



**GREAT YARMOUTH**  
BOROUGH COUNCIL

# Development Control Committee

**Date:** Wednesday, 25 August 2021  
**Time:** 18:00  
**Venue:** Assembly Room  
**Address:** Town Hall, Hall Plain, Great Yarmouth, NR30 2QF

## 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 19 MAY 2021**

**5 - 32**

To confirm the minutes of the meeting held on the 19 May 2021.

## **4 APPLICATION 06-21-0538-F - 29 (SEA HAVEN), THE ESPLANADE, SCRATBY, GREAT YARMOUTH**

**33 - 45**

Report attached.

## **5 APPLICATION 06-21-0487-CU - 138A HIGH STREET, GORLESTON, GREAT YARMOUTH**

**46 - 57**

Report attached.

## **6 APPLICATION 06-21-0524-F - OASIS AMUSEMENTS (ADJACENT) BEACH ROAD, HEMSBY**

**58 - 67**

Report attached.

**7      APPLICATION 06-21-0526-F - PLEASURE BEACH GARDENS,      68 - 81**  
**SOUTH BEACH PARADE, GREAT YARMOUTH**

Report attached.

**8      APPLICATION 06-21-0522-CU - 11 BATH HILL TERRACE,      82 - 93**  
**GREAT YARMOUTH**

Report attached.

**9      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.

**10     EXCLUSION OF PUBLIC**

In the event of the Committee wishing to exclude the public from the meeting, the following resolution will be moved:-

"That under Section 100(A)(4) of the Local Government Act 1972, the public be excluded from the meeting for the following item of business on the grounds that it involved the likely disclosure of exempt information as defined in paragraph 1 of Part I of Schedule 12(A) of the said Act."



**GREAT YARMOUTH**  
BOROUGH COUNCIL

# Development Control Committee

## Minutes

Wednesday, 19 May 2021 at 17:00

PRESENT:-

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

Ms C Whatling (Monitoring Officer), Mr D Glason (Director of Planning & Growth), Mr D Minns (Planning Manager), Mr C Green (Senior Planning Officer), Mr G Bolan (Planning Officer), Mr R Parkinson (Development Control Manager), Miss J Smith (Planning Technician), Mrs S Wintle (Corporate Services Manager) & Mrs C Webb (Executive Services Officer).

## **1 APOLOGIES FOR ABSENCE**

There were no apologies for absence reported at the meeting.

## **2 DECLARATIONS OF INTEREST**

Councillor Flaxman-Taylor declared a personal interest in item 6 as several of her family members had signed an on-line petition in regard to the application.

Councillor Freeman declared a personal interest in item 8 and would only speak as the Ward Councillor on the item and would not vote.

Councillor Annison declared a personal interest in item 9, as the application was from an existing Councillor who was a close friend.

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

## **3 MINUTES**

The minutes of the meeting held on 31 March 2021 were confirmed.

## **4 APPLICATION 06-20-0566-F - LAND NORTH OF CRAB LANE. GORLESTON**

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

The Senior Planning Officer reported that this proposal was presented to Members because the site was owned by the Borough Council and the Council was also the applicant. The proposed affordable modular housing was being promoted by the Council but would be built by and operated in partnership with a local affordable housing Registered Provider, Broadland Housing Association.

The Senior Planning Officer reported that statutory consultation took place on 26 November 2020 and again following revisions to design on 25 March 2021 with residents and ward councillors. The revisions were considered to be of a minor and localised nature to which only the immediate neighbours were reasonably expected to express any different opinion to that originally expressed.

The Senior Planning Officer reported that Members of the Development

Control Committee considered this application on 31st March 2021 and resolved to undertake a site visit to gain a contextual understanding of the site and issues raised. This report was an updated version of the report considered and minuted on 31 March 2021. It had been changed in format and appearance but had incorporated all representations and officer responses to date, and should ensure the application could be considered afresh.

The Senior Planning Officer reported that a fact-finding site visit meeting of the Planning Committee was held on 15th April 2021. Since the last DC Committee, the applicant had provided further information with regard to details of lighting bollard positions, electric vehicle charging points, bird box locations, and Secured by Design proposals. The aim of this was to reduce the likelihood of needing planning conditions of a nature that required further information before commencement and where consultation to specialist consultees had been carried out. None of these matters were considered to require public consultation, in the same way as discharge of condition applications were not publicly consulted. In addition, information relating to the thermal and acoustic performance of the modular design were provided direct to the Environmental Health team for comment.

The Senior Planning Officer reported that the site was situated within the Gorleston Development boundary and with good access to shops, and other facilities. This site is of 0.294 hectares and was orientated east – west parallel to Crab Lane. The site formed part of a wider broad grassed strip retained alongside Crab Lane, perhaps in the past it was intended for road widening. There was no footway to the highway edge, instead there was a footpath along Crab Lane and set inwards and north from the highway along the gable flank walls of the existing two storey terraced housing. Density would represent 30 dwellings to the hectare.

The Senior Planning Officer reported that the grass strip was devoid of planting and despite forming a prominent part of the urban street-scene environment, it was not formally designated in the Local Plan or Core Strategy as any form of Open Amenity Space. The surroundings included 3 storey, flat-roofed flat development on Laburnum Road opposite to the south for much of the frontage, and, to the eastern end part of the well-planted cemetery opposite, which has Open Amenity Space status.

The Senior Planning Officer reported that Crab Lane was a C class road. It was a principal route from Bradwell to Gorleston, although an alternative route via the link between the A47 and A143 had recently opened to the south. It was on bus route 6, Great Yarmouth to Bradwell with an hourly service and service 6B, Gorleston to Bradwell, twice a day.

The Senior Planning Officer reported that this was a full application for the erection of ten one bedroom self-contained modular flats, in two groups of four on two storeys around a central stair (plot 3 to 6 and 7 to 11) and one group of

two in two storeys (plot 1 and 2) with the stair at one end. The block of 4 flats (Plots 3 – 6) and their parking are proposed on the west of Forsythia Road, and a block of 4 flats (Plots 7 – 10) are proposed on the east of Forsythia Road.

The Senior Planning Officer reported that parking was shown between plots 1-2 and 3-6 in a court for 8 vehicles and to the east of plots 7-10 for another ten vehicles. The revised scheme submitted in March features a steeper better proportioned roof pitch and a lower roof to the stair access, helping to break up the roof line of the four-unit blocks. Each dwelling's size is 50m square, compliant with the national guidance on standards for a one bedroom two-person home (50 sq m).

The Senior Planning Officer reported that the proposal scheme was set a footway width from the Crab Lane highway and north of it, to provide a 1.2m width path along Crab Lane in front of the dwellings. This leaves approximately half of the existing grass strip to the north of the proposed dwellings in situ and introduces some hedging and planting into the grassed area. The reason for the layout is derived from the presence of underground services within the grass strip. At the closest the highway is 1.9m from the buildings and at the furthest 2.8m. The slightly tapered relationship ensures vision splays. The applicant has indicated that vehicle noise will be reduced within the properties by control of air paths and other technical means.

The Senior Planning Officer reported that accompanying the proposal were the following documents:

- Planning Application Forms and Certificates of Ownership;
- Application drawings as detailed on the Drawing Register;
- Design and Access Statement;
- Planning Statement (including Statement of Community Involvement);
- Preliminary Risk Assessment (Contamination) (and subsequent phase 2 testing and mitigation recommendations)
- UXO Report;
- Topographical Survey;
- Ecology Report; and
- Arboricultural Impact Assessment

The development is too small to require either a Transport Statement, Air Quality Assessment, or a Noise Impact Assessment, and it is considered unnecessary to delay determination of the application to obtain these.

The Senior Planning officer reported that it was true that the spacious character of Crab Lane will change through development within the locally valued greenspace. Furthermore, it is noted that the NPPF and development plan policies seek designs to be reflective of local character, yet this proposal would erode a significant component of the local character of the area. However, the open space feature is not a formally designated area in planning policy so is not expected to be preserved as a matter of course, although its



loss is resisted by Policy CS15(a). Whilst the impact on the open space will be significant, and to some will be sorely missed as a recreational resource and area of local character, the need for its protection must be weighed in the planning balance.

The Senior Planning Officer reported that irreversible development of large areas of characteristic greenspace is regrettable and generally resisted by adopted policy, but must be weighed against the severity of the housing shortage for those in need of 1-bedroom properties which is the most acute need in the Borough. Given the timely positive provision of affordable housing that this application represents, it is considered to outweigh the impacts on greenspace, in this occasion. The Green Mile also provides a valued informal recreation area for walking dogs and children's play, although there are others in the vicinity and this site is not ideal for play use, given the road. It should also be noted that the provision of another footway along the roadside will act to improve walking opportunity and considerable retained elements of the current green strip will remain, both to the north of the buildings proposed and to the east so the opportunity for recreation is not completely removed.

The Senior Planning Officer reported that Members will be keenly aware of the strength of feeling towards the loss of greenspace. For this reason, Officers wish to make clear that this recommendation is finely balanced whereby the site's use for all 10 affordable homes is the overriding factor behind making a recommendation of approval. A number of concerns are raised in respect of the localised highways impacts and perceived detriment to highways safety. To some, this includes exacerbating a perceived shortage of existing car park provision for local residents. Whether this is an accurate concern or not, it should be noted that this scheme does deliver slightly more parking than is strictly needed to address the published parking standards.

