

Reference: 06/15/0308/F

Parish: Filby

Officer: Mr G Clarke

Expiry Date: 27-08-2015

Applicant: Charles Wharton Limited

Proposal: Erection of 8 dwellings, garaging and improved vehicular access

Site: Main Road
Filby

REPORT

1. Background / History :-

- 1.1 The site involved in the application is part of a field on the north side of Main Road opposite Church Lane, there are dwellings adjoining the east and west boundaries of the site and open farmland to the north. There are mature hedges and trees along the east, west and south boundaries of the site, the trees adjoining the south west corner of the site are subject to a Tree Preservation Order. There is an existing vehicular access to the field from Main Road which will be upgraded as part of this proposal.
- 1.2 The proposal is for the erection of eight dwellings, there will be two pairs of semi-detached houses facing Main Road on either side of the access and four detached houses to the rear of the site. Two of the houses on the road frontage will be 'affordable dwellings'.
- 1.3 The site is existing agricultural land and has not been subject to any previous planning applications.

2 Consultations :-

- 2.1 Highways – No objections subject to conditions regarding improvements to the access, minimum width of the drive and provision of visibility splays.
- 2.2 Parish Council – Subject to the following conditions the Parish Council offers no objection to the proposal:- 1) The active drainage ditch along the frontage of the site shall be piped to allow for the continuous discharge of the surface water system in Church Lane. The route of this ditch system which continues along the western boundary shall be cleared and left in an active state to allow for a continued flow to the system outfalling into the broad; 2) To prevent further

development to the north a condition should be applied restricting further development via a 'ransom strip' along the northern boundary

- 2.3 Building Control – No comments.
- 2.4 Environmental Health – No objections, a condition regarding hours of work should be imposed.
- 2.5 Norfolk Fire and Rescue Service – 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..
- 2.6 Natural England – No objections in principle, suggests that consideration should be given to enhance the biodiversity of the site.
- 2.7 Norfolk County Council Flood & Water Management – Would advise that the LPA requests additional information in the form of a drainage strategy prior to any approval of planning permission.
- 2.8 Neighbours - Three objections have been received, five people have supported the application and one person has made comment regarding the existing mirror opposite the Church Lane junction. The main objections are increased traffic requiring access to Main Road causing a danger to road users and pedestrians, loss of farmland and harm to the rural character of the village. Copies of the comments are attached.
- 2.9 Strategic Planning - The site is situated outside the village development limits of Filby, as such residential development in this location would only be deemed acceptable if the applicant has sufficiently demonstrated that the requirements of Saved Policy HOU10 have been met or where other material considerations such as the adopted Interim Housing Land Supply Policy or the NPPF indicate that new development in this location would fulfil local need and help to create sustainable, inclusive and mixed communities.
- 2.10 Saved Policy HOU10 states that dwellings in the countryside should only be permitted in connection with agriculture, forestry, organised recreation or expansion of existing institutions, the proposed scheme of 10 dwellings is not in accordance with Saved Policy HOU10. The proposal is also not in accordance with Para 54 or 55 of the NPPF as the scheme does not address rural worker housing needs, is not a brownfield site and there is no evidence to suggest that the proposed dwellings will be of exceptional quality or of an innovative design.
- 2.11 If the applicant can satisfactorily demonstrate that the criteria within the Interim Policy have been met then the principle of residential development in this location may be acceptable providing that the application also complies with the following more generalised policies, which include:

Ensuring that the scheme is well designed and takes account of its surroundings, with careful consideration given to the scale and massing of the buildings in accordance with Saved Local Plan Policies HOU16, BNV20 Emerging Core Strategy Policy CS9. If it is viewed that the development is of poor design and fails

to take the opportunities available for improving the character and quality of an area and the way it functions or if the proposal would cause harm to the existing character of the local area then permission should be refused.

Ensuring that the development does not cause a significant adverse impact on the amenities of occupiers or neighbouring residents and does not have a negative impact on the character of the area in accordance with Saved Local Plan Policies HOU15 and Emerging Policy CS9, this includes ensuring that the development provides an appropriate amount of car parking and adequate storage for bins and bicycles.

Ensuring that appropriate consideration has been to ensure that new development takes measures to avoid or reduce negative impacts on biodiversity and appropriately contributes to the creation of biodiversity in accordance with Emerging Policy CS11.

