

Reference: 06/18/0035/F

Parish: Rollesby
Officer: Gemma Manthorpe
Expiry Date: 28/04/18

Applicant: Badger Building (East Anglia Limited)

Proposal: Erection of 10 bungalows

Site: Meadow Way (Land off) Rollesby

REPORT

1. Background/History:-

1.1 The application site is 0.66 hectares located to the west of Meadow Way, Rollesby. The current use of the land is agricultural and according to information submitted as part of this application, this has been the use of the land for a time period in excess of 30 years.

1.2 The site adjoins, to the eastern and southern boundaries, residential dwellings; to the northern boundary and the western boundary are agricultural fields.

1.3 The site has been subject to previous applications, the most recent of which are listed below:

06/15/0132/O – 10 dwellings including access – Approved 13/09/16

06/14/0381/O – Residential development 35 dwellings including access – Refused 05/12/14. Appeal dismissed.

06/86/1055/O – residential development (bungalows) – Refused 11/11/86

06/86/0650/O – Residential development (bungalows) – Refused 12/08/86

06/86/0649/O – Residential development (bungalows) – Refused 12/08/86

06/85/1212/O – erection of six houses with associated garages – Refused 28/01/86

Country Ref.No.BF.8783 – District reference no: 15431 – Layout of Roads and Sewers (Surface Water) – Approved 28/03/67.

1.4 The application referenced above approving roads and drainage (8783 approved in 1967) was materially implemented within the prescribed time frame and as such is extant. This was confirmed in writing by letter in 1985; the letter also said that although permission is there for roads and drainage a residential development would be contrary to the Local Structure Plan which was in existence at the time.

1.5 The site has previously (2016) been granted outline consent for the erection of 10 dwellings and access. The application was approved under the Interim Housing Land Supply Policy which seeks to encourage developments to commence within two years. As this is a policy consideration the standard time limit within which to submit reserved matters was reduced to one year, which has now expired. The current application is a fresh application for full planning permission.

2 Consultations:-

2.1 Parish Council – The Parish Council has objected to the proposed development on the following grounds:

- The proposal is for the "Erection of 10 bungalows - following approval of Outline application ref: 06/15/0132/O" however 06/15/0132/O expired on the 13th September 2017. Condition 2 of the approval stated that "Application for approval of reserved matters must be made not later than the expiration of one years beginning with the date of this permission [13th September 2016]..." therefore application 06/18/0035/F cannot be an extension but should be submitted as a new application.
- There is no provision for affordable housing within the application. The Parish Council understands that the proportion of affordable homes per development over 5 dwellings should be between 10% and 20%, which therefore should be at least 1 dwelling, preferably 2.

2.2 Neighbours – There have been 8 objectors to the application, a selection of which are attached to this report. The main points are given below:

- Description should not reference previous approval as it is a separate application.
- Poor drainage around the site, further development will overload the system.
- Surface water drainage problems.
- Rollesby does not have a doctors' surgery or shops and has poor mobile phone and broadband service.
- Access roads will not cope with additional dwellings.
- Visibility at the A149 junction insufficient and this is made worse during school and car boot times.
- Loss of agricultural land.
- Loss of wildlife.
- Low Road and Court Road flood and this will be made worse.
- Lack of public transport.
- Every application should be decided on merit.

2.3 Highways – No objection in principle to the application subject to minor internal changes. Minor internal changes to the development have not been received at the time of writing; any grant of permission shall be subject to the amendments as requested by Norfolk County Highways having been submitted and a formal response received from Highways. Any comments received prior to the Development Control Committee meeting shall be reported verbally.

£3000 contribution towards a bus shelter should be sought.