The Senior Planning Officer reported that on this occasion, the delivery of ten affordable homes is considered in planning terms to carry greater weight than the slightly additional potential traffic generation set against the benefit of surplus parking facilities. By virtue of its modular construction and the relatively unconstrained nature of the site, this scheme will very rapidly deliver a significant contribution to smaller housing accommodation where there is a significant shortfall in the overall housing stock, so is tailored to specific needs.

The Senior Planning Officer reported that notwithstanding the applicant being the Borough Council, and the site being owned by the Borough Council, it is recommended that the permission be subject to a legal agreement or other appropriate mechanism to require all homes to be used only for affordable housing. If this were not the case, Officer's would need to reappraise the exercise of planning balance.

The Senior Planning Officer reported that in conclusion, the site offers a contribution to the specific 1-bedroom affordable housing supply and is well

located in relation to access to services and transport links, and in some respects reflects and fits in with the wider pattern of the settlement. Whilst loss of a valued space of local character and recreation value is unfortunate, there are no departures from policy and no overriding material considerations to suggest that the development cannot address its impacts. It is considered that the public benefits of providing 10 1-bed dwellings to be provided as affordable housing will outweigh the relatively low levels of impacts on amenity and highways networks functions. Subject to being secured as affordable housing, the development will deliver an all affordable housing scheme of 10 dwellings which provides considerable material benefit and weight when considering the overall planning balance.

The Senior Planning Officer reported that the application was recommended for approval, subject to:-

- completion of legal agreement or appropriate alternative mechanism to secure all 10 dwellings as affordable housing
  - the payment for Habitat Regulations mitigation (£1100)
  - undertaking a stopping-up order process and section 278 TRO funding and subject to conditions for:
    - Timing
    - Compliance with approved plans
    - Passive EV provision
    - Highway conditions for availability of onsite parking before occupation, vision splay formation and including that the TRO to be in progress at the time of occupation (note the funding of the agreement has been agreed)
    - Provision of suitable 'secured by design' or alternative features, in discussion with the police as consultee
    - Unexpected contamination during construction
    - Hours of construction and noise controls
    - Ecology: The works should be carried out in accordance with the Landscape Management plan and landscape plans submitted.
    - Noise protection measures and ventilation and extraction (if required)
    - Car Park Management Plan, including trial programme of allocation and identification
    - Tree works as per AIA and AMS
- Informative notes to include (but not be exclusive to):
- Noise mitigation suggestions
  - Timing of works expectations
  - Air quality during construction and any other conditions or notes considered appropriate by the Planning Manager.

Councillor Williamson asked for clarification regarding paragraph 6.22 of the report and the definition of the open space referred to.

Councillor Hammond was concerned that the front doors of the proposed properties would open outwards directly onto Crab Lane.

Mr Chris Stammers, applicant's agent, addressed the committee and reported

the salient areas of the application and asked that the Committee approve the application for these much needed one bedroom homes in the Borough.

Councillor Bird asked whether the fences would remain between the front doors of the properties and the highway as improved safety measures given the proximity to the road.

Councillor Williamson questioned the agent's supposition that as homes were normally built this close to roads in villages, it was acceptable that these properties could be built 1.9m away from a main feeder road from Belton/Bradwell into the centre of Gorleston.

Councillor Price, Ward Councillor, spoke on behalf of his constituents who opposed the application as it would result in the loss of valuable, green amenity space in the area and would cause untold additional highway problems. The application was over-development in the wrong area and he urged the Committee to refuse the application.

Councillor Wainwright agreed with Councillor Price that the application site was in the wrong place and he proposed that the application be refused.

Councillor Myers was not happy with the application as the properties were too close to a major road and he had concerns regarding the resulting pollution.

Councillor Hammond reported that he could not support the application as the properties were to be built too close to a major road, as did Councillors Williamson and Mogford.

The Planning Manager reported that if the Committee was minded to refuse the application, they could cite Policy CS9, encouraging well-designed, distinctive places, but he would rather the Committee defer the application to allow the Council to withdraw the application. Councillor Myers proposed that the application be deferred to allow the Council to withdraw the application and this was seconded by Councillor Flaxman-Taylor.

Councillor Wainwright asked for an assurance from the Planning Manager that the Council would indeed, withdraw the application first thing tomorrow morning.

The Monitoring Officer reported that it was possible to refuse the application, the Planning Manager was purely suggesting a way forward but it was up to members to decide.

Councillor Wainwright once again proposed that the application be refused and this time, Councillor Hammond seconded the proposal.

**RESOLVED:**

That application 06-20-0566-F be refused as it was contrary to Policy CS9, Encouraging well-designed, distinctive places.

## **5 APPLICATION 06-20-0568-F - GREAT NORTHERN CLOSE, GREAT YARMOUTH**

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

This proposal was presented to Members because the site is owned by the Borough Council and the Council is also the applicant. The proposed affordable modular housing is being promoted by the Council but would be built by and operated in partnership with a local affordable housing Registered Provider, Broadland Housing Association.

The choice of the modular housing sites has been predicated by the need for rapid delivery of smaller homes to meet need, requiring the utilisation of land within the Borough Council's existing estate. The plans have been revised during the application process following discussions with Officers at the Borough, including Design and Conservation Officers, and a re-consultation has been conducted and concluded. A fact-finding site visit meeting of the DC Committee was held on 15th April 2021.

The proposal is on land currently forming a parking court associated with other blocks of flats in this area of Great Northern Close. The application site lies to the rear (east) of terraced houses at 115-116 North Denes Road, and north of the existing blocks of flats in Great Northern Close. To the north of this application site is open playing fields associated with the

Charter Academy, formerly the High School, is separated from the site by a chain-link mesh fence. Immediately adjacent to this site, to the east, is a recreation ground (Beaconsfield Recreation Road) also used for sports facilities in conjunction with the school and by other users. There is a gate in the brick wall between the recreation ground and the existing and proposed flats. The land intrudes into flood zone two, though the land levels all around this site appear very close to level and land to the north and south is shown as being in zone one. It is situated within the town's development boundary and with good access to shops, and other facilities. The site area is of 0.11 hectares (density 70 dwellings per hectare). The flats now occupying the land date to the late 1960s following closure of the railway. These flats are owned by the Borough Council.

Within the existing portion of the development known as Great Northern Close there are 60 flats. Within the whole of Great Northern Close, to provide for the 60 existing flats there are presently 71 spaces. There are 36 further flats to the south of those, forming Midland Close, which have their own parking provision. There are eleven houses fronting North Denes Road with rear gardens abutting Great Northern Close, where the road has enough

length for

12 on street parking places. There are two parking areas in this vicinity serving the existing flats, one closer to the flats which appears well used, and the larger parking area that serves as this application site immediately to the south of the playing field which appears less well used, but has capacity for up to 44 vehicles (60m x 17m approx).

Should this proposal be approved, the application site is still intended to serve as a car park for the surrounding area. The number of spaces as proposed for general use would be 27 spaces, in addition to providing 7 spaces open to all residents within the site of the 8 flats shown. This gives a total of 34 spaces for 68 flats across the Great Northern Close residential area. There are various other local parking sites in the vicinity as set out in section 6 of this report. The land features some small ornamental trees planted as landscaping when the housing was built. There is a row of trees on the recreation ground, to the east, close to the boundary wall. The character of the area is relatively open to the north and east with large recreation spaces, with terraced development to the west fronting North Denes Road. To the west side of North Denes Road close to this site is the Estcourt Road application site for 30 dwellings (Application Reference 06/21/0618/F). These are two number x four-bedroom (7 person), three number x three-bedroom (five person), seven number x three-bedroom (six person), fourteen number x two-bedroom (four person) and four number one-bedroom flats. Fifty-six car parking spaces are provided giving each house two spaces and each flat one space. This is in accordance with Norfolk County Council parking guidelines.

This is a full application for the erection of eight one-bedroom self-contained modular flats, in two buildings of two storeys. This comprises a group with four flats around a common stair in an L shape at the west of the site and a group of four flats in an H shape around a common stair. This creates a courtyard. Parking is shown for the flats created in a small parking area to the west side with capacity for seven vehicles and bin storage. Over the whole site therefore this represents a loss of 37 parking spaces. Unit size is 50m square, compliant with the national standard for a one bedroom two-person home (also 50 sq m).

Accompanying the proposal are the following documents:

- Planning Application Forms and Certificates of Ownership;
- Application drawings as detailed on the Drawing Register;
- Design and Access Statement;
- Planning Statement (including Statement of Community Involvement);
- Preliminary Risk Assessment (Contamination);
- UXO Report;
- Topographical Survey;

- Ecology Report; and
- Arboricultural Impact Assessment.
- Sequential test for flood risk

The development is too small to require a Transport Statement.

There is no relevant planning history. Various applications for satellite dishes on the existing flats dating to the mid-1990s.

Consultations:-

All consultation responses received are available online or at the Town Hall during opening hours. The ward councillor has objected, raising the following concerns: • Impact on parking for the current residents and properties nearby. County Highways have objected that there are insufficient spaces for new residents. When Beaconsfield Park is being used parking needs increase.

- The proposed housing development on Estcourt Road might not provide enough parking, adding to the local parking pressures.
- Site notice was removed and no replacement provided.
- Covid restrictions make engagement with residents difficult. More time is required notwithstanding the pre-application consultations made by the developer.

