



GREAT YARMOUTH
BOROUGH COUNCIL

Development Control Committee

Date: Thursday, 21 May 2020

Time: 16:00

Venue: Via ZOOM

Address: [Venue Address]

AGENDA

Open to Public and Press

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 3 - 8**
- To confirm the minutes of the meeting held on the 11 March 2020.
- 4 APPLICATION - 06-19-0404-F - TOWER ROAD (LAND NORTH OF), FLEGGBURGH 9 - 26**
- Construction of 33 new mixed dwelling types (including 9 social housing units of different types)
- 5 APPLICATION 06-20-0125-F - WESTAYLEE, WEST ROAD, WEST CAISTER 27 - 43**
- Erection of new 4 bedroom dwelling house.
- 6 DELEGATED DECISIONS BETWEEN 1 APRIL 2020 AND 30 APRIL 2020 44 - 50**
- Members are asked to note the delegated decisions made between the 1 April and 30 April 2020.
- 7 OMBUDSMAN AND APPEAL DECISIONS**
- Members are asked to note the following appeal decision :-
- 06/19/0260/F – Retrospective permission for change of use – guest house to HMO; alterations and improvements to form kitchen/dining rooms for tenants and reduce number of rooms from 18 to 13 at Rhonadean, 110/111 Wellesley Road, Great Yarmouth – appeal dismissed.
- 8 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.

Development Control Committee

Minutes

Wednesday, 11 March 2020 at 18:30

PRESENT:

Councillor Annison (in the chair); Councillors Bird, Fairhead, Freeman, Flaxman-Taylor, Hammond (P), Lawn, Mogford, Myers, Wainwright, Williamson, B Wright and T Wright.

Also in attendance:

Mr D Minns (Planning Manager), Ms H Ayers (Planning Technician), Mr R Tate (Planning Officer), Mrs T Bunn (Senior Democratic Services Officer)

1 APOLOGIES FOR ABSENCE

There were no apologies for absence.

2 DECLARATIONS OF INTEREST

There were no declarations of interest.

3 MINUTES

The minutes of the meeting held on 12 February were agreed.

5 APPLICATIONS 06-19-0071-F & 06-19-0606-F STAITHE ROAD (LAND NORTH OF) MARTHAM, GREAT YARMOUTH, NORFOLK

It was proposed and agreed that this item be deferred pending a site visit. It was requested that the site visit to be arranged to coincide with school run times in order to review the traffic situation.

6 APPLICATION 06-19-0367-F EUROPA HOUSE, 40 SOUTH QUAY, GREAT YARMOUTH

The Committee received and considered the comprehensive report from the Planning Officer.

The Planning Officer reported that the proposal was seeking approval for the erection of a building containing 17 flats within one of the main urban areas. It is a brownfield (previously developed site) in a highly sustainable location. He reported that, in the absence of a 5 year housing land supply, the proposal was a welcome one which raised no particular policy concerns and that the principle of the development was acceptable on 'Policy' grounds.

The Planning officer reported that the Historic South Quay contains a mix of period property and more modern infill and whilst the site adjoins (but is not within) the Conservation Area, it will nevertheless have an impact and the corner site is a prominent one. He reported that the proposed replacement building is a modern design and will not appear out of place with its neighbours or the surrounding area.

The Planning Officer reported that the proposal faces outwards and, providing high quality materials are used within the construction, it will be an appropriate design that will not impact on the setting or character of the Conservation Area and that the Conservation Officer supported the scheme.

The Planning Officer reported on the Flood-risk and Drainage and reported that the Environment Agency had not objected in principle to the scheme. The Planning Officer reported that the raised floor levels within the building meant

that the development itself would not be at flood risk and an escape route from the site would be to higher ground to the north and east along well made public footpaths. The Emergency Planning Officer raised no objections in principle subject to a condition requiring the submission of a detailed evacuation plan.

The Planning Officer reported that the development falls above the 15 dwelling threshold for the provision of affordable housing. The applicant had indicated that, due to the existing use-rights of the site, and the build costs of the scheme, it was not economically viable to provide any affordable contribution or provision on site. The Planning Officer reported that no affordable housing would be provided but all the proposed flats would be modest 'lower-cost' units in an appropriate location which would add to the mix of house types and would aid the 5yr Housing Land supply.

The Planning officer reported that a concern had been expressed by a local resident regarding the lack of off-road parking, the Planning Officer reported that there are public car parks and roadside parking nearby and the site is a sustainable one where lack of parking is not an over-riding consideration and the site has good access to facilities and services and appropriate cycle parking is provided and does not conflict with the N.P.P.F or Policy CS16.

The Planning Officer reported that the application was recommended for approval subject to confirmation that the development is not economically viable to provide affordable housing, and to the applicant entering in to a Section 106 agreement / obligation to provide the stated contributions, and with appropriate conditions.

Councillor Myers asked for clarification in respect of the build costs of the scheme and how this was significant when assessing the requirement for affordable housing. The Planning Manager advised that viability would always be an issue in this area and these flats would be improved accommodation, appropriate for the market and also would be accessible which has been taken into account as part of the viability report.

Councillor T Wright queried the capacity of the area allocated for refuse bins, the Planning Manager advised that the area would be communal bins rather than individual ones.

Councillor Mogford asked if appropriate provision had been made for disabled buggy storage and charging facilities and appropriate access for those with mobility issues. The Planning Manager advised that the scheme would have appropriate access ramps and a lift to all floors.

Members discussed the parking availability on this site bearing in mind that the previous office use had allocated parking on site and this development would have no parking. They asked if there had been a consideration in respect of undercroft parking. The Planning Manager advised that this would impact on the viability of the site.

No Ward Councillors wished to speak on this item.

Following a vote it was RESOLVED:-

That application 06/19/0367/F be APPROVED subject to confirmation that the development is not economically viable to provide affordable housing, and to the applicant entering in to a Section106 agreement / obligation to provide the stated contributions and subject to the appropriate conditions.

7 APPLICATION 06-19-0341-F LAND ADJACENT TO THE CROFT, MARTHAM ROAD, ROLLESBY

The Committee received and considered the comprehensive report by the Planning Officer.

The Planning Officer reported that this application had been called in by Councillor Grant on the grounds of over-development.

The Planning Officer reported that the proposal was seeking approval for the development of 4 dwellings on the countryside edge of the settlement of Rollesby, which is identified in Core Strategy Policy CS2, as one of the Secondary Settlements, which are to absorb 5% of the Districts Housing requirement as minor developments within the settlement, appropriate in scale to the settlement.

The Planning Officer reported that the current application site falls within the development limits apart from the strip of land that allows for the access road, however, given the lack of a five year Housing Land Supply, such development would be difficult to resist on Policy grounds.

The Planning Officer reported that the proposed dwellings are a backland form (served from a private drive) in the same backland situation as the outline approval, although the enlargement of the site has allowed the inclusion of a pair of semi-detached cottages on the road frontage.

The Planning Officer reported that the Martham Road area of Rollesby has a very eclectic mix of dwelling types and that the adjacent dwelling is a vernacular cottage with thatched roof, although elsewhere, the dwelling types are very mixed including modern infill of houses and bungalows.

The Planning Officer reported that it is not considered that the proposal represents an unwarranted intrusion in to the countryside beyond the obvious visual limits of the settlement and the proposal included a new boundary hedge to define the north-eastern edge.

The Planning Officer reported that an ecology report had been submitted that had concluded that there was little potential for wildlife to be present at the site, and with appropriate additional bio-diversity enhancement the development would not harm wildlife.

The Planning Officer read to the Committee additional objections that were received after the agenda had been published and therefore had not been included in the report. Objectors felt that residents had not been given enough notice of the revised development, that there would be an impact on the residents living in The Croft due to the size of the development and that the development should remain as a single storey development.

Members asked for clarification as to whether this was an amendment to the previous application or a new one and asked for details of the consultation process. The Planning Manager advised that this was a new application and that there had been two consultations as the initial one had contained incorrect information.

Councillor Williamson asked that the sizes of the bedrooms be checked in respect of the three bedroomed properties to ensure that they would comply with National Standards and that the doors could be closed. The Planning Officer confirmed that this was the case.

Mr Shaun Day, Chair of the Parish Council, spoke on behalf of local residents and expressed concerns in respect of the site drainage and submitted a photograph of the road when flooded. He also raised concerns in respect of the visibility splay onto a busy road and that part of the site was not owned by the developer.

Mr Day also reminded the Committee that there was a Neighbourhood Plan in process, not yet completed, and queried why this was not taken into account.

Members were advised that the Neighbourhood Plan process was ongoing and was awaiting a local referendum.

Councillor Mogford advised that the application had been called in by a fellow ward councillor and that they were not content with the current application size and scope, the previous application of two bungalows was acceptable. He felt that this was outside the village boundary, outside the scope of the village plan and the access was via an already busy road. He felt that this was over-development and therefore unsuitable for the site.

Members also queried the capacity of the surface water drainage as there had been a number of incidents of flooding in the locality.

The Planning Manager advised members that there could be a condition added to the application to look at mitigating against flooding.

Following a vote it was RESOLVED:

That application 06-19-0341-F be refused on the grounds of over-development, reference HOU17.

8 APPEAL DECISION

The Planning Manager reported that the appeal in respect of the Application 06/19/0439/A - upgrade of existing 48 sheet advert to support digital poster at 73 North Quay was dismissed.

9 PLANNING APPLICATIONS CLEARED UNDER DELEGATED AND COMMITTEE DECISIONS BETWEEN 1 FEBRUARY 2020 AND 29 FEBRUARY 2020

The Committee received and noted the planning applications cleared under delegated officer decision and by the Control Committee for the period of 1 February 2020 and 29 February 2020.

10 ANY OTHER BUSINESS

The Chair declared that there were no items of any other business.

The meeting ended at: 20:15

Reference: 06/19/0404/F

Parish: Martham

Officer: D.Minns

Expiry Date:ETA

Applicant: KBS Holdings Limited

Proposal: Construction of 33 new mixed dwelling types (including 9 social housing units of different types)

Site: Tower Road (Land north of) Fleggburgh GREAT YARMOUTH NR29 3AU

REPORT

1.0 Background

1.1 This is a full planning application for the erection of 33 dwellings. Since the planning application was first submitted the application has been subject to amendment both in terms of the layout and the means of access to the site.

2.0 Site and Context

2.1 The application site is approximately 3.10 hectares and is located to the north east approach to the village of Fleggburgh at the junction of Rollesby Road and Tower Road. The site currently comprises un-cultivated flat arable land Grade 1 land is bounded by intermittent trees and hedgerows. To the east is open farmland/grazing land with residential development to the west.

2.2 Adjacent to the site and immediately to the east of Tower Road is a site that was granted planning permission Ref: 06/15/705/F for nine dwellings and is under construction.

2.3 The site comprises a rectangular shaped parcel of land consisting of semi-improved grassland which is bound by a combination of close boarded fencing, scrub and trees to the north, defunct hedging to the south, intact hedging and trees to the east and Hera fencing to the west

2.4 The development proposals will involve the complete clearance of the site. Using the Great Yarmouth Borough Council guidance for assessing impacts upon Internationally Important Wildlife sites the proposed development site falls within the 'red zone' owing to its scale and proximity The Broads SAC. This means that in accordance with the guidance a bespoke shadow is required HRA to help inform the Council assess the likely significant impact of the development on the locally International important wildlife sites. More of which is discussed below.

