



GREAT YARMOUTH
BOROUGH COUNCIL

Development Control Committee

Date: Wednesday, 19 October 2016
Time: 18:30
Venue: Council Chamber
Address: Town Hall, Hall Plain, Great Yarmouth, NR30 2QF

AGENDA

Open to Public and Press

1 APOLOGIES FOR ABSENCE

To receive any apologies for absence.

2 DECLARATIONS OF INTEREST

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

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

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

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

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

3	<u>MINUTES</u>	4 - 9
	To confirm the minutes of the meeting held on 14 September 2016.	
4	<u>PLANNING APPLICATIONS</u>	
5	<u>APPLICATION NUMBER 06/15/0737/F - FORMER CLAYDON HIGH SCHOOL, BECCLES ROAD, GORLESTON</u>	10 - 37
	Residential development including 113 dwellings, access road and open space.	
6	<u>APPLICATION NUMBER 06 16 0189 F - BURNT LANE & ADDISON ROAD (FORMER IVY HOUSE & THE HOLLIES, GORLESTON</u>	38 - 78
	Development of 18 dwellings (9 x 2 bed houses & 9 x 2 bed flats) with associated external works.	
7	<u>APPLICATION NUMBER 06/16/0391/SU - SITE 25 BEACON PARK, BRADWELL.</u>	79 - 109
	<ul style="list-style-type: none"> • Outline application for up to 231 application units (5.88 hectares) • Full planning permission for 56 residential units, associated infrastructure, pumping station, electricity sub-station and landscaping. 	
8	<u>PLANNING APPLICATIONS CLEARED UNDER DELEGATED POWERS AND BY THE DEVELOPMENT CONTROL COMMITTEE FROM 1 SEPTEMBER TO 30 SEPTEMBER 2016.</u>	110 - 122
	The Committee to note the planning applications cleared by the Planning Group Manager and the Development Control Committee between 1 - 30 September 2016.	

9 OMBUDSMAN AND APPEAL DECISIONS

- 06/15/0325/F - Erect a non-food retail park of 3 A1 units, 1 A3/A5 & 1 A3 units with car parking spaces and associated works - Land adjoining to the East Jones (GC) Way, Pasteur Road, Great Yarmouth - Appeal dismissed.

Original application refused at Committee.

- 06/16/0143/CU - Change of use to 4 Bedroom HMO at 57 Southtown Road, Great Yarmouth - Appeal dismissed.

Original application was an officer delegated refusal.

- 06/15/0617/F - Demolition of existing detached dwelling and erection of five detached dwellings at White Gates, Main Road, Fleggburgh, Great Yarmouth - Appeal dismissed.

Original application was an officer delegated refusal.

- 06/16/0159/F - Demolition of Doctor's Surgery. Conversion of pharmacy and residential flat to 2 dwellings. Erection of new dwelling adjacent at St. Johns Pharmacy, Belton - Appeal dismissed.

Original application was an officer delegated refusal.

10 ANY OTHER BUSINESS

To consider any other business as may be determined by the Chairman of the meeting as being of sufficient urgency to warrant consideration.

11 EXCLUSION OF PUBLIC

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

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

Development Control Committee

Minutes

Wednesday, 14 September 2016 at 18:30

PRESENT:-

Councillor Annison (in the Chair); Councillors Andrews, Fairhead, Grant, A Grey, Hammond, Hanton, Reynolds, Thirtle, Wainwright, Williamson & Wright.

Mr D Minns (Planning Group Manager), Mrs G Manthorpe (Senior Planning Officer), Miss J Smith (Technical Officer) & Mrs C Webb (Member Services Officer).

1 APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillor Flaxman-Taylor.

2 DECLARATIONS OF INTEREST

Councillor Annison declared a personal interest in application number 06/16/0445/F, as the objector was known to him, but in line with the Council's Constitution was allowed to both speak and vote on the matter.

3 MINUTES

The minutes of the meeting held on 10 August 2016 were confirmed.

4 PLANNING APPLICATIONS

5 APPLICATION 06/16/0442/O - THE ARCHES PUBLIC HOUSE

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

The Senior Planning Officer reported that the application site was on the north side of Crab lane at the junction with Beccles Road, Bradwell. The Public House building was single storey and consisted of two pitched roofed, pre-fabricated buildings joined by a central flat roof section. There was an entrance area across the front of the "modernist" design and this porch area was the only part of the building of any architectural interest.

The Senior Planning Officer reported that the application was to demolish the Public House and replace it with four detached houses, which would face Crab Lane and a bungalow which would face Beccles Road. The vehicular access into the site would be from Beccles Road using the existing access. The vehicular access from Crab Lane would be closed. There would be a turning area within the site and each dwelling would have two parking spaces.

The Senior Planning Officer reported that the application had been submitted in outline form with the layout, scale and access to be considered as part of the application, the submitted drawing showed the type of dwellings which could fit on the site, but these were not part of the application at this stage.

The Senior Planning Officer reported that Highways had raised no objection to the application subject to conditions regarding access, visibility and parking. The Parish Council had objected to the application on the grounds that there was only one Public House in Bradwell, over-development and access onto Crab Lane would be dangerous. The Historic Buildings Officer had submitted that the design of this simple single story Public House was a good example of the Brewery's taste for Modernism. If planning consent was granted, it should be subject to a condition that a programme for Historic Building recording should take place. The Public House Protection officer from CAMRA, and a member of the public, had submitted that the Public House should be retained as it was one of only two pubs in Bradwell and that as it was constructed of two prefabs, it was of historic interest. Although it would be sad to witness the loss of another Public House in Bradwell, it would be difficult to justify refusal on the loss of a community asset as there would still be two Public Houses, The Sun and Pub on the Shrubs, within a reasonable distance.

The Senior Planning Officer reported that the application complied with Policies CS1 and CS2 of the Great Yarmouth Local Plan: Core Strategy and saved Policy HOU7 of the Great Yarmouth Boroughwide Local Plan and was therefore recommended for approval.

A Member asked for clarification of the Highways conditions requested by the Highways Agency if the Committee was minded to approve the application.

The Senior Planning Officer reported the seven required conditions and two informative notes which had been submitted by the Highways Agency.

A Member queried that a viability statement for the Archers Public House had been submitted by the applicant but did not form part of the agenda papers. The Senior Planning Officer reported that viability statements were private and did not form part of the agenda report.

A Member was concerned regarding the proposed visibility splay and the position of the traffic bollard at the site entrance, as the site was situated in a busy, fast moving area of Bradwell. The Senior Planning Officer reported that the proposed visibility splay was 118 m x 2.4 m.

Ward Councillor Grant reported that he had contacted the Highways Agency as he was concerned with road safety in the application area. He had suggested that a mini-roundabout would be the best solution but Highways had reported that the area in the immediate area of the site was assumed to be safe and that four accidents in the vicinity would need to occur before a mini-roundabout would be considered to improve road safety.

A Member reported that in the absence of The Archers Public House and it being replaced with housing that this would result in less vehicular movements to and from the proposed application site.

The Planning Group Manager reported that the Council had received no proposal from CAMRA to save The Archers Public House or an application for it to be considered as a Community Asset.

A Member reported that this was a difficult application as Bradwell was losing its much needed infrastructure in favour of housing. He thought that the application was over-development of the site but it would be difficult to find valid planning reasons to refuse the application. A Member reported that he had sympathy with these sentiments but it was not good business sense to operate a Public House out of the kindness of your heart. Unfortunately, this was just a reflection of the business trend for Public Houses in today's market.

RESOLVED:

That application number 06/16/0442/O be approved as the proposal complied with Policies CS1 and CS2 of the Great Yarmouth Local Plan: Core Strategy and saved Policy HOU7 of the Great Yarmouth Boroughwide Local Plan.

6 APPLICATION 06/16/0445/F - CRAB LANE BRADWELL

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

The Senior planning Officer reported that the proposal was a full application for a two bedroom bungalow and garage in the rear garden of 18 Crab Lane (plot

3), and a three bedroom bungalow and garage on the site of the existing lock-up garages (plot 4). The bungalows will be similar in design and size to the existing bungalows that had recently been built.

The Senior Planning officer reported that the bungalow on plot 3 would be built between one of the new bungalows and another recently built bungalow, number 35 Beccles Road, with an access formed by extending the private drive across the space between numbers 16A and 16B Crab Lane. The turning area and garage at the front of the bungalow would adjoin part of the rear garden of 20 Crab Lane.

The Senior Planning Officer reported that the bungalow at 35 Beccles Road was at the end of a development of four bungalows built at the rear of 43 Beccles Road and a similar development of bungalows has also been approved in the rear garden of 49 Beccles Road.

The Senior Planning Officer reported that the proposed bungalows would not have any significant effect on outlook to the existing neighbouring properties if conditions relating to obscure glazing and the erection of a 2 m fence around the site were imposed.

The Senior Planning officer reported that the bungalow on plot 4 would be on a larger plot and could not be considered as over-development. The main concerns with this part of the development are the loss of the lock-up garages and the effect on the rear access to Bradwell Butchery and adjoining dwellings.

The Senior Planning Officer reported that the loss of the garages might result in a loss of parking for nearby residents but the applicant could demolish the garages at any time without planning consent, and the Council could not insist that they remain for residents parking. The Bradwell Butchery and adjoining residents would use the vehicular access between 10 and 12 Crab Lane, this access would remain and there would be a 5m wide access between the rear boundaries of the dwellings and the application site.

The Senior Planning Officer reported that the use of the land for the siting of one bungalow instead of 21 garages would reduce the potential traffic movements in the vicinity and would result in less use of the existing access. The new access which served the development had the necessary visibility to meet Highways standards, as part of the visibility splay crossed the front garden of 14 Crab lane which was secured by a s106 Agreement at the time of the previous application (06/14/0697/F).

The Senior Planning Officer reported that the Parish Council opposed the application on the grounds that access to the dwellings would be very poor. Four letters of objection from neighbouring properties had been received , the main concerns were access, loss of lock-up garages, parking, over-development, character of the area and drainage.

The Senior Planning Officer reported that she had received an e-mail from the

applicant stating that the agreed access between the rear boundaries of the dwellings and the application site would remain at 5.49 m as they were not minded to increase it which might make it difficult for vehicles using the Butchery to manoeuvre.

The Planning Group Manager reported that the applicant could demolish the lock-up garages at any time and/or erect a fence in the application site area without planning permission.

The Senior Planning Officer reported that the application complied with Policies CS1 and CS2 of the Great Yarmouth Local Plan: Core Strategy and saved Policy HOU7 of the Great Yarmouth Boroughwide Plan and was therefore recommended by officers for approval.

A Member asked for clarification as to whether residents had the right to park at the rear of their properties in the area outside the lock-up garages. The Senior Planning Officer confirmed that the residents only had a right of access to the rear of their properties.

A Member asked for clarification as to the width of the access road from Crab Lane. The Senior Planning Officer reported that it was 3.4 m.

The Chairman asked for clarification as to whether the two proposed bungalows could only utilise the access which had been approved by Highways. The Senior Planning officer confirmed that this was correct.

A Member asked whether a "hours of work" condition could be imposed if the application was approved to ensure that the local residents quality of life was not impaired during the build process. The Senior Planning Officer reported that this could be conditioned at Member's request.

Mr Edmonds, objector, addressed the Committee and reported the salient areas of his objection. He reported that he had used the existing access to the rear of his Butchery for the past thirty years and it was essential that this access remained as it was integral for his expansion plans for his business which employed fifteen local people.

A Member asked Mr Edmonds whether he was aware that the applicant could demolish the garages at any time and erect a fence preventing access to the site at any time without the need for planning permission. Mr Edmonds responded that if this occurred he would instigate a civil law suit to protect the access to his building which he had utilised for the past thirty years.

A Member reported that he felt that the application was over-development of the site and amounted to more "back garden development" in Bradwell which was not welcome. He urged the Committee to support the Parish Council, local residents and Mr Edmonds and to refuse the application based on the objections submitted by the Parish Council. Ward Councillor Grant agreed with this proposal.

The Planning Group Manager reported that it would be difficult to uphold refusal of this application at appeal and went through each objection one by one and the reasons they would not stand up at appeal.

A Member reported that the application might have been viewed differently by the Committee if the applicant had agreed to move the fence back by 2 m at Plot 4 to enable a larger turning access area to be made.

A motion for refusal of the application on the grounds that the access to the properties would be very poor, as unlike the existing access between numbers 10 to 12 Crab Lane, there was no visibility splay for the proposed new access which was too narrow for the number of vehicles likely to be using it to travel to and from the new properties was proposed and seconded but was lost at the vote.

A motion for the approval of the application with conditions as requested by the consultees and a hours of work condition was proposed and seconded but was lost at the vote.

RESOLVED:

That application number 06/16/0445/F be refused on the grounds that access to the properties would be very poor and unlike the existing access between numbers 10 to 12 Crab Lane, there was no visibility spaly for the proposed new access which was too narrow for the number of vehicles likely to be using the access to travel to and from the proposed new properties.

7 PLANNING APPLICATIONS CLEARED UNDER DELEGATED POWERS AD BY THE DEVELOPMENT CONTROL COMMITTEE FROM 1 AUGUST - 31 AUGUST 2016

The Committee noted the planning applications cleared by the Planning Group Manager and the Development Control Committee between 1 and 31 August 2016.

8 ANY OTHER BUSINESS

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

9 EXCLUSION OF PUBLIC

The meeting ended at: 19:35

Reference: 06/15/0737/F

Parish: Gorleston

Officer: Mr D Minns

Expiry Date: 17-03-2016

Applicant: Badger Building(E.Anglia) Ltd

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

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

REPORT.

This application was deferred at the July Development Control meeting pending further clarification from Anglian Water on their consultation response to the application and flooding in the Burgh Road. Further responses from Anglian Water are attached to the report including that received following further flooding in the area. Also attached to the report is a consultation response from Sport England for consideration. The report below is basically that put before Members in July.

1. The Application site and Proposal

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

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

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

1.4 The site, which is cleared of buildings, is mainly bordered by residential

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

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

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

2. Site History

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

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

The reasons being;

1) Burgh Rd was inadequate to deal with the additional traffic generated by the development; the unsuitability of a dual access also serving the Middle School which when open, would result in vehicular/ pedestrian conflict.

2) The loss of open space, when there was a severe shortage of public open/recreational space in the locality. It was acknowledged that whilst the school was not contributing to public open space, it did have an important amenity value attached to it.

3) The loss of School accommodation. The Borough Council at that time considered that the County Council had not demonstrated that it had fully examined any long term educational need for the school site nor had it looked at community needs with regard to the shortfall of open recreational space in the area.

4) Drainage. The County Council had not demonstrated to the Borough Council that the surface water disposal problems in the area at that time could be satisfactorily overcome.

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

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

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

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

3. CONSULTATIONS:-

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

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

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

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

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

3.5 Environment Agency – No comment

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

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

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

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

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

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

Water Recycling Centre

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

Used Water Network

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

Surface Water Disposal

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

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

3.11 **Norfolk County Council**

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

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

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

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

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

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

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

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

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

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

A) No demolition/development shall take place/commence until a Written Scheme of Investigation has been submitted to and approved by the local planning authority in writing. The scheme shall include an assessment of significance and research questions; and

1. The programme and methodology of site investigation and recording
2. The programme for post investigation assessment
3. Provision to be made for analysis of the site investigation and recording
4. Provision to be made for publication and dissemination of the analysis and records of the site investigation
5. Provision to be made for archive deposition of the analysis and records of the site investigation
6. Nomination of a competent person or persons/organization to undertake the works set out within the Written Scheme of Investigation

B) No demolition/development shall take place other than in accordance with the Written Scheme of Investigation approved under condition (A).

C) The development shall not be occupied until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the Written Scheme of Investigation approved under condition (A) and the provision to be made for analysis, publication and dissemination of results and archive deposition has been secured.

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

3.20 Minerals

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

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

a) Prior to the commencement of development the following will take place:

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

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

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

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

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

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

3.24 Lead Flood Authority – Has no comments to make

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

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

3.27 Environmental Health–

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

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

c) **Local Air Quality** – The site will potentially generate a a significant amount of dust during the construction process therefore the following measures should be employed:

- An adequate supply of water shall be available for suppressing dust
- Mechanical cutting equipment with integral dust suppression should be used

- There shall be no burning of any materials on site

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

3.28 Building Control – No adverse comments

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

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

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

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

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

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

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

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

4. Planning Policy

4.1 National Planning Policy Framework

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

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

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

4.3 Great Yarmouth Borough Wide Local 2001 Saved Policies

4.4 Paragraph 215 of the NPPF states that due weight should be given to relevant policies in existing plans according to their degree of consistency with the NPPF. The closer the Local Plan is to the policies in the NPPF the greater the weight that is given to the Local Plan policy. The Great Yarmouth Borough Wide Local Plan was adopted in 2001 and the most relevant policies were 'saved' in 2007 and assessed again in January 2016. An assessment of policies was made during the adoption of the Core Strategy December 2015 and these policies remain saved following the assessment and adoption.

4.5 The Saved Policies listed have all been assessed as being in general conformity with the NPPF, and add further information to the policies in the NPPF, while not contradicting it. These policies hold the greatest weight in the determining of planning applications

POLICY HOU7

NEW RESIDENTIAL DEVELOPMENT MAY BE PERMITTED WITHIN THE SETTLEMENT BOUNDARIES IDENTIFIED ON THE PROPOSALS MAP IN THE PARISHES OF BRADWELL, CAISTER, HEMSBY, ORMESBY ST MARGARET, AND MARTHAM AS WELL AS IN THE URBAN AREAS OF GREAT YARMOUTH AND GORLESTON. NEW SMALLER SCALE RESIDENTIAL DEVELOPMENTS* MAY ALSO BE PERMITTED WITHIN THE SETTLEMENT BOUNDARIES IDENTIFIED ON THE PROPOSALS MAP IN THE VILLAGES OF BELTON, FILBY, FLEGGBURGH, HOPTON-ON-SEA, AND WINTERTON. IN ALL CASES THE FOLLOWING CRITERIA SHOULD BE MET:

- (A) THE PROPOSAL WOULD NOT BE SIGNIFICANTLY DETRIMENTAL TO THE FORM, CHARACTER AND SETTING OF THE SETTLEMENT;
- (B) ALL PUBLIC UTILITIES ARE AVAILABLE INCLUDING FOUL OR SURFACE WATER DISPOSAL AND THERE ARE NO EXISTING CAPACITY CONSTRAINTS WHICH COULD PRECLUDE DEVELOPMENT OR IN THE CASE OF SURFACE WATER DRAINAGE, DISPOSAL CAN BE ACCEPTABLY ACHIEVED TO A WATERCOURSE OR BY MEANS OF

SOAKAWAYS;

- (C) SUITABLE ACCESS ARRANGEMENTS CAN BE MADE;
- (D) AN ADEQUATE RANGE OF PUBLIC TRANSPORT, COMMUNITY, EDUCATION, OPEN SPACE/PLAY SPACE AND SOCIAL FACILITIES ARE AVAILABLE IN THE SETTLEMENT, OR WHERE SUCH FACILITIES ARE LACKING OR INADEQUATE, BUT ARE NECESSARILY REQUIRED TO BE PROVIDED OR IMPROVED AS A DIRECT CONSEQUENCE OF THE DEVELOPMENT, PROVISION OR IMPROVEMENT WILL BE AT A LEVEL DIRECTLY RELATED TO THE PROPOSAL AT THE DEVELOPER'S EXPENSE; AND,
- (E) THE PROPOSAL WOULD NOT BE SIGNIFICANTLY DETRIMENTAL TO THE RESIDENTIAL AMENITIES OF ADJOINING OCCUPIERS OR USERS OF LAND.

