

**Schedule of Planning Applications**  
**2023**

**Committee Date: 22 February**

Application No: **06/21/0594/F** - [Click here to see application via website](#)

Site Location: Land adjacent South east corner of Venetian Waterways, (opposite Kiosk 4), North Drive, Great Yarmouth, NR30 4EW

Site Location Plan: See Appendix 1

Proposal: Proposed installation of 1no. galvanised steel column up to 8m tall to support CCTV camera

Applicant: Great Yarmouth Borough Council

Case Officer: Robert Parkinson

Date Valid: 15 February 2022

Expiry date: 12 April 2022

EOT date: To be confirmed

Committee referral: Constitution (Connected application).

Procedural note 1: For connected application. This application was reported to the Monitoring Officer as an application submitted by the Borough Council, as applicant, for determination by the Borough Council as Local Planning Authority. The application was referred to the Monitoring Officer for their observations on 16 February 2023 and the Monitoring Officer has checked the file and is satisfied that it has been processed normally and that no other members of staff or Councillors have taken part in the Council's processing of the application other than staff employed within the LPA as part of the determination of this application.

**RECOMMENDATION:**

**APPROVE SUBJECT TO IMPOSED CONDITIONS**

**REPORT**

**1. The Site and Constraints**

- 1.1 The site relates to land within and adjacent the south-east corner of the Venetian Waterways historic park and garden, on North Drive, Great Yarmouth. Surrounding uses are all leisure based and tourism uses eg. hotels, guest houses, some larger houses, café/icecream outlets on the promenade, occasional temporary kiosks and a large surface level car park to the south, and two smaller car parks on the corner of Sandown Road south of the Georgian hotel.
- 1.2 The site of the Venetian Waterways is attractive for its generally low level structures but in places already includes telegraph poles, smaller in-park lamp poles, and adjoining the site there are lighting columns.

1.3 This Venetian Waterways site is a Grade II Registered Park and Garden, (list entry number: 1001618, date of listing: 10 June 2002).

1.4 The Reason for Listing is stated as:

REASONS FOR DESIGNATION The Venetian Waterways, Great Yarmouth, a 1920s Park and Garden, is Registered at Grade II for the following principal reasons: \* Architectural interest: The Venetian Waterways and boating lake were designed to complement each other with recurring decorative features across the two areas; the piers and large urns which flank the entrances, the bridges and the overall design of the landscape provide a unique composition. \* Historic interest: The Venetian Waterways were created as part of a large relief scheme for the unemployed just prior to the Great Depression. \* Intactness/Alteration: Although a number of the built structures and the original planting schemes have been removed, altered or replaced, the physical layout of the boating lake and the Venetian Waterways survives virtually intact. \* Rarity: The Venetian Waterways are unique nationally.

1.5 The listing description was updated by Historic England in 2010, and can be seen at: <https://historicengland.org.uk/listing/the-list/list-entry/1001618?section=official-list-entr>.

1.6 The site is also within Conservation Area No. 16 - Seafront. The closest other designated heritage asset is the listed Pavilion at Wellesley Recreation Ground 140m to the southwest and behind large hotel buildings.

1.7 The site is within Flood Risk Zone 3 but this would be considered compatible with that designation and would not increase flood risk elsewhere.

## **2. The Proposal**

2.1 The development seeks to install a single metal column for installing CCTV cameras at the top of the column, up to 8m tall, sited just outside the southeast corner of the Waterways and on land used as a public path / promenade.

2.2 Initially the proposal was sited inside the designated heritage asset park & garden. Planning officers queried whether this was in fact necessary and after some consideration the application was amended on 10/2/23 to site the column outside.

2.3 The application is accompanied by plans, data sheets, cctv specifications and a Heritage Statement.

## **3. Relevant Planning History**

3.1 No relevant history.

## **4. Consultations**

<b>Norfolk County Council Highways</b>	<b>Response:</b> No objection
There are no highways implications and so no objection is raised.	
<b>Officer comment / response:</b>	Noted – in addition the development will not cause an unacceptable impact on pedestrian access or movement around the outside of the site.
Any relevant Condition / Informative note?	Not necessary.