2.5 Existing development in the area is a mix of dwelling types, designs and periods including bungalow and houses.

3. 0 The Proposal

3.1 Entrance to the site is from Tower Road. The application form and plans show 24 open market houses comprising

- 3 x 2 bed dwellings
- 13x 3 bed dwellings
- 4x 4 bed roomed plus dwellings

And 9 social housing properties comprising

- 4x1 bedroom dwellings
- 2 x 2 bed dwellings
- 3 x 3 bed dwellings
- 1 x 4 bed plus dwelling

3.2 The dwellings are formed of both bungalows and houses formed off mini cul-de-sacs and there is no through road through the site .

3.3 The entrance to the site on Tower Road is set at a mid- way point between the entrances to Royden Way and Orchard Way on the opposite side of Tower Road. The proposed development runs along the rear and parallel with the rear boundaries granted planning permission under 06/15/705/F and the property known as Tower Lodge to the east which also fronts onto Tower Road. .

3.4 The plans show alterations to the highway which includes Tower Road being widened to 5.8m between the junction and the site entrance including the footpath provision previously approved under the Rollesby Road development.

3.5 The plans show planting throughout the development with a detention basin at the rear of the site serving the surface water sustainable drainage of the site. The site is to be served via mains drainage and connection to the foul connection running to the rear of the site in Tretts Loke.

3.6 The development is mainly detached dwellings comprised of 15 bungalows and 14 houses with a terrace 4 bungalows. The design incorporates both traditional and hipped roofs. Materials include buff and red brick work under eternit grey slate roof coverings with some rendered panels. Each property has a garages or on plot parking or dedicated parking area and individual gardens.

3.7 Accompanying both proposals are the following documents:- Design and Access Statement

- Flood Risk Assessment and Drainage Strategy
- Shadow Habitat Regulation Assessment & Ecological Report
- Tree Survey and Arboriculturally Impact Assessment

- Archaeological Report
- Desk based contamination Land assessment
- Reptile Report

4.0 Relevant Planning History

4.1 **None** – field adjacent 06/15/0705/F referred to above ok.

5.0 Consultations :-

5.1 **Fleggburgh Parish Council:** - agree to support in principle the development of the land subject the following:

- removal of all future permitted development rights on affordable and social housing with 2-3 bedrooms
- social housing to be kept as social housing in perpetuity
- 20% of development social housing
- open spaces to be gifted to Flebburgh Parish Council
- to change the one-bedroom bungalows to two bed room terrace houses
- number 12 and 13 to become bungalows
- number 32 and 33 to become bungalows

5.2 Public representations 5 received the proposal has been advertised on site and in the press.

- Any new development will place further demands on local facilities.
- The proposal is contrary to current policies in the Local Plan
- Impact on local facilities and infrastructure
- Fleggburgh cannot cop within increased development
- Insufficient demand for further housing
- Our doctors surgery is only open 3 days per week with no parking available
- With all the building in the area the need for new housing here is questionable - so why do we need more?
- Loss of agricultural land when we need to grow our own
- There are no jobs to warrant further housing in the area
- Do not need the additional traffic going through the village
- These are large dwellings and locals will not be able to afford them
- Infrastructure can't cope no shops pubs or other local services
- Too much traffic on narrow roads causing highway danger impacting upon road safety

5.3 Consultations – External

Norfolk County Council

5.4 Highways - Further to earlier e-mails I have received yesterday a revised plan from Stuart Clarke (drawing 256-P-003-RevG) which now includes confirmation of surface improvements to PROW FP6. You will note that the developer is no longer proposing amendments to the Tower Road / Rollesby Road junction. Following research of the highway boundary there was found to be insufficient land available to provide a continuous footway link from the site to FP6. It is recognised however that alternative pedestrian route does exist via Royden Way. With this in mind we are satisfied that drawing 256-P003-RevG and 256-P002-revB address our original comments. We recommend the following conditions be appended to any consent your authority is minded to grant.

5.5 Rights of Way Officer - With reference to my previous correspondence and following a site meeting with the applicant, I am now satisfied that this development will not affect the Public Right of Way, Fleggburgh Footpath 5. I therefore lift my objection to this application.

5.6 Historic Environment Service – requested an Areological Report be undertaken . Results have been written up and recorded and passed to County no further action is required.

5.7 Norfolk Constabulary (Architectural Liaison Officer) -

Recommends appropriate boundary treatment encloses the site to provide adequate security protection, privacy and reduce unauthorised pedestrian permeability. Specific and general advice on design and layout to provide a secure development will be offered at the reserved matters stage.

5.8 Norfolk Fire and Rescue I do not propose to raise any objections providing the the proposal meets the necessary requirements of the current Building Regulations 2010 as administered by the Building Control authority for access and water supplies for the Fire and Rescue Service.

5.9 Infrastructure – The requirements below would need to be addressed in order to make the development acceptable in sustainable terms through the delivery of necessary infrastructure. The funding of this infrastructure would be through Planning obligations / condition.

a) **Education** – There is capacity within the Early Education, Primary and High School sectors Therefore Norfolk County Council will not seek education contributions.

b) **Fire Service** – The development will require 1 hydrant per 50 dwellings at a cost of £824 per hydrant. The onus will be on the developers to install it at his own cost.

c) **Library Provision** - A development of 33 dwellings would place increased pressure on the existing library service particularly in relation to library stock, such as

books and information technology. This stock is required to increase the capacity of the library. It has been calculated that a development of this scale would require a total contribution of £2,475 (i.e. £75 per dwelling). This contribution will be spent on library stock and equipment for mobile library service

d) Environment - As outlined in the Norfolk County Council Planning Obligations Standards (April 2019), the scope of the County Council's green infrastructure responsibilities include:

- Public Rights of Way
- Norfolk Trails
- Ecological Networks

Green infrastructure should be included within the proposed site in line with local policy. Connections into the local Green Infrastructure (GI) network, including Public Rights of Way and ecological features, should be considered alongside the potential impacts of development. We would advise the Local Planning Authority that a maintenance/mitigation contribution or commuted sum for new and existing GI features may be required in addition to the County response, in order to comply with local policy. Thus allowing the local GI network to facilitate the development without receiving negative impact and equally, allow the development to integrate and enhance the existing network.

Specific Comments (Natural Environment)- The site should contribute to the Great Yarmouth Habitat Regulation Assessment Monitoring and Mitigation Fund due to the close proximity of SAC and SSI.

5.10 Drainage

5.11 Local Lead Flood Authority - Response received stating that “the application has been screened and it falls below our current threshold for providing detailed comment. This is because the proposal is for less than 100 dwellings or 2 ha in size and is not within a surface water flow path as defined by the Environment Agency mapping.

5.12 Environmental Agency – No comment

5.13 Anglian Water - 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. 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

5.14 The preferred method of surface water disposal would be to a sustainable drainage system (SuDS) with connection to sewer seen as the last option. Building Regulations (part H) on Drainage and Waste Disposal for England includes a surface water drainage hierarchy, with infiltration on site as the preferred disposal option, followed by discharge to watercourse and then connection to a sewer. From the details submitted to support the planning application does not relate to Anglian Water

operated assets. As such we are unable to comment on the suitability of the surface water management system.

5.15 Essex and Suffolk Water – We have no objection to the proposed development subject to compliance with our requirements. Consent will be given to this development on the condition that a metered water connection is made to our company network for each new dwelling/community and commercial unit for revenue purposes.

5.16 Broads Drainage Board – the site is near to the Internal Drainage Board (IDD) of the Broads (2006) it is noted that the applicant intends to discharge surface water from the adoptable estate road to a watercourse. The proposed development will therefore require land drainage consent in line with the Broads Byelaws. Any consent is likely to be conditional, pending the payment of a surface water development contribution fee, calculated in line with the Broads Charging Policy.

5.17 It is also noted that the applicant intends to dispose of surface water from private drives and roof areas via infiltration, however the viability of this part of the drainage strategy has not been evidenced. The proposed strategy should be supported by ground investigation to determine the infiltration potential of the site and the depth to ground water. If on-site material is considered favourable then infiltration testing in line with BRE 365 should be undertaken to determine its efficiency. If (following testing) the approach is not viable and an additional discharge is proposed to a watercourse, then this will also require land drainage consent in line with the Broad's byelaws.

5.18 Natural England – No objection subject to mitigation payments

5.19 NHS - No comments received

Consultation - Internal GYBC

5.20 Building Control - Although outline only the need is highlighted to provide adequate Fire pump access and turning head in particular to the south of the site

5.21 Environmental Health – 'Environmental Services does not object to the grant of planning permission for the above referenced proposal. However, we do give the following advice, in formative and recommended conditions for inclusion on any planning consent that may be granted. Matters such as:-

- a) hours of use and deliveries, plus submission of details of plant for the community and commercial facilities will be commented upon further for planning conditions should the proposed development reach a detailed submission stage

- b)** Land Contamination: If planning permission is granted conditions are recommend to cover address any potential contamination on site and means of mitigation if present both before and during construction
- c)** Details of foul and surface water
- d)** Conditions controlling provision of external lighting to minimise light pollution and impact upon neighbour amenity
- e)** Control on hours of construction to reduce impact upon neighbour amenity
- f)** Conditions regarding potential Contamination and removal of existing buildings and materials and Local Air Quality as a result of dust during construction/demolition.

6.0 Assessment of Planning Considerations Planning Policy

Relevant development plan policies

6.1 Local Policy :-

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

6.2 Paragraph 213 of the National Planning Policy Framework (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.

6.3 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.

6.4 HOU10: Permission for new dwellings in the countryside will only be given in connection with agriculture, forestry, organised recreation, or the expansion of settlements.

6.5 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 retain and safeguard significant existing landscape features and give details of, existing and proposed site levels planting and aftercare arrangements.

Core Strategy – Adopted 21st December 2015

6.6 Policy CS2: Achieving sustainable growth. This policy identifies the broad areas for growth, sets out the sustainable settlement hierarchy for the borough and two key allocations.

Fleggburgh is identified as a Secondary Village:

- a) Ensure that new residential development is distributed according to the following settlement hierarchy, with a greater proportion of development in the larger and more sustainable settlements: (partial)
- Approximately 5% of new development will take place in the Secondary and Tertiary Villages named in the settlement hierarchy

6.7 Policy CS3: 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 (extract only):
- b) Focusing new development in accessible areas and those with the most capacity to accommodate new homes, in accordance with Policy CS2
- c) Ensuring the efficient use of land/sites including higher densities in appropriate locations
- d) Ensure that new housing addresses local housing need by incorporating a range of different tenures, sizes and types of homes to create mixed and balanced communities. The precise requirements for tenure, size and type of housing units will be negotiated on a site-by-site basis, having regard to the Strategic Housing Market Assessment, Policy CS4 and the viability of individual sites

6.8 Policy CS4: The need to provide additional affordable housing is one of the greatest challenges facing the borough. To ensure that an appropriate amount and mix of affordable housing is delivered throughout the borough, the Council and its partners will seek to:(partial)

- b) Ensure that affordable housing is either:
- Provided on-site using this contribution to deliver homes of a type, size and tenure agreed by the developer and the local authority based on local evidence and where appropriate, delivered in partnership with a Registered Provider; or
 - Provided via an off-site financial contribution, in exceptional circumstances
- c) Ensure that new affordable housing, when provided as part of a market housing site, is well integrated into the development in terms of its design and layout

6.9 Policy CS9: Encouraging well designed and distinctive places. This policy applies to all new development.

6.10 Policy CS11: The Council will work with other partner authorities and agencies to improve the borough's natural environment and avoid any harmful impacts of development on its biodiversity, geodiversity, landscape assets, priority habitats and species.

