, type, tenure and range of housing that is required in particular locations, reflecting local demand; and
- where they have identified that affordable housing is needed, set policies for meeting this need on site, unless off-site provision or a financial contribution of broadly equivalent value can be robustly justified (for example to improve or make more effective use of the existing housing stock) and the agreed

approach contributes to the objective of creating mixed and balanced communities.

- 3.4 Paragraph 42: The supply of new homes can sometimes be best achieved through planning for larger scale development, such as new settlements or extension to existing villages and towns that follow the principles of Garden Cities. Working with the support of their communities, local planning authorities should consider whether such opportunities provide the best way of achieving sustainable development.
- 3.5 Paragraph 17. Within the overarching roles that the planning system ought to play, a set of core land-use planning principles should underpin both plan-making and decision-taking. These 12 principles are that planning should (extract):
- always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings;
- 3.6 Paragraph 56. The Government attaches great importance to the design of the built Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.
- 3.7 Paragraph 112. Local planning authorities should take into account the economic and other benefits of the best and most versatile agricultural land. Where significant development of agricultural land is demonstrated to be necessary, local planning authorities should seek to use areas of poorer quality land in preference to that of a higher quality.
- 3.8 Paragraph 66. Applicants will be expected to work closely with those directly affected by their proposals to evolve designs that take account of the views of the community. Proposals that can demonstrate this in developing the design of the new development should be looked on more favourably.
- 3.9 Paragraph 75. Planning policies should protect and enhance public rights of way and access. Local authorities should seek opportunities to provide better facilities for users, for example by adding links to existing rights of way networks including National Trails.

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

- 4.1 Local Policy - Saved Great Yarmouth Borough-Wide Local Plan Policies (2001):
- 4.2 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.

- 4.3 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.
- 4.4 HOU10: Permission for new dwellings in the countryside will only be given in connection with agriculture, forestry, organised recreation, or the expansion of settlements.
- 4.5 HOU16: A high standard of layout and design will be required for all housing proposal. A site survey and landscaping scheme will be required will all detailed applications for more than 10 dwellings. These should include measures to

5. **Core Strategy:**

- 5.1 **Policy CS1:** This policy promotes sustainable communities and development which would complement the character of an area.
- 5.2 **Policy CS2:** This policy identifies the broad areas for growth by setting out the proposed settlement hierarchy for the borough. CS2 seeks to 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.

- 5.3 To ensure that new residential development in the borough meets the housing needs of local people, the Council and its partners will seek to:
 - a) Make provision for at least 7,140 new homes over the plan period. This will be achieved by (inter alia a-g.)
- 5.4 **Policy CS9:** This policy seeks to encourage well designed and distinctive places, particularly conserving and enhancing biodiversity, landscape quality and the impact on and opportunities for green infrastructure.

6 **Interim Housing Land Supply Policy**

- 6.1 The Interim Housing Land Supply Policy falls outside of the statutory procedures for Local Plan adoption it will not form part of Great Yarmouth Borough Council's Development Plan. The Interim Housing Land Supply Policy will however be used as a material consideration in the determination of planning applications.

- 6.2 The Interim Housing Land Supply Policy seeks to facilitate residential development outside but adjacent to development limits by setting out criterion to assess the suitability of exception sites. The criterion is based upon policies with the NPPF and the adopted Core Strategy.
- 6.3 It should be noted that the Interim Policy will only be used as a material consideration when the Council's Five Year Housing Land Supply utilises sites identified in the Strategic Housing Land Availability Assessment (SHLAA). The Council has 7.04 year housing land supply, including a 20% buffer (5 Year Housing Land Supply Position Statement September 2014). This 5 year land supply includes sites within the SHLAA as such the Interim Policy can be used as a material consideration in the determination of planning applications.
- 6.4 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: inter alia points a to n.

7 Appraisal

- 7.1 The site assessed as part of the Strategic Housing Land Availability comprises 3.9 hectares of agricultural land. The two frontages were split into smaller sections and the area originally submitted comprises FL23, FL22 and F12. The assessment was carried out on the whole but the site has been reduced to comprise FL23 only.
- 7.2 The site is located to the east of Fleggburgh, between Rollesby Road and Tower Road. The site is level and set higher than roads which run along its southern and western boundaries, where it is edged by field banking. The site is currently used for arable farming and is bounded on its limits by intermittent trees and hedgerows, whilst the character of the site is limited to open farmland/grazing to the east and residential development to the west. The site is high grade agricultural land (Grade 1)
- 7.3 The site is adjacent to the village development limits of Fleggburgh which is considered to have relatively poor access to a range of facilities. In terms of highways and access, Norfolk County Council consider the site to be unacceptable for estate scale development. Fleggburgh is considered to have a complete lack of public services, local facilities and has restricted links to public transport. The highway network here is inadequate to support additional large scale development. In terms of environmental suitability, Anglian Water have indicated during the SHLAA assessment that infrastructure upgrades for sewerage treatment would be required to accommodate new development, and cumulative impact of sites may require larger wet well capacity at Pumping Station, and flow attenuation upstream. There is no capacity for surface water sewers therefore alternative drainage solutions such as SuDS may need to be explored where appropriate.

7.4 There are further local amenities available in Filby which is relatively contiguous to Fleggburgh, therefore limited development in either settlement could be achievable on this account.

7.5 The site is potentially suitable, available and achievable for small scale frontage development along Tower Road, Rollesby road, yielding approximately 10 dwellings per side.

8. Assessment

8.1 The site comprises 1.66 ha of grade of agricultural land; the original application for 19 houses fronting Rollesby Road and Tower road has been reduced, removing the Tower Road properties leaving the current application for 9 no. residential dwellings off Rollesby Road. There are a considerable number of objections to the application as summarised above with additional objections to the development off Tower Road since removed from the application.

8.2 The application site as reduced is accessed from a singular access from Rollesby Road. Several objectors have noted that there is no pedestrian footway and the doctors surgery is accessed by Rollesby Road leading to Mill Road. Objectors note that there are cars parked on Rollesby Road and this reduces the width. Highways have no objection to the application subject to a number of requested conditions. The application prior to amendment included some improvements to be carried out at the junction of Tower Road and Main Road. These improvements are no longer requested as the Highways officer does not feel that they can be justified. The officer does note that should further development come forward these works may be requested owing to the cumulative increase in traffic.

8.3 Several objections note the lack of pedestrian links and pavement within the vicinity of the proposed development. Notwithstanding the reduction in size of the development the application shows the provision of a foot path over 300m in length from adjacent Tower Lodge at Tower Road to opposite Mill Road at Rollesby Road. The additional public foot path provision will increase permeability and provide an infrastructure gain to the village which will further facilitate the use of the doctors surgery.

8.4 There are 4 pedestrian crossings shown on the plans along this footpath. Some objectors have stated that the location of the pedestrian crossings are not appropriate however the highways officer is satisfied with the location.

8.5 Concerns have been raised about the potential for surface water flooding being exacerbated by the development as there will be a loss of permeable land. The site is under the threshold for the Local Lead Flood Authority to comment on although comments received by the Internal Drainage Board note that further information is required identifying any additional owners of the drains which would be affected by the development and that additional

maintenance is acceptable. This information has been requested from the applicant although is not available at the time of writing. Should the information be provided this shall be verbally reported.

- 8.6 The drainage strategy for the development states that all surface water from the hardstanding areas such as roofs, driveways and access roads would flow into dry detention basins located to the west of the site. The report goes into detail the runoff from contributing hardstanding areas. The report identifies the location of the attenuation basins and the culver which will run between the access road to the site. The report notes that private SUDS including permeable paving and detention basins can be adopted and maintained privately. Private maintenance by way of management company would be recommended should the application be approved.
- 8.7 Objectors note that there have been problems dealing with the foul sewerage within in the vicinity and have voiced concerns about the ability for the network to cope. The assessment undertaken as part of the Strategic Housing Land Availability Assessment indicated that improvements to the sewerage infrastructure would be required. The formal response to the consultation on the application states that there is adequate available capacity for these flows.
- 8.8 The design of the development has the proposed dwellings set back within the site with open space, include a pond feature between the dwellings and Rollesby Road. The positioning of the dwellings reduces the impact that they would have on the street scene. The ground level at the site of the proposed development is higher in comparison to the houses on the opposite side of Rollesby Road and as such setting them back reduces the bearing that they would have on the existing properties.
- 8.9 The dwellings proposed are mixed in size and type which seeks to comply with the aims of the National Planning Policy Framework and the adopted Core Strategy. The mix of houses and the layout that is sought with the offsite improvements to the pedestrian links allow for the village to receive gain from the development proposed. Following on from a recent decision affordable housing contributions are not sought on sites that are 10 or under and therefore this site does not contain an affordable housing contribution.
- 8.10 A number of residents have raised concerns regarding the duck pond. This is marked on the revised plan as being fenced and, if deemed appropriate, can be secured by planning condition. The concerns over the safety of the access and the increase in traffic have been reiterated by objectors however the Highways officer does not have any such concerns and as such the development as proposed is not contrary to highway safety.
- 8.11 The proposed development lies outside of the village development limits however the Interim Housing Land Supply Policy (IHLSP) has been drafted and adopted in order that developments, specifically those for housing outside of the village development limits can be assessed with a view to meeting housing targets prior to the adoption of the site specific allocations. The IHLSP is a material consideration and as such shall be afforded appropriate

weight as a means of assessing development for housing outside of village development limits. The IHLSP is only to be utilised when the Council's five year housing land supply policy includes 'deliverable' sites identified through the Strategic Housing Land Availability Assessment. The site, as part of a larger site, has been assessed as part of the Strategic Housing Land Availability Assessment as site FL22 and therefore the IHLSP is applicable.

9. Recommendation

- 9.1 APPROVE revised plan for 9 dwellings only - It is accepted that the application is outside of the village development limits and contrary to the adopted Borough Wide Local Plan 2001 however the site has been identified as developable and deliverable and for small scale development in the SHLAA. The Interim Housing Land Supply Policy seeks to assist in meeting the Local Authorities housing targets and notes that sites that come forward should commence development within two years and therefore any permission should be subject to such a condition in line with the Interim Housing Land Supply Policy (2014) and other conditions as referred to above and required to ensure a satisfactory development.

Background Files 06/15/0705/F

Elaine Helsdon

From: Chris Bond <[REDACTED]>
Sent: 28 May 2016 10:23
To: plan
Subject: Fw: Ref 06/15/0705/F Planned development on Rollesby Road, Fleggburgh

From: Chris Bond <[REDACTED]>
Sent: 28 May 2016 08:06:36
To: gm@great-yarmouth.gov.uk
Subject: Ref 06/15/0705/F Planned development on Rollesby Road, Fleggburgh

Dear Miss Manthorpe,

We write with reference to planning application number 06/15/0705/F.

We wish to register our objection at the amended plans for the now proposed smaller development. We feel that it would still cause the majority of the problems we listed in our previous objection on the 22nd of January to the application for the thirty five houses. It doesn't take a genius to work out that presumably the twenty six houses will follow at a later date.

In particular we really feel that having three t junctions (five if you include Tretts Loke and Tower Road) within the space of approximately three hundred metres is an accident waiting to happen. With the speed of some vehicles coming into Fleggburgh from Rollesby on the Rollesby Road it's hard enough to be safe coming out of Mill Lane now, looking up the Rollesby Road and also downwards for vehicles coming out of St Margaret's Way potentially behind the cars parked in front of the council houses. If we now have to look at another junction as well for traffic emerging it's going to be very dangerous. As far as we are concerned as well the bend and the junction of Tower Road are also very dangerous. Add to this the much needed agricultural vehicles and school buses, and it all adds up to a lot of vehicles. Also, we wouldn't to lose the sight of families going past our house on their bicycles and also the horse riders and even the occasional horse drawn cart. We hope that Fleggburgh can retain the quaintness and tranquility of the Norfolk village we moved into.

We have heard the duck pond is going to be made larger to help with the drainage of the development. If it is, that would also need to be made a lot safer than it is from the point of view of potentially more younger children living in the new development.

We feel this development would have been much better in the Bygone Village site where there are still expensively priced properties sitting empty and in the main the residents of the site do not really bring value to the village in terms of using amenities like the school and church.

Yours faithfully

Chris and Sarah Bond

1 Fir Tree Close,
 Mill Lane,
 Fleggburgh
 NR29 3DU

Internet Consultees

Application Reference 06/15/0705/F

Invalid Consultee Comment? Copy to existing Consultee?

Name E J & B A Coleman

Address Brickle Hatch
Tretts Lane
Fleggburgh
Great Yarmouth

Post Code NR29 3AT

Telephone

Email Address

For or Against OBJ

Speak at Committee

We wish to confirm that the objections and observations in our letter of 13th January 2016 remain our view.

Date Entered 29-05-2016 Internet Reference OWPC785

Woodend Bungalow
Tower Road
Flegg, burgh

26 MAY 16

Planning Officer
Great Yarmouth Council



Dear Sir.

Re Planning Application 06/15/0705/F

I have received a letter from you about the above, and wish to stand by my previous objection, as all the new plans show is that Tower Road development has been deleted. For now I suspect.

It will be even more dangerous for me to walk to the Doctors with all the extra traffic and no changes to the infrastructure of the village.

Yours faithfully.

MRS M. WALLS. ~~XXXXXXXXXX~~

3 Royden Way
Fleggburgh, NR29 3AZ

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

20th May 2016

Dear Mr Minns

RE: Planning Application 06/15/0705/F

Further to your letter of the 16th May, with regards to the above planning application, we object to planning permission being given. After viewing the new plans, we are very concerned and disappointed to see that after all the objections raised by the residents initially, that these amended plans have even been considered. All that has changed from the original plans is that the building proposed in Tower Road has been deleted off the plans. It seems that if this development is given permission, it will give the green light, for all future development on this field, especially the original proposal for Tower Road. We do not feel that any of the concerns from residents about traffic, flooding and lack of infrastructure from the previous objections have been addressed fully and taken into account.

As for the entrance from the development still being shown as into Rollesby Road, this surely has not been thought out carefully and feel that this is an accident waiting to happen. You just do not realise the potential hazards of this road, with parked cars in Rollesby Road, traffic turning and coming out of St. Margaret's Way and Mill Lane the potential lethal junction with Tower Road and going out of the village, there is a very dangerous blind bend just past Tretts Lake. It's all very well, Highways departments and other council departments involved saying there is no problems with the roads etc., but they do not live in the village 24/7, and this development, we have no doubt will increase traffic and dangers in our village as has been brought to your attention with previous objections. If, as we suspect that Phase 2 will be slipped through for the development along Tower Road, then this road will also become a problem for the residents of the village.

As well as that, has the problem of flooding been really thought out, increasing the size of the pond, will only make this more of a hazard, as we can foresee an accident where maybe a car may end up in the pond, as well as it being a hazard for children.

We sincerely hope that you will give this objection and concerns your careful consideration.