- 2.12 The application site is located in an area designated as Grade 1 Agricultural Land. The National Planning Policy Framework (NPPF) states that where development of agricultural land is demonstrated to be necessary, local planning authorities should seek to use areas of poorer quality land in preference to that of a higher quality. The majority of open land around Filby is classified as Grade 1 Agricultural Land, with adjacent land not designated as Grade 1 or 2 Agricultural Land located in close proximity to the Broads and designated nature conservation sites. As such, while the loss of agricultural land in this location is regrettable it would on balance appear to be sequentially favourable when considering other potential sites in and around Filby

3 Policy :-

3.1 POLICY HOU10

PERMISSION FOR NEW DWELLINGS IN THE COUNTRYSIDE WILL ONLY BE GIVEN IF REQUIRED IN CONNECTION WITH AGRICULTURE, FORESTRY, ORGANISED RECREATION, OR THE EXPANSION OF EXISTING INSTITUTIONS.

THE COUNCIL WILL NEED TO BE SATISFIED IN RELATION TO EACH OF THE FOLLOWING CRITERIA:

- (i) THE DWELLING MUST BE REQUIRED FOR THE PURPOSE STATED
- (ii) IT WILL NEED TO BE DEMONSTRATED THAT IT IS ESSENTIAL IN THE INTERESTS OF GOOD AGRICULTURE OR MANAGEMENT THAT AN EMPLOYEE SHOULD LIVE ON THE HOLDING OR SITE RATHER THAN IN A TOWN OR VILLAGE NEARBY
- (iii) THERE IS NO APPROPRIATE ALTERNATIVE ACCOMMODATION EXISTING OR WITH PLANNING PERMISSION AVAILABLE EITHER ON THE HOLDING OR SITE OR IN THE NEAR VICINITY

- (iv) THE NEED FOR THE DWELLING HAS RECEIVED THE UNEQUIVOCAL SUPPORT OF A SUITABLY QUALIFIED INDEPENDENT APPRAISOR
- (v) THE HOLDING OR OPERATION IS REASONABLY LIKELY TO MATERIALISE AND IS CAPABLE OF BEING SUSTAINED FOR A REASONABLE PERIOD OF TIME. (IN APPROPRIATE CASES EVIDENCE MAY BE REQUIRED THAT THE UNDERTAKING HAS A SOUND FINANCIAL BASIS)
- (vi) THE DWELLING SHOULD NORMALLY BE NO LARGER THAN 120 SQUARE METRES IN SIZE AND SITED IN CLOSE PROXIMITY TO EXISTING GROUPS OF BUILDINGS ON THE HOLDING OR SITE
- (vii) A CONDITION WILL BE IMPOSED ON ALL DWELLINGS PERMITTED ON THE BASIS OF A JUSTIFIED NEED TO ENSURE THAT THE OCCUPATION OF THE DWELLINGS SHALL BE LIMITED TO PERSONS SOLELY OR MAINLY WORKING OR LAST EMPLOYED IN AGRICULTURE, FORESTRY, ORGANISED RECREATION OR AN EXISTING INSTITUTION IN THE LOCALITY INCLUDING ANY DEPENDANTS OF SUCH A PERSON RESIDING WITH THEM, OR A WIDOW OR WIDOWER OR SUCH A PERSON
- (viii) WHERE THERE ARE EXISTING DWELLINGS ON THE HOLDING OR SITE THAT ARE NOT SUBJECT TO AN OCCUPANCY CONDITION AND THE INDEPENDENT APPRAISOR HAS INDICATED THAT A FURTHER DWELLING IS ESSENTIAL, AN OCCUPANCY CONDITION WILL BE IMPOSED ON THE EXISTING DWELLING ON THE HOLDING OR SITE
- (ix) APPLICANTS SEEKING THE REMOVAL OF ANY OCCUPANCY CONDITION WILL BE REQUIRED TO PROVIDE EVIDENCE THAT THE DWELLING HAS BEEN ACTIVELY AND WIDELY ADVERTISED FOR A PERIOD OF NOT LESS THAN TWELVE MONTHS AT A PRICE WHICH REFLECTS THE OCCUPANCY CONDITIONS*
- (x) IN ASSESSING THE MERITS OF AGRICULTURAL OR FORESTRY RELATED APPLICATIONS, THE FOLLOWING ADDITIONAL SAFEGUARD MAY BE APPLIED:
- (xi) WHERE THE NEED FOR A DWELLING RELATES TO A NEWLY ESTABLISHED OR PROPOSED AGRICULTURAL ENTERPRISE, PERMISSION IS LIKELY TO BE GRANTED INITIALLY ONLY FOR TEMPORARY ACCOMMODATION FOR TWO OR THREE YEARS IN ORDER TO ENABLE THE APPLICANT TO FULLY ESTABLISH THE SUSTAINABILITY OF AND HIS COMMITMENT TO THE AGRICULTURAL ENTERPRISE

