



GREAT YARMOUTH BOROUGH COUNCIL

Development Control Committee

Date: Wednesday, 03 February 2021

Time: 16:00

Venue: Remotely

Address: [Venue Address]

AGENDA

CONTENTS OF THE COMMITTEE AGENDA PLANNING APPLICATIONS & CONDUCT OF THE MEETING

Agenda Contents

This agenda contains the Officers' reports which are to be placed before the Committee. The reports contain copies of written representations received in connection with each application. Correspondence and submissions received in time for the preparations of the agenda are included. However, it should be noted that agendas are prepared at least 10 Working Days before the meeting. Representations received after this date will either:-

- (i) be copied and distributed prior to or at the meeting – if the representations raise new issues or matters of substance or,
- (ii) be reported orally and presented in summary form by the Principal Officer of the Committee – especially where representations are similar to, or repeat, previous submissions already contained in the agenda papers.

There are occasions when the number of representations are similar in nature and repeat the objections of others. In these cases it is not always possible for these to be included within the agenda papers. These are either summarised in the report (in terms of numbers received) and the main points highlighted or reported orally at the meeting. All documents are available as 'background papers' for public inspection.

Conduct

Members of the Public should note that the conduct of the meeting and the procedures followed are controlled by the Chairman of the Committee or, if he/she so decides, the Vice Chairman. Any representations concerning Committee procedure or its conduct should be made in writing to either –

- (i) The Planning Group Manager, Town Hall, Great Yarmouth. NR30 2QF
- (ii) The Monitoring Officer, Town Hall, Great Yarmouth. NR30 2QF

DEVELOPMENT CONTROL COMMITTEE

PUBLIC CONSULTATION PROCEDURE

- (a) Thirty minutes only will be set aside at the beginning of each meeting to deal with applications where due notice has been given that the applicant, agent, supporters, objectors, and any interested party, Parish Council and other bodies (where appropriate) wish to speak.
- (b) Due notice of a request to speak shall be submitted in writing to the Planning Group Manager two days prior to the day of the Development Control Committee meeting.
- (c) In consultation with the Planning Group Manager, the Chairman will decide on which applications public speaking will be allowed.
- (d) Three minutes only (or five minutes on major applications at the discretion of the Chairman) will be allowed to (i) objectors together, (ii) an agent or applicant and (iii) supporters together, (iv) to a representative from the Parish Council and (v) Ward Councillors.
- (e) The order of presentation at Committee will be:-
 - (1) **Planning Officer presentation** with any technical questions from Members
 - (2) **Agents, applicant and supporters** with any technical questions from Members
 - (3) **Objectors and interested parties** with any technical questions from Members
 - (4) **Parish Council representatives, Ward Councillors and Others** with any technical questions from Members
 - (5) **Committee debate and decision**

Protocol

A councillor on a planning or licensing decision making body should not participate in the decision and / or vote if they have not been present for the whole item.

This is an administrative law rule particularly applicable to planning and licensing - if you haven't heard all the evidence (for example because you have been out of the room for a short time) you shouldn't participate in the decision because your judgment of the merits is potentially skewed by not having heard all the evidence and representations.

It is a real and critical rule as failure to observe this may result in legal challenge and the decision being overturned."

1 APOLOGIES FOR ABSENCE

To receive any apologies for absence.

2 DECLARATIONS OF INTEREST

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

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

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

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

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

3 MINUTES

5 - 19

To confirm the minutes of the meeting held on 25 November 2020 by assent.

4 MINUTES

20 - 33

To confirm the minutes of the meeting of 13 January 2021 by assent.

5 APPLICATION NO 06-20-0562-O HIGHFIELD EQUESTRIAN CENTRE NEWPORT ROAD HEMSBY

34 - 47

Construction of up to 150 no residential dwellings, new vehicular access and associated infrastructure/landscaping.

6 APPLICATION NO 06-20-0521-F 45 MARINE PARADE 48 - 61
GORLESTON NR31 6EX

Demolition of existing building and replacement with 1 new dwelling.

7 APPLICATION NO 06-20-0113-F LAND AT PLANE ROAD 62 - 77
GORLESTON NR31 8EG

New dwelling on land at Plane Road, Gorleston, NR31 8EG.

8 ANY OTHER BUSINESS

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



GREAT YARMOUTH
BOROUGH COUNCIL

Development Control Committee

Minutes

Wednesday, 25 November 2020 at 16:00

PRESENT:-

Councillor Annison (in the Chair); Councillors Bird, Candon, G Carpenter, Fairhead, Flaxman-Taylor, Lawn, Mogford, Myers, Wainwright, Williamson, A Wright & B Wright.

Councillor Candon attended as a substitute for Councillor P Hammond.

Councillor G Carpenter attended as a substitute for Councillor Freeman.

Mr D Glason (Director of Planning & Growth), Mr D Minns (Planning Manager), Mr C Green (Senior Planning Officer), Mr G Sutherland (Senior Planning Officer), Mr R Tate (Planning Officer), Ms C Whatling (Monitoring Officer) & Mrs S Wintle (Corporate Services Manager).

Mr M Severn (IT Support).

1 APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors Freeman & P Hammond.

2 DECLARATIONS OF INTEREST

Councillors Annison, Bird, Candon, G Carpenter, Flaxman-Taylor, Lawn & Mogford declared a personal interest in item number 5, as they were friends of Councillors Donna & Paul Hammond.

Councillor Mogford declared a personal interest in item number 4 as he was a Member of the Broads Internal Drainage Board.

Councillor Fairhead declared a personal interest in one of the items as the speaker was known to her.

Councillor Annison declared a personal interest in item number 4, as the applicant's agent was known to him.

However, in accordance with the Council's Constitution, they were allowed to both speak and vote on the matter.

Councillor Bird declared a personal & prejudicial interest in item 6, as his views on houses of multiple occupation were well-documented and therefore, he would not take part in the determination of the application.

3 MINUTES

The minutes of the meeting held on 28 October 2020 were confirmed by assent.

4 06-20-0156-O LAND OFF FOSTER CLOSE ORMESBY ST MARGARET

The Committee received and considered the report from the Senior Planning

Officer.

The Senior Planning Officer reported that the proposal had been presented to Members in September 2020 and deferred for greater clarity regarding drainage matters and mitigation of impact on protected species. It was further deferred from the meeting on 11 November 2020 as public speaking was not permitted and because the recommendation had changed to reflect the emerging housing need situation, it was therefore considered that public speaking should be permitted.

The Senior Planning Officer reported that this land was beyond the development limits for the village but considered relatively well located to goods and services and would deliver a significant number of new homes, including affordable homes, off an access that had sufficient highway capacity. Currently the Council was very close to being able to demonstrate a five-year housing supply as the existing supply calculation was based on statistics and methodologies nearly five years old, and therefore out of date, when compared to national methodology. In addition, other permissions on land in the emergent plan would provide further housing supply.

The Senior Planning Officer reported that the emergent situation carried limited weight at present, but the planning balance was considered to justify a recommendation for refusal now that the recalculation of need was to occur next month, however, this site was considered to be comparatively well located. The site was situated to the south of the existing development and was taken off a stub called Foster Close which currently offered access to two dwellings.

The Senior Planning Officer reported that the site was 1.89 hectares and had no back history and was farmland, approximately half was shown as Grade 1 (the best agricultural land) and half as Grade 3 land and was outside the village "residential boundary", which fringed the site to the north west and south sides.

The Senior Planning Officer reported that the land was open scrubby grassland to the centre, though Google Earth showed it cropped until relatively recently. There was a hedgerow to the east side of relatively low extent, with trees to the north, south and much of the western boundaries. Part of the conservation area touched the site boundary in the south west corner.

The Senior Planning Officer confirmed that the carriageway width of Foster Close & Symonds Avenue was 5.5m, with footways on both sides to Foster Close, Station Road, Beechcroft, Ormesby St Margaret and the access was through land that was part of its curtilage and which benefited from planning permission for a seven-unit scheme.

The Senior Planning Officer reported that some greater weight was given to the emergent policy because of the relative age of the housing supply calculations and the emergent reduction in need. However the housing need

adjustments were being opposed in consultation and therefore would require the Inspector's scrutiny before accorded full weight.

The approval of other sites within the Part 2 Local Plan allocations already had effective full weight, in providing deliverable sites.

The Senior Planning Officer reported that the proposal site was at the edge of the settlement and density was therefore appropriately low for the site, and the dwellings offered were larger homes with no two or one-bedroom types, so land use cannot be characterised as "efficient" as required by the policy. This was an outline application, however, and so whilst the number of dwellings was cited in the application as an upper figure proposed as allowed, the numbers would be established together with design and layout, including publicly accessible open space at "reserved matters".

The Senior Planning Officer reported that no self builds were proposed on this site and there was no detail to indicate that any specialist housing provision was to be provided. These matters could be addressed during section 106 negotiations and whilst adaptable home details were not provided in this outline application, this might readily be achievable later in the reserved matter process.

The Senior Planning Officer reported that the Landscape Character Assessment identified the site as being within the Ormesby and Filby Settled Farmland character area. The character assessment identified Ormesby St Margaret as a nucleated settlement. It identified the boundary hedgerows as important features which indicated enclosure and indicated the landscape pattern, these features were important to the settlement and the character of Ormesby St Margaret should remain. This can be secured at reserved matters stage.

The Senior Planning Officer reported that the site had development on three sides and therefore, was contained within the landscape, especially given the boundary hedge. It was considered there was no conflict with Policy CS11. Importantly the containment of the site within other enclosing development did help to prevent settlement coalescence as being a harmful outcome.

The Senior Planning Officer reported that the design of development on this east boundary would need to reflect the edge of settlement context when reserved matters stage follows, in line with the recommendations of G3.22 of the Landscape Character Assessment.

The Senior Planning Officer reported that an ecology Preliminary Environmental Assessment (PEA) has been produced and submitted. Norfolk Ecology had responded. There were 7 ponds or water features within 250m of the site that either provided habitat for or supported great crested newt populations. However, Central Government had recently introduced measures to prevent the presence of newts from delaying development under the District Level Licence scheme. This required developers to pay for offsite improvement to habitat suitable for newts rather than protecting individual

populations. The former method of survey, fencing and translocation remained in force, but the essence of the new legislation was that with an appropriate Certificate from Natural England, applications should not be refused on grounds of the presence of Great Crested Newts. At present, no such certificate had been provided, because the certificate that had been submitted had not been counter-signed by Natural England. If one was not present at the time of determination, then either the application cannot be determined positively at that time (though a resolution subject to, could be made), or this should form part of the refusal reason.

The Senior Planning Officer reported that the housing team had been critical that the mix was all three-bedroom development, and whilst the numbers were fixed by the need to agree a section 106 for affordable housing contribution at outline planning stage, this could be addressed by variations to the indicative plans at reserved matters. In any case, the provision of substantial open space and a more mixed offer of property size would be necessarily negotiated as part of the reserved matters stage. This too would be able to address the need to reduce scale towards the country edge of the site to create a softened urban edge.

The Senior Planning Officer reported that as the land to the north with the approval for seven units was as yet unbuilt and in the same ownership, for the purposes of determining affordable housing contribution, this fell within emergent policy H2 – “Affordable housing on phased or cumulative developments” as this policy had not been commented on at consultation, it carried very considerable weight in advance of formal adoption of the emergent plan, this matter however was subject to negotiation as part of the section 106 agreement. This needed to reflect the combined development of 40 homes rather than 33 on this specific site and deliver 8 affordable units. If this was not secured, a section 106 would not be signed and the application would have to remain undetermined, any appeal made against non-determination would then reference policy H2, but this was not a matter that would inform the recommendation in this report other than to direct how the section 106 should be framed in making recommendation at this time.

The Senior Planning Officer reported that in regard to access and highways, the drawing reference 20/230/04 showed vision splays of 2.4 x 67m westerly and 2.4 x 60m easterly at the Symonds Avenue to Station Road junction and 2.4 x 65m in both directions at the Symonds Avenue to Foster Close junction. This was sufficient for the County Council to make no objection with regard to the suitability of the access, this was the one matter identified as being for consideration at outline stage. The County had raised an issue of continuous footway access to the village along Station Road, however, this was now available as recent pavement works had been completed and in addition, there was a further off-road route. It has been confirmed that the width of the access at 5.5m carriageway width with footpaths to both sides was the same dimensions as Symonds Avenue.

The Senior Planning Officer reported that the applicant had approached the landowners of the field to the east and a haul road for construction purposes

could be negotiated on a temporary basis across this land to allay some of the objections made on this issue. Whilst this offer was not presently certain and a recent suggestion to put a haul road through the grounds of "Beechcroft" was not considered useful, Members could, if minded to overturn the recommendation to resolve to approve, subject to the haul road through the field being effected. To that end, the applicant had also suggested that a pre-commencement condition for a Construction Management Plan, including the haul road and other measures to be agreed, would be acceptable to them.

The Senior Planning Officer reported that since deferral, a large number of further objection letters had been received. One point made by correspondents, was that whilst the Local Lead Flood Authority had agreed that this site would have a run off rate below the Greenfield (undeveloped) rate. This was acceptable to the LLFA, but they were concerned that other smaller scale development that did not have sustainable drainage provision would cause increased harm to them. While this would be true once those properties were built, the LLFA had confirmed that the requirements of sustainable drainage were met. Logically, if this development does not go ahead, water would continue to run off the field like it did now and so the addition of other impermeable areas in the vicinity, would not be addressed in terms of impact. The applicant's flood engineer had also confirmed that notwithstanding the foregoing, he had conducted sustainable drainage for the Dairy Farm site, in line with building regulation principles.

The Senior Planning Officer reported that it was considered that Covid 19, might impact on the delivery of housing, however, any impacts had yet to be realised. The Government had taken various steps such as extending commencement dates for planning permissions. In the context of the responses to submissions made to the Local Plan Part 2 at Public Examination, the planning team had responded that "The Borough Council would also play a role in supporting house builders to ensure that its housing targets were met. In any case, changes to housing targets and land availability on the plan were unlikely to mitigate any effect. No change required". (to the local plan part 2). It was noted that housing transactions and building construction operations were sectors less impacted by the lockdown. Officers consider it was too early to lend weight to impacts from Coronavirus.

The Senior Planning Officer reported that the applicant considered it was unfair that the recommendation had changed because the housing supply figures only become out of date next month, as could be seen from the foregoing report, officers considered that the weight to be accorded increased and it was a matter of planning balance, rather than that the matter resolved as a switch being operated. This scheme was delayed because the issue of Newts arose during the process and the timing of the Government's introduction of District Level Licencing did not enable a positive decision until that scheme was announced and details provided. In a shifting policy landscape, decisions had to reflect the circumstances at the time they were made.

The Senior Planning Officer reported, that in conclusion, the site offered a contribution to housing supply and was relatively well located in relation to the pattern of the settlement, albeit accessed in a slightly convoluted manner through other land with existing permission for development in this applicant's ownership. The predicted housing land supply and objectively assessed need provided increasing weight against the proposal in and the current objectively assessed need carried diminished weight given the imminence of the re-calculation of need, on balance, which now suggested the proposal should be refused. This was a fine balance and the recommendation was changed to reflect those being made elsewhere at Committee to demonstrate consistency.

The Senior Planning Officer reported that the application was recommended for refusal as it was contrary to the development plan and not required by virtue of diminished housing need underpinned by the national method of calculation.

Mr Glen Holmes, applicant's agent, addressed the Committee and reiterated the salient areas of the application. He highlighted that when the application was first heard by the Committee in September, the recommendation was for approval but this had now been changed to refusal due to the recent changes in the Council's housing land supply figures. He urged the Committee to apply common sense during their determination and urged them to approve the application which would result in much needed homes for the village.

Mr Clare, objector, reported the concerns of local residents to the Committee. He realised that it was difficult for the Committee to appreciate their concerns as Ormesby did not have a Neighbourhood Plan in place. However, the residents were upset at the loss of Grade 1 agricultural land and the spur off of Foster Close was not large enough to serve the proposed development.

Mrs Christine Lee, Parish Council representative reported the strong views of the Parish Council and urged the Committee to refuse the application on the grounds of loss of Grade 1 agricultural land and road safety concerns.

Councillor A Wright asked for confirmation as to the progress of the Neighbourhood Plan. Mrs Lee reported that a public questionnaire was due to be sent out on 2 December 2020 but the plan had been delayed due to Covid19.

Councillor Freeman, Ward Councillor, reported that Station Road was a well-known rat-run used by 40,00 plus vehicles a month with no footway and that it could not take the additional vehicular movements which would result from the development. he asked the Committee to adhere to the officer recommendation and refuse the application.

Councillor Wainwright reported that he was confused that the application had come back to the Committee with a different officer recommendation. Speeding and rat-runs were problems experienced across the Borough and not just Ormesby, and therefore, he could see no reason to refuse the

application and would vote in favour of the application, which would result in 16, 2-bedroom starter homes built in the village which would allow local young people to get on the housing ladder and remain in the village they had grown up in.

Councillor Bird reported that he agreed with Councillor Wainwright's views, as did Councillors Myers and Williamson.

Councillor A Wright reported that he was in favour of approval as the Neighbourhood Plan was still in its infancy and the application land was mainly Grade 3 and not Grade 1.

Councillor Wainwright proposed that the application be approved with the requested conditions. This was seconded by Councillor Wainwright.

RESOLVED:-

That application 06-20-0156-0 be approved subject to s106 for affordable housing (in combination with the site to the north) and for recreational mitigation based on the 33 dwellings and approximately £70k for primary school education, and £2475 for contribution to library service. A timing condition in accordance with outline applications. Application for details of reserved matters. Conditions for the timing of the surfacing the access, wildlife mitigation, lighting design, security fencing for protection of trees and details of permanent hard and soft landscape within the reserved matters. Conditions are required to address potential land contamination and site development noise and dust. A condition to secure further reserved matters details for electric vehicle charging facilities is recommended. Archaeology conditions are required.

**5 06-20-0426-F LAND ADJ RAYNSCOURT LODGE 16 EUSTON ROAD
GREAT YARMOUTH**

The Corporate Services Manager reported that this application had been reported to the Monitoring Officer as an application submitted by a family member of Councillors D & P Hammond. The Monitoring Officer has checked and made a record on the planning file that she was satisfied that the application had been processed normally by the Planning Department and that the Member(s) concerned would take no part in the Council's processing of the application. Councillor P Hammond will not be in attendance at the meeting and has been substituted by Councillor Candon.

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

The Senior Planning Officer reported that the development was for more than 10 dwellings and accordance with the Council's Habitats Monitoring and

Mitigation Strategy, a bespoke Habitats Regulations Assessment was required to be provided in order to determine the application. At this time, no assessment had been provided. This was a sufficient reason to refuse the application.

The Senior Planning Officer reported that the site lied within the Great Yarmouth Development Boundary wherein development would be supported in principle unless material considerations outweigh that principle. In this case those would be matters of local identity, the character and appearance of the Seafront Conservation Area, amenity highway safety, and flood risk.