Neighbours and residents have objected, on the following summarised points:

- Notification has been poor as the site notice was removed the next day.
- The council have underestimated the displacement of parking facility at 22 vehicles. There are 60 flats in the estate.
- The surveys carried out during covid are not representative.
- The car park is used by residents, council contractors doing repairs and grounds maintenance, paramedics, home delivery drivers and sports teams using the Beaconsfield recreation ground.
- The emergency services struggle to negotiate the on-road parking in the Close.
- Registered disabled drivers struggle to find accessible parking spaces.
- Carers and people with children often cannot find space to park.
- Delivery drivers will find it difficult to park especially during covid.
- There are restrictions on the North Denes Road.
- There are no details for electric car charging points or consideration of what the end of petrol cars will mean.
- As the new tenants will have designated parking spaces there will be resentment from existing tenants will have no allocated provision.
- There are no disabled spaces and five are required on the whole site.
- By 7pm all spaces are occupied.
- The poor condition of the existing car park limits its use.
- The area is used for drug dealing and is poorly lit and the lights not maintained.
- The proposal creates a good place for drug dealing.
- This will lead with other schemes to overdevelopment of the area.
- The ward councillor further objects that asbestos has been found rendering development unsafe and restating previously expressed concerns regarding parking.



Norfolk County Council – Local Highways Authority – No objection. The amended plans show a technical shortfall of one space, however, in an email dated 18.3.21, the Highway officer agrees that if spaces are not hypothecated to this scheme then that is not objectionable, subject to a condition requiring that prior to the first occupation of the development the proposed access, on-site car and cycle parking and turning area shall be laid out in full, to ensure the availability of this space.  
Historic Environment Service – No objection, nor recommendation for archaeological conditions.

Lead Local Flood Authority: No comments. This is a minor development below LLFA threshold for comment.

Norfolk Fire and Rescue. No objection and standard comments regarding provision for firefighting to accord with the Building Regulations.

Norfolk Police: CCTV is required to maximise surveillance at access points. The footpath is close to an area known for anti-social behaviour and should be gated with access for occupants only. Ideally the entire site will be fenced to 1.8m height. Access to the stairs should be by electronic key. Bin stores should be gated and key fob access to prevent arson. Good lighting combined with CCTV is recommended. Robust, secure lit cycle storage is required. 'Private residents only' signage needed. Access control to parking might be required. Note, a submission was received 6 May 2021 providing a revised 'Secured by Design' scheme and this has been sent to the police for further comment.

Environmental Health – (contaminated land, noise, air quality) No objections: A condition is required for contaminated land matters to be mitigated on site and validated before construction proceeds further, as the phase 1 and 2 studies showed some asbestos particles in one location. Construction work period should be restricted to protect adjacent residents and maintain air quality during construction works.

Building Control – Were critical of the originally submitted design showing open balcony access, but the revised scheme addresses the issue and allows firefighting hoses access within the prescribed 45m distance.

Anglian Water - Below threshold for comment.

The applicant has submitted a bespoke Shadow Habitat Regulations Assessment (HRA).

As this site is at increased risk of flooding (zone 2) it is the duty of the Council to consider other sites when determining the application, in the form of a sequential test for flood risk. Officers have considered other available land in the Yarmouth urban area. The application has come forward due to the delivery support available from the Government's funding of housing schemes that can be delivered quickly in response to the Covid-19 Pandemic. As such, there are timescale constraints relating to the development being achieved pursuant to this application, so it has been considered necessary to only consider alternative sites of lesser flood risk on land owned by the Council, because that is available and "deliverable" (in terms of the NPPF definition) in the timescales required to enable this development to proceed. In effect, the need to achieve rapid delivery defines the criteria for testing the

availability of other land in lower flood risk, and largely rules other sites out unless in the Council's ownership.

Members will note that there are two alternative sites available for modular housing construction that fall within the Council's ownership: one with planning permission resolved to be granted at the Beach Coach Station, Yarmouth, and one recommended for approval at Crab Lane, Gorleston, at this same meeting of the DC Committee. It cannot be said that this is the only site available for delivery of a scheme of 8 dwellings within the same timescale, but it can be said that the site is the only one which can provide this scale of development in addition to those two other schemes under consideration. As such, given the pressing importance of delivery of affordable housing in the Borough, it is considered that this is the most appropriate available and deliverable site for 8 homes from a flood risk sequential assessment point of view.

Although the Council owns the land, there has been no consideration given to any possible financial implications linked to the development of the site. A small grant of 'new homes bonus' may arise, should this scheme qualify, but that is not considered a significant material factor in the weighting of this assessment.

The planning balance in this case is heavily weighted towards an approval recommendation for these vitally needed all-affordable form of housing directed at single persons and couples without children, where there is a substantial shortfall of such accommodation and of accommodation of this type that meets good standards of provision. The site offers a contribution to housing supply and is well located in relation to the pattern of the settlement. Against this there will be some impact on existing residents from the reduction in parking provision, however there are alternative sites for parking in the locality, and while these may not always be practical solution for mothers with children, for example, occurrences where there is no space to drop off are considered sufficiently rare so as to be outweighed by the public benefits of the provision of affordable homes.

Other matters such as amenity impact are considered satisfactory and a lot of work has been conducted to remove the need for pre-commencement conditions to expedite the delivery of homes. By virtue of its modular construction and the relatively unconstrained nature of the site, this scheme will very rapidly deliver a significant contribution to smaller housing accommodation where there is a significant shortfall in the overall housing stock, so is tailored to specific needs. Notwithstanding the applicant being the Borough Council, and the site being owned by the Borough Council, it is recommended that any permission be subject to a legal agreement or other appropriate mechanism to require all homes to be used only for affordable housing. If this were not the case, Officer's would need to reappraise the exercise of planning balance.



The application is recommended for approval subject to:

- completion of legal agreement or appropriate alternative mechanism to secure all 8 dwellings as affordable housing
- the payment for Habitat Regulations mitigation (£880) and subject to conditions for:
  - Timing.
  - Compliance with approved plans.
  - Development to be in accordance with the contamination report.
  - Securing parking and cycling spaces to be available before occupation.
  - Passive EV provision and external lighting positions as shown on latest drawings, a pre-occupation condition to agree lighting intensity.
  - Highway conditions.
  - A security condition to reflect the recently received “secured by design” or alternative features, in discussion with the police as consultee.
  - Provision of the agreed Ecology mitigation.
  - Construction to be in accordance with the Arboricultural Method Statement.
  - Contamination precautions during development.
  - Hours of construction and noise control.

Councillor Bird asked whether it was intended to provide EVCP as part of the application. The Senior Planning Officer reported that cables would be laid for EVCP points to be sited in the future.

Councillor Hammond asked for clarification regarding the number of parking spaces to be provided. Councillor Williamson agreed that the proposed 34 parking spaces to serve 68 flats was insufficient and was the Council only proposing this number of spaces as the it was the applicant.

Mr Chris Stammer, applicant's agent, reported the salient areas of the application to the Committee and urged them to approve the much needed 1 bedroom accommodation in the Borough.

Councillor Waters-Bunn addressed the Committee as an objector on behalf of her mother and reported that the loss of parking would greatly affect the elderly who relied on multiple care visits a day and mothers with young children. Access to the rear of her mother's property was often blocked due to lack of parking nearby resulting in the missing of hospital appointments. She strongly urged the committee to refuse the application.

Councillor Martin, Ward Councillor, addressed the committee and reported the concerns of local residents to the proposal and the resulting loss of much needed parking in the area and she asked the committee to refuse the application.

Councillor Wainwright acknowledged that this type of housing was much needed in the borough but there were other, better sites for it and not just building it on infill sites and taking away much needed parking spaces for local residents who were already struggling to park.

Councillor Myers asked for clarification regarding paragraph 6.5 on page 39 of the agenda report.

Councillor Williamson reported that the proposal was suggesting half a parking space for 68 properties which was preposterous.

Councillor Hammond suggested there were other much better suited brownfield sites nearby on Estcourt road and Beach Coach Station and in all good consciousness, he could not support this application.

Councillor Wainwright proposed that the application be refused as it was over-development and would result in loss of amenity and car parking for local residents. This was seconded by Councillor Myers.

**RESOLVED:-**

That application 06-20-0568-F be refused as it was over-development and would result in loss of amenity and parking for local residents.

## **6 APPLICATION 06-20-0514-F - LYNN GROVE ACADEMY, LYNN GROVE, GORLESTON**

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

The Planning Officer reported that the proposed site had current permission for floodlighting to the proposed all-weather pitch which was allowed at appeal (planning reference number 06/05/0582/F). The main reason for the objections to this application is due to the effects the proposal would cause on nearby residential amenities. The proposed lighting scheme provided has accommodated these concerns and the light spill from the floodlights does not extend into the neighbouring properties on the boundary. It is possible that the main concerns from neighbouring properties were raised due to the testing of the LED bulbs in the current set up, before this amended proposal was put forward. That testing process found that the current approved set up could not use the more energy efficient bulbs on the existing 15m poles without causing unacceptable impacts, and the scheme was duly amended into the proposed scheme considered in this application.