Yours sincerely


Mr T & Mrs M Easen



Jill K. Smith

From: [REDACTED]
Sent: 26 May 2016 15:47
To: plan
Subject: 06/15/0705/F

Having seen the revised plans for this application I must take issue with the proposed positioning of the two pedestrian crossings nearest to the corner of Rollesby Road and Tower Road. This blind corner is a natural traffic hazard and if this lack of visibility is to be coupled with two traffic-stopping crossings it must increase the likelihood of accidents/injuries from a possibility to a definite within a very short time frame!

My reservations concerning Tower Road's ability to cope with added traffic remain although the reduction in proposed numbers will obviously ameliorate this to an extent.

P. H. Ely

Reference: 06/15/0737/F

Parish: Gorleston

Officer: Mr D Minns

Expiry Date: 17-03-2016

Applicant: Badger Building(E.Anglia) Ltd

Proposal: Residential Development including 113 dwellings access road and open space.

Site: Former Claydon High School
Beccles Road(land to the north of)
Gorleston
Great Yarmouth

REPORT.

1. The Application site and Proposal

1.1 This is a full planning application for 113 dwellings s access road and open space. application. The overall application site area is 5.08 hectares (12.192acres)

1.2 The submitted plans show the site being developed in two separate sections linked by a footpath and open space. The southern part up to 89 dwellings primarily located on the site of the former school buildings and accessed from Beccles Road. To the north-eastern corner of the site, accessed from Burgh Road is the remaining 24 dwellings. The open space is formed of two separate sections a combined total of 1.3 hectares (3.2 acres).

1.3 The application proposes 14 two bed, 35 three beds and 42 4 dwellings along with 22 properties(20%) in line with the Council's affordable housing policy for this part of the Borough.

1.4 The site, which is cleared of buildings, is mainly bordered by residential development along with the playing field to Wroughton School. The land gently rises from Beccles Road northwards to a mid point where it slopes down to the rear the rear gardens of the residential properties fronting onto Burgh Road. There is also a change of ground level between the site and residential properties to the east of the site. There is varying amounts of screening on the boundaries and a Tree

Preservation Order (No1) covers six trees, of three Horse Chestnuts and three Limes.

1.5 The application is accompanied by a site specific flood risk assessment and a drainage strategy showing how the site will be drained. In addition the application includes all necessary house types, the junction designs to Burgh Road and Beccles Road landscaping plus arboriculture report in respect of the trees subject to a preservation order and layout of the open space and a travel plan.

2. Site History

2.1 The Claydon High School closed in 1990. Part of the site was retained as a playing field for the adjoining Wroughton School and the remainder declared as surplus to requirements by the County Council's Education Committee. The former School buildings were leased out on a temporary basis, the major part being occupied by the Great Yarmouth and Waveney Health Authority as a nursing college for three years.

2.2 An outline planning application for deemed permission was submitted by Norfolk County for residential development was made on the northern half of the site, on an area of 2.83 hectares(7 acres) in 1991 accessed from Burgh Rd. It was then considered if fully developed, the site could accommodate between 70 and 85 dwellings (based on between 10 and 12 dwellings to the acre.) The Borough Council took the view at that time that the application should be subject to the Secretary of State's determination and the Borough Council requested that the Secretary of State, having considered all relevant matters, refuse the application.

The reasons being;

- 1) Burgh Rd was inadequate to deal with the additional traffic generated by the development; the unsuitability of a dual access also serving the Middle School which when open, would result in vehicular/ pedestrian conflict.
- 2) The loss of open space, when there was a severe shortage of public open/recreational space in the locality. It was acknowledged that whilst the school was not contributing to public open space, it did have an important amenity value attached to it.
- 3) The loss of School accommodation. The Borough Council at that time considered that the County Council had not demonstrated that it had fully examined any long term educational need for the school site nor had it looked at community needs with regard to the shortfall of open recreational space in the area.
- 4) Drainage. The County Council had not demonstrated to the Borough Council that the surface water disposal problems in the area at that time could be satisfactorily overcome.

5) Loss of Amenity. The impact of the development upon residents in the area, possible over development, overlooking, noise and loss of outlook.

2.3 In October 1991, Norfolk County Council withdraw the application stating that they proposed to submit a new application in the near future incorporating provision for open space.

2.4 A subsequent application was submitted. An outline planning application establishing the principle of development was approved in 2012 for 110 dwellings subject to a number of conditions and legal agreement covering a number of aspects including affordable housing, open space and financial contributions to mitigate the impact of the development. In addition a further application was submitted and approved for the change of use of land on the site to public open space.

2.5 The site was also identified in the Strategic Housing Land Assessment 2014 as being deliverable with no identified constraints and deliverable in the next five years.

3. CONSULTATIONS:-

3.1 Neighbours - 4 representations received (Copies attached to report)

One from an immediate neighbour praising and supporting the scheme and the work under taken by the developers at the pre application stage stating the development is well planned and imaginative.

3.2 The second broadly supporting the scheme but pointing out that the additional traffic generated by the scheme will not go away regardless of any submitted travel plan and how the wrier looks to NCC and the highway department along with the planning committee to ensure that any Claydon Grove “rat run” creation to Gapton is addressed.

3.3 The third representation is about boundaries and maintenance of hedgerows and affordable houses being located in one area in close proximity to the existing residential properties.

3.4 The fourth objection is to four affordable housing units right behind the property the author believes the proposal would invade the privacy and tranquillity of their property and they could be built elsewhere on the site.

3.5 Environment Agency – No comment

3.6 Anglian Water – state that whilst there is capacity within the existing network (waste water network) to accept foul drainage from this development they consider in terms of the foul sewerage network that the “development will lead to an unacceptable risk of flooding downstream. A drainage strategy will need to be prepared in consultation with Anglian Water to determine mitigation measures. We

request a condition requiring the drainage strategy covering the issues to be agreed.”

3.7 Suggested Condition- No development shall commence until a foul water strategy has been submitted to and approved in writing by the local planning authority. No dwelling shall be occupied until the works have been carried out in accordance with the foul water strategy so approved unless otherwise approved in writing by the Local Planning Authority.

Reason – To prevent environmental and amenity problems arising from flooding.

3.8 **Surface Water Disposal** – From the details submitted to support the application the proposed method of surface water management does not relate to Anglian Water operated assets. As such, we are unable to provide comments on the suitability of the surface water management. The LPA should seek the advice of the Lead Local Flood Authority or the internal drainage board. The Environment Agency should be consulted if the drainage system directly or indirectly involves the discharge of water into a watercourse. Should the proposed method of surface water management change to include inaction with AW operated assets we would wish to re-consulted to ensure that an effective surface water strategy is prepared and implemented

3.9 In a letter to the applicant dated 29 June 2016 Anglian Water states;

Water Recycling Centre

The foul drainage from the proposed development is in the catchment of Caister Pump Lane Water Recycling Centre, which currently has capacity to treat the flows from your development site. Anglian Water cannot reserve capacity and the available capacity at the water recycling centre can be reduced at any time due to growth, environmental and regulation driven changes.

Used Water Network

Anglian Water has assessed the impact of gravity flows from the planned development to the public foul sewerage network. We can confirm that this is acceptable as the foul sewerage system, at present, has available capacity for your site. The connection point will be to manhole 7201 in Burgh Road at National Grid Reference (NGR) TG5175805204.

Surface Water Disposal

We have examined your development site for available surface water discharge options. It is our understanding that the evidence to confirm your compliance with the surface water hierarchy is not currently available. However once the evidence has been confirmed, then a connection point may be made to manhole 8251 in Townlands at NGR TG5183205256 at a rate of 17.5l/s.

3.10 **Essex and Suffolk Water** –we would advise you that we have no comments or observations to make regarding this application

3.11 **Norfolk County Council**

3.12 The requirements below would need to be addressed in order to make the development more acceptable in sustainable terms through the delivery of necessary infrastructure. The funding of this infrastructure would through Planning (812 per hydrant)

3.13 **Education** – It is understood that the proposed development comprises 113 multi- bed houses. The County Council does not seek education contributions associated with 1- bed units and only seeks 50% contributions on multi bed flats Therefore in educational terms this represents the equivalent of 113 dwellings generating

- Nursery School - = 11 children
- Infant school = 14 children
- Junior =16 children
- High School = 20 children
- College/Sixth form = 2 children

3.14 There is spare capacity at the local junior and high schools but the infant school is almost full and this site will be gifted the two places there; contributions will be claimed as follows to the education contribution.

3.15 Wroughton Infant school : 12 (14 -2 spare places) x £11,644 (cost per pupil) = £139,728. The contribution will be used to fund internal remodelling to provide additional curriculum support(project A)

3.16 Fire Service –have indicated the proposed development will require 3 hydrants(on a minimum 90 –mm main for the residential development at a total costs of £2,436 (812 per hydrant). The onus will be on the developer to install the hydrants during construction to the satisfaction of the Norfolk Fire service and at no cost. Contributions also for library books at £60 per dwelling ie £6,780.

3.17 Environment – Connection into the local Green Infrastructure(GI) , including public rights of way and ecological features should be considered alongside the potential impacts of the development Mitigation should therefore be included within the site proposal. **Further Response** We request no contribution as we believe GI would better achieved through other means, we therefore made the following comments and recommendations;

- Tree planting along the north to south axis (Gemma to supply email dated 15 Feb)

3.18 Historic Environmental Services - The proposed development was the subject of a planning application in 2005 (06/05/0439/O). Since the submission of that application, the site has been examined by the National Mapping Programme – a systematic study of historic aerial photography with the aim of identifying archaeological features. The grounds of the former Claydon High School have a number of cropmarks caused by a field system of probably Iron Age to Roman date. The cropmarks show a system of enclosures, trackways and probable paddocks. As the cropmarks are in two different orientations, there are likely to be more than one phase of activity. Also visible are a number of bomb craters and an area of quarrying.

3.19 If planning permission is granted, we request that it be subject to the following conditions, in accordance with Paragraph 141 of the NPPF:

A) No demolition/development shall take place/commence until a 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 demolition/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.

The Historic Environment Service will issue a brief for these works on request.

3.20 Minerals

3.21 The Mineral Planning Authority, in accordance with national guidance, considers that mineral assessment and investigation are a key factor that should be considered in the preliminary stages of project design along with other assessment, in order to influence the masterplan. Mineral assessment and investigation are best addressed through pre-application discussion and included early in the planning process to ensure the most sustainable and optimal use of onsite materials is made.

3.22 This assessment has not been carried out at the pre-application stage for land at the former Claydon School, Gorleston. Therefore, the Mineral Planning Authority wants to ensure that this work is carried out prior to the commencement of development, to ensure that the findings of the assessment/ investigation inform the proposed development. The proposed condition (below) requires minerals investigation and assessment to take place prior to the commencement of development, and to ensure that the Mineral Planning Authority is involved in the assessment of the submitted information.

- a) Prior to the commencement of development the following will take place:
- A site investigation for mineral resources will be carried out in accordance with a borehole/trialpit location plan (Ref xxx), together with a written methodology for the investigations (Ref xxx), submitted to and approved in writing by the Mineral Planning Authority.
 - This site investigation will inform a Materials Management Plan-Minerals (MMP-M). The MMP-M will consider; through particle size distribution testing, the extent to which onsite materials which could be extracted during the proposed development would meet specifications for use on site. The MMP-M shall be submitted to and approved in writing by the Local Planning Authority jointly with the Mineral Planning Authority (Norfolk County Council).

The MMP-M should outline the amount of material which could be reused on site; and for material which cannot be used on-site its movement, as far as possible by return run, to an aggregate processing plant.

The developer shall keep a record of the amounts of material obtained from on-site resources which are used onsite and the amount of material returned to an aggregate processing plant through the MMP-M. The developer shall provide an annual return of these amounts to the Local Planning Authority and the Mineral Planning Authority, or upon request of either the Local Planning Authority or Mineral Planning Authority.

The development shall then be carried out in accordance with the approved MMP-M.

REASON: To ensure that the minerals potential in the Mineral Safeguarding Area is assessed and addressed in accordance with the National Planning Policy Framework and Policy CS16 of the Norfolk Core Strategy and Minerals and Waste Development Management Policies DPD 2010-2026.”

3.22 Norfolk County Highways – Have confirm that subject to a small amount of tweaking and appropriate conditions – to be reported they support the scheme. As amended the scheme includes building out part of Beccles road 0as previously agreed and provision of improved visibility splays and a 3m cycleway footpath. The County Council will also require that the applicant contributes towards the construction of a cycle path link between Burgh Rd and Harfreys Rd, in order to improve cyclist and pedestrian links to this large employment area via a legal agreement.

3.24 Lead Flood Authority – Has no comments to make

3.25 Norfolk Fire and Rescue Service - No objections provided the proposal meets the necessary requirements of the current Building Regs 2000 etc as administered by Building Control.

3.26 Highways England – No objection – Travel Plan included as advised in previous outline planning permissions in 2010

3.27 Environmental Health–

a)**Land Contamination** .The Phase 1 : Desk Study and walkover of the site report submitted with the [planning application identifies historic pits (probably clay extraction pits) that appear to have been infilled with unknown materials. Conditions on potential contamination requested.

b)**Hours of Working** - Due to the close proximity of residential properties the hours of should be restricted to: 07:30 to 18:00 hours Monday to Friday
08:30 to 13:30 Saturdays
No work on Sundays or Bank holidays

c) **Local Air Quality** – The site will potentially generate a 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

Advisory Note – The applicant is strongly advised to advise neighbouring businesses and residential occupiers of the proposals, together with contact details in the event of problems.

3.28 Building Control – No adverse comments

3.29 Natural England – No adverse Comments the application is likely to result in significant impacts on statutory designated sites.

3.30 Norfolk Constabulary – I have inspected the proposals on-line and have visited the site. Crime records for this area in the previous 12 months show notable levels of crime including instances of criminal damage to dwelling, vehicle crime including interference to motor vehicle and theft from motor vehicles.

The Design and Access Statement makes little reference to crime prevention measures considered in this development beyond wrapping dwellings around the local junior school to assist with the prevention of unauthorised access. I am pleased to note that the design prevents that the design prevents unnecessary vehicular permeability between Burgh Road and Beccles Road, thereby negating the potential for rat run.

3.31 However I recommend that at the end of the two roadways that abut the larger public open space vehicle mitigation devices/bollards features to prevent unnecessary access by larger vehicles. The criminal will not be deterred from using the openness to make escape from the site as a whole unless there are vehicular restrictions in place.