6.11 Policy CS14: New development can result in extra pressure being placed on

existing infrastructure and local facilities. To ensure that the necessary infrastructure is delivered the Council will: (a to f)

e) Seek appropriate contributions towards Natura 2000 sites monitoring and mitigation measures.

6.12 Draft Local Plan Part 2

Table 7.4.1T Site Selection Summaries (Fleggburgh) of the draft Local Plan Part 2 gives a summary of reason(s) for the site not being selected: **Check**

The site is shown in two parts

- a) Site 213: Likely significant improvements required on Tower Road,
- b) Site 206: No clear means of access (likely through 212 which has planning permission)

For clarification Site 212 the adjacent site has planning Permission for 9 units (Ref: 06/15/0705/F)

6.13 Policy G1-dp Development limits

Development will be permitted within the development limits of settlements shown on the Policies Map, provided it is in accordance with the other policies in the Local Plan. The areas outside development limits (excepting specific allocations for development) will be treated as countryside or other areas where new development will be more restricted, and development will be limited to that identified as suitable in such areas by other policies of the Local Plan, including:

- domestic extensions and outbuildings within existing residential curtilages, under Policy H8-dp; replacement dwellings,
- under Policy H4-dp;
- small scale employment, under Policy B1-dp;
- community facilities, under Policy C1-dp;
- farm diversification, under Policies R4-dp, L3-dp & L4-dp;
- rural workers' housing, under Policy H1-dp; and
- development relocated from a Coastal Change Management Area, under Policy E2-dp.

Housing Applications Reliant on the 'Presumption in Favour of Sustainable Development'

In the event that the Council is unable to demonstrate a five year supply of deliverable housing land, or meet the Housing Delivery Test, it will give favourable consideration to proposals for sustainable housing development (as defined by the National Planning Policy Framework) which will increase the delivery of housing in the short term, and apply flexibly the relevant policies of the development plan where it is robustly

demonstrated that the development will be delivered promptly (i.e. within 5 years maximum).

Consideration will be given to applying a shorter than standard time limit to such permissions, in order to signal the exceptional nature of the permission and to encourage prompt delivery. Applications for renewal of permissions which relied on that presumption will be considered in the light of the housing delivery and supply situation at the time.

Such renewals will only be permitted where the applicant can demonstrate convincing reasons both why the development did not proceed in the time frame originally indicated, and why, in the light of the previous delay, the development can now be expected to proceed promptly.

6.14 National Policy:- National Planning Policy Framework (NPPF), February 2019.

6.15 Paragraph 2: Planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise. The National Planning Policy Framework must be taken into account in preparing the development plan and is a material consideration in planning decisions. Planning policies and decisions must also reflect relevant international obligations and statutory requirements.

6.16 Paragraph 7: The purpose of the planning system is to contribute to the achievement of sustainable development. At a very high level, the objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs⁴.

6.17 Paragraph 8: Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):

a) **an economic objective** – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;

b) **a social objective** – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and

c) **an environmental objective** – to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

6.18 Paragraph 11 (partial): Plans and decisions should apply a presumption in favour of sustainable development.

For decision-taking this means:

c) approving development proposals that accord with an up-to-date development plan without delay; or

d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date⁷, granting permission unless:

i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or

ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

6.19 Paragraph 48. Local planning authorities may give weight to relevant policies in emerging plans according to:

a) the stage of preparation of the emerging plan (the more advanced its preparation, the greater the weight that may be given);

b) the extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given); and

c) the degree of consistency of the relevant policies in the emerging plan to this Framework (the closer the policies in the emerging plan to the policies in the Framework, the greater the weight that may be given).

6.20 Paragraph 55. Planning conditions should be kept to a minimum and only imposed where they are necessary, relevant to planning and to the development to be permitted, enforceable, precise and reasonable in all other respects. Agreeing conditions early is beneficial to all parties involved in the process and can speed up decision making. Conditions that are required to be discharged before development commences should be avoided, unless there is a clear justification.

6.21 Paragraph 59. To support the Government's objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay.

6.22 Paragraph 109. Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.

6.23 Paragraph 170 (partial). Planning policies and decisions should contribute to and enhance the natural and local environment by:

b) recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland;

6.24 Paragraph 177. The presumption in favour of sustainable development does not apply where the plan or project is likely to have a significant effect on a habitats site (either alone or in combination with other plans or projects), unless an appropriate assessment has concluded that the plan or project will not adversely affect the integrity of the habitats site.

7.0 Local Finance Considerations:-

7.1 Under Section 70(2) of the Town and Country Planning Act 1990 the council is required when determining planning applications to have regard to any local finance considerations, so far as material to the application. Local finance considerations are defined as a government grant such as new homes bonus or the Community Infrastructure Levy. It is noted that the Borough of Great Yarmouth does not have the Community Infrastructure Levy.

7.2 Whether or not a local finance consideration is material to a particular decision will depend on whether it could help to make the development acceptable in planning terms. It would not be appropriate to make a decision on the potential for the development to raise money for a Local Authority. It is assessed that financial gain does not play a part in the recommendation for the determination of this application.

8. Shadow Habitats Regulation Assessment

8.1 The applicant has submitted a bespoke Shadow Habitat Regulations Assessment (HRA). It is confirmed that the shadow HRA submitted by the applicant has been assessed as being suitable for the Borough Council as competent authority to use as the HRA record for the determination of the planning application, in accordance with the Conservation of Habitats and Species Regulations 2017.

8.2 The Shadow Habitats Regulations Assessment submitted with application has been reviewed. The context of the site is that this development proposal of up to 33 dwellings just north of the existing settlement of Fleggburgh – a rural village comprising approximately 200 houses, with existing residential west of the site. The site is approximately 250m west of The Broads SAC, and 6.5km south-west of Winterton-Horsey Dunes SAC.

8.3 The report rules out direct effects in isolation; but accepts that in-combination likely significant effects cannot be ruled out from increased recreational disturbance on the Broads SAC, Broadland SPA, Winterton-Horsey Dunes SAC, Breydon Water SPA and North Denes SPA. The report identifies that despite the proximity of the nearby Broads SAC, recreational access (and potential for disturbance) to the SAC is extremely limited. An Appropriate Assessment (AA) has been carried out. The AA considers that there is the potential to increase recreational pressures at Winterton-Horsey Dunes SAC and North Denes SPA, but this is in-combination with other projects and can be adequately mitigated by a contribution to the Borough Council's Habitats Monitoring & Mitigation Strategy (£110 per dwelling) to ensure that there will be no adverse effects on the integrity of the internationally protected habitat sites.

8.4 The Borough Council as competent authority broadly agrees with the conclusions of this assessment. To meet the mitigation requirements, it is recommended that the appropriate contribution is secured by either S.111 or S.106 agreement.

7.0 Assessment

7.1 According to the draft Local Plan Part 2, Fleggburgh is one of the largest and best-served secondary village in the Borough, with facilities including a primary school, GP surgery and sports club/gym. The settlement is located along the A1064, inland 6 miles north-west of Caister-on-Sea. The village is adjacent Filby Broad which further encourages its attraction as a tourist destination, with a wide range of holiday cottages, and a camping and caravan park.

7.2 The application site is located adjacent to the rear boundaries of properties currently under construction. To the north is a site recently approved for two dwellings and members will recall the recent site visit and application to the site north of Tretts Loke which the Committee resolved to approve for 13 dwellings. Opposite the entrance to the site there is existing residential development also served off Tower Road.

7.3 There are bus stops in close proximity to the site and a public right of way runs along the eastern boundary of the site. Highways and the Public Rights of Way officer are satisfied following amended plans that the development would not adversely impact upon the right of way following clarification and amendment of the plans. The footpath runs the length of the site from Tower Road to Treats Loke. (Fleggburgh FP5) length. There is capacity in schools in the locality to accommodate children potentially associated with the development

7.4 Tower Road is 30mph along its length. There would be a footpath along the site frontage with a widening of the road. Highways following a various amendments raise no objection to the proposal in its amended form subject to suggested condition to secure the development accordance with the amended plans.

7.5 The site is located outside any area that is considered at risk of flooding on the Environment Agency indicative maps nor it considered at risk of surface water flooding. The site incorporates a sustainable surface water system with connection to the mains drainage system a Tretts Loke.

7.6 There have been a number of applications and approvals for development within the village of Fleggburgh so when assessing the site sequentially against other available sites the extended area should be considered. Great Yarmouth has a housing land supply of 3.74 years, it can be reasonably assessed that there are limited development sites available that are not within flood areas given the limited availability of development sites.

7.7 The Natural Environment Team who provide ecology advice to the Council have assessed the application and documents submitted with the application and in the context of statutory consultees documents. The conclusion reached is that the site which comprises of semi-improved grassland bounded by a combination of close boarded fencing, scrub and trees to the north, defunct hedging in the south and intact hedging and tress to the east along with Herras fencing to the west (around the development site) .Habitats are likely to support bats and ,barn owls, hares ,toads, hedgehogs and widespread vertebrate species. The site is confirmed to support a number of grass snakes. The advice is that the reports are fit for purpose. A number of aspects are highlighted, and recommendations made to aid

the decision making process. These include Habitat regulation Assessment Information referred and covered above.

7.8 In summary a number of conditions are suggested to both reduce and enhance the biodiversity impact of the development including conditions regarding lighting within the development and the provision of a Biodiversity Plan including the provision of hedgehog highway gaps in gravel boards.

7.9 The provision of a Landscape Management Plan is also recommended along with a condition to avoid causing injury or harm to grass snakes.

7.10 The design and make up of the development has been subject of a some comment the Parish Council basically have no objection to the proposal subject to the observations made. The scheme does include a dwelling mix as required by the local plan policy and includes the Council policy requirement of 20% affordable housing and which cater for a particular need. The principle of which is supported by the Council Housing and Enabling officer. It is considered that the scale of development is appropriate for the size and setting of the site.

7.11 In terms of Local Authority Requirements - in addition the County set out above - the application site is in an area requiring, according to the adopted Core Strategy, a 20% affordable housing provision. This should be secured by s106 agreement.

7.12 The requirement is that there should 40 square metres of public open space per dwelling is provided in accordance with current local plan policy or, if a contribution is appropriate at the absolute discretion of the Local Planning Authority payment in lieu towards offsite provision at a cost of £12 per square metre shortfall shall be required to be paid.

7.13 The application shows areas of open space within the development. If Committee are minded to support the development further discussion needs to had with the applicant regarding is use for public open space and who will be responsible for management of the open space. The plans show a band of open space running partially the access run into the site and an additional area in the corner, but this also seems to double as a attenuation basin.

7.14 The Local Planning Authority will accept no liability for public open space, children's recreation or drainage and as such this shall be subject to a management company in perpetuity. It should also be noted that the Parish Council have requested that the open space be gifted to The Parish Council.

7.15 An important factor when determining applications is whether a Local Authority has the ability to demonstrate a five-year housing land supply. If a Local Planning Authority cannot show that they are meeting this requirement, their policies with regards to residential development will be considered to be "out of date". There is currently a housing land supply of 3.74 years Although this does not mean that all residential developments must be approved the presumption in favour of sustainable development must be applied.