The application site provides a much need facility for the school and wider community and already benefits from floodlighting under a different scheme. The proposed scheme is considered to not cause any more harm than what is currently allowed on site and with the introduction of LED bulbs it is a much more energy efficient option than what is currently being used.

The application is therefore considered appropriate for the area and use as required. Whilst all objections have been taken into account, it is noted that the information supplied supporting the application provides proof that

the residential amenities of nearby residents will not be detrimentally affected by the proposal, and the Environmental Health officer has accepted the proposal. Subject to the same conditions around hours of use of the floodlights as already exist, the development as proposed is considered acceptable and is recommended for approval.

Mr Shaun Walker, objector, addressed the Committee and reported his concerns and those of his neighbours regarding the application and urged the committee to refuse the application to protect their amenities and enjoyment of their homes.

Councillor Hammond asked for clarification that the proposed lights would be lower in light and be less lux.

Councillor Wainwright asked for clarification regarding the new legislation which the objector claimed came into operation on the 30/10/2020. The Planning officer reported that the application had been tested against this policy.

Councillor Myers asked for clarification regarding paragraphs 5.4 and 5.6 of the agenda report.

Following the debate, members were minded to approve the application.

**RESOLVED:-**

That application number 06-20-0514-F be approved, subject to the use of conditions as set out below, the proposal will comply with the aims (c) and (e) of policy CS15 of the Great Yarmouth Local Plan: Core Strategy, remaining Borough Wide Local Plan Policy EDC3 and Paragraphs 91 and 92 of the NPPF, and is consistent with the aims set out in emerging policies of the final draft Local Plan Part 2.

Proposed Conditions:

1. Standard time limit.
2. In accordance with approved plans.
3. The floodlights shall not be operated outside the following hours:  
09:00 to 21:30 hours on Mondays to Thursdays (except between Christmas Day and New Year's Day as provided below)  
09:00 to 21:00 hours on Friday (except between Christmas Day and New Year's Day as provided below)  
09:00 to 20:00 hours on Saturdays, Sundays, Bank Holidays and during the period from Christmas Eve to New Year's Day inclusive.
4. No floodlighting or external lighting shall be installed other than in accordance with the SEEKING LED - lighting plan received by the Local Planning Authority on 6th October 2020
5. There shall be no use of the floodlights until they have been reduced to 10m tall poles, and thereafter each lighting column shall be no more than 10 metres high and shall support 2 KW asymmetric floodlights mounted horizontally, with zero degree of tilt. The floodlights shall be retained

in that configuration and shall not be replaced or altered except with prior written

approval of the local planning authority.

6. A 'Use Management Plan' for the lights – to be implemented, brought into use and published to all users prior to first use of this form of lighting.

7. The perimeter gate to the school site adjoining Heron Close shall be locked between the hours of 17:00 hours on any day and 08:00 hours on the following day.

and any other conditions considered appropriate by the Planning Manager.

## **7 APPLICATION 06-19-0625-F - HALL FARM, HALL ROAD, MAUTBY**

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

The Planning Officer reported that this application was previously considered by Development Control Committee on 17 March 2021; at that meeting the Committee voted to defer its determination in order to fully consider a late representation received at 16:59 on 15 March 2021. Members will recall being briefed verbally during the meeting, and requesting a written report and assessment of the issues raised.

This report is an updated version of the report considered on 17 March 2021. It has incorporated all representations and officer responses and should ensure the application can be considered afresh. Members may wish to note that in the intervening period since March, the applicant has been asked to provide additional information to address some of the issues which Officers identified as needing to be subject to proposed planning conditions. Further information has not been forthcoming, and there has been no requirement for additional public consultation and as at 10/05/21 no additional public or consultee comments have been received. Notwithstanding the matters raised on 15th March, the recommendation remains for approval, subject to new / revised conditions proposed herein.

The application site land is currently without an authorised planning use, but is being used as part of the operations of Maple Tree Services, a business operated by the applicant from the farm buildings at Hall Farm, directly to the north of the field which forms the application site.

The applicant's business at Hall Farm involves importing, cutting, splitting, storage and distribution of firewood. This use within the buildings and their immediate curtilage at Hall Farm was established when a Certificate of Lawful Existing Use was granted approval on 13th July 2016 (GYBC ref. 06/16/0280/EU) following 10 years' continuous woodyard use / activity. The planning use of the group of buildings is now established as a permanent woodyard use for: "importing, cutting, splitting, storage and distribution of firewood with an average of 60 loads to 668 loads being bough to the Site each year (one load weighing between 0.7 tonnes and 0.9 tonnes)."

Over time, storage of logs for the business has extended beyond the

existing buildings and shelters of Hall Farm and onto the field to the south of the woodyard. Originally, without the benefit of planning permission, external storage began on part of the field to the east of this application site, for which temporary planning permission was subsequently granted for a period of one year (ref. 06/16/0590/CU), which expired on 17th November 2017.

A subsequent planning permission for temporary wood storage on that same site was granted permission for two years, which expired on 1st December 2019 (ref. 06/17/0743/F). As a result, all planning permissions for use of the land to the east of this current application site for wood storage have now expired, and wood has gradually been moved from the original temporary site to the east across towards the current application site. The previous temporary planning permissions were granted subject to a number of conditions in addition to being temporary in nature, and included the following:

- the permission was made personal to the applicant, such that only the applicant could benefit from the permission;
- no deliveries to the site or movement of wood within the site were to take place outside the following hours:- 08:00 to 18:30 Monday to Friday;
- the site was to be used for the storage of timber/firewood only;
- no mechanically powered cutting, sawing or splitting of timber (or other similar operation) shall take place within the site.

The reason for granting temporary approval subject to the above restrictions was in order for the LPA to retain control over the use of the site until the effects of the proposal have been experienced, and in the interest of protecting the amenities of the locality. When the applicant applied for a temporary two year permission in December 2017 they did so with the expectation that a temporary permission would allow the applicant's business to operate whilst an alternative location was being arranged for the entire business, and with that the cessation of the permission would allow the site to be cleared. Relocation may not have proven possible in practice, but the LPA's reasons for issuing temporary permissions were only for the purposes of monitoring the activities and impacts and being able to control the use overall, as stated on the decision notices.

Norfolk County Council did propose an alternative location for relocating the applicant's business to Decoy Wood, Mautby. However, the formal application was subsequently refused by Development Committee on 11/09/19, in line with the Officers' recommendation (application ref no. 06/18/0384/F). The current application is for open storage on the field south of the woodyard, and is proposed to continue the same use as was previously permitted on the adjoining part of the same wider field. This is a different area of land but is more central to the overall site and covers 1756 sqm in area. The current application is to regularise the use which has already begun on this site without planning permission. It is therefore a retrospective application, at least on part of the site.

Mautby Parish Council – No objections.

Cllr Adrian Thompson, Fleggburgh Ward - supports the application due to the potential economic benefits for the rural area. Highways Authority – No objection. Environmental Health Officer – No objections subject to use of

conditions: Working hours to be 0800 – 1700 Mon-Fri and 0800 – 1300 Sat only, with no work on Sundays or Public Holidays; and the site shall only be used for storage of timber and not for plant and machinery.

GYBC Arboriculturalist has reported that:-

- Tree screening is an imperative, and requires a mix of native species.
- A recommended list of trees to be planted includes Oak, Ash, Sycamore, Monterey Cypress, Rowan, Bird Cherry, Beech, Crab Apple, Hazel, Hawthorne, Blackthorn, and Scott's Pine.
- At least 50 trees would be needed, with specimens of 12-14cm 'stem diameter', to both extend the tree line and infill any gaps.
- This will create a habitat and food source for wildlife in the winter months, as well as screening throughout the year, complementing the existing conifer trees which are now c. 7 years old which cause concern to the Broads Authority.

Broads Authority – Objected and full comments are discussed in the report and attached at the appendices.

Neighbours / Public Representations – are detailed in section 4 of the report. Detailed comments from the closest neighbouring residents are provided attached at the appendix to this report.

The Planning Officer reported that in conclusion, the applicant has previously been granted temporary permissions for the same use on an adjoining area of land, which has enabled the Local Planning Authority to assess whether the character and activity of the use can be acceptable in principle, and establish possible areas which should be controlled. As the use proposed is for storage of timber only, it is unlikely to cause any significant harm to the amenities of the nearest dwellings and it is considered that the use can be controlled to an acceptable level, and the arrangement of wood storage on site can be compatible with the landscape impacts.

Taking all the above issues into account, it is considered that the potential harm associated with the proposed use of the site solely for storage of timber will be minimal if appropriately conditioned, and the economic benefits will outweigh the limited extent of detrimental impacts.

The proposal will comply with Policies CS1, CS6 and CS11 of the Great Yarmouth Local Plan: Core Strategy, and Paragraphs 83, 84, 98 and 170 of the NPPF, and is consistent with the aims set out in emerging policy E4 of the final draft Local Plan Part 2.

The application is recommended for approval subject to the imposition of conditions as listed below:

1. Permission shall be granted on a personal basis, for the benefit of the applicant only.
2. The site shall only be used whilst the applicant operates from Hall Farm.
3. Within 1 month of the use ceasing or if the applicant relocates from the existing site, the land shall be cleared of all wood and woodchip and



activity and shall be reverted to agricultural use.