The Senior Planning Officer reported that these two considerations were linked, as the local identity was derived from the characteristics that defined the conservation area. That is the architecture, design, scale and massing of buildings on Euston Road and Marine Parade which were Victorian and early Edwardian seaside leisure and residential buildings. The main observations from Heritage England set out in the consultation section of the report were repeated below:

"Standing at a prominent corner of Euston Road and Marine Parade; along Euston Road were a series of Victorian and Edwardian villas and larger residential buildings often detached and set in their own gardens, with elegant architectural details such as Italianate towers and turrets. This contrasted with Marine Parade where adjacent to the site was a row of three-storey terraced houses. To the east was the flank of the former Royal Aquarium, an impressive large building with a decorated frontage design to be the focal point of the street. Though much changed, the Aquarium was part of a group of a nationally important collection of buildings from the leisure industry of the period. Developing the site could have an effect on this historic significance. In this case, the concern was the proposals' scale and height. "The proposed building would match the height of the adjacent terrace on Euston Road but rise up to five storeys at the corner, which was taller than other buildings in either Marine Parade or Euston Road. This would mean that the proposed building could be seen above the Royal Aquarium in views from North Drive and form an imposing feature within the surrounding streets. This taller element was clearly intended to punctuate the two roads and form a 'corner turner' with its chamfered face. However, it was not an elegant bay making the joining of the two street facades, but a heavy, bulky block with a somewhat squat and inelegant form. The three-storey section takes its cue from the height the Victorian terrace, but the façade was crammed with fenestration due to the floor to ceiling heights and the large number of small units it accommodated. The roof windows showed that a fourth storey has in fact been added and further served to make the street façade cluttered. Other than its height, it did not reflect the character of the adjacent terrace".

The Senior Planning Officer reported that it was considered that the proposal was too large and bulky (massing,) also too tall compared with and viewed in the context of the neighbouring buildings; the number of units gives rise to the

building size and a multitude of windows across the elevations. Importantly, the upper floors would project above the former Royal Aquarium in longer views from the seafront, and dominate the skyline. This would be significantly detrimental to local identity and to the character and appearance of the conservation area, neither preserving or enhancing its historic character and appearance.

The Senior Planning Officer reported that the density of the development would create 28 two and three bed dwellings which could reasonably expect to generate at least 30 people and 20+ vehicles. Except for the units with balconies, there would be no amenity space on the site. There would be pressures for amenities off site including on-street parking, public spaces and leisure facilities. The consultation responses set out the compensation that would be needed to address these impacts. In the case of parking, there would be no provision off site and the County Surveyor recommended omission of the proposed 6 spaces off Euston Road and acknowledged that the development would result in additional pressure for on-street parking in the vicinity. An objector questioned the adequacy of waste storage within the development, this was shown as provided, in the ground floor of the building.

The Senior Planning Officer reported the highway and transport impact - as stated in the consultation response from the County Highways Authority, whilst there were reservations about the scale of the development, especially in relation to the amount (16 spaces), that would likely result in additional pressure to on-street parking; the constrained usability of the 10 spaces located under the building and the remaining 6 spaces requiring backing off or onto Euston Road close to its intersection with Marine Parade; they considered that this alone would be insufficient to sustain refusing this application. Therefore it was considered that in combination with the matters of, adverse impact on local identity, adverse impact on the character and appearance of the conservation area, amenity and flood risk there were a sufficient number of adverse impacts that were not being mitigated by this development to substantiate refusal.

The Senior Planning Officer reported the Flood Risk, the site was located partly within Zone 3a, as such having a high probability of coastal flooding. The Flood Risk Assessment submitted showed the ground floor apartments (7 units) would flood internally by 1.22m in a 1 in 200 year event and would therefore be unsafe for occupants. To overcome this objection, finished first floor levels would need to be raised to 5.27m above datum. That is, the first-floor level would have to be 1.52m higher than proposed (1.22m +0.3m freeboard).

The Senior Planning Officer reported that the development proposed provided underground parking also seven of the 28 units located on the ground floor would be at risk of flooding. Given this is a cleared site, it was considered that a development could be designed to remove the risk of flooding by omitting living areas below the level which could flood.

The Senior Planning Officer reported that the recommendation was for refusal. The proposal is contrary with the aims of Policies CS9, CS10 and CS13 of the Great Yarmouth Local Plan Core Strategy, also to Policies A1 and E5 of the Emerging Local Plan Part 2 and saved Policies HOU7, TCM19 and TR12 of and the Great Yarmouth Borough-wide Local Plan (2001) (LP).

Mr Lee Hammond, applicant's agent, addressed the Committee and informed them that the application site was not in, but located, adjacent to the Conservation Area and he asked the Committee to approve the application.

Councillor Wainwright asked if the proposed flats would be for rental or for sale. Mr Hammond reported that he was not developing the site but his understanding was that they would all be delivered within a year of permission being granted and would be for sale.

Councillor Bird asked for clarification regarding the proposed balconies and whether these could be conditioned, if permission was granted, as Juliet balconies rather than full balconies which could be used for storage of such items as bicycles and for drying linen which resulted in an eyesore for local residents and visitors alike. Mr Hammond reported he would be happy for the provision of Juliet balconies only to be conditioned.

Councillor Williamson asked if the applicant had consulted the Conservation Officer during the application process. Mr Hammond reiterated that the application was adjacent to the applicant site only. The Senior Planning Officer reported that the application was in the Conservation Area and had been since its designation in 2003. The applicant was also required to submit a bespoke Habitat Regulation Assessment as part of the application process as per Government legislation.

The Chairman reported that there were no objectors or Ward Councillors who wished to speak on the application and the floor would be opened to debate.

The Planning Manager reported that the principle of development for the application site was accepted but the Committee had to be mindful of how the applicant got to that point. The Council could not condition certain items as the applicant had submitted a full application and if changes were consequently proposed to the scheme, amended drawings would need to be submitted to allow re-consultation to be carried out. The Committee needed to think carefully, if they were minded to approve the application, what was actually being proposed. The applicant should be advised to go back to the drawing board and go back to planning principles for this prominent corner location.

Councillor Lawn proposed that the Committee refuse the application as per the officer recommendation. This was seconded by Councillor Williamson.

RESOLVED:-

That application 06/20/0426/F be refused. The proposal is contrary with the

aims of Policies CS9, CS10 and CS13 of the Great Yarmouth Local Plan Core Strategy, also to Policies A1 and E5 of the Emerging Local Plan Part 2 and saved Policies HOU7, TCM19 and TR12 of and the Great Yarmouth Borough-wide Local Plan (2001) (LP).

6 06-20-0426-F 110-111 WELLESLEY ROAD GREAT YARMOUTH

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

The Planning Officer reported that Houses in Multiple Occupation (HMOs) played an important role in providing lower-cost accommodation in the Borough and the Council was keen to ensure that where they were proposed (and present), they were of a good standard.

However, HMOs could impact on the amenity of both residents and neighbours alike and therefore, the Council must ensure that HMOs are appropriately located and designed. Key considerations included: parking provision, bin storage and general amenity to ensure that the quality of the environment is maintained.

The Planning Officer reported that Saved Policy HOU23 sets out considerations for the change of use to HMO. This would, however, be replaced by emerging draft 'Policy H12: Houses in multiple occupation' which sets out how such proposals should be considered.

Of most relevance to this proposal, was the prevalence of other HMOs in the immediate area to avoid sandwiching or over concentration, bin storage, amenity, occupancy, and room size. Emerging Policy H12 requires that no more than 20% of properties within 50 metres of the application site are large HMOs (in sui generis category).

The Planning Officer reported the emerging Local Plan Part 2 had just completed Publication (Regulation 19) consultation and has been submitted to the Secretary of State for Examination. Within this plan, 'Policy H12: Houses in Multiple Occupation', sets out the detailed requirements for considering HMO proposals. Also identified in the plan is 'GY7: Great Yarmouth Back of Seafront Improvement Area', of which Wellesley Road was located within. Policy H12 states that HMOs will not be permitted within the 'Back of Seafront Improvement Area' due to the need to protect the character and nature of the area. In accordance with paragraph 48, of the National Planning Policy Framework, significant weight can be applied to emerging policies where there are no outstanding objections such as is the case with Policy H12 and Policy GY7. Consequently, this proposal will conflict with the emerging plan.

The Planning Officer reported that draft Policy H12: Houses in Multiple Occupation outlined the minimum space standards (please see below table) to ensure that sufficient bedroom space was provided. If Members were minded to approve against officer recommendation, it was recommended to include a condition restricting the occupancy of the rooms to one person per room:-

Floor area of room number of persons:-

10.2 sqm (110sqft) or more 2 people

8.4 sqm (90-110sqft) 1.5 people

6.5-8.4 sqm (70–90sqft) 1 person

4.6 sqm (50-70sqft) 0.5 person (i.e. child of 1-10 years old only)

Less than 4.6 (50sqm) Not suitable as sleeping accommodation.

The Planning Officer reported that another issue to note would be the levels of amenity provided to residents. People who lived in HMOs tended to have a more intense use of their private living areas, although adequate communal living areas should be provided as well. The application provided rooms sizes that all fell within or above the minimum sizes outlined in H12. A concern with previous applications had been the cramped form of living accommodation and the poor outlook provided to some bedrooms. This had been resolved by proposing that no windows would look into the rear yard area. There was still a concern that when you took into account the bathrooms and door opening spaces, that usable space for some rooms (rooms 2, 7 and 10) would fall towards the lower end of that standard.

The Planning Officer reported that the proposal included shared living accommodation on both the ground and first floor. Whilst not overly generous in size, these rooms would provide a shared cooking and living area where occupants could spend time outside their private bedroom spaces. The use as an HMO does not benefit the character of the area, the use would be out of character with the larger flat conversions and tourist accommodation in the area. This over intense use would harm the amenity of neighbours through additional vehicle movements, increased visitor numbers and due to residents having to use the public footpath for outdoor amenity area due to lack of private spaces.

The Planning Officer reported that due to the town centre location and close proximity to public transport links, some of the future tenants would use sustainable means of transport as had been indicated currently happened. However, considering there was no space for the provision of secure cycle parking at the property, and a lack of off-street parking as per saved policy HOU23 Part G requires, this issue went towards the reason for refusal due to the potential impact upon the character of the area (vehicle movements) and lack of cycle parking. The Inspector noted in their previous appeal decisions, that the proposal would not conflict with HOU23 concluding that the proposal would not harm the living conditions on the surrounding area in terms of increased comings and goings or disturbance in the immediate surroundings and therefore would not be in conflict with Policy HOU23 (D).

The Planning Officer reported that the first appeal concluded that “In conclusion the development would be acceptable in terms of its effect on the character, appearance and amenity of the surrounding area, the amenities of adjoining occupiers and on-street parking. There is compliance with criteria

(B), (F) and (G) of Policy HOU23. This is in addition to compliance with criteria (A), (C), (D), (E) and (H).” The main considerations in this instance was the compliance of the proposal with the emerging policy. The sui-generis HMO use is located in a protected area (Back of Sea Front) where the emerging policies stress that HMOs would not be permitted due to the need to protect and improve the character of these areas.

The Planning Officer reported that the application was recommended for refusal. The application proposed an HMO in an area where Emerging Policies prevented this use. Consequently, the application was contrary to Emerging Policies GY7 and H12 from the Final Draft LPP2.

Councillor Myers asked whether the re-design/new plans had mitigated concerns with rooms 8,9,10 & 11 with regard to the Planning Inspectorate report. The Planning Officer reported that the new design had resulted in an improved layout and negated the oppressive outlook to the rear.

Mr Graham Norse, applicant's agent, addressed the Committee and reported the changes made to the application to help alleviate the concerns of the Committee, this included reducing the number of rooms to 12 from the original 18. Mrs Wheeler, the applicant, lived on-site and managed the HMO which had received no complaints from local neighbours/objectors or statutory consultees. This application would provide an essential contribution to low cost housing provision within the Borough. He urged the Committee to approve the application which accorded with policy GY7 (e) the provision of dwellings in the locality and met the adopted planning policy.

Councillor Wainwright asked how many residents were in situ. Mr Norse reported that, to the best of his knowledge, that all 12 rooms were let.

The Chairman reported that no objectors or Ward Councillors had requested to speak on the application and the floor was therefore opened up for debate.

Councillor Flaxman-Taylor reported that she supported the officer recommendation and proposed the refusal of the application. This was seconded by Councillor Candon.

RESOLVED:-

That application 06/20/0426/F. The application proposed an HMO in an area where Emerging Policies prevented this use. Consequently, the application was contrary to Emerging Policies GY7 and H12 from the Final Draft LPP2.

7 ANY OTHER BUSINESS

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

The meeting ended at: 18:00



GREAT YARMOUTH
BOROUGH COUNCIL

Development Control Committee

Minutes

Wednesday, 13 January 2021 at 16:00

PRESENT:

Councillor Annison (in the Chair); Councillors Bird, Fairhead, Flaxman-Taylor, Freeman, Lawn, Mogford, Myers, Wainwright, Williamson, A Wright & B Wright.

Councillor Candon attended as a substitute for Councillor P Hammond.

Ms C Whatling (Monitoring Officer), Mr D Glason (Director of Planning & Growth), Mr D Minns (Planning Manager), Mr R Tate (Planning Officer) & Mrs C Webb (Executive Services Officer).

Mrs S Wintle (Corporate Services Manager) & Mr M Severn (IT Support).

1 APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillor P Hammond.

2 DECLARATIONS OF INTEREST

Councillor Mogford declared a personal interest in items 5 & 6 as he was a member of the Broads Authority.

Councillor Lawn declared a personal interest in item 6 and that he would leave the meeting and not take part in the discussion and determination thereof.

The Chairman reported that all the Committee knew Councillor P Hammond, the applicant for item 5, but none were considered close friends to warrant declaring a personal interest in this item.

3 MINUTES

The minutes of the meeting held on 9 December 2020 were confirmed by assent.

Councillor Wainwright requested that the minutes be updated to reflect that Councillors Bird, P Hammond, Wainwright & Williamson had declared a personal interest in item 6, The Conge, as they were Members of the Great Yarmouth Town Centre Masterplan Members Working Group. They had all elected to leave the meeting whilst the application was determined.

4 06-20-0311-F OAK PARK FARM MILL ROAD BURGH CASTLE

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

The Planning Officer reported that the application site was located outside the village development limits and the designated holiday areas in Burgh Castle. The site was situated near to the Cherry Tree Holiday Park and the access was near to a bus stop. The applicant's agent had requested that the occupancy clause be amended so that closure was from 4th January to 7th February each year to allow the site to benefit from New Year bookings on

site.

The Planning Officer reported that the Emerging draft Policy L2 (Final Draft Local Plan Part 2) sought to support new tourist facilities where they were appropriate to the scale and character of the area. The Core Strategy defined Burgh Castle as a 'secondary village' which already provided a large amount of holiday accommodation and other supporting uses. It was considered, though, that this increase was proportionate to the scale of the settlement and the quality of accommodation proposed complied with Core Strategy policies CS2 and emerging Local Plan Part 2 policy L2 (to which only limited weight can be applied due to the unresolved objections).

The Planning Officer reported that to ensure that the cabins were used for the intended use, it was recommended to condition the occupation so that it was restricted to holiday use only, with permanent residential use prohibited. Furthermore, it was recommended to condition the occupancy period limiting the use to the time between the 7th February and the 31st December in any year.

The Planning Officer reported that the site was accessed from the existing access off Mill Road, which had a 40mph speed limit. Neighbours had raised concern about traffic increases on Mill Road and the potential for this proposal to result in the increased movement of mobile homes. This proposal was for cabins and therefore would not impact the movement of mobile homes. Once these were in situ there would not be any need for the further transportation of accommodation units. Norfolk County Council as Local Highways Authority have been consulted on the application and raised no objections subject to the access being upgraded, removing permitted development rights for gates and ensuring splays were provided.

The Planning Officer reported that the site was separated from Mill Road and development in Burgh Castle by a belt of established trees. This resulted in the site being a tranquil space with the lakes and vegetation ensuring the site provided habitats for animals. The ecological report found that the site was in a core area for otters and may also hold water voles. One tree was identified as having potential for roosting bats. The ecological survey found that the proposal would result in the loss species of poor grassland which were not seen as being of significance. There was no removal of large trees so no bat roosts would appear to be affected. As the site was well used already by anglers, the proposed use was not considered to be a significant impact on otters.

The Planning Officer reported that the habitat report stated ' the site contained habitat... that appears suitable for water voles. They were unlikely to be present near the swims due to wooden shuttering.' It then went on stating that 'if the development was confined to the installation of the pods and

improvement of the roadway then no additional surveys were presently required. A water vole survey was required for areas affected by the proposed discharge pipe prior to installation.' This could be secured with a pre-commencement condition.

The Planning Officer reported that there were trees being removed to facilitate the construction/land use change ,however, there was replacement planting proposed to compensate. Any tree screening of the site from Mill Road was not being lost. The ethos behind the development was to achieve cabins within a woodland/lake setting; the removal of any additional trees compared to what was proposed would be contrary to this. A lighting strategy should be conditioned to ensure that there were no adverse impacts to bats/nocturnal birds.

The Planning Officer reported that by virtue of the existing screening belt, any noise generated by the proposal was unlikely to have an impact on neighbours living nearby. Part of the application site was located within Flood Zones 2 and 3 risk as indicated on the Borough Council's Strategic Flood Risk Assessment (SFRA) and the Environment Agency's Flood Map. The cabins have been sequentially sited within Flood Zone 1 to minimise the flood risk. The cabins were a more vulnerable use compared to the existing angling use of the site. The Environment Agency raised no objection to the proposals although requested a condition to ensure that the chalets be securely anchored to the ground. The supporting information notes that the cabins do not require foundations but can be secured by ground screws which would comply with the condition.

The Planning Officer reported that a Flood Response Plan had been provided and included information that would be made available to visitors. As the use was not for permanent residential accommodation and visitors would have alternative places of residence, this was considered acceptable.

The Planning Officer reported that there were horses kept on a field to the north of the access road. It was not seen how this proposal would impact the welfare of the horses any more than the existing use of the fishing lakes. It was not seen that this was an issue significant enough to warrant the refusal of the application.

The Planning Officer reported that the site would be connected to the mains water supply but due to the distance to the nearest sewer connection was over 200 metres away. A package treatment plant was proposed to be used and this would discharge into the existing water course which runs to the west of the site. Both the Environment Agency and Environmental Services have no objection to this.

The Planning Officer reported that Environmental Services had been consulted on the application and recommended a cycle hire scheme be conditioned. This

would reduce the reliance on the private car for visitors during their stay and would increase the sustainability of the site. The proposal was for a small-scale tourist accommodation which was suitable considering the context of the area. The application was considered to comply with saved policies TR10 and TR16 from the Borough-Wide Local Plan and Core Policies CS02, CS09, CS11 and CS13 from the adopted Core Strategy.

The Planning Officer reported that the application was recommended for approval subject to a holiday occupancy condition limiting the use to the time between the 7th February and the 31st December in any year and a logbook to monitor holiday occupational usage.

Councillor Myers asked for clarification regarding the removal of the bridleway. The Planning officer reported that it was not an official bridleway but an informal agreement.