7.16 In weighing the material considerations in this application considerable weight must be given to Paragraph 11 (d) of the National Planning Policy Framework states that where the

policies which are most important for determining the application are out-of-date, permission should be granted unless any adverse impacts would significantly and demonstrably outweigh the benefits. Footnote 7 states that “this includes, for applications involving the provision of housing, situations where the local planning authority cannot demonstrate a five year supply of deliverable housing sites (with the appropriate buffer, as set out in paragraph 73); or where the Housing Delivery Test indicates that the delivery of housing was substantially below (less than 75% of) the housing requirement over the previous three years.”

7.17 In the case of *Wavendon Properties Ltd v SoS for Housing, Communities & Local Government plus Another* (June 2019, reference [2019] EWHC 1524 (Admin)), Mr Justice Dove made an important judgement on the correct interpretation of paragraph 11(d) of the National Planning Policy Framework (February 2019). Paragraph 11 (d) states:

“Plans and decisions should apply a presumption in favour of sustainable development...For decision-taking this means:

c) approving development proposals that accord with an up-to-date development plan without delay; or

d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date⁷, granting permission unless:

i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed⁽⁶⁾; or

ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.”

7.18 The implication of the *Wavendon* judgement is that there must: firstly be an assessment as to which policies of the Development Plan are most important for determining this planning application; secondly, an assessment as to whether each of these policies are, or are not, “out of date”; and thirdly, a conclusion as to whether, taken as whole, these most important policies are to be regarded as “out-of-date”. If, taken as whole, they are regarded as “out-of-date”, then the “tilted balance” of NPPF paragraph 11 applies (for a refusal to be justified, the harms must “significantly and demonstrably outweigh the benefits...”). If, taken as a whole, they are not regarded as out-of-date, then the tilted balance does not apply.

7.19 The application site is a sustainable one being within a village with facilities, albeit limited facilities and adjacent to existing residences it cannot therefore be assessed as isolated. There is a conflict with an in date policy of the Core Strategy, policy CS13 with reference the site having an area of flood risk within however, as per the information submitted and the assessment above, in this particular instance and taking into account the limited amount of space that is included within the flood

zone when looking at the site as a whole it is assessed that the harms do not demonstrably outweigh the benefits of providing housing.

7.20 There are also harms associated with the loss of Grade 1 agricultural land and the impact on biodiversity within the local area. Being farmed land the biodiversity present on the site, in the absence of a policy requiring detailed information to be submitted, the application can be assessed as no harms occurring through loss of the land that would outweigh the need for housing; however, this is caveated by the need for additional enhancements that can be secured by way of condition.

7.21 Whilst various policies are of importance for determining the application (and these are highlighted above), the most important policy for the determination of the application is, in my judgement, Saved Local Plan Policy HOU 10, New Dwellings in the Countryside. This policy – which essentially deals with settlement boundaries – is clearly out-of-date and this confirms that the “tilted balance” therefore applies

8.0 RECOMMENDATION: -

8.1 The application is not one that can be assessed without balancing the material considerations carefully. The lack of a 5-year housing land supply and the need to provide housing provides a material reason for approval in favour of the development and, it is assessed on marginal balance, that the harms identified do not significantly and demonstrably outweigh the benefits of providing housing.

8.2 Approve – subject to the conditions to ensure an adequate form of development including those requested by and a s106 agreement securing Local Authority requirements of children’s recreation, public open space, affordable housing and Natura 2000 payment. and library contribution. The proposal complies with the aims of Policies CS2, CS3, CS9, CS11 and CS14 of the Great Yarmouth Core Strategy.

Background Papers 06/19/0404/F



IMPORTANT - TO BE READ BY THE CLIENT
Construction (Design and Management) Regulations 2015:CDM

The client should be aware that CDM may be required for their project and they should seek further professional advice regarding CDM regulations and appointment of Project Co-ordinator.

Further information can be obtained from the HSE website.

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0 5 10 15 20 25 30 35 40m
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Should you wish to check any dimensions, please call us and we will be able to confirm exact measurement data as required.

CLIENT:
KBS Holdings Limited

PROJECT:
Land to the north of Tower Road, Fleggburgh

DRAWING TITLE:
Alternative Site Plan

DRG. No:	256-P-003
DRG. SCALE:	1:2500
DATE:	Nov 2019
PAGE SIZE:	ISO A1

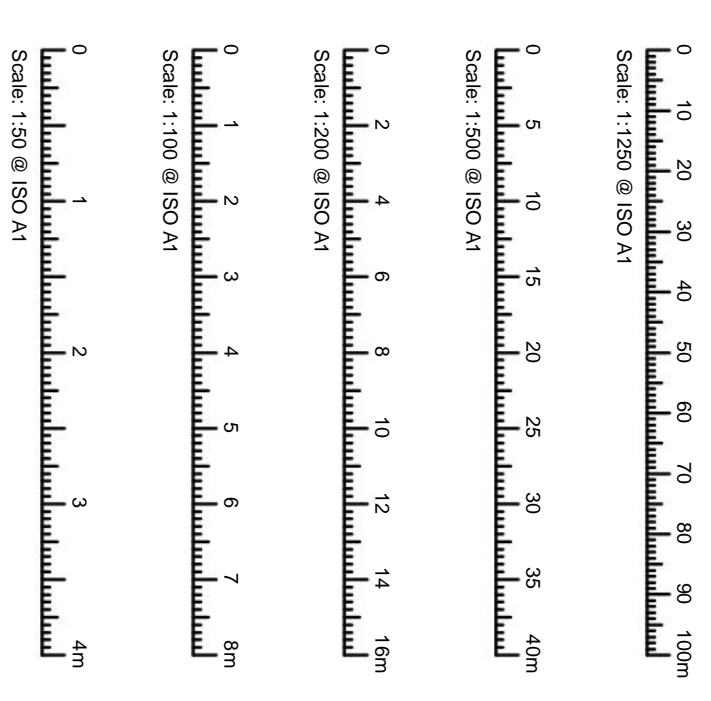
REVISIONS:
A - Dec 2019 - Amendments made in accordance with NCC Engineer requirements
B - Jan 2020 - Amendments made in accordance with NCC requirements
C - Jan 2020 - Amendments made in accordance with NCC requirements
D - Feb 2020 - Footpath link to FP6 altered
E - Feb 2020 - Radius bend altered
F - Feb 2020 - Boundary Treatment description added
G - March 2020 - FP6 improvement note added

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Scale - 1:500

Page 25 of 50

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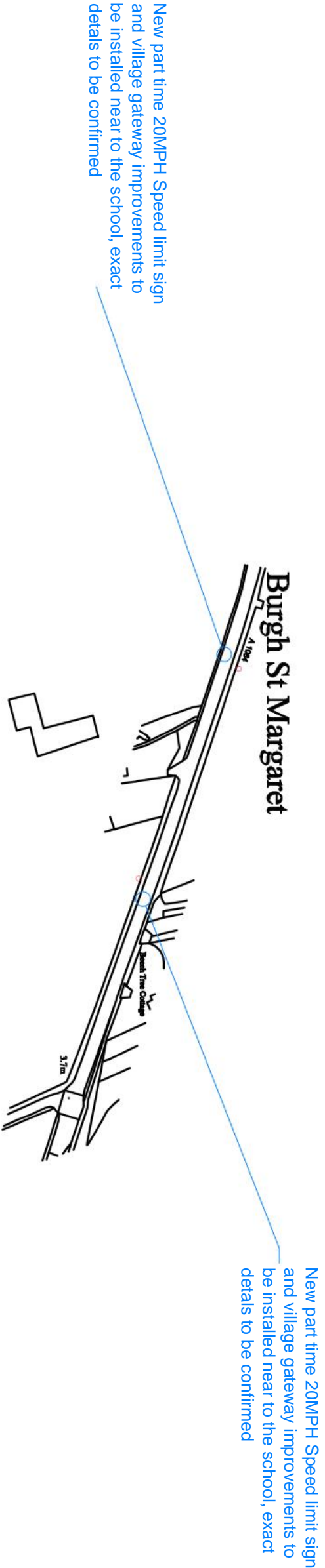
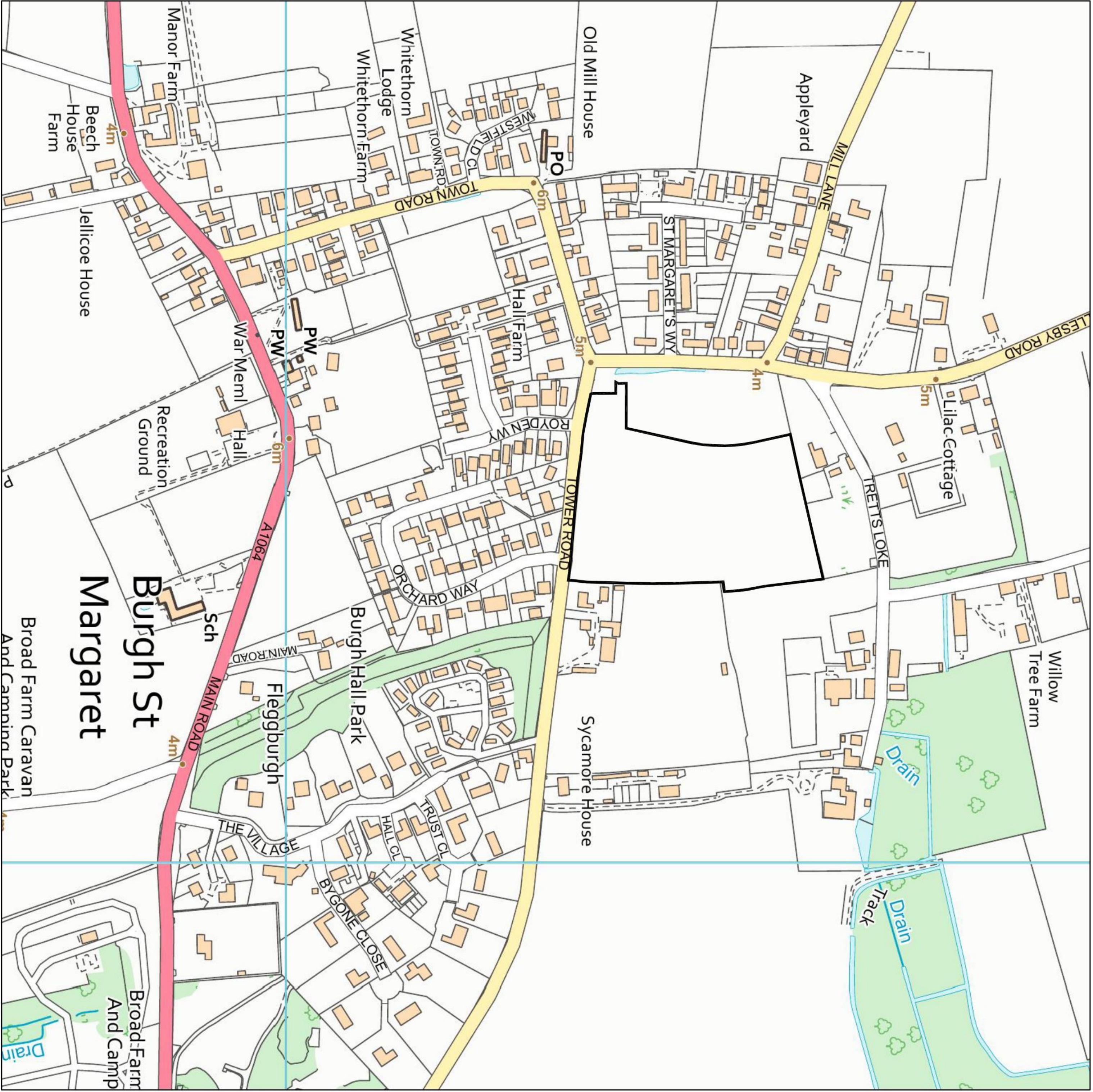
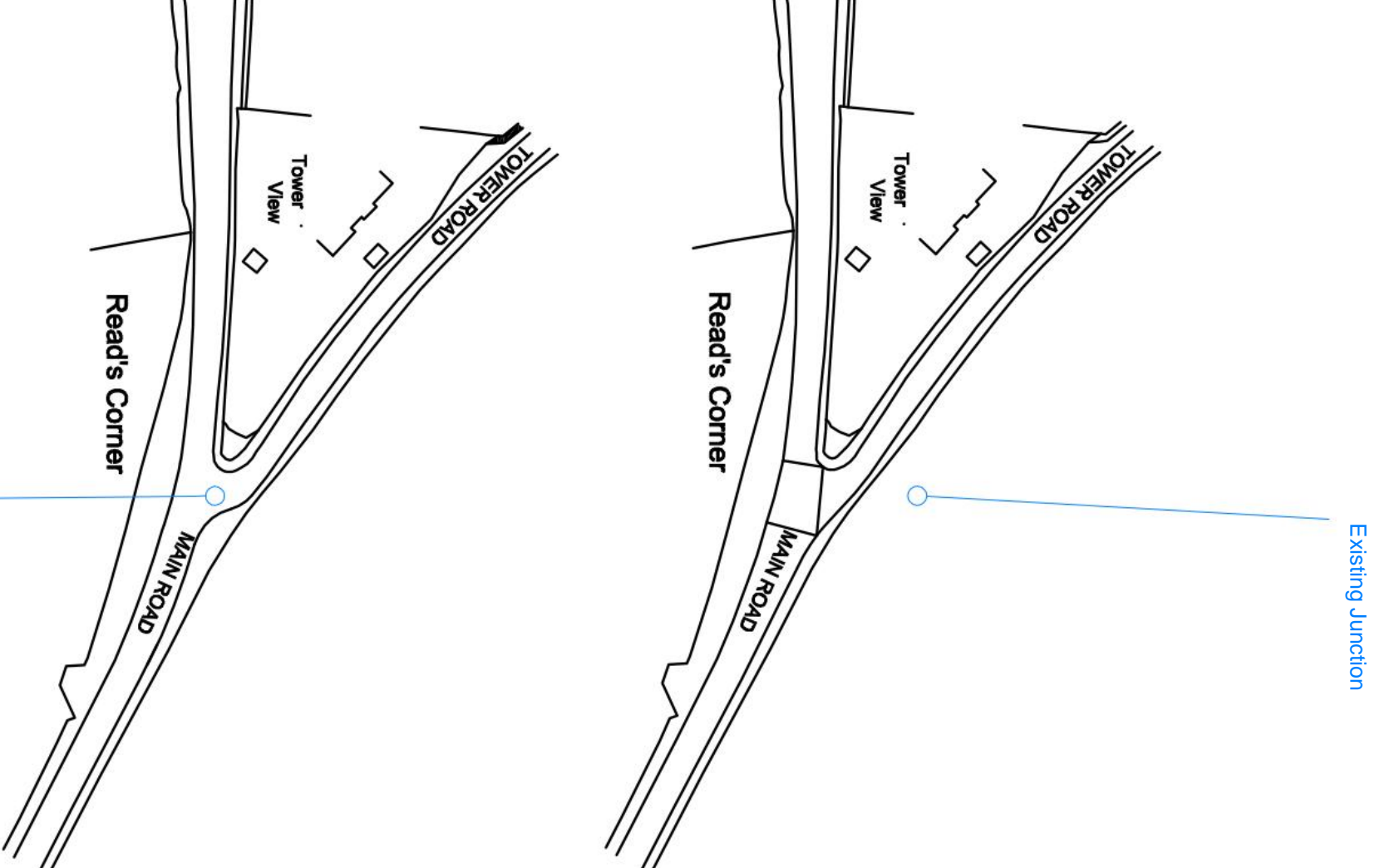
Should you wish to check any dimensions, please call us and we will be able to confirm exact measurement data as required.