(Objective: To ensure an adequate supply of appropriately located housing land whilst safeguarding the character and form of settlements.)

* ie. developments generally comprising not more than 10 dwellings.

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

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

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

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

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

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

4.2 Core Strategy Adopted Dec 2015

CS1 – Focusing on a sustainable future

CS2 – Achieving Sustainable Growth

CS3 – Addressing the Borough's Housing Needs

CS4 – Delivering Affordable Housing

CS9 – Encouraging well designed, distinctive places

CS14 – Securing appropriate contributions from new developments

5. Assessment :-

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

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

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

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

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

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

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

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

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

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

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

6.RECOMMENDATION :-

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

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

Background Papers: 06/15/0737/O

Jill K. Smith

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

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

Dear Group Manager (Planning)

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

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

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

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

Yours Faithfully

Chris and Jayne Clements (308 Beccles Road)

EPIC INTERNATIONAL

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

Tel No. 01493 680468

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

Epic International Ltd, Registered office: Vanguard House, Vanguard Road, Great Yarmouth, NR31 0NL Co. Reg 4182391 (UK)
No. 818326230

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306 Beccles Rd
Gorleston
Gt Yarmouth
NR31 8AL



Planning Services
Development Control
Town Hall
Gt Yarmouth
NR30 2QF

30th December 2015

Application Ref: 06/15/0737F

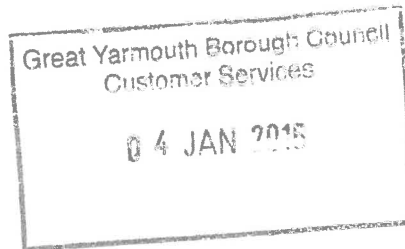
Dear Mr Minns,

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

Yours sincerely

A redacted signature, likely of Paul Mills, consisting of several horizontal black bars.

Paul Mills



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

248 Beccles Road
Gorleston
NR31 8AH



29th December 2015

Dear Mr. Minns,

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

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

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

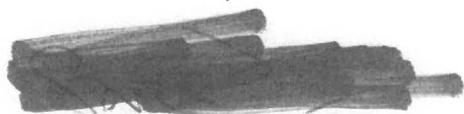
With regard to the above I am very pleased to state that, in my opinion after careful study of the current application, Badger Building (East Anglia) Ltd. have addressed all my concerns in a positive way. The development as now proposed is both well planned and imaginative. In particular car parking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

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

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

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

Yours faithfully

A black rectangular redaction box covering the signature of Brian Routledge.

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

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

Internet Consultees

Application Reference: 06/15/0737/F Attachments

Invalid Consultee Comment? ☐ Copy to existing Consultee? ☐

Name: PAUL MILLS

Address: 306 BECCLES ROAD
GORLESTON

Post Code: NR31 8AL

Telephone: [REDACTED]

Email Address: [REDACTED]

For or Against: OBJ Object

Speak at Committee: ☐

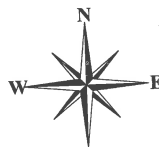
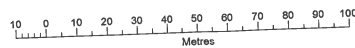
Objection to Badger planning proposal to build 4 (affordable) houses directly behind my property.
I believe this will invade the privacy and tranquility of my residence with a large impact on its valuation.
I see no reason for these houses to be built directly behind my property when they could be built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

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



GREAT YARMOUTH
BOROUGH COUNCIL

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



Scale = 1:2500 @ A4

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Dean A. Minns

From: Anglian Water <planningliaison@anglianwater.co.uk>
Sent: 20 July 2016 08:16
To: Dean A. Minns
Subject: 00015629 Land At former Claydon School, Beccles Road/Burgh Road, GREAT YARMOUTH - Claydon Response

Dear D Minns

RE: Land At former Claydon School, Beccles Road/Burgh Road, GREAT YARMOUTH - Claydon .

Thank you for your email.

We are very happy to provide you with some clarification and additional information on our position relating to the proposed development in the Gorleston area.

We can confirm that we have indeed made comment on a Planning Application for 113 dwellings .

In our response to the Planning Application (113 dwellings), we stated that the development may increase the risk of future flooding, as at the time of assessment we were not satisfied that a proposed foul connection point or method had been provided. The Planning Application indicated that surface water flows were to discharge via a soakaway and would therefore not impact or interact with any Anglian Water assets.

Since completing our original response, we have reassessed the impact of foul flows from 113 dwellings on the combined sewer in Burgh Road, and have confirmed that there is sufficient capacity to accommodate the full 113 dwellings without the need for sewer upgrades. Apologies for the confusion around this, we initially took a very cautious approach as we were mindful of the larger impact that a pumped solution would have on the existing network, however having made a more in depth assessment we are confident we can accommodate the flows from the additional 113 dwellings.

Our stance on the surface water connection remains the same.

With regards to concerns at White Horse roundabout, we took the historic issues when making the assessment. These can be largely attributed to blockages in the system and hydraulic overload of the combined sewer during heavy rainfall. Our desktop analysis has concluded that average foul only flows generated by the proposed development will not add to the downstream flood risk. We have requested that surface water is not connected to this sewer in order to avoid adding more surface water to the combined sewer. Surface Water flows should be directed to the dedicated public surface water sewer in Townlands, subject to evidence to show compliance with the surface water hierarchy.

Regarding the work at Morton Crescent, due for completion in around 12 months time, we've now narrowed our design options down and are investigating a couple of possibilities in more detail before selecting the most appropriate scheme to be delivered. The final scheme will significantly reduce the risk of flooding from our assets in periods of heavy rainfall. I'm pleased to confirm that we are still on track to deliver the £2m upgrade to our pumping stations by July 2017 and our Public Affairs Team will be distributing information to residents, councillors and local stakeholders on the scheme in due course when we have clearer timelines. The foul only sewage network at Morton Crescent and Stepshort Road Pumping Stations has no interactions with the combined network at Burgh Road. The development will have no impact on the pumping stations.

Should you have any questions relating to this please contact 0345 0265 458. Your reference for this enquiry is 00015629.

Kind Regards

Growth and Planning Services Team

Page 35 of 123

Dean A. Minns

From: Anglian Water <planningliaison@anglianwater.co.uk>
Sent: 09 September 2016 10:46
To: Dean A. Minns
Subject: 00016820 Land At former Claydon School, Beccles Road/Burgh Road, GREAT YARMOUTH - Claydon Response

Dear D Minns

RE: Land At former Claydon School, Beccles Road/Burgh Road, GREAT YARMOUTH - Claydon .

Thank you for your email.

Anglian Water assess the impact of the development on the foul and surface water network at the time of the planning application. In doing so we assess the available capacity of the existing network to accept flows from the proposed development. As part of which we consider the impact of other developments and any known issues (e.g. potential for flooding) within the vicinity of the site.

In this case a desktop analysis has determined that there is sufficient capacity in the combined sewer network to accommodate the foul water flows only, via a gravity regime. Taking into account the bore, gradient and pipe roughness of the receiving sewer, the pipe capacity is around 40l/s, the average gravity foul flows generated by 113 dwellings is around 0.48 litres per second.

With regards to concerns at White Horse roundabout, we have taken into account the hydraulic overload issues in the sewer during heavy rainfall, and as previously mentioned, we have requested that surface water is not connected to this sewer in order to avoid adding more surface water to the combined sewer.

Surface Water flows should be directed to the dedicated public surface water sewer in Townlands, subject to evidence to show compliance with the surface water hierarchy.

Should you have any questions relating to this please contact 0345 0265 458. Your reference for this enquiry is 00016820.

Kind Regards
Growth and Planning Services Team

Dean A. Minns

From: Jill K. Smith on behalf of plan
Sent: 19 August 2016 14:30
To: Dean A. Minns
Subject: FW: App Ref: 06/15/0737/F - Former Claydon High School

From: Philip Raiswell [<mailto:Philip.Raiswell@sportengland.org>]
Sent: 03 August 2016 09:51
To: plan
Subject: App Ref: 06/15/0737/F - Former Claydon High School

Sport England Ref: E/GY/2016/43207/N

FAO Miss G Manthorpe

Dear Sirs,

Thank you for consulting Sport England on the above application.

Summary: Sport England raises **no objection** to this application given previous history on the site, subject to the securing of a s106 contribution for indoor/outdoor sport, as previously agreed.

Sport England –Statutory Role and Policy

It is understood that the site forms part of, or constitutes land last used as playing field as defined in The Town and Country Planning (Development Management Procedure) (England) Order 2015 (Statutory Instrument 2015 No. 595).

However, as the playing field has not been used for at least five years, the consultation with Sport England is not a statutory requirement.

Notwithstanding the non-statutory nature of the consultation, Sport England has considered the application in the light of the National Planning Policy Framework (particularly Para 74) and Sport England's policy on planning applications affecting playing fields 'A Sporting Future for the Playing Fields of England' (see link below): www.sportengland.org/playingfieldspolicy

Sport England's policy is applied to any land in use as playing field or last used as playing field, irrespective of whether that use ceased more than five years ago.

Sport England's policy is to oppose the granting of planning permission for any development which would lead to the loss of, or prejudice the use of, all or any part of a playing field or land last used as such, unless one or more of the five exceptions stated in its policy apply.

The Proposal and Impact on Playing Field

The proposal relates to the erection of 113 dwellings, including access road and open space on these former school playing fields, which I understand have not been used for approximately 15 years.

Assessment against Sport England Policy

This application seeks full planning consent for the erection of 113 dwellings on this former playing field land. The principle of residential development on this land has already been established by the planning consent granted under ref: 06/05/0439/O. In responding to that application, Sport England raised no objection to the proposal, provided a financial contribution towards off-site quantitative/qualitative improvements to indoor/outdoor sports facilities was secured. The sum agreed with the applicants at that time was, I believe, £128,625.

Given the principle of residential development already being established, Sport England raise no objection to this application, subject to the financial contribution previously agreed being secured for the current application, via a suitably worded s106 obligation, with the money ring-fenced to be used to provide or enhance indoor/outdoor sports facilities in the catchment area.

Conclusion

Given the above assessment, Sport England does not wish to raise an objection subject to the requirement above.

Sport England would object to the application if it was approved with no s106 contribution towards off-site sports facilities, as it would result in the loss of former playing fields without any compensatory provision being secured.

Sport England would like to be notified of the outcome of the application through the receipt of a copy of the decision notice.

If you would like any further information or advice please contact me at the address below.

Yours sincerely,

Philip Raiswell
Planning Manager

T: 020 7273 1824

M: 07769 741165

F: 020 7273 1981

E: Philip.Raiswell@sportengland.org



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Reference: 06/16/0189/F

Parish: Gorleston

Officer: Mrs G Manthorpe

Expiry Date: 19-12-16

Applicant: Dawson Brown Ltd

Proposal: Development of 18 dwellings (9 no. 2 bedroom house and 9 no. 2 bedroom flats) with associated external works.

Site: Burnt Lane and Addison Road – former Ivy House and The Hollies

REPORT

1 Background / History :-

1.1 The application site comprises 2543 square metres and has two road frontages at Burnt Lane and Addison Road. The land currently comprises two Victorian villas and a former care home fronting on to Addison Road.

1.2 Addison Road is largely formed of 1920's semi-detached properties with Burnt Lane comprising higher density primarily terraced dwellings.

1.3 There have been previous applications on the site with the most recent and relevant listed below:

- 06/12/0688/F – Conversion of Ivy House and The Hollies to two 5 bedroom dwellings and the demolition of single storey buildings and the erection of two 4 bedroom dwellings. Approved.
- 06/14/0824/M – Demolition of the Hollies, Hollies bungalow, Ivy House and The Willows. Details not required.

2 Consultations :-

2.1 Neighbours – There have been 5 responses to the consultation.

One subject to the condition that the one way designation at Burnt Lane be extended down from no. 29 Burnt Lane to the roundabout.

Two objections which can be summarised below:

- Lack of Parking on Burnt Lane, can it be guaranteed that the spaces provided are used?
- The proposed density is too high.
- Three storey flats are out of keeping with the adjacent properties.

- Traffic congestion.
- Increased traffic.
- Roads are not suitable for heavy vehicles.
- Cars parked on the road make visibility difficult.
- Overlooking from the three storey flats.
- Loss of value of home.
- Disruptive effect on neighbouring homes.

One in support requesting that there is 1.5m gap between the proposed development and no. 34 Burnt Lane.

2.2 Highways – Whilst the proposals will increase traffic movements onto Burnt Lane and its junction with the Beccles Road roundabout, Burnt Lane is wide enough for two vehicles to pass at the junction with the roundabout and appropriate waiting restrictions are provided around the junction to deter parking at this location. I am therefore satisfied that the proposals will not result in a severe residual impact on the highway network.

Accordingly, in highway terms only there are no objections to the proposals but the following conditions and informative note are recommended to be appended to any grant of permission your Authority is minded to make. Full comments and conditions are attached to this report.

2.3 Building Control – No comments.

2.4 Local Lead Flood Authority – The application falls below the current threshold.

2.5 Norfolk Fire and Rescue Service – Condition requested that the applicant installs a fire hydrant on no less than a 90mm main at the cost of the development.

2.6 Norfolk Constabulary – The parking is not the ideal layout for surveillance and there should be provision of fencing to a height of no less than 1.5m between the rear gardens. Full comments are on the file and available online.

2.7 Historic Environment Service - The proposed development sits along the frontage of Burnt Lane, immediately to the south of the site of the Augustinian friary. The friary was founded in the 1290s, and was enlarged several times due to public benefactors. One of the 15th century friars, John Brome, acquired a considerable library, several illuminated manuscripts from which survive (including the Gorleston Psalter, the Macclesfield Psalter and the Douai Psalter). While some scholars suggest that these were created in Gorleston, they are more likely to have been created in the Scriptorium at Norwich Cathedral. Certainly they are all outstanding examples of the so-called East Anglian school of illumination. The friary was suppressed in the Dissolution of the 1530s. Burnt Lane is said to have derived its name from a fire in the friary kitchens. Manship records the friary as being set up at the northern edge of Gorleston, suggesting

that the proposed development site is within the medieval town. Certainly the friary is likely to have built up a degree of ancillary settlement. Hence the potential for the survival of medieval archaeological deposits is very high.

Previous applications on the site have involved the retention of the current buildings. The current application is considerably bigger than the previous application, and is sited along the Burnt Lane frontage. Hence we recommend a more comprehensive programme of archaeological works than the previous application.

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

A) No demolition/development shall take place/commence until a Written Scheme of Investigation has been submitted to and approved by the local planning authority in writing. The scheme shall include an assessment of significance and research questions; and

1. The programme and methodology of site investigation and recording
2. The programme for post investigation assessment
3. Provision to be made for analysis of the site investigation and recording
4. Provision to be made for publication and dissemination of the analysis and records of the site investigation
5. Provision to be made for archive deposition of the analysis and records of the site investigation
6. Nomination of a competent person or persons/organization to undertake the works set out within the Written Scheme of Investigation

B) No demolition/development shall take place other than in accordance with the Written Scheme of Investigation approved under condition (A).

C) The development shall not be occupied until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the Written Scheme of Investigation approved under condition (A) and the provision to be made for analysis, publication and dissemination of results and archive deposition has been secured.

2.8 Strategic Planning - It is noted that the proposal site is within the Main Urban Area of Gorleston. The proposed site is surrounded predominantly by residential uses and the development would represent a net gain of fifteen residential units.

Weight should also be given to the NPPF requirement to significantly boost housing supply, with local emphasis also on the Core Strategy with Gorleston identified as a Main Town (Policy CS2) to deliver a proportion of such growth.

The Strategic Planning team raises no objection to the proposal, but no doubt you may well have other matters to weigh in reaching a decision.

2.9 Anglian Water – No comments received.

2.19 Health East – No comments received.

3 Policy :-

3.1 Policy CS1 of the adopted Core Strategy

For the Borough of Great Yarmouth to be truly sustainable it has to be environmentally friendly, socially inclusive and economically vibrant not just for those who currently live, work and visit the borough, but for future generations to come. When considering development proposals, the Council will take a positive approach, working positively with applicants and other partners to jointly find solutions so that proposals that improve the economic, social and environmental conditions of the borough can be approved wherever possible.

To ensure the creation of sustainable communities, the Council will look favourably towards new development and investment that successfully contributes towards the delivery of:

- a) Sustainable growth, ensuring that new development is of a scale and in a location that complements the character and supports the function of individual settlements
- b) Mixed adaptable neighbourhoods, which provide choices and effectively meet the needs and aspirations of the local community
- c) Environmentally friendly neighbourhoods that are located and designed to help address and where possible mitigate the effects of climate change and minimise the risk of flooding
- d) A thriving local economy, flourishing local centres, sustainable tourism and an active port
- e) Safe, accessible places that promote healthy lifestyles and provide easy access for everyone to jobs, shops and community facilities by walking, cycling and public transport
- f) Distinctive places that embrace innovative, high quality urban design that reflects positive local characteristics and protects the borough's biodiversity, unique landscapes, built character and historic environment

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

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

3.2 Policy CS2 of the adopted Core Strategy

Achieving sustainable growth

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. To help achieve sustainable growth the Council will:

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:

- Approximately 35% of new development will take place in the borough's Main Towns at Gorleston-on-Sea and Great Yarmouth
- Approximately 30% of new development will take place in the borough's Key Service Centres at Bradwell and Caister-on-Sea
- Approximately 30% of new development will take place in the Primary Villages of Belton, Hemsby, Hopton on Sea, Ormesby St Margaret, Martham and Winterton-on-Sea
- Approximately 5% of new development will take place in the Secondary and Tertiary Villages named in the settlement hierarchy
- In the countryside, development will be limited to conversions/replacement dwellings/buildings and schemes that help to meet rural needs

b) To ensure compliance with Policy CS11, the proportions of development set out in criterion a) may need to be further refined following additional work on the impact of visitor pressures on Natura 2000 sites

c) Ensure that new commercial development for employment, retail and tourism uses is distributed in accordance with Policies CS6, CS7, CS8 and CS16

d) Promote the development of two key strategic mixed-use development sites: the Great Yarmouth Waterfront area (Policy CS17) and the Beacon Park extension, south Bradwell (Policy CS18)

- e) Encourage the reuse of previously developed land and existing buildings

To ensure that the Council delivers its housing target, the distribution of development may need to be flexibly applied, within the overall context of seeking to ensure that the majority of new housing is developed in the Main Towns and Key Service Centres where appropriate and consistent with other policies in this plan. Any changes to the distribution will be clearly evidenced and monitored through the Annual Monitoring Report.

3.3 Saved Policy HOU7 of the Borough Wide Local Plan

NEW RESIDENTIAL DEVELOPMENT MAY BE PERMITTED WITHIN THE SETTLEMENT BOUNDARIES IDENTIFIED ON THE PROPOSALS MAP IN THE PARISHES OF BRADWELL, CAISTER, HEMSBY, ORMESBY ST MARGARET, AND MARTHAM AS WELL AS IN THE URBAN AREAS OF GREAT YARMOUTH AND GORLESTON.

NEW SMALLER SCALE RESIDENTIAL DEVELOPMENTS* MAY ALSO BE PERMITTED WITHIN THE SETTLEMENT BOUNDARIES IDENTIFIED ON THE PROPOSALS MAP IN THE VILLAGES OF BELTON, FILBY, FLEGGBURGH, HOPTON-ON-SEA, AND WINTERTON.