- 2.4 Environmental Health – No objection, but conditions are requested for contamination and working hours. Note that the Environment Agency and Lead Local Flood Authority should be consulted.
- 2.5 Strategic Planning – No comments received on current application although site has gone through the Local Plan Working Party as a site with planning permission (as was the case) and had previously been assessed by the Strategic Housing Land Availability Assessment as deliverable and developable.
- 2.6 Public Rights of Way Officer – The development should integrate into the existing highway network, be that roads, footways or Public Rights of Way. In this instance we feel a link, preferable adopted footway, should be provided between the development and Rollesby FP2 to integrate the development and encourage use of this PRow. Linking Meadow Way through the development to FP2 would serve a wider community than just those in the new development and would facilitate a shorter and easier means of accessing the PRow network than currently exists as well as creating a short local circuit of paths.
- 2.7 Building Control – No comments received.
- 2.8 Norfolk Constabulary – No objection and points noted regarding the need for surveillance by active rooms (i.e. with people regularly using them).
- 2.9 Environment Agency – No comment.
- 2.10 Lead Local Flood Authority - No comment.
- 2.11 Essex and Suffolk Water – No objection subject to compliance with stated requirements that connection is made onto Company network for the new dwelling(s) for revenue purposes.
- 2.12 Water Management Alliance – If surface water is to be managed by infiltration this should be supported by infiltration testing in line with BRE365. The Land Drainage Act 1991 and the Boards bylaws are separate from planning however the ability to implement the scheme may be dependent on the granting of consents.
- 2.13 Norfolk County Council Fire Services – No objection.
- 2.14 Natural England – Payment of £60 per dwelling to the Natura 2000 Monitoring and Mitigation fund (note that this will be a non-infrastructure payment). Standing advice provided re foul drainage.
- Standing advice is triggered should the foul discharge be other than mains sewer, but application form states that foul sewerage shall be to mains sewer.
- 2.15 Anglian Water – No comments received.
- 2.16 Local Authority s106 requirements.

A sum of £1400 per dwelling for payment in lieu of children's recreation and public open space. The payment is in lieu of on-site provision.

3 Saved Policy Borough Wide Local Plan:-

3.1 Policy HOU9

Policy HOU9 a developer contribution will be sought, as a planning Obligation under the town and country planning act 1990 to finance the early provision of facilities required as a direct consequence of new development.

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

3.2 Policy HOU10

Policy HOU10 permission for new dwellings in the countryside will only be given if required in connection with agriculture, forestry, organised recreation, or the expansion of existing institutions.(partial)

3.3 Policy HOU16

A high standard of layout and design will be required for all housing proposals. A site survey and landscaping scheme will be required with all required with all detailed applications for more than 10 dwellings these should include measures to retain and safeguard significant existing landscape features and give details of, existing and proposed site levels planting and aftercare arrangements.

(objective: to provide for a high quality of new housing development)

4 National Policy: National Planning Policy Framework (NPPF)

- 4.1 The core planning principles set out in the NPPF (Para 17) encourage local planning authorities to always seek to secure high quality design and a good standard of amenity for all existing and future occupants.
- 4.2 Paragraph 49: Housing applications should be considered in the context of the presumption in favor of sustainable development. Relevant policies for the supply of housing should not be considered up-to-date if the local planning authority cannot demonstrate a five-year supply of deliverable housing sites *(and the current situation, described below, is that there is not a five-year supply in the Borough at present)*.
- 4.3 Para 14; In circumstances where there relevant Local Plan policies are not up-to-date, planning permission should be granted “unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed the policies in this Framework taken as a whole”.
- 4.4 Para 50 states that to deliver a wide choice of high quality homes, widen opportunities for home ownership and create sustainable, inclusive and mixed communities, local planning authorities should:
 - plan for a mix of housing based on current and future demographic trends, market trends and the needs of different groups in the community (such as, but not limited to,

families with children, older people, people with disabilities, service families and people wishing to build their own homes);

- identify the size, type, tenure and range of housing that is required in particular locations, reflecting local demand; and
- where they have identified that affordable housing is needed, set policies for meeting this need on site, unless off-site provision or a financial contribution of broadly equivalent value can be robustly justified (for example to improve or make more effective use of the existing housing stock) and the agreed approach contributes to the objective of creating mixed and balanced communities.