<b>Historic England</b>	<b>Response:</b> No comments to be provided
Historic England referred to the consultation requirements and declined to comment in this instance, referring the LPA instead to its own heritage advisors.	
<i>Historic England must be consulted on the following planning applications by virtue of Town and Country Planning (Development Management Procedure) (England) Order 2015 - article 18 and Schedule 4:</i>	
<i>Development which in the opinion of the local planning authority falls within these categories:</i>	
<i>P1 Development of land involving the demolition, in whole or in part, or the material alteration of a listed building which is classified as Grade I or II*</i>	
<i>P2 Development likely to affect the site of a scheduled monument</i>	
<i>P3 Development likely to affect any battlefield or a Grade I or II* park or garden of special historic interest which is registered in accordance with section 8C of the Historic Buildings and Ancient Monuments Act 1953 and others...</i>	
<b>Officer comment / response:</b>	Whilst this is a designated heritage asset – a Grade II listed park and garden, there is only an obligation on Historic England to comment on Grade II* or Grade I assets.
Any relevant Condition / Informative note?	None requested. A condition to restore any damaged historic fabric on a like-for-like basis is reasonable and necessary.

<b>Norfolk Historic Environment Service</b>	<b>Response:</b> No comment / no objection
We note that the proposed development area for this planning application is within the boundaries of a Registered Park and Garden of Specific Interest. We would therefore advise that the applicant consult with Historic England if they have not done so already.	
We have no other comments to make.	
<b>Officer comment / response:</b>	These are matters for the applicant to consider in implementing the proposal.

Any relevant Condition / Informative note?	No condition necessary, can be added as an informative

<b>GYBC Conservation Officer</b>	<b>Response:</b> No objection
<p>The application has been discussed with the Conservation section and the most optimal location for the proposed steel column has been agreed to reduce the impact of the proposal on the character and appearance of the designated heritage asset. It has been pointed out that CCTV coverage is necessary to enhance the protection of the heritage asset.</p> <p>Based on the provided information, the Conservation section don't wish to raise any objections. We request that any disturbance of surfaces during the installation of the column should be restored in a like-for-like manner.</p>	
<b>Officer comment / response:</b>	When the application was first proposed under the expectation that CCTV would be needed within the actual venetian waterways site, Conservation Officers felt this corner location was the best / optimal in the circumstance. The revised location now actually moves the column outside the designated heritage asset boundary / site, so further avoiding the direct impact on the asset and improving the situation further.
Any relevant Condition / Informative note?	None requested. A condition to restore any damaged historic fabric on a like-for-like basis is reasonable and necessary.

## 6 Publicity & Representations

Site notice & Press advert – impact on Conservation Area and Listed assets

6.1 Ward Member – No comments received.

6.2 Public Representations - No public comments have been received.

## 7 Relevant Planning Policies

### **The Great Yarmouth Core Strategy (adopted 2015)**

- Policy CS9: Encouraging well-designed, distinctive places
- Policy CS10: Safeguarding local heritage assets
- Policy CS15: Providing and protecting community assets and green infrastructure

### **The Great Yarmouth Local Plan Part 2 (adopted 2021)**

- Policy A1: Amenity

- Policy E5: Historic environment and heritage

## 8 Other Material Planning Considerations

### National Planning Policy Framework (July 2021)

- Section 8: Promoting healthy and safe communities
- Section 16: Conserving and enhancing the historic environment

### Sections 66 and Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990:

- Section 66 requires in considering whether to grant planning permission for development which affects a listed building or its setting, the LPA shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.
- Section 72 requires with respect to any buildings or other land in a conservation area, special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.

## 9 Planning Analysis

9.1 Legislation dictates how all planning applications must be determined. Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise.

9.2 Section 70(2) of the Town and Country Planning Act 1990 (as amended) states: *In dealing with an application for planning permission the authority shall have regard to—*

- (a) the provisions of the development plan, so far as material to the application,*
- (aza) a post-examination draft neighbourhood development plan, so far as material to the application,*
- (b) any local finance considerations, so far as material to the application, and*
- (c) any other material considerations.*

This is reiterated at paras 2 and 47 of the National Planning Policy Framework.