IN ALL CASES THE FOLLOWING CRITERIA SHOULD BE MET:

(A) THE PROPOSAL WOULD NOT BE SIGNIFICANTLY DETRIMENTAL TO THE FORM, CHARACTER AND SETTING OF THE SETTLEMENT;

(B) ALL PUBLIC UTILITIES ARE AVAILABLE INCLUDING FOUL OR SURFACE WATER DISPOSAL AND THERE ARE NO EXISTING CAPACITY CONSTRAINTS WHICH COULD PRECLUDE DEVELOPMENT OR IN THE CASE OF SURFACE WATER DRAINAGE, DISPOSAL CAN BE ACCEPTABLY ACHIEVED TO A WATERCOURSE OR BY MEANS OF SOAKAWAYS;

(C) SUITABLE ACCESS ARRANGEMENTS CAN BE MADE;

(D) AN ADEQUATE RANGE OF PUBLIC TRANSPORT, COMMUNITY, EDUCATION, OPEN SPACE/PLAY SPACE AND SOCIAL FACILITIES ARE AVAILABLE IN THE SETTLEMENT, OR WHERE SUCH FACILITIES ARE LACKING OR INADEQUATE, BUT ARE NECESSARILY REQUIRED TO BE PROVIDED OR IMPROVED AS A DIRECT CONSEQUENCE OF THE DEVELOPMENT, PROVISION OR IMPROVEMENT WILL BE AT A LEVEL DIRECTLY RELATED TO THE PROPOSAL AT THE DEVELOPER'S EXPENSE; AND,

(E) THE PROPOSAL WOULD NOT BE SIGNIFICANTLY DETRIMENTAL TO THE RESIDENTIAL AMENITIES OF ADJOINING OCCUPIERS OR USERS OF LAND.

(* i.e. developments generally comprising not more than 10 dwellings.)

3.4 Saved Policy HOU16 of the Borough Wide Local Plan.

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

4 Assessment :-

- 4.1 The application is a full application for the erection of 18 dwellings comprising 9 three bedroom houses and 9 two bedroom flats. The layout of the scheme has the three bedroom houses arranged in a terrace facing onto Burnt Lane with the flats facing Addison Road. The terraced houses are two storey in keeping with the existing burnt lane frontage. The flats are three storey which are proposed to extend round the Corner of Burnt Lane and front Addison Road.
- 4.2 The design of the development has evolved to allow for a more attractive frontage and a better architectural link between the two and three storey sections of the development. The houses proposed to front Burnt Lane have been stepped to break up the form of the development and the materials which have been submitted provide alternative frontages seeking to add a unified cohesion to the frontage to Burnt Lane. The existing properties at Burnt Lane are a mix of designs materials with generally flat frontages and minimalist detail. There is currently a high wall in place to the Burnt Lane frontage which is to be removed. The Houses as proposed shall be set back 30cm and 60 cm from the public footpath which extends the length of the road frontage. The existing Burnt Lane properties vary in distance back from the public highway with some being set on the highway boundary and some set back varying distances.
- 4.3 The flats are set back further from the public highway by 90cm at the Burnt Lane section and up to 2 metres at the most set back point facing Addison Road. The additional set back seeks to reduce the appearance of the massing of the three storey section. There are not currently any three storey dwellings at Addison Road however there was a recent approval at the former White Horse public house which included three storey flats as part of the scheme. The proximity of the White Horse scheme and the proposed development will provide an interaction between the developments which will add to the existing character of the area. The flats as proposed will be visible from the White Horse roundabout and there will be a visual link between the developments of similar height form and massing.
- 4.4 There have been objections from residents regarding the increase in traffic using Burnt Lane and the current parking difficulties. There are 36 parking spaces proposed with the development which provides two spaces per dwelling. There are no highways objections to the provisions are existing. A neighbour has questioned whether the future occupants will be required to utilise the spaces. Persons cannot be required to park in a certain area should they choose to park

on the public highway although with adequate parking provision future occupants are more likely to utilise spaces provided.

- 4.5 There are a number of mature trees in existence on the site all bar two of which are to be removed. The two which are to remain are located to the east of the entrance one of which, a copper beech, has a TPO in place upon it.
- 4.6 The proposed access is to be located off Addison Road and has an adequate visibility splay to comply with Highways standards. The access leads into a private drive which has parking located at each side.
- 4.7 A neighbour has written in support of the application providing adequate space is left between the existing property and the proposed development. It is shown that there will be a gap of between 1.25m and 1.95m between the development proposed and no. 34 Burnt Lane.
- 4.8 There has been an objection regarding the increased overlooking from the three storey flats towards existing dwellings at Burnt Lane. There will be an increase in overlooking by the creation of high level windows facing to the north. The distance from the proposed flats to the garden of no. 26 Addison Road is approximately 12 metres at the closest point. The distance mitigates the amount of overlooking although some will occur from the upper flats. Given the location of the proposed development and the current density there is already a degree of overlooking from the adjacent properties and therefore although there is an increase in overlooking this is not deemed sufficient to refuse the application.
- 4.9 There have been further objections to the development regarding the potential loss in value of existing properties and disruption during construction. These are not material considerations for the purpose of planning however the times of construction, given the location of the site and proximity to existing residential properties, can be conditioned in addition to existing legislation to control hours of construction to ensure that work is not carried out at hours which will cause a nuisance.
- 4.10 The development proposed is located within the urban area of Gorleston and as such is a sustainable location. The application for housing in this location is supported by local and the National Planning Policy Framework which encourages sustainable development unless material considerations indicate otherwise.

5 RECOMMENDATION :-

- 5.1 The recommendation is to approve the application subject to the signing of a s106 agreement to provide policy compliant affordable housing as it complies with Local and National Planning Policy.

Internet Consultees

Application Reference 06/16/0189/F

Attachments

Invalid Consultee Comment? ☐Copy to existing Consultee? ☐

Name Kevin Meale

Address 50 Burnt Lane

Gorleston

Great Yarmouth

Norfolk

Post Code NR31 0PG

Telephone

Email Address

For or Against GC General Comments

Speak at Committee

I hope the council have taken into consideration the parking situation on Burnt lane as we already have to fight for parking spaces due to people from surrounding roads (Beccles Road) parking on the road. Please take into consideration that most households these days have 2 cars and although the plans show parking spaces provided can they guarantee they will be used.

Date Entered 14-04-2016

Internet Reference OWPC728

Internet Consultees

Application Reference 06/16/0189/F

Attachments

Invalid Consultee Comment? ☐Copy to existing Consultee? ☐

Name Mr & Mrs I M Daniels

Address 51 Burnt Lane

Gorleston

Great Yarmouth

Norfolk

Post Code NR31 0PG

Telephone

Email Address

For or Against NOS Subject to Condition

Speak at Committee

While we welcome a decision on the demolition on this run down site, we have no issues with the proposed houses, we do however feel that the plans for the 9 flats are quite imposing and could be overbearing in height and appear out of keeping with the design and character of the existing dwellings in Burnt Lane. We welcome that these new homes will have designated parking due to the issues that current residents experience but have concerns around additional traffic flow onto Burnt Lane from the Beccles Rd Roundabout. This entrance will only allow one vehicle to travel either way at one time which makes it dangerous to stop on a busy roundabout to wait to turn in to Burnt Lane if another car is attempting to turn out. In our opinion this could be easily alleviated by extending the one

Date Entered 16-04-2016

Internet Reference OWPC732

Internet Consultees

Application Reference 06/16/0189/F

Attachments

Invalid Consultee Comment? ☐

Copy to existing Consultee? ☐

Name Mr & Mrs I M Daniels

Address 51 Burnt Lane

Gorleston

Great Yarmouth

Norfolk

Post Code NR31 0PG

Telephone

Email Address

For or Against NOS Subject to Condition

Speak at Committee

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Date Entered 16-04-2016

Internet Reference OWPC732

Internet Consultees

Application Reference 06/16/0189/F

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Great Yarmouth

Norfolk

Post Code NR31 0PG

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For or Against NOS Subject to Condition

Speak at Committee

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Date Entered 16-04-2016

Internet Reference OWPC732

Internet Consultees

Application Reference 06/16/0189/F

Attachments

Invalid Consultee Comment? ☐

Copy to existing Consultee? ☐

Name Andrew Ellis

Address 151 beccles rd bradwell

Post Code NR318PR

Telephone

Email Address

For or Against NOJ No Objection

Speak at Committee

I Fully support the application will be good to tidy up the area providing a 1.5 mtr gap is left between the start of the development and 34 burnt lane which i own so i can carry out maintenance on the Gable of the property as it requires own going work

Date Entered 18-04-2016

Internet Reference OWPC735

Internet Consultees

Application Reference 06/16/0189/F

Attachments

Invalid Consultee Comment? ☐

Copy to existing Consultee? ☐

Name Miss S Allen

Address 12 Garnham Road

Gorleson

Gt Yarmouth

Post Code

Telephone

Email Address

For or Against

Speak at Committee

Too high density housing for plot, three story flats out of keeping with adjacent properties, traffic congestion; the two way stretch of burnt lane has cars parked both sides (on pavements) the road which links Burnt Lane and Addison Road always has cars parked on it making driver visibility difficult.

Date Entered 23-04-2016

Internet Reference OWPC738

Internet Consultees

Application Reference 06/16/0189

Attachments

Invalid Consultee Comment? ☐Copy to existing Consultee? ☐

Name Matthew Brooks

Address 24 Addison Road

Gorleston

Gt Yarmouth

Post Code NR31 0PA

Telephone

Email Address

For or Against OBJ Object

Speak at Committee

We are extremely concerned about the proposed development for the reasons listed below:

- Increased traffic - We live on the corner of the access road between Burnt Lane and Addison Road. At the best of times, Burnt Lane is single lane with the parked cars on each side. With 36 planned parking spaces, there is likely to be significantly increased traffic on Burnt Lane. The entrance to Burnt Lane off the White Horse Roundabout is already hazardous as it is only wide enough for one vehicle, with more traffic this risk will increase. Also, neither Addison Road or Burnt Lane are suitable for heavy vehicles, and building works will likely cause a large amount of disruption in both traffic and noise/hazard terms. Having seen the amount of disruption caused when the council

Date Entered 24-04-2016

Internet Reference OWPC739

Internet Consultees

Application Reference 06/16/0189/F

Attachments

Invalid Consultee Comment? ☐

Copy to existing Consultee? ☐

Name Matthew Brooks
Address 24 Addison Road
Gorleston
Gt Yarmouth

Post Code NR31 0PA

Telephone

Email Address

For or Against OBJ Object

Speak at Committee

installed 2 dropped kerbs on the access road, a major construction project would be a massive imposition on local residents.
the 3 storey flats are located directly opposite our house and will overlook our garden which we feel will devalue our property as well as being a clear diminishing of our privacy with 2 young children. One of the main reasons we bought this house was that it was a quiet residential area which would be safest for our children, with the increase in population/traffic etc, this will be at best best compromised.
-Behind the proposed development site is a care home with supported housing. The construction of so many

Date Entered 24-04-2016

Internet Reference OWPC739

Internet Consultees

Application Reference 06/16/0189/F

Attachments

Invalid Consultee Comment? ☐

Copy to existing Consultee? ☐

Name Matthew Brooks
Address 24 Addison Road
Gorleston
Gt Yarmouth

Post Code NR31 0PA

Telephone

Email Address

For or Against ☐ OBJ ☐ Object

Speak at Committee ☐

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-Behind the proposed development site is a care home with supported housing. The construction of so many residences in direct proximity will have a significantly disruptive effect on the home and its tenants.

Date Entered 24-04-2016

Internet Reference OWPC739

ACK 25/4/16 S

Application Reference 06/16/0189/F

Attachments

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Name Matthew Brooks

Address 24 Addison Road

Gorleston

Gt Yarmouth

Post Code NR31 0PA

Telephone

Email Address

For or Against OBJ Object

Speak at Committee

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Internet Reference OWPC739

Internet Consultees

Application Reference 06/16/0189/E

Attachments

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Copy to existing Consultee? ☐

Name Matthew Brooks

Address 24 Addison Road

Gorleston

Gt Yarmouth

Post Code NR31 0PA

Telephone

Email Address

For or Against

OBJ

Object

Speak at Committee

▼

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Internet Consultees

Application Reference 06/16/0189/E

Attachments

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For or Against OBJ Object

Speak at Committee

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Date Entered 24-04-2016

internet Reference OWPC739



Community and Environmental
Services
County Hall
Martineau Lane
Norwich
NR1 2SG

NCC contact number: 0344 800 8020
Textphone: 0344 800 8011

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

Your Ref: 06/16/0189/F
Date: 21 April 2016

My Ref: 9/6/16/0189
Tel No.: 01603 638070
Email: stuart.french@norfolk.gov.uk

Dear Gemma

**Great Yarmouth: Development of 18 dwellings (9 no. 2 Bedroom Houses and 9 no. 2 Bedroom Flats) with associated external works
Burnt Lane & Addison Road Former Ivy House & The Hollies Gorleston GREAT
YARMOUTH**

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

Whilst the proposals will increase traffic movements onto Burnt Lane and its junction with the Beccles Road roundabout, Burnt Lane is wide enough for two vehicles to pass at the junction with the roundabout and appropriate waiting restrictions are provided around the junction to deter parking at this location. I am therefore satisfied that the proposals will not result in a severe residual impact on the highway network.

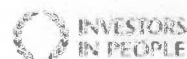
Accordingly, in highway terms only I have no objection to the proposals but I would recommend the following conditions and informative note be appended to any grant of permission your Authority is minded to make.

SHC 08 Prior to the first occupation of the development hereby permitted the vehicular access shall be provided and thereafter retained at the position shown on the approved plan (drawing number F155 01) in accordance with the highway specification (Dwg. No. TRAD 3) attached. 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.

Reason: To ensure satisfactory access into the site and avoid carriage of extraneous material or surface water from or onto the highway.

Continued/...

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- SHC 09 Vehicular and pedestrian (and cyclist) access to and egress from the adjoining highway shall be limited to the access shown on drawing No F155 01 only. Any other access(es) or egresses shall be permanently closed, and the footway shall be reinstated in accordance with a detailed scheme to be agreed with the Local Planning Authority in consultation with the Highway Authority, concurrently with the bringing into use of the new access.
- Reason: In the interests of highway safety.
- SHC 11 Notwithstanding the submitted details unless otherwise agreed in writing by the Local Planning Authority the proposed private drive shall be maintained in perpetuity at a minimum width of 4.6 metres for a minimum length of 10 metres as measured from the near edge of the highway carriageway and shall be constructed perpendicular to the highway carriageway (plus or minus 10 degrees) for a minimum length of 10 metres as measured from the near edge of the highway carriageway.
- Reason: In the interest of highway safety and traffic movement.
- SHC 19 Prior to the first occupation of the development hereby permitted a visibility splay shall be provided in full accordance with the details indicated on the approved plan (Dwg No F155 01). The splay shall thereafter be maintained at all times free from any obstruction exceeding 0.6 metres above the level of the adjacent highway carriageway.
- Reason: In the interests of highway safety.
- SHC 24 Prior to the first occupation of the development hereby permitted the proposed access, on-site car and cycle parking and turning area shall be laid out, demarcated, levelled, surfaced and drained in accordance with the approved plan and retained thereafter available for that specific use.
- Reason: To ensure the permanent availability of the parking / manoeuvring area, in the interests of highway safety.
- Inf. 2 This development involves works within the public highway that can only be carried out by Norfolk County Council as Highway Authority unless otherwise agreed in writing.
- It is an OFFENCE to carry out any works within the Public Highway, which includes a Public Right of Way, without the permission of the Highway Authority. Please note that it is the Applicants' responsibility to ensure that, in addition to planning permission, any necessary consents or approvals under the Highways Act 1980 and the New Roads and Street Works Act 1991 are also obtained from the County Council. Advice on this matter can be obtained from the County Council's Highway Development Management Group. Please contact Developer Services on 0344 800 8020.

Continued/...

If required, street furniture will need to be repositioned at the Applicants own expense.

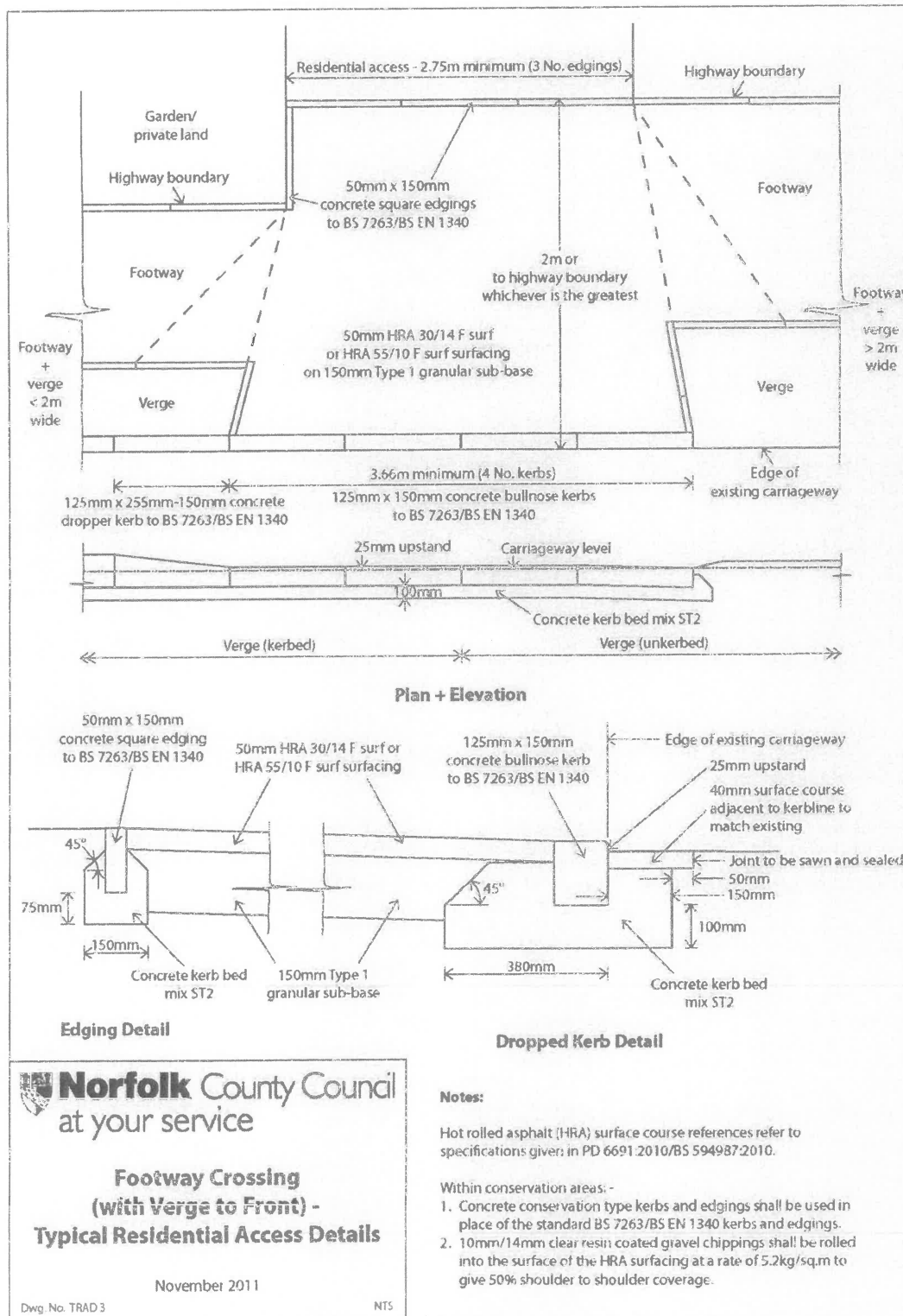
Public Utility apparatus may be affected by this proposal. Contact the appropriate utility service to reach agreement on any necessary alterations, which have to be carried out at the expense of the developer.
If required, street furniture will need to be repositioned at the Applicants own expense.