4. An appropriate tree planting and landscape plan to be submitted within 2 months of the decision date. The mix of trees shall be native, semi-mature 12-14cm stem diameter, mixed species of Oak, Ash, Sycamore, Monterey Cypress, Rowan, Bird Cherry, Beech, Crab Apple, Hazel, Hawthorne, Blackthorn, and Scott's Pine. The landscape plan and tree protection

measures to be implemented in the next planting season following approval of those details.

5. The former temporary use site to the east to be planted with native meadow species in the first planting season in accordance with a scheme to be submitted within 2 months of the decision date.

6. The storage area is to be defined and marked by an appropriate boundary scheme (such as 2.5m tall poles) in accordance with a boundary scheme details to be agreed. Scheme to be submitted within 2 months, and implemented in accordance with the approved details within 2 months.

7. A plan for the layout of the site shall be submitted within 2 months of the date of this permission, detailing areas for wood piles in the site, including areas for woodchip and orientation of logs, distribution of woodpile heights etc – with the aim to appear more recessive in views from the south, and shall be laid out within 1 month.

8. Details of a scheme for the provision of improved surfacing within the Hall Farm environment to prevent debris being brought into the public highway and/or scarring the landscape, shall be submitted within 2 months, and implemented in accordance with the approved details within 2 months.

9. No woodpiles shall be any more than 3.0m in height, at any part of the site at any time.

10. Use / operations within the site to be restricted to hours of 0800 – 1700 Mondays – Fridays only, with no work on Saturdays, Sundays, Bank holidays or Public holidays;

11. There shall be no deliveries to the site outside 0800 – 1700 Mon - Fri.

12. The site shall only be used for storage of timber and not for plant and machinery and apparatus, and there shall be no parking or storage of vehicles on the site when those vehicles are not in use.

13. There shall be no storage of machinery, plant, apparatus or vehicles on any adjoining land in the applicant's ownership / control not covered by the established Hall Farm woodyard use under application ref. 06/16/0280/EU.

14. There shall be no mechanically powered cutting, sawing work, or splitting of timber (or other similar operation) taking place on the application site.

15. No sales of wood, fuel or timber from the site.

and any other conditions considered appropriate by the Planning Manager.

Mr Hewitt, applicant, addressed the Committee and reported the salient areas of his application and respectfully asked the committee to approve it so he could move his business forward.

Mr Younge, objector, reported his objections to the Committee detailing the effect the operation of the unregulated adjoining wood yard had on his enjoyment of his property and urged the Committee to resolve this application which had blighted his life for so many years.

Councillor Thompson, Ward Councillor, spoke in support of the application as he thought it important that local businesses were supported after the pandemic and the applicant needed security to take his business forward which offered local employment opportunities.

Councillor Mogford reported that he could not see any problem with the application and that rural businesses needed to be supported. he noted the objections from the Broads Authority but the determining of the application was outside of their remit.

Councillor Wainwright moved the recommendation for approval which was seconded by Councillor Freeman.

RESOLVED:-

That application number 06-19-0625-F be approved subject to the proposal to comply with Policies CS1, CS6 and CS11 of the Great Yarmouth Local Plan: Core Strategy, and Paragraphs 83, 84, 98 and 170 of the NPPF, and is consistent with the aims set out in emerging policy E4 of the final draft Local Plan Part 2.

The application is recommended for approval subject to the imposition of conditions as listed below:

1. Permission shall be granted on a personal basis, for the benefit of the applicant only.
2. The site shall only be used whilst the applicant operates from Hall Farm.
3. Within 1 month of the use ceasing or if the applicant relocates from the existing site, the land shall be cleared of all wood and woodchip and activity and shall be reverted to agricultural use.
4. An appropriate tree planting and landscape plan to be submitted within 2 months of the decision date. The mix of trees shall be native, semi-mature 12-14cm stem diameter, mixed species of Oak, Ash, Sycamore, Monterey Cypress, Rowan, Bird Cherry, Beech, Crab Apple, Hazel, Hawthorne, Blackthorn, and Scott's Pine. The landscape plan and tree protection measures to be implemented in the next planting season following approval of those details.
5. The former temporary use site to the east to be planted with native meadow species in the first planting season in accordance with a scheme to be submitted within 2 months of the decision date.
6. The storage area is to be defined and marked by an appropriate boundary scheme (such as 2.5m tall poles) in accordance with a boundary scheme details to be agreed. Scheme to be submitted within 2 months, and implemented in accordance with the approved details within 2 months.
7. A plan for the layout of the site shall be submitted within 2 months of the date of this permission, detailing areas for wood piles in the site, including areas for woodchip and orientation of logs, distribution of woodpile heights etc – with the aim to appear more recessive in views from the south, and shall be laid out within 1 month.
8. Details of a scheme for the provision of improved surfacing within the Hall



Farm environment to prevent debris being brought into the public highway and/or scarring the landscape, shall be submitted within 2 months, and implemented in accordance with the approved details within 2 months.

9. No woodpiles shall be any more than 3.0m in height, at any part of the site at any time.

10. Use / operations within the site to be restricted to hours of 0800 – 1700 Mondays – Fridays only, with no work on Saturdays, Sundays, Bank holidays or Public holidays;

11. There shall be no deliveries to the site outside 0800 – 1700 Mon - Fri.

12. The site shall only be used for storage of timber and not for plant and machinery and apparatus, and there shall be no parking or storage of vehicles on the site when those vehicles are not in use.

13. There shall be no storage of machinery, plant, apparatus or vehicles on any adjoining land in the applicant's ownership / control not covered by the established Hall Farm woodyard use under application ref. 06/16/0280/EU.

14. There shall be no mechanically powered cutting, sawing work, or splitting of timber (or other similar operation) taking place on the application site.

15. No sales of wood, fuel or timber from the site.  
and any other conditions considered appropriate by the Planning Manager.

## **8 APPLICATION 06-21-0052-F - 32 BEACH DRIVE, SCRATBY, GREAT YARMOUTH**

It was noted that Councillor Mogford left the meeting at 19:20.

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

The proposal is for the change of use of an existing residential dwelling bungalow (C3 use class) to a 'residential institution' (C2 use class) to provide a care home facility for adults with learning disabilities. It should be noted that Sections 16 and 17 of the application form originally failed to indicate the loss of C3 accommodation. Although, all consultations have been carried out with the current description of the application and therefore the proposed change of use has been clear and understood by consultees. An updated section of the application form has nevertheless now been received and is accurate.

The proposal will create 6 ensuite individual bedrooms with the rest of the bungalow being set aside for communal areas and an office space. The bedrooms will have an area of:

- Bedroom 1: 9.0sqm
- Bedroom 2: 10.3sqm
- Bedroom 3: 10.9sqm
- Bedroom 4: 10.5sqm
- Bedroom 5: 7.6sqm
- Bedroom 6: 8.3sqm

To facilitate the change of use two extensions are required. The rear extension measures 1 metre out from the rear wall of the dwelling for a length

of 3.5m. This is in line with the existing rear wall of the dwelling. The side extension measures 3.5 metres out from the southern wall for the full width of the bungalow. The hipped roof will be extended, retaining the appearance of the existing bungalow. Further to the extensions, the existing carport will be removed and then in its place the garden will be enlarged, to extend over the current car port area and by moving the fenced area closer to Nightingale Close with planting proposed to the front.

At the front, off Nightingale Close, 6 parking spaces will be provided. A bin collection area is proposed just off the pavement but the bins will be stored securely within the enclosed garden area, ensuring that they do not have a harmful effect on the street scene. A condition can require the bin area provision and use. For the avoidance of doubt, these are not independent living units, and all catering and medical care is provided for each resident. The applicant expects 13 full time and 2 part time members of staff to be employed directly at the new care home, working on a shift pattern.

The Principle of Development noted that saved policy HOU21 from the Borough-Wide Local Plan allows for changes of use to C2 accommodation within the village development limits subject to meeting the criteria specified. The application site is located within walking distance to the village shop, approximately 700m away, and Scratby also benefits from a number of Holiday Parks whose amenities are accessible to the neighbouring residents. Furthermore, the site is in close proximity to the beach and therefore residents would be able to enjoy activities outside of the facility.

The removal of the car port will allow for the rear garden to be extended, and excluding paving and planting areas this will measure 72sqm. Saved Policy HOU21 (c) requires sufficient garden space to be provided for residents. The Parish Council and neighbours noted concerns about the extent of outside space provided. It is recognised that this enclosed area is not the only garden area available, and in combination with the grassed area at the front there would be sufficient space for residents and staff and the activities that would normally be associated within these spaces.

Core Policy CS03 “[Supports] the provision of housing for vulnerable people and specialist housing provision, including nursing homes, residential and extra care facilities in appropriate locations and where there is an identified need”. Whilst no empirical evidence has been provided, the design and access statement notes the need for this type of accommodation in Norfolk. The proposal would therefore be compliant with CS03 (e).

Although the proposal would require an extension, what is being proposed is not excessive and would not impact the character of the property. Its appearance would remain essentially as a residential dwelling with no impact on the wider character of the area. The extension would add mass to the bungalow, however, this would be offset by the removal of the carport and therefore would not have an adverse effect on the street scene. Moreover, the space required for the change of use is minimised by conversion of the garage.