Mr Brian Swan, Parish Council Chairman, addressed the Committee and reported the concerns of the Parish Council. The application would result in the joining nearly of Belton to Bradwell and result in an over-provision of holiday accommodation in Burgh Castle. The area had traffic concerns, the development would have an adverse affect on local wildlife and 2m high metal gates had been installed on the approach track. He urged the Committee to refuse the application.

Councillor Myers, Ward Councillor, reported that he had concerns regarding the safety of children playing around the lakes which had no banks, if there was no parental supervision. He also had a concern regarding surface water run off from the site and water egress onto the road at the bend which often reached a depth of 3 feet following heavy rain.

Councillor Wainwright reported that he supported the application and that similar pod accommodation was being built across the Country as a result of the Covid pandemic as this is the type of accommodation that families were requesting. The application would not result in the coalition of Belton to Bradwell as the units were not houses but temporary pod units.

Councillor Myers reiterated his safety concerns and asked if mitigation measures would be provided such as life jacket or life boats.

Councillors Williamson & Flaxman-Taylor asked for clarification in regard to the dates the site would be closed during a 12 month period. The Planning Officer reported that the agent had requested closure between 4 January to 7 February inclusive.

Councillor Wainwright proposed that the application be approved. This was seconded by Councillor Williamson.

Following a vote, it was RESOLVED:-

That application number 06/20/0311/F be approved subject to a holiday occupancy condition limiting the use to the time between the 7th February and the 4th January in any year and a logbook to monitor holiday occupational usage.

5 06-20-0505-F LAND ADJ WESTAYLEE WEST ROAD WEST END WEST CAISTER

The Committee received and considered the report from the Planning Officer. Councillors Bird and Mogford joined the meeting to hear this application. The Chairman asked it be recorded that Councillor P Hammond was known to all the Members of the Committee.

The Planning Officer reported that this application was reported to the Monitoring Officer as an application submitted by a company in which a Member is a director/shareholder in the applicant company . The Monitoring Officer has checked and made a record on the file that she is satisfied that it has been processed normally and the member has taken no part in the Council's processing of the application.

The Planning Officer reported that the proposal seeks approval for the erection of a dwelling in the open countryside near to the minor settlement of West Caister, which is identified in Core Strategy Policy CS2, as one of the Tertiary Settlements, which are to absorb 5% of the Districts Housing requirement as minor developments within the settlement, appropriate in scale to the settlement. West Caister does not have any defined settlement limits.

The Planning Officer reported that West Caister is an unusual settlement in 2 parts, with a nucleated grouping of dwellings based around the church at the eastern end close to the A149 (Caister by-pass) and a second grouping of dwellings further west, which has a particularly 'linear' character with each dwelling having a frontage to the various public highways/lanes. There have been several recent housing developments within the settlement, including a replacement dwelling to the east of the application site, a new dwelling approved to the west and a new bungalow under construction on the opposite side of the road. As well as the recent approval in between the donor dwelling and the property to the east.

The Planning Officer reported that the main concern being the position of the proposed dwelling in relation to the character and form of the settlement. The proposed dwelling is a typical tandem-backland situation, sharing a common drive, but situated behind the host dwelling in relation to the highway. This form of development is out-of-character with the established character and pattern of development and is an alien form of development that conflicts with the current form of the settlement. The applicant's current dwelling is already set-back some distance from

the highway with an outbuilding between the dwelling and the road, although in keeping with the settlement form, it has a direct road frontage. However, in comparison, the proposed dwelling (which would be served from the same access drive), is to be positioned much further from the road. It is in effect, a new dwelling in the countryside beyond the obvious settlement limits established by other dwellings.

The Planning Officer reported that the recent approval on the site (06/20/0125/F) was located in an infill location between Westaylee and the property to the east - Home Farm (albeit set back quite some distance from the road. This property does however front the road and is therefore more in keeping with the general character of the area. It should be noted that since that approval, the Council now enjoys a 6.51 year housing supply. Consequently, the titled balance does not apply for schemes contrary to the Development Plan and more significant weight can be given to the Development Limits. West Caister does not have any village development limits and therefore the proposal is contrary to saved policy HOU10 from the BoroughWide Local Plan as well Core Policies CS01 and CS02 which makes continued reference to the approach towards settlement limits.

The Planning Officer reported that with the lack of safe pedestrian access to local amenities it is considered that there would be a reliance on the private car for future occupants of the proposed development. As such it would be contrary to core policy CS1 (e) from the adopted Core Strategy, which seeks to ensure that new developments provide easy access for everyone to jobs, shops and community facilities by walking, cycling and public transport. Unlike all of the other dwellings within the village -which have a direct road-frontage to one of the lanes within the settlement, the application proposal is not only set back an appreciable distance from the highway, it has no direct road frontage and it is set behind the applicant's existing dwelling and shares its drive in a tandem-backland situation and as discussed above, would appear out-of-character with the form of this linear rural settlement.

The Planning Officer reported that the dwelling would be sited in a relatively open grazing paddock, extending north from the settlement and the curtilage as shown on the plans extends to the treeline to the north of the site which represents the boundary with The Broads Authority Executive Area. In addition to the concerns regarding the village character, the dwelling represents an intrusion into the countryside beyond the obvious limits of the settlement, and be read in conjunction with Broads area, particularly in views from West Road, and from the public footpath to the west of the site. The N.P.P.F indicates that the countryside should be protected for its beauty, and that "great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty, which have the highest status of protection in relation to these issues".

The Planning Officer reported that the Broads Authority have objected to the application on the grounds of the significant adverse impact on the Broads

Authority Executive Area. The Broads Authority's objections are that "The proposal is outside the development boundary with a scale, design and use of materials which are not sympathetic to the countryside location adjacent to the Broads Authority Executive Area which is likely to result in adverse visual impacts and urbanisation of the locality". The Broads is designated as of equivalent status to a National Park and its landscape is accorded the highest level of protection. The introduction of the development proposed adjacent to the Broads boundary, irrespective of the existing provision of screening, would adversely affect the character and appearance of the landscape and its quality, particularly from the adjacent footpath – notwithstanding the existing hedgerow screening the two.

The Planning Officer reported that when assessing the application, the impact on the Broads Authority is a material consideration that holds substantial weight. As can be seen from the comments above, the assessment is that the impact of the development is considered to be detrimental to the countryside location adjacent to the Broads Authority Area and

should be refused for this reason. An alternative siting for a dwelling is available on the road frontage as an infill plot between the applicant's dwelling and nearby stables, that would both comply with Core Strategy Policy CS9, and would not have the same detrimental impact on the countryside or the Broads Area, however the applicant has declined invitations to relocate the proposal as he does not wish to lose the outlook from the existing dwelling.

The Planning Officer reported that the N.P.P.F; The Conservation of Habitats and Species Regulations 2017, and Core strategy Policy CS11/Natura2000 Monitoring and Mitigation Strategy, establishes a strict regime for consideration of the impact of a development on both protected species and wildlife habitats. There are 3 separate issues to consider in relation to the above legislation and policy and the current proposal, being the ecology of the site itself, any recreational pressures on Natura2000 sites and impact on protected species off-site.

The applicant currently manages the land to the north of his dwelling as a wildlife site, and actively encourages bats/owls, hedgehogs and other species. An ecology report has been submitted that concludes that there is potential for wildlife to be present at the site, and with appropriate additional bio-diversity enhancement/extra nest-boxes, the development would not harm wildlife. The County ecologist confirms that the report is fit-for-purpose. The submitted HRA report concludes that there could be some impact on Natura2000 sites arising from visitor pressure, however it would not be significant and the County Ecologist confirms that it could be dealt with via the Monitoring and Mitigation Strategy.

The Planning Officer reported that the key concern relates to the potential impact on protected species off-site. The applicant's own ecology report confirms the potential for water-voles with the drainage ditches adjacent to the site and where water-voles presence has been recorded nearby. The agent has confirmed that confirm the ditch was observed from the site boundary and

the public footpath along the west side and it was confirmed that the ditch did not have suitability for water voles and therefore no actual water vole survey has been undertaken. However, the ecology clearly states that there will be no risk unless development is closer than 5m. As the development is not within 5m of the ditch and the treatment plant is an existing system with no further penetrations proposed into the ditch there is clearly no risk and no need for the area to be surveyed.

The Planning Officer reported that the drainage proposals for the new dwelling include the disposal of surface-water run-off to the adjacent ditch network, with foul water utilising the existing dwellings package treatment plant, which also discharges to the same ditch network. The recent approval (06/20/0125/F) will utilise the same treatment plant. The County Ecologist reiterated the need to secure biodiversity gains and mitigate potential harms on the site. If members are minded to approve contrary to the officer recommendation, then it is recommended to condition these.

The Planning Officer concluded that the proposal does not represent an acceptable infill and would be a tandem-backland development that would appear out-of-character with the linear form of the settlement, contrary to the aims of N.P.P.F and Core Strategy Policy CS2. The proposal is sited outside of the development limits and is therefore contrary to saved policy HOU10 from the Borough-Wide Local Plan as well as conflicting with Core Policy CS01. With a housing supply of 6.51 years the tilted balance does not apply, and the harms are considered to outweigh the benefits of the scheme. The dwelling constitutes an alien encroachment into the countryside adjoining the Broads Authority Executive Area, which is to be afforded the highest level of protection. The application is therefore contrary to CS09 G and CS11 D from the adopted Core Strategy.

The Planning Officer reported that the application was recommended for refusal.

Councillor Williamson asked if the building which was granted permission in 2020 was being built out yet. The Planning Officer reported that it was in the process of being built.

Councillor Wainwright asked for clarification as to what the Broads Authority would consider to be sympathetic building materials. The Planning Manager suggested a more traditional palette of materials of pantiles and soft red bricks.

Councillor Williamson reported that this application was similar to an application which the Committee refused last year which again was intrusive into the Broads National Park and therefore he could not support the application.

Councillor Lawn reported that the Broads Authority seemed to be a law unto themselves and were reluctant to support any planning application adjacent to their land.

Councillor A Wright reported that he supported the views of Councillor Williamson and that the Broads National Park status must be supported by the Committee.

Councillor Candon reported that he too, had his own views regarding the Broads Authority, but putting this aside, he fully supported the officer's recommendation to refuse the application and protect the character of the landscape of the Broads National Park.

Councillor Williamson proposed refusal of the application which was seconded by Councillor Candon.

Following a vote; it was RESOLVED:-

That application number 06/20/0505/F be refused for the reasons outlined in the Officer's report.

Councillor Wainwright asked for clarification from the Monitoring Officer as Councillor Candon had seconded the proposal for refusal of the application and then voted against it. Councillor Candon apologised for his oversight and asked that his vote be changed in favour of refusal. The Monitoring Officer reported that on this occasion, as Councillor Candon had made his intention clear in the debate, his vote could, on this one occasion be changes to support refusal of the application.

6 06-20-0433-F LAND ADJ FOLLY COTTAGES COURT ROAD ROLLESBY

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

Councillor Lawn hereby left the meeting.

The Planning Officer reported that this application was reported to the Monitoring Officer as an application submitted by an applicant in a personal capacity who is a close family member of Councillor Lawn. The Monitoring Officer has checked and made a record on the file that she is satisfied that it has been processed normally and the member has taken no part in the Council's processing of the application.

The Planning Officer reported that the proposal seeks approval for one 'chalet' style detached dwelling and garage. The Broads Authority area is contiguous to the southern boundary of the plot, however, by locating the proposed dwelling and garage towards the northern end of the plot, adjacent to the Court Road and broadly parallel with the existing building

line established by the adjoining ribbon development the applicant is seeking to mitigate the adverse impact on the character of the Broads. The southern boundary also comprises mature planting and trees helping to screen views of the Broads as well as those obtained within.

The Planning Officer reported that there are two mature oak trees located at the frontage of the site, these are subject to a tree preservation order. The application does not seek to remove any of the existing trees on site and the removal of the oaks would have a detrimental impact on the street scene and adverse impact on the character of the area. It is noted that the Arboricultural Officer objects to this application; however, no mitigation measures were conditioned on the previous application and therefore there is an extant permission without protection measures already on the site. It is recommended to condition an arboricultural impact assessment and ensure that satisfactory mitigation measures are in place.

The Planning Officer reported that as of the 18th December 2020, the Council now enjoys a housing supply of 6.51 years and therefore great weight can be applied to the development limits and the tilted balance outlined in Paragraph 11 (d) of the NPPF no longer applies. Despite this, the site does benefit from an extant permission for a similar sized dwelling and therefore the principle of development has been established, irrespective of the fact that the site is situated outside of the village development limits. Although the Broads Authority has no comments on the application, as noted above the dwelling has been sited at a position to reduce the impact on the setting of the Broads and will continue an existing ribbon development. The development as proposed will not, in policy terms, create an isolated dwelling in the countryside but will instead add an existing dwelling to the cluster that are in existence. The Broads Authority had previously suggested that biodiversity enhancements could be conditioned given the location of the dwelling. These shall include bird and bat boxes and fences (where appropriate) which have access for small mammals and planting of appropriate species to be submitted and approved.

The Planning Officer reported that the design of the dwelling is for a chalet style dwelling which is not exciting in appearance although will not cause a significant detriment to the character of the area or the street scene. The foot print of the dwelling is larger than those immediately adjacent although the character of the area is signified by individual dwellings with groupings of those in a similar appearance before reaching the more built up sections of Rollesby which have more unity and groupings of design. The dwelling has been designed to minimise overlooking with consideration given to the first-floor windows and as such this is not deemed significantly adverse to the occupiers of the adjoining dwellings. The design of the dwelling is assessed as acceptable in this location. Likewise, the side windows on the ground floor would not lead to significant levels of overlooking.

The Planning Officer reported that in order to prevent urbanisation of the curtilage to the detriment of the Broads it is recommended that the permitted

development rights are removed from the curtilage of the dwelling which is outlined in red (the application site).

The Parish Council, within their objection and comments on the application, note the width of the Court Road. There are no objections received from the Highway Authority to the application and, in accordance with the NPPF at paragraph 109 there are no reasons for the application to be refused on highway grounds. Especially when noting the extant permission on the site. When assessed on balance the application in the revised form can be supported

with appropriate conditions restricting permitted development rights, ensuring additional planting and those required by the Highways Authority. The development should also offer ecological gains in the form of bat and bird boxes and the mitigation as outlined within the ecology report should be conditioned with specific reference lighting and the time of year that works can be carried out. Moreover, a condition should be imposed ensuring that the protected trees are protected during the course of construction.

The Planning Officer reported that the application was recommended for approval subject to the conditions requested by Highways, and those required to ensure a satisfactory form of development subject to the securing of the £110 Habitat Monitoring and Mitigation Strategy contribution. The proposal complies with the aims of Policies CS2, CS3, CS9 CS11 and CS14 of the Great Yarmouth Local Plan and the National Planning Policy Framework.

Councillor Wainwright asked for clarification regarding the retention of the trees on site and how this application differed to the application which had been granted permission. The Chairman reported that it was imperative that the trees on site were protected.

Mr David Parsons, objector, addressed his concerns to the Committee and urged them to refuse the application which was contrary to the Rollesby Neighbourhood Plan and would result in over-development of the site with the resulting dwelling being out of character with the street scene. The dwellings were serviced by a narrow country lane with very few passing places and the area was at risk of flooding after heavy rain. He was also concerned that the two large oak trees would be damaged as a result of the development. If the Committee was minded to approve, he asked that the working hours on site be restricted and permitted development right be removed and the two trees be protected from damage/felling.

Councillor Myers asked for clarification regarding the flood issue as the bedrooms/living space was on the ground floor of the proposed new dwelling.

Councillor A Wright asked for clarification as to what weight could be afforded to the Rollesby Neighbourhood Plan. The Planning Manager reported that the plan had been submitted but public consultation could not be carried out due to Covid.

The Planning Manager reminded the Committee that the principle of

development had been approved on the site and the Committee should consider how this application differed to the previews application. he further reported that on checking the Environment Agency maps, that the front part of the site lied in Flood Zone 1 with the back of the site falling into Flood Zone 2.

Mr Shaun Day, Rollesby Parish Council representative was unable to address the Committee due to IT issues so the concerns of the Parish Council were relayed to the Committee by the Executive Services Officer. The Parish Council had been informed by Brandon Lewis, MP that once their Neighbourhood Plan had been submitted to the Council then it carried weight and should be taken into consideration. The Monitoring Officer reported that the Plan had been awarded limited weight in the determination by the Planning officer. It would achieve low to moderate weight once the Plan had gone through public consultation which was not possible due to Covid.

Councillor Mogford reported that he had been present at the PC meeting when the application was being discussed and reported that the PC were concerned about the loss of the two trees which needed protection and the access via a very narrow country lane. the dwelling was out of character with the area and the PC had voted strongly against it. The Broads Authority, which he sat on, had not submitted any comments regarding the application.

Councillor A Wright reported that he was unable to support the local residents by upholding their Neighbourhood Plan which did not have sufficient weight behind it at this stage to uphold refusal of the application.

Councillor Williamson reported that he proposed approval of the application with the requested conditions to include a schedule of operations, soakaway provision and protection of the trees/root ball. This was seconded by Councillor Wainwright.

Following a vote; it was RESOLVED

That application number 06/20/0433/F be approved subject to the conditions requested by Highways, and those required to ensure a satisfactory form of development subject to the securing of the £110 Habitat Monitoring and Mitigation Strategy contribution. The proposal complies with the aims of Policies CS2, CS3, CS9 CS11 and CS14 of the Great Yarmouth Local Plan and the National Planning Policy Framework.

7 DELEGATED AND COMMITTEE DECISION LIST 1 - 31 DECEMBER 2020

The Committee received, considered and noted the Delegated and Committee Decision List for 1 to 31 December 2020 by assent.

8 ANY OTHER BUSINESS

The Planning Manager informed the Committee that Rob Parkinson, the new Development Control Manager, was now in post and could be contacted at rob.parkinson@great-yarmouth.gov.uk

9 EXCLUSION OF PUBLIC

The meeting ended at: 18:00

Reference: 06/20/0562/O

Parish: Hemsby

Officer: Gordon Sutherland

Expiry Date: 01-01-21

Applicant: Mr A Brown

Proposal: Construction of up to 150 no. residential dwellings, new vehicular access, and associated infrastructure and landscaping

Site: Highfield Equestrian Centre, Newport Road, Hemsby

REPORT

1. Background

- 1.1** This is an outline planning application for a major residential development. Permission in principle is being sought including the point of vehicular access which is shown taken off Yarmouth Road. Reserved matters of Appearance, Landscape, Layout and Scale would require approval in future if outline permission is granted. An indicative layout for 150 dwellings has been submitted as part of the application.