3.32 The potential for unauthorised access remains however for existing dwellings (in excess of 20) that wrap around the north western corner of the larger public open space area.:-

3.33 In light of the lack of specific security measures the following comments (in summary) upon the proposals:

- Question the value of the curved footpath connecting the two elements of the development. I suggest that any footpath provided through a Public Open Space should be straight providing a safe line of sight for users and run closer to nearby properties where users would benefit from overlooking natural surveillance from residents
- Creating formal footpath permeability can increase the use for criminals as well as residents providing them legitimate access to nearby dwellings and in time such footpaths can quickly include unacceptable light vehicular use

- Research has indicated that neighbourhood permeability is one of the design features most reliably linked to crime rates where more permeability equates to more crime.
- I have significant concern for the safety of pedestrians and vehicle users using the Beccles Road entrance during school drop off and pick up times as on a daily basis both sides of the A143, cars currently park on the roadway to transport children to the nearby school. As such the width of the Beccles Road carriageway is significantly reduced making entry onto the main road difficult at best. I would highly recommend that this application considers the quantity of new vehicles exiting from the development onto the A143 at these times of day and to consider the application of effective parking restrictions on both sides of the Beccles Road to negate on road parking and provide safe egress onto the business main road.
- For the purposes of protecting the homes and rear gardens and adjacent existing properties I am in agreement that perimeter boundary treatment should be no less than 1.8m timber closed board fencing. The enclosed rear gardens should have similar closed boarded sub divisional fencing but could be 1.5 m with 0.3m trellis topping to provide security protection, privacy and a beneficial degree of surveillance across the plots during the day and hours of darkness
- Further advice is given on locking gates to private areas and car parking being in close proximity to dwellings for surveillance purposes
- Frontages open to view is a surveillance benefit and this development needs to support defensive planting or other features to restrict access to private garden space and accessible windows.
- I am aware from the developers that street lighting is proposed for the development. Though street lighting detail is not available at this time, I would encourage the provision of street lighting to adequately cover the smaller Public Open Space. This is particularly important to reduce the fear of crime and deter criminality or anti-social behaviour from occurring
- Where landscaping is provided, particularly within the Public Open Space areas, general vegetation should not exceed 1m in height thereby denying hiding places for criminals. Trees should be columnar in habit, providing beneficial visual surveillance below 2m and footpaths should not be sited close.
- Further advice is given regarding public and private dusk to dawn sensor lighting and the choice of doors, locks and windows (full comments are available on the application website and files)

4. Planning Policy

4.1 National Planning Policy Framework

The presumption in favour of sustainable development is set out in paragraph 4.

4.2 Paragraph 14 of the National Planning Policy Framework, while reiterating that development should be sustainable also includes the following statement:

For decision-taking this means: approving development proposals that accord with the development plan without delay

4.3 Great Yarmouth Borough Wide Local 2001 Saved Policies

4.4 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 and assessed again in January 2016. 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.

4.5 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

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 HOU9 A DEVELOPER CONTRIBUTION WILL BE SOUGHT, AS A PLANNING OBLIGATION UNDER THE TOWN AND COUNTRY PLANNING ACT 1990 TO FINANCE THE EARLY PROVISION OF FACILITIES REQUIRED AS A DIRECT CONSEQUENCE OF NEW DEVELOPMENT.

(Objective: To ensure adequate community and public services are available to new residents which are needed as a direct consequence of the deve

POLICY HOU16 A HIGH STANDARD OF LAYOUT AND DESIGN WILL BE REQUIRED FOR ALL HOUSING PROPOSALS. A SITE SURVEY AND LANDSCAPING SCHEME WILL BE REQUIRED WITH ALL REQUIRED WITH ALL DETAILED APPLICATIONS FOR MORE THAN 10 DWELLINGS THESE SHOULD INCLUDE MEASURES TO RETAIN AND SAFEGUARD SIGNIFICANT EXISTING LANDSCAPE FEATURES AND GIVE DETAILS OF, EXISTING AND PROPOSED SITE LEVELS PLANTING AND AFTERCARE ARRANGEMENTS.

(Objective: To provide for a high quality of new housing development.)

POLICY REC8 WHERE THE SITE OF A RESIDENTIAL DEVELOPMENT OR PART OF A LARGER RESIDENTIAL SCHEME PROVIDES 20 OR MORE CHILD BEDSPACES, THE COUNCIL WILL REQUIRE PROVISION OF RECREATIONAL/AMENITY SPACE AND/OR CHILDREN'S PLAYSPACE PROPORTIONATE TO THE SCALE OF THE DEVELOPMENT OR THE OVERALL SCHEME AS APPROPRIATE.

(Objective: To ensure that the future demand is met)

4.2 Core Strategy Adopted Dec 2015

CS1 – Focusing on a sustainable future

CS2 – Achieving Sustainable Growth

CS3 – Addressing the Borough's Housing Needs

CS4 – Delivering Affordable Housing

CS9 – Encouraging well designed, distinctive places

CS14 – Securing appropriate contributions from new developments

5. Assessment :-

5.1 The principle of development has previously been agreed on this site which is located in a sustainable location within the built up residential area of Gorleston and within the development boundary as defined within the Great Yarmouth Borough Wide Local Plan 2001.

5.2 The application provides for a range of dwelling types and essentially follows the parameters for development established in the previously approved application. This includes provision of open space and single storey dwellings to eastern boundaries where there is a change in ground levels between the site and the existing properties. The same applies to Burgh Road end of the development where the land falls gently towards Burgh Road.

5.3 The development essentially accord with the various policies referred to above which seeks to support development in sustainable locations and will make a good contribution to the Borough's Housing needs.

5.4 In terms of impact upon neighbouring properties the extent of the response to the application from occupiers around the site suggests that the design of the

development has minimised the adverse impact of the development. One area of objection concerns the impact of properties fronting onto Beccles Road and the proximity of the two storey affordable units to Beccles Road dwellings. The fact that they are affordable houses is not a valid planning objection but the impact upon residential amenity is. A terrace of 6 properties proposed with rear gardens of between 9 and 10 metres with existing vegetation along boundary. Back to back distances with the existing properties is between approximately 38m and 30m to the rear most of the original properties immediately to the rear and approximately 20m taken from the rear most of the outshoot as scaled from the submitted plans. The existing trees do offset the impact of the development and given the back to back distances it is difficult to say that the impact is so adverse to warrant refusal of the scheme as a whole but given the objection further discussions are taking place with the applicant on the matter.

5.4 The applications have agreed to enter into a legal obligation regarding affordable housing at 20% this is to be provided in the form of 9 x 1 bed properties to rent and look to sell the 13 x 3 bed properties as Starter Homes or the equivalent. The consultation responses have identified that there is capacity in the existing schools the local junior and high school but lack of capacity in the Wroughton Infant school which the County state can be addressed by a financial contribution to be spent within the school along with the library contributions set out in the report.

5.5 Norfolk constabulary have raised concern over the highway and access proposals and particular concern for them and no doubt Members is the access onto Burgh Road and Beccles Road. There have been a number of internal alterations to the proposal and some minor amendments are required but most importantly the external access arrangements have been subject to a safety audit to ensure safe access and egress from the development and amendments have been made to the access arrangement since the application was submitted and have been incorporated into the plans. The proposal now includes provision as required by Norfolk County Highways to build out the entrance to the site and the provision of 3m cycleway/footpath with improved visibility splays and 20mph speed limits within the development.

5.6 In terms of the impact upon the local highway this proposal splits the traffic between Beccles Road and Burgh Road with no vehicular link between the two residential areas. The proposal to improve pedestrian cycle links between the site Harfrey's should also help to reduce local concerns regarding increased traffic on local roads by encouraging other modes of transport

5.7 In terms of landscaping the application includes provision to replace the TPO trees on the site which are in poor condition a landscaping scheme is been prepared that which includes stands of trees on the areas of open space to provide form and colour.

5.8 The application includes a foul and surface water drainage strategy showing the use of sustainable drainage systems on site (soakaway etc) and connection to the existing sewage systems. According to the letter from Anglian Water there is capacity to accommodate the new flows and even it appears the surface water if required. This appears to override the response received by the Council from Anglian Water which states that there could be a risk of flooding downstream in terms of foul sewage along with the suggested condition requiring a drainage strategy to be submitted prior to the development commencing. Further clarification is being sought from Anglian Water.

5.7 If Members are minded to approve the application it should be subject to subject to a legal agreement under Section 106 of the Town and Country Planning Act for the provision of affordable housing (20% of the total scheme), education, library books, open space play space and negotiation on maintenance provision highway requirements outline above and conditions referred to above and from the highway authority which be reported to Members.

6.RECOMMENDATION :-

6.1 APPROVE subject to completion of a Section 106 Agreement for the provision of affordable housing, education, library books, play space and maintenance provision within the development of public areas along with maintenance private drives and drainage, the highway requirements and subject to clarification of the drainage details highlighted.

6.2 Reason for Approval - The application complies with the saved policies in the Great Yarmouth Local Plan 2001 and Core Strategy Adopted December 2015 as set out within the report.

Background Papers: 06/15/0737/O

Jill K. Smith

5

From: Christopher Clements
Sent: 11 January 2016 09:18
To: plan
Subject: Planning Application 06/15/0737/F
Attachments: 20151214102714308.pdf

Good Morning Mrs Helsdon reference our earlier telecom this morning please find some questions I would like considered on our behalf detailed below :-

Dear Group Manager (Planning)

Please could you consider the following below comment's I have regarding the Planning application 06/15/0737/F. I have already raised these with Badger Builders and they have kindly responded to us with the following comment's which are also included below:._

The existing hedgerow which runs along one of my boundaries (308 Beccles Road) have for the last 6-7 years been maintained both sides and the top by myself see attachment for detail. Historically previous owners of the site have shared this maintenance but in the last few years this has fallen by the wayside and left to ourselves. The submitted plan was to have a pathway alongside the hedge. If this is the case who will be responsible for the hedge maintenance (site side) ?. Please note the hedge has over the years became very wide and maintenance has become more and more difficult to maintain. Badger have responded that this area could be encapsulated in the property that adjoins the hedge hence no pathway alongside and the responsibility of the site side being with the individual property (Plot 82).

The land at the rear of my garden was purchased from the school 20 years plus ago (highlighted yellow) and I was hoping that potentially this area could be developed to support 1 or 2 bungalow's in the future. Currently as you are aware there is no access to achieve this hence the question is could the proposed site layout allow for access in some way or form to accommodate this option either as a self-build or sell on to a potential builder. Badger have responded that they are not presently keen to complicate matters here by adding access in to a rear garden plot. Once we have a planning permission we might be prepared to reconsider this.

All the affordable housing on this site seem to have been all positioned together in one area ?. Obviously a concern for the existing house owners backing on to these properties is the potential drop in market value surely even distribution of this type of property or backing on to open space areas would be a fairer solution. It is noted that all the remainder of the site development single storey dwellings have been proposed around the site boundaries in order to protect the privacy of existing properties except this area. Why not this area ? The affordable housing as it is described can you confirm if this is a housing association venture or will it be for the government assisted under 40 first time buyers or similar? Badger have responded We hope to be able to construct at least 50% of the affordable housing under the government's proposed Starter Homes scheme being proposed by Brandon Lewis the local MP and they have written to him for support for this approach. We would expect the remaining properties which are all 1 bedroom to be sold to a housing association. We offer no discount on our own selling prices adjacent to affordable housing on our sites and experience no resistance to sales. We would not expect this to impact on your property value in the way that you envisage.

Yours Faithfully

Chris and Jayne Clements (308 Beccles Road)

EPIC INTERNATIONAL

E-mail: christopher.clements@epic-ld.com

Tel No. 01493 680468

<http://www.epic-ld.com/>

Epic International Ltd, Registered office: Vanguard House, Vanguard Road, Great Yarmouth, NR31 6NL Co. Reg. No. 318326230

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S

Great Yarmouth Borough Council
Customer Services
04 JAN 2016

306 Beccles Rd
Gorleston
Gt Yarmouth
NR31 8AL



Planning Services
Development Control
Town Hall
Gt Yarmouth
NR30 2QF

30th December 2015
Application Ref: 06/15/0737F

Dear Mr Minns,

I am writing to object to the proposed development of residential dwellings that will be directly behind my property on Beccles Road. The planning of 4 affordable houses situated directly behind my property will undoubtedly invade the privacy and tranquillity that I have enjoyed and likely to devalue property. I see no reason for these houses which will be starter homes for families to be built in an alternative location possibly backing onto open spaces or the school that would not penalise the individual property. I hope that my right to comment on the proposed application it will be duly noted and wait accordingly.

Yours sincerely

Paul Mills

S

Great Yarmouth Borough Council
Customer Services
04 JAN 2016

Mr D Minns
Group Manager (Planning)
Gt. Yarmouth Borough Council
Town Hall
Hall Plain
Gt. Yarmouth
NR30 2QF

248 Beccles Road
Gorleston
NR31 8AH

GREAT YARMOUTH
DEPARTMENT
- 4 JAN 2016
BOROUGH COUNCIL

29th December 2015

Dear Mr. Minns,

Application 06/15/0737/F - Residential development, former Claydon High school, Beccles Road, Gorleston.

I refer to your letter to me concerning the above application in which you invite my comments.

As you may recall I was very much involved in making representation at the time of the N.C.C. outline planning application back in 2011. My concerns were such that I addressed the Development Control Committee setting out my objections to the County Council's proposal which, I and many fellow residents felt, contained much inaccurate and misleading information. At the time of the outline consent I always maintained that I was not opposed to the principal of residential development but concerned to see a final outcome of a collection of good quality dwellings situated on a well planned site with realistic car parking provision for every dwelling, areas of public amenity space, and to a suitable density.

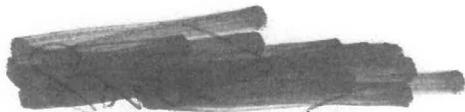
With regard to the above I am very pleased to state that, in my opinion after careful study of the current application, Badger Building (East Anglia) Ltd. have addressed all my concerns in a positive way. The development as now proposed is both well planned and imaginative. In particular car parking provision per dwelling is increased, a good balance of single and two storey properties which look to be well designed. Security by design has been carefully incorporated particularly by screening the Wroughton school premises with private gardens. There appears to be two contrasting areas of public amenity space which will contribute well to the openness of the general development. All in all I believe the applicant has given much thought to his proposal and has obviously considered the effect the development will have on the existing residents whose homes surround the site.

I also wish to put on record that prior to submitting the application, Badger building's planning specialist, has consulted myself and other residents who showed their concerns at the time of the outline application and listened to those concerns and tailored his proposal accordingly. On this point the developer is to be congratulated for giving such consideration. There are obviously some matters which gave rise to concerns, namely, highway traffic management, amenities such as health care facilities and provision but these are all outside the control of any developer and were debated and discussed prior to the granting of outline consent which though now expired is still very relevant.

In conclusion this proposal has my total support and as an immediate neighbour I feel I could not be faced with a better prospect if one accepts the inevitability of residential development.

Finally if, in your capacity as Planning Manager, you decide for whatever reason, to recommend significant amendment or refusal then please keep me informed in order that I can prepare myself to address the Development Control committee as before but in this case to speak up for approval of the development.

Yours faithfully

A large, dark, rectangular redaction mark covering the signature area.

Brian Routledge M.R.I.C.S.

cc: Cllr. Reynolds (Chairman of Development Control)
Cllr. Williamson (Ward councillor)

Internet Consultees

Application Reference: 06/15/0737/F Attachments

Invalid Consultee Comment? Copy to existing Consultee?

