

**Reference:** 06/13/0447/SU

**Parish:** Great Yarmouth

**Officer:** Mrs M Pieterman

**Expiry Date:** 17-10-2013

**Applicant:** Great Yarmouth Borough Council

**Proposal:** Change of use of hard and soft landscaped areas to car-park.  
Alterations including new replacement ice-cream parlour

**Site:** land north of the Marina Centre

## REPORT

### 1. Background / History :-

- 1.1 The Marina Centre is a well know leisure facility within the town and is located in the middle of the Golden Mile and is surrounded by the seafront Conservation Area. To the north of the site is the Pirates Cove crazy golf course and to the south is a small car park area. The remainder of the area is characterised by typical seaside attractions and shops.
- 1.2 The site subject to this application is to the north of the Marina Centre and is sandwiched by the crazy golf course. It is currently under used at the rear of the centre although there are public toilets and an ice cream parlour. The front of the site is used for siting a mobile climbing wall.
- 1.3 The whole area is within a Prime Holiday Area and a Conservation Area as defined in the adopted Great Yarmouth Borough Wide Local Plan.

### 2. Consultations :-

- 2.1 Article 8 Notice: 27 letter of objection and a 240 signature petition received mainly relating to: Loss of the toilets, parking spaces not needed, loss of an existing business (full copies are attached)
- 2.2 Norfolk County Highways: No objection subject to the imposition of conditions
- 2.3 GY Tourist Authority: No response received

- 2.4 Conservation Officer: sceptical of original plan and appears over-ambitious
- 2.5 Strategic Planning: No response received
- 2.6 Emergency Planning: No response received
- 2.7 British Pipeline Agency: No response received

### **3. Policy :-**

#### **3.1 POLICY BNV10**

NEW DEVELOPMENT IN OR ADJACENT TO A CONSERVATION AREA WILL BE REQUIRED TO BE SYMPATHETIC TO THE CHARACTER OR APPEARANCE OF THE AREA IN TERMS OF SCALE, HEIGHT, FORM, MASSING, MATERIALS, SITING AND DESIGN.

(Objective: To retain and enhance the character and appearance of conservation areas.)

#### **3.2 POLICY BNV18**

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

### **4. Assessment :-**

- 4.1 The submitted application seeks approval for the change of use of the area to the north of the Marina Centre from general amenity space, with associated toilet block and ice cream parlour, which are to be removed. The ice cream parlour is to be replaced however the public toilet block will not be. New access to the car park will be from Marine Parade and the car park will be for use of Marina Centre users. Ticket machines will be on site but payment machines will be located in the foyer of the Marina Centre.
- 4.2 The Marina Centre is undergoing significant investment and improvement over the next three years however it has always suffered from inadequate

parking and the proposal is to generate an additional 60 spaces, including disabled parking and motorcycle parking.

- 4.3 The original application sought permission to demolish the entire toilet block to create parking and erect a new kiosk, however following considerable opposition the plans have been amended in order to retain some toilet facilities, a baby changing area and disabled toilets along with the new kiosk.
- 4.4 The amended plans have reduced the number of parking spaces from 60 spaces to 46; however this will still offer a significant amount of parking to the Marina Centre and will keep important local facilities for nearby businesses, locals and visitors to the area.
- 4.5 There has been one letter received from the operator of the climbing wall that is located where the entrance of the car park is proposed, and that this development will result in the loss of his business. However, it is suggested that there may be other possible sites available along the seafront and that the Council's Property Services department can assist in helping him find another pitch. The climbing wall is a very busy and popular feature and its loss would be unfortunate and detrimental to the seafront attractions and facilities and every effort should be made to accommodate this attraction elsewhere.
- 4.6 Overall, the scheme is acceptable as it would generate the parking required for the Marina Centre and would maintain the local facilities as requested by opponents of the scheme, who generally have no objections to the proposal provided that the toilets are maintained and renovated. It would have a minimal impact on the visual amenities of the area and would not have an adverse impact on the surrounding Conservation Area.

## **5. RECOMMENDATION :-**

- 5.1 Therefore, for the reasons given above the proposed development is considered acceptable and accords with the provisions of the adopted Great Yarmouth Borough Wide Local Plan and, in particular, BNV10 & BNV18.

Dear Group Manager  
(Pignning)

Great Yarmouth, Norfolk  
Sands and Pier Marine Parade  
Land Train Sands  
2-29-11-09

Following 17th Sept  
meeting concerning  
marine leisure centre  
I approve of decision  
as reported in Eastern Daily  
press, we will still have  
a sea front attractive to  
tourists



SALMON  
Caméra colour  
Post Card

Second Point 14m

Printed in England © J. SALMON LTD, SEVENOAKS, KENT, Tel: (01783) 459481

GT YARMOUTH RESIDENT

29 ST GEORGES CT,

DENESIDE, GT YARMOUTH

NORFOLK NR30 2PY

Yours Sincerely,  
C. FRANCE (MISS)

PS

SALES COMPLETED

LAST WEEK





# **MEMORANDUM**

## **From Environmental Health**

To: Head of Planning and Development  
**Attention: Mrs M Pieterman**

Date: 16 September 2013

Our ref: PC

Your ref: 06/13/0447/SU

Please ask for: Paul Clarke

Extension No: 544

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**Change of Use of Hard and Soft Landscaped Areas to Car Park. Alterations  
Including New Replacement Ice-cream Parlour  
Marina Centre Car Park (North Of) Marine Parade, Great Yarmouth**

### **Health and Safety**

Please advise the applicant they will need to be aware of the requirements for workplace transport safety in relation to the car park (duties under health & safety at Work Act 1974, Management of Health & Safety at Work Regulations 1999 and Workplace health, safety and welfare regulations 1992).