2. Site and Context

- 2.1** This site is 8.35 hectares (20.63 acres) comprising fields used as paddocks for grazing horses and a riding track around the north, western and southern boundaries. The land is currently part of the Highfield Equestrian centre. The latter is accessed off Newport Road and includes stables and paddocks which adjoin the site on the eastern boundary. The land is roughly oblong in shape with longer eastern and western boundaries. To the south is open fields, to the west across Yarmouth Road is Hirsty's family fun park, outdoor cinema and maze, allotment gardens and the Jet Petrol filling station, towards the northern end is a line of interwar dwellings which front the road. To the north are the long rear gardens of dwellings which front Newport Road. Excepting the fencing for the paddocks the site is largely open. There are scrappy brambly boundaries along Yarmouth Road, and the southern boundary. A line of trees beyond the site screen the equestrian centre buildings from the west and there is a short hedge and tree belt at the NW boundary of the site.
- 2.2** A bus stop is located on Yarmouth Road at the north-western corner of the site which provides regular peak time public transport to Great Yarmouth. The site is approximately a 10-minute walk (800m) along Kingsway to the village

centre. There is a footway on the western side of Yarmouth Road opposite the site from Newport Road to the Petrol station.

- 2.3** The site is located outside of the village development limits for Hemsby as 'saved' from the 2001 Borough-Wide Local Plan where residential development is normally only permitted in exceptional circumstances. Further to the east along Newport Road is the Sundowner Holiday Park and Hopper's Caravan Park which are defined as holiday primary holiday accommodation areas in the aforementioned plan.
- 2.4** The site has **not** been included as a draft allocation in the Council's emerging Local Plan Part 2. The Local Plan Part 2 has been through public consultation (Regulation 19) stage of the plan making process and submitted to the Secretary of State for the Department for Communities and Local Government. An independent Planning Inspector has been appointed to undertake a 'public examination' of the "soundness" of the draft Local Plan and is likely to make recommendations to further improve it. Hearings are anticipated in March and April 2021.

3. Proposal

- 3.1** The proposal is for the provision of up to 150 dwellings on 4.26 hectares, the accompanying Masterplan indicates structured landscaped open space including the provision of a green corridor, play space, publicly accessible open space and sustainable urban drainage on 4.09 hectares. The overall density would be 35 dwelling units per hectare. A mixture of dwelling sizes and tenures is proposed, including 50% affordable housing. Supporting materials submitted with the application refer to the standards anticipated to be accommodated in any new residential development such as open space and play space, and the applicant expresses a willingness to meet community infrastructure requirements to mitigate the impact of the development. No information has been provided to demonstrate how the development could provide the indicated percentage of affordable housing.
- 3.2** Vehicular access is shown off a new access off Yarmouth Road towards the middle of the site, south of the petrol filling station opposite the allotment gardens. A bicycle and pedestrian access point would be located at the NW corner of the site.
- 3.3** The following supporting information has been submitted with the application: Planning Supporting Statement, Statement of Community Involvement, Design and Access Statement, Flood Risk Assessment and Drainage Strategy, Residential Travel Plan, Transport Assessment, Preliminary Ecological Appraisal, Shadow Habitats Regulations Assessment and a Desk Based Archaeological Assessment and a Preliminary Contamination Assessment

4. Relevant Planning History

4.1

06/90/0080/F Equestrian Centre – Approved 26 10 1990

06/99/0761/F 8 Stables Approved 13 10 1999

06/00/0588/F Deletion of Condition 5 – riding shall not take place on the adjacent highway- Approved 06 09 2000.

5. Consultations: - All consultation responses received are available online or at the Town Hall during opening hours

5.1 Hemsby Parish Council object to the application for the following reasons:

The site is mainly on Grade 1 agricultural land; development could set a precedent to develop the opposite side of Yarmouth Road too; the road is extensively used by visitors in the summer, slowing and turning in combination with the petrol filling Station could be hazardous; impact on residential amenity; adequacy of sewerage system in the vicinity; potential conflict between pedestrians and vehicles on Yarmouth road where there is no footway; overdevelopment of the village; change in character of land from rural to developed.

5.2 At the time of writing 33 representations have been received summarised as follows:

- Support for affordable housing (1 representation)
- Inadequate infrastructure to support more housing, schools, doctors, social services, water and sewerage capacity
- Site is outside the village envelope, loss of Grade 1 agricultural land, loss of green space, rural character
- Housing has been approved for redevelopment at the former Pontins holiday centre, the village doesn't need more houses for at least 5 years
- Yarmouth Road is busy in summer, traffic generation and new access impact on safe road use for visitors, no footways hazardous for pedestrians and cyclists.
- Hemsby is a holiday destination, more development will spoil the character, and have a negative impact on quality of life
- Insufficient shops, services, no senior school and employment in village mean householders will have to make journeys
- Increase flood risk on Newport Road

Consultations – External

Norfolk County Council

5.3 Highways – The Highways Authority have undertaken a technical assessment of the means of vehicular access and infrastructure within and adjoining the site, providing consideration of the appropriateness of the proposed access

and indicative layout of roads, pedestrian and bicycle facilities. It has reviewed the submitted Transport Assessment and Travel Plan. Verbal advice has been received that an access with sight splays to the appropriate standard for the observed speed of the road can be achieved. Any recommendations will be reported at the committee meeting.

- 5.4** Flood - Norfolk County Council as Lead Local Flood Authority (LLFA) – at the time of writing object to the application. The LLFA consider that the submitted Flood Risk Assessment and Drainage Strategy is deficient and have requested the following information and clarification: An allowance for urban creep is to be applied; evidence to demonstrate the finished floor levels for the proposed dwellings; infiltration testing results to be submitted and a Plan B drainage strategy provided should infiltration drainage prove not feasible. The applicant is endeavouring to provide this information. An update can be provided on the LLFA's response at the committee meeting.
- 5.5** Broads Drainage Board – Note that the applicant has indicated that they intend to dispose of surface water via infiltration. However, the viability of the proposed drainage strategy has not been evidenced. A site investigation is required to confirm the infiltration capacity of the ground as well as infiltration testing and groundwater monitoring in accordance with BRE365 guidelines.
- 5.6** If (following testing) a strategy wholly reliant on infiltration is not viable and a surface water discharge proposed to a watercourse within the watershed catchment of the Board's IDD then The IDB request that this be in line with the Non-Statutory technical standards for sustainable drainage systems (SuDS), specifically S2 and S4. Resultantly we recommend that the discharge from this site is attenuated to the Greenfield Runoff Rates wherever possible. If the committee is minded to approve this application a condition could be applied to address this requirement
- 5.7** Minerals Planning – Advise that the site is underlain by an unidentified mineral resource (sand and gravel) which is safeguarded. A condition to require site investigations, assessment, and a Materials Management Plan to be prepared for the application site (to estimate the quantities of material which could be extracted from groundworks and reused)
- 5.8** Fire Service – No objection subject to the provision of required fire hydrants in the order of 1 hydrant per 50 dwelling units.
- 5.9** The Natural Environment Team – Advise that recreational impacts on Breydon Water SPA have not been included in the Shadow Habitats Regulations Assessment (HRA) and should be scoped in to the HRA. Further the HRA should be amended to reflect the correct size of the site as this could make a difference to the recreational impacts on designated sensitive sites. The applicant is endeavouring to provide this information. An update can be provided at the committee meeting.
- 5.10** Natural England – No objection subject to appropriate mitigation being secured including: A significant amount of greenspace, comprising of public

open space, green corridors, play space and dog walking areas; access routes for dog walking leading away from designated sites, sustainable urban drainage systems to manage and process surface water drainage; and opportunities to incorporate wetland habitats for wildlife into the design of these systems.

- 5.11** Norfolk Constabulary (Designing Out Crime) has no comments at this outline proposal stage and notes the applicant is intending to incorporate main crime prevention features as detailed in Secure by Design guidance
- 5.12** Norfolk County Council - Infrastructure Requirements advise taking into account this and other developments at Yarmouth Road Hemsby and Pointers East Ormesby and the redevelopment of the former Pontins holiday centre there is sufficient capacity in the Early, Primary and High School Education sectors to accommodate the potential children from the development. However, this is on the basis of new pupils travelling to schools in Ormesby for primary provision. Therefore, on this occasion NCC Children's Services will not be seeking developer contributions. The Fire Service raises no objection subject to the provision of fire hydrants in accordance with the Building Regulations, and the Library Service require a total contribution of £11,250 to increase the capacity of the service from the development. Any off-site infrastructure payments required would be specified in a Section 106 Agreement if the local planning authority is minded approve the application.
- 5.13** Norfolk County Archaeology – The Archaeological desk-based assessment identifies the presence of widespread cropmarks of both prehistoric and medieval date and indicate that the application site does lie within an area of archaeological significance. If planning permission is granted, it is requested that this be subject to pre- development programme of archaeological work to investigate mitigate and record any assets identified.
- 5.14** Health Authority – At the time of writing this report no response has been provided. However, based on responses to other applications received for the vicinity it is anticipated that the development would be assessed as having an impact on the services of local GP practices, the James Paget University Hospital, Community and Mental Health care operating in the vicinity. In general, the authority makes an assessment based on its calculation of potential residents accommodated by the development. It is anticipated that the authority would be seeking in the order of £300,000 towards a shortfall of local practice space and hospital capacity based on increased demand.

Consultation - Internal GYBC

- 5.15** Housing – Advise that the site is within the Northern Rural sub-market area wherein a 20% affordable housing contribution is normally sought. In this case 30 dwellings would be anticipated and secured through a Section 106 planning agreement. In this case the submitted information states that 50% (75 houses) are intended to be affordable. If the applicant is requested to contact the service before submitting a planning application for reserved

matters to ensure the mix and tenure split meet the borough's affordable housing needs.

- 5.16** Environmental Health – No comment received
- 5.17** Trees - The Tree officer raises no objection. It is noted that portions of a hedge and tree belt would need to be protected during the development process, though the illustrative layout show that they would not be located in areas of the site to be developed.
- 5.18** Strategic Planning - At present, the Council is able to demonstrate a 6.51 year supply of deliverable housing sites. Since December 2020 the Core Strategy has been over five years old therefore in accordance with national policy, the currently adopted housing requirement in the Core Strategy is considered to be out-of-date. Instead, paragraph 73 of the NPPF requires the five-year supply to be assessed on the basis of the local housing need (LHN) calculated using the national standard methodology set out in the NPPG. Under this, the housing requirement for the five-year supply is 2,142 as opposed to 3,367. The Council's 2020 Five-Year Housing Land Supply Position Statement indicates a supply of 2,797 homes over the five-year period (2020-2025). Therefore, against this updated local housing need target, the Borough Council has a demonstrable five-year supply.
- 5.19** As part of the examination process in to the emerging Local Plan Part 2, the Borough Council has prepared an updated five year supply position which demonstrates that on adoption of the Local Plan the Borough Council will have a five year supply of housing land (Document C6.1 in the Local Plan examination library). This indicates that on adoption the supply will be equivalent of 7.40 years supply. Even without contributions from the proposed allocations, the supply will still be in excess of 5 years.
- 5.20** The proposal falls within affordable housing sub-market area 1. Policy CS4 indicates that this would require a minimum on-site contribution of 20% affordable homes, or approximately 30 dwellings on this proposed site. The planning application indicates that up to 75 units (50%) affordable homes would be provided. This is a significant uplift on current policy requirements, and whilst welcomed there is no evidence accompanying the planning application to suggest that this is realistically achievable, therefore reduced weight should be given to the proposal's compliance against Policy CS4, unless further evidence is provided by the applicant.
- 5.21** The site falls within landscape character area G3 'Ormesby and Filby Settled Farmland' as identified in the Landscape Character Assessment (LCA) (2008). The LCA characterises Hemsby as having an abrupt settlement edge due to the repeated phases of resort developments, enlarging the village during the 20th century. Consequently, the tranquil rural landscape character within G3 is considered to be markedly reduced at the edges of settlements, specifically Hemsby. The area is identified in the Council's Settlement Fringe Study as having high landscape capacity as a result of its low landscape sensitivity and low landscape value. Equestrian use on the site is specifically

identified in the study as a landscape detractor. The application has been accompanied with a Landscape and Visual Impact Assessment (LVIA), concluding that the impact upon landscape character would be negligible to minor adverse, reducing to negligible adverse 15 years after completion. Given the above, the principle of residential development in this location would not be considered contrary to Policy CS11 (e or l) of the Core Strategy.

- 5.22** Policies CS11 and CS12 of the Core Strategy recognise the need to protect the best and most versatile land and minimise its loss to development, unless there is an overriding sustainability benefit. Development on this site would lead to a loss of grade 1 agricultural land.

6. Assessment of Planning Considerations: Policy Considerations:

National policy

- 6.1** Paragraph 47 of National Planning Policy Framework (NPPF) states: Planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise.
- 6.2** Paragraph 11 of the NPPF sets out the presumption in favour of sustainable development. This states that proposals that accord with an up-to-date development plan should be approved without delay. It goes on to state that where there are no development plan policies or the policies most important for determining the application are 'out-of-date' (for example due to a lack of a five year supply) permission should be granted unless specific policies of the NPPF provide a clear reason for refusal or the adverse impacts significantly outweigh the benefits when assessed against the NPPF. The Council can now demonstrate a five-year supply of housing and the policies discussed below can be considered up-to-date.

Local Policy – Great Yarmouth Adopted Core Strategy

- 6.3** Policy CS1 - "Focusing on a sustainable future" seeks to create sustainable communities where growth is of a scale and in a location that complements the character and supports the function of individual settlements.
- 6.4** Policy CS2 - "Achieving sustainable growth" seeks to create resilient communities. Hemsby is defined as one of the Primary Villages where 30% of new borough wide development is anticipated to be provided in the development plan period to 2030.
- 6.5** Policy CS3 - "Addressing the boroughs housing need" which identifies that 7,140 homes need to be delivered in the plan period focussing on accessible areas in line with CS2 it states in subparagraph g) that the Council and partners will seek to promote design-led housing developments with layouts and densities that appropriately reflect the characteristics of the site and

surrounding areas and make efficient use of land, in accordance with policy CS9 and CS12.

- 6.6 Policy CS4 - “Delivering affordable housing” seeks to deliver 20% affordable housing on sites greater than 5 houses within affordable housing sub-market area 1.
- 6.7 Policy CS9 “Encouraging well designed distinctive places” which encourages proposals to take inspiration from the local character, creating positive relationships with the surrounding area.
- 6.8 Policy CS10 “Safeguarding local heritage assets” which encourages proposals to conserve and enhance heritage assets.
- 6.9 Policy CS11 “Enhancing the natural environment” which encourages proposals to conserve and enhance the natural environment and biodiversity
- 6.10 Policy CS12 “Utilising natural resources” which encourages proposals to maximise energy efficiency, reduce waste and minimise the loss of the most fertile agricultural land
- 6.11 Policy CS13 “Protecting areas at risk of flooding” which seeks to safeguard that proposals not to increase flood risk elsewhere and to incorporate SuDs
- 6.12 Policy CS14 “Securing essential new infrastructure” which seeks to ensure that proposals contribute suitably to the provision of infrastructure
- 6.13 Policy CS15 “Providing and protecting community assets and green infrastructure” which encourages proposals to provide good access to a range of community facilities including play and open space
- 6.14 Policy CS16 “Improving accessibility and transport” seeks to make best use of existing transport infrastructure and promotion of sustainable forms of travel by directing development to locations towards the most sustainable locations

Saved Policies of 2001 Borough Wide Local Plan

- 6.15 Policy HOU7 “New residential development” provides a presumption in favour of development within settlement boundaries where proposals would not be significantly detrimental to the form character and setting of the settlement, public utilities are available, suitable access can be made, there is an adequate range of public transport, community education, open space, play space and social facilities available in the settlement or where lacking can be provided for at the developers expense
- 6.16 Policy HOU10 “New dwellings in the countryside” states 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 Emergent Local Plan - Local Plan Part 2

- 6.17** This has unresolved representations and carries less weight unless or until the Local Plan Part 2 is adopted in the Spring/Summer of 2021.
- 6.18** Policy GSP1: "Development Limits" states "development will be supported in principle within the Development Limits except where specific policies in the Local Plan indicate otherwise.
- 6.19** Policy UCS3: "Adjustment to Core Strategy Housing Target" recognises that the housing requirement over the plan period needs to be reduced to reflect the objectively assessed need as updates from 7140 units to 5303 new dwellings.
- 6.20** Policy H13 "Housing Supply and Delivery". This policy has no unresolved objections so carries more weight. It states

"Outline planning applications for major housing development should provide evidence on how the site will be delivered to give confidence that completions can occur within five years of consent.

In the event that the Council is unable to demonstrate a five-year supply of housing, consideration will be given to applying a shorter than standard time limit to outline applications for major housing development to encourage prompt delivery."

7. Local Finance Considerations:

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. It is noted that the Borough of Great Yarmouth does not have the Community Infrastructure Levy. 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. It is assessed that financial gain does not play a part in the recommendation for the determination of this application.

8. Shadow Habitats Regulation Assessment

- 8.1** The site lies more than 400 but less than 2.5Km from an internationally protected wildlife site. The applicant submitted a Shadow Habitat Regulations Assessment (HRA). The applicant has clarified the size of the site including the proposed open space provisions. Further, the applicant has been asked to include an assessment of the impact on the Breydon Water SPA. Without amendment the assessment as submitted cannot be agreed as being suitable for the Borough Council as competent authority to use as the HRA record for the determination of the planning application, in accordance with the Conservation of Habitats and Species Regulations 2017.