A number of neighbour responses raised concerns around the increase in vehicle movements, additional parking and highway safety. Revised plans were sought to ensure adequate parking provision for staff, visitors and residents to the satisfaction of the Local Highways Authority (Norfolk County Council). The County Parking Standards (2007) require 1 car parking space / 3 beds, plus 1 space /resident staff, plus 1 space / 3 staff present during the busiest period. There is no turning space or separate area available for deliveries available in the parking area, however when considering that this is a lightly trafficked area this is not considered to pose a significant issue.

Policy HOU21(f) requires care homes to demonstrate suitable access arrangements for ambulances and parking and service space provided in accordance with Local Plan standards. The plans show no specific medical or ambulance space, nor servicing area. However, this is accepted because a flexible approach has been taken due to the need for this type of accommodation. Restricting the use to 6 residents only mitigates the frequency of the pressures on the highway. Furthermore, it is recognised that being a home for those with learning disabilities can reasonably be expected to involve less frequent servicing and visitations than a care home for the elderly or those of ill-health, for example. Planning conditions are proposed to maintain this restriction.

The proposal includes 6 parking spaces. The applicant has confirmed (by email 11/05/21) that Parking Space 1 will be for the pool car, 3 spaces will be for the staff travelling by car, and 2 will be for professional visitors and deliveries. This appears appropriate to accommodate the demands and conditions can require the provision, allocation, signage and management as so. It is noted that there is no general space provision planned for visitors of each resident, but this is accepted to be of relatively low demand with visits of low frequency. As such it is considered unlikely that up to 6 cars for visitors would arrive at the same time, and any space that couldn't be used on the site would not create an unacceptable impact on the surrounding streets that wouldn't already be felt through pre-existing C3 residential dwelling use.

The creation of 6 parking spaces off Nightingale Close will have an impact on the street scene by removing the low wall adjacent the footpath and the removal of some of the garden area. However, whilst the street does have a shared character, there is not uniformity and the creation of the parking spaces is not considered to have an unduly harmful effect on the street scene. Officers consider that highways impacts are largely minimised due to the nature of care provision being proposed for adults with learning disabilities, and the intended occupants being unlikely to drive but requiring care in the form of communal services. These equate to a lesser demand for parking, servicing and medical treatments that might be required with other forms of care homes, be that caring for residents with greater physical health needs or being more elderly. As such it is considered necessary to restrict the form of occupancy by planning conditions, in the interests of preserving highways safety and neighbouring amenity.

Policy HOU21(j) requires a conversion to a care home to avoid significantly affecting the amenities of occupiers of adjoining or neighbouring buildings. Neighbours raised concerns that additional traffic movements would be detrimental to their amenity. Whilst it is noted that the proposal would likely generate more vehicle movements, through the arrival of staff, deliveries and services, to mitigate concerns regarding additional disturbance, it can be required by condition to restrict deliveries to only occur between 08:00 and 18:00.

It was also raised as part of the consultation response that the proposal would result in adverse levels of light pollution to neighbouring properties. No additional outside lighting is shown on the submitted plans. Furthermore, due to the nearby presence of street lighting any additional lighting is unlikely to be severely adverse. By virtue of its scale and positioning, in combination with its hipped roof, the extension is unlikely to have a significantly adverse or overbearing impact on the neighbouring residents. The main habitable rooms of 1 Nightingale Close are at a sufficient distance away that there would not be significant levels of overshadowing, as they are separated by the garage and drive. The rear extension, by virtue of its small scale and remaining in line with the existing rear building line, would not have an adverse effect on amenity of no.34 Beach Drive.

Each resident will have their own private bedroom and wet-room / shower room. Bedrooms range in size from 7.6sqm to 10.9sqm. Whilst it is noted that bedroom 5 in particular is on the smaller side, for a comparison this is above the minimum requirements for a single occupancy room in an HMO (7.5sqm) in emerging policy H12. It should be noted that there are communal rooms within the dwelling as well, meaning residents would not be expected to spend all their time in their private spaces.

The proposal does offer some private outdoor space. Whilst it is recognised that this is limited, Scratby also benefits from a number of Holiday Parks whose amenities are accessible to the neighbouring residents. Furthermore, the site is in close proximity to the beach and therefore residents would be able to enjoy activities outside of the facility. This is considered on balance therefore to offset any concerns about provision of private outdoor space. The application is recommended for approval subject to conditions. The proposal is a care facility that will comply with saved policy HOU21 from the Borough-Wide Local Plan when subject to conditions as follows:

- Standard time limit
- To accord with plans
- Restricting use to a care home for people with learning disabilities
- Restrict to only 6 residents
- Restricting residents to 18+ only
- Widening of access
- Parking area to be provided
- Parking spaces to be used as follows: Parking Space 1 will be for the

pool car, 3 spaces will be for the staff travelling by car, and 2 will be for professional visitors and deliveries (unless otherwise agreed)

- Restricting hours of delivery to only occur between 08:00 and 18:00
- Bird box to be installed
- Landscaping and boundary treatments to be provided

and any others considered appropriate by the Planning Manager.

Councillor Williamson asked for confirmation of the total area of each bedroom including the en-suite bathrooms as he was concerned about the size of bedroom 5.

Councillor Bird asked for confirmation as to whether the application site was presently a business or a residential home.

Mrs Payling, applicant, addressed the committee and reported the salient areas of her application for a much needed facility within the village of Scratby and asked the committee to approve the application. Mrs Payling reported that there would be 2 waking cares on duty every night.

Councillor Fairhead reported that she fully supported the application.

Councillor Freeman, Ward Councillor, spoke in support of the application as he was a keen advocate of care in the community and reported once again, that he would not be voting in this application. Some of his constituents were concerned that this application would alter the street scene but he felt this was a small price to pay for such a much needed facility in the village.

Councillor Myers and Flaxman-Taylor reported that they welcomed the application and would support it as it was much needed.

Councillor Flaxman-Taylor proposed that the application be approved which was seconded by Councillor Wainwright.

RESOLVED:-

That application number 06-21-0052-F be approved subject to conditions. The proposal is a care facility that will comply with saved policy HOU21 from the Borough-Wide Local Plan when subject to conditions as follows:

- Standard time limit
- To accord with plans
- Restricting use to a care home for people with learning disabilities
- Restrict to only 6 residents
- Restricting residents to 18+ only
- Widening of access
- Parking area to be provided
- Parking spaces to be used as follows: Parking Space 1 will be for the pool car, 3 spaces will be for the staff travelling by car, and 2 will be for professional visitors and deliveries (unless otherwise agreed)
- Restricting hours of delivery to only occur between 08:00 and 18:00

- Bird box to be installed
- Landscaping and boundary treatments to be provided and any others considered appropriate by the Planning Manager.

**9 APPLICATION 06-21-0019-F - SITE OF 341 CALIFORNIA SANDS ESTATE, CALIFORNIA ROAD, ORMESBY ST MARGARET WITH SCRATBY**

The Committee received and considered the report from the Planning Officer. This application is coming before the Committee as it was submitted by a serving Councillor, Councillor Grant.

The proposal is to allow the construction of a new holiday chalet into an existing group of 3 holiday chalets, to make 4 in total. Currently, since the demolition of the previous unit, there is one detached unit (Chalet 342) and two joined units (Chalets 340 and 349), and this proposal intends to attach the new chalet to Chalet 342 to then allow all 4 units to be attached together. This is consistent within the California Sands Estate with clusters of 4 holiday chalets placed throughout the site.

The proposed chalet is to be of similar design to the neighbouring chalets with a flat grey felt roof, white UPVC windows and doors and buff cement fibre weatherboarding. This is similar to other chalets that have been upgraded over time. The size and layout mirror the adjoining chalets and is considered in keeping with its surroundings. The amenities of adjoining holiday chalets have been considered however the site itself and surrounding area is prime holiday accommodation, and it is not expected to detrimentally harm the amenities of the adjoining units, especially as a previous holiday chalet occupied the site. As conditions will be used to maintain holiday occupancy only, it is expected that amenity will continue to be acceptable to holiday makers through a turn-around of holiday occupation which is consistent with the use of the site.

The location of the site is with Prime Holiday Accommodation and although it is for the re-in-statement of 1 holiday chalet and will only contribute on a small scale, it is still considered to benefit the local economy by boosting the use of tourist facilities across the Borough and attracting visitors, which is consistent with the aims set out in Core Strategy policy CS8.

Holiday let accommodation is normally required to make payment towards the international designated site protection (HMM) payment in accordance with the Habitat Regulations but in this instance it is appropriate to be exempt as the proposal reinstates a chalet where previously one existed.

In conclusion, the proposal is considered acceptable in the proposed location and area; the area is Prime Holiday Accommodation and will bring much needed benefits



to the tourism and leisure industry. The proposed chalet is considered in keeping with the design and character of the California Sand Estate and with the application site previously occupying a holiday chalet it is considered the reinstatement of the holiday chalet will have an acceptable relationship in amenity terms, subject to imposition of appropriate conditions.

The application is recommended for approval, subject to restricting the use to holiday only and restrictions on occupancy over the year, the proposal will comply with the aims set out in policy CS8 of the Great Yarmouth Local Plan: Core Strategy, and is consistent with the aims set out in emerging policy L1 of the final draft Local Plan Part 2.