### **Waste Storage**

On the plans I can not see any areas designated for the storage of waste in association with the use of the proposed food premises. Therefore, I suggest the following condition:

Prior to approval details of the proposed waste storage for the proposed food premises shall be submitted and approved by the local planning authority.

**Paul Clarke**  
**Environmental Health & Safety Officer**

Application Reference 06/13/0447/SU

Attachments

Invalid Consultee Comment? ☐Copy to existing Consultee? ☐

Name sharon want  
Address 60 cherry garden lane  
newport  
saffron walden  
essex

Post Code

Telephone

Email Address

For or Against ☐ OBJ ☐ ObjectSpeak at Committee ☐

total madness, this is the only block of toilets with a baby changing facility, where would like to see baby's changed ...on the benches???? which I have done when these have been shut!!! you don't need more parking spaces. we are there every weekend. Great Yarmouth needs facilities such as toilets in a central location such as this for everyone. Destroying such facilities encourage people to wee anywhere this in turn puts people off walking around because of the smell. Question... are you providing a jet wash team to wash down the sides of buildings and in alleys???? no. disgraceful

Date Entered 16-09-2013

Internet Reference 0WPC95

Application Reference 16/13/0447/SU AttachmentsInvalid Consultee Comment? ☐Copy to existing Consultee? ☐Name Adrian DickinsonAddress 81 Harrington StreetBournePost Code PE10 0AATelephone 01753 611111Email Address adrian.dickinson@bt.comFor or Against ☐ ☐ ObjectSpeak at Committee ☐

These toilets should stay as they are in the ideal location for the central beach people have got a good walk either way to the nearest toilets if these go to make way for a carpark

Date Entered 16-09-2013Internet Reference OWPC94

ACK'D  
7/9/13

Application Reference 06/13/077/SU Attachments

Invalid Consultee Comment? ☐

Copy to existing Consultee? ☐

Name deborah hornby  
 Address 43 milroy avenue  
northfleet

ACIC'D  
 17/9/13

Post Code SS16 5AA  
 Telephone 01473 611111  
 Email Address deborah.hornby@bt.com

For or Against ☐ OBJ ☐ Object

Speak at Committee ☐

these toilets are essential. there are not enough toilets anyway to knock these down is the most stupid idea i have ever heard. we have spent five weeks in great yarmouth this year with a toddler and these are the toilets that have been used the most by us and thousands of other people. do we have to just let our kids and the elderly wet themselves, because of the long distance between the other toilets?

Date Entered 16-09-2013

Internet Reference OWPC93



Application Reference 16/19/11/17/SU AttachmentsInvalid Consultee Comment? ☐Copy to existing Consultee? ☐

Name Martyn Thompson  
Address 17  
st georges road

Post Code Telephone Email Address For or Against ☐ OBJ ☐ ObjectSpeak at Committee ☐

There's a perfectly good carpark the waterside of Marina centre, they can buy that land!

Date Entered 16-09-2013Internet Reference 10WPC92

Acc'd  
17/9/13

[illegible]

Public Toilets VITAL  
If marine leisure wish to improve  
facilities with a Gym, how about  
and Co-op or similar. This would  
be near Public Transport & Car  
parking. Leaving Beach Club  
for Sailing, Swimming & Sports  
Hall, which is used for Craft  
Fairs etc. I think it could be  
upgraded without taking away  
VITAL PUBLIC TOILETS  
CONTACT DETAILS



Acc'd  
16/9/13

Trani's  
135 Middletn Rd  
Gorleston  
Gt Yarmouth  
Norfolk  
NR31 7PU

Dear Mrs M Pieterman,

We object to the closure of the toilet facilities in conservation area no 16 application no 06/13/0447/SU. According to the National Key Scheme Guide this will leave the nearest toilets to the centre of the beach at North beach seafront and South Beach between Easter and October. Meaning from October to Easter the only toilets available will be North Beach !

This will put people off visiting Great Yarmouth. Children will very likely defecate on the beach. The many business in the area that do not have toilet facilities will have to either avoid drinking which will harm their health due not excreting toxins. Or they will have to find a way to take 30 minuets out of their working day each and every time they want the toilet. Not something that the vast majority of people can afford to do ! And that is not addressing the problems of leaving unattended businesses whilst going on this 30 minuet walk in order to relieve ones self. And then there are the people who are incapable of walking for 30 minuets to go to the toilet that will have to either go for the fluid avoidance route or find somewhere else to go that is more disabled friendly. In a world that is increasing accessibility to disabled people it seems very strange that a seaside resort should do the exact opposite ! Removing the toilets will only put people off visiting Great Yarmouth.

Yours Sincerely

[REDACTED]

Leisure Climbing Ltd  
5 Duke Road  
Gorleston  
Great Yarmouth  
Norfolk  
NR31 6LL  
16.9.2013

Dear Sir / Madam

With reference to the planning application to change the area North of the Marina Centre into a car park, which I would like to object to and offer an alternative proposal.

I own and operate the climbing wall which is positioned on the site that the council want to use as the entrance to their new Marina Centre car park. I have been trading with the climbing wall on the sea front for the past ten years, the last nine of them on that site. Over the years tens of thousands of children have experienced climbing on the mobile climbing wall. I have a huge repeat business with lots of climbers coming back year after year, telling me it has become part of their holiday routine. My company employs both myself and my wife and over the years we have offered seasonal employment to approximately 20 staff.