9. Concluding Assessment

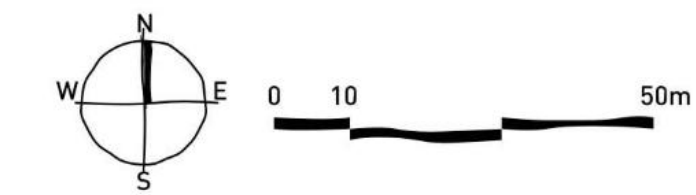
- 9.1 Sustainable Development:** The borough Core Strategy seeks to support sustainable development, which is environmentally, economically and socially beneficial. In this the borough has planned and identified more than enough residential developments sites to meet its obligations for then designated plan period.
- 9.2** The site lies outside of the Hemsby Development Boundary in the adopted local plan where new residential development will only be permitted in exceptional situations. With a resident population of approximately 3,000 Hemsby is identified in policy CS2 of the Core Strategy as a Primary Village settlement with a small range of services and opportunities for employment, retail and education. It serves a limited local catchment and contains a lower level of access to public transport. In this case the site is located on a road having bus service it is within walking distance of the primary school, doctors' surgery, small supermarket and post office located in the village centre.
- 9.3** Norfolk County Council have advised that Hemsby Primary School will likely be at capacity as a result of development of this site and other sites within the vicinity. Norfolk County Council advise that Hemsby Primary School cannot be expanded on its existing site to accommodate new pupils arising from the developments. As a result, it is likely that new pupils arising from this development may have to travel to schools in Ormesby. This reduces the sustainability of this location for further development.
- 9.4** Whilst it may be argued the site is in a reasonably sustainable location, it is not necessary to develop the property contrary to the Development Plan. It is considered that to do so is not economically, socially or environmentally beneficial at this time. A major residential site has been allocated in the emerging Local Plan for 190 dwellings at the former Pontins Holiday Centre. That site has planning permission and can be delivered in a 5- year timescale.
- 9.5 Housing supply and delivery** – The National Planning Policy Framework puts significant weight on the deliverability of housing developments and requires local planning authorities to identify a five-year supply of deliverable sites. Where a five year supply cannot be demonstrated the NPPF states that

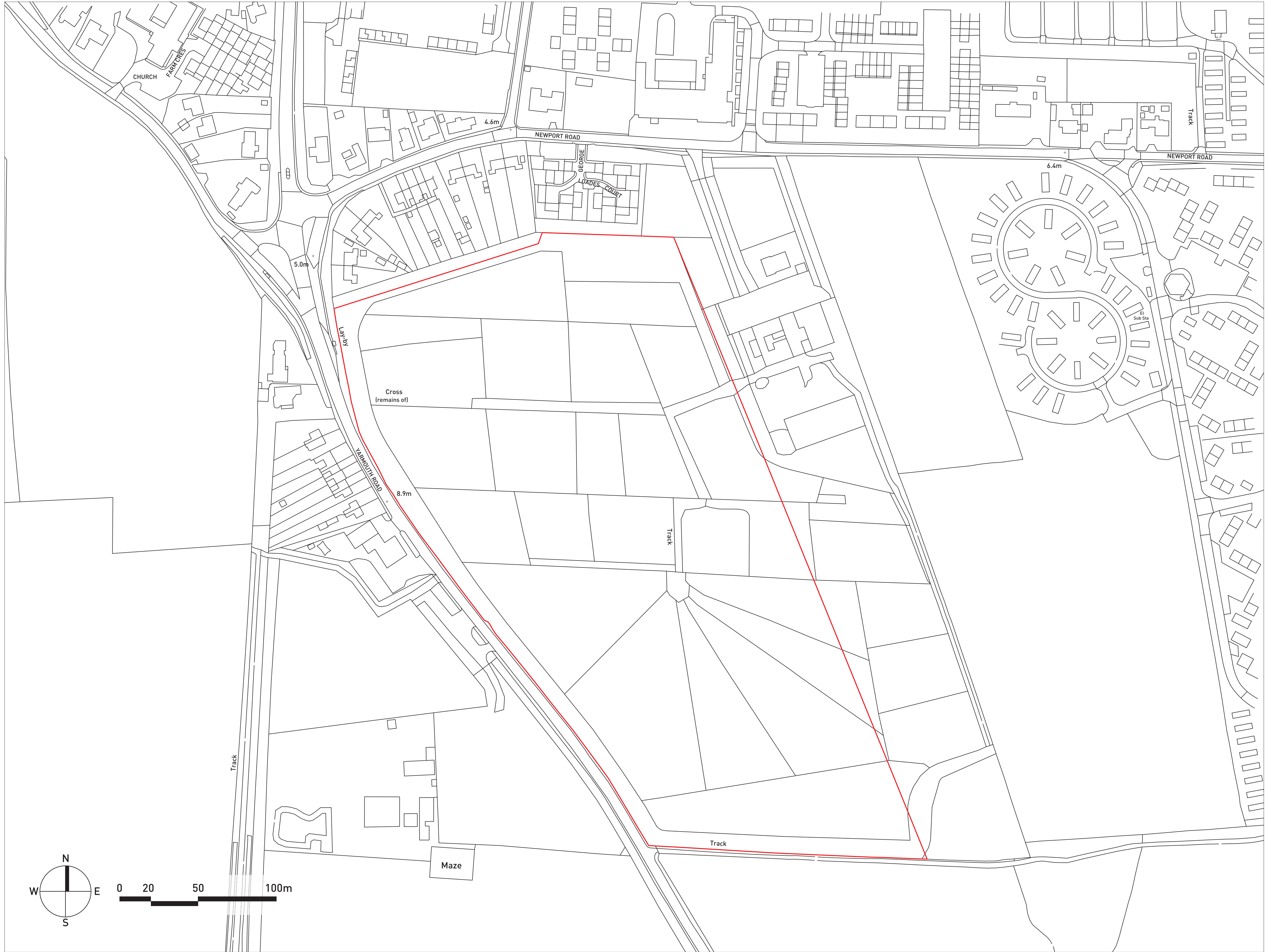
policies in the development plan, including those which are most important for determining applications, are treated as being out-of-date meaning that speculative applications for housing developments could be permitted where they would usually be contrary to development plan. In this case as of December 2020 the Borough has a supply of 6.71 years so the development is not needed.

- 9.6 Natural Resources and Agricultural Land:** Policy CS11 seeks to safeguard and enhance the natural environment. The development of 150 houses would add undue recreational pressure on vulnerable habitat sites protected for conservation. The policy seeks to protect high quality agricultural land. The larger part of the site is designated Grade 1 agricultural land. Policy CS12 also seeks to protect the best and most versatile agricultural land as a valuable resource for future generations. Given a sufficient housing supply is deliverable elsewhere in the borough including in Hemsby, it is not necessary to sterilise this current asset.
- 9.7 Services** - Studies and assessments will likely show that by means of appropriate engineering and technical solutions, development can be serviced at the site. However, it is not necessary to do so at this time. The development of the site is premature to the need of the community. It is not necessary to add additional pressure on local schools or health care facilities.
- 9.8 Primary Holiday Area** – Hemsby is a primary holiday destination in the borough, it is not necessary to develop the site with the associated disturbance to residents and visitors. Visitors are the main driver of the local economy.
- 9.9 Affordable Housing** - Information submitted with the application states it is the applicant's intention to provide 50% affordable housing (75 houses) in the development. However, no evidence is provided of how that can be achieved or is viable in relation to the costs of providing infrastructure, roads, utilities, surface water drainage, sewers, without which little weight should be given.
- 9.10** In the case of any planning permission the subject of a Section 106 agreement, a monitoring fee of £500 per obligation shall be required to be paid by the applicant as a requirement of the agreement.
- 10. RECOMMENDATION: -**
- 10.1** In this case the site adjoins but is beyond the existing built up settlement limits, it is of a rural character supporting an equestrian use that could normally be anticipated in a countryside location. The village has a range of services, including a doctor's surgery and a primary school. The site is with half a mile of the village centre and a bus stop is located at the northern end of the site. The adopted Core Strategy seeks to provide approximately 30% of the boroughs housing requirement in primary settlements such as Hemsby and has allocated a site for 190 houses to the north at the former Pontins Holiday Centre, planning permission has also been granted for that site.

- 10.2** In accordance with central government planning policy, the Council has an obligation to be able to demonstrate a 5-year Housing supply. As of December 2020, the Council can demonstrate a supply of 6.71 years. The housing requirement for borough can be met and exceeded by the number of deliverable dwellings from existing planning permissions and from those allocations in the emerging Local Plan Part 2. No information has been submitted with this application to demonstrate the deliverability of the housing proposed within a 5-year period. No information has been provided as to how 50% of the housing would be affordable. Further, at time of writing this report the applicant has not provided sufficient evidence to rule out significant effect from associated recreation on protected habitats. The proposal involves the permanent development of grade 1 agricultural land. Accordingly, it is considered that the development of the site would be an unwarranted intrusion in the countryside and place additional recreational pressure on protected habitats. It is recommended that the application is refused as being contrary to the Development Plan
- 10.3** The proposal is contrary to saved Policy HOU10 of and the Great Yarmouth Borough-wide Local Plan (2001) (LP), also Policies CS1, CS11 and CS12 of the Great Yarmouth Local Plan: Core Strategy and Policies GSP1 and H13 of the Great Yarmouth Local Plan, Part 2.

Background Papers 06/20/0562/O





HIGHFIELD EQUESTRIAN CENTRE - SITE LOCATION PLAN



Reference: 06/20/0521/F

Ward: Gorleston

Officer: Mr R Tate

Expiry Date: 26/02/21

Applicant: Mr & Mrs Ainslie

Proposal: Demolition of existing dwelling and replacement with one new dwelling

Site: 45 Marine Parade, Gorleston, GREAT YARMOUTH, Norfolk, NR31 6EX

1. Background / History :-

- 1.1 The site is roughly rectangular in shape and comprises of 740 square metres. It is located to the western side of Marine Parade, Gorleston. There is currently a two-storey dwelling located on the site. The application site is located within the settlement limits of Gorleston and measures 18 metres wide and, at its maximum, 44.2 metres back from the road.
- 1.2 The site lies adjacent to the No 17 Gorleston Conservation Area Extension and therefore this proposal will have an impact on the setting of the conservation area. Members therefore must have special regard to Section 72 of the Planning (Listed Buildings and Conservation Areas) Act when determining this application to ensure no harm is caused to the historic environment.
- 1.3 The application site is located outside of Flood Zones 2 and 3 and is not identified as being at risk to surface water flooding.
- 1.4 There is no relevant planning history on the site.

2. Consultations :- All consultation responses received are available online or at the Town Hall during opening hours.

- 2.1 Neighbours: - There have been 9 letters of representation received as part of the public consultation process, 8 objecting to the application and 1 in support.

The objections cover the below issues:

- Larger than the existing dwelling / scale is too large

- Loss of sea views
- Loss of sunlight (and resulting impact on solar panels)
- Overlooking (to the front and rear)
- Out of character with the area
- Use of flat roof
- No need to demolish existing dwelling
- Overshadowing
- Materials out of keeping
- Can't scale the plans on the website
- Owners will sell property on for a profit
- 3 stories tall
- Highway safety
- Noise coming from balconies
- Impact on the Conservation Area
- Doesn't follow building line

The letter in support notes that the proposal would enhance the area.

2.2 Local Highways Authority (NCC): - No objections subject to the following conditions:

SHC 21 - Prior to the first occupation/use of the development hereby permitted the proposed access, on-site car parking and turning area shall be laid out, demarcated, levelled, surfaced and drained in accordance with the approved plan and retained thereafter available for that specific use.
Reason: To ensure the permanent availability of the parking / manoeuvring areas, in the interests of satisfactory development and highway safety.

2.3 Conservation: - Thank you for forwarding – the proposed appears to be an improvement. There wouldn't be further objections on behalf of Conservation.

The only additional comment would be on the material palette and we would leave this to your judgement whether to address it or not. The palette appears to be quite diverse and now the front elevation includes buff brick, metal cladding, 'stone feature' walls as well as timber cladding and glazing. We don't have more detailed specification of these materials and it is worth mentioning it whether as part of a condition or perhaps better as a request at this stage? More specifically, this refers to the feature stonework, bricks, metal cladding.

Our main concern has been the integration of the unit within the context. As it would stand out as a contemporary building with scale, design and features differing from the neighbouring properties, it would be advised that the chosen palette of materials is moderate/ less intense. It appears acceptable on drawings as all is presented in the same colour palette; the comment above would be only to get a further confirmation.

3 Local Policy :-

3.1 Local Policy - Saved Great Yarmouth Borough-Wide Local Plan Policies (2001):

3.2 Paragraph 213 of the National Planning Policy Framework (NPPF) states that due weight should be given to relevant policies in existing plans according to their degree of consistency with the NPPF. The closer the Local Plan is to the policies in the NPPF the greater the weight that is given to the Local Plan policy. The Great Yarmouth Borough Wide Local Plan was adopted in 2001 and the most relevant policies were 'saved' in 2007. An assessment of policies was made during the adoption of the Core Strategy December 2015 and these policies remain saved following the assessment and adoption.

3.3 The Saved Policies listed have all been assessed as being in general conformity with the NPPF and add further information to the policies in the NPPF, while not contradicting it.

4 Core Strategy – Adopted 21st December 2015

4.1 Policy CS2: Achieving sustainable growth. This policy identifies the broad areas for growth, sets out the sustainable settlement hierarchy for the borough and two key allocations. Fritton is identified as a Secondary Village and is expected to receive modest housing growth over the plan period due to its range of village facilities and access to key services.

4.2 Policy CS3: To ensure that new residential development in the borough meets the housing needs of local people, the Council and its partners will seek to:

a) Make provision for at least 7,140 new homes over the plan period. This will be achieved by (extract only):

- Focusing new development in accessible areas and those with the most capacity to accommodate new homes, in accordance with Policy CS2
- Ensuring the efficient use of land/sites including higher densities in appropriate locations

d) Ensure that new housing addresses local housing need by incorporating a range of different tenures, sizes and types of homes to create mixed and balanced communities. The precise requirements for tenure, size and type of housing units will be negotiated on a site-by-site basis, having regard to the Strategic Housing Market Assessment, Policy CS4 and the viability of individual sites.

- 4.3 Policy CS9: Encouraging well designed and distinctive places. This policy applies to all new development.
- 4.4 Policy CS10: Conserving and enhancing the significance of the borough's heritage assets and their settings, such as Conservation Areas, Listed Buildings, Scheduled Ancient Monuments, archaeological sites, historic landscapes including historic parks and gardens, and other assets of local historic value
- 4.4 Policy CS11: The Council will work with other partner authorities and agencies to improve the borough's natural environment and avoid any harmful impacts of development on its biodiversity, geodiversity, landscape assets, priority habitats and species.
- 4.5 Policy CS14: New development can result in extra pressure being placed on existing infrastructure and local facilities. To ensure that the necessary infrastructure is delivered the Council will: (a to f)
- e) Seek appropriate contributions towards Natura 2000 sites monitoring and mitigation measures.

5 Draft Local Plan Part 2

- 5.1 The Local Plan Part 2 has been submitted for inspection and is therefore at a very advanced stage. In accordance with paragraph 48 on submission, those policies of the plan which have no unresolved objections could be given more significant weight. The below policies of the plan have no unresolved objections to them and therefore can be given considerable weight:
- 5.2 Policy A1: Amenity

Development proposals will be supported where they contribute positively to the general amenities and qualities of the locality.

Particular consideration will be given to the form of development and its impact on the local setting in terms of scale, character and appearance.

Planning permission will be granted only where development would not lead to an excessive or unreasonable impact on the amenities of the occupiers of existing and anticipated development in the locality, in terms including:

- a. overlooking and loss of privacy;
- b. loss of light and overshadowing and flickering shadow;
- c. building and structures which are overbearing;
- d. nuisance, disturbance and loss of tranquillity from:

- waste and clutter
- intrusive lighting
- visual movement
- noise
- poor air quality (including odours and dust); and
- vibration.

Where adverse impacts are an inevitable consequence of an otherwise desirable use and configuration, measures to mitigate such impact will be expected to be incorporated in the development.

On large scale and other developments where construction operations are likely to have a significant and ongoing impact on local amenity, consideration will be given to conditions to mitigate this thorough a construction management plan covering such issues as hours of working, access routes and methods of construction.

6 National Policy:- National Planning Policy Framework (NPPF), February 2019

6.1 Paragraph 2: Planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise. The National Planning Policy Framework must be taken into account in preparing the development plan and is a material consideration in planning decisions. Planning policies and decisions must also reflect relevant international obligations and statutory requirements.

6.2 Paragraph 7: The purpose of the planning system is to contribute to the achievement of sustainable development. At a very high level, the objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs.

6.3 Paragraph 8: Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):

a) **an economic objective** – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;

b) **a social objective** – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe

built environment, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and

c) **an environmental objective** – to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

- 6.4 Paragraph 48. Local planning authorities may give weight to relevant policies in emerging plans according to:
- a) the stage of preparation of the emerging plan (the more advanced its preparation, the greater the weight that may be given);
 - b) the extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given); and
 - c) the degree of consistency of the relevant policies in the emerging plan to this Framework (the closer the policies in the emerging plan to the policies in the Framework, the greater the weight that may be given).
- 6.5 Paragraph 55. Planning conditions should be kept to a minimum and only imposed where they are necessary, relevant to planning and to the development to be permitted, enforceable, precise and reasonable in all other respects. Agreeing conditions early is beneficial to all parties involved in the process and can speed up decision making. Conditions that are required to be discharged before development commences should be avoided, unless there is a clear justification.
- 6.6 Paragraph 78. To promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. Planning policies should identify opportunities for villages to grow and thrive, especially where this will support local services. Where there are groups of smaller settlements, development in one village may support services in a village nearby.
- 6.7 Paragraph 84. Planning policies and decisions should recognise that sites to meet local business and community needs in rural areas may have to be found adjacent to or beyond existing settlements, and in locations that are not well served by public transport. In these circumstances it will be important to ensure that development is sensitive to its surroundings, does not have an unacceptable impact on local roads and exploits any opportunities to make a location more sustainable (for example by improving the scope for access on foot, by cycling or by public transport). The use of previously developed land, and sites that are physically well-related to existing settlements, should be encouraged where suitable opportunities exist.

- 6.8 Paragraph 109. Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.
- 6.9 Paragraph 124. The creation of high quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Being clear about design expectations, and how these will be tested, is essential for achieving this. So too is effective engagement between applicants, communities, local planning authorities and other interests throughout the process.
- 6.10 Paragraph 127. Planning policies and decisions should ensure that developments:
- a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
 - b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
 - c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);
 - d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;
 - e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and
 - f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users⁴⁶; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.
- 6.11 Paragraph 130. 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, taking into account any local design standards or style guides in plans or supplementary planning documents. Conversely, where the design of a development accords with clear expectations in plan policies, design should not be used by the decision-maker as a valid reason to object to development. Local planning authorities should also seek to ensure that the quality of approved development is not materially diminished between permission and completion, as a result of changes being made to the permitted scheme (for example through changes to approved details such as the materials used).
- 6.12 Paragraph 170 (partial). Planning policies and decisions should contribute to and enhance the natural and local environment by:

b) recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland;

- 6.12 Paragraph 177. The presumption in favour of sustainable development does not apply where the plan or project is likely to have a significant effect on a habitats site (either alone or in combination with other plans or projects), unless an appropriate assessment has concluded that the plan or project will not adversely affect the integrity of the habitats site.

7 Local finance considerations:-

- 7.1 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. It is noted that the Borough of Great Yarmouth does not have the Community Infrastructure Levy. 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. It is assessed that financial gain does not play a part in the recommendation for the determination of this application.

8 Shadow Habitats Regulation Assessment

- 8.1 The site sits within the Blue Over 5km Zone and therefore, as per the Threshold table, no contribution is required and there is no requirement to provide a HRA as part of this application.

9 Assessment

- 9.1 The proposal seeks the replacement of the existing 2 storey detached dwelling with a modern three storey property. The proposal is larger in scale than the existing although it is proposed to be the same height as the ridge height of no.44 Marine Parade – 8.5m.
- 9.2 The site is roughly rectangular in shape being approximately 18 metres wide and extends at its maximum 44 metres back from the pavement edge. The proposed

replacement dwelling will be 15 metres wide and 29 metres in depth. The proposed dwelling is an 'L' shape with a 3-storey section fronting Marine Parade, which will be 10 metres in depth, and a single storey projection extending back along the northern boundary on the plot. This single storey section will be at a 1 metre distance from the boundary with no.44 Marine Parade; it will have a flat roof which will be 3.65 metres high.