4.5 Para 54 states that in rural areas... local planning authorities should be responsive to local circumstances and plan housing development to reflect local needs. In addition, Para 55 states that to promote sustainable development in rural areas new housing should be located where it will enhance or maintain the vitality of rural communities.

4.6 Paragraph 42: The supply of new homes can sometimes be best achieved through planning for larger scale development, such as new settlements or extension to existing villages and towns that follow the principles of Garden Cities. Working with the support of their communities, local planning authorities should consider whether such opportunities provide the best way of achieving sustainable development.

4.7 Paragraph 112. Local planning authorities should take into account the economic and other benefits of the best and most versatile agricultural land. Where significant development of agricultural land is demonstrated to be necessary, local planning authorities should seek to use areas of poorer quality land in preference to that of a higher quality.

5. Core Strategy:

5.1 Policy CS1: Focusing on a sustainable future. For the Borough of Great Yarmouth to be truly sustainable it has to be environmentally friendly, socially inclusive and economically vibrant not just for those who currently live, work and visit the borough, but for future generations to come. When considering development proposals, the Council will take a positive approach, working positively with applicants and other partners to jointly find solutions so that proposals that improve the economic, social and environmental conditions of the borough can be approved wherever possible. To ensure the creation of sustainable communities, the Council will look favourably towards new development and investment that successfully contributes towards the delivery of (partial of a – f):

- a) Sustainable growth, ensuring that new development is of a scale and in a location that complements the character and supports the function of individual settlements
- b) Mixed adaptable neighbourhoods, which provide choices and effectively meet the needs and aspirations of the local community

Planning applications that accord with this policy and other policies within the Local Plan (and with policies in adopted Neighbourhood Plans, where relevant) will be approved without delay, unless other material considerations indicate otherwise. Where there are no policies relevant to the application or relevant policies are out of date at the time of making the decision then the Council will grant permission unless material considerations indicate otherwise, taking into account whether:

- Any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the National Planning Policy Framework taken as a whole
- Specific policies in that Framework indicate that development should be restricted

5.2 Policy CS2: states that approximately 5% of all new residential development (approximately 152 new dwellings over the plan period) should be located throughout the Secondary and Tertiary Villages which include Rollesby.

5.3 Policy CS3: sets out criteria for ensuring a suitable mix of new homes. This includes ensuring that designed layout and density of new housing reflects the site and surrounding area. Policy CS3 also encourages all dwellings including small dwellings, to be designed with accessibility in mind providing flexible accommodation.

5.4 Policy CS9: sets out sets out the broad design criteria used by the Council to assess applications. Points a), c) f), and h) should be specifically considered in relation to this application to ensure that the proposed design reinforces local character, promotes positive relationships between existing and new buildings and fulfils the day to day needs of residents including the incorporation of appropriate parking facilities, cycle storage and storage for waste and recycling in the final scheme.

5.5 Policy CS11: sets out the Council's approach to enhancing the natural environment. Consideration should still be given as to how the design of the scheme has sought to avoid or reduce negative impacts on biodiversity and appropriately contributes to the creation of biodiversity in accordance with points f) and g). The impact upon the character of the Broads and the wider areas landscape character should also be considered in accordance with points c) and d).

5.6 Policy CS14: states that all developments should be assessed to establish as to whether or not any infrastructure or infrastructure improvements are required to mitigate the impacts of the development.

6. Interim Housing Land Supply Policy:

6.1 This policy only applies when the Council's Five Year Housing Land Supply utilised sites identified in the Strategic Housing Land Availability Assessment (SHLAA).

6.2 New housing development may be deemed acceptable outside, but adjacent to existing Urban Areas of Village Development Limits providing the following criteria, where relevant to development, have been satisfactorily addressed: inter alia points a) to n).