Conditions:

1. The development must be begun not later than three years from the date of this permission.
  2. The development shall be carried out in accordance with the application form and approved plans (drawing reference: 2587.02 and location) received by the local planning authority on the 7th January 2021.
  3. The Holiday chalet hereby approved shall only be used for holiday purposes.
  4. Holiday chalet hereby approved as shown on approved plan (location plan) received by the Local Planning Authority on the 7th January 2021, shall only be occupied during the period of the 1st March in any year to 14th January in the following year.
  5. The holiday unit hereby permitted shall not be occupied as a person's sole or main place of residence.
  6. The owner of the unit shall maintain an up-to-date register of the names and home addresses of all of the occupiers of the holiday units and shall make this available at all reasonable times for inspection by the Local Planning Authority.
  7. The holiday unit hereby permitted shall not be used by an individual or family group for more than a single period of more than four weeks at any one time.
- and any other conditions considered appropriate by the Planning Manager.

RESOLVED:-

That application number 06-21-0019-F be approved, subject to restricting the use to holiday only and restrictions on occupancy over the year, the proposal will comply with the aims set out in policy CS8 of the Great Yarmouth Local Plan: Core Strategy, and is consistent with the aims set out in emerging policy L1 of the final draft Local Plan Part 2.

Conditions:

1. The development must be begun not later than three years from the date of this permission.
2. The development shall be carried out in accordance with the application form and approved plans (drawing reference: 2587.02 and location) received by the local planning authority on the 7th January 2021.
3. The Holiday chalet hereby approved shall only be used for holiday purposes.
4. Holiday chalet hereby approved as shown on approved plan (location plan)

received by the Local Planning Authority on the 7th January 2021, shall only be occupied during the period of the 1st March in any year to 14th January in the following year.

5. The holiday unit hereby permitted shall not be occupied as a person's sole or main place of residence.

6. The owner of the unit shall maintain an up-to-date register of the names and home addresses of all of the occupiers of the holiday units and shall make this available at all reasonable times for inspection by the Local Planning Authority.

7. The holiday unit hereby permitted shall not be used by an individual or family group for more than a single period of more than four weeks at any one time.

and any other conditions considered appropriate by the Planning Manager.

## **10 DELEGATED DECISIONS OF PLANNING APPLICATIONS BETWEEN THE PERIOD 1 APRIL TO 30 APRIL**

The Committee received and noted the planning applications made by delegated decision and by the Development Control Committee for the period 1 to 30 April 2021.

## **11 ANY OTHER BUSINESS**

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

The meeting ended at: 19:00



**Application:** 06/21/0538/F                      **Parish:** Ormsby St Margret  
(Scratby)

**Applicant:** Great Yarmouth                      **Case Officer:** Mr R Tate  
Borough Council

**Expiry Date:** 01.09.21

**Proposal:** Demolish bungalow; erect two- storey chalet bungalow with solar panels on south facing roof; detached garage

**Site:** 29 (Sea Haven), The Esplanade, Scratby, GREAT YARMOUTH, NR29 3NZ

## REPORT

### 1. Context and History :-

- 1.1 The site is currently occupied by a detached, post-war, hipped roof bungalow with a detached garage. The site is accessed off The Esplanade, an unmetalled track which runs parallel to the cliffs. The site occupies 0.066 hectares.
- 1.2 The bungalow forms part of a continuous line of bungalows of a similar scale and dating from a similar era, all facing east to the dunes. However, there is not a uniformity amongst this line of dwellings, and there are two storey dwellings and chalet bungalows in the area, such as at no.33 The Esplanade.
- 1.3 The proposal is to demolish the existing 4-bedroom bungalow and to replace it with a larger chalet-style 3-bedroom bungalow with a detached garage.
- 1.4 There is no relevant planning history for the site.

### 2 Consultations :-

- 2.1 Neighbour responses: as part of the public consultation process 7 letters of objection have been received raising the following concerns:
- Overshadowing to no.31.
  - Reduced view to no.27.
  - No detailed measurements on the plan.
  - Increase in scale over existing bungalow.

- Loss of outlook / light from the veranda of no.27.
- Will block sea views to the properties behind.
- Endangerment of the cliff top.
- Application form states no trees/hedges on the site.
- Will devalue neighbouring properties.
- Out of character – should be a bungalow.

**2.2** Parish Council: – no response received (at the time of writing).

**2.3** Local Highways Authority (Norfolk County Council): - No objection.

On the basis that the proposal is a replacement single dwelling served from The Esplanade, a road/track not forming part of the public highway, I can foresee no reason for objection to the granting of permission.

**2.4** County Ecologist (NETI) – No objection. Requests informative note.

The application site is located within the Orange Habitat Zone, however the application is for a replacement dwelling and therefore is unlikely to result in increased recreational pressure on habitats sites and therefore in our opinion a shadow HRA is not required.

Due to there being limited linear features for bats in the surrounding area and from the photograph provided the building appears to have limited suitability for roosting bats we recommend providing the below informative.

"Occasionally protected species, such as bats, can be found during the course of development even when the site appears unlikely to support them or after an ecological survey has found no previous evidence of them. In the event that this occurs, it is advised that the developer stops work immediately and seeks the advice of a suitability qualified ecological consultant."

### **3 Relevant Policy :-**

Local Plan 2001

#### **3.1 The principle policies are:**

**HOU07:** New residential development may be permitted within the settlement boundaries identified on the proposals map in the parishes of Bradwell, Caister, Hemsby, Ormesby st Margaret, and Martham as well as in the urban areas of Great Yarmouth and Gorleston.

New smaller scale residential developments\* may also be permitted within the settlement boundaries identified on the proposals map in the villages of Belton, Filby, Fleggburgh, Hopton-on-sea, and Winterton.

In all cases the following criteria should be met:

(a) the proposal would not be significantly detrimental to the form, character and setting of the settlement;

(b) all public utilities are available including foul or surface water disposal and there are no existing capacity constraints which could preclude development or in the case of surface water drainage, disposal can be acceptably achieved to a watercourse or by means of soakaways;

(c) suitable access arrangements can be made;

(d) an adequate range of public transport, community, education, open space/play space and social facilities are available in the settlement, or where such facilities are lacking or inadequate, but are necessarily required to be provided or improved as a direct consequence of the development, provision or improvement will be at a level directly related to the proposal at the developer's expense; and,

(e) the proposal would not be significantly detrimental to the residential amenities of adjoining occupiers or users of land.

#### Core Strategy (2015):

The following Policies of the Core Strategy are also relevant to this proposal:

**3.2 Policy CS1:** Focuses on a sustainable future, finding solutions so that proposals that improve the economic, social and environmental conditions of the borough can be approved wherever possible.

**3.3 Policy CS2:** Ensures that growth within the borough must be delivered in a sustainable manner in accordance with Policy CS1 by balancing the delivery of new homes with new jobs and service provision, creating resilient, self-contained communities and reducing the need to travel.

**3.4 Policy CS3:** Ensuring residential development in the borough meets the housing needs of local residents.

**3.5 Policy CS9:** – Encouraging well-designed, distinctive places – in particular CS9 (f) - Seek to protect the amenity of existing and future residents, or people working in, or nearby, a proposed development, from factors such as noise, light and air pollution and ensure that new development does not unduly impact upon public safety

**3.6 Policy CS11:** Sets out the Council's approach to enhancing the natural environment. Consideration should still be given as to how the design of the scheme has sought to avoid or reduce negative impacts on biodiversity and appropriately contributes to the creation of biodiversity in accordance with points f) and g).

**3.7 Policy CS13:** – Protecting areas at risk of flooding or coastal change- in particular CS13 (e) - Minimising exposure of people and property to the risks of coastal change by encouraging new development away from areas at risk of coastal change, as identified in the Kelling to Lowestoft Shoreline Management Plan (SMP).

**3.8 Other material considerations:**

- **NPPF 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 well-designed, beautiful and safe places, 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 protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.
  
- **NPPF Chapter 5 - 5. Delivering a sufficient supply of homes. In particular NPPF Paragraph 62** - Within this context, the size, type and tenure of housing needed for different groups in the community should be assessed and reflected in planning policies (including, but not limited to, those who require affordable housing, families with children, older people, students, people with disabilities, service families, travellers<sup>25</sup>, people who rent their homes and people wishing to commission or build their own homes).
  
- **NPPF Paragraph 111** - 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.
  
- **NPPF Paragraph 130** - 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 users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

**3.9** The following emerging policies from the Final Draft of the Local Plan Part 2 are also relevant and can be given a significant level of weight in the determination of the application because they are considered to be in accordance with the NPPF and no objections have been raised during the examination of the Local Plan Part 2, and they have not been required to be subject to significant modifications by the Planning Inspectorate in their pre-adoption letter.

**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 tranquility 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.

## **4 Assessment :-**

### The Proposal

**4.1** The replacement dwelling will house living accommodation over two floors. On the ground floor is proposed an open plan living/kitchen/dining room, two bedrooms and a bathroom. Upstairs is another bedroom across the full length if the roof space, with an en-suite.

**4.2** Despite having fewer bedrooms, the replacement dwelling is proposed to be larger than the existing 4-bed hipped-roof post-war bungalow, both in terms of

footprint and mass / scale. The proposal will be a chalet style property with a pitched roof and gables. The proposal will have a steep pitched roof of approximately 50 degrees. The roof will have a ridge height of 6.9 metres – a 1.8 metre increase over the existing bungalow. By virtue of the steep pitch, the proposal will have relatively low eaves at 2.4 metres – approximately 30 cm lower than eaves on the existing bungalow.