The new Marina Centre car park will effectively close my business. The council will be taking over my site. No alternative sites have been offered. In fact the council haven't even contacted me about their proposal and the taking of my pitch.

I do however have a solution to the Marina Centre car parking problem!

Firstly I am aware that the Marina Centre have taken over the car park to the South of the building next to Retroskate. They can there fore allocate as many of those spaces to the blue badge holders as necessary, totally improving accessibility to the Marina Centre for the disabled.

All other Marina Centre customers could be advised of the large, underused car park, directly opposite the Marina Centre on top of the Atlantis complex. This car park has been there for decades and I've never seen it any where near to capacity. Hardly anyone use it. (I'm sure the Marina Centre can do a deal with Atlantis for so many parking spaces).

The advantages of my recommendation are:

The mobile climbing wall will stay where it has been for the last nine years offering a great service to both locals and holidaymakers.

The central beach get to keep the much used toilets benefiting both business's and the public.

Marina Centre have a cheap solution to their car parking problem.

Tax payers don't have to spend a fortune on building a new car park, demolishing toilet blocks and relocating ice cream kiosks.

The Atlantis car park will start to fill up some of their empty car parking spaces.

The beautiful flower beds between Pirates Cove and the Marina Centre can stay. Over the seasons I witness thousands of visitors using these flower beds as a back drop for their photos. I don't think a car park barrier is a suitable alternative.

Please give these points consideration and I would welcome any feedback.

Kind regards  
Mark Jolly  
Director  
Leisure Climbing Ltd

Application Reference 06/13/11447/81

Attachments

Invalid Consultee Comment? ☐Copy to existing Consultee? ☐

Name Joanne Jones

Address Middleton Road

Gorleston

Post Code

Telephone

Email Address

For or Against ☐ OBJ ☐ ObjectSpeak at Committee ☐

I strongly object to the demolition of the public toilets to make way for a car park I think I speak for many others when I say the loss of these toilets will have a greater impact on the community than the benefit the Marina Centre will gain from a few extra car park spaces, I wonder if this is the councils way of closing a toilet block to save money under the guise of improving the Marina Centre.

Date Entered 13-09-2013

Internet Reference 10WPC89

Application Reference 06/13/0447/SU

Attachments

Invalid Consultee Comment? ☐Copy to existing Consultee? ☐

Name Angela Burton

Address Green Lane

Bradwell

Gt Yarmouth

Norfolk

Post Code

Telephone

Email Address

For or Against OBJ Object

Speak at Committee

After reading the Great Yarmouth mercury, I strongly object to planning application 06/13/0447/SU in its current state as it proposes the demolition of the public toilet block. My family and I are frequent visitors to this part of the seafront, we like the fact the beach has plenty of cafes to choose from, deck chair facilities a bouncy castle and life guard patrol but to enjoy these facilities a public toilet nearby is required and it is unthinkable that the council would consider replacing them with a car park. Do the council expect me to find an alternative toilet

Date Entered 14-09-2013

Internet Reference 0WPC90

Question Reference **06/13/0147/SJ**

Attachments

Invalid Consultee Comment? ☐

Copy to existing Consultee? ☐

Name **Angela Burton**  
 Address **Green Lane**  
**Bradwell**  
**Gt Yarmouth**  
**Norfolk**

Post Code **[REDACTED]**

Telephone **[REDACTED]**

Email Address **[REDACTED]**

For or Against **OBJ** **Object**

Speak at Committee **[v]**

unthinkable that  
 the council would consider replacing them with a car park . Do the council expect me to find an alternative toilet  
 facility as I would  
 need to go some distance to find these which with a small child is not practical, we use this part of the beach as we  
 know that the  
 toilets are in easy reach and we can happily spend all day on the beach I guess the council think we can just go  
 somewhere else.

Date Entered **14-09-2013**

Internet Reference **OWPC90**

# Internet Consultees

Application Reference **0613/11750**

Attachments

ACK 13/9/13

Invalid Consultee Comment? ☐

Copy to existing Consultee? ☐

Name Justin Barron

Address 8 Charles Burton Close

Caister on Sea

Post Code

Telephone

Email Address

For or Against

OBJ

Object

Speak at Committee

I run a fun park approximately 100m from these toilets and as well as serving myself and staff it serves about half of my customers during summer months. Many parents ask for nearest loos to take child before play session begins. These toilets are a trek already but as they are within sight it is manageable. The parent who has had to dash off with a child who is potty training is a recurring theme. To say this would be detrimental would be an understatement not just to the businesses but to visitors. It is the thought and common sense shown to people that makes a difference and keeps people coming back and by removing these conveniences people will not want to settle on this part of the beach which devalues the area for all businesses in this area.

Date Entered 12-09-2013

Internet Reference 0WPC87



Application Reference 17/1501/17/13

Attachments

ACK 13/9/13

S

Invalid Consultee Comment? ☐Copy to existing Consultee? ☐

Name Ryan Warren

Address 15 Vienna Apartments

Norwich

Norfolk

Post Code

Telephone

Email Address

For or Against ☐ OBJ ☐ ObjectSpeak at Committee ☐

This is a very bad move for local businesses!

I understand that a new business want to open but what about the existing businesses?

This "ice cream parlour" is basically going to be a cafe and although it is not obvious to see from the application, the public toilets near the marina centre are going to be demolished meaning that the existing businesses on the sea front will not have any nearby toilet facilities for either the staff or customers.

Surely that is against health & safety?