7 Appraisal through Strategic Housing Land Availability Assessment (partial):

7.1 The site is located to the west of Rollesby, off Meadow Way. The site is arable farmland. It is a level site with a gentle rise from south to north. A mature hedgerow and trees run along the southern boundary; field banks run along the west, east and north boundaries. There are mature trees on the southwest boundary and scattered along the western boundary. A grass track runs from King George Avenue along part of the north boundary. This narrows to a path which continues westwards. Surrounding

land uses are residential developments to the south, east and northeast, and farmland to the west and northwest. The site is high grade agricultural land (Grade 1).

- 7.2 The site is adjacent to the village development limits. Rollesby has very limited access to village amenities and facilities, including a primary school and a small collection of pubs and restaurants. In terms of highways and access, Norfolk County Council considers that vehicular access to the public highway may be acceptable for limited scale development but consider that the existing public services within Rollesby are inadequate to serve further residential potential.

Assessment:-

- 8.1 The application is a full application for the erection of 10 single storey dwellings; the site has had previous outline approval for 10 dwellings which has expired. There have been objections to the description of the application which notes the previous outline approval. The description is put forward by the applicant and is technically correct as there was a previous approval on the land. Following the comments received from members of the public a new site notice was displayed omitting the reference to the previous approval on the site.
- 8.2 Anglian Water has not responded to the consultation on the application, although they have provided comments to the applicant as pre-application advice which have been submitted in support of the application. The pre application advice states that there is adequate capacity for the foul water disposal and provides information on requesting the adoption of sustainable drainage features. The application form states that the foul water is to be disposed of via mains sewer. The comments from Natural England should be noted if the disposal of foul water is to be any way other than into mains sewer; a requirement for this to be agreed with the Local Planning Authority shall be conditioned if the application is approved. The Surface Water Management Alliance notes the requirements that the developer has to fulfil should sustainable drainage in relation to surface water by way of infiltration be used and that this is separate to the planning system. The objectors have stated that there are concerns over drainage at the site and that this will increase risk of flood from surface water elsewhere. The Lead Local Flood Authority has not commented on the application and there is no evidence that the development of this site with adequate drainage will adversely affect other areas; the Lead Local Flood Authority state that the application site is not within a surface water flow path as defined by the Environment Agency.
- 8.3 The access proposed is to join the existing estate road, Meadow Way, an existing public highway at the western most point between no. 26 Meadow Way and no. 13 Meadow Way. There have been objections from residents to the increase in traffic that will result through the additional 10 dwellings, but there are no objections from Norfolk County Highways to the additional dwellings and the impact on the highway network. Highways has requested some internal configuration changes which, at the time of writing, are being drawn up by the developer. Highways, during the Strategic Housing Land Availability Assessment (SHLAA) process, noted that services in Rollesby were inadequate to accommodate increased development; however, the site was assessed as deliverable and developable for moderate development. Highways had previously objected to an application for 35 dwellings on the application site and additional land (which was refused and dismissed at appeal primarily on highways grounds). There is no objection in principle to the development by the Highways