Public Utility apparatus may be affected by this proposal. Contact the appropriate utility service to reach agreement on any necessary alterations, which have to be carried out at the expense of the developer.

Yours sincerely

Stuart French

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



From ~~To~~: Building Control Manager

My Ref: 06/16/0189/F

To ~~From~~: Development Control Manager

Date: 13th April 2016

Case Officer: Miss G Manthorpe
Parish: Great Yarmouth 5

Development at:-

Burnt Lane & Addison Road
Former Ivy House & The Hollies
Gorleston
GREAT YARMOUTH

For:-

Development of 18 dwellings (9
no. 2 Bedroom Houses and 9 no.
2 Bedroom Flats) with
associated external works

Applicant:-

Dawson Brown Ltd
The Union Building
51-59 Rose Lane
NORWICH

Agent:-

Fusion 13
Mr L Marsh
9 Princes Street
NORWICH

The above mentioned application has been received and I would be grateful for your comments on the following matters:-

Please let me have any comments you may wish to make by 27th April 2016.

COMMENTS:

No adverse comments

DB 14.4.16

Miss G Manthorpe
Great Yarmouth Borough Council
Planning and Business Services
Town Hall
Great Yarmouth
Norfolk
NR30 2QF

Your Ref: 06/16/0189/F
Date: 20 April 2016

My Ref: FWP/16/6/2541
Tel No.: 0344 800 8020
Email: llfa@norfolk.gov.uk

Dear Sir/Madam

Town and County Planning (Development Management Procedure) (England) Order 2015

Development of 18 dwellings (9 no. 2 Bedroom Houses and 9 no. 2 Bedroom Flats) with associated external works at Great Yarmouth - Burnt Lane & Addison Road, Former Ivy House & The Hollies, Gorleston, GREAT YARMOUTH

Thank you for your consultation on the above site, received 13 April 2016. We apologise if there has been any delay in providing this response.

Officers have screened this application and it falls below our current threshold for providing detailed comment. This is because the proposal is for less than 250 dwellings or 5 ha in size and is not within a surface water flow path as defined by Environment Agency mapping.

You should satisfy yourself that the applicant has demonstrated compliance with;

- The National Planning Policy Framework ("NPPF") paragraph 103 by ensuring that the proposal would not increase flood risk elsewhere.
- Written Ministerial Statement HCWS 161 by ensuring that Sustainable Drainage Systems for the management of run-off are put in place.

The applicant should also demonstrate how the proposal accords with national standards and relevant guidance. If the proposal does not accord with these the applicant should

Continued.../

state their reasoning and the implications of not doing so. The key guidance available is set out below;

- Planning Practice Guidance - Flood Risk and Coastal Change
- Non statutory technical standards for sustainable drainage systems (March 2015 by Department for Environment, Food and Rural Affairs)
- The SuDS Manual C697 (2007 CIRIA). We would advise that this Manual has recently been updated and replaced by report C753 (2015), which is now available free on the CIRIA website. For future reference, we would expect any information submitted after 12 March 2016 to use the 2015 SuDS Manual. This would not preclude any applicant using the 2015 manual during the transition period set by Norfolk County Council.
- On the 19th February 2016, the Environment Agency updated the guidance on climate change allowances for peak river flow and rainfall intensity. The information for the Anglian Region and transitional arrangements for use within the planning process can be found at <https://www.gov.uk/guidance/flood-risk-assessments-climate-change-allowances>. We highlight that peak river flow climate change allowances should be considered for assessing risk to ordinary watercourses as well as main rivers.

In addition we have summarised the relevant section of the County Councils standing advice below. This is in line with our guidance on Norfolk County Council's Lead Local Flood Authority role as Statutory Consultee to Planning which can be found on our website ([lead-local-flood-authority-role-as-statutory-consultee-to-planning.pdf](#)).

- Standing advice 1 relates to consenting of works which are likely to affect flows in an ordinary watercourse
- Standing advice 2 relates to small scale extensions which may install hard surfaces such as car parking and would require SuDS in the form of permeable surfaces
- Standing advice 4 relates to surface water management for either;
 - minor development which **may or may not** be at risk from local sources of flooding
 - major development under our size thresholds which is **not** at risk of local sources of flooding.

If you are aware of a particular surface water flooding issue at this location which requires further bespoke advice, please re-consult detailing the perceived nature of flooding or details of flooding that has occurred

Please note if there are any works proposed as part of this application that are likely to affect flows in an ordinary watercourse, then the applicant is likely to need the approval of the County Council. In line with good practice, the Council seeks to avoid culverting, and its consent for such works will not normally be granted except as a means of access. It should be noted that this approval is separate from planning.

Continued.../

Continuation sheet to: FWP/16/6/2541

Dated : 20 April 2016

-3-

Further guidance for developers can be found on our website at

<https://www.norfolk.gov.uk/rubbish-recycling-and-planning/flood-and-water-management/information-for-developers>

We have no further comment to make at this time.

Yours faithfully

A handwritten signature in dark ink, appearing to read 'G. Brown', with a horizontal line underneath.

Sent on behalf of Graham Brown
Flood and Water Manager

Lead Local Flood Authority



Norfolk County Council
at your service



NORFOLK FIRE & RESCUE SERVICE
Group Manager Eastern
Friars Lane
GREAT YARMOUTH, NR30 2RP
Tel: (01493) 843212
Minicom: (01603) 223833

Website: www.norfolkfireservice.gov.uk

Miss G Manthorpe
Great Yarmouth Borough Council
Planning Services
Development Control
Town Hall, Hall Plain
Great Yarmouth
NR30 2QF

Please ask for: Jonathan Wilby
Direct Dial: 01493 339901
Email: jonathan.wilby@fire.norfolk.gov.uk
My Ref: 00016790
Your Ref:

26 April 2016

Dear Madam

Planning Application No: 06/16/0189/F
Development at: Burnt Lane & Addison Road, Former Ivy House & The Hollies,
Gorleston, Great Yarmouth.
For: Development of 18 dwellings (9 no. 2 bedroom houses and 9 no. 2 bedroom
flats) with associated external works.

Thank you for your consultation letter dated 13th April 2016.

I acknowledge receipt of the above application and I do not propose to raise any
objections providing the proposal meets the necessary requirements of the current
Building Regulations 2000 – Approved Document B (volume 1 – 2006 edition, amended
2007) as administered by the Building Control Authority.

Should you require any further assistance please do not hesitate to contact me on the
number shown above.

Yours faithfully

Jonathan Wilby
for Chief Officer



Internet Consultees

Application Reference 06/16/0189/F

Attachments

Invalid Consultee Comment? ☐Copy to existing Consultee? ☐

Name P A Bond
Address Norfolk Fire and Rescue Service
Whitegates
Hethersett
Norfolk

Post Code NR9 3DN

Telephone 03001231165

Email Address patricia.bond@fire.norfolk.gov.uk

For or Against NOS Subject to Condition

Speak at Committee

Norfolk Fire and Rescue Service would like to add the following as a planning condition to this development:

With reference to this application, taking into account the location of the existing fire hydrant coverage, Norfolk Fire and Rescue Service will require a hydrant to be installed on no less than a 90mm main.

No development shall commence on site until a scheme has been submitted for the provision of the fire hydrant on the development in a location agreed with the Council in consultation with Norfolk Fire and Rescue Service

Date Entered 26-04-2016

Internet Reference 0WPC742

Internet Consultees

Application Reference 06/16/0189/F

Attachments

Invalid Consultee Comment? ☐

Copy to existing Consultee? ☐

Name P A Bond

Address Norfolk Fire and Rescue Service

Whitegates

Hethersett

Norfolk

Post Code NR9 3DN

Telephone 03001231165

Email Address patricia.bond@fire.norfolk.gov.uk

For or Against NOS Subject to Condition

Speak at Committee

Informative

With reference to the condition, the developer will be expected to meet the costs of supplying and installing the fire hydrant.

Reason for Condition

Condition is needed to ensure adequate water infrastructure provision is made on site for the local fire service to tackle any property fire.

Date Entered 26-04-2016

Internet Reference OWPC742

Secured by Design



NORFOLK
CONSTABULARY
Our Priority is You

FAO
Miss G MANTHORPE

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

Norfolk Constabulary

Operational Partnership Team
Police station
Howard St North
GT Yarmouth
NR30 1PH

Tel: 01493 333349
Mobile: 07920 878216
Email: wolseyr2@norfolk.pnn.police.uk

www.norfolk.police.uk
Non-Emergency Tel: 101

Ref: 06/16/0189/F

Date: 03/05/16

Planning Application

**Development of 18 dwellings (9 no. 2 bedroom houses and 9 no. 2 bedroom flats)
with associated external works at Burnt Lane & Addison Road, Former Ivy House &
The Hollies, Gorleston, GREAT YARMOUTH**

Dear Miss Manthorpe,

Thank you for inviting me to comment on the above Planning Application. I have inspected the proposals on-line and have visited the site. Crime records for this area in the previous 12 months show a notable level of burglary dwelling incidents and occurrences of motor vehicle crime. The Design and Access Statement makes minor reference to Secured by Design at section 3.1 relative to informal surveillance of amenity and parking areas but provides no detail and no references to wider aspects of Secured by Design security principles within this development. I therefore make the following comments:

As legitimate on street parking takes place along the two narrow roadways on Burnt lane and Addison road, I would recommend additional parking road restrictions are applied to the new entranceway off Addison road, thereby preventing a hazardous restricted view from the development.

The existing boundary treatment along Addison Road consists of old and poor quality close board fencing with walling dominating the Burnt Lane elevation. I was unable to

We will answer letters within 10 working days, where information is available.
Where this is not possible, an explanation will be given for any delay.



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gauge the type or condition of existing boundary treatment for the other elevations but recommend that all boundary treatments (*excepting open frontages*) provide appropriate robust protection for the residents and neighbouring properties together with sufficient privacy and security protection. I would recommend 1.8m closed boarded fencing would be appropriate in this development. The fence line between no.34 Burnt Lane and Plot 1 should be brought forward to run flush with the front building line so there are no recesses for criminals to hide. I would also encourage boundary fencing extends to protect the flats and garden frontage at the junction between Addison road and Burnt lane. Rear gardens should be protected by the provision of no less than 1.5m closed boarded fencing to enable a good degree of beneficial natural surveillance across the plots.

Individual rear gardens lead to a rear parking court area and in this design only 12 out of 36 bays can be said to have adequate surveillance protection from the active ground floor rooms. 24 bays are distant from the rear of the properties meaning the first row nearest the properties will screen the rear parking bays from natural surveillance leaving them at risk to vehicle crime. I cannot recommend this design as it does not adequately provide sufficient security or safety cover for residents and their vehicles.

Although the development will benefit from borrowed street lighting along Burnt Lane and Addison Road, I recommend the fitting of vandal resistant 'dusk to dawn' sensor security lighting to cover the front and rear entrances. This means that should occupiers hear anything suspicious they won't need to leave the property to investigate and in this way criminal activity can be deterred or identified early. I would recommend security light cover benefits all parking bays, cycle storage, bin storage and amenity areas to deter criminality and provide safety cover for users. The purpose of the rear amenity area hasn't been described but it is important to provide sufficient light cover to enable safety and security protection for the occupants and visitors. When considering security lighting, due regard should be given to preventing a nuisance to residents and minimising light pollution.

The development has essentially one entrance door into a lobby and stairwell feeding the upper level. The internal stairwell provides access to the upper flats entrance doors which lead off the landing. The attack standard (e.g. PAS 24) of accessible doors and windows are met by building regulations and in this development must include entrance doors to flats which lead off the communal landing. Such standards and products have a proven track record in defeating known criminal methods of committing crime.

Door entry and access control system must be fitted to flats of four or more which incorporates an electronic lock release and entry phone linked to each property. Tradesperson release buttons are not permitted in order to maintain appropriate levels of internal access control security. Mail delivery boxes serving the flats could be positioned on an external wall without providing unknown couriers access to the flats.

I would encourage the adoption of the principles contained within Secured by Design, New Homes 2014 (June onwards - SBD Homes 2016) which can be downloaded from www.securedbydesign.com. If the applicant wishes to discuss how Secured by Design

could be delivered or requires any further assistance, please do not hesitate to contact me.

Yours sincerely

Mr Dick Wolsey
Architectural Liaison Officer
GT Yarmouth Police station
www.securedbydesign.co.uk

We will answer letters within 10 working days, where information is available.
Where this is not possible, an explanation will be given for any delay.



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INVESTOR IN PEOPLE

S

Elaine Helsdon

From: Hamilton, Ken <kenneth.hamilton@norfolk.gov.uk>
Sent: 24 May 2016 16:14
To: Gemma Manthorpe; plan
Cc: Kyriakou, Xenia
Subject: 06/16/0189/F Burnt Lane & Addison Road Former Ivy House & The Hollies Gorleston

Dear Gemma,

06/16/0189/F Burnt Lane & Addison Road Former Ivy House & The Hollies Gorleston
Our ref.: CNF44759_2

Thank you for consulting us on this application.

The proposed development sits along the frontage of Burnt Lane, immediately to the south of the site of the Augustinian friary. The friary was founded in the 1290s, and was enlarged several times due to public benefactors. One of the 15th century friars, John Brome, acquired a considerable library, several illuminated manuscripts from which survive (including the Gorleston Psalter, the Macclesfield Psalter and the Douai Psalter). While some scholars suggest that these were created in Gorleston, they are more likely to have been created in the Scriptorium at Norwich Cathedral. Certainly they are all outstanding examples of the so-called East Anglian school of illumination. The friary was suppressed in the Dissolution of the 1530s. Burnt Lane is said to have derived its name from a fire in the friary kitchens. Manship records the friary as being set up at the northern edge of Gorleston, suggesting that the proposed development site is within the medieval town. Certainly the friary is likely to have built up a degree of ancillary settlement. Hence the potential for the survival of medieval archaeological deposits is very high.

Previous applications on the site have involved the retention of the current buildings. The current application is considerably bigger than the previous application, and is sited along the Burnt Lane frontage. Hence we recommend a more comprehensive programme of archaeological works than the previous application.

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

A) No demolition/development shall take place/commence until a Written Scheme of Investigation has been submitted to and approved by the local planning authority in writing. The scheme shall include an assessment of significance and research questions; and

1. The programme and methodology of site investigation and recording
2. The programme for post investigation assessment
3. Provision to be made for analysis of the site investigation and recording
4. Provision to be made for publication and dissemination of the analysis and records of the site investigation
5. Provision to be made for archive deposition of the analysis and records of the site investigation
6. Nomination of a competent person or persons/organization to undertake the works set out within the Written Scheme of Investigation

B) No demolition/development shall take place other than in accordance with the Written Scheme of Investigation approved under condition (A).

C) The development shall not be occupied until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the Written Scheme of Investigation approved under condition (A) and the provision to be made for analysis, publication and dissemination of results and archive deposition has been secured.

The Historic Environment Service will provide a brief for the programme of archaeological works on request.

Yours aye

Ken

Ken Hamilton PhD FSA MCIfA
Senior Historic Environment Officer (Planning)
Historic Environment Service
Environment and Planning
Community and Environmental Services
Norfolk County Council
Direct dial telephone number: 01362 869275
Mobile telephone number: 07748 761354
E-mail: ken.hamilton@norfolk.gov.uk
General enquiries: 0344 800 8020 or information@norfolk.gov.uk
www.norfolk.gov.uk

Please note that as of September 1st 2015 we will be charging for some of our services. Details can be found on our website
http://www.norfolk.gov.uk/Environment/Historic_environment/index.htm

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To see our email disclaimer click here <http://www.norfolk.gov.uk/emaildisclaimer>

S

Application Ref	06/16/0189/F
Proposal	Development of 18 dwellings (9 no. 2 bedroom Houses and 9 no. 2 Bedroom Flats) with associated external works
Location	Burnt Lane & Addison Road, Former Ivy House & The Hollies, Gorleston

Case Officer	Miss G Manthorpe	Policy Officer	Mr N Fountain
Date Received	13.04.2016	Date Completed	15.04.2016

Strategic Planning Comments

It is noted that the proposal site is within the Main Urban Area of Gorleston. The proposed site is surrounded predominantly by residential uses and the development would represent a net gain of fifteen residential units. Weight should also be given to the NPPF requirement to significantly boost housing supply, with local emphasis also on the Core Strategy with Gorleston identified as a Main Town (Policy CS2) to deliver a proportion of such growth.

The Strategic Planning team raises no objection to the proposal, but no doubt you may well have other matters to weigh in reaching a decision.

APPLICATION NUMBER

06 / 16 / 189 / F

BURNOT LANE, GORLESTON

CONSERVATION VIEWS

THE LONG CHARACTERLESS TERRACE IS THE RESULT OF A SIMPLISTIC SITE LAYOUT.

A SCHEME WITH CHARACTER COULD BE PRODUCED IF RESPECT IS PAID TO THE TWO HOUSES OF CHARACTER PRESENTLY ON THE SITE AND THE CARPARKING IS DIVIDED AND A MORE VARIED ARRANGEMENT USED

RECOMMENDATION
COMMITTEE TO REFUSE
AS SUBMITTED.

IAN HARDY

10/10/16

NEGOTIATE RE DESIGN

Drawn by:	
Checked by:	
Drawing No:	
Date:	10/10/16
Scale:	A3: 1:500

BURNT LANE CONCEPT FOR
MIXED RESIDENTIAL

Strategic Planning, Housing and
Regeneration Development
Town Hall, Hall Plain
Great Yarmouth, Norfolk, NR30 2QF
Customer Contact Centre Tel: (01493) 856100
Email: plan@great-yarmouth.gov.uk
Web: www.great-yarmouth.gov.uk

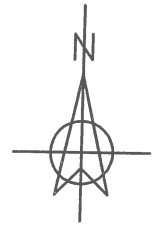
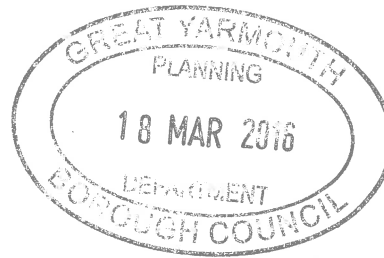
GREAT YARMOUTH
BOROUGH COUNCIL



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06/16 / 0189 / F



REVISIONS		
REV	DATE	
PROJECT: Burnt Lane Gorleston-on-Sea		
CLIENT:		
DRAWING TITLE: Location Plan		
Fusion 13 9 Princes Street Norwich, Norfolk NR3 1AZ info@fusion-13.co.uk www.fusion-13.co.uk		
SCALE - 1:200 / 500		DATE - June 2015
JOB NO. F155	DWG NO. 000	REV.

Reference: 06/16/0391/SU

Parish: Bradwell

Officer: Mr D.Minns

Expiry Date: 30-09-2016

Applicant: Great Yarmouth Borough Council

Proposal:

- 1) Outline application for up to 231 application units (5.88 hectares)
- 2) Full Planning Permission for 56 residential units Associated infrastructure, pumping station electricity sub-station and landscaping

Site: Site 25 Beacon Park , Bradwell Great Yarmouth

REPORT

1. The Proposal

1.1 This is a hybrid planning application for up to 287 residential dwellings on a total site area of area of 9.07ha (21.71 acres approx.)

