



Development Control Committee

Date: Wednesday, 13 January 2021

Time: 16:00

Venue: Virtual

Address: [Venue Address]

AGENDA

CONTENTS OF THE COMMITTEE AGENDA PLANNING APPLICATIONS & CONDUCT OF THE MEETING

Agenda Contents

This agenda contains the Officers' reports which are to be placed before the Committee. The reports contain copies of written representations received in connection with each application. Correspondence and submissions received in time for the preparations of the agenda are included. However, it should be noted that agendas are prepared at least 10 Working Days before the meeting. Representations received after this date will either:-

- (i) be copied and distributed prior to or at the meeting – if the representations raise new issues or matters of substance or,
- (ii) be reported orally and presented in summary form by the Principal Officer of the Committee – especially where representations are similar to, or repeat, previous submissions already contained in the agenda papers.

There are occasions when the number of representations are similar in nature and repeat the objections of others. In these cases it is not always possible for these to be included within the agenda papers. These are either summarised in the report (in terms of numbers received) and the main points highlighted or reported orally at the meeting. All documents are available as 'background papers' for public inspection.

Conduct

Members of the Public should note that the conduct of the meeting and the procedures followed are controlled by the Chairman of the Committee or, if he/she so decides, the Vice Chairman. Any representations concerning Committee procedure or its conduct should be made in writing to either –

- (i) The Planning Group Manager, Town Hall, Great Yarmouth. NR30 2QF
- (ii) The Monitoring Officer, Town Hall, Great Yarmouth. NR30 2QF

DEVELOPMENT CONTROL COMMITTEE

PUBLIC CONSULTATION PROCEDURE

- (a) Thirty minutes only will be set aside at the beginning of each meeting to deal with applications where due notice has been given that the applicant, agent, supporters, objectors, and any interested party, Parish Council and other bodies (where appropriate) wish to speak.
- (b) Due notice of a request to speak shall be submitted in writing to the Planning Group Manager two days prior to the day of the Development Control Committee meeting.
- (c) In consultation with the Planning Group Manager, the Chairman will decide on which applications public speaking will be allowed.
- (d) Three minutes only (or five minutes on major applications at the discretion of the Chairman) will be allowed to (i) objectors together, (ii) an agent or applicant and (iii) supporters together, (iv) to a representative from the Parish Council and (v) Ward Councillors.
- (e) The order of presentation at Committee will be:-
 - (1) **Planning Officer presentation** with any technical questions from Members
 - (2) **Agents, applicant and supporters** with any technical questions from Members
 - (3) **Objectors and interested parties** with any technical questions from Members
 - (4) **Parish Council representatives, Ward Councillors and Others** with any technical questions from Members
 - (5) **Committee debate and decision**

Protocol

A councillor on a planning or licensing decision making body should not participate in the decision and / or vote if they have not been present for the whole item.

This is an administrative law rule particularly applicable to planning and licensing - if you haven't heard all the evidence (for example because you have been out of the room for a short time) you shouldn't participate in the decision because your judgment of the merits is potentially skewed by not having heard all the evidence and representations.

It is a real and critical rule as failure to observe this may result in legal challenge and the decision being overturned."

1 APOLOGIES FOR ABSENCE

To receive any apologies for absence.

2 DECLARATIONS OF INTEREST

You have a Disclosable Pecuniary Interest in a matter to be discussed if it relates to something on your Register of Interests form. You must declare the interest and leave the room while the matter is dealt with.

You have a Personal Interest in a matter to be discussed if it affects

- your well being or financial position
- that of your family or close friends
- that of a club or society in which you have a management role
- that of another public body of which you are a member to a greater extent than others in your ward.

You must declare a personal interest but can speak and vote on the matter.

Whenever you declare an interest you must say why the interest arises, so that it can be included in the minutes.

3 MINUTES

5 - 23

To confirm the minutes of the meeting held on 9 December 2020.

4 06-20-0311-F OAK PARK FARM MILL ROAD BURGH CASTLE

24 - 38

Change of use of the land to site up to 12 wigwam cabins, 2 communal reception cabins, parking and associated infrastructure.

5 06-20-0505-F LAND ADJ WESTAYLEE WEST ROAD WEST END WEST CAISTER

39 - 52

Erection of new 4 bedroom dwelling house.

6 06-20-0433-F LAND ADJ FOLLY COTTAGES COURT ROAD 53 - 65
ROLLESBY

Proposed self-build detached dwelling and garage and associated works.

7 DELEGATED AND COMMITTEE DECISION LIST 1 - 31 66 - 77
DECEMBER 2020

The Committee is asked to note the Delegated and Committee Decision List for December 2020.

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.

9 EXCLUSION OF PUBLIC

In the event of the Committee wishing to exclude the public from the meeting, the following resolution will be moved:-

"That under Section 100(A)(4) of the Local Government Act 1972, the public be excluded from the meeting for the following item of business on the grounds that it involved the likely disclosure of exempt information as defined in paragraph 1 of Part I of Schedule 12(A) of the said Act."

Development Control Committee

Minutes

Wednesday, 09 December 2020 at 16:00

PRESENT:-

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

Mr D Glason (Director of Planning & Growth), Ms C Whatling (Monitoring Officer), Mr D Minns (Planning Manager), Mr G Sutherland (Senior Planning Officer), Mr R Tate (Planning Officer) & Mrs C Webb (Executive Services Officer).

1 APOLOGIES FOR ABSENCE

There were no apologies for absence.

2 DECLARATIONS OF INTEREST

Councillor Hammond declared a personal interest in agenda item no 4, as the applicant was known to him. However, in accordance with the Council's Constitution, was allowed to both speak and vote on the matter.

3 MINUTES

The minutes of the meeting held on 11 November 2020 were confirmed by assent.

4 APPLICATION 06-18-0707-O - EMERALD PARK, GORLESTON

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

The Senior Planning Officer reported that this was an outline planning application for a major residential development. Permission in principle was being sought including the point of vehicular access which was shown taken off Woodfarm Lane. Reserved matters of Appearance, Landscape, Layout and Scale would require approval in future if outline permission was granted. An indicative layout for 97 dwellings had been submitted as part of the application.

The Senior Planning Officer reported that this site was 2.4 hectares (5.9 acres) in area. It was located to the south-west of the built-up area of Gorleston-on-Sea. Land immediately to the north and east of the site was currently used as the Magdalen Recreation Ground with residential and commercial development beyond. To the south lay allotments, beyond which was the James Paget University Hospital. Westwards the land comprised major new residential development that was currently being built as part of the South Bradwell urban extension (Wheatcroft Farm), with the rest of the Beacon Business Park area located beyond, to the south. The site was currently in use as the ground for Gorleston Football Club.

The Senior Planning Officer reported that the proposal was for the demolition of the football stadium, clubhouse and associated structures and for the development of the property for housing. An illustrative site plan showed a typical mix of 1 and 2 bed flats and 3 and 4 bed houses which have been used to the model the financial viability of developing the site.

The Senior Planning Officer reported that a key consequence of this proposal was that should permission be granted the applicant had undertaken to help facilitate the provision of a significant piece of community infrastructure; that is the provision of a multi-sports pitch and ancillary facilities, which was proposed to be located at the East Norfolk Sixth Form College and for which planning permission was granted on 15th January 2020.

The Senior Planning Officer reported that given that the site was deemed a sustainable location for development, the key considerations with this

application were the developments viability and its impact on open space/a sports facility. The applicant had provided a viability assessment with the application which had been shared with the Committee. This shows that when calculating the residual value of the development that the house sale values minus the costs of development would produce a yield of 8.3%. The industry accepted yield for development was between 15% and 20% to be deemed viable. The applicant had therefore made a case for dispensation with a requirement to provide affordable housing in this development. Additionally, paragraph 63 of the NPPF provided for the application of a vacant buildings credit to be applied against a requirement to provide affordable housing. The credit was applied proportionally when measuring the area of the vacant buildings being replaced. In this case, the floor area of the stands, club house and ancillary buildings added up to 1,902sqm Gross External Area (GEA). Whereas 10 dwellings that would need to be made affordable according to planning policy would measure approximately 959sqm GEA (with a total GEA of 9,584 for 97 dwellings). This was well below the amount of floor space which could be offset according to the National Planning Policy Framework. The buildings were not currently vacant but would become so, should the football club relocate to the college and therefore it was not considered appropriate to require the provision of affordable housing in this case.

The Senior Planning Officer reported that the Council's Property Services had reviewed the applicant's viability assessment and concurred that the development as submitted, (costs to yields) would not be viable. It was considered that the construction costs appeared to be high in comparison with current The Building Cost Information Service (BCIS) data of the Royal Institute of Chartered Surveyors. Also, the end sale values of the 3 & 4 bedroom houses, might be undervalued, particularly in comparison with the prices being achieved at East Wood opposite. However, the 2 bedroom-flat values were considered optimistic at £150,000. Other inputs were considered reasonable.

The Senior Planning Officer reported that the residual valuation calculation had been made based on the figures provided, but adopting the mean BCIS construction costs, and adjusting sale values to; £140,000 -2 bed flats, £240,000 – 3 bed houses and £260,000 – 4bed houses. Allowing for a standard 18% developers profit with no affordable provision, the calculations produced a residual land value of just £119,000 for a residential site. The scheme as proposed therefore appeared to be unviable. However, the calculations suggested that the position was likely to be significantly improved if consideration would be given to an alternative scheme replacing the blocks of flats with houses.

The Senior Planning Officer reported that in conclusion, the applicant had committed to making contributions to community infrastructure that it considers were reasonable and necessary to enable the development. In this case, the payment for the provision of two fire hydrants, as required by the Building Regulations, £843 per hydrant to Norfolk County Council Libraries £7,275 and, as required by the Habitats Regulations £10,670. These could be secured by

legal agreement. The Council's Open Space Study, published in 2013 concluded that the Borough had a surplus of football pitches for adult and junior teams during peak times. For adults alone, this was estimated to be approximately 42-44 pitches not being used for adult games.

The Senior Planning Officer reported that in this case, the playing field that would be removed by the development, was not an ordinary grass pitch facility, it was a stadia which included floodlights, access to a clubhouse, FA compliant changing provision for players and match officials, grandstands, turnstiles and a pitch surround and the stadium must be enclosed. The applicant had taken a position based on paragraph 97 (open space and recreation) of the National Planning Policy Framework, that it was not necessary to replace the football facility. However, Officers take a contrary view that planning permission should be dependent on the provision of equal or better facilities safeguarded by planning condition or appropriate legal

agreement. Notwithstanding this difference of position between the applicant and officers of the Council, the applicant was proposing to help facilitate the provision of an improved recreational facility that would compensate for the loss of this facility. The applicant had included the sum of £400,000 in the development cost calculations, to help bridge any gap in funding to construct a 3G (third generation) all weather pitch at the East Norfolk Sixth Form College. The applicant had been working with Sport England (SE) to support the provision of this facility, where SE had been working with the National Football Association to secure a grant of £1million towards this facility. Planning permission for the facility was granted on 15th January 2020.

The Senior Planning Officer reported that in this case the site is in a sustainable location and will help to deliver the Council's development plan housing target. It is for the Committee to decide whether it is minded to approve this planning application that will facilitate the provision of the 3G facility at the college. The financial contribution from the applicant will close the gap in the funding required in addition to releasing a grant of £1million which is on offer from Sport England towards the cost of its provision. On balance it is considered that the social, health and educational benefits to the community from the provision of the facility are significant and in this case the provision of affordable housing is not achievable on this site.

The Senior Planning Officer reported that the application was recommended for approval subject to the following conditions outlined below and the completion of a legal agreement and a unilateral undertaking in accordance with S106 of the Town and Country Planning Act 1990. The proposal is deemed in compliance with the aims of Policies CS2, CS3, CS14 and CS15 of the Great Yarmouth Local Plan Core Strategy, also to Policy E3 of the Emerging Local Plan Part 2 and saved Policies HOU7, and HOU9 of the Great Yarmouth Borough-wide Local Plan (2001) (LP). Conditions: That development shall not commence prior to development commencing at

East Norfolk College; reserved matters to be submitted within 2 years. Access to be in accordance with approved plans, approval for up to 97 dwellings, tree retention and protection during construction, details of surface water drainage and foul drainage systems to be submitted and agreed, and an archaeological programme of investigation, analysis and recording prior to development.

The Committee had no questions of a technical nature for the Planning Officer.

Karen Price, agent, Hawes Price, reported the salient areas of the application to the Committee and asked them to approve the application.

Matthew Smith, objector, asked for clarification as to whether all the Members of the Committee who knew of Albert Jones had declared a personal interest in this application. Mr Smith was also concerned that the application did not contain any affordable housing units and that the proposed infrastructure for the development was lacking; especially in regard to access to the rear of the site, access to shopping facilities, provision to street lighting as the area was extremely dark and access to bus stops/public transport links. He was also concerned that the objections from local residents and himself had not been taken into consideration when determining the application.

The Monitoring Officer clarified to Mr Smith that Members would only need to declare a personal interest in the application if it affected their well being or financial position or that of your family or close friends; i.e.. if they were a close friend of Albert Jones.

The Chairman asked if any Ward Councillor would like to speak on the application. Councillor Wainwright reported that he was a Ward Councillor but would speak during the general debate.

Councillor A Wright reported that he had had concerns regarding this application during the early stages but was comforted that the building of the 3G pitch at the college would commence prior to the commencement of the building out of the development. The application would result in new homes, a new facility for Gorleston FC and benefit the students at ENSFC.

Councillor Wainwright reported that he agreed with Councillor Wright's sentiments but was concerned that no street lighting would be provided on the development as it was an incredibly dark area of the Magdalen Estate and it was disappointing that County had not taken this into consideration.

Councillor Lawn proposed that the application be approved and this motion was seconded by Councillor Williamson.

Following a vote, it was RESOLVED:-

That application number 06-18-0707-O be approved; subject to the following conditions outlined below and the completion of a legal agreement and a unilateral undertaking in accordance with S106 of the Town and Country

Planning Act 1990. The proposal is deemed in compliance with the aims of Policies CS2, CS3, CS14 and CS15 of the Great Yarmouth Local Plan Core Strategy, also to Policy E3 of the Emerging Local Plan Part 2 and saved Policies HOU7, and HOU9 of and the Great Yarmouth Borough-wide Local Plan (2001) (LP). Conditions: That development shall not commence prior to development commencing at East

Norfolk College; reserved matters to be submitted within 2 years. Access to be in accordance with approved plans, approval for up to 97 dwellings, tree retention and protection during construction, details of surface water drainage and foul drainage systems to be submitted and agreed, and an archaeological programme of investigation, analysis and recording prior to development.

5 APPLICATION 06-20-0390-F - LAND NORTH OF HEMSBY ROAD, MARTHAM

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

The Senior Planning Officer reported that this site was on the north side of Hemsby Road; the road linked Martham to Hemsby to the east. It was located outside, but adjoining the adopted development boundary of Martham. To the north was a residential development under construction at the former Mushroom Farm, to the east was agricultural land, to the south along Hemsby Road moving east to west was agricultural land, the Medical Centre and a residential neighbourhood. To the west was residential development accessed off Back Lane, an industrial unit and a yard of small workshops accessed off Hemsby Road. The site was 4.7 hectares (11.6 acres) it comprised a field with a woodland at its eastern end. The site wrapped around the industrial building.

The Senior Planning Officer reported that the proposal was for 112 dwellings made up of 35 two-bedroom houses, 8 two-bedroom flats/maisonettes, 45 three-bedroom houses and 24 four-bedroom houses. Each house had a garage and parking spaces; the flats/maisonettes had parking spaces. The units would be served by an estate road with a loop and private drives. The flats/maisonettes were formed around an area of open space; open space was also proposed at the centre of the development at the south west corner fronting Hemsby Road and within the woodland at the south east corner also fronting Hemsby Road.