CLIENT:
KBS Holdings Limited

PROJECT:
Land to the north of Tower Road,
Fleggburgh

DRAWING TITLE:	
Location Plan	256-P-002
DRG. No:	1:2500
DRG. SCALE:	July 2019
DATE:	ISO A1
PAGE SIZE:	
REVISIONS:	
A - Jan 2020 - Details included for improvements to A1064	
B - Jan 2020 - Note amended	

PROPOSED JUNCTION IMPROVEMENTS - 1/1250



POSSIBLE IMPROVEMENTS TO A1064 ADJACENT SCHOOL - 1/2500

Reference: 06/20/0125/F

Parish: Caister-on-Sea
Officer: Mr Rob Forrester
Expiry Date: 27-05-20

Applicant: Hammond Property Developments Ltd

Proposal: Erection of new 4 bedroom dwelling house

Site: Westaylee, West Road, West End, West Caister.

REPORT

This application was reported to the Monitoring Officer as an application submitted by a company in which a member is a director/shareholder in the applicant company. The Monitoring Officer has checked and made a record on the file that she is satisfied that it has been processed normally and the member has taken no part in the Council's processing of the application.

1. Background / History:-

- 1.1 The site comprises 0.258 hectares and proposes the erection of a substantial 4-bedroomed house with attached treble-garage incorporating roof storage and dormers. The dwelling is sited within an open lawned area adjacent to the front of the applicants dwelling Westaylee (which has a road frontage to West Road, West End, Caister).
- 1.2 This application follows the recent refusal of permission for the erection of a similar dwelling, that was located within the countryside some distance to the north of the settlement, and adjoining the Broads Authority Executive Area.
- 1.3 There is no relevant planning history for the site although the adjacent dwelling is a fairly recent construction, as is a stable-block to the east, the revised siting of the proposed dwelling, being between the 2 buildings and therefore within the obvious built-up area of the settlement.

- 1.4 The proposed dwelling would share the drive and access of the existing dwelling as well as its package treatment plant and surface water disposal method to ditch to the west.
- 1.5 Immediately to the west of the ditch is a track (which is also a public footpath), although the revised siting of the dwelling places it some distance from the footpath.
- 1.6 The dwelling is a modern design incorporating large areas of glazing to the feature front entrance which incorporates a columned entrance; a large balcony at the rear and several dormer windows above the garage. It has a hipped roof to the dwelling and gable roof to the remainder.
- 1.7 The dwelling proposed would now face south towards the public highway and has a reduced curtilage compared with the previous proposal, effectively forming the front lawn to the existing dwelling.
- 1.8 The plans indicate the required visibility splays can be achieved at the access.
- 1.9 The application is accompanied by a shadow habitat Regulations Assessment (HRA) and the MMA payment has been made.

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

- 2.1 Parish Council – The Parish Council have not commented
- 2.2 Neighbours – There have been no objections from neighbours.
- 2.3 Local Highway Authority – No response, however in relation to the previous application, the Highway Authority raises no objection subject to 2 conditions
- 2.4 Broads Authority - Awaited
- 2.5 Broads Drainage Authority – No response, previously noted - If there is no other option available, drainage may be to the Broads Drain with appropriate consent
- 2.6 Strategic Planning – The site is within the 2.5-5km zone, proposing a single dwelling, in which case use of the template HRA is acceptable. There is a limited potential for hydrological drainage. Having looked at the Design & Access statement, I note the applicant's intention to drain surface water into the ditch. The ditch will connect up to the wider Broads network, however, given the distance to the closest linked Natura 2000 Sites, it is unlikely to result in an effect. I do recommend running this past the County Ecologist

- 2.7 Conservation/Design Officer – No response, previously stated - There are concerns regarding the design of the dwelling which is not refined sufficiently. We were not able to support the design of the original house. We would be keen to ensure a proposal relating to the rural setting – perhaps as a more extensive but lower-profiled design
- 2.8 Environmental Health – No objections subject to conditions
- 2.9 Essex and Suffolk Water – No objections
- 2.10 English Nature – Awaited, previously stated - No comments
- 2.11 N.C.C Natural Environment Team – Awaited, previously stated - The HRA report is acceptable and concludes that there would be no likely significant effects and any cumulative effect of recreational activity can be resolved through the Monitoring and Mitigation Strategy. Requested Ecology report is fit for purpose. The applicant is proposing to discharge surface water into a watercourse which has potential to support water voles. It is therefore recommended that a water vole survey is undertaken and submitted in support of this application.

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

- 3.1 Paragraph 2: Planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise, however in the absence of a 5-year Housing Land Supply, there remains a presumption in favour of sustainable housing developments.
- 3.2 Paragraph 7: The purpose of the planning system is to contribute to the achievement of sustainable development which has 3 arms:-
- a) an economic objective
 - b) a social objective
 - c) an environmental objective
- 3.3 Paragraph 48. Local planning authorities may give weight to relevant policies in emerging plans according to:
- a) the stage of preparation of the emerging plan (the more advanced its preparation, the greater the weight that may be given);
 - b) the extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given);
- and

c) the degree of consistency of the relevant policies in the emerging plan to this Framework (the closer the policies in the emerging plan to the policies in the Framework, the greater the weight that may be given), however in the absence of a 5-yr H.L.S, the status of the emerging plan is somewhat academic.

- 3.4 Paragraph 84. Planning policies and decisions should recognise that sites to meet local business and community needs in rural areas may have to be found adjacent to or beyond existing settlements, and in locations that are not well served by public transport. In these circumstances it will be important to ensure that development is sensitive to its surroundings, does not have an unacceptable impact on local roads and exploits any opportunities to make a location more sustainable (for example by improving the scope for access on foot, by cycling or by public transport). The use of previously developed land, and sites that are physically well-related to existing settlements, should be encouraged where suitable opportunities exist.
- 3.5 Paragraph 109. Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.
- 3.6 Paragraph 170 - 177. Planning policies and decisions should contribute to and enhance the natural and local environment by:
- a) protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan);
 - b) recognising the intrinsic character and beauty of the countryside,
 - c) maintaining the character of the undeveloped coast, while improving public access to it where appropriate;
 - d) minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures;
 - e) preventing new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by, unacceptable levels of soil, air, water or noise pollution or land instability. Development should, wherever possible, help to improve local environmental conditions such as air and water quality, taking into account relevant information such as river basin management plans; and
 - f) remediating and mitigating despoiled, degraded, derelict, contaminated and unstable land, where appropriate.

172. Great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty, which have the highest status of protection in relation to these issues.

177. The presumption in favour of sustainable development does not apply where the plan or project is likely to have a significant effect on a habitats site (either alone or in combination with other plans or projects), unless an appropriate assessment has concluded that the plan or project will not adversely affect the integrity of the habitats site.