- (xii) WHERE THE AGRICULTURAL NEED FOR A NEW DWELLING ARISES FROM AN INTENSIVE TYPE OF AGRICULTURE ON A SMALL ACREAGE OF LAND, OR WHERE FARM LAND AND A FARM DWELLING (WHICH FORMERLY SERVED THE LAND) HAVE RECENTLY BEEN SOLD OFF SEPARATELY FROM EACH OTHER, A SECTION 106 AGREEMENT WILL BE SOUGHT TO TIE THE NEW DWELLING AND THE LAND ON WHICH THE AGRICULTURAL NEED ARISES TO EACH OTHER.

NOTE: - THIS WOULD NORMALLY BE AT LEAST 30% BELOW THE OPEN MARKET VALUE OF THE PROPERTY.

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 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.)

3.4 POLICY NNV2

IN AREAS IDENTIFIED ON THE PROPOSAL MAP AS 'LANDSCAPE IMPORTANT TO THE BROADLAND SCENE' THE COUNCIL WILL ONLY PERMIT DEVELOPMENT THAT WOULD NOT HAVE A SIGNIFICANT ADVERSE IMPACT ON THE LANDSCAPE CHARACTER AND TRADITIONAL BUILT FORM OF THE AREA, OR DESTROY OR DAMAGE FEATURES OF LANDSCAPE IMPORTANCE WHICH CONTRIBUTE TO THE CHARACTER OF THE AREA.

(Objective: To safeguard the varied character and features of the landscape within and adjoining the Plan Area.)

3.5 Emerging Policies in the Local Plan Core Strategy

- 3.6 Policy CS1: supports the NPPF's presumption in favour of sustainable development, ensuring that the Council will take a positive approach working positively with applicants and other partners. In addition the policy encourages proposals that comply with Policy CS1 and other policies within the Local Plan to be approved without delay unless other material considerations indicate otherwise
- 3.7 Policy CS2: states that approximately 5% of all new residential development should be located throughout the Secondary and Tertiary Villages which include Filby.
- 3.8 Policy CS3: sets out criteria for ensuring a suitable mix of new homes. This includes ensuring that designed layout and density of new housing reflects the site and surrounding area. Policy CS3 also encourages all dwellings including small dwellings, to be designed with accessibility in mind providing flexible accommodation.
- 3.9 Policy CS9: - sets out the broad design criteria used by the Council to assess applications. Points a), c) f), and h) should be specifically considered in relation to this application to ensure that the proposed design reinforces local character, promotes positive relationships between existing and new buildings and fulfils the day to day needs of residents including the incorporation of appropriate parking facilities, cycle storage and storage for waste and recycling in the final scheme.
- 3.10 Policy CS11: sets out the Council's approach to enhancing the natural environment. Consideration should still be given as to how the design of the scheme has sought to avoid or reduce negative impacts on biodiversity and appropriately contributes to the creation of biodiversity in accordance with points f) and g). The impact upon the character of the Broads and the wider areas landscape character should also be considered in accordance with points c) and d).

3.11 Interim Housing Land Supply Policy

This policy only applies when the Council's Five Year Housing Land Supply utilises sites identified in the Strategic Housing Land Availability Assessment (SHLAA)

New Housing development may be deemed acceptable outside, but adjacent to existing Urban Areas of Village Development Limits providing criteria (a) to (n), where relevant to development, have been satisfactorily addressed.

3.12 National Planning Policy Framework (NPPF)

The core planning principles set out in the NPPF (Para 17) encourage local planning authorities to always seek to secure high quality design and a good standard of amenity for all existing and future occupants. Para 64 goes on to state that permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions.