- 9.3 The proposal is a modern, flat roofed design with an integrated double garage. Living accommodation is spread across all three floors with a study, utility room and open plan living/kitchen/dining area on the ground floor, four bedrooms on the first floor, and a bedroom and living room on the second floor with balconies looking out to the east.
- 9.4 Marine Parade is predominantly characterised of detached dwellings consisting of two/two and a half stories with pitched roofs; although it should be noted that Marine Parade does not exclusively consist of these types of dwellings and there are examples of flat roofed properties on Marine Parade. When considering the appropriateness of flat roofs in this area, careful consideration has to be given to the integration of the proposal into the area and the impact of the bulk and scale on the setting of the Conservation Area. A well-integrated proposal could contribute to the local distinctiveness of the area.
- 9.5 Negotiations have been had between the applicants and the Local Planning Authority to mitigate the impact proposal, by virtue of its scale and mass would have on the conservation area. Not all suggestions were implemented, but the revised scheme is considered to be an acceptable compromise. The proposal now being assessed has a reduced second storey and utilises interlocking planes to break up the volumes of the proposal and to reduce the impact of the bulk. The Conservation Section has noted that this design is an improvement over previous iterations although noted concerns about the broad material palette. The agent has agreed that the proposed materials can be agreed as part of any grant of permission to secure a less intense material palette.
- 9.6 Another feature of Marine Parade is the spacing between the detached dwellings. This proposal would have a 2-metre distance between the proposal and the boundary with no.46 and a 1 metre distance to no.44. It is noted that the single storey garage does extend all the way to the northern boundary. When considering the pattern of the development, the inset of the second storey and the extension to no.46 to the boundary, the proposal is not considered to be harmful to the character of the area.
- 9.7 A number of objections have been received as part of the public consultation process, detailed at paragraph 2.1. A number of these concerned the impact that the proposal would have on the level of their amenity.

- 9.8 The proposal would have a minimal impact on the level of amenity for the occupiers of no.46. The property is located to the south of the proposal and therefore, by virtue of the path of the sun, any impact on loss of light or overshadowing will be minimal. Concerns have also been raised about overlooking into the velux window on the northern elevation which provides light to an en-suite. As part of the revised plans the balconies now have solid walls to the side which mitigates this; whilst it is noted that some level of overlooking could occur, it would have to be so deliberate it would be unlikely to happen. Moreover, whilst concerns have been raised about levels of overlooking into the rear gardens due to the additional storey, the level of additional overlooking is not considered to be significantly adverse when considering the existing level of overlooking that occurs to the rear gardens.
- 9.9 As discussed earlier, the proposal will be located 2 metres away from the boundary with no.44 Marine Parade. The neighbouring property has ground floor windows on its southern elevation and therefore would experience some levels of overshadowing. Although, by virtue of the existing garage and as these windows appear to be secondary windows there is not considered to be significant harm to the neighbouring amenity. The rear projection does extend along the majority of the boundary between the two plots and will be 3.6 metres in height. Although when considering the distance to the rear of no.44 no significant levels of overshadowing should occur.
- 9.10 Occupants of no.69 Victoria Road has objected to the loss of outlook and loss of sea views. Views are not a right, but by virtue of the inset top floor and the gap between the dwelling to the south, there should not be a significant change in the outlook out to the east.
- 9.11 The application is for a replacement dwelling and therefore there is no net change in the number of dwellings; consequently, a HRA or HMMS payment is not required as part of this application. However, biodiversity enhancement measures, such as bird boxes and bee bricks should be conditioned to ensure that the proposal complies with the aims of the NPPF and Core Policy CS11 from the adopted Core Strategy.
- 9.12 The proposal would cover a large portion of the plot and therefore it is recommended to remove permitted development rights for outbuildings and further extensions should members be minded granting approval. Furthermore, it is recommended to remove permitted development rights for future windows or openings. A number of neighbours had concerned that occupants would use the flat roof as living space, and whilst it is unlikely, by removing these PD rights it removes this possibility.

9.13 The proposal is a modern design and the revised plans provides a more successful integration into the area which could contribute to the distinctiveness of Marine Parade. No significant impacts on neighbouring amenity has been identified and therefore the proposal is considered to be acceptable. Concerns about the massing and scale of the proposal have been sufficiently overcome and the proposal would contribute to the character of Marine Parade.

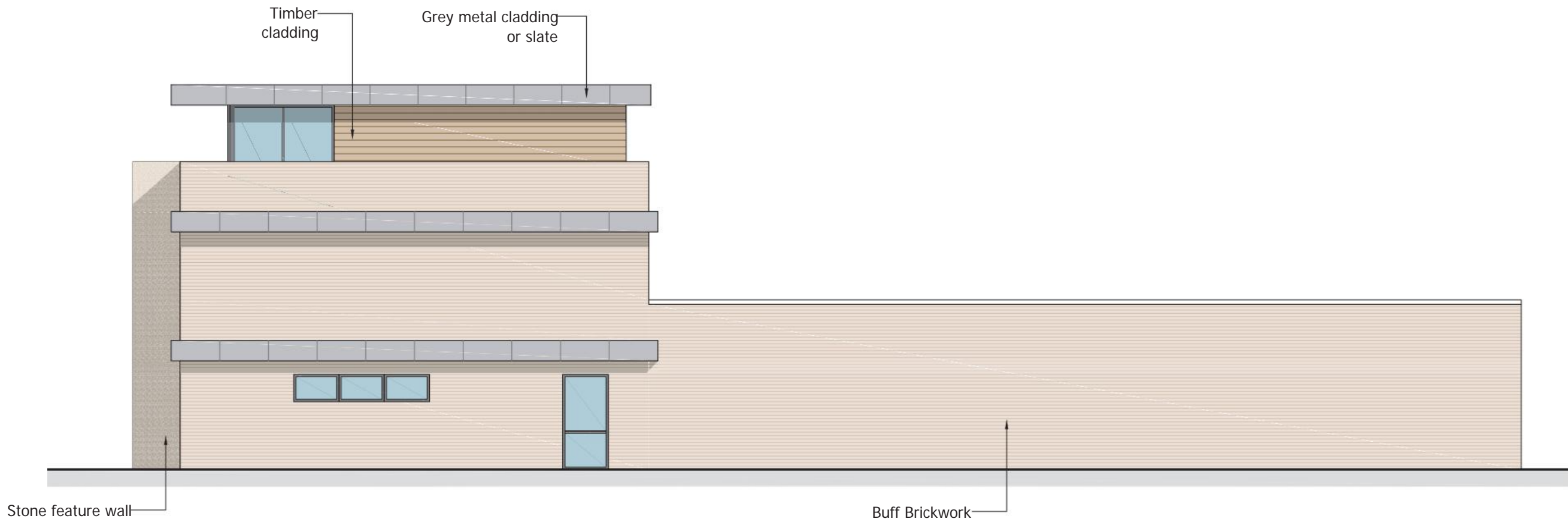
10 RECOMMENDATION:-

10.1 **Approve** subject to the conditions raised in the report.

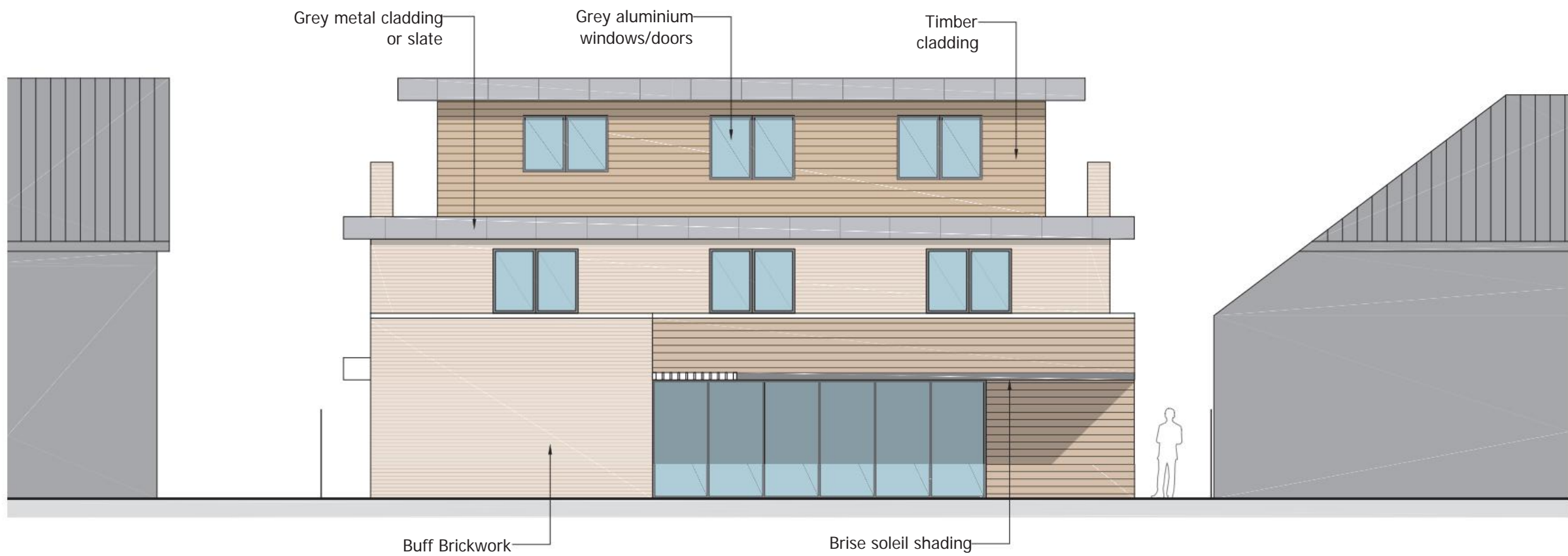
- 3-year time condition
- In accordance with plans
- All demolition materials removed prior to commencement of new dwelling
- Agreement of materials
- Access / parking levelled, surfaced and drained
- Removal of PD rights for extensions, further windows, and outbuildings
- Bird boxes / bee bricks provided



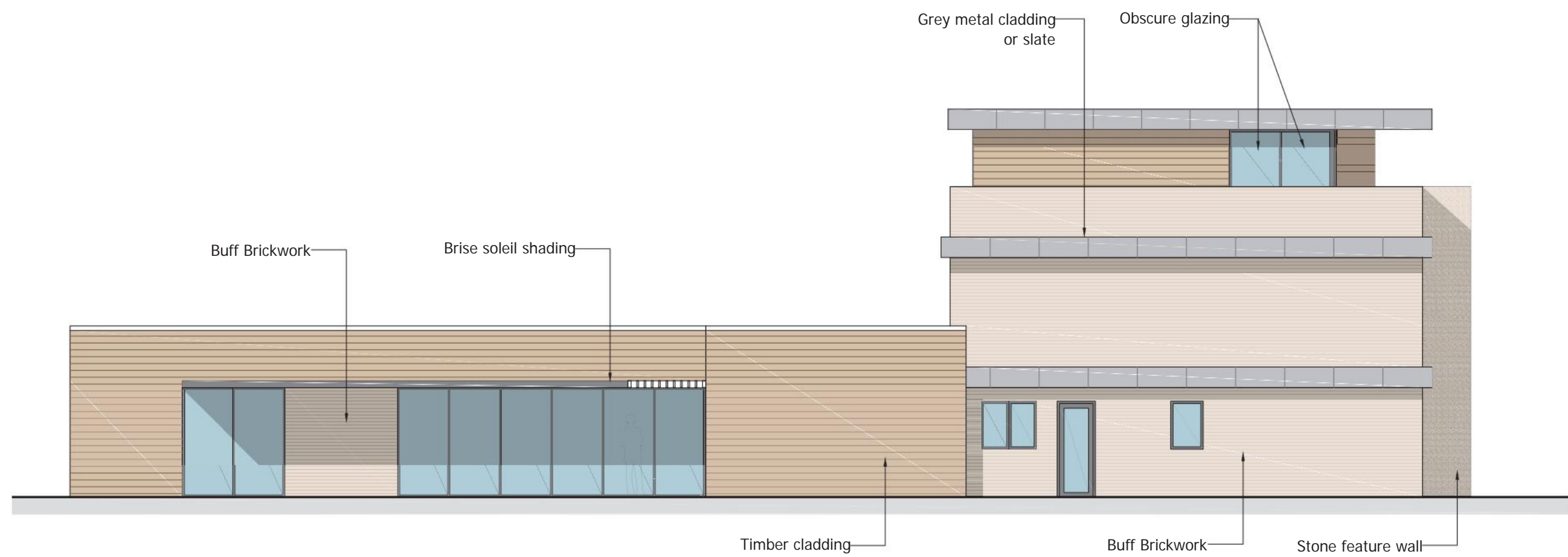
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1:100



SIDE ELEVATION (NORTH)
1:100



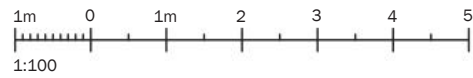
REAR ELEVATION (WEST)
1:100



SIDE ELEVATION (SOUTH)
1:100

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C	18.12.20	Elevations amended following planner comments	RB
B	15.12.20	Second floor reduced in width	RB
A	2.12.20	Second floor reduced in width	RB
rev:	date:	description:	by:



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GORLESTON, GY, NR31 6EX**

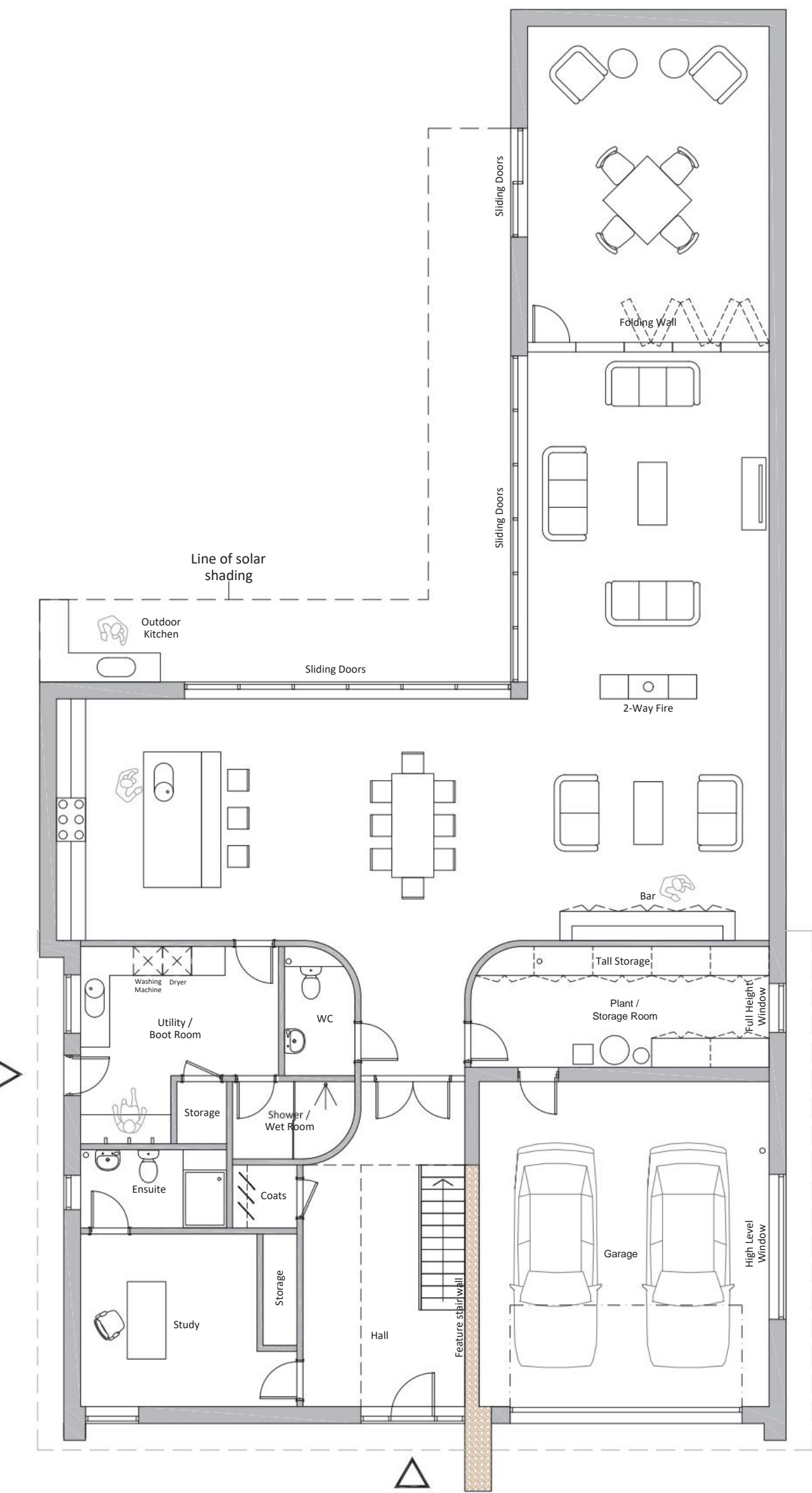
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date:
Sept 2020
project no:
8175