4 Core Strategy – Adopted 21st December 2015

- 4.1 Policy CS2: Growth within the borough must be delivered in a sustainable manner in accordance with Policy CS1 by balancing the delivery of new homes with new jobs and service provision, creating resilient, self-contained communities and reducing the need to travel.
- 4.2 Policy CS2 identifies West Caister as a Tertiary settlement (such settlements are suitable for 5% of new housing growth across the District) proportionate to the scale of the settlement.
- 4.3 Policy CS9 – Encouraging well-designed, distinctive places
High quality, distinctive places are an essential part in attracting and retaining residents, businesses, visitors and developers. As such, the Council will ensure that all new developments within the borough reflect the local character; respect key features; create functional places; provides appropriate parking and access; conserves bio-diversity.
- 4.4 Policy CS11: The Council will work with other partner authorities and agencies to improve the borough's natural environment and avoid any harmful impacts of development on its biodiversity, geodiversity, landscape assets, priority habitats and species. This will be achieved by: (partial)
- a) Ensures Little Terns and other protected species are adequately protected from adverse effects of new development. Natura2000 Sites Monitoring and Mitigation Strategy to be prepared.
- d) Ensuring that the Norfolk Coast Area of Outstanding Natural Beauty (AONB), the Broads and their settings are protected and enhanced
- g) Ensuring that all new development takes measures to avoid or reduce adverse impacts on existing biodiversity and geodiversity assets. Where adverse impacts are unavoidable, suitable measures will be required to mitigate any adverse impacts. Where mitigation is not possible, the Council will require that full compensatory provision be made

h) Ensuring that all new development appropriately contributes to the creation of biodiversity and/or geodiversity features through the use of landscaping, building and construction features, sustainable drainage systems and geological exposures

4.5 Policy CS14: New development can result in extra pressure being placed on existing infrastructure and local facilities. To ensure that the necessary infrastructure is delivered the Council will: (a to f)

e) Seek appropriate contributions towards Natura 2000 sites monitoring and mitigation measures.

5 Local Policy :-

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

5.2 Paragraph 213 of the National Planning Policy Framework (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.

5.3 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.

5.4 As the general principles are covered by Adopted Core Strategy Policy CS2, there are no relevant Policies.

6 Emerging policy – Local Plan Part 2:-

6.1 In the absence of a 5-year Housing Land Supply, there are few emerging policies that are applicable.

7 Habitat Regulations Assessment considerations:

7.1 "European" or "Natura 2000" sites are those that are designated for their wildlife interest(s) through the Conservation of Habitats and Species Regulations 2017 and constitute the most important wildlife and habitat sites within the European Union. The Council has an adopted policy approach, the Habitats Monitoring and

Mitigation Strategy, prepared alongside the Part 1 Local Plan (and most recently updated at the Policy & Resources Committee meeting on 5th February 2019).

- 7.2 The application is for a single dwelling and whilst the proximity to designated areas is noted this has not triggered the need for a bespoke shadow habitat regulation assessment.
- 7.2 An appropriate Ecology survey has been submitted in relation to the site. A concern in relation to foul and surface water disposal to a nearby ditch-system and potential impact on Water Voles was previously a concern.

8 Local finance considerations:-

- 10.1 Under Section 70(2) of the Town and Country Planning Act 1990 the council is required when determining planning applications to have regard to any local finance considerations, so far as material to the application. Local finance considerations are defined as a government grant such as new homes bonus or the Community Infrastructure Levy. The application has been assessed and there are no financial implications that would impact the determination of the application.

9 Assessment

Development Plan Policy

- 9.1 The previously refused application, sought approval for the erection of a dwelling in the open countryside, whereas the current proposal comprises a logical infill plot between the applicants dwelling and a brick stable building and rebuilt dwelling and as such, it is an appropriate 'rounding-off' of the settlement - the minor settlement of West Caister, is identified in Core Strategy Policy CS2, as one of the Tertiary Settlements, which are to absorb 5% of the Districts Housing requirement as minor developments within the settlement, appropriate in scale.
- 9.2 There have been several recent housing developments within the settlement, including a replacement dwelling to the east of the application site, a new dwelling approved to the west and a new bungalow under construction on the opposite side of the road.
- 9.3 As a result, it is not considered that the erection of another single dwelling raises any particular 'policy' objections to the principle, the main concern in relation to the refused application being the position of the proposed dwelling in relation to the character and form of the settlement.
- 9.4 West Caister is an unusual settlement in 2 parts, with a nucleated grouping of dwellings based around the church – at the eastern end close to the A149 (Caister by-pass) – and a second grouping of dwellings further west, which has a

particularly 'linear' character with each dwelling having a frontage to the various public highways/lanes.

- 9.5 The applicant's current dwelling is already set-back some distance from the highway – with an outbuilding between the dwelling and the road - although in keeping with the settlement form, it has a direct road frontage – and the currently proposed dwelling (which would be served from the same access drive), is no longer positioned a long distance from the public highway, and in particular, it now has an obvious road frontage and it continues the linear form of the settlement.
- 9.6 The proposed dwelling – in comparison to the refused application – is no longer a tandem-backland situation, and whilst it has a common drive, it is no longer situated behind the host dwelling in relation to the highway, but is located alongside it.
- 9.7 The form of the revised development now complies the established character and pattern of development and the current form of the settlement, and as a result, is considered to comply with Policy.
- 9.8 The revised dwelling location, is no longer in the countryside beyond the obvious settlement limits established by other dwellings, and is appropriately sited within the obvious development limits for the settlement.
- 9.9 The proposed dwelling is now considered to comply with the character and form of the settlement and raises no particular policy concerns, it complies with Core Strategy Policy CS2 and the guidance within the N.P.P.F, and has overcome the main reason for refusal of the earlier scheme.

Design of the Dwelling

- 9.12 Whilst the West Road area of West Caister has a very eclectic mix of dwelling types, with numerous architectural styles and ages of construction – to the extent that there is no readily definable character – the village still has a rural charm and a very simple architectural form to most dwellings.
- 9.13 The existing dwelling is very modern in its style and this is continued in relation to the new dwelling, although as stated by the Design and Conservation Officer, the design does not readily gel with the existing rural form of the village.
- 9.14 The proposed dwelling (unchanged from the previous refusal) is a curious mix of numerous styles and treatment, having both hipped and gable roof construction, corner quoins and a mock-classical entrance canopy supported on columns, a glazed entrance feature, and a multitude of differing window fenestration with dormers above the garage, and large picture windows which are very regimented,

although the rear elevation (which was a concern when it faced the public footpath to the west, is now facing north, and is consequently far less prominent.

- 9.15 The N.P.P.F indicates at paragraph 127, that Planning policies and decisions should ensure that developments:
- a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
 - b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
 - c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);
 - d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;
- 9.16 It goes on to state at paragraph 130, that “Permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions, taking into account any local design standards or style guides in plans or supplementary planning documents”.
- 9.17 The proposed dwelling is not a high-quality design, being a mix of styles which remains at odds with the local rural character of the village, although the amended siting and orientation is such that the design can now be tolerated, and no longer conflicts with Core Strategy Policy CS9.

Intrusion in to the Countryside

- 9.18 The previously refused dwelling - unlike all of the other dwellings within the village, which have a direct road-frontage to one of the lanes within the settlement - was not only set back an appreciable distance from the highway, it had no direct road frontage and was set behind the applicant's existing dwelling and shares its drive in a tandem-backland situation and was refused as it appeared out-of-character with the character of this linear rural settlement.
- 9.18 That dwelling would be sited in a relatively open grazing paddock, extending north from the settlement and the curtilage as shown on the plans extends to the tree-line to the north of the site which represents the boundary with The Broads Authority Executive Area.
- 9.19 In addition to the concerns regarding the village character, the dwelling represents an intrusion in to the countryside beyond the obvious limits of the settlement, and would have been read in relation to the Broads area, particularly in views from West Road, and from the public footpath to the west of the site.

9.20 The N.P.P.F indicates that the countryside should be protected for its beauty, and that “great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty, which have the highest status of protection in relation to these issues”.

9.21 The Broads Authority objected to that application on the grounds of the significant adverse impact on the Broads Authority Executive Area. The Broads Authority’s objections are that:-

“The proposal is situated outside of a defined settlement limit and the design, scale materials of the proposal are not sympathetic to the countryside location adjacent to the Broads Authority Executive Area and are likely to result in an adverse visual impact on the locality”.

9.22 The Broads is designated as of equivalent status to a National Park and its landscape is accorded the highest level of protection. The introduction of the development proposed adjacent to the Broads boundary would adversely affect the character and appearance of the landscape and its quality, particularly from the adjacent footpath.

9.23 When assessing the application, the impact on the Broads Authority is a material consideration that holds substantial weight. As can be seen from the comments above, the assessment is that the impact of the development is considered to be detrimental to the countryside location adjacent to the Broads Authority Area and should be refused for this reason.

9.24 The alternative siting for the dwelling now proposed – as an infill plot between the applicant’s dwelling and nearby stables – no longer constitutes an intrusion in to the countryside, and would both comply with Core Strategy Policy CS9, and would not have the same detrimental impact on the Broads Area. As a result, it overcomes the second reason for refusal of the earlier scheme.

Impact on Ecology

9.25 The N.P.P.F; The Conservation of Habitats and Species Regulations 2017, and Core Strategy Policy CS11/Natura2000 Monitoring and Mitigation Strategy, establishes a strict regime for consideration of the impact of a development on both protected species and wildlife habitats.

9.26 There are 3 separate issues to consider in relation to the above legislation and policy and the current proposal, being the ecology of the site itself, any recreational pressures on Natura2000 sites and impact on protected species off-site.

- 9.27 The applicant currently manages the land to the north of his dwelling as a wildlife site, and actively encourages bats/owls, hedgehogs and other species.
- 9.28 The previously submitted ecology report concluded that there is potential for wildlife to be present at the site, and with appropriate additional bio-diversity enhancement/extra nest-boxes, the development would not harm wildlife. The County ecologist confirms that the report was fit-for-purpose.
- 9.29 The submitted HRA report concludes that there could be some impact on Natura2000 sites arising from visitor pressure, however it would not be significant and the County Ecologist confirmed that it could be dealt with via the Monitoring and Mitigation Strategy. The appropriate payment has been made.
- 9.30 The key concern relates to the potential impact on protected species off-site. The applicant's own ecology report confirms the potential for water-voles with the drainage ditches adjacent to the site and where water-voles presence has been recorded nearby.
- 9.31 The drainage proposals for the new dwelling include the disposal of surface-water run-off to the adjacent ditch network, with foul water utilising the existing dwellings package treatment plant, which also discharges to the same ditch network. There was a concern that the additional discharges had the potential to impact on water-voles of-site.
- 9.32 Information relating to the final discharge position of the ditches (to assess potential for hydro-logical link to Natura2000 sites) remained outstanding at the time of the previous application, and the County Ecologist previously indicated that permission should not be granted until such time as a water-vole survey has been undertaken, and an assessment made as to the impact. Permission of the previous application was made based on the lack of information to make the appropriate assessment, and the Council would be failing in its statutory duty under The Conservation of Habitats and Species Regulations 2017 if permission was to be granted.
- 9.33 In relation to the current proposal, the ditch system that would be used to discharge both foul and surface water, has been examined by officers of the Planning Department, and it has been found that this is in fact a land-locked ditch at times almost dry, and significantly, it has been found that it does not connect to the wider surface water network of ditches (that are known to contain water-voles).
- 9.34 Circular 06/2005 makes it clear that the presence or otherwise of protected species and the extent to which they would be affected by a development proposal, should be established **before** the grant of permission, otherwise all material considerations have not been considered (i.e. the matter cannot therefore be subject to a condition) and the High Court has ruled that failure to make the

appropriate assessment – and proceeding straight to mitigation – is a failure to comply with the Regulations, and makes any permission fundamentally flawed, hence the previous refusal.