Para 50 states that to deliver a wide choice of high quality homes, widen opportunities for home ownership and create sustainable, inclusive and mixed communities, local planning authorities should:

- plan for a mix of housing based on current and future demographic trends, market trends and the needs of different groups in the community (such as, but not limited to, families with children, older people, people with disabilities, service families and people wishing to build their own homes);
- identify the size, type, tenure and range of housing that is required in particular locations, reflecting local demand; and

Para 54 states that in rural areas... local planning authorities should be responsive to local circumstances and plan housing development to reflect local needs. In addition, Para 55 states that to promote sustainable development in rural areas new housing should be located where it will enhance or maintain the vitality of rural communities.

4 Assessment :-

- 4.1 The application site is part of a field that is currently in use for agricultural purposes, there is an irrigation pipe running along the western boundary and a 5m wide access strip has been left between the application site and the boundary with the neighbour to the west to allow for future maintenance of the pipe. This strip of land will provide a gap between the development site and the trees covered by a Tree Preservation Order so the proposal will not cause any harm to those trees. There are mature hedges and trees along both the eastern and western boundaries of the site which will screen the proposed development from the adjoining dwellings and help to prevent any overlooking or loss of privacy to those properties.
- 4.2 The hedge and trees along the road frontage will be retained except for where removal is necessary to widen the access and improve visibility. Providing the hedge is maintained the development will be screened from the road and will have a minimal impact on the street scene and character of the area.
- 4.3 The position of the access and width of the access road have been considered by the Highways Officer and he has no objections subject to the access being upgraded to Norfolk County Council residential access construction specification and the private drive being maintained at a minimum width of 5m for a minimum length of 10m. The access and the private drive conform with

the County Council standards and therefore it would be difficult to justify refusal of the application on the grounds of highway danger or the increase in traffic.

- 4.4 The main aspect to be considered regarding this proposal is that the site is outside the village development limit as shown on the proposals map of the Borough-Wide Local Plan. Whilst the Borough-Wide Local Plan is still the adopted local plan the Core Strategy of the emerging Great Yarmouth Local Plan is going through the adoption process and in the meantime the Council has adopted the Interim Housing Land Supply Policy. The relevant paragraphs of the National Planning Policy Framework also have to be taken into consideration when deciding the application.
- 4.5 As the site is a potentially deliverable SHLAA site, the criteria of the Interim Housing Land Supply Policy (*a to n*) should be given appropriate weight as a material consideration, in addition to, appropriate weight being given under Paragraph 216 of the NPPF for emerging Core Policy CS2 in respect to potential development in Filby. It is considered that the proposal complies with the relevant criteria within the Interim Housing Land Supply Policy in that the site is in a gap between existing residential development and adjoins the Village Development Limit, the scale of the development is appropriate to the size, character and role of the settlement and the density is appropriate for the area.
- 4.6 The statement which accompanies the application indicates that the applicant will provide two affordable dwellings and that discussions have already taken place with a registered provider that has expressed an interest in taking on the houses.
- 4.7 The response from Norfolk County Council's Flood & Water Management Team suggests that the Council should request a drainage strategy prior to approval as no supporting information has been submitted to show that soakaways would work in this location. Although such information has not been submitted it can be made a condition of any consent that such information must be submitted and approved prior to any work commencing on site.
- 4.8 Taking the above into account it is felt that it would be difficult to justify refusal of the application and the recommendation is to approve.

5 RECOMMENDATION :-

- 5.1 Approve – the proposal complies with the Interim Housing Land Supply Policy.
- 5.2 Approval should be subject to the conditions regarding drainage, protection of existing hedges and a section 106 Agreement to ensure that the affordable houses are provided. These conditions are in addition to the standard planning and highways conditions.

Barnside
Church Lane
Filby
NR29 3HW

5.8.2015

Dear Sirs

RE planning application 06/15/0308/F. 8 Dwellings and Improved Vehicular Access

We object to this planning application basically on health and safety grounds. The application would involve further increased access to the A1064, which would cause increased risks with further traffic requiring access to the main road.

Please note the following:

- 1) There is evidence of increased vehicular traffic through Filby in avoidance of the single lane Acle Straight .
- 2) During the applicable season, the A1064 is used increasingly by large sugar beet transporters which park on the road waiting for access to Church Lane in order to store by the bullock barn. Therefore additional vehicular could pose a further safety risk.
- 3) Should the proposal go ahead there is more risk to persons utilising the A1064 from construction traffic accessing the construction site.
- 4) When the Acle Straight is closed (which happens) all traffic is generally diverted through Filby so an increase in traffic trying to utilise the A1064 creates a further hazard.
- 5) We have lived on Church Lane many years. Church Lane has existed hundreds of years, but we understand the issues of accessing the A1064. An increase in traffic attempting to access A1064 from any development together with the church car park from Church Lane increases the risk.
- 6) Farm traffic continuously accesses Church Lane. Again further risk would be caused by more traffic trying to access the A1064.