## 10. Assessment

10.1 The column is proposed to ensure greater security coverage at what is an open garden which could attract antisocial behaviour. The CCTV camera is a requirement of National Lottery funding for the restoration of the site following a spate of vandalism. Any approved column might be installed in March.

- 10.2 The main planning issue for consideration is the character and appearance and impacts on heritage assets.
- 10.3 The site may not have the highest level of heritage protection but the heritage value is still of national significance. The LPA has a legal duty to preserve and enhance the listed park and garden, and if the column were inside the Waterways itself, the column would contravene that duty. Fortunately it has been determined that the same CCTV coverage can be found for the Waterways from positioning the column outside the wall of the Waterways and within the footpath adjacent the heritage asset, which is understood to be in the applicant's control as a GYBC-owned path.
- 10.4 The column will need cabling to run through the gardens but that requires medium-depth excavation to 600mm. Such infrastructure within the gardens is easily concealed and these groundworks for cabling will present no lasting visual impact once concealed. The column has a direct impact on the setting of the Grade II registered park and garden. It is a plain colour, in black, and the CCTV units at the top will be relatively discreet. As a plain appearance and uniform shape the visual intrusion is minimised. The CCTV unit at the top can be required to colour-match the column, by condition.
- 10.5 The applicant has since confirmed that the column may not need to be 8m tall, and in fact other columns have been cut down to be only 7m tall without reducing the CCTV coverage area. Any reduction below 8m would clearly reduce the impacts still further.
- 10.6 The column has been shown to compare very similarly to the telegraph pole and 'life saver' station installed in the vicinity at the adjoining beach. The profile is slim and not out of character to the street infrastructure. The effect on the setting of the listed heritage asset is a small degree of 'less than substantial' harm.
- 10.7 The coverage from the CCTV unit outside the site should be almost identical if not the same as from a column installed inside the site. Nevertheless, doing so would include its own drawbacks of obstructing the pavement / path for some users, but in this location the promenade path widens so buggies, wheelchairs and pushchairs will have adequate space to avoid the column hindrance.
- 10.8 There is a duty to prevent further harms to heritage assets and their setting. Policy E5 require enhancement where possible. It is recognised that the Venetian Waterways are a 'modern' heritage site with some recent interventions and in the setting and environment such structures are increasingly commonplace.

## **11 Local Finance Considerations**

- 11.1 Under Section 70(2) of the Town and Country Planning Act 1990 the Council is required when determining planning applications to have regard to any local finance considerations, so far as material to the application. Local finance

considerations are defined as a government grant such as new homes bonus, or the Community Infrastructure Levy (which is not applicable to the Borough of Great Yarmouth). Whether or not a local finance consideration is material to a particular decision will depend on whether it could help to make the development acceptable in planning terms. It would not be appropriate to make a decision on the potential for the development to raise money for a local authority, for example. There do not appear to be any planning-related local finance considerations linked to this development.

## **12 The Planning Balance**

- 12.1 There is a degree of less than substantial harm to the character, appearance and setting of the Venetian Waterways, but balanced against that harm is the public benefit that the CCTV installation will be able to reduce the likelihood of vandalism and as a consequence, further degradation of the heritage asset. A secondary benefit would be the addition of improved public safety and security by having a CCTV camera installation in the well-frequented area and tourism attraction.
- 12.2 On balance it is considered that the benefits outweigh the harms caused, and the application should be approved.

## **13 Conclusion and Recommendation**

- 13.1 Having considered the details provided, the application is considered to comply with policies CS9, CS10, CS15 and CS16 from the adopted Core Strategy, and policies A1 and E5 from the adopted Local Plan Part 2. It is considered that there are no other material considerations to suggest the application should not be recommended for approval.