- 9.35 In this instance, the ‘ditch’ in to which the drainage would discharge does not actually connect to the wider ditch network, and as a result, it operates as a giant soakaway system, and would clearly have no impact on the wider surface water ditch network, particularly those containing water-voles, or have any link to the Natura2000 sites, and consequently, would have no impact on either water-voles or the wider designated sites.
- 9.36 Whilst in relation to the earlier application, there was no alternative under the above Regulations but to refuse permission, the additional information now available, means that the L.P.A as the competent authority can now safely conclude, that the development would not impact on the habitat of protected water-voles and make the appropriate assessment as its statutory duty under the above Regulations.
- 9.37 The L.P.A can now be satisfied that the proposal now complies with Core Strategy policy CS11 (subject to the ecological enhancement referred to above), and therefore the proposal overcomes the third reason for refusal of the previous scheme, and permission can now be safely granted.

10 Conclusion

- 10.1 The general principle of a modest housing development in a Tertiary village is acceptable in policy terms, and the proposal now represents an acceptable infill, that would not appear out-of-character with the linear form of the settlement, overcomes the previous reason for refusal, and complies with the N.P.P.F and Core Strategy Policy CS2.
- 10.2 The orientation/design of the dwelling is now considered to be appropriate for the location and would not be prominent from the public right of way to the west, and as it not be harmful to the rural character, overcomes the previous concerns, and complies with Core Strategy Policy CS9.
- 10.3 The re-located dwelling is now within the obvious development limits of the settlement, and no longer constitutes an alien encroachment in to the countryside adjoining the Broads Authority Executive Area, and overcomes the previous reason for refusal.
- 10.4 The additional drainage information is such that the L.P.A can now make the appropriate assessment of its impact on protected species and Natura2000 habitat allowing the L.P.A to meet its statutory duty to make such an assessment as

required by the regulations, the N.P.P.F, Core Strategy Policy CS11 and Circular 06/2005, and overcomes the earlier refusal on ecology grounds.

- 10.5 The revised scheme overcomes all the previous reasons for refusal, such that it now complies with all relevant International, National and Local policies and can be supported.

11 Recommendation: -

- 11.1 That permission be APPROVED, subject to the following conditions and reasons:-**

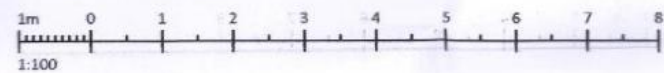
3 yr commencement
Dev in accord with approved plans
As advised by highways/only approved access
Materials to be approved
Landscaping
Bat-box mitigation
Drainage only as shown on the plans

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Side Elevation
Scale - 1:100



Rear Elevation
Scale - 1:100



Side Elevation
Scale - 1:100



Front Elevation
Scale - 1:100

rev:	date:	description:	by:



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Planning

client:
**Hammond Property
Developments**

location:
**Land adjacent Westaylee, West
Road, West Caister**

title:
**Proposed new dwelling
Planning drawings
Elevations**

scale @ A1:
1:100 / 1:50

date:
Sep 2019

project no:
8111

drawn by:
KM

approved:
BH

revision:
P04

06/20 / 012 5/

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C	01.04.20	Dwelling moved north to maintain access to existing building to the east.	KM
B	11.03.20	Dwelling location change.	KM
A	11.10.19	Drainage route updated.	KM
rev:	date:	description:	by:



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client:
Hammond Property Developments
location:
Land adjacent Westaylee, West Road, West Caister
title:
Proposed new dwelling
Planning drawings
Site Plan & Outbuilding Drawings

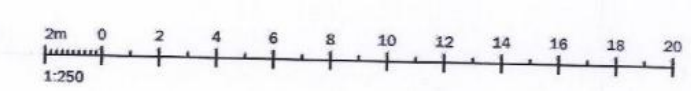
scale @ A1:
1:250
date:
Sep 2019
project no:
8111

drawn by:
KM
approved:
BH
dwg no:
P02
revision:
C

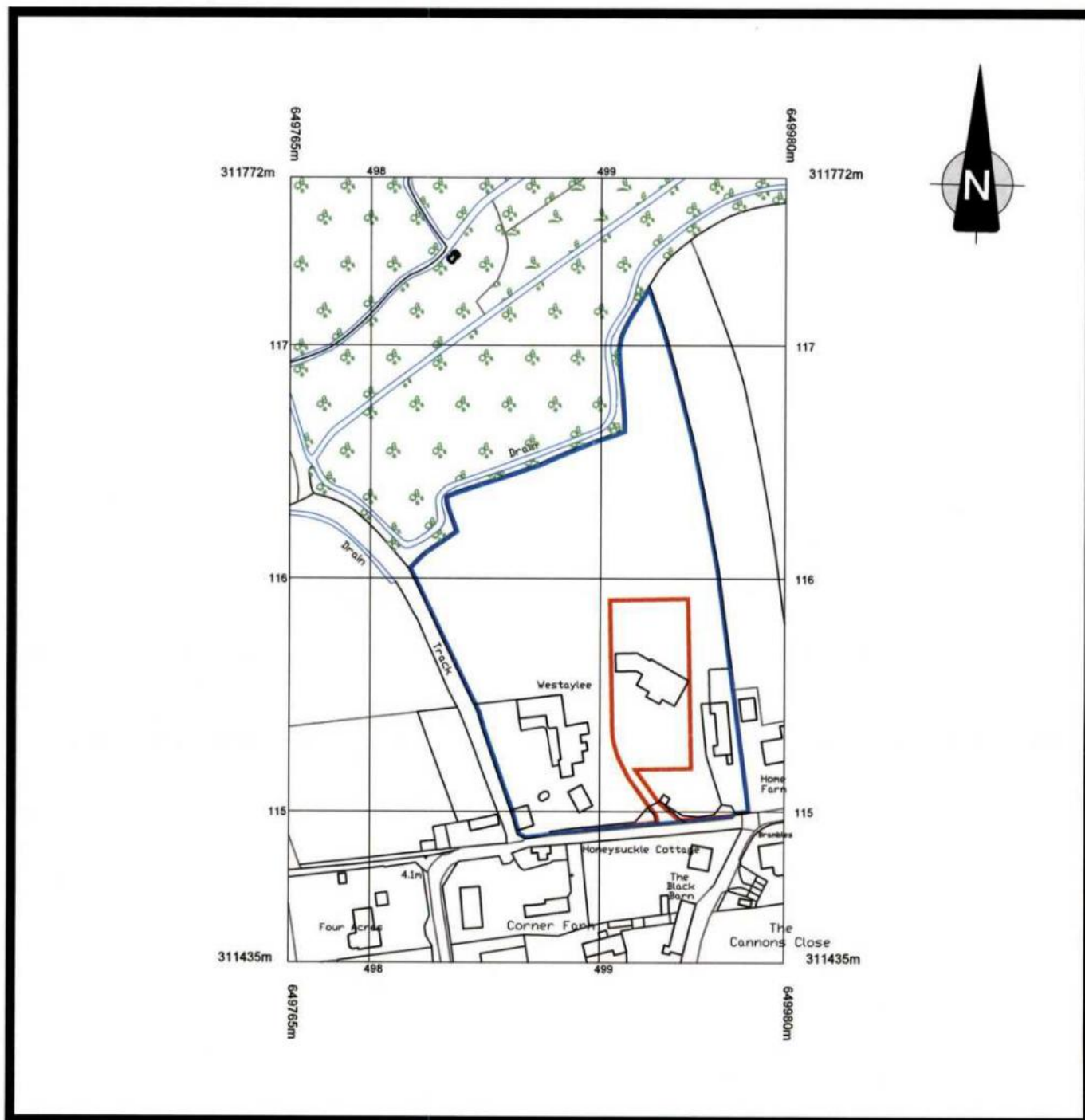
Planning



Proposed Site Plan
Scale - 1:250







20m 0 20 40 60 80 100 120
1:2500

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C	01.04.20	Dwelling moved north to maintain access to existing building to the east.	KM
B	11.03.20	Dwelling location change.	KM
A	07.01.19	Blue boundary line added to site location plan.	KM
rev:	date:	description:	by:

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client:

**Hammond Property
Developments**

location:

**Land adjacent Westaylee, West
Road, West Caister**

title:

**Proposed new dwelling
Planning drawings
Site Location Plan**

scale @ A4:

1:1250

date:

Sep 2019

project no:

8111

drawn by:

KM

approved:

BH

dwg no:

P01

revision:

C

**PLANNING APPLICATIONS CLEARED BETWEEN 01-APR-20 AND 30-APR-20 FOLLOWING
DETERMINATION BY THE GROUP MANAGER (PLANNING) UNDER DELEGATED POWERS**

REFERENCE	06/20/0065/F
PARISH	Belton & Browston 10
PROPOSAL	Remove conservatory rear gdn, pro timber framed rear extn in replacement (single storey). Wal removed kitchen-dining rm
SITE	11 Amhurst Gardens Belton GREAT YARMOUTH
APPLICANT	Mr J Barker
DECISION	APPROVE

REFERENCE	06/20/0079/F
PARISH	Belton & Browston 10
PROPOSAL	Proposed single storey side extension and internal alterations
SITE	Sunnyside Sandy Lane Belton GREAT YARMOUTH
APPLICANT	Mr S Moore
DECISION	APPROVE

REFERENCE	06/20/0085/F
PARISH	Belton & Browston 10
PROPOSAL	Proposed single storey rear extension
SITE	The Nurseries Lound Road Browston GREAT YARMOUTH
APPLICANT	Mr Paul Hubbard
DECISION	APPROVE

REFERENCE	06/20/0073/F
PARISH	Bradwell N 1
PROPOSAL	Extns & int alts to form Pharmacy & additional clinical accommodation including Health Education room
SITE	Millwood Surgery Mill Lane Bradwell GREAT YARMOUTH
APPLICANT	Nexus Group - Mr J Wilkinson
DECISION	APPROVE

REFERENCE	06/20/0095/F
PARISH	Bradwell N 1
PROPOSAL	Construction of additional workshop, attached to existing workshop building
SITE	Armultra House, Armultra Ltd Hewett Road Bradwell
APPLICANT	Mr C Beales
DECISION	APPROVE

PLANNING APPLICATIONS CLEARED BETWEEN 01-APR-20 AND 30-APR-20 FOLLOWING DETERMINATION BY THE GROUP MANAGER (PLANNING) UNDER DELEGATED POWERS