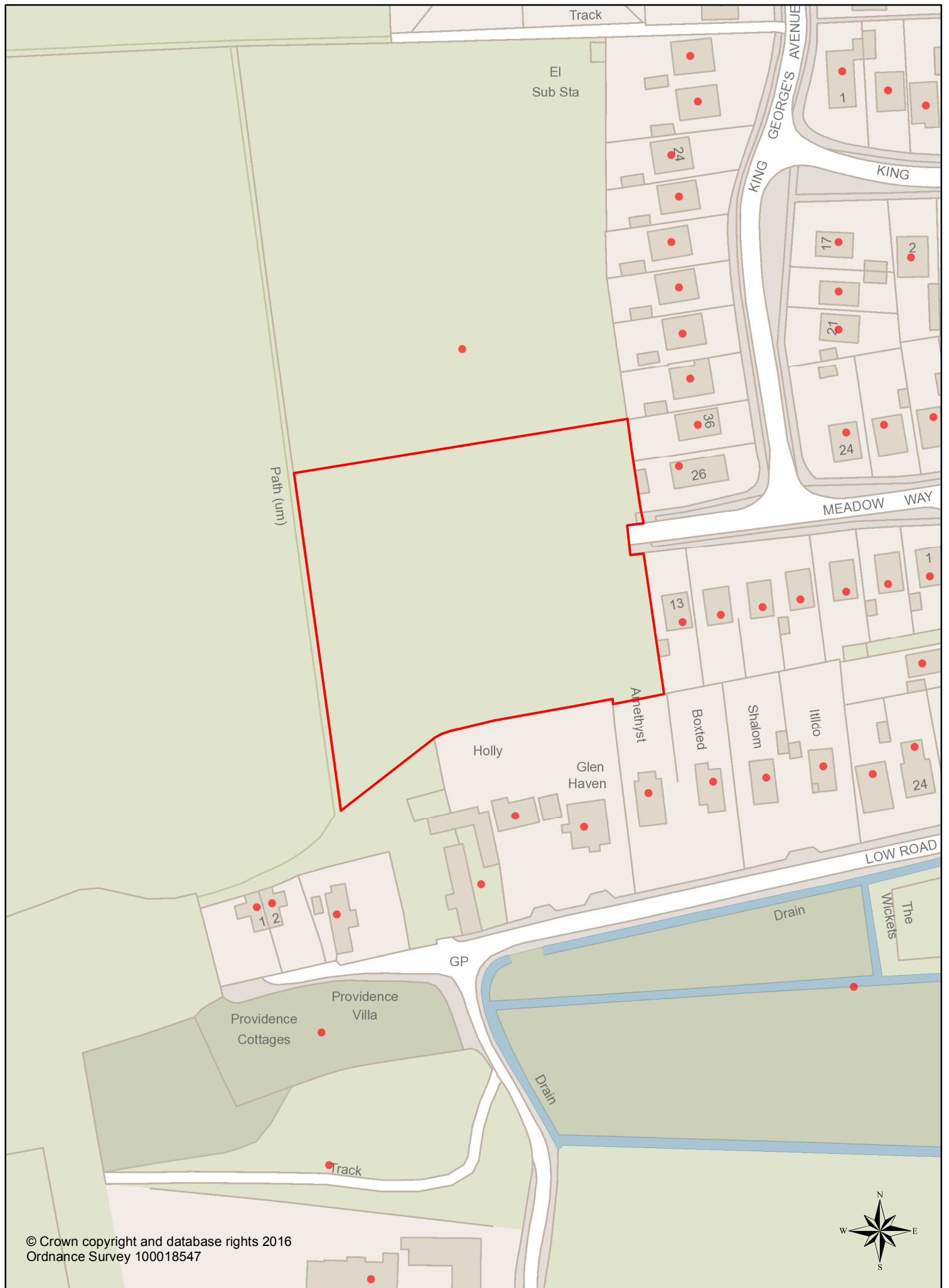
Officer and as such there are no highway grounds for refusal of the current application.