1.2 The application comprises two parts:-

- a) Full planning permission is being sought for Phase 1 of the residential development comprising 56 residential dwellings comprising on a site of approx. 2.24 ha (check figures) 3.19) including associated infrastructure, pumping station electricity sub-station and landscaping
- b) Outline application for up to 231 application units (5.88 hectares) with the means of access along with the numbers to be considered only to be considered at this stage.

1.3 The Full Application for Phase 1 includes a mix of 56 dwelling types comprising

- 5 -2 bed of which 6 are affordable
- 30 - 3 bed
- 14 – 4 bed

Also included in Phase 1 is the provision of the foul sewer pumping station and the electricity sub-station.

1.4 The outline application area is shown as three Phases 2, 3 and 3b. In this area all matters other access are reserved for future consideration ie layout, appearance, scale and landscaping. Phase 2 = 45 units, 3A = 119 units. 3B=67units

1.5 Taken from the application Design and Access the overall scheme proposes

Unit Size	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom	Total
PHASE 1	0	11 (20%)	30 (54%)	13 (23%)	2 (3%)	56
Market	0	5	30	13	2	50
Affordable	0	6 (100%)	0	0	0	6
PHASE 2/3	58 (25%)	74 (32%)	66 (29%)	33 (14%)	0	231
Market	51 (25%)	72 (34%)	60 (29%)	25 (12%)	0	208
Affordable	7 (30%)	2 (9%)	6 (26%)	8 (35%)	0	23
ENTIRE SITE	58	85	96	46	2	287
Market	51 (20%)	77 (30%)	90 (35%)	38 (15%)	2	258
Affordable	7 (24%)	8 (28%)	6 (20%)	8 (28%)	0	29

Development Proposal Table

SITE 25, BEACON PARK, GORLESTON-ON-SEA PLANNING STATEMENT

1.6 In terms of site density Phase 1 is approximately 18.7 dwellings per ha with overall site density 31.6 dwellings per ha with 10% affordable housing in line with the Core Strategy Housing Sub- area 2 for this part of the Borough.

The application is accompanied reports and statements

- Planning Statement
- Design and Access Statement
- Air Quality Impact;
- Archaeological Survey
- Desk Study Summary
- Ecological Assessment
- Flood Risk assessment and Drainage Strategy
- Landscape and Visual Impact Assessment ;
- Noise Assessment and Technical Memorandum
- Socio economic factors;
- Habitats Regulations Assessment
- Utilities Assessment

2. Planning Background

2.1 The site forms part of a larger area of some 72 hectares (172.8 acres) of land that was originally granted planning permission for a mix of uses in July 1995. The land is designated in the Great Yarmouth Borough Wide Local Plan 2001 and there are a number of associated policies which seek to promote a high quality business park and commercial area.

2.2 In 2006 the site was identified for residential development in an application for Phase 2 of Beacon Park (06/06/0513/SU) which in total covered a site area of

approximately 37.25 Ha (92.04 acres) for commercial and residential development which was subject to a resolution to approve but was subsequently withdrawn.

2.3 The current application site forms part of the Beacon Park development area identified in the Great Yarmouth Core Strategy adopted December 2015 and is shown on the Local Plan Policies Map (south) accompanying the Core Strategy document as forming part of the South Gorleston Development area identified as (SG1)

2.4. Beacon Park and its extension is seen within the Core Strategy as a Key Policy growth area. Members will be aware that Planning consent was granted in 2014 for a hybrid planning application for a total of 850 dwellings comprising full permission for 150 dwellings and 700 dwellings in outline. In addition the outline permission includes 10.36 ha (25 acres) of commercial mixed use area (including B1,B2,B8 uses); a local centre (up to 1600 sq m to include A1-A5, B1,D1 & other community uses); primary school, open space and 150 houses in full. Permission was also granted for the link road.

2.5 The development is to take place either side of the link road and part of the development site abuts the northern boundary of Site 25. Currently the full permission is being implemented by Persimmon Homes. Site 25 is located to the west of Woodfarm Lane and east of Beaufort Way which links the A12 and A143 opened in late 2015

2.6 Site 25 is shown as an allocated site in the Strategic Housing Land Availability Assessment (SHLAA) 2014 update forming in part of GO21 with the majority of the site forming part BR11 and adjacent to BR09 - the approved South Bradwell extension currently under construction.

2.7 The description of the site in the SHLAA states;:

“that the site which is relatively flat is considered suitable for development. The site being adjacent to Gorleston and considered to have a good access to a range of facilities - access to three (secondary school, range of shops and GP surgery). The site is in the Beacon Park allocation, and the Phase 2 Masterplan has not identified a use for the site. Access could be provided by extending the existing Beacon Park access road.” It goes on to state

“that Beacon Park is currently unsewered however sewers from Phase 1 of Beacon Park will be extended to serve the site. In addition there are no surface water sewers therefore surface water will have to be disposed of by using other methods such as SuDs as in Phase 1. It further states that “

there are no major constraints identified that may impact upon the site, therefore the site is potentially suitable for residential development however the acceptance of the site will depend upon the Council's distribution strategy for development.”

2.8 In terms of deliverability the site it concludes that the site could be available in the next five years. The conclusion being that the site could yield up to 272 units at 40 dph whilst maximising an appropriate range of dwelling types for this.

2.9 Following a number of pre-application discussions and exhibitions in the Town Hall a public exhibition was held at Herman Academy Primary School on 20 January 2016. The summary and conclusions from the document supporting this application states that no major issues were highlighted to be addressed and that the general feeling about the development was very positive.

2.10 A formal request was submitted for an Environmental Impact Screening (EIA) opinion to the Council on March 15 March 2016. The screening opinion was provided on 2 June 2016 confirming that the application did not require an EIA

3. The Site and Context

3.1 This site is identified as Site 25 in the Beacon Park Masterplan. The land was previously used for arable farming. Woodfarm Lane runs north from Beacon Park and joins into Oriel Avenue at the eastern part of the site.

3.2 The site benefits from a semi-rural setting in the form of a 40m deep tree belt, which runs along its full length to the east boundary with Woodfarm Lane as well as the north boundary and approximately half of the west boundary before connecting back with the A12-A143 link road. This landscaped zone affords a visual and acoustic buffer, both to and from the application site and is identified as amenity landscaping in the local plan maps. (SG11).

3.3 The established tree belt bordering the site, on three sides, comprises a mixed plantation of native and non-native species, mainly broadleaf in nature. Species include, but are not limited, to Birch, Ash, Hazel, Pine, Hornbeam, Oak and Cherry. They are all relatively young category B trees and will require thinning, as part of any management strategy.

3.4 The tree belt, although with no real significant individual trees as a whole, provides an excellent screen to the site that will only improve with the passage of time. Consideration will need to be given to vegetation, relative to highway proximity, as well as proximity to construction traffic / and building placement, so to mitigate possible issues such as overhanging branches, shading and future tree growth.

3.5 For full details relating to existing trees, are considered in the Arboriculture Method Statement and Tree Protection Plan, prepared by Wild Frontier Ecology in support of this application.

3.6 In addition, a Landscape & Visual Impact Assessment has been undertaken by The Landscape Partnership and through this process the scheme has been refined to ensure that it has no adverse impact on Landscape Character. The site is not within any Landscape Designations at either national or local level and the character of the landscape in the vicinity of the site is heavily influenced by the presence of urban settlement edges of Gorleston-on-Sea and Bradwell, the A12 - A143 Link Road and Beacon Park.

3.7 The site appears relatively flat but does vary in height across the site with the highest point being the southwest corner and lowest being the far north of the site and gently slopes towards southeast to Woodfarm Lane. Consequently, the site's

marginal gradient which will sufficiently cater for inclusive access throughout and should assist with highways drainage design, by limiting the number of gullies required. However, these fleet gradients will pose a disadvantage in relation to foul drainage.

3.8 The southern third of the site is the flattest area capable of accommodating foul drainage by gravity, which will feed into an upgraded sewer system in Woodfarm Lane, connecting via the rear of the James Paget Hospital to the sufficiently sized foul sewer in Brasenose Avenue, located to the northeast.

3.9 The northern two thirds of the site, however, will require a pumping station to bring the foul water up to the required height for connection into the gravity system. A single pumping station will cater for this area, but its position and delivery will be key with respect to any phasing of development and hence along with the electricity sub-station is shown to be provided in Phase1 of the full application.

4. Surrounding Land Uses

4.1 The area to the east of site on the opposite side of Woodfarm Lane to the northeast end is Gorleston Town Football Club (Emerald Park) south of the club and around 2Ha of allotments towards the centre third of the site frontage serving residents in the locality. Beyond this and opposite the remaining frontage to Woodfarm Lane is the James Paget Hospital helicopter 'Final Approach and Take-Off' (FATO) Area which stretches further south and runs alongside a children's play area backing onto properties to Carrel Road, adjacent to the bend on Woodfarm Lane.

4.2 Further afield, Ormiston Venture Academy and Ormiston Herman Academy, lie to the north of the football club off Oriel Avenue. To the east of the football club and allotments is Brasenose Avenue, providing principal access to this residential area from the A12 (north of the James Paget Hospital). Edinburgh Avenue runs along the east flank of the open space, occupied by the football pitches connecting Oxford Avenue to Brasenose Avenue. This road provides access to the allotments at its southwest corner. To the southeast, Jenner Road branches from the Beaufort Way roundabout as primary access to this Persimmon residential development. A second estate branches from Beaufort Way northwest of the roundabout, facilitating access into Carrel Rd, from which Woodfarm Lane branches.

4.3 To the southwest of the link road is the Beacon Park Enterprise Zone, which comprises 25 acres of mixed office, industrial and leisure development. To the south of Site 25 identified as Site 24 on the Beacon Park Master Plan, is the site approved for retail development Planning Application Ref 06/13/0025/F(Sainsbury's),.

5. Site Topography

5.1 A topographical survey submitted with the application demonstrates that the site is on ground sloping from south to north. Ground levels at the southern boundary are in the range of 12.25 – 10.90 AOD. Along the northern boundary, ground levels are in the range of 9.25 – 8.90AOD

5.2 The exposed site frontage to the A12/A143 link road, drops by 1m from south to north, for a frontage of around 250m in length. The far north end of the site drops by 3.3m from the highest point and by 1.9m along the site's 440m length to Woodfarm Lane.

5.3 Consequently, the site's marginal gradient which will sufficiently cater for inclusive access throughout and should assist with highways drainage design, by limiting the number of gullies required. However, these fleet gradients will pose a disadvantage in relation to foul drainage.

5.4 The southern third of the site is the flattest area capable of accommodating foul drainage by gravity, which will feed into an upgraded sewer system in Woodfarm Lane, connecting via the rear of the James Paget Hospital to the sufficiently sized foul sewer in Brasenose Avenue, located to the northeast.

5.5 The northern two thirds of the site, however, will require a pumping station to bring the foul water up to the required height for connection into the gravity system. A single pumping station will cater for this area, but its position and delivery will be key with respect to any phasing of development.

6. Access

6.1 Access to the proposed development is via two access points on Woodfarm Lane; access to Phase 1 would be via the northerly of these two access points. At present, Woodfarm Lane is a narrow lane, and proposals are being brought forward separately by the Borough Council and County Council to widen this road. Part of this road widening has previously been required as part of application 06/13/0025/F for Site 24, and either this scheme, or an alternative for which separate planning permission will be required, is to be implemented in the Winter of 2017.

6.2 These improvements are to be carried out as part of the ongoing programme for provision of infrastructure to the wider Beacon Park area. The Local Highway Authority (LHA) have confirmed that the upgrade to Woodfarm Lane is required prior to the occupation of any of the dwellings on Site 25, and the new road will be required to be in place prior to the occupation of any dwellings within Phases 2 and 3 (the outline element). It is therefore anticipated that the residential development proposed within this application will be subject to what is known as 'Grampian Conditions', to secure these off-site highways improvements prior to occupation.

6.3 As part of the improvements to Woodfarm Lane, the road will be closed to through-traffic (vehicular only) to prevent 'rat-running' which is a current problem in the area. A Traffic Regulation Order (TRO) has previously been promoted, although it was never sealed, and its implementation was a condition of the consent for a supermarket on the land immediately south of the site. The agreed stopping up point was located between the two points of access into the residential site. The intention is that the stopping up point will be relocated to the north of the northernmost access point into the residential site; this has been agreed with the Local Highway Authority (LHA), and a new TRO is it understood currently being promoted by the highway authority.

6.4 The moving of the TRO has the potential to ensure an improved access to the allotment gate located off Woodfarm Lane. Cycles and pedestrians will gain access to the development site from Woodfarm Lane, There is a shared footpath / cycle way to the edge of the A12/A143 link road on the development side. The consent for Site 24 makes suggestion for a pedestrian / cycle access into the masterplan site and there is also the possibility for a connection to the Bradwell site at the northwest corner.

7.0 Noise

7.1 A number of potential noise sources are identified; principally the A142/A12 Link Road to the west and the James Paget helicopter flight path, to the east.

7.2 A Noise Assessment has been undertaken by Adrian James Acoustics, which confirms that, due to its infrequent use, noise emanating from the helicopter flight path does not require consideration. With the opening of the A12/A143 link road, it is accepted that noise will emanate from the southwest direction into the application site, which may be amplified by wind direction. Whilst the infrastructure works, associated with this link road, includes an earth bund at the development's boundary edge, this is unlikely to solely mitigate noise to an acceptable level and other measures may be required such as acoustically-rated windows and vents to properties which face in this direction.

7.3 In addition care needs to be taken to ensure that potential noise from Site 24 is dealt with in manner that does not cause disturbance to future occupiers of the dwellings in the later phases should the application be approved. This could be achieved by a number of means but will need to be covered by appropriate conditions.

8.0 Design, Materials and Layout

8.1 The accompanying statement on design states:

"Overall the scheme aims to use the vernacular style of Norfolk traditional housing as the origins of the design, however this is then reworked with some contemporary detailing to establish a Modern Norfolk vernacular, befitting of Beacon Park. Through interpretation of established Norfolk traditions, a 'modern vernacular' can be targeted for the development site. The success of later phases of the development will depend on the robustness of this first detailed phase and the setting of the design style which will effectively establish the design code for the site."

8.2 A typically 2-storey development is proposed across Site 25 with elements of 2.5 / 3 storey at the southwest flank. Properties at this edge are proposed to be arranged in a linear format, parallel to the road at this 'open boundary'. Some elements of 3-storey are also exhibited at the centre of the masterplan, around the triangular public open space to the southwest and northwest edges, thereby giving a sense of enclosure and grandeur to this masterplan heart. A small part of the site is located within the James Paget Hospital's FATO Area at the east boundary, where building and vegetation heights are restricted. Consequently, no dwellings within this area exceed two-storeys in height.

8.3 The layout incorporates amongst the standard roads, private driveways and 'home zone'. Overall there are 5 no. home zones envisaged across the indicative development masterplan. These are seen as the principal means to achieve parcel 'identity', across the development masterplan, through considered selection of surface finishes, supplementary street furniture and planting. A low-maintenance design is the primary driver for creating a parcel heart which provides an external space that people can, and will want to spend time in. The intention is that the areas will be adopted by Norfolk County Highways, subject to agreement; hence detailed design would should be reserved by way of condition. As part of the amenity requirements for the development masterplan, it is the intention that these areas contribute to this provision as 'hard' open space

8.4 Public open space is proposed within the development masterplan as being apportioned across the development parcels, the latter phases of which would be subject to reserved matters. An area to the north edge of Phase 1, borders the woodland walk totalling around 950m² of public open space and is shown to be subject to good surveillance by the nearby properties.

8.5 A total of circa 0.35Ha 'soft' public open space is envisaged across the development masterplan. The D&A statement states that parcels across the site will be tailored to achieve their own distinction. Whilst dwellings on different parcels will have subtle variations in their elevation finishes to facilitate this; it is the parcel heart - the 'home zone' where the real distinction will be achieved. Phase 1 achieves an area of circa 860m² framed between plots 9-11, 16-18 and 42/43. A total of 0.38ha 'Hard' public open space is envisaged across the development masterplan.

8.6 Children's play space is proposed to be accommodated off site, on the basis that there is an existing facility located across Woodfarm Lane (500m to the south), which would benefit from enhancement / expansion via a S106 contribution. This is considered by the applicant's to achieve the optimum arrangement in maximising development opportunity, whilst providing a robust play space strategy of sufficient proportion. On this premise, home zone designs within the masterplan development, will therefore not include formal children's play, as part of the proposals.

8.7 The plans show all dwelling houses are provided with private amenity, by way of rear gardens. Where dwellings are positioned back to - back, a minimum clear distance of 21m is achieved. In some instances dwellings are shown to be turned to maximise developable area, whilst achieving diversity in the street scene; consequently separation distances are reduced accordingly. Gable ends, which face onto an adjacent plot, achieve a minimum separation of around 10m (i.e. between plots 9/10). Where this arrangement features, no upper level windows are present to the gable wall, in order to fully protect the private amenity of the adjacent property. The six 2-bedroomed flats to the southwest corner of Phase 1 share a communal rear garden of 375sqm and ground floor flats a private patio area.

8.8 The Design and Access statement states that the parking strategy for the site has been carefully considered, as an integral part of the design development, in accordance with Secured by Design principles. It is stated that parking placement and surveillance has been considered throughout and where a dwelling's parking cannot be achieved to the front or side of a property, measures have been taken to

reasonably ensure that the space can be adequately seen and surveilled from the property.

8.9 The Phase 1 layout, includes a number of small parking courts feature. Plots 1, 2, 14 & 15 share an access / courtyard, as do plots 10-16. The flat block (plots 51-56) benefit from two areas of parking at each gable end suitably surveilled from each floor level. The applicants state that parking provision with the adopted Plan policy TCM17 stipulates car parking spaces with maximum dimensions of 2.5 x 5m. The provision of parking spaces should relate to dwelling sizes as follows:

- 1-3 bedroomed properties – 2 spaces per dwelling
- 4 bedroomed + properties – 3 spaces per dwelling

8.10 Parking Standards for Norfolk 2007 stipulates a maximum of 1 space for a 1 bedroomed property and this is the standard which has informed the indicative layout for the latter phases, where the 1 bedroomed properties feature.

8.11 Garages are provided, for the 4 and 5 bedroomed properties, Single garages of 3x7m are provided to all 4B properties, with double garages featuring on 5B properties achieving 6x7m internal dimensions. 5% disabled car parking is also a requirement of the Parking Standards for Norfolk 2007. All dwelling houses are furnished with at least one parking space, benefitting from an adjacent 900mm path, which thus achieves the required 3.6m minimum width (i.e. 2.4+0.9m). Parking for flats achieves at least two spaces per 12 benefitting from an adjacent path. In summary, it is stated that disabled parking provision therefore vastly exceeds the minimum requirement.

8.12 Materials for roads include the include Tarmac and permeable pavements for private drives and shared surfaces. The character of the site is defined by the landscaping belt around the site area and the Access and Design Statement states that the unique woodland setting is reflected in the choice of materials particularly for the dwellings around the edges of the site which includes external feature of timber cladding. Traditional red and multi-stock bricks also feature throughout the development along black and grey roof tiles covering traditional 40 degree roof pitches. Windows grey colour UPVC or aluminium windows are proposed

9. Drainage

9.1 **Foul** - Anglian Water (AW) records that there is a foul sewer is flowing north of within Woodfarm Lane towards Edinburgh Avenue. This serves the existing residential development to the east and Beacon Park to the south. As part of the wider infrastructure proposals , a new foul manhole is proposed in Woodfarm Lane near to the south east corner of the site that is to connect to the AW manhole 7400 to take the sewage in the Edinburgh Avenue direction. The new manhole is intended foul drainage connection point for the proposed development of site 25. There are no public surface water sewers in the vicinity.