It is therefore obvious this planned development will create further risk to the local residents and anyone accessing the said road. We suggest that having made these points should there be an unfortunate incident involving access to or from the proposed site anyone approving this development will be highly under scrutiny.

Yours faithfully

Mr & Mrs Ellis

Application Reference 06/15/03087

Attachments

Auk 14/7/15

S

Invalid Consultee Comment? ☐Copy to existing Consultee? ☐

Name Brian Price and Wendy Langstone

Address Spanners

Main Road

Filby

Post Code NR29 3HN

Telephone

Email Address

For or Against

OBJ

Object

Speak at Committee

The objection that I have regarding the creation of 8 properties on Main Road Filby relates to road safety. Main Road Filby has become very busy with a recent increase in the volume of traffic passing through the village, caused in part by the scaremongering in the Great Yarmouth Mercury about the Acle Straight. Additionally speed limits are frequently not adhered to thus making exiting onto the road quite dangerous at times.

There are 3 specific areas of concern:

- Such a development will potentially lead to an additional 16+ cars exiting onto an already very busy road and will further impede exiting our own property (Spanners) safely
- The proposal plans to place the exit from the development almost opposite Church Lane, thereby almost creating a staggered crossroads. Entry and exit to Church Lane on foot or by car is currently a perilous task.
- The development exit is also partially obscured by bends in Main Road when travelling either from or to Great Yarmouth. Entering and exiting the new development and Church Lane would create an unacceptable level of risk to the wellbeing of all concerned.

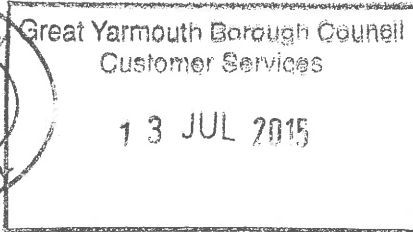
Historically homeowners near to Church Lane have moved the exit to their property to try to increase road safety on this stretch of Main Road Filby.

We therefore respectfully request that the proposal be refused on the grounds of the increased danger created by the development to pedestrians and road users.

Date Entered 13-07-2015

Internet Reference OWPC427

ACK 13/7/15



MISS K NEWNHAM
THE BUNGALOW
MAIN ROAD
FILBY
91 YARMOUTH
NR29 3HN

10th July 2015

Dear Sirs,
RE: PLANNING APPLICATION No. 06/15/0308/F
8 DWELLINGS, GARAGING & IMPROVED
VEHICULAR ACCESS ON A1064 FILBY

I read with great dismay the above application for development on farmland in Filby as per "Mercury" Newspaper. I have viewed the plans in the council offices & wish to make known my opposition to this development on Charles Wharton FARMLAND via agent Mr A IRVING of Postwick. Charles Wharton have only just received planning permission & subsequent alteration on GRANGE FARM, despite opposition from local residents. It appears that the views of those living in the village do not matter, priority given to the applicant - who does not live in the village.

My family moved from Barnett 10 years ago. We had had enough of the destruction of our town "LEAFY BARNET" & all the noise & pollution. Victorian houses in the road to the rear of our property were knocked down & in the beautiful gardens they put up a BLOCK OF FLATS, 36 GARAGES & 3 Terraced houses. Then the developer followed on, further houses went & he built a HOUSING ESTATE! At that time the local Councillor viewed the development & informed us that "although they did not agree with the buildings & the density it would be allowed anyway".

I would ask that you refuse this & any other further applications for development in our village. The photographs of "nearby buildings" was not totally true - they used the development of Mulberry Tree going & the buildings allowed in recent years on Thingby Road. What is actually on site area are "The spanners" the farmland in question & opposite is church lane & Filby Hall not a lot of housing which is how the selective photographs make it

appear. We specifically chose our home in Filby because it was in a village with FARMLAND VIEWS You pay the relevant premium on your property for a "nice view"! We also wanted a quiet lifestyle not urban living.