- 8.4 The dwellings proposed are all single storey and are in keeping with the existing dwellings and character of the area. By keeping the dwellings to single storey the residential dwellings that bound the application site will not be overlooked and will not have a significant adverse effect on the amenities and enjoyment of the adjacent dwelling houses. As raised as a concern within the representations the loss of agricultural land has been assessed as part of this application. As the land has previously been granted planning permission, has been through the SHLAA, is of small size and is in accordance with the Interim Housing Land Supply Policy it is not assessed as a demonstrable harm which outweighs the current need for housing.
- 8.5 There have been objections to the application that Rollesby does not have sufficient local amenities to support the additional 10 dwellings. The local amenities were assessed as part of the Core Strategy and Rollesby was designated a secondary village. This designation, and comments provided at 7.5 of this report, note the lack of village amenity; however, it is stated, at Policy CS2 of the Core Strategy, that secondary villages can accommodate 5% of the housing requirements and as such a development of 10 dwellings, in accordance with the Interim Housing Land Supply Policy, is an adequate development for a village of this size. This does not limit development to developments of this size or limit applications for further developments. The figure of 5% is not evenly applied to all secondary and tertiary villages with some having to accommodate more than others. The development of 10 dwellings in this location is in accordance with the character of the existing built form of the village of Rollesby.
- 8.6 The Parish Council have objected to the lack of provision of affordable housing on the site. A Ministerial Statement, upheld when tested through the courts, limits the provision of affordable housing to sites 11 or more unless the site was within the specific exemption provided within the statement. The application site is not a site within the exemption category (the Borough of Great Yarmouth has no excepted sites) and the application has not reached the prescribed limit of 11 houses and therefore there is no policy available to the Local Authority to require affordable housing or contribution for affordable housing by payment at this application site. In the absence of legal standing no affordable housing is being requested.
- 8.7 The application is in accordance with the Core Strategy and the land has been assessed against the SHLAA prior to having been granted outline approval. The current application is being assessed on merit and, taking all material considerations into account, is an acceptable form of development. The previous approval on the site for 10 dwellings is a material consideration in the current application as this has been taken into account when looking at future housing land allocations taken through to the Local Plan Working Party and when calculating the land supply.
- 8.8 Since the approval of the last application, the Core Strategy has been adopted in December 2015. An important factor when determining applications is whether a Local Authority has the ability to demonstrate a five-year housing land supply. If it cannot show that they are meeting this requirement, their policies with regards to residential development will be considered to be "out of date". The current application accords with the National Planning Policy Framework and is sustainable development in addition to being allocated for housing and in compliance with Local Planning Policy.

- 8.9 The current housing land supply situation is that the Borough has a 4.13 year supply of housing land as at 1st April 2017. As per paragraph 8.5 above the assumption is that, in the absence of a five year housing land supply planning policies relating to housing can be deemed out of date and the balance is tilted to the presumption in favour of sustainable development. The harms identified in this application, (such as they are) do not clearly and demonstrably outweigh the benefits; as such the application is in accordance with the NPPF.

9. Recommendation:-

- 9.1 Approve the application with conditions relating to hours of work, single storey as proposed in the submitted application and removal of permitted rights for roof lights or openings, to be built in accordance with the approved plans, foul water to be discharged to the mains sewer unless otherwise agreed, contamination condition as requested by Environmental Health, all highways conditions as requested, drainage details to be submitted (surface water) in accordance with Water Management Alliance comments, landscaping, public right of way retention in perpetuity and all conditions as requested by consulted parties and any required to ensure an adequate form of development.
- 9.2 The planning permission should not be issued until a policy compliant s106 agreement is signed and sealed. The s106 agreement shall include £1400 per dwelling for payment in lieu of open space and children's recreation and a single payment of £3000 for highways contribution (bus shelter) and a payment of £60 per dwelling for non-infrastructure payments in compliance with the Natura 2000 policy (as referenced in Natural England's comments).



© Crown copyright and database rights 2016
Ordnance Survey 100018547

Jill K. Smith

From: Leece, Sarah <sarah.leece@norfolk.gov.uk>
Sent: 06 March 2018 09:23
To: Jill K. Smith
Subject: RE: 06/18/0035/F

Dear Mrs Manthorpe,

Public Rights Of Way Consultee response regarding:

Meadow Way, Rollesby, Gt Yarmouth. Erection of 10 bungalows - following approval of outline

Thank you for your consultation regarding the above.