Name: PAUL MILLS

Address: 306 BECCLES ROAD
GORLESTON

Post Code: NR31 8AL

Telephone: [REDACTED]

Email Address: [REDACTED]

For or Against: OBJ Object

Speak at Committee: [REDACTED]

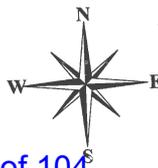
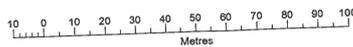
Objection to Badger planning proposal to build 4 (affordable) houses directly behind my property.
I believe this will invade the privacy and tranquility of my residence with a large impact on its valuation.
I see no reason for these houses to be built directly behind my property when they could be built in an alternative
Location possibly backing onto open spaces or Wroughton School that would not penalise one individual property
and very likely devalue my property .
Regards
PAUL MILLS

Date Entered: 23-12-2015 Internet Reference: OWPC621



GREAT YARMOUTH
BOROUGH COUNCIL

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



Scale = 1:2500 @ A4

Reference: 06/15/0775/LB-06/15/0779/F

Parish: Great Yarmouth

Officer: Miss Gemma Manthorpe

Expiry Date: 17-05-16

Applicant: Mr D Cross

Proposal: Change of use to workshop and multi-purpose facility including overnight accommodation. Open pole barn for storage, minor works, stopping up alley west of Drill Hall with gates either end of the alley – Application amended to remove the pole barn from the application.

Site: The Drill House (adjacent) York Road Great Yarmouth

1. REPORT

- 1.1 The application site adjoins the Drill House (commonly and formally referred to as the Drill Hall) which has recently had approval for a change of use and physical alterations which are currently underway reference 06/15/0311/LB and 06/15/0310/F.
- 1.2 There is a further application in at the site for the Variation of conditions 10, 11 and 12 of planning permission 06/15/0310/F and conditions 10, 11 and 13 of listed building consent 06/15/0311/LB - changes to opening times, activities, functions and events
- 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. Where differences are paramount they are noted however the applications are looked at concurrently.

2. Consultations :-

2.1 Neighbours –

- Any permission granted should be limited to storage owing to the noise produced by the proposed uses.

- The area or caravans could have a large unit placed upon it all year round.
- The Drill House project should not expand further owing to its location within a densely populated area.
- Residents should be able to access the alley and be given keys for maintenance purposes to any gates that are erected.
- Residents should be entitled to use the land gifted by GYBC who do not fall within the residents parking scheme.
- Concerns regarding visiting performers i.e. caravans and campervans becoming permanent.
- Problems regarding water and sewage.
- Outside lighting, music, BBQ's should stop at 10pm at the latest.
- Parking arrangements should have AREAA parking cards.
- Against any part of the stopping up if the road between the Drill Hall and the Town Wall.
- Object to the secured area being used as accommodation.
- Performers can stay at hotels and guest houses within the area.
- Overnight stays should be limited to four nights when the Outthere festival is on.
- No noise should occur after 9pm from anyone, there should be no prolonged noise during the daytime either.
- No details of the pole barn are submitted.

2.3 **Norfolk County Council as Highway Authority** – No objection and notes that there is a stopping up of the highway application in. The Highways Officer comments that the application will need to satisfy themselves that the current application remains valid with respect to this application. Conditions are requested should planning permission be granted.

2.4 **Environmental Health** –

Noise:

Considering the open-nature of the site and the proposed hours for performance, rehearsals and potentially noisy workshop activities there is a concern that noise generated on the site will have an effect on the occupants of nearby residential properties and businesses.

On-site Camping:

The space allocated for the proposed parking-up area for campervans is not sufficient area to create adequate fire breaks between individual vehicles and between the vehicles and the boundary of the site. The presence of campervans and caravans in such a confined area raises concerns relating to

noise nuisance, antisocial behaviour as well as the safe disposal of human waste. It is therefore recommended that camping on site in any format is not permitted.

2.5 **Building control** – No adverse comments.

2.6 **Property services** – No comments received.

2.9 **Strategic Planning** – No comments received.

2.10 **Historic England** – Objection withdrawn following additional information, removal of the pole barn from the application and discussions.

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.

4.1 **Local Policy - Saved Great Yarmouth Borough-Wide Local Plan Policies (2001):**

4.2 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 and assessed again in January 2016. 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.

4.3 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.

4.4 POLICY BNV18 THE COUNCIL WILL REQUIRE ALTERATIONS AND EXTENSIONS TO BUILDINGS TO BE SYMPATHETIC TO THE CHARACTER OF THE BUILDING TO BE EXTENDED AND TO ITS SETTING.

4.5 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.

4.6 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.)

5 Core strategy – Adopted 21st December 2015

5.1 Policy CS10 – Safeguarding local heritage assets

5.2 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.

6. **Assessment**

6.1 The application contains several elements which are to be covered separately. The erection of the pole barn has been removed from the application by the applicant and shall not be assessed further.

6.2 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 order cannot be determined without a valid planning permission according to Norfolk County Highways. The application for the use of the ally way includes the erection of gates to the northern and southern entrance which shall affect the setting of the Drill House, a listed building.

6.3 Dimensions for the gates have not been provided although a picture demonstrating the type of design has been submitted in support of the application. Should the

gates be approved as part of the application full details will need to be supplied as a planning condition as they will affect the setting of the listed building. There have been no objections from Conservation Officers regarding the gates notwithstanding the lack of information.

- 6.4 The area of highway which is subject to the application for stopping up order is to be re-surfaced with yorkstone paving. There have been no objections received from conservation officers regarding the materials proposed. The applicant has submitted details to accompany the application showing that there is not a change in levels adjacent the town wall. The drainage, foul and surface is to be connected to the mains with new surface water drainage being laid.
- 6.5 The application form states that there is currently no external lighting. New external lighting by way of floor mounted luminaires to up light the building referred to as the south building with additional lighting to the proposed external staircase. Wall mounted luminaires will light the entrance doors to both buildings. The application form notes that there will be luminaires fixed to the Drill House building, a listed building, in the absence of any details being provided a condition would need to be added to any grant of planning permission requiring details of luminescence, appearance and attachment to be submitted to the Local Planning Authority.
- 6.6 The building to at the south west boundary of the site is proposed to undergo renovation, addition of a first floor and change of use to a workshop. The existing use is, according to information submitted, a raw potato chip production facility. The proposal will change the use to a workshop including the fabrication (light wood/metal work, painting and textile work) space to support resident artistic companies and to allow over flow storage from the Drill House. The hours of use are proposed as 09:00 – 18:00 Monday to Friday and 09:00 – 18:00 12 weekends per year which does not seem out of keeping with the character of the area given the previous use. These hours could be conditioned should permission be granted.
- 6.7 The renovations to the building to the south west of the site include the addition of an exterior staircase to allow access to the first floor. The York Road elevation (south) will include the re-opening of the shop window which will provide an attractive addition to the street. The 'shop window' will be constructed from timber and be openable sliding doors. The renovations and use of additional floor do not increase the height of the building.
- 6.8 The application seeks to change the use of the building at the north end of the alley to a multi-use building providing meeting rooms, workshop space and overnight accommodation for up to eight people for up to six months of the year. The use of the building as a meeting room for up to 12 no. people between 08:00

and 19:00 Monday to Friday and 12 no. weekends a year from 08:00 to 21:00 is not assumed to have an adverse effect on the character of the area. The times of the use are in keeping with the Drill House and should not significantly adversely affect the amenities of local residents.

- 6.9 The use of the building for up to 8 persons for seven nights 26 times a year is an intense use. The layout of the building is such that there is one large room per floor measuring 5.35m by 4.4m (internally) and a space at ground floor with a stairs, lavatory and shower room and first floor stairs and kitchen. The space for persons to reside has limited privacy and is of limited space. The unit is not appropriate for long term accommodation nor as long term accommodation for this number of people given the intense use of the land. Should members be minded to grant permission a temporary permission is recommended in order that any impact of the development can be assessed. In addition it is also recommended that any additional windows at first floor level are obscure glazed to protect the amenities of the nearby residential properties. Given that this building would not be acceptable as permanent occupation in the current form or for the number of people proposed the obscure glaze will not have an adverse effect on the quality of accommodation.
- 6.10 The area designated for camping has been assessed by Environmental Health Officers as not suitable by way of the confined space, the inability to provide adequate fire breaks between vans and the boundary and the potential for noise and anti-social behaviour. Additional information provided by the applicant states that the caravans shall be under the control of Seachange Arts and shall be limited to four. Three of the four caravans proposed are smaller than average caravans with one being a standard small caravan. The space allocated to the caravans measures 18.5m by 7.1m.
- 6.11 The proposed siting of caravans within the alley concerns the environmental health with regards the possibility for noise and anti-social behaviour. In addition to the caravans the application includes the use of the alley way for outdoor space for rehearsal and training by artists and community groups for up to 50 people between 12:00 and 22:00 Monday to Friday April to September 12 times a year and 09:00 to 20:00 Saturday and Sundays 6times a year. This use would also be carried out for 20 no. persons at the same frequency totally 24 times during the week and 12 times at weekends. In addition this will be repeated for 6 persons at the same times that the workshop would be ongoing which is 09:00 to 18:00 Monday to Friday and 09:00 and 18:00. In addition to these uses there is to be parking for 6 no. cars.
- 6.12 Objections from neighbours have noted that the historic Town Wall will be closed off. The application states that viewing will be available by appointment and residents that bound the site will have access to the alley by key.

6.13 Further objections from neighbours and environmental health note the likelihood of noise being generated. The alley way is located adjacent to a number of residential properties and therefore noise generated will have an effect on the amenities of the occupants.

8. **RECOMMENDATION :-**

8.1 It is noted that there will be an effect on the occupants of nearby residents and as such aspects of the application are recommended to be temporary in order that the effect can be assessed. The use of and renovations to the south building do not appear to be significantly detrimental and can be subject to a full permission. The physical works to the northern building do not adversely affect the character of the area or the listed building and can be approved with conditions on a full basis.

8.2 It is recommended that the use of the multi-use building for accommodation, the use of the alleyway for campervan parking and other outdoor uses is limited to one year to assess the effect on the character of the area and the nearby residential properties. It is further recommended that conditions are placed on the development to ensure that all further information required is submitted and other conditions to ensure the development is carried out in an acceptable way.

Elaine Helsdon

From: Great Yarmouth Residents Association <gyresidentsassociation@gmail.com>
Sent: 28 March 2016 22:11
To: plan
Subject: Planning application 06/15/0779/F

FAO; Miss J Smith

APPLICATION ; 06/15/0779/F

LOCATION; York Road Drill Hall (Adjacent) Gt Yarmouth NR30 2LZ

Dear Miss Smith,

I should like the following points to be considered during your deliberation on the above planning application.

- a) Whilst the issue of the gated arrangements to the area of the application from a security and antisocial behaviour perspective are broadly welcome by the local residents, those residents that currently have access for maintenance to their properties from this area should be considered in any permission by way of a coded entry system as opposed to a key entry system.
- b) As the area that is proposed for staff parking has been gifted by GYBC, the local residents feel this should be also accessed by residents who themselves do not fall within the resident parking scheme area.
- c) This area in total should have no planning consents issued for anything other than storage as noise produced associated with workshop facility and residential (all be it temporary) is amplified many times by the " alley way effect ".
- d) Area designated C on the plan could without any further planning consent have a large caravan placed on it and therefore be temporary and overnight accommodation 365 days a year.

I therefore respectfully request that the expansion of this project does not include anything further than parking / storage as its position within a densely populated residential area should be considered to maintain a quality of life that urban area residents deserve.

Yours sincerely

P. Fitzgerald
 GY Residents Association

Internet Consultees

Application Reference

Invalid Consultee Comment?

Copy to existing Consultee?

Name

Address

Post Code

Telephone

Email Address

For or Against

Speak at Committee

- a) Vehicular entry between Ravlin House & North side of Drill Hall.
- b) Gate to that area fixed to substation wall
- c) No entry for service repairs to rear of properties 9, 10/11, 12 Key was suggested
- d) (7) scaffold tower by walls 10, 11, have rear gardens
- e) Previous meeting suggested "use as dormitory for guests staying overnight" problems regarding water and sewage and surface water collection (soakway)
- f) (C) visiting performers ie campervans & caravans parking, next if not noted these could be parked permanently.

Date Entered

Internet Reference

Internet Consultees

Application Reference

Invalid Consultee Comment?

Copy to existing Consultee?

Name
Address

Post Code

Telephone

Email Address

For or Against

Speak at Committee

g) The Ravin House entry would get busier, now that it has been written that a contract has been given to Seachange Arts for expansion to other areas meaning more people and vehicles coming to the area it would not be good to leave this alleyway allowing anybody to park as the gates will be mostly locked, can NCC be asked to put yellow lines either side as entry is required to both side doors all the time. Roadway is narrow and has been damaged by heavy plant and lorries.

Date Entered

Internet Reference

Internet Consultees

Application Reference

Invalid Consultee Comment?

Copy to existing Consultee?

Name
Address

Post Code

Telephone

Email Address

For or Against

Speak at Committee

Outside lighting, music (noise etc) ,barbeques a late limit to be fixed eg 10pm latest.

Parking arrangements ought be easy by having AREAA parking cards anyway (what happens to resident parking locally?)

Date Entered

Internet Reference

Application Reference

Invalid Consultee Comment?

Copy to existing Consultee?

Name
Address

Post Code

Telephone

Email Address

For or Against

Speak at Committee

i feel i must object to the most of this application

with regard to the stopping up of the road between the Drill Hall and the Town wall I am against any part of this secured area being used for accomodation - changing the builders store or parking area for mobile homes.

Date Entered

Internet Reference

Internet Consultees

Application Reference

Invalid Consultee Comment?

Copy to existing Consultee?

Name
Address

Post Code

Telephone

Email Address

For or Against

Speak at Committee

I do see and approve the need for gates to provide security for the building and the proposed storage areas for various activities but see no need for the proposed accomodation for performers - there are many hotels/guest houses in the area. and camp sites

If the gates are to be erected then we residents need to have at a key code or at worst a 24hr keyholder within 15mins walking distance, up to date mobile numbers . The houses that back onto the Town wall need access.

Date Entered

Internet Reference

Internet Consultees

Application Reference

Invalid Consultee Comment?

Copy to existing Consultee?

Name
Address

Post Code

Telephone

Email Address

For or Against

Speak at Committee

There should be no visitor/overnight stays longer than 4 night/days when the Outthere festival is on.

The pole barn designated for AREA F (due to no online plan availability) i have seen no plan detailing the height and construction materials at present, the housing of a scaffold tower concerns me as to its use within the alleyway.

an agreement regarding no noise nuisance after 9pm from anyone whether be they had rented the hall or are just rehearsing. this IS a residential areal there should not any prolonged noise during daylight either.

Date Entered

Internet Reference

Internet Consultees

Application Reference

Invalid Consultee Comment?

Copy to existing Consultee?