The Senior Planning Officer reported that In November 2016, outline planning permission 06/14/0817/O was granted for residential development, access, public open space, associated works and B1 employment land. That permission retained 0.92 hectares for B1 employment use and 3.1 hectares for residential use totaling no more than 108 dwellings.

The Senior Planning Officer reported that the site adjoined the Martham Development Boundary in the adopted Local Plan and within it, in the emerging Local Plan wherein development would be supported in principle, unless material considerations outweighed that principle. As a Primary Village, Martham was identified in the Core Strategy as a settlement with a small range of services and opportunities for employment, retail and education. It served a limited local catchment and contained a lower level of access to public transport. In this case, the site was located on a road having a bus service, it was adjacent to the Doctor's Surgery and was within walking distance of the Co-op store and the primary and secondary schools. Supporting information had been provided which addressed the matters listed under site specific policy MA1 "Land North of Hemsby Road".

The Senior Planning Officer reported that In this case, it was considered that the proposed layout would safeguard the amenity of adjoining property, the siting of the dwellings did not overshadow, also privacy was protected by back to back distances. Specifically at the north west corner of the site, an existing scrub hedge including a cherry tree towards the boundary were to be retained, they would be trimmed to a height of 4m which would encourage them to thicken up and thereby form a more substantial screen in future years maintaining privacy.

The Senior Planning Officer reported that a short section of the Conservation Area ran along the rear boundaries of properties fronting Back Lane. The closest new building would be more than 10m from that boundary. There would be limited views of the development from the west between existing buildings within the Conservation Area along Back Lane. The dwellings were set out along the estate road and private drives off. Dwellings fronted onto areas of public open space which provided focal points and amenity for the future inhabitants.

The Senior Planning Officer reported that in respect of No 1 Honeysuckle Barns, the survey plan used for the development preceded its development which is why it was not shown on the submitted plans. However, the proposed flats, plots 31-34 would be oriented at a right angle, to the north west of that property, with a gap of approximately 10m. The building was also stepped away to the west and had a hipped roof, the rear gardens were parallel to the rear elevation of No 1 Honeysuckle Barns. Plots 29 and 30 were proposed as a pair of semi-detached houses. The plots were offset to the east of No 1 Honeysuckle Barns and based on the offset siting and provision of rear garden, this siting and orientation and distance was considered enough to safeguard amenity to No 1 Honeysuckle Barns. In respect of No.5 Manor Farm Barns, the rear access to that property, although tight to the development boundary should not be adversely affected by the development. A landscape strip was indicated between it and the rear boundaries of adjacent plots 35-38.

The Senior Planning Officer reported that the applicant preferred to create space within the copse at the eastern end of the site to allow the area to be observed from the adjacent houses. It was considered that this would facilitate

surveillance of the area and reduce the possibility of anti-social behaviour. The space was not needed to make up the required provision of open space within the development, compensatory planting at a ratio of 3:1 was proposed elsewhere within the development. In this case, the proposal was considered reasonable in order to safeguard amenity of the occupiers and provide for the management of the space, further the compensatory planting would significantly improve the biodiversity of the area. The applicant advised that they could move houses further from the trees along

Pratt's Loke; this would reduce the parking available and given the trees were on the northern side of the houses they considered that this would not significantly increase the sunlight and daylight enjoyed. In this case, it was not considered that any change was necessary.

The Senior Planning Officer reported that the main issue of this application was the proposal for dwellings on the area of the site that had been designated for employment use in the emerging local plan. The emerging development plan showed 1.32 acres of the site for employment use, preferably for uses with B1 of the Town and Country Planning Use Classes Order, that is office and light industrial type uses such as minor manufacture with hours of operation and processes that would not give rise to complaints by way of noise or smell i.e. ones that would be compatible with residential neighbours. The purpose of the designation was to encourage the location of employment opportunities in the village and reduce the need for travel.

The Senior Planning Officer reported that Policy MA1 advised that the area could be released for additional housing if it could be demonstrated through marketing, at a reasonable price for 18 months, that there was no interest in developing it for employment use. In this case, the applicant had provided evidence that based on a typical development scenario of erecting buildings on 40% of the site (approximately 40,000 sq ft of floor space). The assessment identified the cost to service the site with infrastructure, including roads, parking service yards, drainage, power and to construct business and industrial units on the site would cost just over £6 m. However, based on the market rental incomes possible from those units, or the possible sale values of the units, the property would only achieve a value of £2.7 m. A development was clearly not viable in this case. The assessment advised that there was currently slow growth in commercial property values in the area while construction costs continued to rise. Demand tended to be locally driven rather than speculative or from inward investment, and the local demand tended to be low end in terms of floor space and quality with cost being the key consideration of occupiers.

The Senior Planning Officer reported that the applicant advised that they have considered incorporating higher value employment generating uses. For example, the site had been put to care home operators which responded that they required a population area of at least 5,000 and as such the site was not large enough. Retail had been considered, but the applicant believed that like many primary villages, Martham was well catered with retail floor space and in line with recent trends for on-line shopping, had seen a reduction in floor

space with former retail space being converted into other, mainly residential uses. Further, providing more retail in the village, would likely causes displacement from existing locations and draw people away from the village centre. The Council's Property Services had carried out its own assessment and concurred with the applicants' position, that in this case, development for employment use would not be viable.

The Senior Planning Officer reported that the application was recommended for approval as in this case, the site was adjoining the existing settlement and to the former Mushroom Farm which was currently being redeveloped for residential use and was nearing completion. The site was identified for development in the Draft Local Plan Part 2. The location was clearly sustainable, the layout has been designed to create an attractive living environment with open space to protect the amenity of neighbouring property and to preserve and enhance the character and appearance of the Conservation Area. Affordable housing would be provided and integrated in the development. Therefore, the only question was whether it was reasonable to hold out for an employment use on part of the site. In this case, whilst there might be a demand if the land price was very low, the cost of service and construction of office and industrial units was way in excess of what the market would bear. Given the well documented need for the Borough to meet its' housing allocation targets it was considered that this outweighed the desire to safeguard this part of the property for employment uses that were unlikely to be delivered in the short, medium or long term. It was therefore recommended that the application be approved as submitted. The proposal complied with the aims of Policies CS1-CS4 and CS9-CS16 of the Great Yarmouth Local Plan: Core Strategy, Policy A1 of the Emerging Local Plan Part 2 and saved Policies HOU9, HOU16 &17 and REC8 of and the Great Yarmouth Borough-wide Local Plan (2001) (LP).

Councillor Bird asked for clarification as to whether the Fire Service was satisfied that the width of the proposed access road would allow safe passage for a fire engine to access the development. The Senior Planning Officer reported that the Fire Service were satisfied with the proposal providing the correct number of fire hydrants were installed as per the condition requested.

Councillor A Wright was concerned regarding the removal of an unspecified number of trees on the development site. The Chairman agreed that all of the trees or as many as possible should be retained. The Committee requested that a condition be imposed which stated that any trees to be felled to be submitted to the Council for approval prior to any felling taking place on site.

Councillor Fairhead asked for clarification as to whether this development would be connected to the development on the former Mushroom Farm. The Senior Planning Manager reported that the site would be connected by a footway/cycleway to the former Mushroom Farm and onto Pratt's Loke.

Councillor Mogford reported that he was disappointed that the application did not have any light industrial use included. The Chairman reminded the

Committee that they had to determine the application before them this evening. The Planning Manager gave an overview of the planning history in regard to the employment land aspect for which the application site had been previously designated.

Emma Griffiths, applicants agent, reported the salient areas of the application to the Committee and expanded on the proposed tree removal and planting scheme for the site. She respectfully asked that the Committee approve the application.

Paul Hooper, Parish Council Chairman, reiterated the objections of the Parish Council to the application to the Committee and strongly urged the Committee to refuse the application.

Councillor A Wright asked why the Parish Council had not submitted a written representation to the Planning Department in respect of the application. Mr Hooper informed the Committee that the Parish Council had decided not to submit a written representation as they did not want to inform the developer of their objections prior to the Committee meeting.

Councillor Mogford, Ward Councillor addressed the Committee and reported the concerns of the villagers that there would be no small start-up business units available for local residents to utilise and that they would have to travel to either Great Yarmouth or Norwich to access such facilities.

Councillor Myers reported that he was deeply troubled by the planned removal of trees in the name of reducing anti-social behaviour on site. Councillor A Wright and the Chairman reported that they too, supported the retention of the trees on site. The Senior Planning Officer reminded the Committee that the trees were protected by a Tree Preservation Order and that if any were felled they would be replaced on a 3-1 ratio. This had been confirmed by the applicants agent.

Councillor P Hammond reported that he supported Councillor Mogford and that officers should go back to the applicant to see if they could re-work the application to include some light industrial start-up units.

Councillor Wainwright reported that the applicant had tried to market the site for business use for four years with little or no interest. The Committee must consider the application before them this evening and he proposed that the application should be approved with the condition that the trees were protected from mass-felling.

The Monitoring Officer reiterated the need for the Committee to determine the application before them this evening.

Councillor Freeman asked for clarification as to how the surface water would be treated on the site and whether there would be lagoons included on site for this purpose. The Senior Planning Officer reported that the application had included a comprehensive drainage plan.

Following a vote, it was RESOLVED:-

That application number 06/20/0390/O be approved, as in this case, the site is adjoining the existing settlement and to the former Mushroom Farm which is currently being redeveloped for residential use and is nearing completion. The site is identified for development in Draft Local Plan Part 2. The location is clearly sustainable, the layout has been designed to create an attractive living environment with open space to protect the amenity of neighbouring property and to preserve and enhance the character and appearance of the Conservation Area. Affordable housing will be provided and integrated in the development. The only question is whether it is reasonable to hold out for an employment use on part of the site. In this case whilst there may be a demand, if the land price was very low, the cost of service and construction of office and industrial units is way in excess of what the market would bear. Given the well documented need for the Borough to meet its' housing allocation targets, it is considered that this outweighs the desire to safeguard this part of the property for employment uses that are unlikely to be delivered in the short, medium or long term. It is therefore recommended that the application is approved as submitted.

The proposal complies with the aims of Policies CS1-CS4 and CS9-CS16 of the Great Yarmouth Local Plan: Core Strategy, Policy A1 of the Emerging Local Plan Part 2 and saved Policies HOU9, HOU16 &17 and REC8 of and the Great Yarmouth Borough-wide Local Plan (2001) (LP).

6 APPLICATION 06-20-0190-O - THE CONGE/BREWERY STREET/GEORGE STREET, GREAT YARMOUTH

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

The Planning Manager reported that the application was an outline planning permission seeking to establish the principle of development on the site for the development of 89 dwellings along The Conge, Great Yarmouth, with some matters reserved. To be considered as part of the current application at this outline stage was means of access and scale of development.

The appearance, landscaping and layout were reserved and not to be considered as part of this application and would be addressed at the detailed stage, should the application be approved. Also included at this stage was the demolition of the existing buildings on the site. The site was 1.36 hectares (3.26 acres) and was brownfield land in the built up urban area of Great Yarmouth.

The Planning Manager reported that the submitted plans illustrated how a total of 89 dwellings incorporating 1, 2 and 3 bed dwellings could be accommodated on the site. The Design and Access statement submitted with the application stated whilst the detailed proposals would form part of

a detailed application, in order to understand and develop the scale of the proposed development, a number of criteria had been implemented into the concept design. The surrounding built environment consists of 2, 3, and 4-storey structures. As such, the proposed development had been informed by this and included 2, 3, and 4-storey houses and 4-storey blocks of flats, over a range of 9 blocks with eaves heights ranging from 6.5m for the houses and 10.5m for the highest 4-storey flats.

The Planning Manager reported that all consultation responses which had been received were available online or at the Town Hall to view during opening hours and there had been no objections to the proposal from local residents. A note of support had been received from County Councillor Castle (Yarmouth North and Central Division) which stated that "as the local County Councillor I am very pleased to support what is proposed. The redevelopment of The Conge has long been earmarked in strategic planning documents and it is vital to the wider regeneration of the North Quay and the improvement of the corridor between the Town's Rail station and the Market Place. More housing in the Town Centre is also very important and residents will benefit from being close to schools, amenities, shops and public transport. The introduction of Residents Permit Parking would be advantageous given the intensification of housing in the area between the Market Place and the Quay."

The Planning Manager reminded the Committee that this Framework and Masterplan set out the Council's ambition for the regeneration of the Town Centre over the coming decade. The study area for this work encompassed the extended Town Centre area, east-west between the seafront and the Yare riverfront, and north-south corresponding to the length of the historic town walls. Our vision for the town centre was that, by 2025, new investment and employment in the Town Centre was generating renewed pride in Great Yarmouth and building confidence for the future.

The Planning Manager reported the following six objectives would enable the Council to work with partners to bring that vision to life:

- a. Strengthening the heart of the Town Centre
- b. Improving the Markets and Market Place
- c. Transforming The Conge
- d. Creating a sense of arrival at the Town Centre
- e. Unlocking the potential of Hall Quay
- f. Linking it all together

The Planning Manager reported that the objective at (c) stated the ambition of by 2025, was that The Conge was being transformed, with new mixed-use development lining both sides of the lower half of the street, and the next phase ready for delivery connecting it to the renewed Market Place.

The Planning Manager reported that the Corporate Plan 2020-25: Strategic Priorities for the Borough stated that "To transform The Conge as the key linkage between the railway station and Town Centre by delivering a mix of new residential and employment opportunities as well as improving the physical environment."

The Planning Manager reported that the site was within the development limits of Great Yarmouth, as defined by the existing Borough-wide Local Plan. Core Policy CS2 identified Great Yarmouth as being one of the Borough's 'Main Towns', and accordingly directs a greater proportion of the plan's future housing requirement to it, owing to its size, scale and range of existing services and facilities.

The Planning Manager reported that the site was adjacent to, and within close walking distance of Great Yarmouth's Town Centre and railway station, in a highly sustainable location with access to a range of services and facility, in particularly via sustainable modes of transport. Within the 'Main Town', the site was situated in the defined 'Great Yarmouth Waterfront area', a strategic allocation which was critical to delivering both social and economic objectives of the Local Plan. Through Core Policies CS2, CS3 and CS17, the Local Plan sought to maximise the efficient use of this area, providing at least 300 dwellings in the Great Yarmouth Waterfront area by the end of 2030.

The Planning Manager reported that the site was partly within Flood Risk Zones 2 & 3 and would be subject to passing the requirements of both sequential and exception tests, as required by Core Policy CS13. It was agreed with the Flood Risk Assessment (FRA) that the proposal met the requirements of the sequential test given the paucity of sequentially preferable sites within the Great Yarmouth area and the inability to currently demonstrate a 5 year housing land supply against the Core Strategy 2015 figure. Subject to the identified mitigation measures identified in the FRA, and endorsement from the Environment Agency, it was agreed that the development would meet the requirements of the exception test.

The Planning Manager reported that the principle of residential development in this location i.e. providing up to 89 residential units in an area of flood risk was supported as the proposal helped deliver on the strategic housing delivery aims of the Local Plan, providing residential development in a demonstrable sustainable and safe location and maximising brownfield land. These deliverables would be consistent with Core Policies CS2, CS3, CS13 and CS17. Core Policy CS4 and CS17(d) set out the need to maximise affordable housing provision on site. The current application does not indicate the amount or location of affordable housing. This would need to be adequately demonstrated through the reserved matters application. A minimum of 9 affordable units would normally be expected and well-integrated within the development in terms of layout and design. Core Policy CS9 set out the Council's strategic policy approach to achieving good design. However, Core Policy CS17 also provided additional detailed policies to guide the layout, including scale, massing and form of future development proposals alongside Gorleston-on-Sea, as the other 'Main Town' Great Yarmouth Waterfront area and would be the key policy determinant against this element of the current application.