I believe the next closest toilets will be something in the region of 400 yards further away?

How can this be allowed?

What will I do if I visit and bring either my young niece or bring a frail relative to Yarmouth for the day?

IF THIS PLAN GOES AHEAD GREAT HARM WILL BE DONE TO ALL OF THE EXISTING BUSINESSES ON THE SEA FRONT!

DO THE RIGHT THING AND SEE SENSE AND ALSO ALLOW A PROPER CONSULTATION INFORMING EVERYONE NICE AND CLEARLY OF THE PLANS AND WHAT WILL BE DEMOLISHED INSTEAD OF USING CLOAK & DAGGER TACTICS!

Date Entered 12-09-2013

Internet Reference 10WPC88

Ack 12/9/13

S

68 Salisbury Road

Norwich

Norfolk

NR1 1TU

10<sup>th</sup> September 2013



The planning department

As mentioned in my objection to application 06/13/0447/SU, I enclose a petition against the demolition of the toilet block.

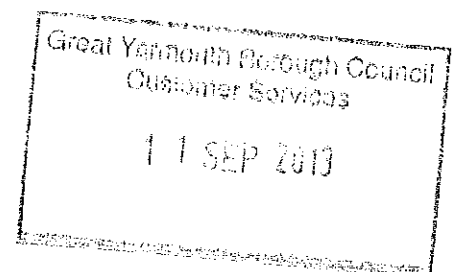
Those who signed were very passionate about the toilets remaining and include all of the Landau operators.

The fact that there are 240 signatures collected in only two days out of season should be noted, many were not even customers but simply asking where the nearest toilets are.

Since I posted my original objection it has come to light that the Marina Centre have take over control of the car park to the south of the building surely this will give them enough car park area for their business needs.

The loss of the toilets would be disastrous for this area of the sea front and the committee need to consider the future of the areas ability to attract visitors to the area as a whole and not just that of the Marina Centre.

Robert Trani



06/13/0447/SLH

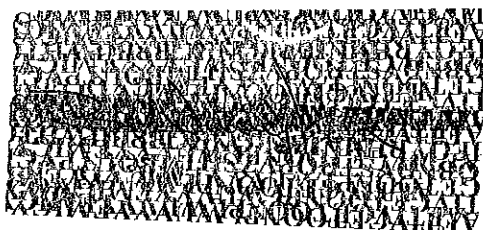
ACK 12/9/13



THE NEW MANSE  
CHapel Lane  
Stoke Ash  
Eye  
Suffolk  
IP23 7EU

MARINA CENTRE TOILETS.

Hearing that the toilets are going to be closed down, where are people supposed to go? The nearest one will be near the bowling green which is along way for us and every body else ie; elderly disabled. Considering this is a holiday place and on the sea front this is very poor for Great Yarmouth visiting people and the resident to



Great Yarmouth Borough Council  
Customer Services

11 SEP 2013

Application Reference **15/13/1447/SU**

Attachments

ACK 12/9/13

Invalid Consultee Comment? ☐Copy to existing Consultee? ☐

Name Beverly Shingleton

Address 51 Greenoaks

North lancing

West Sussex

Post Code

Telephone

Email Address

For or Against

OBJ

Object

Speak at Committee

▼

As a frequent visitor to Gt. Yarmouth I am very disappointed with these planned changes. I elect to use this area of the beach because of its location to the public toilets and other facilities. I have young children (who have limited control of their bodily functions) and this location allows me to get them swiftly to the loos when nature calls. The alternative is extra puddles in the sand as the next set of toilets is too far away! My concerns are shared by many of the parents that chose this location and we fear that some less discerning parents and carers will allow their children to use the sand as a toilet and leave soiled nappies or worse on the beach. Not a great advert for this prime location.

Reading the other objections I am bewildered why the council would even consider this as a viable and practical option. It will impact on the number of visitors coming to this section of the beach and therefore effect neighbouring businesses that rely on our custom. Has anyone considered the elderly and disabled and the problems the loss of toilets will create for them.

I consider there is adequate parking for the Leisure Centre and having sole use of the adjacent car park sufficient. A smaller toilet facility could be built using the increased land allocated to the ice-cream parlour.

I hope my objections will help prevent these changes taking place if not I will be looking for another beach for me and my family.

Date Entered 11-09-2013

Internet Reference 10WPC86

Application Reference 15/13/0447/S3

Attachments

ACK 12/9/13

Invalid Consultee Comment? ☐Copy to existing Consultee? ☐

Name Jamie Banham

Address 31 St Andrews road

Lingwood

Norwich

Norfolk

Post Code

Telephone

Email Address

For or Against OBJ Object

Speak at Committee ☐

As a local, born and bred in Great Yarmouth I completely object to the demolition of these public toilets. I have two young girls who I take to the beach frequently and this area is there favourite part of the beach. It is also a good section to get a nice cuppa from the local caf s. If these toilets are removed it would mean people with young children, the elderly and disabled would be greatly inconvenienced and have much further to walk. This proposal is again a very poor decision, much like the building of the outer harbour which has been a complete waste of time and money. Removal of these facilities will create a barren section of the seafront which will greatly affect the local businesses in that area.