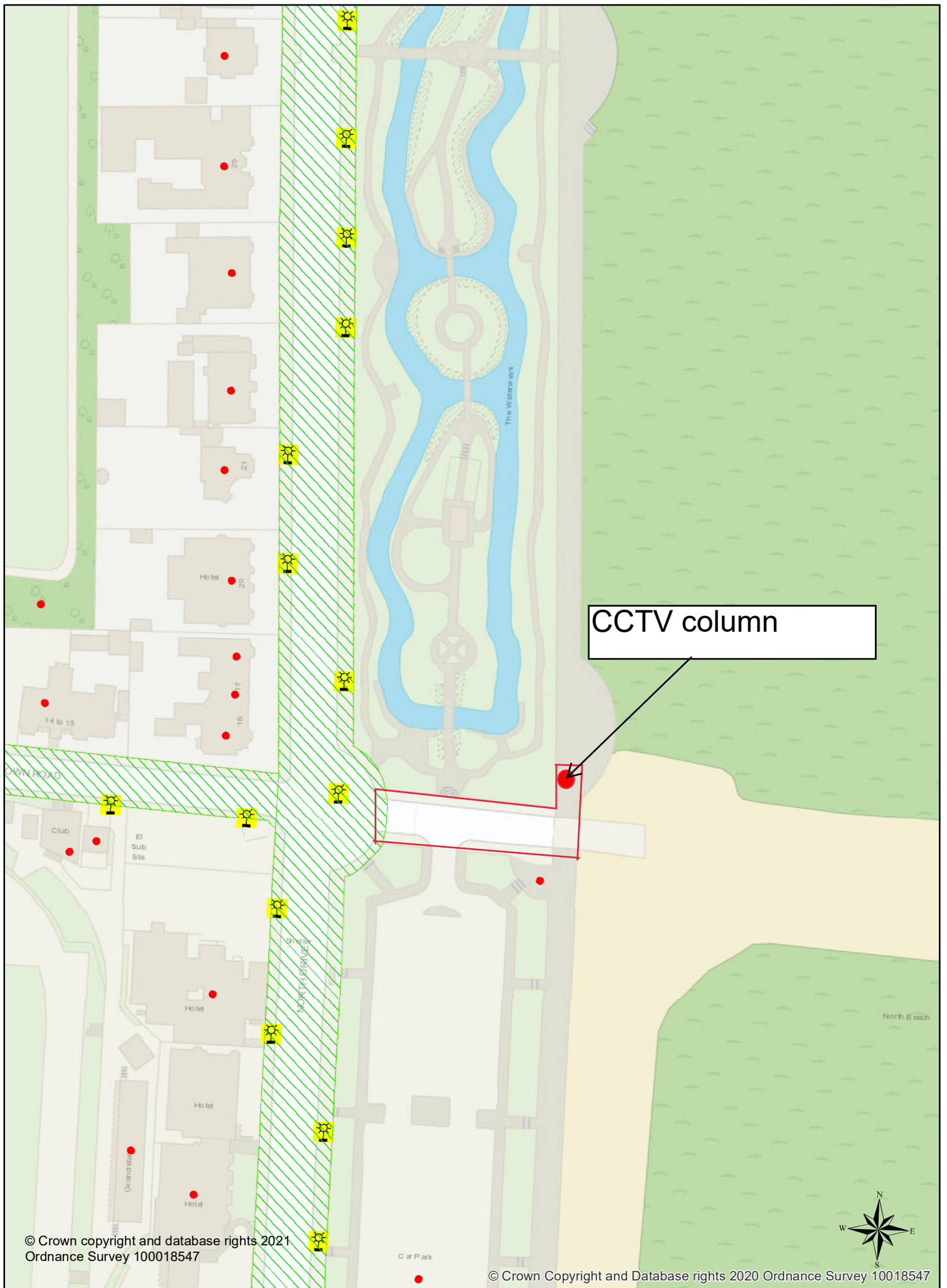
### **RECOMMENDATION:**

It is recommended that application 06/22/0955/F should be APPROVED, subject to the following summarised Conditions:

1. Development must commence in 3 years
2. Development shall accord with the approved plans
3. The CCTV unit shall colour-match the column
4. Any damaged historic fabric shall be repaired and restored on a like-for-like basis within two months of the damage occurring.