9.2 **Surface Water** – The Great Yarmouth Surface Water Management Plan identifies the site as being in the Bradwell Critical Drainage Area. CDA's comprise areas of upstream contributing areas of predicted flooding and downstream areas. The site is in an 'upstream contributing area' and is adjacent to area identified as an

overland flow path that forms a natural a valley leading to potential off site flooding. Green field run off from the application site may contribute to any overland flow : however it is considered that development of the site with the introduction of source control in the form of porous surfaces and disposal of run off directly into ground via soakaways will result in a significant reduction in the surface area. A sustainable surface water strategy is proposed for the site which includes a number of aspects including domestic soakaways, highway designed for adoption by Norfolk County Council and pervious pavements. The site is at low risk of flooding from all sources.

10. Consultations

10.1 Parish Council - Bradwell – No overall objection to plans for development, although it is concerned that this future community will be isolated will be isolated from Bradwell South, with no obvious connection to it –it is not clear for example where the children will go to school, nor how public transport will be provided. However the Council would make the following comments on some of the detail :-

1. Would object to the proposal to include a number of three storey flats /dwellings none of the flats/dwellings should exceed two
2. The black/grey 'colour scheme' shown on the 'elevation drawings is and depressing , and not in keeping with colour schemes to other nearby new dwellings , nor any other dwellings in Bradwell. Would also object to the ' plastic made like wood features'
3. No 'open space' areas or community facilities are shown on the plans – will these be included at a later stage within the outline application areas?
4. Further to c) above , is it the intention that children should us the existing play area on the other side of Woodfarm Lane – if so that a 'pelican' or similar crossing should be installed nearby, to ensure that they can reach it safely-given that there will be more vehicular traffic in the general area that generated at present.
5. The Parish Council hereby formally request that it be included in negotiations with the developer regarding the detail of any Section 106 agreement that is to be drawn up and that it is written into any such agreement.

10.2 Neighbours/Article 13 Advert: 9 objections received. (sample copies attached)

- We bought our properties on the understanding that there would be detached properties behind us and not housing association terrace houses Persimmon didn't tell us about the proposals and we feel duped. We totally object to the plans.
- Concerns about the value of their property because of possible devaluation in the future because of type of new housing proposed;
- The developer told us we would be consulted on the new development. The properties are too close and will block the light that comes into my garden We have not been consulted on the new proposals

- Fuming! There will be housing association houses behind us and they will not be kept up to standard and they are trying to cram too many houses in.;
- I would never have bought my house if I knew there would be housing association houses behind us.

10.3 Highways Agency – Holding direction until 30 September 2016 (recently withdrawn) I can confirm that I am now content with and have no objection to the proposal.

10.4 Norfolk County Council - a) Education

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

Table 3 The current situation at local schools is as follows:

School	Capacity	Numbers on Roll (May 2016)	<i>Spare Capacity</i>
Early Education Sector (2-4)	109	74	<i>+35</i>
Ormiston Herman Academy (4-11)	378	283	+95
Hillside Primary School (4-11)	210	210	+0
Bradwell Homefield CE VC Primary School (4-11)	210	210	+0
Woodlands Primary Academy (4-11)	420	403	+17 (in 2 higher year groups)
Ormiston Venture Academy (11-16)	900	733	+ 167
Lynn Grove Academy (11-16)	1150	1089	+61

Site & Application no.	Number of dwellings	Expected children 2-4	Expected children 4-11	Expected children 11- 16	Expected children 16- 18
Kings Drive, Bradwell	28	3	7	5	0

13/0643					
Wheatcroft Farm, Bradwell	850	81	222	147	14
13/0652					
Totals	878	84	229	152	14

Early Education – Although there is some spare capacity within the early education sector, given the scale of development proposed in this application and the other developments in table 3 (totalling 1,067 dwellings), there would be insufficient early education places available and contributions will be sought in line with costs set out in table 2 above.

Primary - Although there is some spare capacity within the primary sector, given the scale of development proposed in this application and the other developments in table 3 (totalling 1,067 dwellings) the County Council has secured a site for a purpose built new primary school to serve these developments. This will comprise a new 1.5 form entry (315 places) primary phase school including early education provision on the Wheatcroft Farm, South Bradwell Development site, through a S106 agreement. Therefore the County Council would seek pro rata contributions for the cost of building this 1.5FE school – the total cost being £5,150,000:

49 children/315 place school x £5,150,000 = £801,111

Secondary School provision - for this option, our expectation would be that Ormiston Venture Academy would be the preferred school and with the amount of spare capacity this school currently has, no contributions would be sought.

B) Fire Service

Norfolk Fire Services have indicated that the proposed development will require 1 hydrant per 50 dwellings (on a minimum 90-mm main) for the residential development at a cost of £816 per hydrant. The number of hydrants will be rounded to the nearest 50th dwelling where necessary

Please note that the onus will be on the developer to install the hydrants during construction to the satisfaction of Norfolk Fire Service and at no cost. Given that the works involved will be on-site, it is felt that the hydrants could be delivered through a planning condition.

C) Library Provision

A development of 231 dwellings would place increased pressure on the existing library service particularly in relation to library stock, such as books and information technology. This stock is required to increase the capacity of Gorleston library. It has been calculated that a development of this scale would require a total contribution of £17,325 (i.e. £75 per dwelling). This contribution will be spent on IT infrastructure and equipment (project A).

d) The County Council in their consultation response are seeking £801,111 for schools and £17,325 for library books (see below) I attach the planning application form and a site plan with red line As outlined in the Norfolk County Council Planning Obligations Standards (April 2016), the scope of the County Council's green infrastructure responsibilities include:

- Public Rights of Way
- Norfolk Trails
- Ecological Networks

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

10.5 Local Lead Flood Authority (LLFA)

a) We are able to remove our objection to this application subject to conditions being attached to any consent if this application is approved.

b) We have suggested a sequential approach to the conditions; the proposed first condition at reserved matters for the Phase 2 development would provide details on the outline layout of the surface water drainage strategy; whilst the proposed second condition, pre commencement, relates to detailed design of the flood risk mitigation, development and surface water drainage scheme.

We recognise that the Local Planning Authority is the determining authority, however to assist, we suggest the following wording:

Condition 1:

As part of reserved matters for the Phase 2 development, in accordance with the submitted Flood Risk Assessment (Rossi Long Consulting Ltd, June 2016) corresponding letter (Aug 2016), additional calculations (MicroDrainage Aug 2016), and drawing 151165/CL-100 P2 (May 2016), an outline drainage strategy for the Phase 2 development is to be submitted to demonstrate that sufficient space has been allocated within the development layout for surface water drainage infrastructure. This information shall include preliminary sizing calculations.

To prevent flooding in accordance with National Planning Policy Framework paragraph 103 by ensuring the satisfactory management of local sources of flood risk on the development and preventing an increased risk of flooding elsewhere.

Condition 2:

Prior to commencement of each phase of the development, in accordance with the submitted (Rossi Long Consulting Ltd, June 2016), corresponding letter (Aug 2016),

Calculations (MicroDrainage Aug 2016), and drawing 151165/CL-100 P2 (May 2016), detailed designs of a surface water drainage scheme incorporating the following measures shall be submitted to and agreed with the Local Planning Authority in consultation with the Lead Local Flood Authority. The approved scheme will be implemented prior to the first occupation of the development. The scheme shall address the following matters:

I. Detailed infiltration testing results across each phase to be provided in accordance with BRE365 at representative locations and depths of proposed surface water drainage features.

II. Provision of surface water attenuation storage within the highway soakaways to be sized and designed to accommodate the volume of water generated in all rainfall events up to and including the critical storm duration for the 1 in 100 year return period, including allowances for climate change, flood event. A sufficient storage volume will be provided in line with section 7 of the submitted FRA. The design of the attenuation soakaways will incorporate appropriate half-drain times in accordance with the CIRIA SuDS Manual (C753). Where these cannot be achieved, additional mitigation, e.g. additional freeboard should be included within a design.

III. Detailed designs, modelling calculations and plans of the of the drainage conveyance network in the:

☐ 1 in 30 year critical rainfall event to show no above ground flooding on any part of the site.

☐ 1 in 100 year critical rainfall plus climate change event to show, if any, the depth, volume and storage location of any above ground flooding from the drainage network ensuring that flooding does not occur in any part of a building or any utility plant susceptible to water (e.g. pumping station or electricity substation) within the development.

IV. Plans to be submitted showing the routes for the management of exceedance surface water flow routes that minimise the risk to people and property during rainfall events in excess of 1 in 100 year return period. This will include surface water which may enter the site from elsewhere or from alternative development phases.

V. Finished ground floor levels of properties are a minimum of 300mm above expected flood levels of all sources of flooding (including water levels within the drainage network).

VI. Details of how all surface water management features to be designed in accordance with The SuDS Manual (CIRIA C697, 2007), or the updated The SuDS

VII. A maintenance and management plan detailing the activities required and details of who will adopt and maintain the all the surface water drainage features for the lifetime of the development

Reason:

To prevent flooding in accordance with National Planning Policy Framework paragraph 103 and 109 by ensuring the satisfactory management of local sources of flooding surface water flow paths, storage and disposal of surface water from the site in a range of rainfall events and ensuring the surface water drainage system operates as designed for the lifetime of the development.

10.6 Norfolk County Highways –No objection subject to conditions including TRO to on Woodfarm Lane being sealed prior to the occupation of any of the dwellings. A further update on the conditions will be verbally reported.

10.7 Archeologically initial comments – received further comments on documentation findings to be reported. to be reported along with any conditions requested.

10.8 Crime Prevention Architectural Liaison Officer – Crime records for the area in the past 12 months show noteworthy levels of crime in the surrounding estates including instances of burglary other than dwellings, theft from motor vehicles and criminal damage to dwellings and motor vehicles. It is crucial to factor in protective security measures and practises across this development at the outset and particularly so when considering the increased numbers of homes and additional vehicles each phase of the development will support.

I recommend ACPO, Secured by Design (SBD) principles and standards found within SBD Homes Guidance 2016 across this development. I would also encourage the applicant to intergrate crime prevention methodology during the construction phase reflecting SBD 2016 or BSIA construction site security guidance.

a) Outline – Pleased to see linear roads which will encourage natural surveillance by occupants . Boundary treatments should provide adequate security, privacy and security and remove unnecessary pedestrian permeability. Concern over tree belts etc if not properly maintained which could turn into a place where fear of crime and anti- social behaviour increases and occurs. The walk way/footpath should

- Be wide enough and sufficiently thinned to reduce hiding places for criminals
- Be provided with appropriate lighting to enable a reduction in the fear of crime
- Where ever possible does not run directly alongside vulnerable rear gardens where criminals can have direct access

Parking bays should have good connectivity with natural surveillance. Recommends general vegetation be trimmed to 1m in height and trees with columnar habitat be trimmed to below 2m to enable better surveillance opportunities to take place. Visual dusk to draw sensor lights to the front and rear of properties is recommended.

b) Full – The applicant advises that 1.8m high brick walls will feature in the development and 1.8 m close board fencing where properties abutt the exposed treat belt and woodland/walkways. This will help with security protection and pricay for occupiers. There should be no recesses for criminals to hide and boundary treatment between dwellings should prevent unauthorised access. Same comments on the wood land walks.

Pleased to note that vehicle mitigation measures will protect Public Open Spaces so that visitors cannot gain access and the potential for anti-social behaviour is reduced. I am in favour of the proposed plot/railing protection .

Where flats are to be provided they should include door entry and access control systems.

10.9 County Minerals – The proposed site is underlain by sand and gravel which is an identified mineral resource which is safeguarded as part of the adopted Norfolk and Waveney Core Strategy and Core Strategy policy CS16 ‘Safeguarding’ is applicable.

The County Council in its capacity as the Mineral authority (MPA) does not object to the planning application on the site as:

1. The applicant has carried out investigations/assessments across the site including particle size distribution testing to confirm the viability of the resources for mineral extraction, and
2. The mineral resource has been proven is unviable, and it is not considered it could be extracted economically prior to development taking place.

10.10 Anglian Water –

The sewage system at present has available capacity for these flows, via a pumped regime at a rate specified by Anglian Water at detailed design stage.

Surface Water Disposal From the details submitted to support the application, the proposed method of surface water management does relate to Anglian Water assets. Advice should be sought from the LLFL. Should this change then AW wish to be re-consulted.

10.11 Essex and Suffolk Water- We have no objection to the proposed development. Consent to this development on the condition that water mains are laid in the highway on the site, and that the water service is made onto our company network for each new dwelling, for revenue purposes.

10.12 Natural England

Potential impact of development on SPA functional habitat

The proposed development site comprises 9.5 ha of land which is currently in agricultural use and has the potential to be used as functional habitat by notified bird species foraging from the nearby Broadland SPA and Ramsar site (Whooper Swan, Bewick’s Swan, Bean Goose, Pink-footed Goose, White-fronted Goose) and Breydon Water SPA and Ramsar site (Northern Lapwing, European Golden Plover, Bewick’s Swan). We therefore consider that this potential impact pathway should be assessed within the HRA.

ii) Recreational disturbance

We note that in-combination impacts to Great Yarmouth North Denes SPA have been ruled on the assumption that coastal sites which are in closer proximity to the development site and offer a similar experience will be used preferentially by residents. The HRA of the emerging Great Yarmouth Core Strategy found that 80 %

of visitors to the SPA lived with 8.5 km of the site and that 80 % used the site for dog walking. On the basis that the proposed development site is within this 8.5 km catchment (approximately 8 km driving distance), and the lack of evidence to confirm the above assumption, we consider that Great Yarmouth North Denes SPA should be taken forward to the Appropriate Assessment stage and mitigation secured as for the Breydon Water SPA and Ramsar site.

With regards to suitable mitigation measures, we consider that a two-pronged approach to addressing in-combination impacts from recreation disturbance is required to include:

a) The provision of high quality, semi-natural on-site green infrastructure (GI) which serves to absorb day-to-day activities such as routine dog walking and thereby reduce any increase in visits made to the N2K sites.

Policy CS18 of the emerging Great Yarmouth Core Strategy (May 2015)³ states that the Beacon Park development should “Provide a variety of multi-functional green infrastructure for activities such as public sport, general recreation, children’s play and food production throughout the site, interlinking with existing green infrastructure in the wider area where *possible*”. Furthermore, Natural England generally recommends that a minimum of 40% of the total site area should constitute GI. You should therefore ensure that provision is made for sufficient on-site GI (e.g. to include circular walks and dogs-off-lead areas etc.) in order to fulfil this function.

b) Proportionate developer contributions to off-site measures in accordance with Policy CS14 of the emerging Core Strategy. We welcome that the HRA proposes mitigation measures in the form of developer contributions to be agreed with Great Yarmouth Borough Council in line with the emerging *Great Yarmouth Borough Sites Monitoring and Mitigation Strategy*.

We advise that the above mitigation measures should be secured via suitably worded planning conditions to ensure that the development will not impact upon the features of special interest for which the aforementioned European sites are notified.

iii) Water abstraction

As identified in the HRA, the Core Strategy HRA states that the Environment Agency (EA), as a competent authority under the Habitats Regulations, would not authorise any increased water abstraction that could adversely affect the integrity of a European site. Natural England therefore advises that the EA are consulted on this aspect of the development in accordance with Policy CS12 of the emerging Core Strategy.

2) Other advice

Protected species

Where there is a reasonable likelihood of a protected species being present and affected by the proposed development, the LPA should request survey information from the applicant before determining the application (Paragraph 99 Circular 06/05)¹.

Natural England has produced standing advice, which is available on our website [Natural England Standing Advice](#) to help local planning authorities to better understand the impact of particular developments on protected or BAP species should they be identified as an issue. The standing advice also sets out when, following receipt of survey information, local planning authorities should undertake further consultation with Natural England.

Local wildlife sites

If the proposal site is on or adjacent to a local wildlife site, eg Site of Nature Conservation Importance (SNCI) or Local Nature Reserve (LNR) the authority should ensure it has sufficient information to fully understand the impact of the proposal on the local wildlife site, and the importance of this in relation to development plan policies, before it determines the application

Biodiversity enhancements

This application may provide opportunities to incorporate features into the design which are beneficial to wildlife, such as the incorporation of roosting opportunities for bats or the installation of bird nest boxes. The authority should consider securing measures to enhance the biodiversity of the site from the applicant, if it is minded to grant permission for this application. This is in accordance with Paragraph 118 of the National Planning Policy Framework. Additionally, we would draw your attention to Section 40 of the Natural Environment and Rural Communities Act (2006) which states that '*Every public authority must, in exercising its functions, have regard, so far as is consistent with the proper exercise of those functions, to the purpose of conserving biodiversity*'. Section 40(3) of the same Act also states that '*conserving biodiversity includes, in relation to a living organism or type of habitat, restoring or enhancing a population or habitat*'.

Landscape enhancements

This application may provide opportunities to enhance the character and local distinctiveness of the surrounding natural and built environment; use natural resources more sustainably; and bring benefits for the local community, for example through green space provision and access to and contact with nature. Landscape characterisation and townscape assessments, and associated sensitivity and capacity assessments provide tools for planners and developers to consider new development and ensure that it makes a positive contribution in terms of design, form and location, to the character and functions of the landscape and avoids any unacceptable impacts.

10.13 Environmental Health – Great Yarmouth Borough Council Environmental Services does not object to the grant of planning permission for the above referenced proposal. However, we do give the following advice, and informatives for inclusion on any planning consent that may be granted.

a) Air quality, dust, and noise impacts from the construction phases

We recommend that a plan to control air quality, dust, and noise impacts from the construction phases is submitted to the Local Planning Authority for consideration, and then adoption by the developer. We appreciate that this may not be something that can be formally conditioned, and so a formal condition has not been recommended. However, as the applicant is the Borough Council, we would expect such matters to be well-controlled anyway.

b) Artificial lighting

Given that the development will involve installing a significant amount of artificial lighting, and the detail is not available at this stage on the potential impacts on residential amenity, a planning condition has been recommended.

c) Contamination report

The contamination report is of concern, as the consultants have apparently got the boundary of the site wrong, not going far enough by 40 m to the North, East and West. As such, this could have missed the proximity of landfills, the made ground the other side of Woodfarm Lane (to the east and north-east), and worked ground to the south-west, and therefore the findings and recommendations of the report could be different. We would strongly recommend that a further report is commissioned with respect to the actual site boundaries.

d) Noise

The acoustic design for residences and gardens from the Adrian James Acoustic Report should be conditioned, in order to ensure the protection of residential amenities, as they proposed. Also, we recommend that the 1.8 m close boarded fence (or a commensurate or better noise barrier) recommended for phase 1 should also be used in the other outline phases due to the new link road and the proposed expansion of Woodfarm Lane

e) Noise & odour from pumping station

This Service appreciates that the sewage pumping station and infrastructure should be built to a similar standard to the 'Sewers for Adoption' 6th or 7th Edition, which means that we would not expect any operational noise or odour issues from a pumping station, during normal circumstances. Of course, we would recommend that no residences (and the adjacent outside space) are within Anglian Water Services' 'cordon sanitaire' of 15 m for sewage pumping stations, which appears to be the case. We would certainly expect that the pumping station is designed to have chemical dosing to control septicity, and therefore the odour of the sewage, with telemetry to monitor the chemical dosing levels and report back to Anglian Water Services.

f) Potential impacts from planning consent 06/13/0025/F (Sainsbury's)

Whilst it may be that this consent may never be implemented in this form by Sainsbury's, there is the potential they or another similar business could do, and so the potential impacts on the housing development should be considered.