Name

Address

Post Code

Telephone

Email Address

For or Against

Speak at Committee

The pole barn designated for AREA F (due to no online plan availability) i have seen no plan detailing the height and construction materials at present, the housing of a scaffold tower concerns me as to its use within the alleyway.
an agreement regarding no noise nuisance after 9pm from anyone whether be they had rented the hall or are just rehearsing. this IS a residential area! there should not any prolonged noise during daylight either.
Hall users need to realise the noise travels and echoes off the buildings in this area meaning residents cannot leave windows and doors open

Date Entered

Internet Reference

06/15/07791F



Key

- A The Drill House, York Road, NR30 2LZ. (property owned by the applicant)
Land in the ownership outlined in blue.
- B 3A York Road, NR30 2LZ. (property owned by the applicant)
- C Land at York Road, (land owned by GYBC currently being gifted to the applicant)
- D Single garage registered as land and buildings on east side of Dene Side (property owned by the applicant)
- E 7 Chapman Buildings (property owned by the applicant)
- F Land of unknown ownership
- G Electricity sub-station, access gates from P
- H Gate to rear of Ravelin House access from P
- J Door to side of Ravelin House, access from P
- K Ravelin House
- L Proposed gates to P (included in this application for planning permission)
- M Proposed gates to N (included in this application for planning permission)
- N Alley to west of Drill House to be stopped up under this application
(ownership of land under highway unknown)
- P Alley to north of Drill House is not to be stopped up under this application
(ownership of land under highway unknown)
- Q Area to south of Drill House to be stopped up under this application
(ownership of land under highway unknown)

<p>The Drill House alley to the west Site Location Plan Scale 1:1250 @ A4</p> <p>Jeremy Stacey Architects New Farm Barn Beachamwell Norfolk PE37 8BE jstach@mac.com</p>	<p>191-PP2-001-A</p>
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Reference: 06/16/0275/CU

Parish: Burgh Castle
Officer: Mr J Beck
Expiry Date: 21/07/16

Applicant: Mrs J Church-Greiner

Proposal: Use of field north side of Market Road for Sunday car boot sales for 28 days in any calendar year. Field to south to revert back to agricultural use

Site: High Road Crows Farm, Burgh Castle.

REPORT

1. Background / History :-

- 1.1 The site comprises 7.2 hectares of agricultural land currently utilised for a car boot sale for 14 days of the year. The planning statement states that the land is used as a form of diversification for the existing farm.
- 1.2 The application site is a rectangular piece of land south of Crows Farm. The land is adjacent Mill Road on the west side and Market Road to the south. Another piece of land south of Market Road is also utilised for an outdoor market, the applicant has stated this would revert back to sole agricultural use.
- 1.3 An application was refused by delegated powers in 2005 to extend the opening to 28 days a year. There have been previous applications on the site since 1990 as detailed below:

06/94/0902/F – Revised field access – Approved with conditions.

06/98/0953/CU – 7 day ext (Sundays) to period permitted under GPDO for car boot sales inc hard surfacing to egress over private track - Refused.

06/05/0943/CU - Use of land for car boot sales (28 days in any calendar year) – Refused.

2 Consultations :- All received consultation responses are available online or at the Town Hall during opening hours.

2.1 Parish Council – No objections from both Bradwell and Burgh Castle Parish Councils. Burgh Castle Parish Council has recommended that an exit onto High Road is kept open for emergency use only.

2.2 Neighbours – There have been 20 neighbour responses to the application, 10 were in support, 3 raised no objections and 7 objected. A summary is below and examples are attached to this report:

Letters in support:

- Improved access to this field compared to other site
- Leads to improved safety
- Has positive community value and local enjoyment.
- Traffic levels are currently acceptable.
- Is well run

Letters in Objection

- Increased dangers of the road
- Traffic congestion
- Litter
- Noise levels and disturbance to local residents
- Public Rights of Way

2.3 Highways – No objection subject to recommended conditions.

Has not objected in principal, but has raised issues regarding some of the points of access which the applicant has not addressed. The officer states these issues can be dealt with via condition. The officer raises concerns regarding the access from Mill Road which were not deemed suitable for an intensified use; accordingly a condition was recommended restricting access from North Market Road. A condition which ensures a suitable visibility splay is also recommended.

2.4 Broads Authority – No objection subject to a planning condition restricting the days in use and that the development involves no built structures.

2.5 Strategic Planning – No objection.

2.6 Environmental Health – No comments received

3 Local Policy :- Saved Great Yarmouth Borough-Wide Local Plan Policies (2001):

POLICY SHP13

Proposals for indoor and outdoor markets and car boot sales will only be permitted where:

- (A) The proposal would not result in any significant adverse effect on its surroundings and where appropriate, on its wider landscape setting;
- (B) There would be no significant adverse impact arising from noise or general disturbance;
- (C) The proposal would not be likely to result in a significant hazard to road safety or significantly impede the free flow of traffic on any highway in the locality;
- (D) Parking would be provided in accordance with the council's parking standards set out at appendix (a) of chapter 3 of the plan; and,
- (E) There would be no loss of leisure/sports or other recreational facilities.

(objective: to protect the environment and ensure highway safety.)

4 Adopted Core Strategy

4.1 Policy CS1 – Focusing on Sustainable Futures

- a) Sustainable growth, ensuring that new development is of a scale and in a location that complements the character and supports the function of individual settlements
- d) A thriving local economy, flourishing local centres, sustainable tourism and an active port
- 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 that reflects positive local characteristics and protects the borough's biodiversity, unique landscapes, built character and historic environment

4.2 Policy CS11 – Enhancing the Natural Environment

- e) Safeguarding and where possible enhancing the borough's wider landscape character, in accordance with the findings of the borough's and the Broads Authority's Landscape Character Assessment

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

Paragraph 28. Planning policies should support economic growth in rural areas in order to create jobs and prosperity by taking a positive approach to sustainable new development. To promote a strong rural economy, local and neighbourhood plans should:

- support the sustainable growth and expansion of all types of business and enterprise in rural areas, both through conversion of existing buildings and well designed new buildings;
- promote the development and diversification of agricultural and other land-based rural businesses;
- support sustainable rural tourism and leisure developments that benefit businesses in rural areas, communities and visitors, and which respect the character of the countryside. This should include supporting the provision and expansion of tourist and visitor facilities in appropriate locations where identified needs are not met by existing facilities in rural service centres; and
- promote the retention and development of local services and community facilities in villages, such as local shops, meeting places, sports venues, cultural buildings, public houses and places of worship.

7 Appraisal

- 7.1 The site is located to the east of Burgh Castle on the Boundary with Bradwell. The north east corner is within Bradwell Parish whilst the majority is within Burgh Castle. The land is currently used as agricultural and as an outdoor market. Currently the car boot is undertaken in two separate fields each for 14 days a year. The northern field is the subject of this application and is east of Mill Road and north of Market Road. The south field is south of Market Road. Access to the site can be achieved off both roads, although the northern access is positioned at the junction between Mill Road and High Road.
- 7.2 The surrounding area is generally rural in nature with agricultural holdings and open farm land predominantly to the north, east and south whilst residential properties are positioned to the west. The area itself is largely flat and open with hedges on the boundary.

8 Assessment :-

- 8.1 The application is to extend the outdoor market opening days of the field shown as north on the accompanying plans from 14 days a year to 28 whilst reverting

the field labelled as south back to sole agricultural use. The result will be an intensification of use in one field and a de-intensification at another in terms of the outdoor market function. Both fields are in close proximity to each other. The use of the field as an outdoor market is long established, the planning statement states that it has been operating since 1992.

- 8.2 The site is within an area defined under the Borough Wide Local Plan as landscape important to the setting of the settlement and to the Broad's scene. Both policies have been superseded by the core strategy. Policy CS11 criterion E states landscape should be enhanced and safeguarded. The increased use of the field to 28 days of outdoor market operation over the existing 14 days is not considered to significantly adversely affect the landscape and the position of hedgerows will further shield the development.
- 8.3 Criterion B of policy SHP15 states that the development should not significantly and adversely affect the neighbouring properties. 7 people objected to the development several of which objected on the grounds of noise and disturbance. Some objectors stated the development is further exacerbated by early opening times and the use of the market on Sundays. It will be for the committee to decide whether the additional days opening are significantly adverse to the neighbouring uses, but it should be noted that the outdoor market currently operates at this location.
- 8.4 A temporary condition could be utilised to ascertain the impact upon the neighbouring properties. If after a prescribed time period the impacts are deemed unacceptable the permission could then cease. The opening times given on the application are 06:00 to 15:00 which could be made the subject of a condition.
- 8.5 The proposal should not create a hazard to the adjoining roads; this was the subject of several neighbourhood comments both for and against the development. Highways were contacted and they have not objected to the principal of development but have raised concerns regarding the northern access and have requested a condition that the outdoor market is served by the access from Market Road only subject to a visibility splay. It should also be noted that the applicant proposes the southern field is no longer utilised as an outdoor market. The result would be less traffic movements into this field. It is considered that with highways conditions the access is acceptable. The application has stated that there will be not additional parking spaces.
- 8.6 The outdoor market does provide a community facility and promotes the diversification of an agricultural piece of land. Furthermore the market will add to the rural economy of the area although it should be noted that it is outside a retail centre. Letters of support have been submitted which praised the proposal for a potential beneficial impact upon the community.

8.7 An application at this address (06/05/0943/F) has been refused to extend the opening days. The reasons for the refusal were that the proposal will intrude upon the landscape especially as the site is located adjacent to the Broads Authority (on the northern boundary). The refusal was also based on the impact to the local amenity. It should be noted that, subject to condition, the Broads Authority has not objected to this proposal. The impact to neighbouring amenity is unlikely to have changed from this previously refused application but it will be for the committee to decide whether it is deemed significantly adverse.

9 RECOMMENDATION :-

- 9.1 The recommendation is to approve the application subject to the following conditions:
- 9.2 The approval is temporary so the impact of the development on the neighbouring amenities can be assessed. The temporary condition should be over a year and end following the summer of 2017.
- 9.3 In the interests of highway safety the highway conditions should be included.
- 9.4 The conditions suggested by the Broads Authority should be included.
- 9.5 Appropriate opening times should be conditioned.

5

Jill K. Smith

From: Maria Hammond <Maria.Hammond@broads-authority.gov.uk>
Sent: 13 June 2016 11:57
To: plan
Subject: 06/16/0275/CU Use of field nth of Market Rd for Sunday carboot sales for 28/365. Field to sth to revert back to agricultural use. Crows Farm, Church Road, Burgh Castle

Dear Gemma,

Thank you for consulting the Broads Authority on the above planning application.

The boundary of the Broads Authority Executive Area runs along the northern edge of the application site; a hedgerow runs along this boundary.

It is not considered the proposed use of the field for car boot sales on 28 days a year would have any significant adverse impact on the Broads area, providing it is limited to 28 days a year by condition and that there is no built development to facilitate it. A more regular or intensive use has the potential to adversely affect the tranquillity of the Broads. Should any built development or increase in the number of days later be proposed, the Broads Authority should be consulted.

Subject to the above, the Authority does not wish to raise an objection to the proposal.

I would be grateful to receive a copy of the decision notice in due course.

Regards,

Maria Hammond
Planning Officer
01603 756068

Broads Authority, Yare House, 62-64 Thorpe Road. Norwich NR1 1RY
01603 610734
www.broads-authority.gov.uk



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S



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

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

Your Ref: 06/16/0275/CU
Date: 9 June 2016

My Ref: 9/6/16/0275
Tel No.: 01603 638070
Email: stuart.french@norfolk.gov.uk

Dear Gemma

Burgh Castle: Use of field north side of Market Road for Sunday car boot sales for 28 days in any calendar year. Field to south to revert back to agricultural use High Road Crows Farm Burgh Castle GREAT YARMOUTH NR31 9QN

Thank you for your recent consultation with respect to the above, which has been subject to pre-application advice from the Highway Authority.

Whilst I have no objection in principle to the proposals, there are issues in relation to points of access and visibility that have not been satisfactorily addressed in the limited information provided in support of this application.

In terms of the points of access, in my pre-application advice, I advised the applicant's then consultant that:-

"... whilst the access onto Market Road is acceptable subject to possibly some trimming of boundary hedges to ensure visibility, the use of the access to the north western corner would not be acceptable in highway terms, and I would recommend a condition be attached to any grant of permission accordingly.

The reason for not permitting the use of the access on the north western, is as I sure you can appreciate due to the access onto Mill Road/High Road. The access is on a tight bend with restricted visibility, especially if turning off Mill Road. Accordingly any proposals to intensify the use this access is likely to give rise to conditions detrimental to highway safety. However, given the size of access off Market Road I cannot foresee the need to use this access."

Continued/...

The agent advised that the access off Mill Road/High Road would only be used in exceptional circumstances (undefined), but unfortunately there is nothing to acknowledge this or expand on what are deemed as exceptional circumstances. Indeed the application suggests that both access are to be used. Reference is made by the applicant to vehicles queuing to leave the site and in highway terms I have no issue with this as it does not impact on the public highway network, but to use an access via a junction with restricted visibility does for the reasons stated in my pre-application advice. However if acceptable to your Authority I am prepared to deal with this by condition.

In terms of the access onto Market Road, this is an existing wide and surfaced access and in I have no objection to this being used as the sole point of access and egress, however, the applicant has not demonstrated what visibility is achievable. It does appear, however, that applicant owns the land and boundary hedges with which to improve and maintain visibility, which given the proposed increase in vehicle movements from the site is in the interests of highway safety. Again I am prepared to deal with this by condition.

Accordingly, in highway terms only I have no objection to the proposals subject to the following conditions and informative note being appended to any grant of permission your Authority is minded to make.

SHC 15 Means of access to and egress from the development hereby permitted shall be derived from and to C603 Market Road only.

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

SHC 21 Prior to the commencement of the use hereby permitted a 2.4 metre wide parallel visibility splay (as measured back from the near edge of the adjacent highway carriageway) shall be provided across the whole of the site's southern roadside (Market Road) frontage. The parallel visibility splay shall thereafter be maintained at all times free from any obstruction exceeding 1.0 metres above the level of the adjacent highway carriageway.

Reason: In the interests of highway safety.

Inf 10 In relation to Condition SHC 15, the secondary access point of Mill Road Road may be utilised in the event of access/egress being required by emergency services only, or when instructed to do so by the Police. At all other times the access shall not be utilised in conjunction with the development hereby permitted.

Yours sincerely

Stuart French

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

S

Christopher H. M. Dowsett

[Redacted address]

The Grange,
High Road,
Burgh Castle,
Great Yarmouth,
NR31 9QL.

Great Yarmouth Borough Council,
Development Control,
Town Hall,
Hall Plain,
Great Yarmouth, NR30 2QF.



2nd June 2016.

Dear Sir or Madam,

Ref: 06/16/0275/CU

Increase in Car Boot events on field in front of Crows Farm, Burgh Castle.

I understand that an application has been made to increase the number of car boot events from 14 to 28 on the field to the north of Market Road at Crows Farm.