Date Entered 11-09-2013

Internet Reference 10WPC85

Melanie Pieterman

ACK 12/9/13

From:  
Sent:  
To:  
Subject:

John, Daniel, Daniels, SW, [mailto:john.daniels@sw.co.uk]  
12 September 2013 10:04 AM  
Melanie Pieterman; Ian L. Hardy  
Demolition of Marina Toilets 06/13/0447/SU

COPY

Dear Mrs Pieterman,

Further to my appeal against the demolition of the Marina Toilets please find below my recent correspondence with Seb Duncan on the matter. Please can you attach these notes to my appeal? The distance to the nearest toilet blocks is shown below and we think that the loss of these would be seriously detrimental to tourism in the central beach/ seafront area. It would be unthinkable to have a scenario where visitors to the busiest seafront area have to walk almost 1km in either direction to get to the nearest toilet and back.

Kind regards

John and Billy Daniels  
Golf Explorations Ltd

Dear Mr Duncan,

I am writing further to my previous e-mails regarding the demolition of the Marina Toilets. There are numerous businesses that rely on these for their staff and customers (6 arcades, 6 food concessions, 4 beach concessions, Pirates Cove etc etc) not to mention the general public. I have measured the distance with a measuring wheel and from the pavement outside of Pirates Cove the round trip distance to the jetty toilets is 860m (940yds) and to the Euston road toilets it is 940m (1028yds).

The loss of these facilities will be devastating to the central beach area and seafront. To ignore the needs of all of these businesses and the general public for the sake of a few parking spaces for the leisure centre would be extremely short sighted and would greatly damage tourism in Great Yarmouth.

I would also ask why if GYBC feels there is no need for toilets in this location it has agreed to install some in the new ice cream kiosk at the site? Why would this tenant not be invited to use the toilets in the Marina Centre just as everybody else is?

I would urge GYBC to reconsider the scheme and review their priorities so that tourism does not suffer at the expense of one leisure centre.

Kind regards

Billy Daniels  
Golf Explorations Ltd

APPLICATION NO  
0447 SL1  
06/13/0465/F

ACK 11/9/13

S

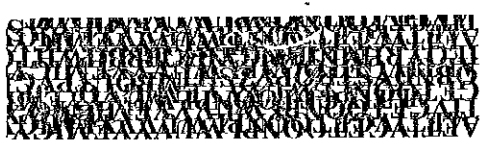
Great Yarmouth Borough Council  
Customer Services  
10 SEP 2013

E. Wilson

47, Helion P/L Avenue

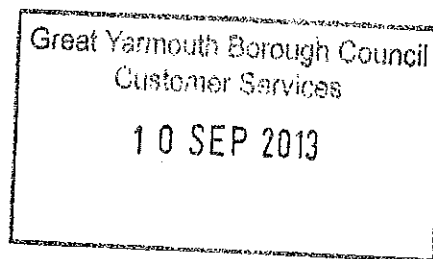
Thornhill Suffolk IP88B

To whom it concerns  
my husband and I come every year  
twice or three times a year he is disabled  
and I see a lot of older people struggling  
to walk around the sea front what are  
they going to do if the toilets are closed.



APPLICATION No  
06/13/0465/F

F.M. CRACKNELL S  
ACK 11/9/13 17A WENSUM WAY  
BELTON.



ET. YARMOUTH  
NORFOLK  
NR31 9NY.

Dear Sir / Madam,

I am writing to protest  
to the closure of the toilets on Yarmouth  
Promenade. We regularly walk along  
the Sea Front and my Wife has had to use  
that toilet block many times as she suffers  
with Crohns Disease. So I strongly  
Protest at the proposed closure of these  
Toilets.

Yours Sincerely

A handwritten signature, likely of Yvonne Sincenley, written over a heavily patterned background.





ACK 11/9/13

Application No  
06/13/0447/SUS

To whom it may concern,

9.9.13.

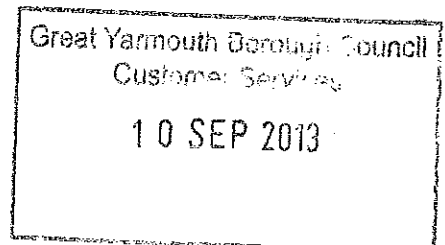
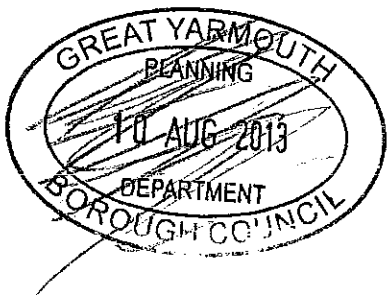
on visiting Great Yarmouth Beach and  
drinking in The Anchor Cafe. We were  
informed of the possible closure of  
the public toilets. Over the last  
4 days my children have used those  
toilets more than half a dozen times.  
To think that we would have to  
walk 1/4 mile to use the nearest  
toilet is very daughting.

The public toilets are perfectly  
situated for all families using  
the beach - old and young and  
to close them is a dreadful thing.  
I hope to find them still there  
next year when we visit &  
it looks like we would have to find  
another beach with suitable amenities

Kind Regards

Michelle Thorpe  
29 Wellington place  
Kylesbury  
Bucks  
HP21 8AR

07747184812



Application Reference 16/13/0247/SU Attachments

ACK 11/9/13

S

Invalid Consultee Comment? ☐Copy to existing Consultee? ☐

Name Tony Charity  
Address Touchwood  
Lound Road  
Blundeston  
Lowestoft  
Suffolk

Post Code IP11 2SATelephone 01473 615410Email Address tony.charity@bt.comFor or Against ☐ OBJ ☐ ObjectSpeak at Committee ☐

For the sake of a few extra parking spaces you are proposing to remove an amenity which is important to many who visit this particular part of the seafront, particularly older visitors and those with young children (or nephews and nieces). This proposal will also have a detrimental impact on the many businesses whose livelihoods depend on the area remaining popular (in no small part because it has these facilities). Should the project go ahead I suspect there will be unintended consequences: businesses closing and further general decline.