Firstly, having regard to the impact of artificial lighting on the amenity of the proposed residential properties, it appears that there is a 0.5 isolux contour at about 25 m to the north of the Supermarket site. Considering this with The Institution of Lighting Professionals' 'Guidelines for the Reduction of Obtrusive Light GN01:2011', I believe that it is unlikely that the pre and post curfew guideline levels for Environmental Zone E2 will be exceeded, particularly as the design of any future residential phases can help to mitigate the impacts.

I could only find a basic summary document on the noise impacts of this consent on the file. However, the information provided indicates that the noise at the nearest proposed noise sensitive façade would be LA_{eq} 48 dB during the daytime, and a LA_{eq} of 43 dB during the night-time. Therefore, residential amenities should be protected. Also, it should be borne in mind that the predicted noise levels were this high due as a biomass energy plant had been proposed in the consent, and such systems are less financially viable now due to the reduction in Government incentives.

g) Conditions:

1) Acoustic protection of proposed full application development

No dwellings/buildings hereby permitted shall be occupied until the acoustic design and protection for dwellings and gardens proposed in the Adrian James Acoustics' Memo No. M001 (dated 23 May 2016), and Technical Report 11175/1 & Project 11175 (dated 23 June 2015), have been carried out to the satisfaction of the Local Planning Authority.

Reason for the condition

In the interests of the amenities of the locality.

2) Acoustic protection of proposed outline application development

No dwellings/buildings hereby permitted in outline shall be occupied until an acoustic report with an acoustic design and protection scheme for dwellings and gardens, has been approved in writing and implemented to the satisfaction of the Local Planning Authority.

Reason for the condition

In the interests of the amenities of the locality.

3) Full details of external lighting

No external lighting shall be erected unless full details of its design, location, orientation and level of illuminance (in Lux) provided have first been submitted to and agreed in writing with the local planning authority. Such lighting shall be kept to the minimum necessary for the purposes of security and site safety and shall prevent upward and outward light radiation. The lighting shall thereafter be implemented in accordance with the approved details and shall be retained as such thereafter.

Reason for the condition

In the interests of the amenities of local residents and to minimise light pollution.

4) Land Contamination:

Prior to the commencement of the development and to the satisfaction of the Environmental Services Group Manager, a site investigation shall be carried out to assess whether the land is contaminated. The investigation shall include a full asbestos survey including sampling for asbestos in soil. The investigation shall also include details of known previous uses and possible contamination arising from those uses.

If contamination is found or suspected to exist, a strategy to remediate the site to a standard suitable for its proposed end-use shall be forwarded to and approved by the Environmental Services Group Manager.

No dwellings/buildings hereby permitted shall be occupied until the remediation works agreed within the scheme have been carried out to the satisfaction of the Local Planning Authority.

Reason for the condition

To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

(Note: the applicant is strongly advised to contact Environmental Health at an early stage.)

5) Contaminated land during construction

In the event that contamination that was not previously identified is found at any time when carrying out the approved development, it must be reported in writing immediately to the Local Planning Authority. All development shall cease and shall not recommence until:

- 1) a report shall be submitted and agreed in writing by the Local Planning Authority which includes results of an investigation and risk assessment together with proposed remediation scheme to deal with the risk identified and
- 2) the agreed remediation scheme has been carried out and a validation report demonstrating its effectiveness has been approved in writing by the Local Planning Authority.

Reason for the condition

To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

6) Hours of Work:

Due to the close proximity of other residential dwellings and businesses, the hours of any construction or refurbishment works should be restricted to:

- 0800 hours to 1800 hours Monday to Friday
- 0830 hours to 1330 hours Saturdays
- No work on Sundays or Bank Holidays.

7) Local Air Quality:

The site will potentially generate a significant amount of dust during the construction process; therefore, the following measures should be employed:

- An adequate supply of water shall be available for suppressing dust;
- Mechanical cutting equipment with integral dust suppression should be used;
- There shall be no burning of any materials on site, which should instead be removed by an EA licenced waste carrier, and the waste transfer notes retained as evidence.

10.14 Building Control – No comments that affect planning.

10.15 Tree Officer - I have no objections to the proposed development at site 25 at Beacon Park

10.16 Refuse Collection – Roads need to be wide enough for refuse vehicles to gain access and vehicles will need to be able to turn if a ‘dead end’ All properties require a bin storage area of the public highway (within the boundary or communal area) Bins would need to be presented at closest point to the road for collection.

10.17 National Grid - has apparatus in the area and has no objection. Applicant should contact them directly about requirements.

10.18 Conservation Officer –

- Suggest that grey plain pantiles be substituted with Black Pantiles for visual strength and variety contrasting with the red plain tiles
- Suggest red multi bricks not plain bricks
- Suggest some units with buff bricks to add visual variety (those with Red Tiles) – Suggest some brown cladding not all black over buff bricks
- Tarmac should/have brown/buff stone added to increase interest

10.19 Strategic Planning Policies

CS2 – Achieving sustainable growth

Policy CS2 of the Adopted Core Strategy states that growth within the borough must be delivered in a sustainable manner, ensuring that residential development will be distributed according to settlement hierarchy. The site is situated within Gorleston but is adjacent to Bradwell. Gorleston is classed as a Main Town (alongside Great Yarmouth) whilst Bradwell (alongside Caister) as classified as the Key Service Centres. Approximately 35% and 30% of new housing development between 2013 and 2030 is expected to take place within in the Main Towns and Key Service Centres respectively. However the Site is outside the development boundaries, which would normally be cause for refusal of large development. It could become a potentially viable extension if related to the proposed developments at Beacon Park.

CS18 – Extending the Beacon Park development at land south of Bradwell

The Site also lies adjacent to the Beacon Park extension which is south of Bradwell. The area is allocated as a Key Site for housing and will also provide and support employment land, and community facilities such as retail, health and education. New growth in this area will help support future growth in the Beacon Park site by ensuring that the area continues to have a good choice of housing, employment opportunities, retail and community facilities.

CS6 – Supporting the local economy / CS12 – Utilising natural resources

Local Plan Core Strategy Policy CS6 talks of minimising the potential loss of the best and most versatile agricultural land. The Site is located on Grade 1 Agricultural land and is therefore of high value and versatility and its loss should be considered.

CS11 – Enhancing the natural environment

Policy CS11 aims to avoid any harmful impacts of development on biodiversity, geodiversity, landscape assets, priority habitats and species. The Site is located adjacent to a County Wildlife Site which runs along the southern extents of the eastern boundary, although the Site does not encroach on this area, the proximity means the impact should be considered.

REC11 – Protection of community and street scene

Policy REC11 of the Borough-Wide Local Plan is concerned with the erosion of the provision of amenity, open space or other land which contributes positively to the community or street scene. Although the Site does not erode into land designated in this way, an area of Open Amenity Space runs adjacent to the eastern boundary and the proximity should be considered. It could be that the development of this Site would have positive implications on the area and result in a better used space.

The Interim Housing Land Supply Policy seeks to facilitate residential development outside but adjacent to development limits by setting out criterion to assess the suitability of exception sites. The criterion is based upon policies within the NPPF and the emerging Core Strategy and has been subject to public consultation.

It should be noted that the Interim Housing Land Supply Policy will only be used as a material consideration when the Council's Five Year Housing Land Supply utilises sites identified in the Strategic Housing Land Availability Assessment (SHLAA). The Council had a 7.04 year housing land supply, including a 20% buffer (5 Year Housing Land Supply Position Statement September 2014). This 5 year land supply includes sites within the SHLAA and as such the Interim Housing Land Supply Policy can be used as a material consideration in the determination of planning applications.

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11.0 National Planning Context

11.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that planning applications be determined in accordance with the development plan, unless material considerations indicate otherwise. Section 38 (6) of the Planning and Compulsory Purchase Act (2004) requires that decisions on planning applications must be made in accordance with the policies and proposals in the Development Plan, unless material considerations indicate otherwise. For the purpose of determining this planning application, the Development Plan should be considered as a whole, with appropriate weight applied to each of the policy documents which make up the Development Plan.

11.2 At the time of writing, the Development Plan for Great Yarmouth comprises the saved policies of the Great Yarmouth Local Plan and the Core Strategy adopted

December 2015. The Interim Housing Policy is also a material considerations as highlighted above

Material Considerations

11.3 Certain material considerations may outweigh policies in the adopted Development Plan, particularly where Development Plan Policies are out of date or have been superseded by National Planning Policy. For the purpose of determining this planning application, the main material considerations are described below.

National Planning Policy Framework (NPPF)

11.4 The NPPF was published by the Government on 27 March 2012 and is a material consideration of significant weight in the determination of this planning application. The NPPF sets out the Government's planning policies for England and how it expects them to be applied (paragraph 1). The document replaces and consolidates previous Government policy statements and guidance and introduces new considerations that may not be reflected by development plan policies that were prepared and adopted in accordance with previous guidance

11.5 As a consequence, the NPPF states that up until 27 March 2013 (one year from its publication) decision takers may give full weight to development plan policies adopted since 2004 if there is a limited degree of conflict with the NPPF (paragraph 214). In other cases, such as the Great Yarmouth Borough Wide Local Plan 2001, adopted policies are to be given weight according to the degree of consistency with the NPPF (paragraph 215). Great Yarmouth Local Plan Core Strategy in December 2015, the existing policies remaining policies were examined the in the 2001 plan were tested for consistency with the NNPF in January 2016.

11.6 Paragraph 14 emphasises that "at the heart of the National Planning Policy Framework is a presumption in favour of sustainable development, which should be seen as a golden thread running through both plan-making and decision-taking..... For decision-taking this means:

- "Approving development proposals that accord with the development plan without delay;
- Where the development plan is absent, silent or relevant policies are out-of-date, granting permission unless:
- Any adverse impacts of doing so would significantly and demonstrably outweigh the benefits when assessed against the policies in this Framework taken as a whole; or
- Specific policies in this Framework indicate development should be restricted."

11.7 With specific regard to housing development, paragraph 49 states that "housing applications should be considered in the context of the presumption in favour of sustainable development." The NPPF needs to be considered in combination with the Development Plan and, in particular, whether the constituent parts are out-of-date or consistent with that document.

11.8 The NPPF seeks to significantly boost the supply of housing and requires local authorities to maintain a sufficient supply of specific deliverable sites to provide five years' worth of housing plus an additional buffer of 5% or 20% to ensure choice and competition in the market for land (paragraph 47)..

11.9 The NPPF requires that where a 5 year supply requirement cannot be demonstrated, the weight to be given to existing Local Plan policies relevant to the supply of housing should be diminished in favour of the policies in the NPPF.

12.0 Appraisal

12.1 The proposal generally considered to accord with the aims of the adopted local plans and National planning Policy Framework in that represents sustainable development in the appropriate location close to facilities and adds to the Councils strategic ambition of promoting the Beacon Park area for mixed used development whilst meeting the Boroughs identified housing needs. The proposal is delivered by the Borough Council in the next five years and will be delivered by the Borough Council in partnership with the recently formed Equinox Enterprises Limited (the housing development company incorporated by GYBC. This means that the planning permission will be for the land and not specific to the Council.

12.2 The consultation responses show that subject to the conditions and requirements outlined via Section 106 agreement that there is little to constrain development of the site as identified in the Strategic Housing Land Availability Assessment and for the number of dwelling proposed.

12.3 The submitted plans particularly for the area covered by the full planning application show design and layout that demonstrate a well prepared scheme with a good use of materials that responds and takes into account its setting and surroundings with the potential to create a high standard of development.

12.4 There were a number of objections to the proposal from residents in the area particularly concerned with the affordable housing aspects of the development. It is considered however given the address of the objectors that there is a miss understanding of the location of this proposal in relation to the location of their properties. Given the nature of the objections it is considered that little weight can be afforded to the objections in terms of planning material considerations.

12.5 Bradwell Parish Council have raised a number of concerns and questions which are largely addressed above. The materials and colours proposed are largely regressive colours and tones and the development should not be adversely intrusive in the landscape when viewed in the context of the surrounding development.

12.6 Policy CS14 of the Core Strategy requires a developer contribution proportionately towards the cost of improvement or the costs of provision of a new school where development proposals create a direct need for additional education provision which cannot be met by existing facilities. The requirement for a financial contribution to meet the educational shortfall identified above conforms with the policy and will be subject legal agreement.

12.7 In conclusion subject to the conditions and agreement referred to above the impact upon the local infrastructure in terms of education, drainage highways schooling etc can be mitigated as outlined where necessary and the development can be accommodated in this sustainable location without adversely impacting upon local amenity and interests of acknowledged importance and is compliant with the stated policy and ambition for the area and Borough as a whole.

7.0 Recommendation

7.1 The application is recommended for approval subject to the policies, conditions referred to in the report and the Section 106 as necessary; it is considered compliant with the National Planning Policy Framework and the current local plan providing a sustainable form of development which helps to address the housing needs identified in the Borough.

Internet Consultees

Application Reference: 06/16/0391/SU Attachments

Invalid Consultee Comment? ☐ Copy to existing Consultee? ☐

Name: Michael Merrill

Address: 6 Colby Drive
 Bradwell
 Great Yarmouth
 Norfolk

Post Code: NR31 9FT

Telephone: [REDACTED]

Email Address: [REDACTED]

For or Against: NOS ☐ Subject to Condition ☐

Speak at Committee: ☐

I strongly object to the revised plans which will see Housing Association/Affordable homes built to the direct rear of my property.

Yours Sincerely

Mr M Merrill

Date Entered: 02-08-2016 Internet Reference: 0WPC893

S

Internet Consultees

Application Reference 06/16/0391/SU

Invalid Consultee Comment? ☐

Copy to existing Consultee? ☐

Name Duane gooch

Address 12 howards way
Bradwell
Great yarmouth
Norfolk

Post Code NR31 9FU

Telephone

Email Address

For or Against OBJ Object

Speak at Committee ☐

Fuming! This means there will be housing association backing onto our gardens. Have seen many of these before and they are not kept up to standard. Will bring the area down! Will be moving if this happens. We were told there wouldnt be housing association behind us and that there would be big house due to the lack of space in the area. Now they are trying to cram loads of little houses on. This will bring the future salability of our house down. There are too many houses being put there!

Date Entered 28-07-2016 Internet Reference OWPC883

S

Internet Consultees

Application Reference 06/16/0391/SU Attachments

Invalid Consultee Comment? ☐ Copy to existing Consultee? ☐

Name Phillip Harrod

Address 14 Howard's Way
Bradwell
Great Yarmouth

Post Code NR31 9FU

Telephone 07783148985

Email Address philip.harrod@outlook.com

For or Against OBJ Object

Speak at Committee ▼

These new plans contradict what persimmon promised us before we bought our house which backs on to the plans. We were told that no social housing would be behind our house but these plans show social housing backing onto our house. I feel mislead and object to any social housing being backed onto my house as I was given reassurances from persimmon homes that they would be on the far side of phase 2. I feel this will devalue my home and feel deceived and fully object to these plans.

Date Entered 29-07-2016 Internet Reference OWPC881





Beacon Park Masterplan Vision - Site 25

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

REFERENCE	06/16/0334/F
PARISH	Belton & Browston 10
PROPOSAL	Subdivision of land to form new building plot to consist of 1 no detached house and triple garage
SITE	Land Between Greenfields and Waveney Lodge Cherry Lane
APPLICANT	Browston GREAT YARMOUTH
DECISION	Mr P Searby APPROVE
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REFERENCE	06/16/0466/F
PARISH	Belton & Browston 10
PROPOSAL	Proposed Juliette balcony to side of barn
SITE	Barn 3 (known as Duck Pond Barn) Hall Farm
APPLICANT	Beccles Road, Belton GREAT YARMOUTH
DECISION	Mr A Lowe APPROVE
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REFERENCE	06/16/0485/F
PARISH	Belton & Browston 10
PROPOSAL	Refurb of existing indoor swimming pool. Raise section of roof & relocate existing internal plant room externally
SITE	Wild Duck Caravan Park Howards Common
APPLICANT	Belton GREAT YARMOUTH
DECISION	Miss H Hacking APPROVE
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REFERENCE	06/16/0448/PDE
PARISH	Bradwell N 1
PROPOSAL	Notification of a larger home extension - single storey rear extension
SITE	Chelrikcal Market Road
APPLICANT	Bradwell GREAT YARMOUTH
DECISION	Mr & Mrs Nichols PERMITTED DEV.
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REFERENCE	06/16/0454/F
PARISH	Bradwell N 1
PROPOSAL	Single storey rear extension. Demolition of garage and reposition on side elevation
SITE	39 Holly Avenue Bradwell
APPLICANT	GREAT YARMOUTH NR31 8NL
DECISION	Mr I Ecclestone APPROVE
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PLANNING APPLICATIONS CLEARED BETWEEN 01-SEP-16 AND 30-SEP-16 FOLLOWING DETERMINATION BY THE GROUP MANAGER (PLANNING) UNDER DELEGATED POWERS

REFERENCE	06/16/0465/F
PARISH	Bradwell N 1
PROPOSAL	VoC 8 & 19 re: PP 06/07/0862/F - To allow store to operate 06:00 to 23:00 Monday to Sunday
SITE	Tesco Express 20-22 Beccles Road Bradwell GREAT YARMOUTH NR31 8DF
APPLICANT	Tesco Stores Ltd
DECISION	APPROVE

REFERENCE	06/16/0482/F
PARISH	Bradwell N 1
PROPOSAL	Extension to existing garage
SITE	150 El Alamein Way Bradwell GREAT YARMOUTH NR31 8TD
APPLICANT	Mr and Mrs D Perdicou
DECISION	APPROVE

REFERENCE	06/16/0463/F
PARISH	Bradwell S 2
PROPOSAL	Front and rear single storey extensions
SITE	7 Styles Close Bradwell GREAT YARMOUTH NR31 8RJ
APPLICANT	Mr & Mrs A Webb
DECISION	APPROVE

REFERENCE	06/16/0468/F
PARISH	Bradwell S 2
PROPOSAL	Proposed single storey extensions to side and rear
SITE	5 Clay Lane Bradwell GREAT YARMOUTH NR31 9DH
APPLICANT	Mr D P Docwra
DECISION	APPROVE

REFERENCE	06/16/0479/F
PARISH	Bradwell S 2
PROPOSAL	Proposed front porch and bay window
SITE	64 Primrose Way Bradwell GREAT YARMOUTH NR31 8RN
APPLICANT	Mr G Jarvis
DECISION	APPROVE

REFERENCE	06/16/0501/F
PARISH	Bradwell S 2
PROPOSAL	Proposed rear garden room extension
SITE	63 Beccles Road Bradwell GREAT YARMOUTH NR31 8DH
APPLICANT	Mr & Mrs Wright
DECISION	APPROVE

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

REFERENCE	06/16/0471/F
PARISH	Burgh Castle 10
PROPOSAL	Renewal of PP 06/11/0180/F - shed and two greenhouses with gates in connection with the use of land for agriculture
SITE	Fields E1 and E2 off Butt Lane Burgh Castle GREAT YARMOUTH
APPLICANT	Mr J Old
DECISION	APPROVE

REFERENCE	06/16/0476/F
PARISH	Caister On Sea 3
PROPOSAL	Proposed loft conversion with dormers to front and rear elevations. Juliet balcony on front elevation
SITE	16 Marine Drive Caister GREAT YARMOUTH NR30 5NP
APPLICANT	Miss H A Johnson
DECISION	APPROVE

REFERENCE	06/16/0346/F
PARISH	Caister On Sea 4
PROPOSAL	One two bedroom chalet bungalow and one three bedroom chalet bungalow
SITE	7 Green Lane (Adjacent) Caister GREAT YARMOUTH NR30 5EW
APPLICANT	Mr L Knights
DECISION	REFUSED

REFERENCE	06/16/0406/F
PARISH	Caister On Sea 4
PROPOSAL	Renewal of PP 06/11/0266/F to continue use of caravan for permanent residential use for member of staff
SITE	Elm Beach Caravan Park Ltd Manor Road Caister GREAT YARMOUTH NR30 5HG
APPLICANT	Elm Beach Caravan Park Ltd
DECISION	APPROVE

REFERENCE	06/16/0437/PDE
PARISH	Caister On Sea 4
PROPOSAL	Notification of a larger home extension - remove conservatory replace with single storey extension
SITE	6 Westerley Close Caister GREAT YARMOUTH NR30 5AL
APPLICANT	Mr P Hainsworth
DECISION	PERMITTED DEV.

