

Reference: 06/13/0601/O

Parish: Burgh Castle
Officer: Mrs M Pieterman
Expiry Date: 07/03/2014

Applicant: Mr E Foster

Proposal: Development of 5 residential dwellings

Site: Gleneagles (Land adjacent), Butt Lane, Burgh Castle, NR31 9PY

REPORT

1. Background / History :-

- 1.1 The land subject to this application is apparent scrub land located on the western side of Butt Lane between Louis Dahl Way and Hilldrop Cottages. Opposite is Breydon Water Holiday Park and Kingfisher Holiday Park is to the north of the site.
- 1.2 There is very little planning history that is relevant to this application although an application for a nursing home was refused in 1991 (Ref: 06/91/0419/O) and later dismissed on appeal. A further application for the erection of one dwelling was withdrawn in 1992 (Ref: 06/92/0259/O).
- 1.3 It is not within a Conservation Area, although it is approximately 850m to the south-east of Burgh Castle Roman Fort, which is a Scheduled Ancient Monument. Whilst the site itself is not within a flood zone, the flood zone does lie approximately 35m to the west of the site.
- 1.4 The site is adjacent to but not within development limits as defined in the adopted Great Yarmouth Borough Wide Local Plan. However the site may be classed as a windfall site and the definition of this, along with further assessment is contained within the main report.

2. Consultations :-

- 2.1 Article 8/Site Notice/Neighbours: 1 letter of objection received (full copy attached)
 - Oppressive design
 - Too many accesses/highway safety
 - Drainage
 - Outside village development limits
- 2.2 Parish Council: No objections

- 2.3 Environmental Health: No objection subject to the imposition of conditions
- 2.4 Norfolk Constabulary: no response received
- 2.5 Norfolk County Highways: No objection subject to the imposition of conditions
- 2.6 Norfolk Fire Service: no response received
- 2.7 Essex & Suffolk Water: No response received
- 2.8 Environment Agency: No response received
- 2.9 Internal Drainage Board: No response received
- 2.10 Conservation/Design Officer: some design refinements suggested
- 2.11 Building Control: minor issue relating to window sizes on gables

3. Policy :-

3.1 POLICY BNV20

IN CONSIDERING PROPOSALS FOR NEW DEVELOPMENT IN RURAL AREAS, THE COUNCIL WILL REQUIRE A HIGH STANDARD OF DESIGN.

(Objective: To protect the rural scene.)

3.2 POLICY HOU15

ALL HOUSING DEVELOPMENT PROPOSALS INCLUDING REPLACEMENT DWELLINGS AND CHANGES OF USE WILL BE ASSESSED ACCORDING TO THEIR EFFECT ON RESIDENTIAL AMENITY, THE CHARACTER OF THE ENVIRONMENT, TRAFFIC GENERATION AND SERVICES. THEY WILL ALSO BE ASSESSED ACCORDING TO THE QUALITY OF THE ENVIRONMENT TO BE CREATED, INCLUDING APPROPRIATE CAR PARKING AND SERVICING PROVISION.

(Objective: To provide for a higher quality housing environment.)

3.3 POLICY HOU17

IN ASSESSING PROPOSALS FOR DEVELOPMENT THE BOROUGH COUNCIL WILL HAVE REGARD TO THE DENSITY OF THE SURROUNDING AREA. SUB-DIVISION OF PLOTS WILL BE RESISTED WHERE IT WOULD BE LIKELY TO LEAD TO DEVELOPMENT OUT OF CHARACTER AND SCALE WITH THE SURROUNDINGS.

(Objective: To safeguard the character of existing settlements.)

3.4 POLICY NNV7

THE COUNCIL WILL PROTECT THE REMAINDER OF THE COUNTRYSIDE OUTSIDE THE AREAS SHOWN ON THE PROPOSAL MAP AS BEING OF LANDSCAPE INTEREST BY PERMITTING ONLY THOSE PROPOSALS THAT ARE IN KEEPING WITH THE RURAL CHARACTER OF THE AREA.

(Objective: Protection of the countryside for its own sake).