The Planning Manager reported that the proposal comprises a design layout of predominantly 2, 3 & 4 storey flats and townhouses arranged in a perimeter

block design which internalised parking courts and bin collection/storage points within the development blocks. The general perimeter block layout is supported and helps to provide a positive relationship between public and private space, providing surveillance and visual interest along the principal movement corridors of The Conge, North Quay and Georges Street. The internalisation of the parking courts within the perimeter blocks allowed for surveillance from residential properties and (in contrast to front curtilage parking) reduced the potential for an excessive car-dominated environment along the principal movement corridors. This helped to reinforce a safe, convenient and attractive pedestrian/cycling link between Great Yarmouth rail station and the Market Place, and allowed for greater flexibility to improve the street scene from enhanced public realm.

The Planning Manager reported that since submission, the application had been amended to address the comments and concerns of Norfolk County, the highway authority for the area. The consultation comments were no objection to the principle, subject to highway related conditions reflecting the Highway Officer support for the application. These layout principles would in the Case Officer's view be considered consistent with Policies CS9 (c) & (d), and Policies CS17 (f) & (j).

The Planning Manager reported that the Design and Access (D&A) statement had explored a proposed layout which sought to balance opportunities for providing key views westwards (towards Breydon Water), maximising solar gain, and maintaining the amenity of existing and future residents. Whilst the detail by which this was to be achieved will form part of the subsequent reserved matters, the general approach was laudable and flowed with the transformative regeneration aims of Policy CS17 and, more intently, Policy CS9 (f) & (h). Policy CS9(e) required developments to demonstrate how the design had considered car parking, with reference to the Council's adopted parking standards. The D&A statement indicated that the proposed parking ratio was 1 space per dwelling and would be below that currently required by adopted standards. The lower amount had been justified in the D&A statement on the basis that the site was urban and was very accessible on foot and had good transport links.

The Planning Manager reported that the submitted plans did not provide detail on the precise mix of dwelling types, but that the supporting documents stated that provision was made for one parking space per dwelling, this could mean that the proposal falls short of the County Council parking standards depending on the final details of the development. Some flexibility in the amount sought could be justified on the basis of the proposal's highly sustainable location and need to actively encourage sustainable modes of transport, including the provision of adequate and secure cycle parking/storage (as indicated in the D&A statement).

The Planning Manager reported that the Local Plan Part 2 has been submitted to the Planning Inspectorate for examination in public which was due to commence in January 2021. In accordance with paragraph 48 (of the NPPF) upon submission, those policies of the plan which have no unresolved

objections could be given more significant weight.

Emerging policies of particular relevance include:

- Policy A2 – Housing design principles. Requires dwellings to meet building regulations standard M4(2) for adaptable homes.
- Policy H4 – Open space provision
- Policy H6 – Pollution and hazards in development – owing to the likely presence of potentially contaminated land, and potential for unexploded ordnance on site.
- Policy E7 – Water conservation – requires new dwellings to meet a water efficiency standard
- Policy 11 – Vehicle parking – requires consideration of parking standards and provision of electric charging points

The Planning Manager reported that the North Quay Supplementary Planning Document (SPD) was adopted in May 2020 with the purpose of setting out the vision, objectives and planning considerations for the regeneration of the North Quay area. The SPD was a material consideration in the determination of relevant planning applications. Whilst the development proposal was outside of the SPD's defined area, it did link at its northern end, sharing the strategic pedestrian/cycling connection between the Great Yarmouth Rail Station and Market Place via North Quay and The Conge. This interrelationship formed an integral element in the wider regeneration framework for the waterfront area of Great Yarmouth, as reflected by Core Policy CS17 (f). The movement and land uses proposed by the current application were considered to be in support of the SPDs strategic ambitions.

The Planning Manager reported that the Great Yarmouth Town Centre Masterplan was endorsed by the Council in July 2017 with the aim of setting out six key strategic objectives to aid the regeneration of the Town Centre by 2025. 'Transforming the Conge' was identified as one of the main strategic objectives, with the aim of introducing new mixed-use development along The Conge, as well as the re-allocation of road space to pedestrian/cycle use to support greater movement between the Market Place and Great Yarmouth Rail Station. The reallocation of road space for pedestrian/cycling use was completed in 2018, therefore the current proposal seeks to complete this strategic objective of the Masterplan.

The Planning Manager reported that the site was located adjacent to Conservation Areas no.2 and no.4. Historic England had no objection to the application on heritage grounds i.e on the Conservation Area, they considered that the application met the requirements of the National Planning Guidance, in particular, paragraph numbers 7, 8, 193, 194 and 196 which relate to heritage assets.

The Planning Manager reported that Historic England had reminded the Council to bear in mind the statutory duty of section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 to pay special attention to

the desirability of preserving or enhancing the character or appearance of conservation areas. This report had also identified the Listed Buildings on the west side of North Quay and the Vauxhall Bridge. In this regard the Council also had a duty at section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990, which says that “In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses”.

The Planning Manager reported that development as proposed, as per the application drawings which supported the application details of access and scale, preserved and indeed enhanced the character and appearance of the settings of the identified Conservation Areas. Whilst Historic England had raised concerns over the scale of development there were a numbers of four story buildings in the immediate locality with higher storey buildings beyond.

The Planning Manager reported that in terms of the Listed Buildings, Historic England had raised no concerns in this regard, as at the most, the impact would be modest. The impact of the proposed development on the significance of the designated heritage assets, was less than substantial harm to their significance. In weighing the harm, as required by paragraph 196, of the National Planning Policy Framework, considered that the harm to the setting of the listed buildings and conservation area was outweighed by the considerable public benefits of the proposal, in terms of improving the attraction of the locality and economic benefits and contribution to the regeneration and character of the area that would result.

The Planning Manager reported that the site was located in Flood Zone 3 (high risk). Due to this and to minimise risk of flooding, all habitable accommodation was proposed to have a minimum internal ground floor level of 3.680m above ordnance datum (AOD) (the 1 in 200 +CC flood level + 600mm freeboard) as set out in the Flood Risk and should the application be approved, this should be subject to condition. In addition to the Flood Risk assessment, the application was accompanied by a drainage strategy.

The Planning Manager reported the details of the sustainable drainage system incorporated as part of the design with the aim of ensuring that flood risk, both on the site and elsewhere, as a result of the development was mitigated. Permeable paving for driveways were proposed to be used where possible and areas with impermeable surfaces would be managed using SUDS to ensure that surface water run-off did not increase local flood risk and did not increase flows into the existing watercourse.

The Planning Manager reported that it was anticipated that roof drainage could be directed to individual plot soak-aways, or to permeable paving sub-base structures where suitable. The final details of the surface water drainage was still to be agreed with the local Lead Flood Authority. The applicant had provided a Flood Risk Assessment and Drainage Strategy. Anglian Water had

stated there was capacity in the Caister system to accommodate the foul water flows, subject to final details being submitted, which need to be addressed by condition on any grant of planning permission.

The Planning Manager reported that the County Council had stated that there was capacity within the existing schools at all levels, with some having more than others, identifying that provision in the form of a commuted sum should be made to address the capacity issues. It had been identified that there was spare capacity at St Nicolas Primary and St Georges Primary and Nursery, with a capacity for +2 and +7 spaces respectively, which equated to a less than 1.5% spare capacity in the Primary Sector, there would be insufficient capacity for all the of the children generated by this proposal. The actual detailed figures were not stated at this stage, because the final make-up of the development was not known at this stage. In addition, the County identified a requirement and requested a commuted sum for library books.

The Planning Manager reported that the Health Authority had assessed that the existing healthcare services would be impacted and sought a developer contribution of £155,676 towards additional bed spaces and floor space for primary healthcare and acute healthcare facilities. However, there were questions how this contribution had been calculated. It should be noted that since 2018, the Health Authority had a policy of seeking contributions on sites of over 50 units, which it had put in place since this application had been submitted at the end of 2018.

The Planning Manager reported that in considering this application, Members should be mindful of Policy CS14 "Securing appropriate contributions from new developments as set out the Core Strategy 2015. This stated that new development could result in extra pressure being placed upon existing infrastructure and local facilities. This could include both physical and social infrastructure, as set out in the supporting text to the policy. As part of this application, the requests and requirements were set out in the report alongside the requirements of the adopted policies. In addition, the requests from the County Council and NHS, the amount of affordable housing and open space contribution or provision on site per unit on a pro-rata basis together with the Habitat Regulation Mitigation payment".

The Planning Manager reported that the Council was mindful, as set out in the Core Strategy that development proposals needed to be economically viable and in cases where viability was in question, the proposed scheme should be subject to viability testing. In this instance, taking into account different profit scenarios, the scheme was not considered financially viable taking into account the demolition and construction costs and the constraints of developing this previously developed brownfield site. It was considered that the additional financial requirements would further decrease the viability of development. The Council also had control over the land.

The Planning Manager reported that it was therefore appropriate for the Committee to consider that in order to facilitate the development, and if the Committee was minded to approve the application, that this application was

not subject to planning obligations sought, with the exception of the Habitat Mitigation payment, which was presently £110 per dwelling. This was because there was a presumption against any new development that would damage the ecological integrity and/or landscape value of these designated sites, either individually or in combination.

The Planning Manager reported that in conclusion, the site was in a sustainable location and would help to deliver the Council's development plan housing target and to implement the Council's ambition of developing The Conge and the Town Centre Masterplan, contributing to the economic, visual and social improvement objectives to the Town Centre and enhancing the local townscape.

The Planning Manager reported that the application was recommended for approval, subject to the conditions, outlined below and in the report, and the Habitat Mitigation payment prior to occupation. The proposal is deemed to be in compliance with the aims of Policies CS2, CS3, CS13, CS14, CS15, and CS17 of the Great Yarmouth Local Plan Core Strategy, and saved Policies HOU7, and HOU9 of and the Great Yarmouth Borough-wide Local Plan (2001) (LP).

Including standard outline for submission of reserved matters, control over outstanding matters; access and scale to be in accordance with approved plans, and approval for up to 89 dwellings, highway conditions, controlling conditions re contamination, hours of working, details of surface water drainage and foul drainage systems to be submitted and agreed, finished floor levels /EA requirements and an archaeological programme of investigation, analysis and recording prior to development.

Jerene Irwin, applicants agent, addressed the Committee and reiterated the salient areas of the application and asked that the Committee approve the application which would help to transform the gateway from Vauxhall Railway Station via The Conge and into the Market Place.

The Committee reported that they fully supported the application.

RESOLVED:-

That application number 06/20/0190/O be approved, subject to the conditions outlined below and in the report, and the Habitat Mitigation payment prior to occupation. The proposal is deemed to be in compliance with the aims of Policies CS2, CS3, CS13, CS14 CS15 and CS17 of the Great Yarmouth Local Plan Core Strategy, and saved Policies HOU7, and HOU9 of and the Great Yarmouth Borough-wide Local Plan (2001) (LP).

Standard conditions as outlined for submission of reserved matters, control over outstanding matters; access and scale to be in accordance with approved plans, and approval for up to 89 dwellings, highway conditions, controlling conditions re contamination, hours of working, details of surface water drainage and foul drainage systems to be submitted and agreed, finished floor

levels /EA requirements and an archaeological programme of investigation, analysis and recording prior to development.

7 DELEGATED DECISIONS MADE BETWEEN 1 AND 30 NOVEMBER 2020

The Committee received, considered and noted the delegated decisions made by Officers and the Development Control Committee between 1 and 30 November 2020.

8 ANY OTHER BUSINESS

The Chairman wished a Happy Christmas to all those present at the meeting.

The meeting ended at: 18:00

Reference: 06/20/0311/F

Parish: Burgh Castle

Officer: Mr R Tate

Expiry Date: tbc

Applicant: Mr Mark Riches

Proposal: Change of use of the land to site up to 12 wigwam cabins, 2 communal reception cabins, parking and associated infrastructure

Site: Oak Park Farm, Mill Road, Burgh Castle

REPORT

1. Background / History :-

- 1.1 The site comprises 0.85 hectares and is currently used as amenity land associated with the Hall Farm fishing lakes. The site is irregular in shape and runs alongside an existing track to the west of the fishing lake. The site is well screened from Mill Road and nearby dwellings by a band of established trees.
- 1.2 The proposal seeks to provide a new small-scale glamping holiday park consisting of 12 fixed 'wigwam' cabins and a store surrounding the existing fishing lake. The cabins utilise natural timber to help blend in with the surrounding landscape.
- 1.3 Part of the application site is located within Flood Zones 2 and 3 risk as indicated on the Borough Council's Strategic Flood Risk Assessment (SFRA) and the Environment Agency's Flood Map. The cabins have been sequentially sited within Flood Zone 1 to minimise the flood risk.
- 1.4 The only previous planning application on the site was in 2001 for the Excavation for proposed competition fishpond which was approved in 2001 (06/01/0183/F).

2 The proposal

- 2.1 The proposal is for the installation of 12 wigwam cabins sites on the western side of the fishing lake and an office and communal store located towards the north-eastern side of the site.
- 2.2 The application is supported by the following documents:
 - Application forms and plans

- Shadow template HRA
- Bespoke HRA
- Design and access statement
- Business Statement
- Flood warning and evacuation plan (FRP)
- Foul Drainage Assessment Form
- Flood Risk Assessment
- FujiClean Package Sewage Treatment Systems specifications
- Tree survey

- 2.3 The cabins wrap around the north and western banks of the existing fishing lakes situated within the existing landscaping. Parking is provided adjacent each cabin. 6no. wigwam side entry cabins are located to the north of the lake with 5no. further wigwam deluxe cabins and an accessible wigwam cabin on the western side of the lake. The parking area will be retained for the existing day ticket fishing.
- 2.4 It is proposed to remove some trees and existing planting to facilitate for the space for the cabins on the western bank. Compensatory birch and alder are proposed to be planted to increase privacy between the side entry cabins and to screen the reception cabins from the east.
- 2.5 Due to the significant distance to the nearest foul sewer connection it is proposed to use a package treatment plant to deal with foul water and will have enough capacity to deal with the estimated flows (7200 litres a day). This will be discharged into the existing watercourse which runs to the west of the site boundary.

3 Consultations :-

- 3.1 Burgh Castle and Bradwell South Parish Councils – The Parish Council objects to the application due to access issues to the site and the effects on wildlife on the site. However, if the application [is approved we] would like the following conditions added: The entrance of the site needs to be greatly improved, and the bus layby next to the entrance of the site needs to be taken into account with suitable improvements.

3.2 Neighbours:

12 letters of objection and 10 letters of support have been received as part of the public consultation process.

The objections raise the following points:

- They need to make the banks of the lake safe
- Will increase traffic on Mill Road
- 12 cabins are excessive
- Concerns about risk to horses
- Increase in noise

- Proliferation of holiday camps in Burgh Castle
- Impacts on wildlife (bats / owls)
- No footpaths to the village
- Sewerage is a problem in Burgh Castle
- Moving of mobile homes
- Disagreements with recent approvals

The letters in support note that the site would be an asset for local businesses.

2.3 Norfolk County Council's Highways Authority – No objection but recommend the following conditions:

SHC 09 - Prior to the commencement of the use hereby permitted the vehicular access indicated for improvement on Drawing No. G(--04 shall be upgraded in accordance with the approved plan. Arrangement shall be made for surface water drainage to be intercepted and disposed of separately so that it does not discharge from or onto the highway carriageway.

The reason for the condition is: -

To ensure construction of a satisfactory access and to avoid carriage of extraneous material or surface water from or onto the highway interests of highway safety and traffic movements.

SHC11 - Notwithstanding the provision of the Town and Country Planning (General Permitted Development) Order (2015), (or any Order revoking, amending or re-enacting that Order) no gates/bollard/chain/other means of obstruction shall be erected across the approved access unless details have first been submitted to and approved in writing by the Local Planning Authority.