REFERENCE	06/16/0483/F
PARISH	Caister On Sea 4
PROPOSAL	Proposed replacement domestic garage
SITE	41 Grange Road Caister GREAT YARMOUTH NR30 5SA
APPLICANT	Mr R Cutting
DECISION	APPROVE

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

REFERENCE	06/16/0512/PDE
PARISH	Caister On Sea 4
PROPOSAL	Notification of a larger home extension - single storey rear extension
SITE	5 Kingston Avenue Caister GREAT YARMOUTH NR30 5ET
APPLICANT	Mrs A Hacon
DECISION	PERMITTED DEV.

REFERENCE	06/16/0311/F
PARISH	Fleggburgh 6
PROPOSAL	Demolition of existing detached dwelling and the erection of 4 detached dwellings
SITE	White Gates Main Road Fleggburgh GREAT YARMOUTH
APPLICANT	Mr M Barnard
DECISION	REFUSED

REFERENCE	06/16/0345/F
PARISH	Fleggburgh 6
PROPOSAL	Proposed domestic garage
SITE	Broiler Farm Mill Lane Fleggburgh GREAT YARMOUTH
APPLICANT	Mr P Pearson
DECISION	APPROVE

REFERENCE	06/16/0470/F
PARISH	Fleggburgh 6
PROPOSAL	Garden wall and railings
SITE	9 The Village Main Road Fleggburgh GREAT YARMOUTH
APPLICANT	Mr G Painter
DECISION	APPROVE

REFERENCE	06/16/0495/EU
PARISH	Fritton/St Olaves 10
PROPOSAL	Application for Certificate of Lawfulness for existing use as private permanent dwelling
SITE	27 Fairway Lakes Village Caldecott Hall Fritton GREAT YARMOUTH NR31 9EY
APPLICANT	Mr M Marshall
DECISION	EST/LAW USE REF

REFERENCE	06/16/0496/EU
PARISH	Fritton/St Olaves 10
PROPOSAL	Application for Certificate of Lawfulness for existing use as private permanent dwelling
SITE	4 Fairway Lakes Village Fritton GREAT YARMOUTH NR31 9EY
APPLICANT	Mr P Perry
DECISION	EST/LAW USE REF

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

REFERENCE	06/16/0497/EU
PARISH	Fritton/St Olaves 10
PROPOSAL	Application for Certificate of Lawfulness for existing use as private permanent dwelling
SITE	3 Pine Lodge Fairways Lake Village Caldecott Hall Fritton GREAT YARMOUTH NR31 9EY
APPLICANT	Mr S Leech
DECISION	EST/LAW USE REF
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REFERENCE	06/16/0498/EU
PARISH	Fritton/St Olaves 10
PROPOSAL	Application for Certificate of Lawfulness for existing use as private permanent dwelling
SITE	6 Fairway Lakes Village Caldecott Hall Estate Beccles Road Fritton GREAT YARMOUTH NR31 9EY
APPLICANT	Mr S Thompson
DECISION	EST/LAW USE REF
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REFERENCE	06/16/0516/EU
PARISH	Fritton/St Olaves 10
PROPOSAL	Application for certificate of lawfulness for existing use as private permanent dwelling
SITE	16 Fairway Lakes Village Caldecott Hall Estate Beccles Road Fritton GREAT YARMOUTH NR31 9EY
APPLICANT	Mrs D A Jary
DECISION	EST/LAW USE REF
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REFERENCE	06/16/0438/F
PARISH	Great Yarmouth 5
PROPOSAL	Proposed dropped kerb
SITE	122 Burgh Road Gorleston GREAT YARMOUTH NR31 8AZ
APPLICANT	Mr M Rutter
DECISION	APPROVE
<hr/>	
REFERENCE	06/16/0403/F
PARISH	Great Yarmouth 7
PROPOSAL	Convert existing shop & 1st fl flat into 2 res flats w/assoc alterations & rear ext to sub standard sections
SITE	38 Bells Road Gorleston GREAT YARMOUTH NR31 6AN
APPLICANT	Mr G Clucas
DECISION	APPROVE
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REFERENCE	06/16/0453/F
PARISH	Great Yarmouth 7
PROPOSAL	Roof to porch - side extension and pitched roof to garage
SITE	17 Links Road Gorleston GREAT YARMOUTH NR31 6JP
APPLICANT	Mr A Field
DECISION	APPROVE
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**PLANNING APPLICATIONS CLEARED BETWEEN 01-SEP-16 AND 30-SEP-16 FOLLOWING
DETERMINATION BY THE GROUP MANAGER (PLANNING) UNDER DELEGATED POWERS**

REFERENCE **06/16/0507/F**
PARISH Great Yarmouth 7
PROPOSAL Proposed repositioning of vehicular access from the
north end to the south end of the frontage
SITE 74 Marine Parade Gorleston
GREAT YARMOUTH NR31 6EZ
APPLICANT Mr M Muskett
DECISION **APPROVE**

REFERENCE **06/16/0514/F**
PARISH Great Yarmouth 7
PROPOSAL Variation of condition 2 of planning permission
06/12/0639/F - garage attached to conservatory
SITE 37 Links Road Gorleston
GREAT YARMOUTH NR31 6JP
APPLICANT Mr S Desira
DECISION **REFUSED**

REFERENCE **06/16/0469/F**
PARISH Great Yarmouth 9
PROPOSAL Proposed porch
SITE 100 Granville Road GREAT YARMOUTH
Norfolk NR31 0BY
APPLICANT Mrs S Hartstone
DECISION **APPROVE**

REFERENCE **06/16/0493/SU**
PARISH Great Yarmouth 9
PROPOSAL Vary condition 3 of PP::Y/6/20 11/6004 (06/11/0332/SU) to
change the removal date of SRB modular bldg-1/9/16 to 1/9/18
SITE Southtown First School Tamworth Lane
GREAT YARMOUTH NR31 0HJ
APPLICANT Childrens Services NCC
DECISION **NO OBJECTION**

REFERENCE **06/16/0422/F**
PARISH Great Yarmouth 11
PROPOSAL Retention of existing 2 storey 'portakabin' style office
block
SITE James Paget Hospital Lowestoft Road
Gorleston GREAT YARMOUTH
APPLICANT Mr Adams
DECISION **APPROVE**

REFERENCE **06/16/0473/F**
PARISH Great Yarmouth 11
PROPOSAL Single storey rear extension with parapet roof and detached
garden store
SITE 20 Stanley Avenue Gorleston
GREAT YARMOUTH NR31 7QU
APPLICANT Mr J Kent
DECISION **APPROVE**

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

REFERENCE PARISH PROPOSAL	06/16/0370/F Great Yarmouth 14 Variation of condition 2 re: Planning Permission 06/04/1065/F - from 4 adults to 6 adults
SITE	43 Albion Road GREAT YARMOUTH Norfolk NR30 2JD
APPLICANT DECISION	Mrs D Bryant REFUSED
REFERENCE PARISH PROPOSAL	06/16/0421/F Great Yarmouth 14 Proposed front and rear dormers
SITE	Oliver Court Bath Hill Terrace GREAT YARMOUTH NR30 2LF
APPLICANT DECISION	Mrs Matheron APPROVE
REFERENCE PARISH PROPOSAL	06/16/0432/F Great Yarmouth 14 New shop front to replace existing
SITE	136 King Street GREAT YARMOUTH
APPLICANT DECISION	Mr B Vyas APPROVE
REFERENCE PARISH PROPOSAL	06/16/0433/LB Great Yarmouth 14 New shop front to replace existing
SITE	136 King Street GREAT YARMOUTH Norfolk
APPLICANT DECISION	Mr B Vyas LIST.BLD.APP
REFERENCE PARISH PROPOSAL	06/15/0154/F Great Yarmouth 15 Conversion of disused store into one residential dwelling
SITE	11 Broad Row (Rear of) GREAT YARMOUTH Norfolk
APPLICANT DECISION	Mr Bunwaree REFUSED
REFERENCE PARISH PROPOSAL	06/15/0155/LB Great Yarmouth 15 Conversion of disused store into one residential dwelling
SITE	11 Broad Row (Rear of) GREAT YARMOUTH Norfolk NR30 1HT
APPLICANT DECISION	Mr Bunwaree LIST.BLD.REFUSE

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

REFERENCE	06/16/0400/F
PARISH	Great Yarmouth 15
PROPOSAL	Conversion of rear of 9 Beaconsfield Road to form separate dwelling
SITE	Garfield Road GREAT YARMOUTH Norfolk NR30 4JR
APPLICANT	Mr T Fenn
DECISION	APPROVE

REFERENCE	06/16/0420/CD
PARISH	Great Yarmouth 15
PROPOSAL	CoU from a retail butchers to a Chinese restaurant & take away - discharge condition 2 re: PP 06/13/0143/CU
SITE	57 Market Place GREAT YARMOUTH Norfolk NR30 1NU
APPLICANT	Ms Y Wu
DECISION	APPROVE (CONDITIONS)

REFERENCE	06/16/0467/A
PARISH	Great Yarmouth 15
PROPOSAL	1 fascia sign and 1 hanging sign
SITE	Post Office 183 King Street GREAT YARMOUTH NR30 1LS
APPLICANT	Mr P Denning
DECISION	ADV. CONSENT

REFERENCE	06/16/0402/F
PARISH	Great Yarmouth 19
PROPOSAL	Convert existing shop to 2 self contained flats,construct new build flat to rear & infill section of main roof
SITE	208 High Street Gorleston GREAT YARMOUTH NR31 6RR
APPLICANT	Mr L Welch
DECISION	APPROVE

REFERENCE	06/16/0450/F
PARISH	Great Yarmouth 19
PROPOSAL	CoU from surgery to resident & conversion of existing building to form 3 bungalows & 2 semi-detached houses
SITE	Health Care Centre 1 East Anglian Way Gorleston GREAT YARMOUTH
APPLICANT	Mr A Pembroke
DECISION	APPROVE

REFERENCE	06/16/0455/CU
PARISH	Great Yarmouth 19
PROPOSAL	Change of use from hair salon to domestic storage in connection with 31 Albemarle Road
SITE	23A Middleton Road Gorleston GREAT YARMOUTH NR31 7AR
APPLICANT	Mr A Camelin
DECISION	APPROVE

REFERENCE **06/16/0475/A**
 PARISH Great Yarmouth 19
 PROPOSAL Replacement existing external 'HSBC' signage

SITE 156 High Street Gorleston
 GREAT YARMOUTH NR31 6RD
 APPLICANT Mr B French
 DECISION **ADV. CONSENT**

REFERENCE **06/16/0477/F**
 PARISH Great Yarmouth 19
 PROPOSAL Replacement of shop style windows at front with sash windows. Bricking up and rendering of front
 SITE 106A Pier Plain Gorleston
 GREAT YARMOUTH NR31 6PG
 APPLICANT Mr W Mallett
 DECISION **APPROVE**

REFERENCE **06/16/0389/F**
 PARISH Hemsby 8
 PROPOSAL Demolish existing barn and erect detached residential dwelling
 SITE Fengate Farm (Land at) Common Road Hemsby
 GREAT YARMOUTH NR29 4NA
 APPLICANT Mr R King
 DECISION **REFUSED**

REFERENCE **06/16/0441/F**
 PARISH Hemsby 8
 PROPOSAL Pitched roof to existing bungalow
 SITE St Marys Road Sheree Ville Hemsby
 GREAT YARMOUTH NR29 4JJ
 APPLICANT Mr R Putman
 DECISION **APPROVE**

REFERENCE **06/16/0478/F**
 PARISH Hopton On Sea 2
 PROPOSAL Extension to existing members car park
 SITE Gorleston Golf Club 21 Warren Road
 Gorleston GREAT YARMOUTH
 APPLICANT Mr D James
 DECISION **APPROVE**

REFERENCE **06/16/0349/CD**
 PARISH Martham 13
 PROPOSAL Conversion of barn to dwelling - previously approved on PP: 06/10/0320/F - Discharge of condition 9 re:PP:06/13/0526/F
 SITE 49 Staithe Road Jasmine Cottage Martham
 GREAT YARMOUTH NR29 4PY
 APPLICANT Mr & Mrs Johnson
 DECISION **APPROVE (CONDITIONS)**

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

REFERENCE **06/16/0362/F**
PARISH Martham 13
PROPOSAL New chalet bungalow - revised design

SITE 33 Staithe Road (Rear of) Martham
GREAT YARMOUTH
APPLICANT Mr & Mrs T Green
DECISION **APPROVE**

REFERENCE **06/16/0376/F**
PARISH Ormesby St.Marg 16
PROPOSAL Proposed rear extensions with new garage and loft conversions
SITE 5 Leathway Ormesby St Margaret
GREAT YARMOUTH NR29 3QA
APPLICANT Mr R Harrison
DECISION **APPROVE**

REFERENCE **06/16/0397/F**
PARISH Ormesby St.Marg 16
PROPOSAL Construction of detached bungalow
SITE 3 Nightingale Close (site adjacent) Scratby
GREAT YARMOUTH NR29 3NR
APPLICANT Mr W Bensley
DECISION **APPROVE**

REFERENCE **06/16/0464/F**
PARISH Ormesby St.Marg 16
PROPOSAL Demolition of existing bungalow and erection of new chalet bungalow with garage
SITE 3 Meadowcroft Bungalow Yarmouth Road
Ormesby St Margaret GREAT YARMOUTH
APPLICANT Mr J Dearn
DECISION **APPROVE**

REFERENCE **06/16/0486/F**
PARISH Ormesby St.Marg 16
PROPOSAL 1st floor side extension to provide 2 bedrooms. Alteration to existing conservatory to form garden room
SITE 9 Sharpe Way Ormesby St Margaret
GREAT YARMOUTH NR29 3PT
APPLICANT Mr N Smedley
DECISION **APPROVE**

REFERENCE **06/16/0333/O**
PARISH Ormesby St.Michael16
PROPOSAL Pair of semi-detached cottages and parking
SITE Stone Cottage Main Road Ormesby St Michael
GREAT YARMOUTH NR29 3LN
APPLICANT Mr J Coulclough
DECISION **REFUSED**

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

REFERENCE	06/16/0489/F
PARISH	Repps 13
PROPOSAL	Conversion of garage to residential and use of bungalow for holiday let
SITE	Lynwood High Road Repps with Bastwick GREAT YARMOUTH NR29 5JH
APPLICANT	Mrs Hudson
DECISION	REFUSED
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REFERENCE	06/16/0371/F
PARISH	Rollesby 13
PROPOSAL	Remove existing overgrown hedge and wire frame fence with concrete posts. Replace with new brick wall & railings
SITE	Windmill Care Home Main Road Rollesby GREAT YARMOUTH
APPLICANT	Mr Patel
DECISION	APPROVE
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REFERENCE	06/16/0504/F
PARISH	Rollesby 13
PROPOSAL	Proposed single storey extension to form garden room and garage
SITE	3 Meadow View Low Road Rollesby GREAT YARMOUTH NR29 5EY
APPLICANT	Mr and Mrs Wilkinson
DECISION	APPROVE
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REFERENCE	06/16/0277/F
PARISH	Winterton 8
PROPOSAL	Construction of detached garage
SITE	Bulmer Lane (Site off) (Plot 2) Winterton GREAT YARMOUTH
APPLICANT	Mr Tweed
DECISION	APPROVE
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REFERENCE	06/16/0417/F
PARISH	Winterton 8
PROPOSAL	Proposed glazed conservatory link
SITE	21 Long Beach Estate Winterton GREAT YARMOUTH
APPLICANT	Mrs A Bell
DECISION	APPROVE
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REFERENCE	06/16/0459/F
PARISH	Winterton 8
PROPOSAL	Conversion of attached garage to form relative's annexe
SITE	Lokes End Empsons Loke Winterton GREAT YARMOUTH
APPLICANT	Mr & Mrs J Green
DECISION	APPROVE
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**PLANNING APPLICATIONS CLEARED BETWEEN 01-SEP-16 AND 30-SEP-16 FOLLOWING
DETERMINATION BY THE GROUP MANAGER (PLANNING) UNDER DELEGATED POWERS**

REFERENCE	06/16/0508/PDE
PARISH	Winterton 8
PROPOSAL	Notification of a larger home extension - single storey rear extension
SITE	38 Bulmer Lane Winterton GREAT YARMOUTH NR29 4AF
APPLICANT	Mr and Mrs Ward
DECISION	PERMITTED DEV.

REFERENCE	06/16/0511/PDE
PARISH	Winterton 8
PROPOSAL	Notification of a larger home extension - single storey rear extension
SITE	36 Bulmer Lane Winterton GREAT YARMOUTH NR29 4AF
APPLICANT	Mr and Mrs Hartley
DECISION	PERMITTED DEV.

* * * * End of Report * * * *

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

REFERENCE **06/16/0442/O**
 PARISH Bradwell S 2
 PROPOSAL Dem of PH. Block up exit/ access from Crab Ln. Improve access from Beccles Rd. Redev with 1 bung and 4 det houses
 SITE The Arches Public House 83 Beccles Road
 Bradwell GREAT YARMOUTH
 APPLICANT Mr Stephen Crosby
 DECISION **APPROVE**

REFERENCE **06/16/0445/F**
 PARISH Bradwell S 2
 PROPOSAL Construction of 2 no. Bungalow s and domestic garages
 SITE Crab Lane (rear of 12-18) Bradwell
 GREAT YARMOUTH NR31 8DJ
 APPLICANT Messrs J & S Leighton
 DECISION **REFUSED**

REFERENCE **06/15/0348/O**
 PARISH Great Yarmouth 9
 PROPOSAL Demolition of extg buildings & the construction of 24 dwellings, associated works including parking & open space
 SITE Horatio House Southtown Road
 GREAT YARMOUTH NR31 0JR
 APPLICANT J W Munnings Ltd
 DECISION **APPROVE**

REFERENCE **06/15/0132/O**
 PARISH Rollesby 13
 PROPOSAL 10 dwellings including access
 SITE Meadow Way (Land off) Rollesby
 GREAT YARMOUTH
 APPLICANT Badger Building (E.Anglia) Ltd
 DECISION **APPROVE**

* * * * End of Report * * * *