Mr Wharton is asking to develop "part of a field" (opposite Church Lane). We all know that it will be followed by a few more houses & then more until the field is totally built on & no longer farmland but a residential area. Vehicle access to the field will be removed & then they will advise that they cannot "farm it" the road through being residential & unsuitable for tractor etc. In the current situation no farmland is safe from development it should be made VERY DIFFICULT to 'change the use of,' yet it appears to be easier than building on 'brown sites'.

Whilst this country is trying to house "the rest of the world" it is ignoring our wild life & the importance Norfolk has to resident wildlife, overwintering birds & our summer visitors. At present the house martins are a delight to watch with local nesting & soaring above fields looking for food. I love to have the pheasants & the red legged partridges in our garden, the hedge hogs, rabbits & hares have disappeared!! I am a member of the Norfolk Wildlife Trust because I CARE what happens to our animals, flora & fauna & you should too!!

Mr Wharton appears to be single handedly wanting to change the face of our village. By the time he & other developers have finished this beautiful area will be concrete or concrete with the relevant "infrastructure" & not an area tourists will want to holiday in (why pay to look at housing estates when you have got them at home!!) I do recognise some of the developers asking for planning permission to ruin our neighborhood as some of those who ruined Barnet. Other villagers are struggling to fight this onslaught of urbanisation & you should help them to do this regardless of government policy, you have a duty to the countryside under your care

(3)

to stop this land grabbing building programme. You are
custodians for future generations who want to farm
& live in peace & quiet in the countryside. You should
care about the wildlife & habitats here in this area.

I entreat you to not allow these developments on our
FARMLAND for all our sakes, & if Mr Wharton no
longer wishes to farm he should pass it on to somebody
who does. I object to a farmer taking advantage of the
"social housing" umbrella to make money at the expense
of land which is farmland to become a property
developer. It is disgusting that he can do it.

With this type of planning application I think all village
residents should receive notification of intent - I doubt
that many will see the small yellow notice attached
to the lamppost. I walk most residents drive past &
will not have seen it.

Yours faithfully



ACK 3/7/15

The Bungalows
Main Road

Ref: 06/15/0308

Great Yarmouth Borough Council
Customer Services

- 3 JUL 2015

Filby
Gr. Yarmouth
NR29 3HN

Dear Sirs,

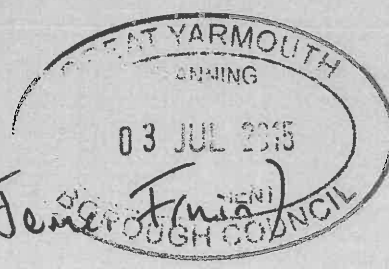
I am writing to support the application for the development of the land opposite Church Lane, Filby. I have lived in the village for some time now and am fed up with mud continuously being pulled out onto the road. This is dangerous for cars, cyclists and pedestrians.

With so much building having taken place in Filby over the past few years this area seems the most natural place for the next development.

Yours

[Redacted Signature]

(James F. [Redacted])



ACK 3/7/15

S

Baltimore,
Main Road,
Filby,
Gt.Yarmouth
Norfolk NR29 3HN

Gt Yarmouth Borough Council
Planning Dept
Town Hall
Hall Plain
Gt Yarmouth
NR30 2QF

29th June 2015



Dear Sirs

Re: Proposed residential Development of 8 no dwellings, Main Road, Filby Ref
06/15/0308/F

As a Filby resident of 12 years I would like to support the above application.

I was most encouraged to note that the application contains an element of social housing, Filby is a vibrant local village with facilities and an excellent school. However, it is difficult for young people who wish to remain in the village to afford property of their own, the social housing proposed within this application goes some way to address this problem.

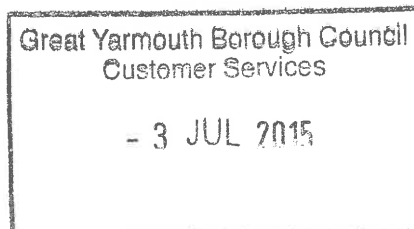
I also understand the application site has been identified as a "preferred site" suitable for development.

This application identifies the need for additional homes in the area and will compliment this community.

Yours sincerely

A black rectangular redaction mark covering the signature of Heather Brown.

Heather Brown



06/15/0308/F

CK 30/6/15

Keepers bungalow
land lane
Filby
nr29 34b.