Is there really no alternative? The whole thing seems rather rushed and ill-considered. But that is just my opinion.

Date Entered 10-09-2013Internet Reference OWPC83

Application Reference

16/12/14/17/SU

Attachments

ACK 10/9/13

Copy to existing Consultee? ☐Invalid Consultee Comment? ☐

Name Richard Lamb

Address 141 Lichfield Road

Post Code

Telephone

Email Address

For or Against

GC

General Comments

Speak at Committee

Having viewed the planning application which states "Change of use of hard and soft landscaped areas to car park. Alterations including new replacement ice-cream parlour" however some of the statutory responses have mentioned the demolition and removal of the toilet facilities. Is this the case? Are they going to be replaced? This is probably the busiest part of the promenade right in the centre of Marine Parade and to remove essential facilities for a few extra car park spaces (however much they are needed) seems almost scandalous. Is there a need for 57 spaces? So much need that the spaces that could be made without demolition are not enough?

I support this planning application.

Anything is better than an empty retail unit, and a branded coffee shop that will hopefully bring customers into the town centre should be encouraged. there are other coffee shops within the area (Starbucks/Mocha etc) but there should be enough customers that this would have no detrimental effect on their customer numbers.

Date Entered 09-09-2013

Internet Reference 10WPC80

Application Reference 06/13/0447

Attachments

ACK 10/9/13

Copy to existing Consultee?

Invalid Consultee Comment?

Name Robert TranAddress 68 Salisbury RoadNorwich

Post Code

Telephone

Email Address

For or Against OBJ ObjectSpeak at Committee ☒

I am the lease holder for site 11, Anchor Cafe, Marine Parade

I am objecting to the proposed changes to the north of the Marina Centre application No 06/13/0447/SU

I am not opposed to any improvement to the sea front, especially as it is much needed in the area of the Marina Centre, but I am wholeheartedly against the removal of the toilet facilities

My cafe is situated next to the Anchor Gardens and these toilets are the closest available for me and my customers. It is bad enough that they are over 100 yards away but that is acceptable. Without the Marina Centre toilets the next closest public toilets are a quarter of a mile away, that is a half a mile round trip just to go to the toilet! Many of my customers are families with small children and elderly and they are not going to find this acceptable

Every day I am asked numerous times for directions to the nearest toilets, and this will just be the people that don't

know the area. When I personally use the toilets before opening the cafe there is already a steady stream of people heading through the toilet doors, by mid afternoon I really can't imagine the footfall but I do know that closed sections of the toilet are often opened by the public due to demand. Has any study actually been made in peak season as to the use of these facilities? I am confident that the numbers would be such that it would be obvious that the other two blocks along the sea front would not cope, should the person make it that far that is!

It has been suggested and promised that the public will be able to use the toilets in the Marina Centre front entrance. I am of the opinion that the numbers involved will not be tolerated by the centre, being in excess of the actual

customers entering.

People sitting on the beach for the day select their location depending on nearby facilities, if there are no toilets that will be nobody on the beach. Going around to the front of the Marina Centre to beg use of the facilities isn't going to be popular at all and an unacceptable solution.

After a family has ordered food and are waiting for it to be prepared, it is all too often that a child will decide that this is the moment that they must go to the toilet. What can I possibly tell my customer when the nearest toilet is a quarter of a mile away?

The closure would seriously affect the beach, the fun sites on the beach and all the nearby cafes as well as Pirates Cove golf and other small outlets on the roadside.

Over the decades various industries in Great Yarmouth have been on the decline or gone completely, tourism has never been as important for the town as it is now and it can be even better. There are now more parking attendants than operatives collecting litter/rubbish and cleaning toilets combined, closure of essential facilities will add to the feeling that the sea front is 'biting the hand that feeds it'.

I have collected the signatures of 240 people that have felt strongly against the closure of the toilets, this may not sound like many but it was accomplished in the last two days which is out of season and will be sent to you separately.

I am not against a new car park, but ask that the toilets remain. A sensible option would be to demolish the ladies section and split the remaining mens into two halves, leaving the ice cream kiosk and electricity substation intact. This will probably work out cheaper than rebuilding the ice cream kiosk alone and should be achievable without loss of too many parking spaces.

Application Reference 03/15/12/17730

Attachments

ACK 10/9/13

S

Invalid Consultee Comment? ☐Copy to existing Consultee? ☐Name Rachel RopeAddress 68 Salisbury RoadNorwich

Post Code

Telephone

Email Address

For or Against

OBJ

Object

Speak at Committee ☐

I wish to object strongly to the demolition of the toilet block to make way for a dedicated car park for the Marina Centre as they play a key role in sustaining the areas viability as a tourist destination. I run the Esplanade Caf situated a short distance from the toilets, I am a regular user of the toilets and so are my customers, this area sustains a number of other businesses including several cafes, beach concessions, an adventure golf course and a boat operator, the closure of the toilets will be to the detriment of all these businesses.

Have the council done any research on the number of people using these toilets or the effects on the surrounding businesses and visitors if the toilets are taken away. I welcome any committee members to visit my caf and see

how many people ask where the nearest toiles are. Central beach is a popular area with visitors and residents due to the facilities available, by taking the toilets away the area will become less attractive. A desolated beach is not an image the council should be keen to portray.