The existing flow of exiting cars onto this dangerous bend in the road is bad enough; to double the number of car boot events will make matters worse. Please note that the planning department have made it known that further housing development with the occupants exiting on this bend would not be allowed.

The use of this field for Circuses, Fairs and other recreational activities has in the past created noise, dust and general disturbance to nearby dwellings. Any increase in activity will turn this field into a full time leisure facility. The adjacent neighbours to this site have accepted 14 car boot events each year and no more. Nearby property values are bound to be affected.

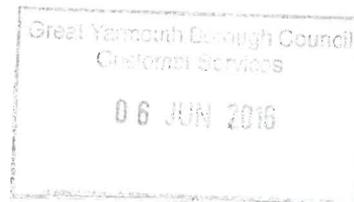
Sunday morning horse riding on High Road, Mill Road and Market Road is now a hazardous activity ever since car boot events came to Burgh Castle and surrounding areas; any additional activity would increase the danger to riders and their horses.

Fourteen events on that particular field was acceptable, any increase is a change of use affecting the village and immediate neighbours. It would also further infringe the rights of horse riders to use the public highway in relative safety

Yours sincerely,

[Redacted signature]

Christopher H. M. Dowsett.



S

Application Ref	06/16/0275/CU
Proposal	Use field north of Market Rd Sunday car boot sales for 28/365. Field to sth to revert back to agricultural use
Location	High Road Crows Farm

28 DAYS IN ANY CALENDAR YEAR

Case Officer	Miss G Manthorpe	Policy Officer	Mr N Fountain
Date Received	23.05.2016	Date Completed	25.05.2016

Strategic Planning Comments

The proposal seeks intensification for the use of the field for car boot sales by increasing the number of days a year that the field is used for car boot sales events. Policy SHP13 of the remaining Borough-Wide Local Plan (2001) permits proposals for car boot sales provided that the proposal meets the relevant criteria.

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.

GREAT YARMOUTH BOROUGH COUNCIL

19
178 MAY 2016 S

To: PARISH COUNCIL
From: Group Manager (Planning)
Date: 17th May 2016

PARISH: Burgh Castle 10 (Part of the site is in Brodwell)
APPLICATION: 06/16/0275/CU
PROPOSAL: Use of field north side of Market Road for Sunday car boot sales for 28 days in any calendar year. Field to south to revert back to agricultural use
LOCATION: High Road Crows Farm Burgh Castle GREAT YARMOUTH NR31 9QN
AGENT: Middleton & George Limited
Fastolff House 30 Regent Street GREAT YARMOUTH NR30 1RR
APPLICANT Mrs J Church-Greiner
Farmhouse Crows Farm High Road Burgh Castle GREAT YARMOUTH NR31 9QN
CASE OFFICER: Miss G Manthorpe

I attach for your attention a copy of the application form and plans in respect of the above proposal. This is a Potential Delegated application.

Please let me have any comments you wish to make by 7th June 2016

Comments:

No objections to plans as submitted.

Jeremy Caborn
Parish Clerk
26.5.16



CON_INT

Internet Consultees

S

Application Reference 06/16/0275/CU

Attachments

Invalid Consultee Comment?

Copy to existing Consultee?

Name David Parker

Address Avoca

Mill Road

Burgh Castle

Great Yarmouth

Post Code NR31 9QW

Telephone [Redacted]

Email Address [Redacted]

For or Against OBJ Object

Speak at Committee

Having just recently purchased this property with a view to having some peace and quiet I fear that having 28 early morning Sunday car boot sales right outside my front door is not what I was hoping for. Whilst I knew prior to buying that both fields were used so only 14 boot sales would be located directly in front of my property I was prepared to accept that and don't want to spoil anyones enjoyment, however I feel that doubling the quantity to 28 in the same field is unacceptable, there is also to fact that the north west corner entrance and exit filters out onto a bend causing traffic to back up and is an accident waiting to happen. I would also have concerns regarding the amount of litter left behind, we have already seen it being blown around our entrance. I would not want to stop the car boot sales

Date Entered 23-05-2016

Internet Reference QWPC774

Internet Consultees

Application Reference

Invalid Consultee Comment?

Copy to existing Consultee?

Name
Address

Post Code

Telephone

Email Address

For or Against

Speak at Committee

that both fields were used so only 14 boot sales would be located directly in front of my property I was prepared to accept that and don't want to spoil anyones enjoyment, however I feel that doubling the quantity to 26 in the same field is unacceptable, there is also to fact that the north west corner entrance and exit filters out onto a bend causing traffic to back up and is an accident waiting to happen. I would also have concerns regarding the amount of litter left behind, we have already seen it being blown around our entrance. I would not want to stop the car boot sales happening however we feel that having 14 on each field would be a more sensible approach and would give the residents at least a few summer Sunday mornings where they were not woken at 5.30 am by the people setting up

Date Entered

Internet Reference

Internet Consultees

5

Application Reference 06/16/0275/CU

Attachments

Copy to existing Consultee?

Invalid Consultee Comment?

Name Suzi Ellie Russell

Address Cuckoo Green Farm

Lound

Post Code NR32 5NF

Telephone [Redacted]

Email Address [Redacted]

For or Against SUP Support

Speak at Committee [Dropdown]

I strongly support the suggestion of hosting the 28 days on the one field. The field suggested has better access, and is better land underfoot. As a regular carbooter this field generally creates a better crowd as the access is safer and easier, there is less congestion on surrounding rounds making it far safer for the general public. Julies Carboot has been a family tradition for many people for years, it would be a shame if it was no longer sustainable due to congestion on the roads causing a problem.

With the other field wishing to be turned back into agricultural use, I strongly support this as you are aware we are losing arable land fast in our surrounding countryside. It will be lovely to see a field remain a field and not a housing

Date Entered 03-06-2016

Internet Reference OWPC792

Internet Consultees

S

Application Reference 06/16/0275/CU

Attachments

Invalid Consultee Comment?

Copy to existing Consultee?

Name Suzi Ellie Russell

Address Cuckoo Green Farm

Lound

Post Code NR32 5NF

Telephone 0176056674

Email Address suziellierussell@gmail.com

For or Against SUP Support

Speak at Committee

been a family tradition for many people for years, it would be a shame if it was no longer sustainable due to congestion on the roads causing a problem. With the other field wishing to be turned back into agricultural use, I strongly support this as you are aware we are losing arable land fast in our surrounding countryside. It will be lovely to see a field remain a field and not a housing estate!
Thank you for your time.
S.Russell

Date Entered 03-06-2016

Internet Reference OWPC792

Internet Consultees

S

Application Reference

Invalid Consultee Comment?

Copy to existing Consultee?

Name

Address

Post Code

Telephone

Email Address

For or Against

Speak at Committee

I've used Julie's car boot for many years, as both buyer and seller, and have always preferred when this field is used because it makes access just so much easier, in and out. At the other site, we usually have to queue to enter and leave since there's only the one entrance and exit for that field.
Plus it's less confusing for when she has to call one off due to bad weather (not having one at either site) and I think that she has moved it to the other field, which I have done a couple of times, I must admit.
I've really enjoyed using this particular car boot (especially since the one at Kessingland started charging an entrance fee) and wholeheartedly think that this proposal is a great idea. Thank you for your time.

Date Entered

Internet Reference

David Cole,
Shrublands,
Mill Road, Burgh Castle, NR319QW.
June 15, 2016



Gt Yarmouth development control,
Town Hall,
Great Yarmouth
Norfolk,
NR302QF.

Ref: 06/16/0275/cu.

Dear Sir/Madam,

As a resident of Mill road Burgh Castle for many years it has been a relief when the Sunday market/car boot sale moves from the North side field to the South side field as the roads and village return to normal, the traffic that leaves the north side field via the mill road exit on a dangerous bend is constant.

The Sunday market/car boot sale is tolerated by neighbours because it is permitted development, and the reason that Sunday markets/car boot sales only get 14 days is because they are known to be a nuisance with noise and traffic. The relocation is for the applicants benefit and brings only disadvantage to those who live closest to the field, the applicant now wants to use the North side field all the time concentrating the noise, traffic and activity on one site.

The hours that have been requested are from 6am to 3pm on Sundays and Bank holiday Mondays, if this was a construction site the hours of operation would be limited on weekdays and no working on Sundays, I would consider it not unreasonable to request that there is no entrance to the site by anybody before 8am there is no need for anybody to set up before then.

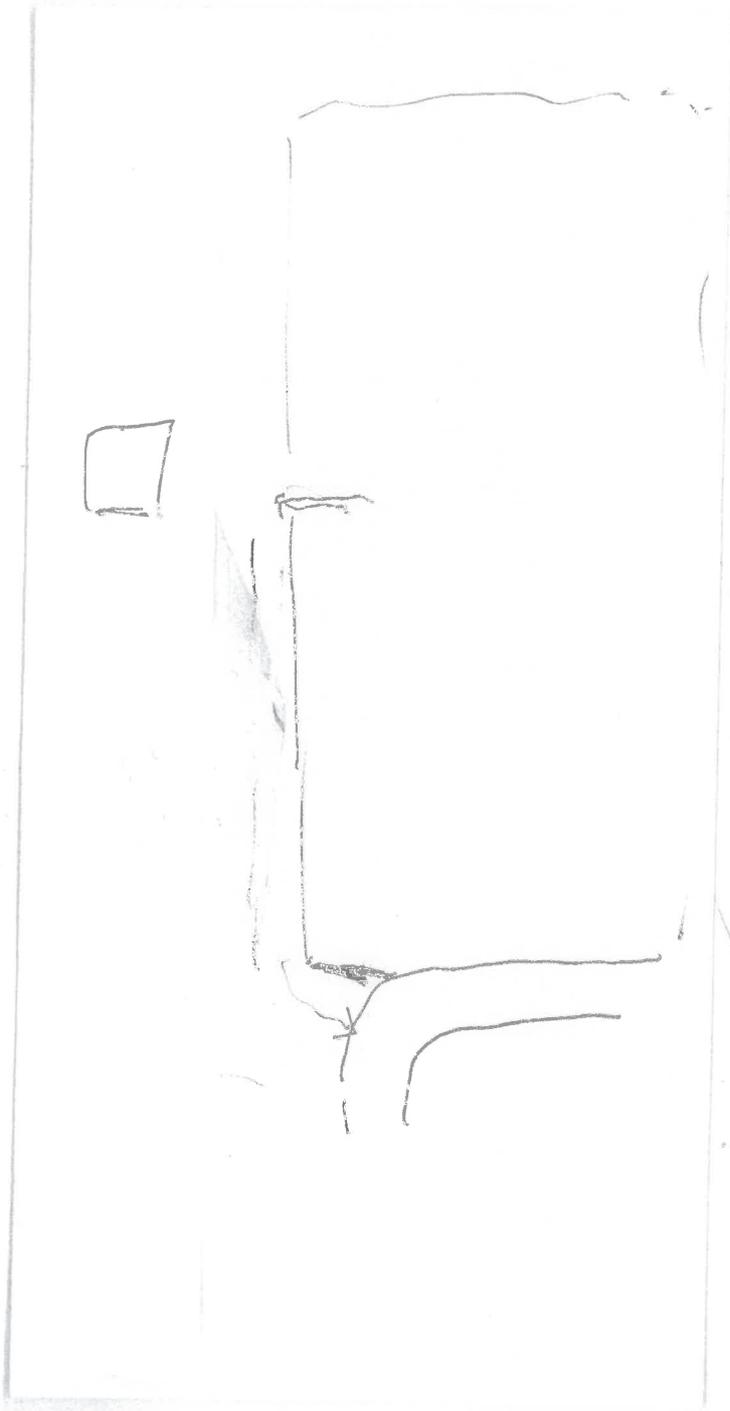
It would appear that some of the letters of support for the planning application do not come from within the village of Burgh Castle, I find it difficult to believe that these people know what inconvenience it causes local residents.

In 2016 the Circus set up on the South side field, as the applicant wishes to return this field to agricultural use does this mean that the Circus would also set up on the North side field and create more noise and traffic.

Yours faithfully,

A dark, handwritten signature, likely of David Cole, written in ink.

David Cole.



S

Jill K. Smith

From: BRENDA HOSKINS <bhoskins@btinternet.com>
Sent: 14 June 2016 11:32
To: plan
Subject: Burgh Castle

Good morning

Please find the following comments:

06/16/0275/CU High Road, Crows Farm

There were no objections but suggested that the exit on the corner of High Road be kept for emergency use only.

06/16/0086/F 39 Butt Lane

There were no objections as a precedent is already in place at number 41.

06/16/0321/F Briarcroft, Porters Loke

There were no objections, however as before the concerns are:

Proximity to the pumping station

Potential flooding

Kind Regards

Brenda Hoskins

Clerk

S

Crows Farm Bungalow
High Road
Burgh Castle
Great Yarmouth
Norfolk
NR31 9QN

10th June 2016

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



Dear sir or madam,

Reference: Planning Application – 06/16/0275/CU.

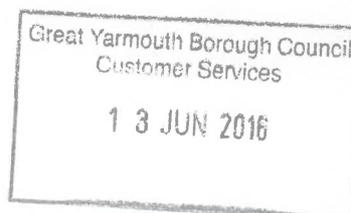
We live no more than 20 metres from the area on the car boot sale where the stalls are situated. (field on the North side of Market Road) When we moved here 2 years ago we were a little apprehensive because we thought the noise and traffic might have an effect on us. However, we are now into our second season and we have found that we don't even know if the car boot sale is on until we get up and look out of the window. Surprisingly there is no noise whatsoever. And as far as the traffic is concerned there is no more than the normal rush hour 7am to 9am on a weekday.