We have no objection in principle to the proposed development, however we would highlight that a Public Right of Way, known as Rollesby Footpath 2 is aligned alongside the western boundary of the site. The full legal extent of this Public Footpath must remain open and accessible for the duration of the development and subsequent occupation.

Development should integrate into the existing highway network, be that roads, footways or Public Rights of Way. In this instance we feel a link, preferably adopted footway, should be provided between the development and Rollesby FP2 to integrate development and encourage use of this PROW. Linking Meadow Lane through the development to FP2 would serve a wider community than just those in the new development and would facilitate a shorter and easier means of accessing the PROW network than currently exists as well as creating a short local circuit of paths.

Regards,

Sarah

Sarah Leece
Trails Officer (Planning & Development)
Community and Environmental Services

Norfolk County Council
General Enquiries: 0344 800 8020 or information@norfolk.gov.uk

From: Jill K. Smith [<mailto:Jill.Smith@great-yarmouth.gov.uk>]
Sent: 20 February 2018 12:38
To: Public Rights of Way <prow@norfolk.gov.uk>
Subject: 06/18/0035/F

--

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

Mr and Mrs C Jacques
12 King Georges Avenue
Rollesby
Great Yarmouth
Norfolk
NR29 5EN
23rd February 2018

Application: 06/18/0035/F
Location: Meadow Way, (Land at) Rollesby, Great Yarmouth

Dear Sir/Madam

I am writing to object to the above proposal of 10 bungalows.

Having seen the plans I feel the remainder of the field is unlikely to have any beneficial use for farming and therefore will soon receive further planning applications on it! Resulting in the whole field being developed into other dwellings. In the past when an application of 35 dwellings on the whole field was put forward it was rejected!

Other reasons include...

Drainage -

- Drainage around this proposed site is poor and often floods the surrounding residents. By building on this site it will only add to this problem overloading the old drainage system and also creating even more surface water.

Lack of amenities -

- Rollesby village has poor limited amenities and transport, included no doctor's surgery or local shops. This results in having to use the amenities in other local villages, which most are accessed via country lanes. Also with all the proposed development for all the housing in the surrounding villages, this will only lead to more strain on other village's local services and amenities including doctor's surgeries.
- Rollesby also has a very poor mobile phone and broadband service.

Access roads -

- Access roads to the site will not be able to cope with any more traffic. King Georges Ave and Court Road are narrow and already struggle to deal with traffic especially at peak times, with most households in the area owning 2 or more cars.
- The school and local car boot sale creates lots of extra congestion down King Georges Ave with cars parking on both sides of the road, this makes getting out of this junction onto the A149 very dangerous with very limited visibility.
- Also the access site to the proposed building site is very narrow and any big construction vehicles will not be able to turn around.

This land is of good agricultural use and home to vast wildlife and should not be developed on!

Yours Sincerely,

Mr Carl Jacques and Mrs Michelle Jacques

Jill K. Smith

From: [REDACTED]
Sent: 23 February 2018 15:51
To: plan
Subject: planning application 06/18/0035/F Meadow Way, Rollesby,
Attachments: objection letter 2018.docx

Please find attached our letter against planning application
06/18/0035/F Meadow Way, Rollesby, Great Yarmouth.

We believe the letter we received from you regarding this application sent on the 25th January 2018 was very miss-leading. As we thought it was to do with the previous application which was already approved, leading us to believe we were unable to make any further comments and our previous comments would be taken into account, however it has been brought to my attention today that the previous approval has expired and that this is a completely new application. Please can you confirm this is true?

Mr and Mrs Jacques

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

Mr and Mrs.M.Jacques
32 King Georges Avenue
Rollesby
Great Yarmouth
Norfolk
NR29 5EN
23rd February 2018

Dear whom it may Concern,

I am writing to object to the following...

Application: 06/18/0035/F

Location: Meadow Way, (Land at) Rollesby, Great Yarmouth

This field has always been used for farming crops which is good for the local economy. By building on a part of this field it is then making the remainder of the field unprofitable for farming. This is then likely to lead to the remaining part of the field being built on, as in one of the previous purposed applications of the original 35 dwellings purposed by the developer, which was refused.