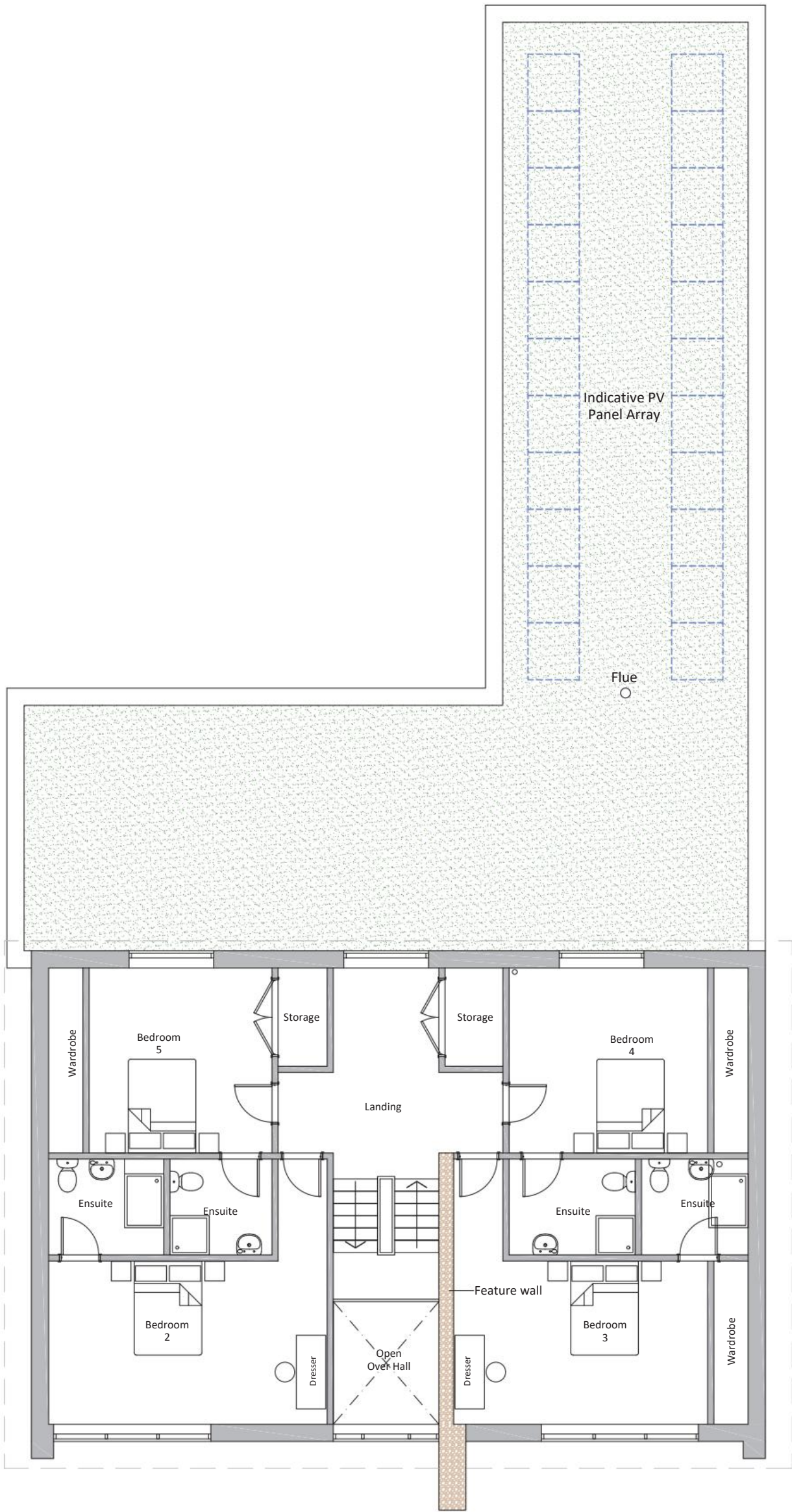
drawn by:
RB
approved:
RB
dwg no:
P04

revision:
C

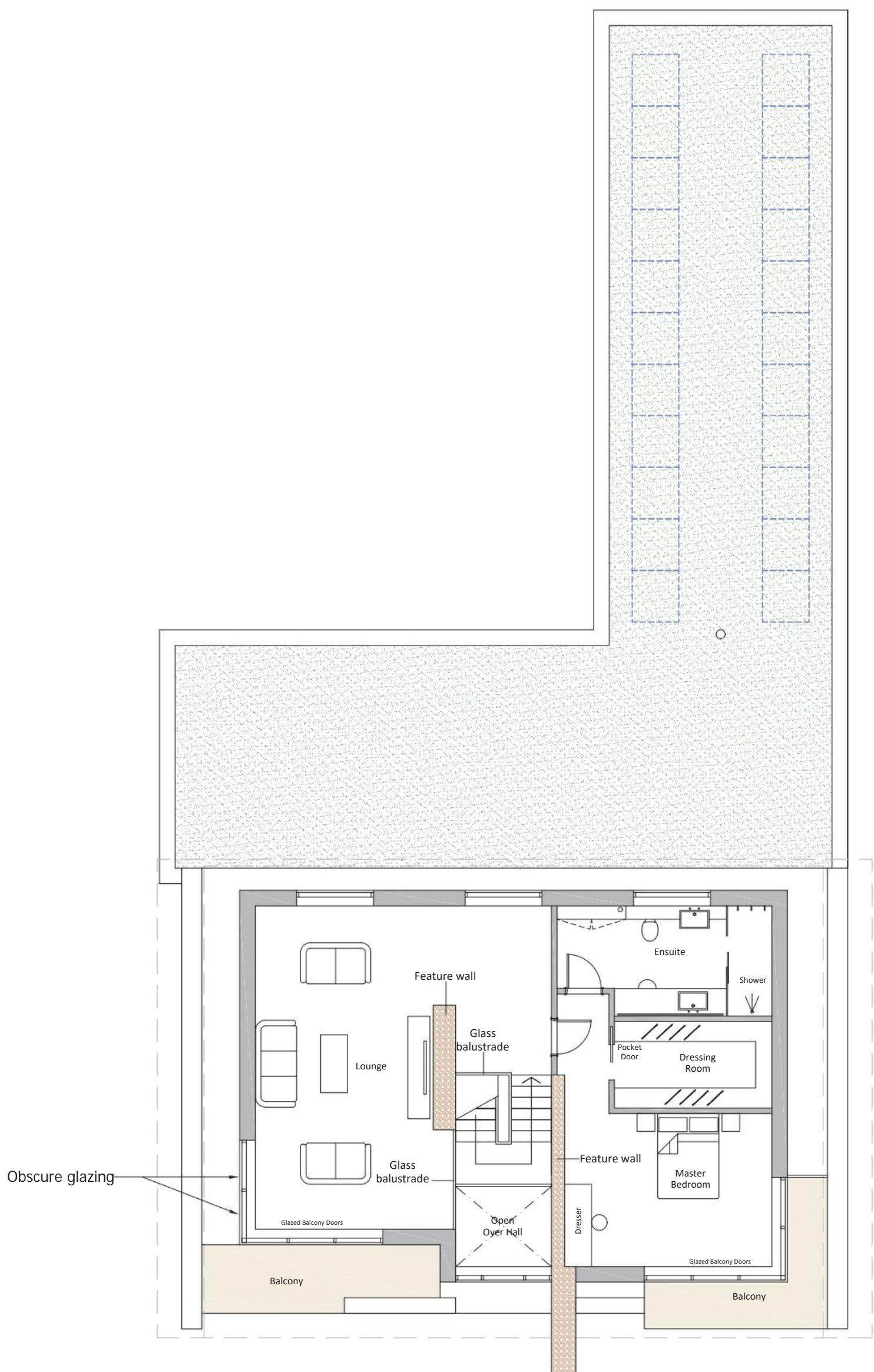
PLANNING



GROUND FLOOR PLAN
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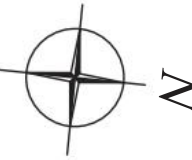
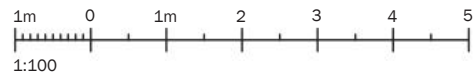
FIRST FLOOR PLAN
1:100



SECOND FLOOR PLAN
1:100

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C	18.12.20	Floor plan amended to suit elevations	RB
B	15.12.20	Second floor reduced in width	RB
A	2.12.20	Second floor reduced in width	RB
rev:	date:	description:	by:



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location:
**45 MARINE PARADE
GORLESTON, GY, NR31 6EX**

title:
**PROPOSED FLOOR PLANS
OPTION 4**

scale @ A1:
1:100
date:
Sept 2020
project no:
8175

drawn by:
RB
approved:
RB
dwg no:
P03

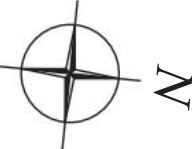
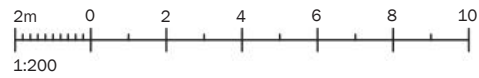
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C

PLANNING



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A	18.12.20	Floor plan amended following planner feedback	RB
rev:	date:	description:	by:



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client:
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location:
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GORLESTON, GY, NR31 6EX**

title:
PROPOSED SITE PLAN

scale @ A1:
1:200
date:
Sept 2020
project no:
8175

drawn by:
RB
approved:
RB
dwg no:
P02

revision:
A

PLANNING

Reference: 06/20/0113/F

Parish: Claydon Ward

Officer: Mr R Tate

Expiry Date: 31/3/21

Applicant: Mr B Smith

Proposal: New Dwelling on land at Plane Road

Site: Land at Plane Road, Gorleston, GREAT YARMOUTH, NR31 8EG

1. Background / History :-

- 1.1 The application is for the erection of a single, two-storey, two-bedroom dwelling on land on the corner of Plane Road and Beccles Road. The application site is irregular in shape and comprises a 1034m² area; the dwelling is proposed to be located in the northern portion of the site, immediately north of the existing terrace of dwellings. Parking will be provided off Cotoneaster Court.
- 1.2 The application site is located within the development limits of Gorleston. It is a relatively sustainable location, being within walking distance to the High Street and a range of other facilities and services.
- 1.3 The application site was sold by the Borough Council to the applicant in 2018.
- 1.4 The application site is located outside of Flood Zones 2 and 3.
- 1.5 There is no relevant planning history on the site.

2. Consultations :- All consultation responses received are available online or at the Town Hall during opening hours.

- 2.1 Neighbours – 14 letters of objection were received as part of the consultation process. The issues raised are summarised below:
 - Loss of green spaces / recreation land;
 - Felling of tree on the site;
 - Application process taking place during COVID-19;
 - Parking provision will impact on views, prevent emergency access, create pollution and make it inaccessible to wheelchair users;
 - Loss of light to the terrace properties;

- Plane Road / Beccles Road junction is dangerous – this will make it worse;
- Impact on school (both parking during pick up/drop off times and lollipop crossing);
- Loss of outlook/views;
- Tight boundaries;
- Issues with the applicant (price of land / profit / boundary disputes);
- Construction impact on night workers and those who work at home;
- Assurances that no planning permission would be granted;
- Loss of light;
- Are there restrictive covenants?
- Would need a dropped kerb;
- Dwelling lack any architectural merit;
- Overlooking onto 247 Beccles Road; and
- Damage to the plane trees.

Concerns about the applicant's behaviour are not a material planning consideration. It should also be noted however that the applicant has died since the application was submitted.

- 2.2 NCC Highways – whilst the proposal provides for off-street parking provision in accordance with current parking standards, it is remote from the dwelling and in practice I suspect may not be fully utilised resulting in parking being displaced onto the public highway. However, I am minded of the existing parking restrictions at the junction of Beccles Road with Plane Road and therefore do not consider the proposal, if approved, would give rise to unacceptable impact on highway safety, or the resulting cumulative impact on the road network would be severe.

As such, whilst raising no objection, I would recommend the following conditions be appended to any grant of permission your authority is minded to make.

SHC 14V – No part of the proposed structure for the steps (including the foundations) shall overhang or encroach upon highway land.
Reason – In the interests of highway safety.

SHC 21 – Prior to the first occupation of the development hereby permitted the proposed access, on-site parking and turning area shall be laid out, demarcated, levelled, surfaced and drained in accordance with the approved plan and retained thereafter for that specific use.
Reason - To ensure the permanent availability of the parking / manoeuvring areas, in the interests of satisfactory development and highway safety.

- 2.3 Strategic Planning - The proposal seeks the erection of a new dwelling on a site which is understood to be previously undesignated recreation land which has since left Council control. The site also had a mature tree which was not subject to preservation order which has since been removed.

The proposed new dwelling and its curtilage takes up a small part of recreational land, which the remainder of will be retained. CS15 seeks the protection of community assets or green assets, with the site largely remaining as recreational space for the wider community and has limited value due to its size with only a small portion of the site being lost to residential development.

The proposal seeks the erection of a new dwelling in what is a broadly sustainable location which is within the main urban area of Gorleston and the proposal would be in conformity with the aims of policy CS2 of the Core Strategy. The proposal also would make a small contribution to CS3 and housing supply in the borough.

In relation to CS9 the proposal falls short. The parking is also significantly detached from the dwelling, whilst the provision meets that outlined in the Norfolk Parking Standards, however this would fall short of CS9 which while providing some distance away from the property may give rise to the opportunity for crime as well as being less convenient for future residents and inhibit future functionality.

- 2.4 Assistant Grounds Manager and Arboricultural Officer – I do not object to the development in regard to trees. I would however like to draw attention to the large NCC owned London Plane tree to the east side of the site; this tree needs to be protected through the development process as it has high value. This will require an Arboricultural Assessment to be undertaken and possibly moving the proposed dwelling to the west to clear the tree's CEZ.

After being reconsulted after the Arboricultural Assessment was produced the below comments were received:

The plan below looks suitable for the protection of the NCC trees during the development. This matter should be conditioned within the decision to ensure the tree's protection.

- 2.5 NETI – No objections on ecological grounds. Recommends securing gains for biodiversity (as outlined in the NPPF) – for example a sparrow terrace box or swift nest boxes. Bird boxes are inexpensive and easily attached during construction.

Also recommended the following informative:

The applicant is reminded that, under the Wildlife and Countryside Act 1981, as amended (section 1), it is an offence to remove, damage or destroy the nest of any wild bird while the nest is in use or being built. Planning consent for a development does not provide a dense against prosecution under this act. Trees and scrub are likely to contain nesting birds between 1st March and 31st August inclusive. Trees and scrub are present on the application site and are assumed to be containing nesting birds between the above dates, unless a recent survey has been undertaken by a competent ecologist to assess the nesting bird activity on the site during this period and has shown it is

absolutely certain that nesting birds are not present. Cut vegetation is to be either removed from the site or chipped. Piles of brash are not to be stored on the site as this provides the potential for nesting birds. If piles of brash are left on site during the main breeding bird season these will need to be inspected for active nests prior to removal.

- 2.6 Councillor Bernard Williamson - I am writing as Ward Councillor for the Claydon Ward in Gorleston to represent many individual objections to the proposed development at Plane Road.

This area of land including the intended building plot and triangle of grass fronting the terrace of houses has been open space since the Shrublands estate was constructed in the late 1960s and early 1970s. The land has been maintained by the council since that date.

I wish to raise the following objections to this application:

1. This is an area of open space crucial to the maintenance of the street scene. Any reduction of grassed area will be detrimental to the street scene.
2. Access to the plot will be via Cotoneaster and will involve the loss of some green area by the construction of two parking spaces in front of the first terraced house.
3. This development will have an adverse effect on the street scene both on Plane Road and Beccles Road.
4. The extra access indicated from plane Road to the proposed property will create issues re the current plane trees on Plane Road. No extra access by the creation of paths should be allowed.
5. This area is near local schools. At drop off times it is highly congested and further development may lead to increased problems.

In the event of any development being permitted I also request that planners consider the maintenance of the open space of the triangle of grass. This may require commuted sum to be paid to the GYBC to ensure that the current standards are maintained.

3 Local Policy :-

- 3.1 Local Policy - Saved Great Yarmouth Borough-Wide Local Plan Policies (2001):
- 3.2 Paragraph 213 of the National Planning Policy Framework (NPPF) states that due weight should be given to relevant policies in existing plans according to their degree of consistency with the NPPF. The closer the Local Plan is to the policies in

the NPPF the greater the weight that is given to the Local Plan policy. The Great Yarmouth Borough Wide Local Plan was adopted in 2001 and the most relevant policies were 'saved' in 2007. An assessment of policies was made during the adoption of the Core Strategy December 2015 and these policies remain saved following the assessment and adoption.

- 3.3 The Saved Policies listed have all been assessed as being in general conformity with the NPPF and add further information to the policies in the NPPF, while not contradicting it.
- 3.4 Saved Policy HOU07 – Housing development within the defined settlement limits.
- 3.5 Saved Policy REC11 - The Borough Council will refuse proposals which would erode the provision of amenity, open space or any other land which contributes positively to the community or street scene, as identified on the proposals map. where not identified proposals will be treated on their individual merits.

4 Core Strategy – Adopted 21st December 2015

- 4.1 Policy CS2: Achieving sustainable growth. This policy identifies the broad areas for growth, sets out the sustainable settlement hierarchy for the borough and two key allocations. Filby is identified as a Secondary Village and is expected to receive modest housing growth over the plan period due to its range of village facilities and access to key services.
- 4.2 Policy CS3: To ensure that new residential development in the borough meets the housing needs of local people, the Council and its partners will seek to:
 - a) Make provision for at least 7,140 new homes over the plan period. This will be achieved by (extract only):
 - Focusing new development in accessible areas and those with the most capacity to accommodate new homes, in accordance with Policy CS2
 - Ensuring the efficient use of land/sites including higher densities in appropriate locations
 - d) Ensure that new housing addresses local housing need by incorporating a range of different tenures, sizes and types of homes to create mixed and balanced communities. The precise requirements for tenure, size and type of housing units will be negotiated on a site-by-site basis, having regard to the Strategic Housing Market Assessment, Policy CS4 and the viability of individual sites.

- 4.3 Policy CS9: Encouraging well designed and distinctive places. This policy applies to all new development.
- 4.4 Policy CS11: The Council will work with other partner authorities and agencies to improve the borough's natural environment and avoid any harmful impacts of development on its biodiversity, geodiversity, landscape assets, priority habitats and species.
- 4.5 Policy CS14: New development can result in extra pressure being placed on existing infrastructure and local facilities. To ensure that the necessary infrastructure is delivered the Council will: (a to f)
- e) Seek appropriate contributions towards Natura 2000 sites monitoring and mitigation measures.
- 4.6 Policy CS15: Everyone should have access to services and opportunities that allow them to fulfil their potential and enjoy healthier, happier lives. The effective planning and delivery of community and green infrastructure is central to achieving this aim. As such, the Council will:
- a) Resist the loss of important community facilities and/or green assets unless appropriate alternative provision of equivalent or better quality facilities is made in a location accessible to current and potential users or a detailed assessment clearly demonstrates there is no longer a need for the provision of the facility in the area.

5 Draft Local Plan Part 2

- 5.1 The Great Yarmouth Local Plan Part 2 for examination on 31st July. As such the plan is now at a very advanced stage and therefore some policies of the plan can be given considerable weight in the determination of planning applications. Paragraph 48 of the NPPF states:

Local planning authorities may give weight to relevant policies in emerging plans according to:

- (a) the stage of preparation of the emerging plan (the more advanced its preparation, the greater the weight that may be given);*
(b) the extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given); and
(c) the degree of consistency of the relevant policies in the emerging plan to this Framework (the closer the policies in the emerging plan to the policies in the Framework, the greater the weight that may be given)

The following policies of the plan have no unresolved objections to them and therefore can be given considerable weight:

Policy A1: Amenity

Development proposals will be supported where they contribute positively to the general amenities and qualities of the locality.

Particular consideration will be given to the form of development and its impact on the local setting in terms of scale, character and appearance.

Planning permission will be granted only where development would not lead to an excessive or unreasonable impact on the amenities of the occupiers of existing and anticipated development in the locality, in terms including:

- a. overlooking and loss of privacy;
- b. loss of light and overshadowing and flickering shadow;
- c. building and structures which are overbearing;
- d. nuisance, disturbance and loss of tranquillity from:
 - waste and clutter
 - intrusive lighting
 - visual movement
 - noise
 - poor air quality (including odours and dust); and
 - vibration.

Where adverse impacts are an inevitable consequence of an otherwise desirable use and configuration, measures to mitigate such impact will be expected to be incorporated in the development.

On large scale and other developments where construction operations are likely to have a significant and ongoing impact on local amenity, consideration will be given to conditions to mitigate this through a construction management plan covering such issues as hours of working, access routes and methods of construction.

6 National Policy:- National Planning Policy Framework (NPPF), February 2019

- 6.1 Paragraph 2: Planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise. The National Planning Policy Framework must be taken into account in preparing the development plan and is a material consideration in planning decisions. Planning policies and decisions must also reflect relevant international obligations and statutory requirements.
- 6.2 Paragraph 7: The purpose of the planning system is to contribute to the achievement of sustainable development. At a very high level, the objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs.

6.3 Paragraph 8: Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):

a) **an economic objective** – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;

b) **a social objective** – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and

c) **an environmental objective** – to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

6.4 Paragraph 48. Local planning authorities may give weight to relevant policies in emerging plans according to:

a) the stage of preparation of the emerging plan (the more advanced its preparation, the greater the weight that may be given);

b) the extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given); and

c) the degree of consistency of the relevant policies in the emerging plan to this Framework (the closer the policies in the emerging plan to the policies in the Framework, the greater the weight that may be given).

6.5 Paragraph 55. Planning conditions should be kept to a minimum and only imposed where they are necessary, relevant to planning and to the development to be permitted, enforceable, precise and reasonable in all other respects. Agreeing conditions early is beneficial to all parties involved in the process and can speed up decision making. Conditions that are required to be discharged before development commences should be avoided, unless there is a clear justification.