The reason for the condition is: -

In the interests of highway safety.

SHC17 - Prior to the first occupation/use of the development hereby permitted visibility splays shall be provided in full accordance with the details indicated on the approved plan (Drawing No. G(--04). The splay(s) shall thereafter be maintained at all times free from any obstruction exceeding 1.00 metres above the level of the adjacent highway carriageway.

The reason for the condition is: -

In the interests of highway safety in accordance with the principles of the NPPF.

2.4 NETI - An ecological appraisal of the site has been undertaken (Small Ecology, Sep 2020) and a bespoke HRA submitted (Small Ecology, Sep 2020). The lake has potential to support water voles and the ecological report recommends water vole surveys are undertaken if surface water and/or discharge from the package treatment plant is discharged into the lake. Please would you be able to clarify if works will affect the banks of the lake – in which case water vole surveys will need to be undertaken and the results submitted in support of planning. The ecological report, as part of

enhancement, proposes to reprofile the lake margins to create shallow areas for wildlife OR install a pond. Please could the applicant confirm which of these options they are proposing (as water vole surveys will be required if works affect the banks of the lake).

The agent has confirmed that there will be no works which effect the banks of the lakes and therefore there is not a requirement for a water voles survey.

- 2.5 Natural England – No objection - Based on the plans submitted, Natural England considers that the proposed development will not have significant adverse impacts on statutory protected nature conservation sites or landscapes.
- 2.6 Assistant Grounds Manager and Arboricultural Officer - Having looked over the documents upon the planning portal I have no objection to this proposal. There are trees being removed to facilitate the construction/land use change however there is replacement planting being implemented to compensate. Any tree screening of the site from Mill Road is not being lost.
- 2.7 Environmental Health - Whilst this Service does not object to the grant of planning consent, we submit the following comments and recommendations:
- We'd recommend that if planning consent is granted, the proposed development must offer on-site cycle hire. The applicants' green travel plan says that most people will travel to and from the site by car. By providing cycle hire on site, people are more likely to cycle rather than drive in the area, which would be beneficial to air quality and health, which are aspects within this Services remit. Additionally, whilst outside of our remit, it may reduce car traffic and be better for road safety, which were concerns for residents;
 - We note that the applicants propose to use a package sewage treatment plant, which the EA appear minded to accept if the pressure is too great to connect to the rising main. Whilst this Service would always prefer mains drainage, we would not object on this point, as it is feasible to get an appropriate package sewage treatment plant, and the EA are willing to permit one if necessary. We would however note that there were no models within the submitted sewage plant brochure that were specified for as many people as would be required should planning consent be granted.
- 2.8 Norfolk Fire and Rescue – no objections
- 2.9 Environment Agency – no objection
Requested a condition to ensure that the cabins are securely anchored to the ground to ensure the chalets will remain in place throughout any flood event.

4 Policy (Saved Policies):-

4.1 TR10 - New leisure or recreational facilities in the countryside and open coastal areas

In determining planning applications for new leisure or recreational facilities in the countryside and open coastal areas including the reuse of existing buildings, the council will require the applicant to demonstrate that the proposed development meets the following criteria:

- (a) the site is well located to meet the needs of those it is meant to serve;
- (b) adequate access can be provided;
- (c) parking and servicing arrangements can be provided in accordance with the standards set out at appendix (a) of chapter 3 of the plan;
- (d) the approach roads serving the site can satisfactorily accommodate the traffic likely to be generated by the proposal;
- (e) the development or proposed activities would not be significantly detrimental to the residential amenity of those living in the area or to the users of adjoining property or land;
- (f) the scale, form and design of any built development would be compatible with surrounding development and/or the natural environment and would not significantly detract from the character of the area or the landscape;
- (g) the development would not harm environmentally sensitive sites or sites of nature conservation interest shown on the proposals map;
- (h) and in the case of a listed building, the proposal has special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

4.2 TR16 - New holiday accommodation

Any planning permission given for new holiday accommodation will be subject to conditions preventing the accommodation being used for permanent residential purposes.

5 Policy (Core Policies)

- 5.1 Policy CS2:** Ensures that 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.
- 5.2 Policy CS8:** supports the development of new high-quality visitor accommodation that is designed to a high standard, easily accessed and has good connectivity with existing attractions. It is noted that while the proposal area is not currently designated as a 'Primary Holiday Accommodation Area' it is in close proximity to several areas which are currently designated.
- 5.3 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).

- 5.4 **Policy CS13:** states that the risk of flooding and coastal change is expected to increase with climate change. This presents a challenge for property/business owners and service providers in susceptible areas and will also place some important biodiversity and heritage assets at risk. The Council will ensure a sustainable and practicable approach to flood risk and coastal change and ensure development does not increase the risk of flooding elsewhere.

6 Policy (Emerging Policies)

- 6.1 The Local Plan Part 2 has been submitted for inspection and is therefore at a very advanced stage. In accordance with paragraph 48 on submission, those policies of the plan which have no unresolved objections could be given more significant weight. All below policies have objections against them therefore only limited weight can be given.

6.2 **Policy L2: New or expanded tourist facilities outside of Development Limits and Holiday Accommodation Areas**

New or expanded tourist facilities may be permitted outside of the Development Limits and Holiday Accommodation Areas, but only where these:

a. are an appropriate scale to the character of the area, availability of local services and facilities, and hierarchical level of the nearby settlement;

b. individually and cumulatively do not significantly change the character of the local countryside, landscape or (where applicable) settlement, taking into account particularly:

- the quantity, scale, density and design of any additional buildings, structures, caravans, car parks; the types and amounts of traffic movements and any impacts, including those upon the tranquillity of the area;
- the impacts of lighting, advertisements and boundary treatments on the landscape and nightscape;
- any adverse impact on the nationally significant Broads National Park or the Norfolk

Coast Area of Outstanding Natural Beauty, but also undesignated but open rural

and coastal landscapes;

- the potential for any adverse impacts upon environmentally sensitive locations such as Natura 2000 Sites; and

c. do not have a significant adverse impact on the living conditions of adjoining occupiers.

Small scale countryside tourism, particularly that involving physical activity or other appreciation of the countryside for its own sake, or the understanding and enjoyment of the Broads National Park, subject to the above, will be encouraged.

6.3 **Policy E1: Flood risk**

Where development is proposed in an area of flood risk as defined by:
a. the Council's most recent Strategic Flood Risk Assessment, and/or
b. the Environment Agency 'Flood Map for Planning'.

The following will apply with respect to the operation of the Sequential Test for residential development.

c. For sites within Great Yarmouth Town the area of search for alternative sites can be limited to Great Yarmouth Town.

d. For sites outside of Great Yarmouth Town the area of search for alternative sites will need to cover the entire Borough and be considered against the overall supply of housing in the Borough.

e. For sites comprising 100% affordable housing to meet local needs or exception sites under Policy CS4 the area of search for alternative sites will need to cover the area the specific need is arising from.

Where non-residential uses are proposed, areas of search should be applied proportionately depending upon the type of use.

If the needs of the Sequential Test are met as demonstrated by the above. The proposal must then still meet the requirements of the Exception Test as set out in national policy and guidance. In all cases planning applications will need to be supported by a Flood Warning and Evacuation Plan which covers flood warnings, escape routes and procedures, and awareness of the risks involved. The Flood Warning and Evacuation Plan will be secured by a planning condition.

6.4 Policy GSP3: Strategic gaps between settlements

The gaps between the following built up areas, will be protected from development which significantly reduces either the physical size of the gaps themselves, their general openness or, where relevant, their rural character at:

- a. Great Yarmouth and Caister-on-Sea;
- b. Bradwell and Belton;
- c. Gorleston-on-Sea and Hopton-on-Sea;
- d. Caister-on-Sea and Ormesby St Margaret, and
- e. Hopton-on-Sea and Corton (East Suffolk Local Planning Authority Area).

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

7.1 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.

7.2 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 needs.

- 7.3 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.

- 7.4 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).

- 7.5 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.

- 7.6 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.
- 7.7 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;
- 7.8 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.

8 Shadow Habitats Regulation Assessment

- 8.1 The applicant has submitted a shadow Habitat Regulations Assessment (HRA) template as drafted by Great Yarmouth Borough Council and a bespoke HRA as required. It is confirmed that the 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 Great Yarmouth Borough Council as competent authority agrees with the conclusions of this assessment. The impact of this development 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 6 bed spaces) to ensure that there will be no adverse effects on the integrity of the internationally protected habitat sites. The £880 HMMS payment has been made and therefore the appropriate mitigation and monitoring of the designated sites can be secured.

9. Assessment :-

- 9.1 The application site is located outside the village development limits and the designated holiday areas in Burgh Castle. The site is situated near to the Cherry Tree Holiday Park and the access is near to a bus stop.

- 9.2 Emerging draft Policy L2 (Final Draft Local Plan Part 2) seeks to support new tourist facilities where they are appropriate to the scale and character of the area. The Core Strategy defines Burgh Castle as a 'secondary village' which already provides a large amount of holiday accommodation and other supporting uses. It is considered, though, that this increase is proportionate to the scale of the settlement and the quality of accommodation proposed complies with Core Strategy policies CS2 and emerging Local Plan Part 2 policy L2 (to which only limited weight can be applied due to the unresolved objections).
- 9.3 To ensure that the cabins are used for the intended use, it is recommended to condition the occupation so that it is restricted to holiday use only, with permanent residential use prohibited. Furthermore, it is recommended to condition the occupancy period limiting the use to the time between the 7th February and the 31st December in any year.
- 9.4 The site is accessed from the existing access off Mill Road, which has a 40mph speed limit. Neighbours have raised concern about traffic increases on Mill Road and the potential for this proposal to result in the increased movement of mobile homes. This proposal is for cabins and therefore will not impact the movement of mobile homes. Once these are in situ there will not be any need for the further transportation of accommodation units. Norfolk County Council as Local Highways Authority have been consulted on the application and raised no objections subject to the access being upgraded, removing permitted development rights for gates etc and ensuring splays are provided.
- 9.5 The site is separated from Mill Road and development in Burgh Castle by a belt of established trees. This results in the site being a tranquil space with the lakes and vegetation ensuring the site provides habitats for animals. The ecological report found that the site is in a core area for otters and may also hold water voles. One tree was identified as having potential for roosting bats.
- 9.6 The ecological survey found that the proposal would result in the loss of improved or species poor grassland which are not seen as being of significance. There is no removal of large trees and no bat roosts seem to be affected. As the site is well used already by anglers therefore the proposed use is not considered to be a significant impact on otters.
- 9.7 The habitat report states 'the site contains habitat... that appears suitable for water voles. They are unlikely to be present near the swims due to wooden shuttering.' It then goes on stating that 'if the development is confined to the installation of the pods and improvement of the roadway then no additional surveys are presently required. A water vole survey is required for areas affected by the proposed discharge pipe prior to installation.' This could be secured with a pre-commencement condition.

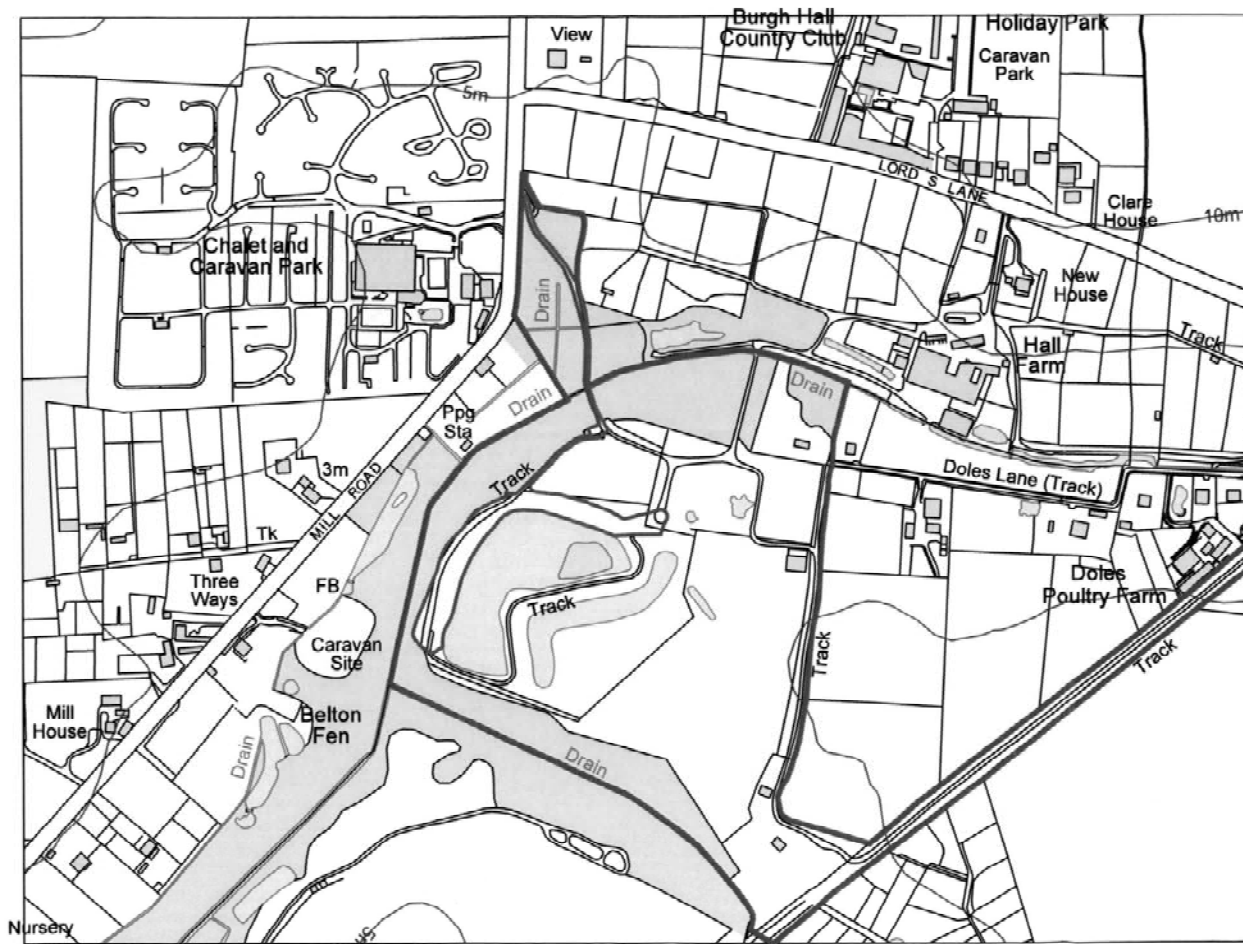
- 9.8 There are trees being removed to facilitate the construction/land use change however there is replacement planting being proposed to compensate. Any tree screening of the site from Mill Road is not being lost. The ethos behind the development is to achieve cabins within a woodland/lake setting; the removal of any additional trees compared to what is proposed would be contrary to this. A lighting strategy should be conditioned to ensure that there are no adverse impacts to bats/nocturnal birds.
- 9.9 By virtue of the existing screening belt any noise generated by the proposal is unlikely to have an impact on neighbours living nearby. Part of the application site is located within Flood Zones 2 and 3 risk as indicated on the Borough Council's Strategic Flood Risk Assessment (SFRA) and the Environment Agency's Flood Map. The cabins have been sequentially sited within Flood Zone 1 to minimise the flood risk. The cabins are a more vulnerable use compared to the existing angling use of the site. The Environment Agency raised no objection to the proposals although requested a condition to ensure that the chalets be securely anchored to the ground. The supporting information notes that the cabins do not require foundations but can be secured by ground screws which would comply with the condition.
- 9.10 A Flood Response Plan has been provided and includes information that will be made available to visitors. As the use is not for permanent residential accommodation and visitors will have alternative places of residence, this is considered acceptable.
- 9.11 There are horses kept on a field to the north of the access road. It is not seen how this proposal would impact the welfare of the horses any more than the existing use of the fishing lakes. It is not seen that this is an issue significant enough to warrant the refusal of the application.
- 9.12 The site will be connected to the mains water supply but due to the distance to the nearest sewer connection is over 200 metres away. A package treatment plant is proposed to be used and this will discharge into the existing water course which runs to the west of the site. Both the Environment Agency and Environmental Services have no objection to this.
- 9.13 Environmental Services have been consulted on the application and recommended a cycle hire scheme be conditioned. This would reduce the reliance on the private car for visitors during their stay and would increase the sustainability of the site.
- 9.14 The proposal is for a small-scale tourist accommodation which is suitable considering the context of the area. The application is considered to comply with

saved policies TR10 and TR16 from the Borough-Wide Local Plan and Core Policies CS02, CS09, CS11 and CS13 from the adopted Core Strategy.