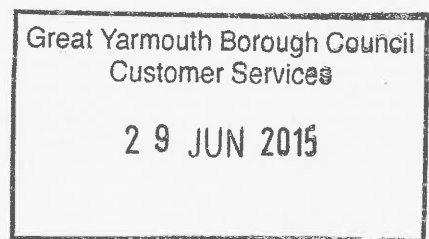
To whom it may concern

I would support the proposed development as long as the scheme is built in accordance with the plans submitted. A sympathetic development can only enhance this area of the village.

Yours sincerely

~~[Signature]~~

(B. Avenue)



Re - Development Opposite Church Lane, Filby.

ACK 17/7/15

S

16th July, 2015

New Bungalow
Main Road
Filby
Great Yarmouth
Norfolk
NR29 3HN

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

Dear Planning Department,

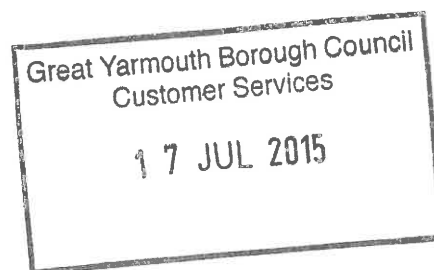
Ref: 06/15/0308/F – Land to North of A1064 in Filby

I am aware of the above housing development scheme being proposed for Filby. I live very close to this site and have no objections to this. The proposal is for 8 dwellings which seems a density more in keeping with the traditional village as opposed to Mulberry Tree Close which was given consent a few years ago and is nothing more than a housing estate.

Yours faithfully

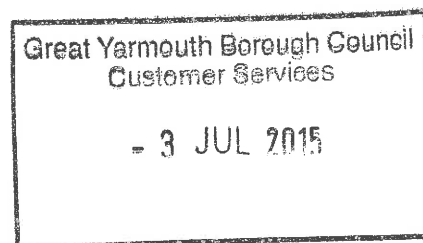


Barry Wortley



ACK 15/7/15

Winsford Hall
Stokesby
Great Yarmouth
Norfolk NR29 3DG
(01493) 369343



2nd July, 2015

Mr. G. Clarke
Planning Department
Great Yarmouth Borough Council
Town Hall
Hall Plain
Great Yarmouth
Norfolk
NR30 2QF



Proposed Development at Church Lane, Main Road, Filby
06/15/0308/F

Dear Mr. Clarke,

In accordance with Filby's growth policy, I believe that the proposed development is delivering houses which are both badly needed and identified within this area as being required. This will have a positive effect on not only Great Yarmouth Borough Council through the new homes bonus, but also a financial contribution will be made to Filby. These additional funds, will allow further investment to greater improve services in the area.

It is widely publicised that new houses are required to satisfy the growing population. As an employer of young people from this area I know how hard it is for them to get a foot on the property ladder and in my opinion affordable housing is a necessity. These people are the future and without them the village will suffer long term damage. This scheme will also benefit the economy through new jobs in construction. With such pressure on both national and local government to continue growth, this is a scheme which can be delivered, therefore relieving some pressure on these departments to deliver more housing.

Yours sincerely,

A large, dark, irregularly shaped redacted area covering the signature of Edward Wharton.

Edward Wharton

Internet Consultees

Application Reference 06/15/0308/F

Attachments

ACK 23/7/15

S

Invalid Consultee Comment? ☐Copy to existing Consultee? ☐

Name Mr R Weston

Address Dapple House

Church Lane

Filby

Post Code NR29 3HW

Telephone

Email Address

For or Against NOS Subject to Condition

Speak at Committee

Exit from Church Lane to Main Road is currently assisted by a safety mirror positioned on opposite pavement. Any loss of this mirror would increase risk of accidents due to the extra volume of traffic passing through the Village. An improvement to the vision angles at the junction would lessen this risk.

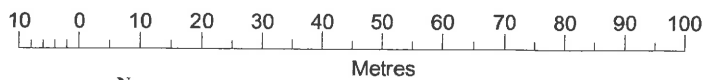
Date Entered 22-07-2015

Internet Reference OWPC435



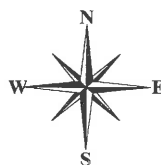
GREAT YARMOUTH
BOROUGH COUNCIL

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



Metres

Scale = 1:1250 @ A4



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