- 6.6 Paragraph 109. Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.
- 6.7 Paragraph 170 (partial). Planning policies and decisions should contribute to and enhance the natural and local environment by:
- b) recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland;
- 6.8 Paragraph 177. The presumption in favour of sustainable development does not apply where the plan or project is likely to have a significant effect on a habitats site (either alone or in combination with other plans or projects), unless an appropriate assessment has concluded that the plan or project will not adversely affect the integrity of the habitats site.
- 6.9 Deliverable as defined by the National Planning Policy Framework: Deliverable: To be considered deliverable, sites for housing should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years. Sites that are not major development, and sites with detailed planning permission, should be considered deliverable until permission expires, unless there is clear evidence that homes will not be delivered within five years (e.g. they are no longer viable, there is no longer a demand for the type of units or sites have long term phasing plans). Sites with outline planning permission, permission in principle, allocated in the development plan or identified on a brownfield register should only be considered deliverable where there is clear evidence that housing completions will begin on site within five years.

7 Local finance considerations:-

- 7.1 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. It is noted that the Borough of Great Yarmouth does not have the Community Infrastructure Levy. 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. It is assessed that financial gain does not play a part in the recommendation for the determination of this application.

8 Shadow Habitats Regulation Assessment

- 8.1 The applicant has submitted a shadow Habitat Regulations Assessment (HRA) template as drafted by Great Yarmouth Borough Council. It is confirmed that the shadow HRA submitted by the applicant has been assessed as being suitable for the Borough Council as competent authority to use as the HRA record for the determination of the planning application, in accordance with the Conservation of Habitats and Species Regulations 2017.
- 8.2 Great Yarmouth Borough Council as competent authority agrees with the conclusions of this assessment. The impact of this development is in-combination with other projects and can be adequately mitigated by a contribution to the Borough Council's Habitats Monitoring & Mitigation Strategy (£110 per dwelling) to ensure that there will be no adverse effects on the integrity of the internationally protected habitat sites.

9 Assessment

Development Plan Policy

- 9.1 The application site is located within the development limits of Gorleston, which according to Core Policy CS02, is classified as a Main Town which are expected to account for approximately 35% of new development within the Borough.
- 9.2 The site is considered to be located in a highly sustainable location, being within 1km of Gorleston High Street and within walking distance of shops and other amenities. Consequently, the application is considered to comply with Core Policy CS02.
- 9.3 The proposed dwelling is located on a parcel of green space on the junction of Plane Road and Beccles Road. The land is not designated within the Core Strategy as an area of Open Amenity Space. As such, in accordance with Saved Policy REC11 the application should be identified on its individual merits. The application site also includes a triangular piece of grassed area in front of the terraced properties on Plane Road, before the applicant passed away, this was maintained by the applicant.

Design

- 9.5 The area is primarily residential, with there being a mix of dwellings, both terrace and detached, within the immediate area. Plane Road itself is verdant in character with trees lining both sides of the road.
- 9.6 The dwelling will be positioned to the north of the existing row of terrace properties, appearing to continue the line of the terrace and leaving approximately 7 metres of open space to Beccles Road; it will have a footprint of 9.103 metres by 5.390 metres. The proposal has been revised and the proposed dwelling now has a hipped roof with a ridge height of 7.13 metres. This is equal to the height of the adjacent terrace and the hipped roof ensures that the dwelling is not dominant in the street scene.
- 9.7 In terms of the proposed dwelling, it will use facing brickwork on the ground floor with hardieplank cladding on the upper floor. It is proposed to use roof slates and white U-PVC windows. When considering the wide variety of materials within the local area, the materials proposed are deemed acceptable. Due to the positioning of the property between Beccles Road and Plane Road the property will have active facades fronting both highways.

Impact on ecology

- 9.8 The N.P.P.F; The Conservation of Habitats and Species Regulations 2017, and Core strategy Policy CS11/Natura2000 Monitoring and Mitigation Strategy, establishes a strict regime for consideration of the impact of a development on both protected species and wildlife habitats.
- 9.9 There are 3 separate issues to consider in relation to the above legislation and policy and the current proposal, being the ecology of the site itself, any recreational pressures on Natura2000 sites and impact on protected species off-site.
- 9.10 The Natural Environment Team (NETI) at Norfolk County Council have responded to the application with no objections on ecology grounds; however, they have recommended that there are opportunities to incorporate nesting boxes on site, in either the form of a swift terrace box or swift nest boxes, to mitigate the loss of the felled tree. These can be conditioned. They have also recommended a nesting bird informative to make the applicant aware of the potential for wild birds nest.
- 9.11 The required HMMS payment of £110 has been made. As the application site is located within the Green 2.5km to 5km Indicative Habitat Impact Zone, the applicant has filled in the shadow HRA which has been deemed appropriate.

NETI have provided an Appropriate Assessment, although this has not been proceeded with as this information was already included within the shadow HRA.

Trees

- 9.12 There was a semi-mature tree located on the site; however, after the applicant obtained ownership of the plot this tree was felled. A number of objections note that this tree was felled without permission although this tree did not have a tree preservation order and therefore did not require permission to be felled. After the land left the ownership of the Borough-Council, the Council lost control over the tree.
- 9.13 Another concern that was raised noted that the plane trees on Plane Road may be impacted by the development and the creation of a pedestrian access to the site. The applicant has provided an arboricultural assessment at the request of the Arboricultural Officer. The arboricultural assessment provides mitigation measures, including CEZ and methods of additional protection, that the Arboricultural Officer confirmed are suitable for the protection of the plane trees during the development.

Parking and Highway Safety

- 9.14 The proposed development provides two parking spaces per dwelling which is in line with the level of parking normally associated with this type of dwelling. The parking is somewhat detached from the dwelling and both the Highways Officer and Strategic Planning raised concerns about this.
- 9.15 Whilst the provision meets that outlined in the Norfolk Parking Standards, however this would fall short of CS9 which while providing some distance away from the property may give rise to the opportunity for crime as well as being less convenient for future residents and inhibit future functionality. However, on balance, when considering the parking restrictions on the junction of Plane Road and Beccles Road and the existing on-street parking it is not considered that the parking provision is unacceptable.
- 9.16 Neighbours have objected to the parking spaces which will be located 9 metres from the eastern elevation of 12 Plane Road, stating that it will be a car park, have adverse impacts on the health of residents at 10 and 12 Plane Road and would have impact on their view. It is not considered that two parking spaces amounts to a car park and it should be noted that when the site visit was conducted there was car parked in this area.
- 9.17 Neighbours have also raised concerns that the parking would have an adverse impact on the accessibility of their properties for disabled residents and that the

parking spaces would hinder access for emergency vehicles. It is not considered that the parking area would have a significant impact on these factors. There is a footpath leading besides 14 Plane Road and there is a 2.5 metre gap between the proposed parking spaces and the pathway.

- 9.18 Concerns about the impact upon the school traffic and the lollipop crossing to Wroughton Infant School were raised as part of the public consultation period. Norfolk County Council's Highways Authority did not consider that there would be an unacceptable impact on highway safety or that the residual cumulative impact on the road network would be severe.
- 9.19 Paragraph 109 of the NPPF states that 'development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.' In this case, it is not considered that the proposal represents a severe highway danger and therefore complies with the NPPF guidance and Core Policy CS09 E. By virtue of the position of the dwelling, it is unlikely to have an impact on the driveway of 247 Beccles Road.

Levels of Amenity

- 9.20 The dwelling will have a total internal gross floor area of 80.6 sqm which exceeds the minimum requirement of 79sqm outlined in the Technical housing standards – nationally described space standard for a two-bedroom, four-person, two storey dwelling. The two bedrooms exceed the minimum floor area requirement of 11.5sqm, at 15.3sqm and 13.4sqm respectively.
- 9.21 The dwelling will have a private outside garden (39 sqm) which provides a similar amount of outdoor amenity space to other dwellings in the area. It is proposed to screen this from the highways by a masonry wall to the boundary. The level of outdoor amenity space will be sizeable enough to accommodate the outdoor activities associated with a dwelling of this size and location.
- 9.22 The dwelling is located to the northern end of the line of terraces and does not sit in front of the existing houses. The proposed dwelling will be located to the north east of 247 Beccles Road. Consequently, it is considered that there will not be a significant increase in overshadowing or the amount of light reaching those dwellings.
- 9.23 Concerns were raised by the occupants of 247 Beccles Road that the property would overlook into their living room window, encroaching on their privacy. Due to the positioning of the windows, it is considered that the angle from the upstairs bedroom window would be too obscure to result in overlooking into the downstairs living area. Moreover, by virtue of the position of the dwelling in

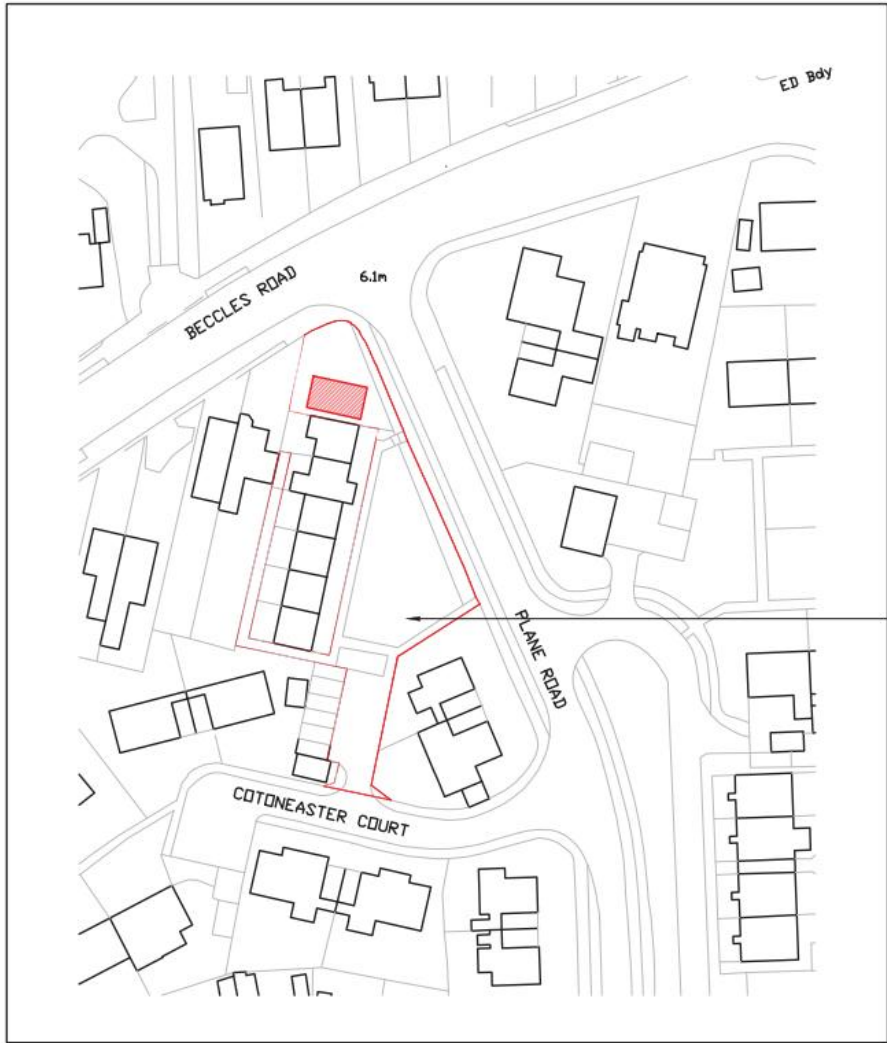
relation to 247 Beccles Road (to the north east), no significant overshadowing would occur.

- 9.24 Neighbours have noted that the loss of some of the green space on the corner of Plane Road and Beccles Road would result in the loss of a view and loss of outlook. The proposals still retain a 7-metre gap to the junction from the wall of the proposed dwelling and it is not considered that there would be a significant change in outlook for dwellings on the opposite side of Beccles Road.

10 RECOMMENDATION:-

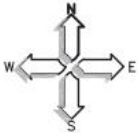
10.1 **Approve** – the application is in a sustainable location and provides a minor contribution to the Borough's housing supply, outweighing the potential harms demonstrated.

- 3 year time condition
- In accordance with plans
- No overhanging onto the highway
- Access / parking area to be surfaced levelled and drained
- Tree protection measures
- Bird boxes

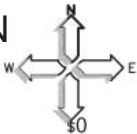


Land at Plane Rd
Great Yarmouth
Norfolk
NR31 8EG

SITE LOCATION PLAN
SCALE 1:1250



BLOCK PLAN
SCALE 1:500



Notes;

ALL DIMENSIONS TO BE CHECKED
ON-SITE PRIOR TO CONSTRUCTION
WORKS.

A	06.03.20	House footprint increased
Rev.	Date	Revisions

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Client

Mr Barry Smith

Job Title

Land at Plane Rd
Great Yarmouth
Norfolk
NR31 8EG

Drawing Title

**SITE LOCATION
& BLOCK PLAN**

Scale

AS SHOWN

Date

6-Mar-20

Drawn By

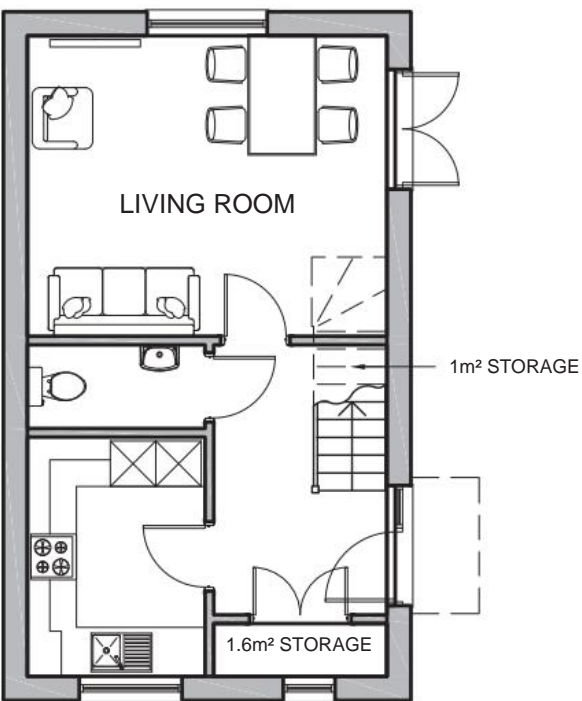
SWG

Drawing No

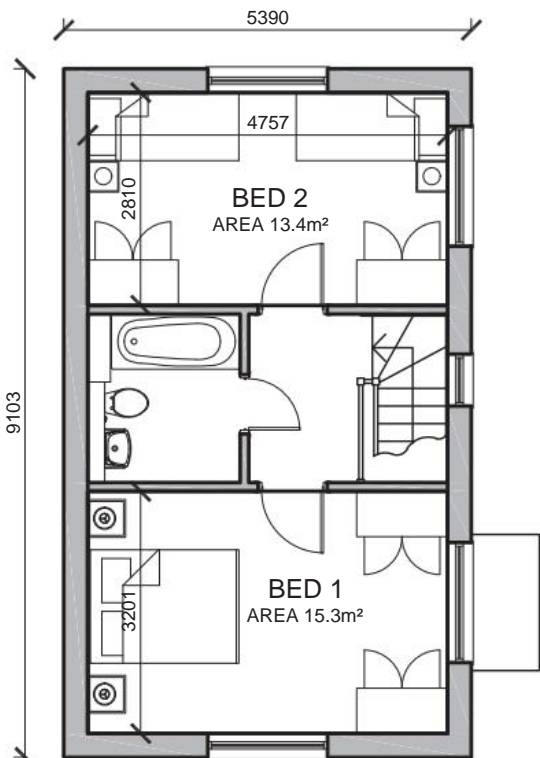
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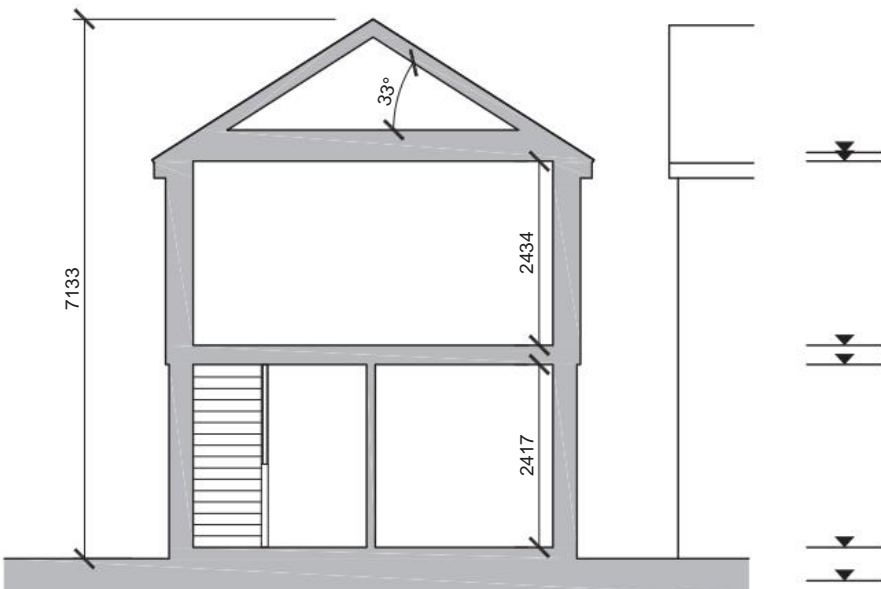
ELEVATIONS
SCALE 1:100



GROUND FLOOR PLAN
SCALE 1:100



FIRST FLOOR PLAN
SCALE 1:100

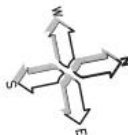


SECTION (indicative)
SCALE 1:100

HOUSE A
GIA AREA = 80.6m² / 867 Sq Ft

- LEGEND
- ① FACING BRICK - WIENERBERGER DEWHURST ORANGE MULTI OR SIMILAR
 - ② CLADDING - HARDIEPLANK COLOUR TO BE 'LIGHT MIST' OR SIMILAR
 - ③ ROOF SLATE - MARLEY ETERNIT RIVENDALE COMPOSITE SLATE
 - ④ U-PVC WINDOWS - EUROLOGIC FRAME. WHITE PLANK BAND TO UPPER FLOORS

Note# - min GIA for a 2 Bed 4 Person Property is 79m² in accordance with the Nationally Described Space Standards.



Notes; ALL DIMENSIONS TO BE CHECKED ON-SITE PRIOR TO CONSTRUCTION WORKS.			SIMON GOODSELL DESIGN AND BUILD STUDIO 23 Goulds Drive, Westfield, East Sussex simon_goodsell@yahoo.co.uk MOB: 07837463680 © copyright	Client Mr Barry Smith	<div>Drawing Title</div> <div>HOUSE A</div>	Scale 1:100 (A3)	
				Job Title Land at Plane Rd Great Yarmouth Norfolk NR31 8EG		Date 7-Nov-20	Drawn By SWG
						Drawing No 207-P-01-B	
	B	07.11.20					
	A	06.03.20					
	Rev.	Date	Revisions				