10 RECOMMENDATION :-

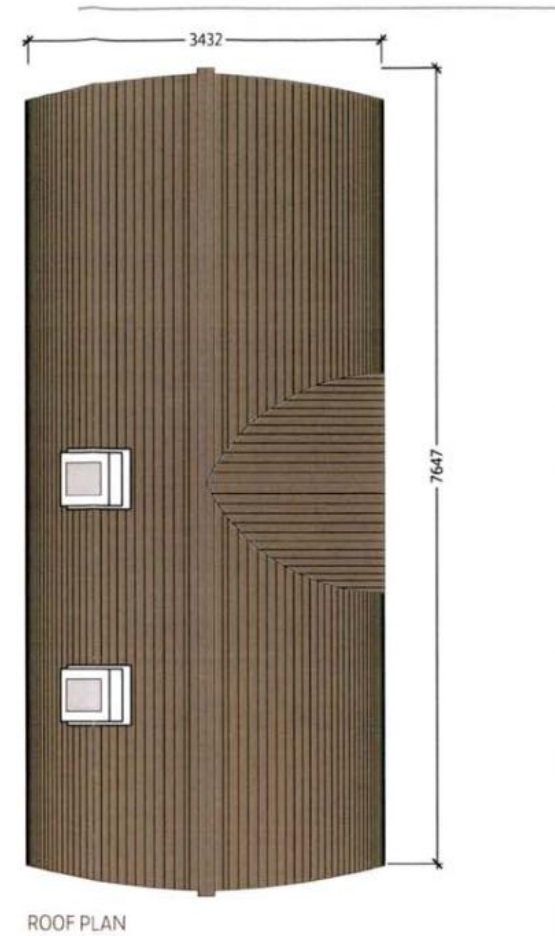
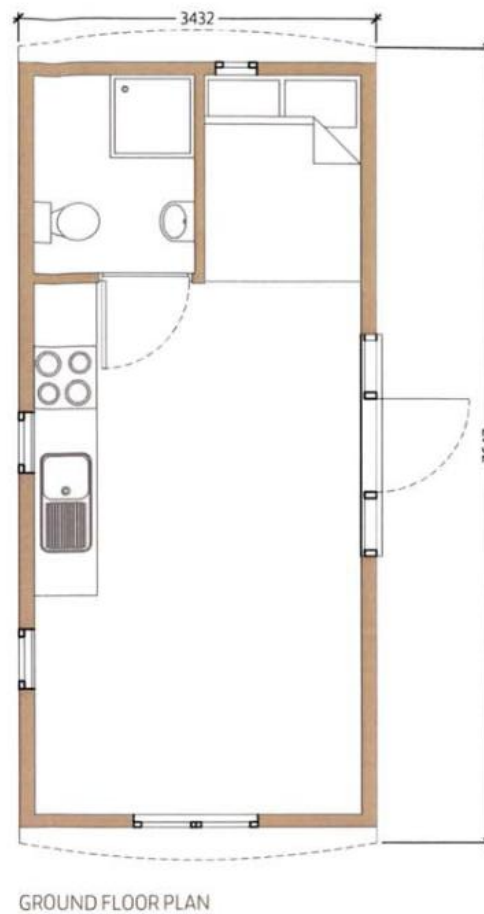
- 10.1 Approve - subject to a holiday occupancy condition limiting the use to the time between the 7th February and the 31st December in any year and a logbook to monitor holiday occupational usage.



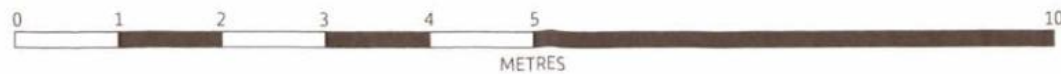


Oak Park Farm Wigwams
Location Plan
Scale 1:5000





Wigwam side entry cabin as Proposed



Rev	Date	Revision	By
Client: MR. M. RICHES Project: Oak Park Farm Wigwams @ Oak Park Farm, 2 Mill Rd, Burgh Castle, Great Yarmouth, NR31 9QS Title: SIDE ENTRY CABIN PLAN AND ELEVATIONS AS PROPOSED Issue Status: PLANNING Date: JUNE 2020			
Great Yarmouth Borough Council 02 JUL 2020 Planning Department			
Scale: 1:50		Original Size: A3	
Drawn by: WMD		Checked by: DTR	
Project No: E3506	Stage: 3 - PLANNING	Drawing No: G (-) 301	Rev: 1
20 Torphichen Street, Edinburgh, Scotland, EH3 8JB Phone: +44 (0)131 225 4235 Fax: +44 (0)131 220 0499 enquiries@weareglm.com www.weareglm.com ©GLM			
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Reference:06/20/0505/F

Parish: West Caister

Officer: Mr Rob Tate

Expiry Date: 15/1/2021

Applicant: Hammond Property Developments Ltd

Proposal: Erection of new 4 bedroom dwelling house

Site: Land adjacent to 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 0.45 hectares and proposes the erection of a 4-bedroomed house with detached garage. The dwelling is sited within an open paddock area adjacent to the applicants dwelling Westaylee (which has a road frontage to West Road, West End, Caister).
- 1.2 The site falls within the countryside some distance to the north of the settlement, and the site adjoins the Broads Authority Area. There is a track immediately to the west of the site that is a public footpath.
- 1.3 The dwelling proposed would face east and has an extensive curtilage. It would share the drive and access of the existing dwelling, and the recent approval, as well as its package treatment plant.
- 1.4 The application is accompanied by an ecology appraisal report and a Shadow Habitat Regulations Assessment (HRA).

1.5 Relevant planning history:

1	06/20/0125/F	APP	26-05-20	Westaylee West Road	Erection of new bedroom dwelling house.	4
2	06/19/0593/F	REF	25-02-20	Westaylee West Road (Land adj) West End West Caister	Erection of new bedroom dwelling house	4

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

2.1 Parish Council – no comments received

2.2 Neighbours – There have been no objections from neighbours.

2.3 Local Highway Authority – No objections subject to appropriate conditions.

2.4 Broads Authority – Object: The proposal is outside the development boundary with a scale, design and use of materials which are not sympathetic to the countryside location adjacent to the Broads Authority Executive Area which is likely to result in adverse visual impacts and urbanisation of the locality.

2.5 Environmental Health – No objections subject to conditions

2.6 Arboricultural Officer: No objections

2.7 NETI - Shadow HRA

The site is within an Impact Risk Zone for Breydon Water SPA. No action required as the development is of a scale that requires consultation with Natural England.

Ecology

I understand that there is a ditch running along the western boundary, parallel to West Caister FP2 which will be used to drain surface water and receive outfall from the package treatment plant (the ecology report notes that habitats onsite were considered unsuitable for water voles but they may be present adjacent to the site). It is not clear from the ecology report (Practical Ecology, 2019) if the ditch to the west was included within the PEA and if it is suitable for water voles – it is recommended that the applicant confirm if the ditch to the west was included within the PEA and whether it is suitable for water voles - although I note that the package treatment plant forms part of 06/20/0125/F.

Mitigation

Artificial illumination at night (including dusk and dawn) affects nocturnal animals. NPPF section 180 states that *‘planning decisions should ensure that new development is appropriate for its location taking into account the likely effects (including cumulative effects) of pollution on health, living conditions and the natural environment, as well as the potential sensitivity of the site or the wider area to impacts. In doing so they should limit the impact of light pollution from artificial light on local amenity, intrinsically dark landscapes and nature conservation.* Recommendations for site lighting made in 3.4.4 should be conditioned to minimise impacts on nocturnal animals such as bats.

Enhancement

In accordance with CS11 and the NPPF, it is recommended that recommendations for enhancement made within the ecological report (Practical Ecology, 2019) are conditioned:

Condition: Biodiversity Enhancement Plan *Prior to the commencement of development, a biodiversity enhancement plan shall be submitted and approved in writing by the local planning authority, detailing the enhancement measures for biodiversity on site. The biodiversity enhancement plan should include the numbers and locations of bird boxes, bat boxes, hedgehog gaps, and habitat enhancements as recommended within the Preliminary Ecological Appraisal (Practical Ecology, 2019). The measures shall be carried out strictly in accordance of the approved scheme.*

Nesting Bird Informative: “The applicant is reminded that, under the Wildlife and Countryside Act 1981, as amended (section 1), it is an offence to remove, damage or destroy the nest of any wild bird while the nest is in use or being built. Planning consent for a development does not provide a defence against prosecution under this act. Trees and scrub are likely to contain nesting birds between 1st March and 31st August inclusive. Trees and scrub are present on the application site and are to be assumed to contain nesting birds between the above dates, unless a recent survey has been undertaken by a competent ecologist to assess the nesting bird activity on site during this period and has shown it is absolutely certain that nesting birds are not present.”

The agent has confirmed that confirm the ditch was observed from the site boundary and the public footpath along the west side and it was confirmed that the ditch did not have suitability for water voles and therefore no actual water vole survey has been undertaken. However the ecology clearly states that there will be no risk unless development is closer than 5m. As the development is not within 5m of the ditch and the treatment plant is an existing system with no further penetrations proposed into the ditch there is clearly no risk and no need for the area to be surveyed.

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 Policy GSP1: Development Limits
Development Limits are defined on the Policies Map. Development will be supported in principle within the Development Limits.
Development will not be permitted on land outside of Development Limits except where:
- a. it comprises the use and development of land associated with agriculture or forestry;
 - b. it comprises the provision of utilities and highway infrastructure; or
 - c. specific policies in the Local Plan indicate otherwise

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. NETI has been consulted and not raised an objection to the proposal; their full response is at paragraph 2.7.

8 Local finance considerations:-

- 8.1 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 proposal seeks approval for the erection of a dwelling in the open countryside near to the minor settlement of West Caister, which 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 to the settlement. West Caister does not have any defined settlement limits.
- 9.2 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.
- 9.3 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. As well as the recent approval in between the donor dwelling and the property to the east.
- 9.4 The main concern being the position of the proposed dwelling in relation to the character and form of the settlement. The proposed dwelling is a typical tandem-backland situation, sharing a common drive, but situated behind the host dwelling in relation to the highway. This form of development is out-of-character with the established character and pattern of development and is an alien form of development that conflicts with the current form of the settlement.

- 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. However, in comparison, the proposed dwelling (which would be served from the same access drive), is to be positioned much further from the road. It is in effect, a new dwelling in the countryside beyond the obvious settlement limits established by other dwellings.
- 9.6 The recent approval on the site (06/20/0125/F) was located in an infill location between Westaylee and the property to the east - Home Farm (albeit set back quite some distance from the road. This property does however front the road and is therefore more in keeping with the general character of the area.
- 9.7 It should be noted that since that approval, the Council now enjoys a 6.51 year housing supply. Consequently, the titled balance does not apply for schemes contrary to the Development Plan and more significant weight can be given to the Development Limits. West Caister does not have any village development limits and therefore the proposal is contrary to saved policy HOU10 from the Borough-Wide Local Plan as well Core Policies CS01 and CS02 which makes continued reference to the approach towards settlement limits.
- 9.8 Furthermore, with the lack of safe pedestrian access to local amenities it is considered that there would be a reliance on the private car for future occupants of the proposed development. As such it would be contrary to core policy CS1 (e) from the adopted Core Strategy, which seeks to ensure that new developments provide easy access for everyone to jobs, shops and community facilities by walking, cycling and public transport.

Intrusion into the Countryside

- 9.9 Unlike all of the other dwellings within the village -which have a direct road-frontage to one of the lanes within the settlement, the application proposal is not only set back an appreciable distance from the highway, it has no direct road frontage and it is set behind the applicant's existing dwelling and shares its drive in a tandem-backland situation and as discussed above, would appear out-of-character with the form of this linear rural settlement.
- 9.10 The 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 treeline to the north of the site which represents the boundary with The Broads Authority Executive Area.
- 9.11 In addition to the concerns regarding the village character, the dwelling represents an intrusion into the countryside beyond the obvious limits of the settlement. And

be read in conjunction with Broads area, particularly in views from West Road, and from the public footpath to the west of the site.

9.12 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”.

9.13 The Broads Authority have objected to the 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 outside the development boundary with a scale, design and use of materials which are not sympathetic to the countryside location adjacent to the Broads Authority Executive Area which is likely to result in adverse visual impacts and urbanisation of the locality”.

9.14 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, irrespective of the existing provision of screening, would adversely affect the character and appearance of the landscape and its quality, particularly from the adjacent footpath – notwithstanding the existing hedgerow screening the two.

9.15 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.

9.16 An alternative siting for a dwelling is available on the road frontage – as an infill plot between the applicant’s dwelling and nearby stables – that would both comply with Core Strategy Policy CS9, and would not have the same detrimental impact on the countryside or the Broads Area, however the applicant has declined invitations to relocate the proposal as he does not wish to lose the outlook from the existing dwelling.

Impact on Ecology

9.17 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.

- 9.18 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.
- 9.19 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. An ecology report has been submitted that concludes 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 is fit-for-purpose.
- 9.20 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 confirms that it could be dealt with via the Monitoring and Mitigation Strategy.
- 9.21 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. The agent has confirmed that confirm the ditch was observed from the site boundary and the public footpath along the west side and it was confirmed that the ditch did not have suitability for water voles and therefore no actual water vole survey has been undertaken. However, the ecology clearly states that there will be no risk unless development is closer than 5m. As the development is not within 5m of the ditch and the treatment plant is an existing system with no further penetrations proposed into the ditch there is clearly no risk and no need for the area to be surveyed.
- 9.22 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. The recent approval (06/20/0125/F) will utilise the same treatment plant.
- 9.23 The County Ecologist reiterated the need to secure biodiversity gains and mitigate potential harms on the site. If members are minded to approve contrary to the officer recommendation, then it is recommended to condition these.

10 Conclusion

- 10.1 The proposal does not represent an acceptable infill and would be a tandem-backland development that would appear out-of-character with the linear form of the settlement, contrary to the aims of N.P.P.F and Core Strategy Policy CS2. The proposal is sited outside of the development limits and is therefore contrary to

saved policy HOU10 from the Borough-Wide Local Plan as well as conflicting with Core Policy CS01. With a housing supply of 6.51 years the tilted balance does not apply, and the harms are considered to outweigh the benefits of the scheme.

- 10.2 The dwelling constitutes an alien encroachment into the countryside adjoining the Broads Authority Executive Area, which is to be afforded the highest level of protection. The application is therefore contrary to CS09 G and CS11 D from the adopted Core Strategy.