My Objections also include...

Road Safety and Accessibility –

- Narrow access roads via King Georges Ave or meadow way, court road, low road and wick lane, these are all county lanes not designed for an increase in traffic and some of these roads are so narrow two cars are unable to pass.
- The junction from King Georges Ave onto the A149 is already considered dangerous, especially at peak times.
- Limited visibility at the junction of King Georges Ave onto the A149. Along with speeding Traffic along the A149 and the bus stops near this junction this creates a massive hazard, especially with the local primary school and playing field at this junction. There have been many previous accidents here including some involving pedestrians.
- Cars park on both sides of the road in King Georges Ave and on the A149 during school drop off and pick up times along with a Saturday car boot sale, again adding to congestion and making the access road to this site unsafe.
- Building these 10 more bungalows will create more vehicles and will create more congestion to the existing estate making it even more dangerous for all road users and pedestrians.

Poor Drainage and flooding –

- The existing drainage system is poor and already struggles to deal with the demand adding more homes will only add to this issue.
- Low road and court road regularly experience flooding due to surface water running down the hill from the proposed site.
- Building on this site will cause even more flooding for the residents of Court Road and Low Road.

Lack of amenities -

- Rollesby does not have a doctor's surgery; we are forced to use the surgeries in other villages which are already oversubscribed and as the surrounding villages are continue to grow rapidly at an alarming rate, this is already putting an extra strain on the limited amenities of the surrounding villages.
- Limited public transport through Rollesby.
- Very limited local amenities for local residents to access.
- Very poor mobile and broadband signal.

Yours Sincerely

Mr Michael Jacques and Mrs Sandra Jacques

internet Consultees

Application Reference 06/16/0035/F

Attachments

Invalid Consultee Comment? ☐Copy to existing Consultee? ☐

Name Mr j pendergast

Address 22 Meadow Way rolesby

Gt yarmouth

Post Code NR295HA

Telephone

Email Address

For or Against OBJ Object

Speak at Committee

I would like to object to the new application for ten properties because of the extra traffic this will create in Meadow Way & king georges av especially the junction that exits on to the 149 we already have to put up with coaches that use this as a turn around route to get to there destination after dropping off or picking up children from the school king georges av is a car park when dropping off or picking up children from school as there is not enough car parking space on the playing field so the roads become a bottleneck .we have no shops or doctors in the village so where ever you need to go it is a car journey because the bus service has been reduced since there last application the entrance to the properties is very narrow & where are all the lorries going to turn around the way the plans are laid out this will only be the first phase of many to come till he gets his original quota of 35 as you don't buy a field to

Date Entered 22-02-2018

Internet Reference OWPC1443

Internet Consultees

Application Reference 05/18/0035/F

Attachments

Invalid Consultee Comment? ☐Copy to existing Consultee? ☐

Name Mr j pendergast

Address 22 Meadow Way rollesby

Gt yarmouth

Post Code NR295HA

Telephone [REDACTED]

Email Address [REDACTED]

For or Against OBJ Object

Speak at Committee [REDACTED]

Way & king georges av especially the junction that exits on to the 149 we already have to put up with coaches that use this as a turn around route to get to there destination after dropping off or picking up children from the school king georges av is a car park when dropping off or picking up children from school as there is not enough car parking space on the playing field so the roads become a bottleneck .we have no shops or doctors in the village so where ever you need to go it is a car journey because the bus service has been reduced since there last application the entrance to the properties is very narrow & where are all the lorries going to turn around the way the plans are laid out this will only be the first phase of many to come till he gets his original quota of 35 as you don't buy a field to put ten properties on and grow weeds on the rest as badger are in the business of building properties.

Date Entered 22-02-2018

Internet Reference OWPC1443