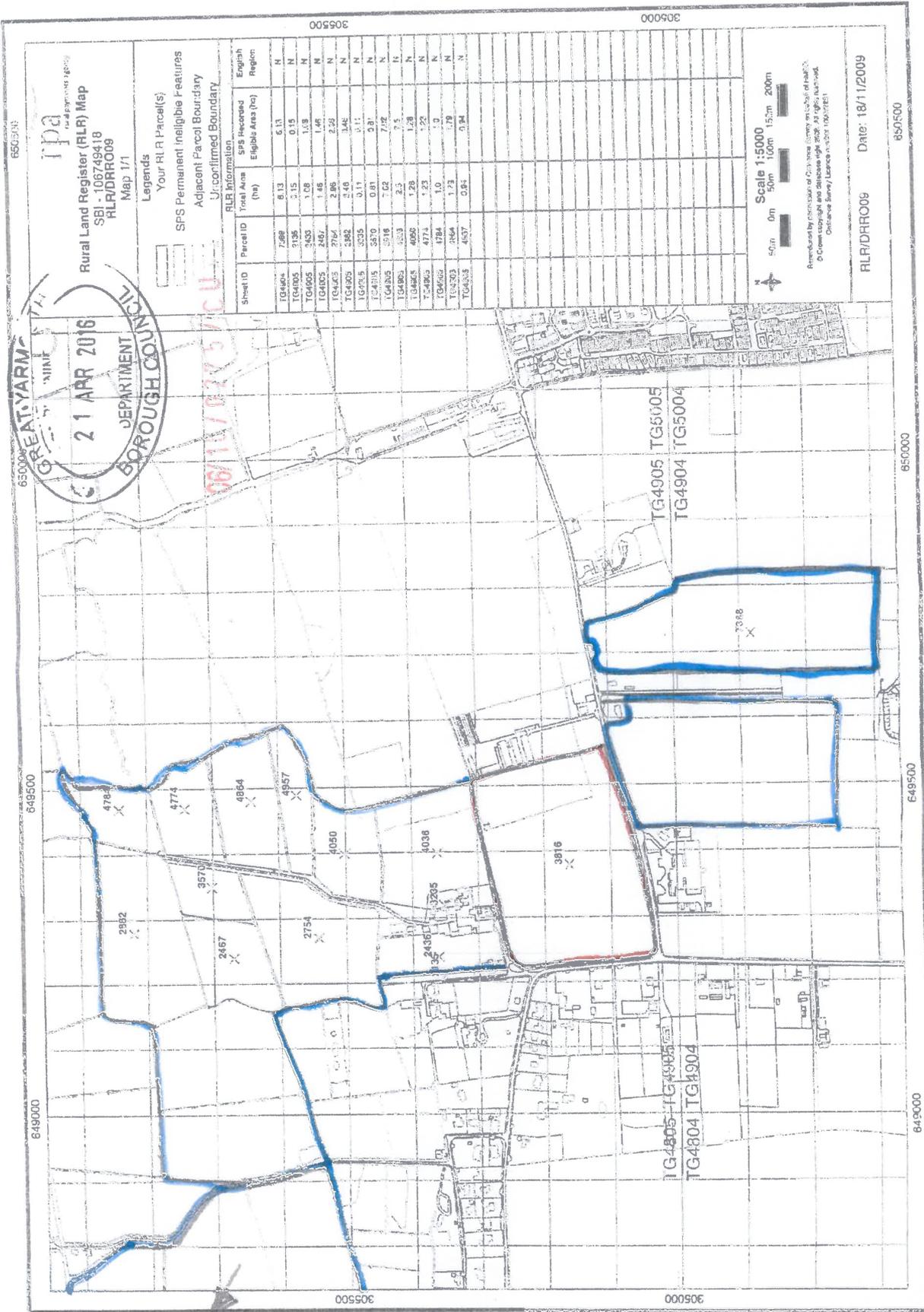
We wholeheartedly support the car boot sale being on the north side of Market Road for 28 Sundays.

Yours sincerely,

Mr & Mrs B Stobbard.

~~_____~~
~~_____~~





tpa
 Rural Land Register (RLR) Map
 SBI - 106749418
 RLR/DRR009
 Map 1/1

Legends
 Your RLR Parcel(s)
 SFS Permanent Ineligible Features
 Adjacent Parcel Boundary
 U: confirmed Boundary

Sheet ID	Parcel ID	Total Area (ha)	SFS recorded Eligible Area (ha)	English Region
TG4904	7289	6.13	6.13	N
TG4905	3135	5.15	0.15	N
TG4905	3435	1.08	1.08	N
TG4905	2167	1.46	1.46	N
TG4905	2164	2.86	2.24	N
TG4905	2162	3.40	3.40	N
TG4905	3255	0.11	0.11	N
TG4905	3270	0.21	0.21	N
TG4905	3276	0.24	0.24	N
TG4905	3253	2.5	2.5	N
TG4905	4000	1.28	1.28	N
TG4905	4774	1.23	1.23	N
TG4905	4784	1.0	1.0	N
TG4905	2164	1.79	1.79	N
TG4905	4057	0.84	0.84	N

Scale 1:5000
 50m 0m 50m 100m 150m 200m
 Prepared by the Ordnance Survey on behalf of the
 Ordnance Survey/Licensing Unit (1907/181)

RLR/DRR009 Date: 18/11/2009

GREAT YARMOUTH
 BOROUGH COUNCIL
 21 APR 2016
 DEPARTMENT

Please return this sheet to us if you want to make any changes to the parcels shown on it.

06/16/0275/CU



PLANNING APPLICATIONS CLEARED BETWEEN 01-JUN-16 AND 30-JUN-16 FOLLOWING DETERMINATION BY THE DEVELOPMENT CONTROL COMMITTEE

REFERENCE **06/16/0191/F**
PARISH Bradwell N 1
PROPOSAL Loft conversion with dormers.

SITE 47 Lark Way Bradwell
GREAT YARMOUTH NR31 8SB

APPLICANT Mr R J Cavender
DECISION **APPROVE**

REFERENCE **06/16/0215/CD**
PARISH Caister On Sea 3
PROPOSAL Discharge of condition 9 of PP 06/15/0487/F (new chalet blocks) in respect of bat boxes

SITE Caister Holiday Park Ormesby Road Caister
GREAT YARMOUTH NR30 5NH

APPLICANT Haven Leisure Ltd
DECISION **APPROVE (CONDITIONS)**

REFERENCE **06/15/0308/F**
PARISH Filby 6
PROPOSAL 8 dwellings, garaging and improved vehicular access

SITE Main Road Land to North of A1064
Filby GREAT YARMOUTH NR29 3HN

APPLICANT Charles Wharton Limited
DECISION **APPROVE**

REFERENCE **06/16/0125/F**
PARISH Great Yarmouth 9
PROPOSAL Removal of conditions 2 and 12 re: Planning Permission 06/85/313/F to allow site for class D1 (education) use

SITE Yarmouth Business Park Thamesfield Way
GREAT YARMOUTH NR31 0DN

APPLICANT Education Funding Agency
DECISION **APPROVE**

REFERENCE **06/15/0782/F**
PARISH Great Yarmouth 14
PROPOSAL Proposed structure with fountain on roof serving drinks and food. Table and chairs and piped music

SITE St Georges Park Crown Road
GREAT YARMOUTH NR30 2JN

APPLICANT Ms S Johnson
DECISION **APPROVE**

REFERENCE **06/15/0580/F**
PARISH Hopton On Sea 2
PROPOSAL Proposed 15 single storey residences

SITE Lowestoft Road (Land to west of) Hopton
GREAT YARMOUTH

APPLICANT Mr D Cripps
DECISION **APPROVE**

PLANNING APPLICATIONS CLEARED BETWEEN 01-JUN-16 AND 30-JUN-16 FOLLOWING DETERMINATION BY THE GROUP MANAGER (PLANNING) UNDER DELEGATED POWERS

REFERENCE **06/16/0217/F**
 PARISH Belton & Browston 10
 PROPOSAL Revised design to previously approved extension
 06/08/0533/F
 SITE Woodcot Stepshort
 Belton GREAT YARMOUTH
 APPLICANT Mr P Tilley
 DECISION **APPROVE**

REFERENCE **06/16/0222/F**
 PARISH Belton & Browston 10
 PROPOSAL Single storey extension
 SITE 12 Waveney Drive Belton
 GREAT YARMOUTH NR31 9JU
 APPLICANT Mr R Ripkey
 DECISION **APPROVE**

REFERENCE **06/16/0227/F**
 PARISH Belton & Browston 10
 PROPOSAL Removal of condition 5 re: PP 06/15/0043/F to allow annexe
 to be used as a separate dwelling
 SITE The Manor Barn Browston Lane, Browston Green
 Belton GREAT YARMOUTH
 APPLICANT Mr R P Smith
 DECISION **REFUSED**

REFERENCE **06/16/0285/F**
 PARISH Belton & Browston 10
 PROPOSAL Variation of condition 10 of PP 06/13/0672/F - dropped kerb
 width (at site boundary) reduced from approx 8m to 3m
 SITE 15 Yare Road Belton
 GREAT YARMOUTH NR31 0LZ
 APPLICANT Mr D Shreeve
 DECISION **APPROVE**

REFERENCE **06/16/0204/F**
 PARISH Bradwell N 1
 PROPOSAL Proposed garden room
 SITE 29 Neptune Close Bradwell
 GREAT YARMOUTH NR31 9GD
 APPLICANT Mr R Wadsworth
 DECISION **APPROVE**

PLANNING APPLICATIONS CLEARED BETWEEN 01-JUN-16 AND 30-JUN-16 FOLLOWING DETERMINATION BY THE GROUP MANAGER (PLANNING) UNDER DELEGATED POWERS

REFERENCE **06/16/0205/F**
 PARISH Bradwell N 1
 PROPOSAL Proposed extension and conversion of garage to form photographic studio for private use
 SITE 11 Blake Drive Bradwell
 GREAT YARMOUTH NR31 9GW
 APPLICANT Mr & Mrs Hardwick
 DECISION **APPROVE**

REFERENCE **06/16/0236/F**
 PARISH Bradwell N 1
 PROPOSAL Rear infill extension to form utility room
 SITE 6 Curlew Way Bradwell
 GREAT YARMOUTH NR31 8QX
 APPLICANT Mr P Houston
 DECISION **APPROVE**

REFERENCE **06/16/0239/F**
 PARISH Bradwell N 1
 PROPOSAL Single storey side extension to form a new plant room to existing factory
 SITE Aeropak (Chemical Products) Ltd Viking Road
 Bradwell GREAT YARMOUTH
 APPLICANT Mr N Saunders
 DECISION **APPROVE**

REFERENCE **06/16/0244/F**
 PARISH Bradwell N 1
 PROPOSAL Erection of steam cleaning building
 SITE Copyfax Building Shuttleworth Close
 Bradwell GREAT YARMOUTH
 APPLICANT Mr G Shears
 DECISION **APPROVE**

REFERENCE **06/16/0246/F**
 PARISH Bradwell N 1
 PROPOSAL New ground floor WC and kitchen in lieu of garage with new first floor bedroom and ensuite over
 SITE 34 Whinchat Way Bradwell
 GREAT YARMOUTH NR31 8SD
 APPLICANT Mrs R Vieraitiene
 DECISION **APPROVE**

REFERENCE **06/16/0258/F**
 PARISH Bradwell N 1
 PROPOSAL Renewal of planning permission 06/11/0206/F siting of two portacabins for use as offices
 SITE Compass House Vanguard Rd
 Gapton Hall Ind.Est. GREAT YARMOUTH
 APPLICANT Compass Travel Drifter Ltd
 DECISION **APPROVE**

PLANNING APPLICATIONS CLEARED BETWEEN 01-JUN-16 AND 30-JUN-16 FOLLOWING DETERMINATION BY THE GROUP MANAGER (PLANNING) UNDER DELEGATED POWERS

REFERENCE **06/16/0269/F**
 PARISH Bradwell N 1
 PROPOSAL Glazed staircase extension to south east gable end

SITE Grampian House Hewett Road
 Bradwell GREAT YARMOUTH
 APPLICANT Mr M Farrow MDF (Great Yarmouth) Ltd
 DECISION **APPROVE**

REFERENCE **06/16/0286/F**
 PARISH Bradwell N 1
 PROPOSAL Proposed bedroom and shower room extension

SITE 6 Shire Avenue Bradwell
 GREAT YARMOUTH NR31 9UB
 APPLICANT Mr R Phillipson
 DECISION **APPROVE**

REFERENCE **06/16/0350/CD**
 PARISH Bradwell N 1
 PROPOSAL Demolish existing bungalow, erect 1 no. chalet bungalow & 1 no. bungalow with garages - DOC 3 & 8 re: PP:06/12/0706/F
 SITE Apple Acre Mill Lane
 Bradwell GREAT YARMOUTH
 APPLICANT D M King Ltd
 DECISION **APPROVE (CONDITIONS)**

REFERENCE **06/16/0112/CD**
 PARISH Bradwell S 2
 PROPOSAL Proposed residential dev 28 dwellings including all site works - DoC 3, 6 and 9 re: PP 06/13/0643/F
 SITE Kings Drive (land south of) Bradwell
 GREAT YARMOUTH
 APPLICANT Mr D King
 DECISION **APPROVE (CONDITIONS)**

REFERENCE **06/16/0254/PDE**
 PARISH Caister On Sea 3
 PROPOSAL Notification of a larger home extension

SITE 74 Winifred Way Caister
 GREAT YARMOUTH NR30 5PE
 APPLICANT Mr D Witheridge
 DECISION **PERMITTED DEV.**

REFERENCE **06/16/0175/F**
 PARISH Caister On Sea 4
 PROPOSAL Demolition of domestic garage and replacement with the construction of 1 no 2 bed detached house
 SITE 24 Victoria Street (Land adj) Caister
 GREAT YARMOUTH NR30 5HA
 APPLICANT Mr D Long
 DECISION **APPROVE**

PLANNING APPLICATIONS CLEARED BETWEEN 01-JUN-16 AND 30-JUN-16 FOLLOWING DETERMINATION BY THE GROUP MANAGER (PLANNING) UNDER DELEGATED POWERS

REFERENCE **06/16/0223/F**
 PARISH Caister On Sea 4
 PROPOSAL Proposed conversion from store/office to residential dwelling
 SITE 70A Yarmouth Road Caister
 GREAT YARMOUTH NR30 5BT
 APPLICANT Miss J Rowland
 DECISION **APPROVE**

REFERENCE **06/16/0268/A**
 PARISH Caister On Sea 4
 PROPOSAL 1 no internally-illuminated free standing totem sign to replace existing flagpole sign
 SITE Lidl Norwich Road Caister
 GREAT YARMOUTH NR30 5JL
 APPLICANT Lidl UK GmbH
 DECISION **ADV. CONSENT**

REFERENCE **06/16/0279/F**
 PARISH Caister On Sea 4
 PROPOSAL Proposed 2 bedroom chalet bungalow
 SITE 5 Cooper Close Caister
 GREAT YARMOUTH NR30 5EN
 APPLICANT Mr M Phillips
 DECISION **APPROVE**

REFERENCE **06/16/0299/F**
 PARISH Caister On Sea 4
 PROPOSAL Proposed extensions, creating an additional 2 bedrooms and a garden room
 SITE Claremont Nursing Home Yarmouth Road Caister
 GREAT YARMOUTH NR30 5AA
 APPLICANT Mr D Bates Healthcare Homes Group Ltd
 DECISION **APPROVE**

REFERENCE **06/16/0151/F**
 PARISH Filby 6
 PROPOSAL Erection of det bungalow with integral garage.Front boundary treatment & new vehicle access to exist dwell (Field View)
 SITE Field View (Land adjoining) Main Road
 Filby GREAT YARMOUTH
 APPLICANT Mr J Clark
 DECISION **APPROVE**

REFERENCE **06/16/0216/F**
 PARISH Fleggburgh 6
 PROPOSAL Proposed extension with porch to front of property
 SITE 1 Chapel Cottages Rollesby Road Fleggburgh
 GREAT YARMOUTH
 APPLICANT Mr & Mrs I Couling
 DECISION **APPROVE**

PLANNING APPLICATIONS CLEARED BETWEEN 01-JUN-16 AND 30-JUN-16 FOLLOWING DETERMINATION BY THE GROUP MANAGER (PLANNING) UNDER DELEGATED POWERS