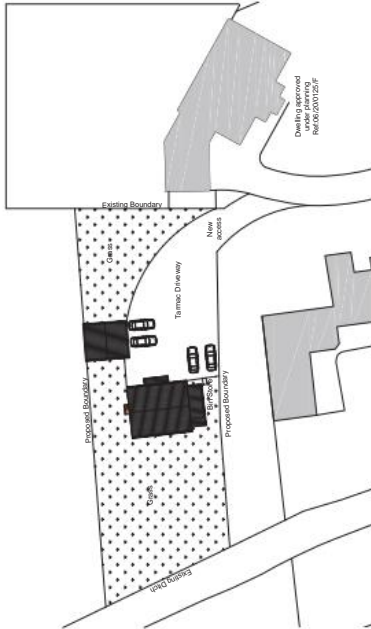
11 Recommendation: -

- 11.1 That permission be **REFUSED** for the reasons outlined above.

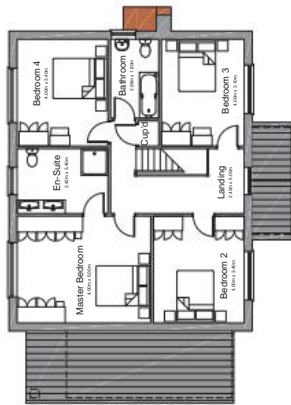
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Materials:

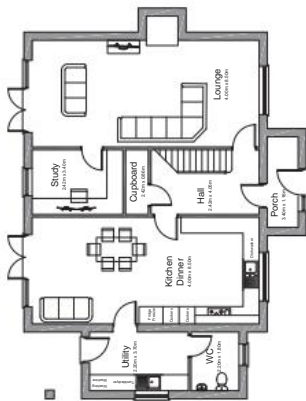
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Roof - Black Double Pantiles
Fascia - White UPVC
Rainwater - Black UPVC
Goods -
Windows/ - White UPVC
Doors -
Window cills - Stone



Proposed Roof/Block Plan
Scale - 1:500



Proposed First Floor Plan
Scale - 1:100



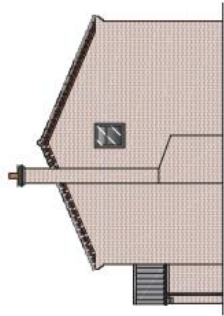
Proposed Ground Floor Plan
Scale - 1:100



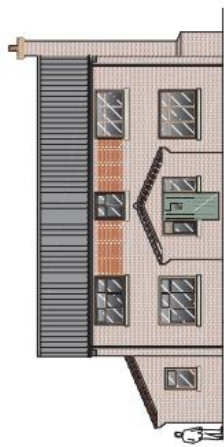
Side South Elevation
Scale - 1:100



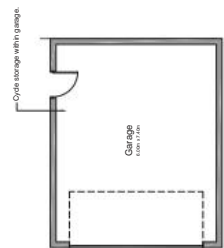
Rear West Elevation
Scale - 1:100



Side North Elevation
Scale - 1:100



Front East Elevation
Scale - 1:100



Proposed Garage Floor Plan
Scale - 1:100



Garage Side West Elevation
Scale - 1:100



Garage Front South Elevation
Scale - 1:100



Garage Rear North Elevation
Scale - 1:100



Garage Side East Elevation
Scale - 1:100



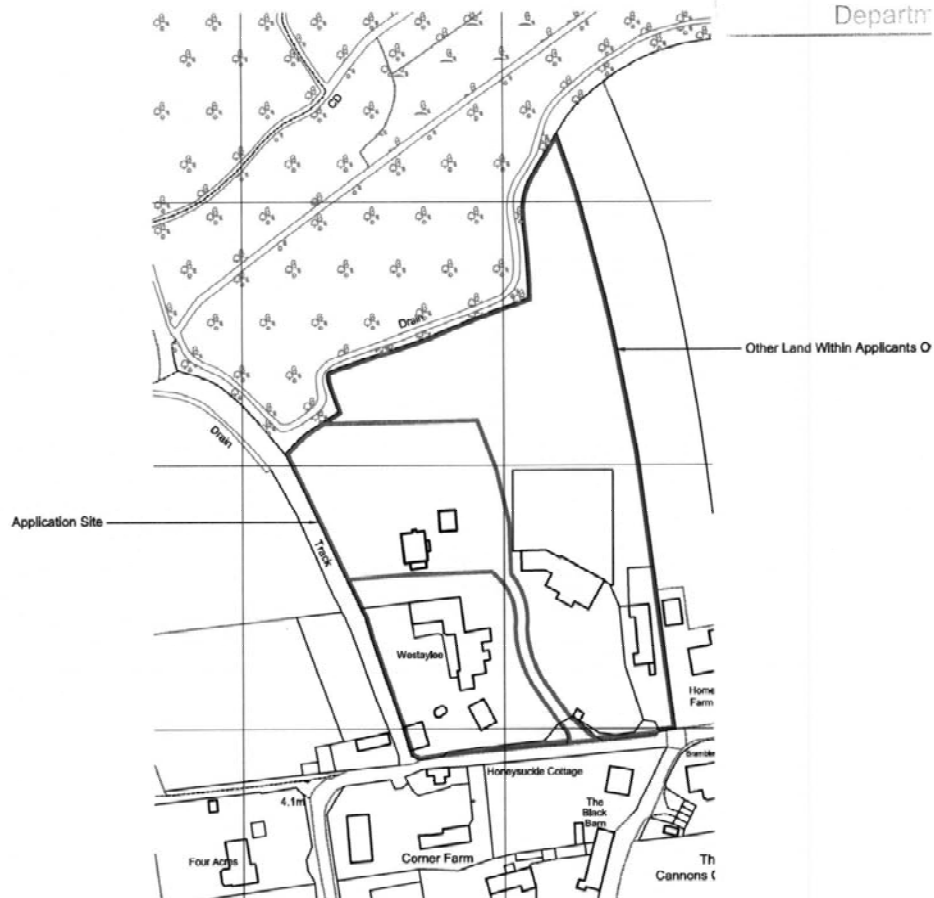
Paul Robinson
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Client: Hammond Property Developments
Location: Land Adj Westaylee, West Road West Gaister
BSC: Proposed New Dwelling Floorplans, Elevations and Block Plan
Drawn by: CS
Checked by: Vireo
Date: September 2020
Project no: KM/BH
Drawing no: 8225
Revision: P01

06/20/05 03:06T

Planning
Department



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

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Planning

client:
**Hammond Property
Developments**
location:
**Land Adj Westaylee,
West Caister**

title:
Site Location Plan

scale @ A4:
1:2500
date:
September 2020
project no:
8225

drawn by:
CS
approved:
KM/BH
dwg no:
P02

rev:	date:	description:	by:
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Reference: 06/20/0433/F**Parish:** Rollesby
Officer: Mr R Tate
Expiry Date: ETA**Applicant:** Mr and Mrs J Doyle**Proposal:** Proposed self-build detached dwelling and garage and associated works**Site:** Land adjoining Folly Cottages, Court Road, Rollesby

REPORT

This application was reported to the Monitoring Officer as an application submitted by an applicant in a personal capacity who is a close family member of Councillor Lawn. 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 0.2 hectares of land which fronts Court Road. The land is described within the application form as vacant land although the site visit revealed that there is a static caravan stationed on the site.
- 1.2 The proposal is for a chalet style property with four bedrooms and a detached garage. An application for a three-bedroom dwelling was approved on the site in 2019, with an application for a larger property refused under delegated powers in 2020. This larger property was set back a considerable distance from the road and would have been incongruous in the street scene.

1.3

1	06/19/0702/F F	REF	17-04-20	Folly Court Cottages Court Road Rollesby	Proposed self-build detached dwelling and garage
2	06/18/0563/F F	APP	30-07-19	Folly Court Cottages Court Road Rollesby	Proposed self-build detached dwelling and garage

3	06/11/0271/F F	REF DIS	15-03-12 29-11-12	Folly Cottage (land adjacent) Court Road	Change of use for temporary storage of personal touring caravan
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1.4 The previous application on the site was refused for the following reasons:

- The applicant has failed to demonstrate to the satisfaction of the Local Planning Authority that the proposed increase in scale and location of the dwelling on the plot would not have a significant adversely impact upon the Trinity Broads Site of Specific Scientific Interest (SSSI) which is part of the Broads Special Area of Conservation (SAC) by way of water course pollution and that the mitigation proposed would not address this issue. The Local Planning Authority therefore, considers the proposed development would result in an adverse harm on designated areas and watercourses due to the proposed drainage plans and would be contrary to Policies CS9(g) and CS11 of the Great Yarmouth Local Plan: Core Strategy (2015) which seeks to avoid any harmful impacts of development on its biodiversity, geodiversity, landscape assets and priority habitats and species. The proposal is also considered to be in conflict with aims of the National Planning Policy Framework Paragraphs 170-183 on Conserving and Enhancing the Natural Environment.
- The approved development (Application No. 06/18/0563/F) provides for a successful integration. The Local Planning Authority considers that this proposal would undermine the character and appearance of the street scene and result in an inharmonious form of development out of keeping with the existing street scene detracting from the character of the area therefore, would be contrary to Policies CS9 of Great Yarmouth Local Plan: Core Strategy (2015) which seek to ensure good design and that new development is not detrimental to the character of an area and avoid any harmful impacts. It is not considered that the avoidance of a telecom line is sufficient justification for the adverse impacts identified as a result of the proposal. The proposal is also in conflict with the good design aims of the National Planning Policy Framework

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

2.1 Parish Council – The Parish Council objects and comments on the application as follows:

The development is out of character in the area, has access issues with the entrance on a single-track road and is outside the Neighbourhood Plan area of development.

2.2 Neighbours – There have been three letters of objection to the application, they are summarised as follows:

- Bathroom windows should be obscure glazed only
- 3 windows to the side at ground floor are unnecessary and an invasion of privacy
- Overlooking due to velux windows in bedroom
- Planting / hedgerow
- Design improvement over previous applications
- Contaminated land
- Doesn't enhance biodiversity / the character of the area
- Larger than the approved dwelling
- Surface water would run into the drainage ditch which flows to the trinity Broads
- There should be no building works at weekends or evenings.

2.3 Highways – No objection subject to conditions– I am minded of the recent planning history on this site and the LHA's responses in that respect, which is a matter of record. The current proposal does not materially affect the scale of development. Therefore, I have no objection in highways terms.

2.4 Broads Authority - No comments to make on the application.

2.5 Assistant Grounds Manager and Arboricultural Officer - These two trees at the site entrance (North) are of high value and need to be protected during the development process; however, I cannot see how this is possible due to their site location.

The western tree is of poor condition however it is still of high Arboricultural value with possible ecological benefits such as potential bat roost.

Would object to this planned development based upon the Arboricultural issues; unless these issues can be addressed fully. The trees loss (albeit removal or damage caused through development) would be a great loss to the surrounding area.

2.6 Environmental Health – No objection subject to conditions

2.7 Resilience Officer – no objection

- 2.8 Natural England – Natural England have noted that the development has triggered one or more impact risk zones and have provided standing advice.
- 2.9 Norfolk County Council Ecology – The site was surveyed on 31/01/2019. The site comprises a paddock. Oak trees on the northern boundary are of ecological value and moderate bat roost potential.

The site is in the Red Impact Zone – information to support an AA is contained within the Ecology Report and Supporting Evidence for Appropriate Assessment (amended) (Wild Frontier Ecology, 2020). The AA determination form is attached.

The site is 295 m from the Broads SAC and 1860m from the Broadland SPA and Ramsar site.

Subject to mitigation no adverse impacts on the SPA, SAC or Ramsar site are anticipated however failure to comply with the mitigation strategy contained within the report could result in pollutants entering Trinity Broad SSSI and the Broads SAC.

I note this application is broadly in the same location as 06/18/0563/F (as supposed to 06/19/0702 which was further south).

The site is located within at SSSI IRZ. Natural England should be consulted on the application if they have not already been so.

The ecological report and information to support an AA is considered fit for purpose. The report makes a number of recommendations for mitigation (section 9) and enhancement (section 10). The mitigation measures are required, as part of the AA, to prevent adverse effects on statutory designated sites*. For example, Section 9.2 of the report identifies measures to prevent silt and pollutants entering Trinity Broads SSSI. These include phased vegetation clearance and retention of a vegetative buffer between the site and ditch would be retained in perpetuity and subject to ecological management, and discharge of any treated foul water must be in excess of 50 m from the drain to the south. Subject to these measures being secured the report concludes no impacts on statutory sites would be anticipated however it is understood (from D. Parson's comments) the site has mostly been cleared.

It is recommended that the extent of site clearance is established (and the vegetative buffer remains) and the location of the septic tank provided (and distance from ditch). It may be necessary to review the report and recommendations in light of any significant changes onsite.

(*I also note Norfolk Wildlife Trust's comments for 06/19/0702/F (objection) and that of Essex and Suffolk Water (for 06/19/0702/F (objection)). In Essex and Suffolk Water's response I note that the site is low lying and prone to flooding which can wash raw sewage into the dyke system. They were also concerned about pollution from garden pesticides and fertilizers and note historic pollution events of the dyke behind the proposed property from sewage and phosphorous which have had negative impacts on the features for which the sites are designated.)

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. 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.

3.2 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.

3.3 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.

- 3.4 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).
- 3.5 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.
- 3.6 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.
- 3.7 Paragraph 76. To help ensure that proposals for housing development are implemented in a timely manner, local planning authorities should consider imposing a planning condition providing that development must begin within a timescale shorter than the relevant default period, where this would expedite the development without threatening its deliverability or viability. For major development involving the provision of housing, local planning authorities should also assess why any earlier grant of planning permission for a similar development on the same site did not start.
- 3.8 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.
- 3.9 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.

3.10 Paragraph 179. Where a site is affected by contamination or land stability issues, responsibility for securing a safe development rests with the developer and/or landowner.

3.11 Paragraph 180. Planning policies and decisions should also ensure that new development is appropriate for its location taking into account the likely effects (including cumulative effects) of pollution on health, living conditions and the natural environment, as well as the potential sensitivity of the site or the wider area to impacts that could arise from the development. In doing so they should:

- a) mitigate and reduce to a minimum potential adverse impact resulting from noise from new development – and avoid noise giving rise to significant adverse impacts on health and the quality of life;
- b) identify and protect tranquil areas which have remained relatively undisturbed by noise and are prized for their recreational and amenity value for this reason; and
- c) limit the impact of light pollution from artificial light on local amenity, intrinsically dark landscapes and nature conservation.

4 Core Strategy – Adopted 21st December 2015

4.1 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.

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 (extract only):

- Approximately 5% of new development will take place in the Secondary and Tertiary Villages named in the settlement hierarchy

4.2 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 (*extract only*):

c) Encourage the development of self-build housing schemes and support the reuse and conversion of redundant buildings into housing where appropriate and in accordance with other policies in the Local Plan

- 4.3 Policy CS9: Encouraging well designed and distinctive places. This policy applies to all new development.
- 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.
- 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 HOU10: Permission for new dwellings in the countryside will only be given in connection with agriculture, forestry, organised recreation, or the expansion of settlements.
- 5.5 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.

6 Emerging policy – Local Plan Part 2:-

- 6.1 Rollesby is a relatively well serviced secondary village comprising two separate but socially linked hamlets by footpath. The north-western hamlet has the most historic character centred around the village church, school and a collection of historic farmsteads. To the south-east, the other hamlet consists of a handful of dwellings strung along Low Road. Rollesby services and facilities include a primary/nursery school, restaurant/takeaway, rural business park, a hair salon, and a village hall. The settlement also benefits from bus services along the main road providing connections to larger settlements including Great Yarmouth.

To the east of Rollesby lies the Broads Authority area which is recognised both nationally and internationally as being a critically important site to wildlife, designated as the Broads Special Area of Conservation. In association with these wetland areas, there are some areas at higher risk of flooding (Flood Zones 2 and 3) in the south and east areas of the settlement.

Development limits are defined on the Policies Map for the settlement, including some sites recently granted planning permission for residential development. Development proposals will generally be permitted within development limits where they are in accordance with policies of the Local Plan. Policy G1-dp (the second part of this policy in particular) addresses development proposals outside of development limits, where this lies within the Great Yarmouth plan area, which will be treated as the countryside or areas where new development will be more restricted, subject to the consideration of other relevant policies of the Local Plan.