### **Appendices:**

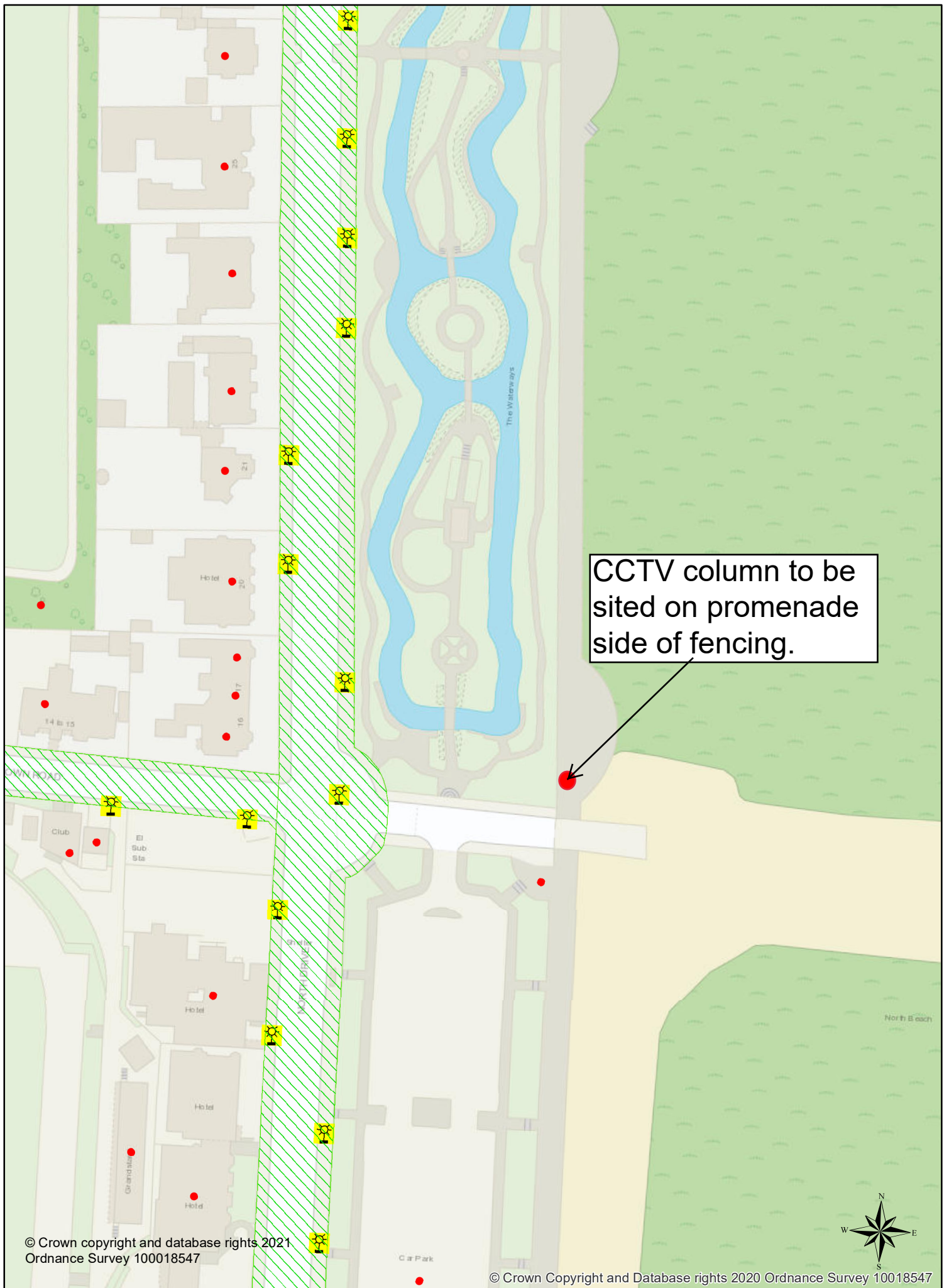
1. Site Location Plans x 2



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CCTV column to be sited on promenade side of fencing.

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