REFERENCE **06/16/0302/F**
 PARISH Fleggburgh 6
 PROPOSAL Proposed en-suite extension to front of bungalow

SITE Royden Way Holmlea Fleggburgh
 GREAT YARMOUTH

APPLICANT Mrs G C Abel
 DECISION **APPROVE**

REFERENCE **06/16/0318/F**
 PARISH Fleggburgh 6
 PROPOSAL 3 no single storey rear extensions

SITE 2 Bygone Close Fleggburgh
 GREAT YARMOUTH

APPLICANT Mr A Pillar
 DECISION **APPROVE**

REFERENCE **06/16/0195/F**
 PARISH Great Yarmouth 5
 PROPOSAL Proposed extension and re- roofing to provide first floor accommodation

SITE 47 Humberstone Road Gorleston
 GREAT YARMOUTH NR31 8AF

APPLICANT Mr J D Issitt
 DECISION **APPROVE**

REFERENCE **06/16/0259/PDE**
 PARISH Great Yarmouth 5
 PROPOSAL Notification of a larger home extension - single storey rear extension

SITE 287 Beccles Road Gorleston
 GREAT YARMOUTH NR31 8DA

APPLICANT Mr D Pawson
 DECISION **PERMITTED DEV.**

REFERENCE **06/16/0194/F**
 PARISH Great Yarmouth 7
 PROPOSAL Proposed first floor extension to create new bedrooms. Ground floor extension to garage to form snug and TV room

SITE 18 Buxton Avenue Gorleston
 GREAT YARMOUTH NR31 6HG

APPLICANT Mr N Michael
 DECISION **APPROVE**

REFERENCE **06/16/0224/PDE**
 PARISH Great Yarmouth 7
 PROPOSAL Notification of a larger home extension - remove existing conservatory and install new conservatory

SITE 24 Mariners Compass Gorleston
 GREAT YARMOUTH NR31 6TQ

APPLICANT Mr and Mrs Adams
 DECISION **PERMITTED DEV.**

PLANNING APPLICATIONS CLEARED BETWEEN 01-JUN-16 AND 30-JUN-16 FOLLOWING DETERMINATION BY THE GROUP MANAGER (PLANNING) UNDER DELEGATED POWERS

REFERENCE **06/16/0245/CU**
 PARISH Great Yarmouth 7
 PROPOSAL Conversion of 3 flats into a single dwelling house

SITE 18 Marine Parade Gorleston
 GREAT YARMOUTH NR31 6DX

APPLICANT Mr C Cutajar
 DECISION **APPROVE**

REFERENCE **06/16/0266/CD**
 PARISH Great Yarmouth 7
 PROPOSAL Single storey rear extension - Discharge of Condition 3 re:
 Planning Permission 06/15/0522/F

SITE 1A Marine Parade Gorleston
 GREAT YARMOUTH NR31 6DP

APPLICANT Miss A Nagpal
 DECISION **APPROVE (CONDITIONS)**

REFERENCE **06/16/0143/CU**
 PARISH Great Yarmouth 9
 PROPOSAL Change of use to 4 bedroomed HMO

SITE 57 Southtown Road GREAT YARMOUTH
 Norfolk NR31 0DX

APPLICANT Mr & Mrs P Smith
 DECISION **REFUSED**

REFERENCE **06/16/0184/F**
 PARISH Great Yarmouth 9
 PROPOSAL Const of 2 plant cages/comps & install ac/refrigeration
 plant. Form 1 opening in rear elevation cladding

SITE Unit C3 Great Yarmouth Shopping Park
 GREAT YARMOUTH NR31 0NL

APPLICANT Mr K Jones Iceland Foods Ltd
 DECISION **APPROVE**

REFERENCE **06/16/0209/A**
 PARISH Great Yarmouth 9
 PROPOSAL Proposed signage

SITE Unit C3 Great Yarmouth Shopping Park
 GREAT YARMOUTH NR31 0NL

APPLICANT Mr K Jones
 DECISION **ADV. CONSENT**

REFERENCE **06/16/0230/F**
 PARISH Great Yarmouth 9
 PROPOSAL Proposed temporary building for use as an open plan office

SITE Scantech House Morton Peto Road
 GREAT YARMOUTH NR31 0LT

APPLICANT Mr S Berry
 DECISION **APPROVE**

PLANNING APPLICATIONS CLEARED BETWEEN 01-JUN-16 AND 30-JUN-16 FOLLOWING DETERMINATION BY THE GROUP MANAGER (PLANNING) UNDER DELEGATED POWERS

REFERENCE **06/16/0264/A**
 PARISH Great Yarmouth 9
 PROPOSAL New totem sign to replace existing flagpole sign

SITE Lidl Pasteur Road
 GREAT YARMOUTH

APPLICANT Lidl UK GambH
 DECISION **ADV. CONSENT**

REFERENCE **06/16/0192/F**
 PARISH Great Yarmouth 11
 PROPOSAL Two new attached dwellings on land adjacent to No.9, and for
 matation of new vehicular access .

SITE 9 St Hughs Green Gorleston
 GREAT YARMOUTH NR31 7NG

APPLICANT Mr J Vadakkemury
 DECISION **APPROVE**

REFERENCE **06/16/0235/F**
 PARISH Great Yarmouth 11
 PROPOSAL Two storey side extension, single storey rear extension
 and front porch

SITE 36 Christchurch Road Gorleston
 GREAT YARMOUTH NR31 7LA

APPLICANT Mr J Edmonds
 DECISION **APPROVE**

REFERENCE **06/15/0728/CD**
 PARISH Great Yarmouth 14
 PROPOSAL COU of land & buildings to art centre. Alts to Drill Hall &
 buildings - D0C 6,7,8,9,14&15 PP06/15/0310/F & 06/15/0311/LB

SITE York Road Drill Hall
 GREAT YARMOUTH NR30 2LZ

APPLICANT Mr D Cross
 DECISION **APPROVE (CONDITIONS)**

REFERENCE **06/16/0232/CD**
 PARISH Great Yarmouth 14
 PROPOSAL DoC 3,4,5,6,7 & 8 of PP 06/14/0689/F(conv to 5 aparts)
 re timbers, materials,repairs, boundaries,noise insul & cycle

SITE 16/17 South Quay GREAT YARMOUTH
 Norfolk NR30 2RA

APPLICANT Mr H Johnson
 DECISION **APPROVE (CONDITIONS)**

REFERENCE **06/16/0241/CD**
 PARISH Great Yarmouth 14
 PROPOSAL Dishcharge of condition 3 of Planning Permission
 06/13/0330/F (Extension to car park) re:materials

SITE Grosvenor Casino Shadingfield Lodge Marine Parade
 GREAT YARMOUTH NR30 3JG

APPLICANT Grosvenor Casinos Ltd
 DECISION **APPROVE (CONDITIONS)**

PLANNING APPLICATIONS CLEARED BETWEEN 01-JUN-16 AND 30-JUN-16 FOLLOWING DETERMINATION BY THE GROUP MANAGER (PLANNING) UNDER DELEGATED POWERS

REFERENCE **06/16/0243/F**
 PARISH Great Yarmouth 14
 PROPOSAL New windows

SITE 32 Hall Plain GREAT YARMOUTH
 Norfolk NR30 2QD

APPLICANT Mr A Bannell
 DECISION **APPROVE**

REFERENCE **06/16/0271/F**
 PARISH Great Yarmouth 14
 PROPOSAL Proposed area for portable ice cream equipment/fruit smoothie barrow

SITE Joyland Marine Parade
 GREAT YARMOUTH NR30 2DL

APPLICANT Mr M Cole
 DECISION **APPROVE**

REFERENCE **06/16/0161/CD**
 PARISH Great Yarmouth 15
 PROPOSAL Discharge conditions 3, 4, 5 & 6 of P.P:06/15/0521/CC in respect of method statement/ demolition plan

SITE 83 Marine Parade Raynscourt Hotel
 GREAT YARMOUTH NR30 2DJ

APPLICANT Mrs K Rockach
 DECISION **APPROVE (CONDITIONS)**

REFERENCE **06/16/0174/F**
 PARISH Great Yarmouth 15
 PROPOSAL Vary previous PP's granted on the site for all units & park facilities only to be closed between 17th Jan & 1st Feb

SITE Vauxhall Holiday Park Acle New Road
 GREAT YARMOUTH NR30 1TB

APPLICANT Mr W Biss
 DECISION **APPROVE**

REFERENCE **06/16/0196/F**
 PARISH Great Yarmouth 19
 PROPOSAL Construction of a pair of semi-detached cottage style residential dwellings - REVISED DESIGN

SITE Peggottys Public House 1 Pier Walk
 Gorleston Great Yarmouth

APPLICANT Mr J Norman
 DECISION **APPROVE**

REFERENCE **06/16/0199/PDE**
 PARISH Great Yarmouth 19
 PROPOSAL Single storey rear extension

SITE 72 East Anglian Way Gorleston
 GREAT YARMOUTH NR31 6QY

APPLICANT Mr and Mrs A Barnes
 DECISION **PERMITTED DEV.**

PLANNING APPLICATIONS CLEARED BETWEEN 01-JUN-16 AND 30-JUN-16 FOLLOWING DETERMINATION BY THE GROUP MANAGER (PLANNING) UNDER DELEGATED POWERS

REFERENCE **06/16/0213/F**
 PARISH Great Yarmouth 19
 PROPOSAL Single storey extension, conversion of store to form residential annexe
 SITE 36 Church Lane Gorleston
 GREAT YARMOUTH NR31 7BE
 APPLICANT Mr T Earing
 DECISION **APPROVE**

REFERENCE **06/16/0225/F**
 PARISH Great Yarmouth 19
 PROPOSAL Renewal of PP:06/15/0002/CU - Siting of ex.picnic tables & portable screen surrounds, adj to sea wall opp.the Pier Hotel
 SITE The Pier Hotel Harbours Mouth Gorleston
 GREAT YARMOUTH NR31 6PL
 APPLICANT Mr R Scott
 DECISION **APPROVE**

REFERENCE **06/16/0289/F**
 PARISH Great Yarmouth 19
 PROPOSAL Dropped kerb with front garden for off road parking
 SITE 125 Church Road Gorleston
 GREAT YARMOUTH NR31 6LW
 APPLICANT Mr B Fulcher
 DECISION **APPROVE**

REFERENCE **06/16/0255/F**
 PARISH Great Yarmouth 21
 PROPOSAL Sub-division of plot and construction of new 2 bedroom dwelling with balcony on corner plot
 SITE 2 Barnard Avenue GREAT YARMOUTH
 Norfolk NR30 4DS
 APPLICANT Ms M Edmunds
 DECISION **REFUSED**

REFERENCE **06/16/0208/EU**
 PARISH Hemsby 8
 PROPOSAL Certificate of pro.lawful use to create new junction and acc to the dev.pursuant to PP:06/0 8/0866/F & drawing NHHY2/111C
 SITE Martham Road/Common Road Hemsby
 GREAT YARMOUTH Norfolk
 APPLICANT Norfolk Homes Ltd
 DECISION **EST/LAW USE CER.**

REFERENCE **06/16/0233/F**
 PARISH Hemsby 8
 PROPOSAL New 1 storey build on f/print of dom fire dam units. Use as 3 x retail units with A3/A5 restaurant/take-away & A1 shop
 SITE 28 Beach Road Hemsby
 GREAT YARMOUTH NR29 4HS
 APPLICANT Richardsons Leisure Ltd
 DECISION **APPROVE**

PLANNING APPLICATIONS CLEARED BETWEEN 01-JUN-16 AND 30-JUN-16 FOLLOWING DETERMINATION BY THE GROUP MANAGER (PLANNING) UNDER DELEGATED POWERS

REFERENCE **06/16/0141/F**
 PARISH Hopton On Sea 2
 PROPOSAL Extension to existing members car park

SITE Gorleston Golf Club 21 Warren Road
 Gorleston GREAT YARMOUTH NR31 6JT

APPLICANT Gorleston Golf Club Ltd
 DECISION **REFUSED**

REFERENCE **06/16/0206/F**
 PARISH Martham 13
 PROPOSAL Demolition of existing garage and erection of single storey dwelling

SITE 25 Rollesby Road Martham
 GREAT YARMOUTH NR29 4SW

APPLICANT Mrs T Roofe
 DECISION **REFUSED**

REFERENCE **06/16/0256/CD**
 PARISH Martham 13
 PROPOSAL Re-submission - C.O.U from employment land to res.& the dev.of 3 no.4 bedrm barn style dwellings-D.O.C 12 - 13/0274/F

SITE Back Lane Martham
 GREAT YARMOUTH Norfolk

APPLICANT Mr H Alston
 DECISION **APPROVE (CONDITIONS)**

REFERENCE **06/16/0218/F**
 PARISH Ormesby St.Marg 16
 PROPOSAL Proposed construction of 2 bedroom cottage

SITE Wapping (Site opp 19) Ormesby St Margaret
 GREAT YARMOUTH NR29 3JY

APPLICANT Mr Wiseman
 DECISION **REFUSED**

REFERENCE **06/16/0263/F**
 PARISH Ormesby St.Marg 16
 PROPOSAL Proposed front bedroom extension

SITE 28 Sharpe Way Ormesby St Margaret
 GREAT YARMOUTH NR29 3PT

APPLICANT Mr & Mrs Lees
 DECISION **APPROVE**

REFERENCE **06/16/0309/CD**
 PARISH Ormesby St.Marg 16
 PROPOSAL Discharge of condition 3 of PP 06/13/0117/F (convert barn to residential) re Section 106 Agreement

SITE 25 Yarmouth Road Ormesby
 GREAT YARMOUTH NR29 3QF

APPLICANT Mr J White
 DECISION **APPROVE (CONDITIONS)**

PLANNING APPLICATIONS CLEARED BETWEEN 01-JUN-16 AND 30-JUN-16 FOLLOWING DETERMINATION BY THE GROUP MANAGER (PLANNING) UNDER DELEGATED POWERS

REFERENCE	06/16/0317/F
PARISH	Ormesby St.Marg 16
PROPOSAL	Subdivision of garden to form plot for detached bungalow
SITE	95 Yarmouth Road Ormesby St Margaret GREAT YARMOUTH NR29 3QF
APPLICANT	Mrs K Skipper
DECISION	REFUSED

REFERENCE	06/16/0242/F
PARISH	Winterton 8
PROPOSAL	Two storey side extension. Alterations to rear and replacement windows
SITE	1 Bulmer Lane Winterton GREAT YARMOUTH NR29 4AF
APPLICANT	Mr & Mrs N & S Varney
DECISION	APPROVE

REFERENCE	06/16/0301/PDE
PARISH	Winterton 8
PROPOSAL	Notification of larger home extension - single storey rear extension
SITE	7 Snowdrop Cottages Old Chapel Road Winterton GREAT YARMOUTH NR29 4BQ
APPLICANT	Mrs J Bishop
DECISION	PERMITTED DEV.

* * * * End of Report * * * *