6.2 Policy GSP1-dp Development limits

Policy GSP1: Development Limits

Development Limits are defined on the Policies Map. Development will be supported in principle within the Development Limits.

Development will not be permitted on land outside of Development Limits except where:

- a. it comprises the use and development of land associated with agriculture or forestry;
- b. it comprises the provision of utilities and highway infrastructure; or
- c. specific policies in the Local Plan indicate otherwise.

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 Guidance for applicants is available on Great Yarmouth Borough Council's website identifying when bespoke shadow Habitat Regulation Assessments (HRA) are required to be prepared by the applicant and submitted to the Council. In this case, in accordance with the guidance issued, a bespoke shadow HRA has been required and submitted. The bespoke shadow HRA found that the in-combination effects of the development cannot rule out an effect on protected sites.
- 7.3 The application, informed by a bespoke HRA has been assessed by the Competent Authority as likely to have significant indirect effects on one or more Natura 2000 sites (but no significant direct effects). The appropriate assessment concludes that there would be no adverse effect on the integrity of internationally designated sites from recreation.
- 7.4 Further information has been provided on the foul sewerage system supported by a statement. A plan showing the position of the purifying tank 50m+ from the water course has been provided. These measures would ensure that there would be no adverse impacts on statutory sites.
- 7.5 The design and access statement argues that the required £110 has been paid on the previous application. HMMS payments cannot be transferred between applications so if members are minded to approve then this should be subject to the required HMMS payment being secured.

8 Local finance considerations: -

- 8.1 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. The proposed development is for a single dwelling and as such the financial considerations are not assessed as so great as to consider a decisive factor.

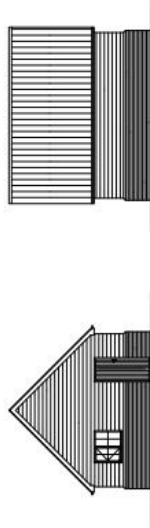
9 Assessment

- 9.1 The proposal seeks approval for one 'chalet' style detached dwelling and garage. The Broads Authority area is contiguous to the southern boundary of the plot, however by locating the proposed dwelling and garage towards the northern end of the plot, adjacent to the Court Road and broadly parallel with the existing building line established by the adjoining ribbon development the applicant is seeking to

mitigate the adverse impact on the character of the Broads. The southern boundary also comprises mature planting and trees helping to screen views of the Broads as well as those obtained within.

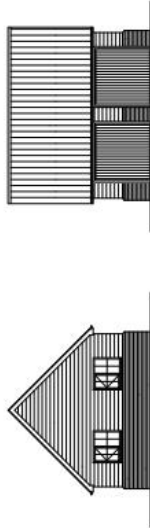
- 9.2 There are two mature oak trees located at the frontage of the site, these are subject to a tree preservation order. The application does not seek to remove any of the existing trees on site and the removal of the oaks would have a detrimental impact on the street scene and adverse impact on the character of the area. It is noted that the Arboricultural Officer objects to this application; however, no mitigation measures were conditioned on the previous application and therefore there is an extant permission without protection measures already on the site. It is recommended to condition an arboricultural impact assessment and ensure that satisfactory mitigation measures are in place.
- 9.3 As of the 18th December 2020, the Council now enjoys a housing supply of 6.51 years and therefore great weight can be applied to the development limits and the tilted balance outlined in Paragraph 11 (d) of the NPPF no longer applies. Despite this, the site does benefit from an extant permission for a similar sized dwelling and therefore the principle of development has been established, irrespective of the fact that the site is situated outside of the village development limits.
- 9.4 Although the Broads Authority has no comments on the application, as noted above the dwelling has been sited at a position to reduce the impact on the setting of the Broads and will continue an existing ribbon development. The development as proposed will not, in policy terms, create an isolated dwelling in the countryside but will instead add an existing dwelling to the cluster that are in existence. The Broads had previously suggested that biodiversity enhancements could be conditioned given the location of the dwelling. These shall include bird and bat boxes and fences (where appropriate) which have access for small mammals and planting of appropriate species to be submitted and approved.
- 9.5 The design of the dwelling is for a chalet style dwelling which is not exciting in appearance although will not cause a significant detriment to the character of the area or the street scene. The foot print of the dwelling is larger than those immediately adjacent although the character of the area is signified by individual dwellings with groupings of those in a similar appearance before reaching the more built up sections of Rollesby which have more unity and groupings of design. The dwelling has been designed to minimise overlooking with consideration given to the first-floor windows and as such this is not deemed significantly adverse to the occupiers of the adjoining dwellings. The design of the dwelling is assessed as acceptable in this location. Likewise, the side windows on the ground floor would not lead to significant levels of overlooking.

- 9.6 In order to prevent urbanisation of the curtilage to the detriment of the Broads it is recommended that the permitted development rights are removed from the curtilage of the dwelling which is outlined in red (the application site).
- 9.7 The Parish Council, within their objection and comments on the application, note the width of the Court Road. There are no objections received from the Highway Authority to the application and, in accordance with the NPPF at paragraph 109 there are no reasons for the application to be refused on highway grounds. Especially when noting the extant permission on the site.
- 9.8 When assessed on balance the application in the revised form can be supported with appropriate conditions restricting permitted development rights, ensuring additional planting and those required by the Highways Authority. The development should also offer ecological gains in the form of bat and bird boxes and the mitigation as outlined within the ecology report should be conditioned with specific reference lighting and the time of year that works can be carried out. Moreover, a condition should be imposed ensuring that the protected trees are protected during the course of construction.
- 10 RECOMMENDATION: -
- 10.1 Approve – subject to the conditions requested by Highways, and those required to ensure a satisfactory form of development subject to the securing of the £110 Habitat Monitoring and Mitigation Strategy contribution.
- 10.2 The proposal complies with the aims of Policies CS2, CS3, CS9 CS11 and CS14 of the Great Yarmouth Local Plan and the National Planning Policy Framework.



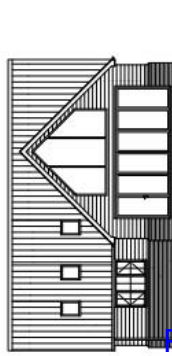
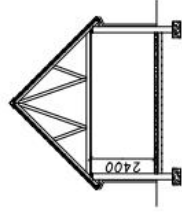
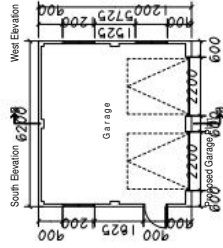
North Elevation

South Elevation

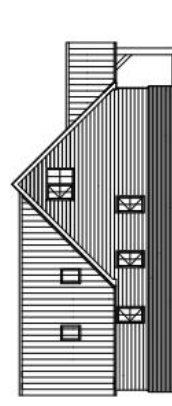


East Elevation

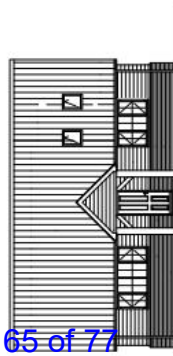
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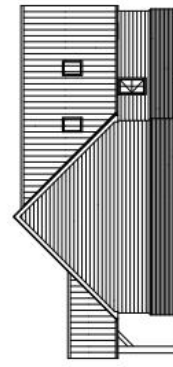
North Elevation



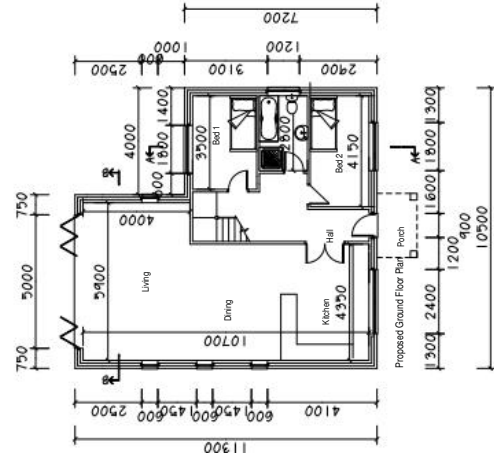
East Elevation



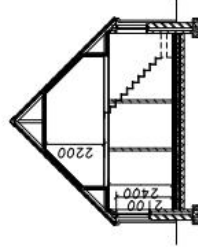
West Elevation



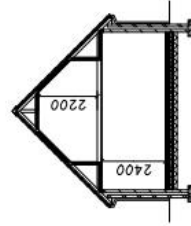
South Elevation



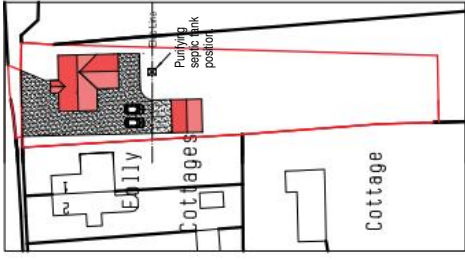
Proposed First Floor Plan



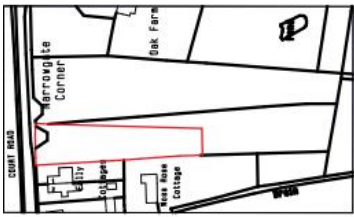
Section A - A



Section B - B



Block Plan 1:500



Location Plan 1:1250

CUSTOMER	Mr J Doyle		
PROJECT	Proposed Dwelling, Court Road, Rollesby, Great Yarmouth		
DRAWING	Proposed Plans, Elevations, Section.		
DWG. No	14/180/01	DATE	September, 2019
REVISION	F	SCALE	1:100

**PLANNING APPLICATIONS CLEARED BETWEEN 01-DEC-20 AND 31-DEC-20 FOLLOWING
DETERMINATION BY THE GROUP MANAGER (PLANNING) UNDER DELEGATED POWERS**

REFERENCE	06/20/0321/F
PARISH	Belton & Browston 10
PROPOSAL	The proposed building is a cattle shed. The building will be used for the storage of livestock.
SITE	Pine Farm Station Road North Belton GREAT YARMOUTH
APPLICANT	Mr I Vincent
DECISION	APPROVE
<hr/>	
REFERENCE	06/20/0343/F
PARISH	Belton & Browston 10
PROPOSAL	New balcony and installation of 3 new windows to the south elevation
SITE	The Gables Browston Lane Browston Belton With Browston
APPLICANT	Mr & Mrs Gray
DECISION	APPROVE
<hr/>	
REFERENCE	06/20/0465/O
PARISH	Belton & Browston 10
PROPOSAL	Sub division of garden to create plot and construction of detached bungalow and garage including new garage
SITE	The Nurseries Station Road South Belton GREAT YARMOUTH
APPLICANT	Mr Stephen Adams
DECISION	APPROVE
<hr/>	
REFERENCE	06/20/0519/F
PARISH	Belton & Browston 10
PROPOSAL	Proposed first floor extension above part of existing extension
SITE	16 Heather Gardens Belton GREAT YARMOUTH Norfolk
APPLICANT	Mr D Willis
DECISION	APPROVE
<hr/>	
REFERENCE	06/20/0524/F
PARISH	Belton & Browston 10
PROPOSAL	Proposed extension at rear of barn
SITE	Barn 3 Hall Farm Beccles Road Belton GREAT YARMOUTH
APPLICANT	Mr A Lowe
DECISION	APPROVE
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**PLANNING APPLICATIONS CLEARED BETWEEN 01-DEC-20 AND 31-DEC-20 FOLLOWING
DETERMINATION BY THE GROUP MANAGER (PLANNING) UNDER DELEGATED POWERS**

REFERENCE **06/20/0553/NMA**
PARISH Belton & Browston 10
PROPOSAL Alteration of materials for front, rear and sides of new
extension plus existing front elevation.
SITE 39 Selwyn Drive Belton
GREAT YARMOUTH Norfolk
APPLICANT Mr K Rundell
DECISION **Accept Amend Notice**

REFERENCE **06/20/0559/F**
PARISH Belton & Browston 10
PROPOSAL Proposed First Floor Side Extension And Extension To
main roof
SITE 7 Fern Gardens Belton
GREAT YARMOUTH Norfolk
APPLICANT Mrs C Askeff
DECISION **REFUSED**

REFERENCE **06/20/0614/NMA**
PARISH Belton & Browston 10
PROPOSAL Rooms to attic floor and detached garage in lieu of
car port
SITE Brentwood St Johns Road
Belton GREAT YARMOUTH
APPLICANT Mr J Leighton
DECISION **Accept Amend Notice**

REFERENCE **06/20/0379/F**
PARISH Bradwell N 1
PROPOSAL Variation of condition 2 of pp 06/13/0167/F - change to
lighting specification
SITE Lynn Grove Academy Lynn Grove
Gorelston GREAT YARMOUTH
APPLICANT Mrs R Cramer
DECISION **APPROVE**

REFERENCE **06/20/0416/F**
PARISH Bradwell N 1
PROPOSAL Extension to existing unit to provide cremation incinerator
room
SITE Enterprise Court, Unit 5 Gapton Hall Road
Bradwell
APPLICANT Mr Coulam
DECISION **APPROVE**

REFERENCE **06/20/0532/F**
PARISH Bradwell N 1
PROPOSAL Extension to rear property.
SITE 21 Whinchat Way Bradwell
GREAT YARMOUTH Norfolk
APPLICANT Mr J Dashwood
DECISION **APPROVE**

PLANNING APPLICATIONS CLEARED BETWEEN 01-DEC-20 AND 31-DEC-20 FOLLOWING DETERMINATION BY THE GROUP MANAGER (PLANNING) UNDER DELEGATED POWERS

REFERENCE **06/20/0536/F**
 PARISH Bradwell N 1
 PROPOSAL Change of use from disused car park to storage/distribution and erection of storage shed
 SITE Le Fevre Way Gapton Hall Estate
 GREAT YARMOUTH Norfolk
 APPLICANT Matthews Transport Ltd
 DECISION **APPROVE**

REFERENCE **06/20/0544/CD**
 PARISH Bradwell S 2
 PROPOSAL Construction and Operation of a 20MWe Peaking Power Generation Plant, Ancillary Equipment on Land at Hobland
 SITE Land at Hobland Farm Sidegate Road
 GREAT YARMOUTH Norfolk
 APPLICANT Mr S Mason
 DECISION **APPROVE (CONDITIONS)**

REFERENCE **06/16/0742/F**
 PARISH Caister On Sea 4
 PROPOSAL Proposed construction of two storey dwelling
 SITE 31 Yarmouth Road (Rear of - Plot 4) Caister
 GREAT YARMOUTH NR30 5DL
 APPLICANT Mr & Mrs Hole
 DECISION **REFUSED**

REFERENCE **06/20/0132/F**
 PARISH Filby 6
 PROPOSAL Residential development of 5 three bedroom detached units.
 SITE Main Road (Land north of) Filby
 APPLICANT Mr Edward Wharton
 DECISION **REFUSED**

REFERENCE **06/20/0349/F**
 PARISH Filby 6
 PROPOSAL Demolition of existing rear extension to allow side and rear double storey extension and a single storey rear
 SITE 7 Pound Lane Filby
 APPLICANT Mr R Unsworth
 DECISION **APPROVE**

REFERENCE **06/20/0404/D**
 PARISH Filby 6
 PROPOSAL The Reserved Matters for which we are seeking consent are:
 SITE Main Road (off) Filby
 GREAT YARMOUTH Norfolk
 APPLICANT Filby Developments Limited
 DECISION **APP. DETAILS**

PLANNING APPLICATIONS CLEARED BETWEEN 01-DEC-20 AND 31-DEC-20 FOLLOWING DETERMINATION BY THE GROUP MANAGER (PLANNING) UNDER DELEGATED POWERS