4. **Draft: Interim Housing Land Supply Policy (February 2014)**

- 4.1 The National Planning Policy Framework 2012 (NPPF) requires local planning authorities to identify and update annually a supply of specific deliverable site sufficient to provide five years worth of housing against their housing requirements.
- 4.2 The Interim Policy aims to proactively manage the delivery of housing sites by giving guidance as to which sites might be appropriate for development in the short term until the emerging Development Policies and Site Allocations Local Plan Document is adopted.
- 4.3 Section 38 (6) of the Planning and Compulsory Purchase Act 2004, as reiterated in the NPPF, require that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise.
- 4.4 Nevertheless the Interim Policy falls outside the statutory procedures for Local Plan adoption and that it will not form part of the Borough Council's Development Plan. However once adopted the Interim Policy will be relied on as a material consideration in the determination of planning applications.
- 4.4 Paragraph 3.0 of the Draft Interim Housing Land Supply states that new housing development may be acceptable outside, but immediately adjacent or contiguous with, existing Urban Areas or Village Development Limits providing that the stated criteria, where relevant to the development, have been satisfactorily addressed (Full copy attached for Members information)

5. **Local Plan: Core Strategy (Regulation 19)**

- 5.1 Policy CS1: Focusing on a sustainable future (full copy of policy attached)

'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 where possible'

- 5.2 Policy CS2: Achieving sustainable growth (full copy of policy attached)

'Growth within the borough must be delivered in a sustainable manner in accordance with policy CS1 by balancing the delivery of new homes with new

jobs and service provision, creating resilient self-contained communities and reducing the need to travel.'

- 5.3 Policy CS3: Addressing the borough's housing need (full copy of policy attached)

To ensure that new residential development in the borough meets the housing needs of local people and the Council and its partners will seek to:

a) Make provision for at least 5700 net additional homes over the plan period at an average rate of about 380 per year to 2029

6. Assessment :-

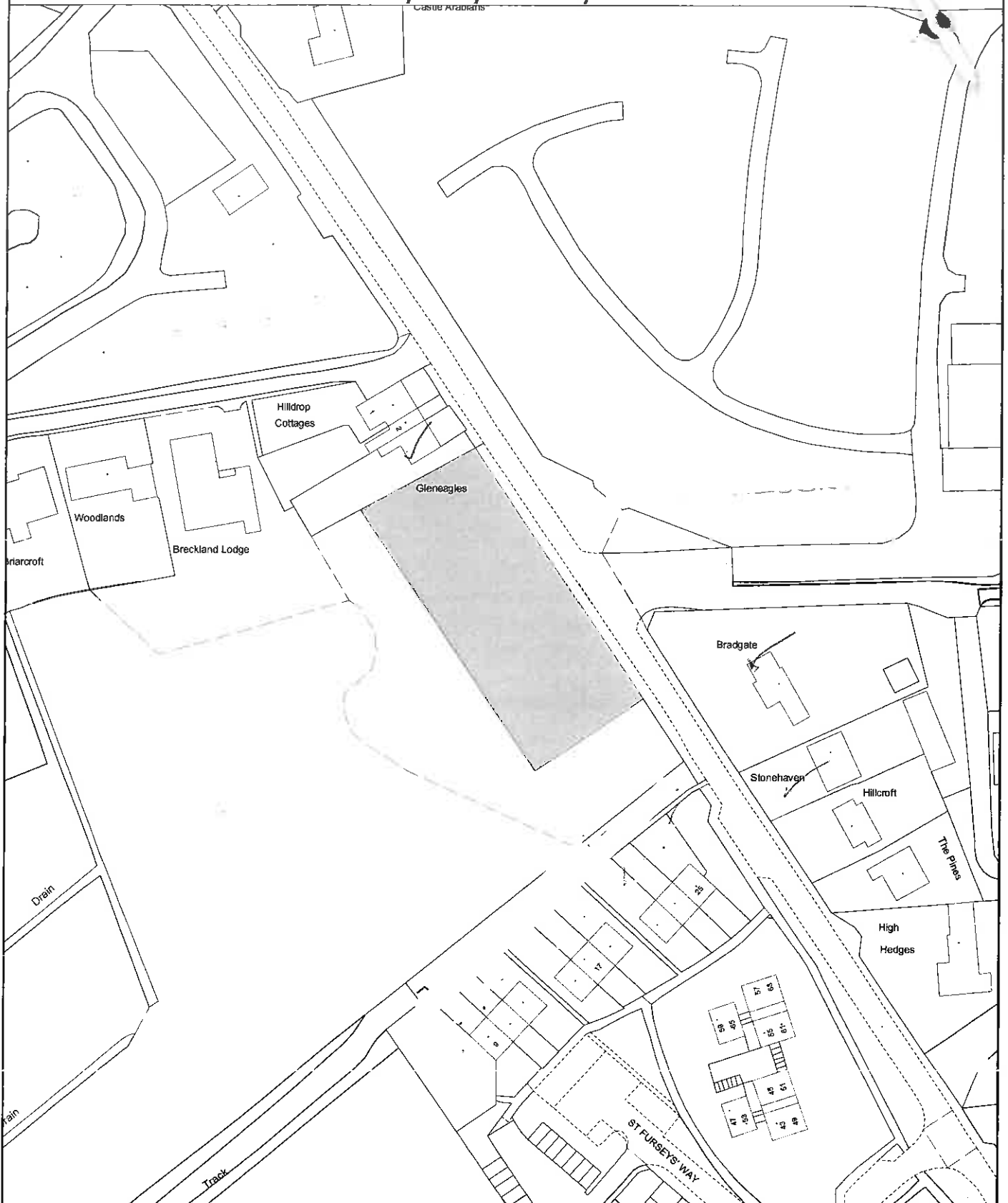
- 6.1 The land subject to this application is located on an area of scrub between Louis Dahl Road to the south and Hilldrop Cottages and Porters Loke to the north. The area is mixed in nature with larger older detached two-storey dwellings, single storey dwellings, terraced housing (both older Victorian and more modern 1960's/60's). In addition there are 2 holiday parks within the immediate vicinity. Breydon Water is immediately opposite to the east and Kingfisher is to the north.
- 6.2 Whilst it is undeniable that the site is located outside village development limits as defined by the adopted Great Yarmouth Borough Wide Local Plan it is noted that the development would, it is considered, add a certain sense of completeness to the immediate area.
- 6.3 Nevertheless, notwithstanding the above, the site could be construed as being classified as a windfall site. Windfall sites are areas that have come forward unexpectedly and have not been identified for housing within the local plan. They are generally small infill sites within the urban area. The criteria for assessing windfall sites generally include sustainability, capacity of infrastructure to cope with additional pressures generated by housing and the balance of benefits or disadvantages of the proposal.
- 6.4 It is considered that the site would comply with the assessment outlined above as it would complete the form of built development of the village and is relatively close to public transport links and is one of the main routes into and out of the village, and there have been no concerns raised about infrastructure capacity. The development is of an appropriate design that would sit well with both the existing properties in the immediate vicinity and the character of the village as a whole. Therefore it is considered that the development would comply with the test for windfall sites.
- 6.5 As stated above both the NPPF and the emerging Core Strategy, in collaboration with the draft 'Interim Housing Land Supply Policy' document seeks to encourage development and the proposed housing does not trigger a need for affordable housing provision and would not significantly impact on the projected housing requirements up to 2029 within the borough.