Please consider the following points:-

As the Conservation Officer has already pointed out that the toilet block could remain and there would still be room for 30 car park spaces, the council have not provided any financial documents to support why the larger car park is required, or documents showing how car park customers will be charged.

There are currently two sides to the toilets one for ladies and one for men, a simple solution would be to demolish one block and convert the remaining one to a smaller divided toilet block for men and women, leaving the ice cream kiosk and substation intact.

I believe when the Marina Centre was built the replacement of an existing toilet block was a stipulation of the planning consent.

The replacement ice cream kiosk is much larger than the size of the original if this can be replaced why can't a smaller toilet block be built.

I also have concerns about the increased traffic crossing the promenade posing a danger to the horse-drawn landaus, road train, pedestrians and cyclists.

Date Entered 09-09-2013Internet Reference 10WPC81

Application Reference 06/13/0447/SU

Attachments

ACK 10/9/13

Copy to existing Consultee? ☐Invalid Consultee Comment? ☐

Name Keith Graham

Address 185 Fakenham Road

Taverham

Norwich

Post Code

Telephone

Email Address

For or Against

OBJ

Object

Speak at Committee

More car parking spaces are not needed as much as toilet facilities.

Date Entered 09-09-2013

Internet Reference 0WPC78

Application Reference 09/13/0447/SU

Attachments

Invalid Consultee Comment? ☐

ACK 10/9/13

Copy to existing Consultee? ☐

Name duncan watts

Address 104 main street

kibwirth

leicestershire

Post Code

Telephone

Email Address

For or Against

OBJ

Object

Speak at Committee

We visit this part of the beach so many times a year when we visit our holiday chalet in Mundsley the idea to remove the toilets from here and not replace them will affect so many visitors as the nearest facilities are more then a good walk away, The thought of seeing people urinating in bush's which is what will happen will so down grade the area, and how many additional car parking spaces will be gained the negative's to this plan far out way any positives gained

Date Entered 09-09-2013

Internet Reference 0WPC77

Application Reference 08/09/13/51

Attachments

ACK 9/9/13

S

Invalid Consultee Comment? ☐Copy to existing Consultee? ☐Name Billy DanielsAddress Pirates Cove Adventure GolfMarine ParadeGreat YarmouthNorfolkPost Code NR11 1AATelephone 01493 511111Email Address billy.daniels@piratescove.co.uk

For or Against

☐ OBJ☐ ObjectSpeak at Committee ☐

We object to the demolition of the toilet facilities as these are of great value to tourism on the central seafront and central beach. Without these there will be no public toilets between the Jetty and Euston Road. This would be particularly unhelpful to the elderly and disabled or visitors with young children. It is also probably the prime tourist area on the seafront and it seems unthinkable that we would not be able to provide visitors with toilets here. This would be a problem for all local businesses and in particular for Pirates Cove as we have no access to local sewers. The removal of the toilets would have a disastrous effect on trade for all nearby businesses. The scheme looks overdone in as much that a smaller car park could be introduced (which does not involve extending the promenade) at less cost and the toilet block could remain. It could even be that the toilet block is reduced in size to allow for more car parking spaces ie the Gents toilet could become a ladies and gents simply by building a dividing wall. To have no toilet facilities in the middle of a tourist resort would be utterly unthinkable and disastrous for tourism businesses.

Date Entered 08-09-2013Internet Reference OWPC76



**Norfolk** County Council  
at your service

Mel Pieterman  
Great Yarmouth Borough Council  
Town Hall  
Hall Plain  
Great Yarmouth  
Norfolk  
NR30 2QF

Environment, Transport, Development  
County Hall  
Martineau Lane  
Norwich  
NR1 2SG  
NCC contact number: 0344 800 8020  
Textphone: 0344 800 8011

Your Ref: 06/13/0447/SU  
Date: 5 September 2013

My Ref: 9/6/13/0447  
Tel No.: 01603 638070  
Email: stuart.french@norfolk.gov.uk

Dear Mel

**Great Yarmouth: Change of use of hard and soft landscaped areas to car park.  
Alterations including new replacement ice-cream parlour  
Marina Centre Car Park (North of) Marine Parade Great Yarmouth**

The proposals have been subject to pre-application advice and the proposals have taken on board the Highway Authority's comments.

The works will involve alterations to the highway (off-site highway improvements) and in this respect a Small Highway Works permit will be required in order for the applicant's approved contractor to work on the highway to carry out these works. Further details in respect of the permit will be forthcoming if the planning permission is granted, and this will be forward directly to the applicant.

It is unclear from the submission as to whether a Highway Safety Audit has been carried out on the works, primarily in relation to those affecting the highway. Due to the nature of the proposal it is consider that such an audit should be carried out. The audit should be carried out by an accredited Safety Audit engineer, preferably with MSoRSA registration. Alternatively Norfolk County Council can offer this service, and the estimated cost for this is in the region of £700.00; and which could be included as part of the Small Highway Works Permit process.

You will be ware that over recent years Marine Parade, in partnership with the Borough Council, has undergone significant environmental enhancement works, and it is imperative that the materials used on the highway match the materials that have been used in the enhancement project. Any queries in relation to materials should be addressed to the highway engineer for the area, Robert West on 0344 800 8020

Whilst having no objection to the proposals, I would recommend that the following conditions and informative notes are appended to any grant of permission your Authority is minded to make.

*Continued.../*

SHC 39A Notwithstanding the details indicated on the submitted drawings no works shall commence on site until a detailed scheme for the off-site highway improvement works as indicated on drawing number 13374/201 Rev A have been submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority.