REFERENCE	06/20/0513/O
PARISH	Filby 6
PROPOSAL	Development of site to create 14 no. dwellings and widening of Green Lane to improve access into site
SITE	Philmar Lodge Ormesby Lane Filby GREAT YARMOUTH
APPLICANT	Mr & Mrs Green
DECISION	REFUSED

REFERENCE	06/20/0523/F
PARISH	Filby 6
PROPOSAL	Rear 1st Floor Extension
SITE	Ivy Villa Main Road Filby GREAT YARMOUTH
APPLICANT	Mr L Munro
DECISION	APPROVE

REFERENCE	06/20/0116/D
PARISH	Fleggburgh 6
PROPOSAL	Res dev of 2 chalet style houses with integral garages - Approval of reserved matters of application 06/19/0025/O
SITE	Tretts Lane/Rollesby Road (Land on corner) Fleggburgh GREAT YARMOUTH
APPLICANT	Mr M Kelly
DECISION	APP. DETAILS

REFERENCE	06/20/0533/PAD
PARISH	Fleggburgh 6
PROPOSAL	existing blockwork agricultural barn converted to single residential dwelling
SITE	Barn at Rollesby Road Rollesby Road Fleggburgh GREAT YARMOUTH
APPLICANT	Mr A Palmer
DECISION	APPROVE

REFERENCE	06/20/0543/F
PARISH	Fleggburgh 6
PROPOSAL	Proposed single storey side extension
SITE	Barley house 1 Rye Gardens Main Road Fleggburgh GREAT YARMOUTH
APPLICANT	Mr W Harrison
DECISION	APPROVE

REFERENCE	06/20/0558/O
PARISH	Fleggburgh 6
PROPOSAL	Sub division of land to form 2no. proposed dwellings plots including car spaces for new and existing dwellings
SITE	Rose Cottage Rollesby Road Fleggburgh GREAT YARMOUTH
APPLICANT	Miss C Brown
DECISION	REFUSED

**PLANNING APPLICATIONS CLEARED BETWEEN 01-DEC-20 AND 31-DEC-20 FOLLOWING
DETERMINATION BY THE GROUP MANAGER (PLANNING) UNDER DELEGATED POWERS**

REFERENCE	06/20/0557/F
PARISH	Great Yarmouth 5
PROPOSAL	Proposed two storey front extension. Includes rear extension which constitutes permitted development
SITE	2 University Crescent Gorleston GREAT YARMOUTH Norfolk
APPLICANT	Mr & Mrs Ellis
DECISION	APPROVE
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REFERENCE	06/20/0529/F
PARISH	Great Yarmouth 7
PROPOSAL	Full width rear extension (single storey) to provide new utility room and kitchen/diner
SITE	50 Mariners Compass Gorleston GREAT YARMOUTH Norfolk
APPLICANT	Mr K Tickner
DECISION	APPROVE
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REFERENCE	06/20/0539/F
PARISH	Great Yarmouth 7
PROPOSAL	Proposed sun room extension to rear
SITE	12 The Mews Gorleston GREAT YARMOUTH Norfolk
APPLICANT	Mr G Edwards
DECISION	APPROVE
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REFERENCE	06/20/0540/F
PARISH	Great Yarmouth 7
PROPOSAL	Proposed two storey front extension
SITE	45 Buxton Avenue Gorleston GREAT YARMOUTH Norfolk
APPLICANT	Dr R Lal
DECISION	APPROVE
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REFERENCE	06/20/0547/CU
PARISH	Great Yarmouth 7
PROPOSAL	Change of use fro workshop to one bedroom dwelling
SITE	153A Bells Road Gorleston GREAT YARMOUTH Norfolk
APPLICANT	Liquid 11 Estates Ltd
DECISION	APPROVE
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REFERENCE	06/20/0535/LB
PARISH	Great Yarmouth 9
PROPOSAL	The proposal is to add a downstairs cloakroom toilet in the enclosed utility area to the rear of the property
SITE	277 Southtown Road GREAT YARMOUTH Norfolk
APPLICANT	Mr R Brown
DECISION	LIST.BLD.APP

**PLANNING APPLICATIONS CLEARED BETWEEN 01-DEC-20 AND 31-DEC-20 FOLLOWING
DETERMINATION BY THE GROUP MANAGER (PLANNING) UNDER DELEGATED POWERS**

REFERENCE	06/20/0030/F
PARISH	Great Yarmouth 14
PROPOSAL	Change of use from offices into a ground floor office, a first floor office and a three-storey flat above
SITE	10 South Quay GREAT YARMOUTH Norfolk
APPLICANT	Mr B Haylett
DECISION	APPROVE
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REFERENCE	06/20/0107/LB
PARISH	Great Yarmouth 14
PROPOSAL	Change of use from offices into a ground floor office, a first floor office and a three-storey flat above
SITE	10 South Quay Great Yarmouth Norfolk
APPLICANT	Mr B Haylett
DECISION	LIST.BLD.APP
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REFERENCE	06/20/0333/F
PARISH	Great Yarmouth 14
PROPOSAL	Demolition of existing garage and conversion of existing building to create 4 self contained flats
SITE	Pamela's Restaurant Wellington Road GREAT YARMOUTH
APPLICANT	Mrs D Sanders
DECISION	APPROVE
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REFERENCE	06/20/0382/F
PARISH	Great Yarmouth 14
PROPOSAL	Change of Use from Private Dwelling to 7 no. apartments and 2 Storey Rear Extension above Existing Single Storey
SITE	37 Camperdown GREAT YARMOUTH
APPLICANT	Mr M Dakers
DECISION	APPROVE
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REFERENCE	06/20/0383/LB
PARISH	Great Yarmouth 14
PROPOSAL	Change of Use from Private Dwelling to 7 no. apartments and 2 Storey Rear Extension above Existing Single Storey
SITE	37 Camperdown GREAT YARMOUTH
APPLICANT	Mr M Dakers
DECISION	LIST.BLD.APP
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REFERENCE	06/20/0391/CU
PARISH	Great Yarmouth 14
PROPOSAL	Change of use to create 6 self contained flats and conversion of outbuilding to create self contained
SITE	Calthorpe House 8 Alexandra Road Great Yarmouth
APPLICANT	Mr J Burton
DECISION	APPROVE
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PLANNING APPLICATIONS CLEARED BETWEEN 01-DEC-20 AND 31-DEC-20 FOLLOWING DETERMINATION BY THE GROUP MANAGER (PLANNING) UNDER DELEGATED POWERS

REFERENCE	06/20/0510/F
PARISH	Great Yarmouth 14
PROPOSAL	Conversion of first and second floors into 2 self contained apartments
SITE	49-50 St Peters Road GREAT YARMOUTH
APPLICANT	Norfolk
DECISION	Mr B Hussain APPROVE

REFERENCE	06/20/0548/NMA
PARISH	Great Yarmouth 14
PROPOSAL	Non Material amendment for PP 06/19/0471/F - General arrangements - floor plans & elevations
SITE	Marina Leisure Centre Marine Parade
APPLICANT	GREAT YARMOUTH
DECISION	Great Yarmouth Borough Council Accept Amend Notice

REFERENCE	06/20/0198/F
PARISH	Great Yarmouth 15
PROPOSAL	Conversion / alteration of former residential care home to create 18 self-contained flats
SITE	58-60 Wellesley Road Abbeville Residential Home
APPLICANT	GREAT YARMOUTH
DECISION	Linton Love Ltd APPROVE

REFERENCE	06/20/0428/CU
PARISH	Great Yarmouth 15
PROPOSAL	Change of use and conversion of first floor dwelling into two holiday lets
SITE	58 North Quay St Johns Head Public House
APPLICANT	GREAT YARMOUTH
DECISION	Mrs G Harwood APPROVE

REFERENCE	06/20/0429/LB
PARISH	Great Yarmouth 15
PROPOSAL	Change of use and conversion of first floor dwelling into two holiday lets
SITE	58 North Quay St Johns Head Public House
APPLICANT	GREAT YARMOUTH
DECISION	Mrs G Harwood LIST.BLD.APP

REFERENCE	06/20/0552/CD
PARISH	Great Yarmouth 15
PROPOSAL	Discharge conds 3 and 4 of pp 06/19/0483/F (3 dwellings) in respect of window restrictor and obscure glazing
SITE	21 Apollo Walk GREAT YARMOUTH
APPLICANT	Ms J Harfield
DECISION	APPROVE (CONDITIONS)

PLANNING APPLICATIONS CLEARED BETWEEN 01-DEC-20 AND 31-DEC-20 FOLLOWING DETERMINATION BY THE GROUP MANAGER (PLANNING) UNDER DELEGATED POWERS

REFERENCE	06/20/0597/EU
PARISH	Great Yarmouth 15
PROPOSAL	The property is currently approved for use as a Guest House/ Holiday Accommodation (C1). The Applicant has been
SITE	103 Wellesley Road GREAT YARMOUTH
APPLICANT	Ms P Hunt
DECISION	REFUSED

REFERENCE	06/20/0613/NMA
PARISH	Great Yarmouth 15
PROPOSAL	Reconfiguration of Click and Collect Area
SITE	Asda, Car Park Vauxhall Station GREAT YARMOUTH Norfolk
APPLICANT	McDonald's Restaurant Ltd
DECISION	Accept Amend Notice

REFERENCE	06/20/0388/CD
PARISH	Great Yarmouth 19
PROPOSAL	Approval of details reserved by conditions 7 & 8 of pp 06/18/0363/F; 1. Off site highway improvements, 2.
SITE	Controlled Repair Ltd Dock Tavern Lane Gorleston-on-Sea GREAT YARMOUTH
APPLICANT	Herringfleet DevelopmentsLtd
DECISION	APPROVE (CONDITIONS)

REFERENCE	06/20/0549/F
PARISH	Great Yarmouth 19
PROPOSAL	Conversion of garages to form a residential annexe
SITE	5 Pier Plain Gorleston GREAT YARMOUTH
APPLICANT	Dr A Kingston
DECISION	APPROVE

REFERENCE	06/20/0550/LB
PARISH	Great Yarmouth 19
PROPOSAL	Conversion of garages to form residential annexe
SITE	5 Pier Plain Gorleston GREAT YARMOUTH Norfolk
APPLICANT	Dr A Kingston
DECISION	LIST.BLD.APP

REFERENCE	06/20/0516/F
PARISH	Great Yarmouth 21
PROPOSAL	Remove existing garage and rebuild larger garage
SITE	9 Barnard Crescent GREAT YARMOUTH
APPLICANT	Mr B Self
DECISION	APPROVE

PLANNING APPLICATIONS CLEARED BETWEEN 01-DEC-20 AND 31-DEC-20 FOLLOWING DETERMINATION BY THE GROUP MANAGER (PLANNING) UNDER DELEGATED POWERS

REFERENCE **06/20/0475/F**
 PARISH Hemsby 8
 PROPOSAL Internal alterations to approved layout and extension to form lounge
 SITE Barn 4 Hall Farm Hall Road
 Hemsby GREAT YARMOUTH
 APPLICANT Ingate Builders Limited
 DECISION **REFUSED**

REFERENCE **06/20/0476/F**
 PARISH Hemsby 8
 PROPOSAL Internal alterations to approved layout and extension to form lounge
 SITE Barn 5 Hall Farm Hall Road
 Hemsby GREAT YARMOUTH
 APPLICANT Ingate Builders Limited
 DECISION **REFUSED**

REFERENCE **06/20/0522/CD**
 PARISH Hopton On Sea 2
 PROPOSAL Proposed residential development (up to 200 dwellings) and open space/associated works
 SITE Land Off Lowestoft Road Hopton
 GREAT YARMOUTH Norfolk
 APPLICANT Mr J Jackson
 DECISION **APPROVE**

REFERENCE **06/20/0556/F**
 PARISH Hopton On Sea 2
 PROPOSAL Proposed self build 5 bedroom detached house in the adjacent garden to Farside house
 SITE Farside Sidegate Road
 Hopton GREAT YARMOUTH
 APPLICANT Mr C Hall
 DECISION **REFUSED**

REFERENCE **06/20/0573/PDE**
 PARISH Hopton On Sea 2
 PROPOSAL Single storey rear extension with flat roof and lantern.
 SITE 14 Pebble View Walk Hopton
 GREAT YARMOUTH
 APPLICANT Mr N Calver
 DECISION **APPROVE**

REFERENCE **06/20/0541/F**
 PARISH Mautby 6
 PROPOSAL Replacement of existing car port with new single garage.
 SITE Brambles Barn Lane Runham
 Mautby GREAT YARMOUTH
 APPLICANT Mr & Mrs Dalton
 DECISION **APPROVE**

PLANNING APPLICATIONS CLEARED BETWEEN 01-DEC-20 AND 31-DEC-20 FOLLOWING DETERMINATION BY THE GROUP MANAGER (PLANNING) UNDER DELEGATED POWERS

REFERENCE	06/20/0185/CD
PARISH	Ormesby St.Marg 16
PROPOSAL	Discharge conds 3 and 4 of pp 06/19/0473/F (vary cond 2 of pp 06/18/0318/F) in respect of drainage and levels
SITE	Orchard Court Ormesby St Margaret GREAT YARMOUTH (Plots 5 and 6)
APPLICANT	Mr A Pembroke
DECISION	APPROVE (CONDITIONS)
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REFERENCE	06/20/0509/F
PARISH	Ormesby St.Marg 16
PROPOSAL	Retrospective application for tree house with raised platform and ridged roof
SITE	40 Beach Road The Shaws Scratby GREAT YARMOUTH
APPLICANT	Mrs K Shaw
DECISION	APPROVE
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REFERENCE	06/20/0157/CU
PARISH	Ormesby St.Michael16
PROPOSAL	Change of use to hotel/guest house, wedding and events venue
SITE	Ormesby Manor Main Road Ormesby St Michael GREAT YARMOUTH
APPLICANT	Mr J Thurston
DECISION	APPROVE
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REFERENCE	06/20/0158/LB
PARISH	Ormesby St.Michael16
PROPOSAL	Replace porch; conversion of Old Coach House to provide add acc for visitors; erect shed & ancillary external work
SITE	Ormesby Manor Main Road Ormesby St Michael GREAT YARMOUTH
APPLICANT	Mr J Thurston
DECISION	LIST.BLD.APP
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REFERENCE	06/20/0496/CD
PARISH	Rollesby 13
PROPOSAL	Discharge conditions 9 and 12 pp 06/20/0193/F (two houses/ garages) in respect of landscaping and biodiversity
SITE	The Croft (adjacent) Martham Road Rollesby GREAT YARMOUTH
APPLICANT	Mr B Newson
DECISION	APPROVE
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REFERENCE	06/20/0518/F
PARISH	Rollesby 13
PROPOSAL	Construction of two pairs of semi-detached three-bedroomed two-storey houses, site works, landscaping etc
SITE	The Croft Martham Road Rollesby GREAT YARMOUTH
APPLICANT	Mr B Newson
DECISION	APPROVE
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* * * * End of Report * * * *

PLANNING APPLICATIONS CLEARED BETWEEN 01-DEC-20 AND 31-DEC-20 FOLLOWING DETERMINATION BY THE DEVELOPMENT CONTROL COMMITTEE

REFERENCE	06/18/0545/O
PARISH	Burgh Castle 10
PROPOSAL	30 dwellings with garaging and access road
SITE	Butt Lane Dovedale (Land rear of) Burgh Castle GREAT YARMOUTH
APPLICANT	Dovedale Homes (Norfolk) Ltd
DECISION	APPROVE

REFERENCE	06/20/0426/CU
PARISH	Great Yarmouth 15
PROPOSAL	Retrospective application for change of use from guest house to HMO
SITE	110/111 Wellesley Road Rhonadean Great Yarmouth
APPLICANT	Mrs B Wheeler
DECISION	REFUSED

* * * * End of Report * * * *