- 6.6 With regards to other issues, there have been no objections received in relation to the proposal from statutory consultees, however members will be verbally updated should there be any fresh representations received.
- 6.7 There has been one letter of objection received from local residents in relation to the proposed development, namely concerning the fact that the land is outside the village development limits, drainage from Butt Lane and the fact that the land has been raised by approximately 1m and visually oppressive nature of the buildings proposed and direct overlooking of the property opposite the site and the proposed use of separate entrances.
- 6.8 Whilst these are all valid issues, your officer would point out that this application is made in outline form only and the layout shown is indicative of what could be achieved and all of the above issues can be conditioned for approval at the detailed stage, should members consider the development a windfall site and therefore suitable for development. Design, layout, access, drainage, levels and landscaping are all usual and reasonable conditions to be addressed at the detailed stage and would address the objectors concerns.
- 6.9 Overall it is considered that the scheme is well thought out and achievable and could enhance the visual amenities of the area by removing the currently unsightly appearance of the area and will complete the built form of the village by utilising unused land. The indicative dwellings are not wholly unacceptable, although a few design amendments could improve the overall aesthetic value of the dwellings within the immediate area, it is, intrinsically, an acceptable form of development.

7. RECOMMENDATION :-

- 7.1 On balance approve: For the reasons given above the proposed development is considered acceptable in this particular location and it accords with the general provisions of both the National Planning Policy Framework and policies BNV20, HOU15, HOU17 & NNV7 of the adopted Great Yarmouth Borough Wide Local Plan and the emerging Core Strategy in conjunction with the Draft Interim Housing Land Supply Policy.

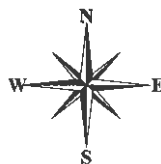
06/13/0601/O



GREAT YARMOUTH
BOROUGH COUNCIL

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

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Metres



Scale = 1:1250 @ A4

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Ordnance Survey [100018547]

From: Tim Drummond [Tim.Drummond@nwl.co.uk]
Sent: 13 February 2014 15:11
To: plan
Subject: Planning Consultation Response - 06/13/0601/O

Our Ref: PC/14/046

Your Ref: 06/13/0601/O

F.A.O. Mrs M. Pieterman

Dear Madam,

Location: Gleneagles (Land adjacent), Butt Lane, Burgh Castle, Great Yarmouth NR31 9PY

I acknowledge receipt of your letter dated 28th January 2014 regarding the above received 5th February 2014.