Reason: To ensure that the highway improvement works are designed to an appropriate standard in the interest of highway safety and to protect the environment of the local highway corridor.

SHC 39B Prior to the first occupation of the development hereby permitted the off-site highway improvement works referred to in Part A of this condition shall be completed to the written satisfaction of the Local Planning Authority in consultation with the Highway Authority.

Reason: To ensure that the highway network is adequate to cater for the development proposed.

SHC 50 The materials used in the off-site highway works shall match as far as is reasonably practicable the existing highway materials.

Reason: To ensure visual continuity and to protect the environment of the local highway corridor.

Inf. 1 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. This development involves work to the public highway that can only be undertaken within the scope of a Legal Agreement between the Applicant and the County Council. Please note that it is the Applicant's responsibility to ensure that, in addition to planning permission, any necessary Agreements under the Highways Act 1980 are also obtained; for SHWP typically this can take between 3 and 4 months. Advice on this matter can be obtained from the County Council's Highways Development Management Group based at County Hall in Norwich. Please contact Stuart French on 0344 800 8020.

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.

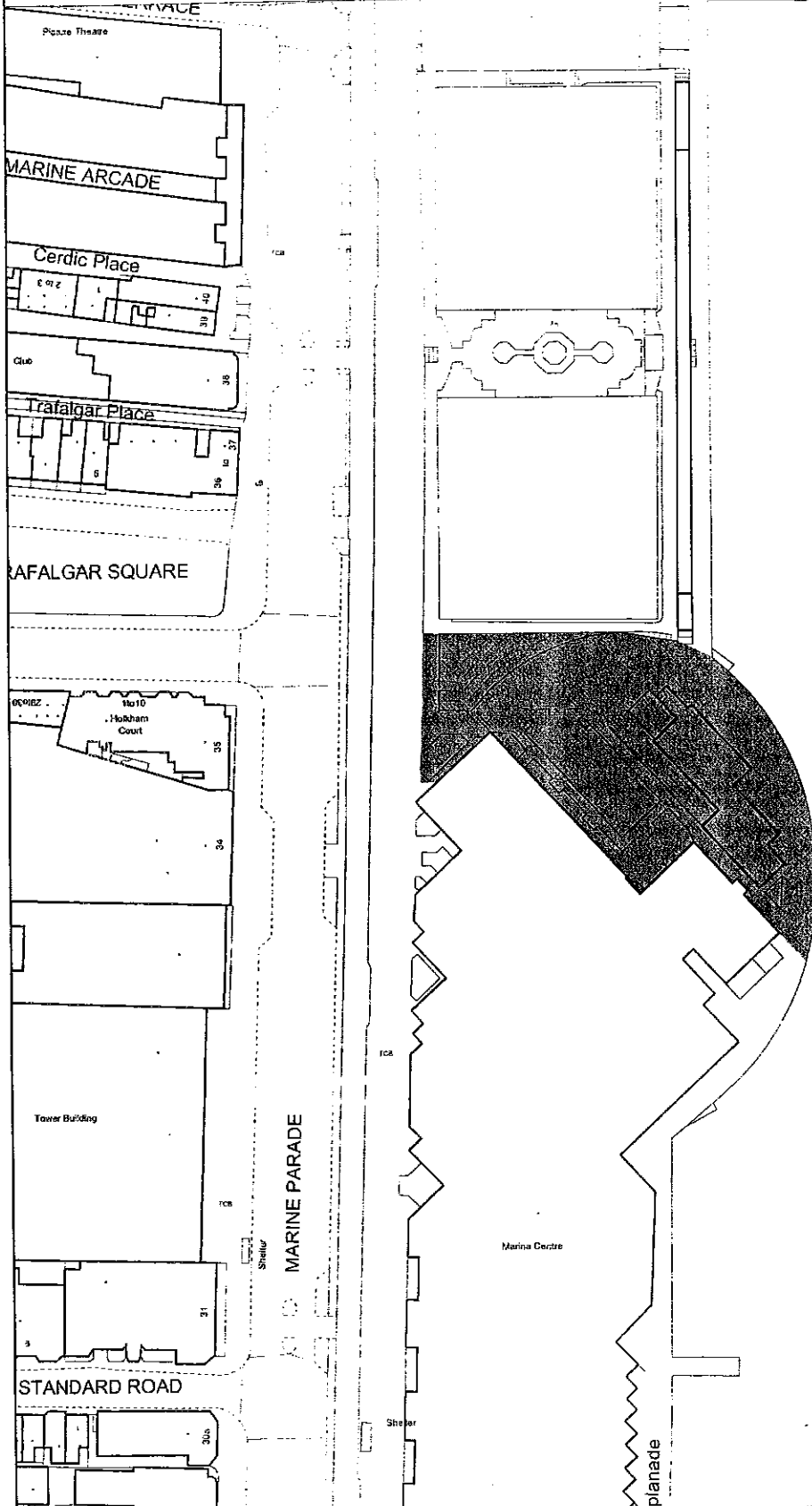
If required, street furniture will need to be repositioned at the Applicants own expense.

Yours sincerely



Highways Development Management & Licensing Officer  
for Director Environment, Transport and Development

06/13/0447/SU



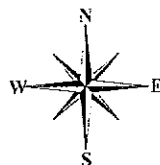
**GREAT YARMOUTH**  
BOROUGH COUNCIL

Planning and Business Services,  
Town Hall, Great Yarmouth,  
Norfolk. NR30 2QF

10 0 10 20 30 40 50 60 70 80 90 100

Metres

Scale = 1:1250 @ A4



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