REFERENCE	06/20/0066/F
PARISH	Burgh Castle 10
PROPOSAL	Proposed new 3 bedroom bungalow with garage - existing caravan to be removed
SITE	Mill Nurseries Mill Road Burgh Castle
APPLICANT	GREAT YARMOUTH
DECISION	Mr C Laurie APPROVE
<hr/>	
REFERENCE	06/20/0101/NMA
PARISH	Burgh Castle 10
PROPOSAL	NMA of pp 06/19/0478/F - Extending the boundary of a proposed new family room
SITE	1 Butt Lane Threeways Burgh Castle
APPLICANT	GREAT YARMOUTH
DECISION	Mrs H Meadows Accept Amend Notice
<hr/>	
REFERENCE	06/20/0078/F
PARISH	Caister On Sea 4
PROPOSAL	Proposed first floor flat roof extension over existing pool room
SITE	5 Scott Cottages Beach Road
APPLICANT	Caister GREAT YARMOUTH
DECISION	Mr S Jones APPROVE
<hr/>	
REFERENCE	06/20/0096/F
PARISH	Filby 6
PROPOSAL	Resubmission of dwelling for revised design under planning application 06/18/0408/F
SITE	Plot 6 Ormesby Lane
APPLICANT	Filby GREAT YARMOUTH
DECISION	Mr R Green APPROVE
<hr/>	
REFERENCE	06/19/0664/F
PARISH	Great Yarmouth 7
PROPOSAL	Location of 3 storage containers
SITE	Cliff Park High School The School House Kennedy Avenue Gorleston
APPLICANT	GREAT YARMOUTH
DECISION	Cliff Park Ormiston Academy APPROVE
<hr/>	
REFERENCE	06/20/0070/F
PARISH	Great Yarmouth 7
PROPOSAL	Two Storey side extension, single storey rear extension, front boundary wall, front forecourt surfacing
SITE	40 Warren Road Gorleston
APPLICANT	GREAT YARMOUTH
DECISION	Mr S & Mrs V Simmons APPROVE
<hr/>	

PLANNING APPLICATIONS CLEARED BETWEEN 01-APR-20 AND 30-APR-20 FOLLOWING DETERMINATION BY THE GROUP MANAGER (PLANNING) UNDER DELEGATED POWERS

REFERENCE	06/20/0072/F
PARISH	Great Yarmouth 7
PROPOSAL	Proposed front bedroom extension and porch
SITE	54 Bately Avenue Gorleston GREAT YARMOUTH
APPLICANT	Mr & Mrs Poole
DECISION	APPROVE
<hr/>	
REFERENCE	06/20/0084/F
PARISH	Great Yarmouth 7
PROPOSAL	Proposed single storey garage
SITE	52 Youell Avenue Gorleston GREAT YARMOUTH
APPLICANT	Mr W Whitmore
DECISION	APPROVE
<hr/>	
REFERENCE	06/19/0691/F
PARISH	Great Yarmouth 9
PROPOSAL	Proposed change of use from open storage to car sales
SITE	Thamesfield Way (Site off) GREAT YARMOUTH Norfolk
APPLICANT	Yarco Properties Ltd - Mr A Ebbage
DECISION	APPROVE
<hr/>	
REFERENCE	06/20/0093/CD
PARISH	Great Yarmouth 9
PROPOSAL	DOC of 5 of pp 06/18/0173/F - monitoring brief regarding traffic/parking levels and highway network
SITE	Mitchell Drive and Jones (GC) Way (Land off) Plot 3 GREAT YARMOUTH
APPLICANT	DPKBV Limited - Mr B Vyas
DECISION	APPROVE (CONDITIONS)
<hr/>	
REFERENCE	06/18/0624/F
PARISH	Great Yarmouth 14
PROPOSAL	Erection of 5 no dwellings, including associated external works
SITE	30A Hall Plain GREAT YARMOUTH Norfolk
APPLICANT	Mr D Evans
DECISION	APPROVE
<hr/>	
REFERENCE	06/19/0164/F
PARISH	Great Yarmouth 14
PROPOSAL	Demolition of extension, 2 bathrooms, walls; new extension; new 2 storey house
SITE	160 King Street GREAT YARMOUTH Norfolk
APPLICANT	Great Yarmouth Preservation Trust
DECISION	APPROVE
<hr/>	

PLANNING APPLICATIONS CLEARED BETWEEN 01-APR-20 AND 30-APR-20 FOLLOWING DETERMINATION BY THE GROUP MANAGER (PLANNING) UNDER DELEGATED POWERS

REFERENCE	06/19/0687/CU
PARISH	Great Yarmouth 14
PROPOSAL	Change of use from barbers shop to take away
SITE	45 King Street GREAT YARMOUTH Norfolk
APPLICANT	Mrs S M Queiroz
DECISION	APPROVE
<hr/>	
REFERENCE	06/19/0266/F
PARISH	Great Yarmouth 15
PROPOSAL	Demolition of single storey rear extn to former PH & construct 6 houses with ass. external works,bin/cycle store
SITE	72 Howard Street South GREAT YARMOUTH Norfolk
APPLICANT	Mr P Burman
DECISION	APPROVE
<hr/>	
REFERENCE	06/19/0470/CU
PARISH	Great Yarmouth 15
PROPOSAL	Conversion of existing building from a house in multiple occupation to 4 self contained flats
SITE	12 Wellesley Road The Briglands GREAT YARMOUTH Norfolk
APPLICANT	Mrs P Hopkins
DECISION	APPROVE
<hr/>	
REFERENCE	06/19/0584/F
PARISH	Great Yarmouth 15
PROPOSAL	4 residential town houses & demolition of central flat rf to provide private courtyard (amendment to 06/18/0046/F)
SITE	43 Market Row GREAT YARMOUTH Norfolk
APPLICANT	Broughton (E.A) Developments Ltd
DECISION	APPROVE
<hr/>	
REFERENCE	06/19/0585/LB
PARISH	Great Yarmouth 15
PROPOSAL	4 residential town houses & demolition of central flat rf to provide private courtyard (amendment to 06/18/0047/LB)
SITE	43 Market Row GREAT YARMOUTH Norfolk
APPLICANT	Broughton (E.A) Developments Ltd
DECISION	LIST.BLD.APP
<hr/>	
REFERENCE	06/19/0622/CU
PARISH	Great Yarmouth 15
PROPOSAL	Conv/alt former res care home (Use Class C2) to nine one-bed flats (Use Class C3) - to incl lift access to all floors
SITE	10-11 Sandown Road Abbeville Sands GREAT YARMOUTH
APPLICANT	Linton Love Ltd
DECISION	APPROVE
<hr/>	

PLANNING APPLICATIONS CLEARED BETWEEN 01-APR-20 AND 30-APR-20 FOLLOWING DETERMINATION BY THE GROUP MANAGER (PLANNING) UNDER DELEGATED POWERS

REFERENCE	06/20/0080/F
PARISH	Great Yarmouth 15
PROPOSAL	Vary of cond 1 of pp 06/14/0781/F to allow the placement of tables and chairs on footway for further 5 yrs
SITE	2 Regent Road Costa Coffee GREAT YARMOUTH
APPLICANT	ACCA Ltd
DECISION	APPROVE
<hr/>	
REFERENCE	06/19/0474/F
PARISH	Great Yarmouth 19
PROPOSAL	Proposed conversion & extn to incl.commercial use on grnd flr & 6 res.flats on upper flrs with to 2 storeys added
SITE	Riverside House Riverside Road Gorleston GREAT YARMOUTH
APPLICANT	R & G Cooper (Projects) Ltd
DECISION	APPROVE
<hr/>	
REFERENCE	06/20/0013/F
PARISH	Great Yarmouth 19
PROPOSAL	Change of use and improvements of existing cafe to residential
SITE	7 Pier Gardens Gorleston GREAT YARMOUTH
APPLICANT	Mrs H Watts
DECISION	REFUSED
<hr/>	
REFERENCE	06/20/0097/F
PARISH	Great Yarmouth 19
PROPOSAL	Replacement of roof coverings, fascias, bargeboards, soffits, rainwater goods
SITE	Church Of Latter Day Saints 58 Lowestoft Road Gorleston Great Yarmouth
APPLICANT	Mr S Gill
DECISION	APPROVE
<hr/>	
REFERENCE	06/20/0061/F
PARISH	Hemsby 8
PROPOSAL	Construction of single storey timber framed cabin to serve as a sales office and housekeeping store
SITE	Belle Aire Holiday Park Beach Road Hemsby GREAT YARMOUTH
APPLICANT	Belle Aire Holiday Park
DECISION	APPROVE
<hr/>	
REFERENCE	06/20/0068/F
PARISH	Hemsby 8
PROPOSAL	Retrospective application for demolition of timber-framed residential dwelling and replace with park home
SITE	2 South Road Ku Ry Tin Hemsby GREAT YARMOUTH
APPLICANT	Mrs H Westley
DECISION	APPROVE
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PLANNING APPLICATIONS CLEARED BETWEEN 01-APR-20 AND 30-APR-20 FOLLOWING DETERMINATION BY THE GROUP MANAGER (PLANNING) UNDER DELEGATED POWERS

REFERENCE	06/20/0090/F
PARISH	Hemsby 8
PROPOSAL	Vary conds 2 & 3 of pp 06/16/0295/F - Vary the external wks, parking arrange along with external materials
SITE	Kingsliver 79 Common Road Hemsby
APPLICANT	GREAT YARMOUTH
DECISION	Mr Walker APPROVE
<hr/>	
REFERENCE	06/20/0094/F
PARISH	Hemsby 8
PROPOSAL	Vary cond 2 of pp 06/19/0521/F to span the roof trusses along the shortest span
SITE	The Oaks Kings Loke
APPLICANT	Hemsby GREAT YARMOUTH
DECISION	Mr C Peddle APPROVE
<hr/>	
REFERENCE	06/20/0098/F
PARISH	Hemsby 8
PROPOSAL	Single storey extension over existing single storey extension. Re-roof existing conservatory.
SITE	3 The Pastures Hemsby
APPLICANT	GREAT YARMOUTH
DECISION	Mr N Smith APPROVE
<hr/>	
REFERENCE	06/20/0119/F
PARISH	Martham 13
PROPOSAL	Resub of single storey ext previously app'd 06/18/0352/F including installation of mini treatment plant
SITE	41 Low Road Gatehouse
APPLICANT	Martham GREAT YARMOUTH
DECISION	Mr A Welton APPROVE
<hr/>	
REFERENCE	06/17/0470/CD
PARISH	Ormesby St.Marg 16
PROPOSAL	Doc 15 & 17 of pp 06/15/0309/F - Construct 189 dwellings & associated infrastructure (revised from 194 dwellings)
SITE	Beauchamp Grange (Pointers East) Ormesby Road
APPLICANT	Ormesby St Margaret
DECISION	Persimmon Homes (Anglia) APPROVE (CONDITIONS)
<hr/>	
REFERENCE	06/20/0142/NMA
PARISH	Ormesby St.Marg 16
PROPOSAL	NMA to PP 06/19/0706/F new external staircase to access rear roof terrace
SITE	Dowe Hill House Scratby Road
APPLICANT	Ormesby St Margaret W Scratby
DECISION	Mr Harrison Accept Amend Notice
<hr/>	

**PLANNING APPLICATIONS CLEARED BETWEEN 01-APR-20 AND 30-APR-20 FOLLOWING
DETERMINATION BY THE GROUP MANAGER (PLANNING) UNDER DELEGATED POWERS**

REFERENCE	06/20/0077/F
PARISH	Repps 13
PROPOSAL	Single storey rear and side extension, upgrade of external finishes to existing bungalow, increased parking
SITE	Arromanches Low Road Repps GREAT YARMOUTH
APPLICANT	Mr Matthew Wright
DECISION	APPROVE

REFERENCE	06/19/0702/F
PARISH	Rollesby 13
PROPOSAL	Self Build Detached Dwelling and Garage
SITE	Folly Court Cottages Court Road Rollesby GREAT YARMOUTH
APPLICANT	Mr & Mrs J Doyle
DECISION	REFUSED

* * * * End of Report * * * *