We have no objection to the proposed development.

We would advise you that our existing apparatus does not appear to be affected by the proposed development. We give consent to this development on the condition that a new water connection is made onto our Company network for each new dwelling for revenue purposes.

Should you require any further information, please do not hesitate to contact us.

Yours faithfully

Tim Drummond
Planning Consultations

Sandon Valley House, Canon Barns Road,
East Hanningfield, Essex, CM3 8BD
Telephone: +44 (0) 845 782 0999 Ext. 32488
Fax: +44 (0) 1268 664 397
Website: www.eswater.co.uk



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WATER**

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ACK 6/2/14

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Mr & Mrs A M Finn
Bradgate, Butt Lane
Burgh Castle
Great Yarmouth
NR31 9PU

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



4th February 2014

Dear Sirs

Regarding Planning Application: 06/13/0601/O
Proposal : Development of 5 residential dwellings
Location: Gleneagles (Land Adjacent) Butt Lane, Burgh Castle,
Great Yarmouth, NR31 9PY

It was interesting to read your letter regarding the plan captioned above.

When moving to this address in 1987 it was pointed out that the land opposite was 'outside' the borough building periphery. This, we think, is still the case!?

We would like to point out that the drains from both sides of Butt Lane work on a 'soak-away' system. In very recent years, the proposed building land has been raised with top soil by about 1 metre. The true level of this land can be viewed from west of the proposed 30 metre boundary.

Having studied the outline plan, these large properties would be visually oppressive and act as a 'fill in' rather than the proposed 'in-fill'. At least one of these properties would directly overlook our home. Separate entrances may cause problems, as the restricted speed limit is rarely respected.

We trust you will take our concerns into account.

Yours faithfully

A M Finn }

A handwritten signature in dark ink, appearing to be 'A M Finn', written over a horizontal line.

P L Finn }

A handwritten signature in dark ink, appearing to be 'P L Finn', written over a horizontal line.

Home owners

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

Your Ref: 06/13/0601/O
Date: 5 February 2014

My Ref: 9/6/13/0601
Tel No.: 01603 638070
Email: stuart.french@norfolk.gov.uk

Dear Mel

**Burgh Castle: Development of 5 residential dwellings
Gleneagles (Land adjacent) Butt Lane Burgh Castle Great Yarmouth NR31 9PY**

Thank you for your recent consultation with respect to the above application which is noted as being an outline application with reserved matters for access.

The highway authority has given earlier pre-application advice in respect of proposals for this site, and whilst it appears that most of the information supplied has been taken into account although it appears the scale of the development has been reduced.

Butt Lane in the location of this development is of relatively straight alignment with a pedestrian footway to the southern side and is subject to a local speed limit of 30mph. The classified as a local access route, and a regular bus service operates between Burgh Castle and Great Yarmouth.

The proposals are for 4-5 bedroom properties fronting onto Butt Lane and given the proposed layout I consider that direct access to the the properties is appropriate, and as advised in at pre-application, some of the accesses are shared in order to reduce the number of accesses onto the highway. Access visibility would need to accord with the requirements of Manual for Streets, which from the proposed layout may or may not require the relocation of the southern most access.

In terms of parking provision, the each property would require a minimum of 3 parking spaces and in order for the garage to be counted within that provision it should have a minimum internal dimension of 3 x 7m. Whilst a turning area has been provided this must be separate to to the dedicated parking provision, in this respect the parking/turning layout may need to be re-considered.

The driveway between the highway boundary and the garage should be an absolute minimum of 6m to enable a vehicle to open/close the garage doors without overhanging the highway.

Continued.../

I would draw the applicant's/agent's to advice on the above matters which is available on the Norfolk County Council's internet site at the following link:

[http://www.norfolk.gov.uk/environment/Planning/highway advice to developers/publications and guidance for developers/index.htm](http://www.norfolk.gov.uk/environment/Planning/highway%20advice%20to%20developers/publications%20and%20guidance%20for%20developers/index.htm)

Accordingly, in highway terms only, I have no objection to the proposal subject to further details being submitted. I would therefore recommend that the following condition and informative note be appended to any grant of permission your Authority is minded to make.

SHC 05 Prior to the commencement of the development hereby permitted full details (in the form of scaled plans and / or written specifications) shall be submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority to illustrate the following: -

- i) Visibility splays.
- ii) Access arrangements.
- iii) Parking provision in accordance with adopted standard.
- iv) Turning areas.

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 (insert appropriate contact details).

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 Director Environment, Transport and Development