- 4.3** The property will have walls clad with horizontal composite boarding with dark grey fibre-cement slates to be used on the roof. The colour of the cladding has not been submitted but can be secured by way of condition. White uvpc windows and doors are proposed. These materials are commonplace in the surrounding area and represent an improvement in quality over the existing bungalow. Moreover, photovoltaic panels are proposed on the southern roof slope to provide a contribution through renewable energy supply.
- 4.4** The existing dwelling contains four bedrooms and provides 78sqm of liveable floor area – this would be below today’s minimum standards for a four-bedroom dwelling outlined in national guidance (90 sqm). Taking into account the staircase and the space not usable due to the pitch of the roof, the new proposal would provide 112sqm of liveable floor area, this exceeds the minimum standards outlined in national guidance for a three-bedroom dwelling.
- 4.5** The existing bungalow has a footprint of 7.45 metres wide and 11.7 metres deep. The rearmost 3.5 metres of this is not covered by the hipped roof and instead appears to be a later flat roof addition. The proposed bungalow is proposed to be developed over the existing bungalow’s footprint and itself will be 7.0 metres wide and 13.34 metres deep. The proposal maintains the existing frontage building line (east elevation) so by virtue of being slightly longer in footprint it will extend approximately 1.64 metres further back (west) than the existing bungalow.
- 4.6** The proposed garage is increased in size to be able to accommodate a modern vehicle. The garage is to be set further back on the plot with the site plan showing a 3.164 metre gap left between the dwelling and the boundary for vehicle access. This does bring the rear wall of the garage int line with the rear elevation of the neighbouring property at no.48 California Avenue, to the south-west.
- 4.7** The replacement dwelling would also benefit from a fair-sized garden to the rear. The front area will remain open as existing, which will help to ensure the proposal is in keeping with neighbouring dwellings.

#### Principle of Development

- 4.8** The proposal is for the replacement of an existing dwelling and therefore would not result in a net increase in residential development. Notwithstanding this, the proposal is located within the development limits for Scratby where the principle of new residential development is considered acceptable.
- 4.9** Core Policy CS09 (A) states that developments should “*Respond to, and draw inspiration from the surrounding area’s distinctive natural, built and historic*



*characteristics, such as scale, form, massing and materials, to ensure that the full potential of the development site is realised; making efficient use of land and reinforcing the local identity*'. Whilst the current property forms part of a line of bungalows of a similar style, age and form, the property is the penultimate bungalow in this line. No.33 The Esplanade (next but one to the north) is also a chalet bungalow with accommodation at first floor level and a higher roof height; although it's ridge runs north-south and the front elevation is effectively pitched backwards, there are two dormer windows within it which gives the impression of a building of greater scale, mass and a much wider front elevation than is currently proposed.

- 4.10** As such, a break in the line of bungalows in this in this location would not appear incongruous and the principle of a taller dwelling is considered acceptable, especially as the general form as a bungalow with low eaves and narrowing roof is still retained when viewed from the front.

#### Highways Impacts

- 4.11** The proposal is for a replacement single dwelling served from The Esplanade, a road/track not forming part of the public highway. As such the Local Highways Authority (Norfolk County Council) raised no comment on the application.
- 4.12** The reduction in bedrooms also would likely result in the reduction of vehicle movements and as such 1 fewer parking space than the existing bungalow is required to meet Norfolk County Council's parking standards (which for a three-bedroom dwelling is 2 spaces).
- 4.13** Adequate space would be able to be provided for the parking of two cars, and this can be conditioned to be provided and maintained thereafter.

#### Impact on Neighbouring Amenity

- 4.14** The proposal seeks an increase in size over the existing dwelling. Neighbours have raised concern that this would be detrimental to their amenity through overshadowing and the loss of outlook and light.
- 4.15** The neighbouring bungalow at no.31 to the north does have secondary windows on its southern elevation (i.e. serving bedrooms / bathrooms rather than living rooms). This proposal does have a pitched roof with a noticeably higher ridge than the existing, and as a gabled roof it presents a solid form of building for the full length of the dwelling, rather than the shallow pitch, gentle hipped roof and flat roof component that occupies the site at present. As such there will be a loss of daylight and increased overshadowing which affects the rearmost area of the neighbour in particular, due to the tracking of the sun's path. However, the living room area appears to be on the north side of that dwelling and there is a generous distance between the two properties which ensures the sun's path will reach round the new dwelling during the day.
- 4.16** It is considered that by virtue of siting the replacement dwelling on roughly the same footprint and maintaining the spacing between the dwellings, the proposed

dwelling will not result in an unacceptable increase in overshadowing to the neighbouring property.

- 4.17** The neighbour to the south has raised concerns about the loss of light and outlook from their veranda which is located on the northern side of their bungalow. Given the verandah is already positioned next to the 1.8m timber boundary fence and garage, and that the replacement dwelling is located to the north, no loss of light / overshadowing would occur.
- 4.18** Outlook from the garden and rear elevation at 27 The Esplanade would be affected by moving the garage further back / westward, but the roof pitch and height of the proposed garage appear similar to the existing, and outlook is already constrained by the presence of no. 48 California Avenue to the west and the tall trees and hedges within the application site, so is considered to have little appreciable difference and is acceptable.
- 4.19** There may also be a greater sense of enclosure caused to no. 27 by the full-length and much taller ridge and solid form of the roof, especially when combined with the repositioning of the garage further into the garden. Given that the rear gable is created by the need to provide a shower and en-suite to an extended bedroom it is considered an unfortunate consequence of design preference rather than of necessity. Nevertheless, the application site's existing tall hedges and trees grown against the boundary currently provide a barrier to views to the north, and the new dwelling will be positioned further from the boundary and create more separation than the existing garage allows which is sited alongside the boundary. On balance, despite the much greater mass and scale, the impacts are considered acceptable, given the prevailing existing site constraints.
- 4.20** Neighbours to the rear, located off California Avenue, have raised concern that the proposal would result in the loss of outlook and loss of a sea view. The loss of a sea view is not a reason for refusal. Given the existing planting at the rear of the application site, combined with the steep pitch of the roof and lower eaves, it is considered that any change in outlook for dwellings along California Avenue is likely to be negligible because the impact on longer-range views is minimal.
- 4.21** The proposed dwelling does include velux windows on the southern elevation. However, by virtue of their position, internal cill height and the distance to neighbouring properties, it is not considered that this would introduce unacceptable levels of overlooking.
- 4.22** As such, the application is considered to comply with saved policy HOU07 (E) and core policy CS09 (F), as well as emerging policy A1 from the draft Local Plan Part 2, which seek to ensure that developments do not significantly detrimental to the residential amenities of adjoining occupiers or users of land.

### Biodiversity

- 4.23** Although it is located within the Orange 400m to 2.5km Indicative Habitat Impact Zone, because the proposal does not result in a net increase in dwellings, there is no requirement for a HRA to be submitted or a HMMS contribution to be made.



The proposal would have no greater impact on the recreational pressures on the designated sites in the Borough than the existing dwelling.

- 4.24** No measures have been proposed to achieve biodiversity gains on site; however, measures can be conditioned to achieve this. It is recommended to condition 2no. swift terrace boxes to provide nesting opportunities.
- 4.25** It was raised by neighbours that the site does contain trees and hedging and this has not been declared on the application form. At least two trees on site would have to be removed to facilitate the construction of the dwelling, but these are not worthy of protection although they do provide limited visual amenity value. The design and access statement states that the main landscaping will remain as is with grassed area to the front and rear; however, it is recommended to condition a landscaping/planting scheme. This will also provide biodiversity opportunities on the site.

### Coastal Erosion

- 4.26** The site lies across both the Indicative Erosion up to 2025 and Indicative Erosion up to 2055 zones identified in the Shoreline Management Plan. The front elevation is currently 32 metres away from the cliff edge and 170 metres away from the mean high-water mark. The current approach to coastal erosion between Winterton and Scratby is 'Hold the Line'.
- 4.27** The Coastal Manager has been consulted on this application but at the time of writing this report no comments have been received from him. These are not considered critical to the principle of the development, but if any comments are received they will be reported verbally to the Committee.
- 4.28** As a replacement dwelling, the proposal should not change the level of risk or affect coastal processes, and as the eastern building line remains as existing the future residents should be put at no greater / earlier risk than the existing dwelling. However, an informative note should be included on the decision notice to remind the application of the longer-term potential for coastal change.
- 4.29** The proposal does include more hard surfacing and a larger footprint which means more run-off from the property, which if not addressed sensitively could serve to concentrate erosion or undermining of dunes / cliffs. The proposed dwelling is to be discharged via soakaway, so a surface water drainage scheme shall be required by condition to ensure that this disperses run-off to an appropriate location at suitable rates.

## **5 RECOMMENDATION :-**

- 5.1** Approve – the replacement dwelling represents an improvement in living accommodation standards when compared to the existing bungalow and its design would not cause an unacceptable detrimental impact to the surrounding area. No significant adverse impacts on neighbouring amenity have been

identified and any risks of increased coastal erosion are mitigated. When subject to appropriate conditions the application complies with saved policy HOU07 and with Core Policies CS01, CS02, CS09, CS11 and CS13.

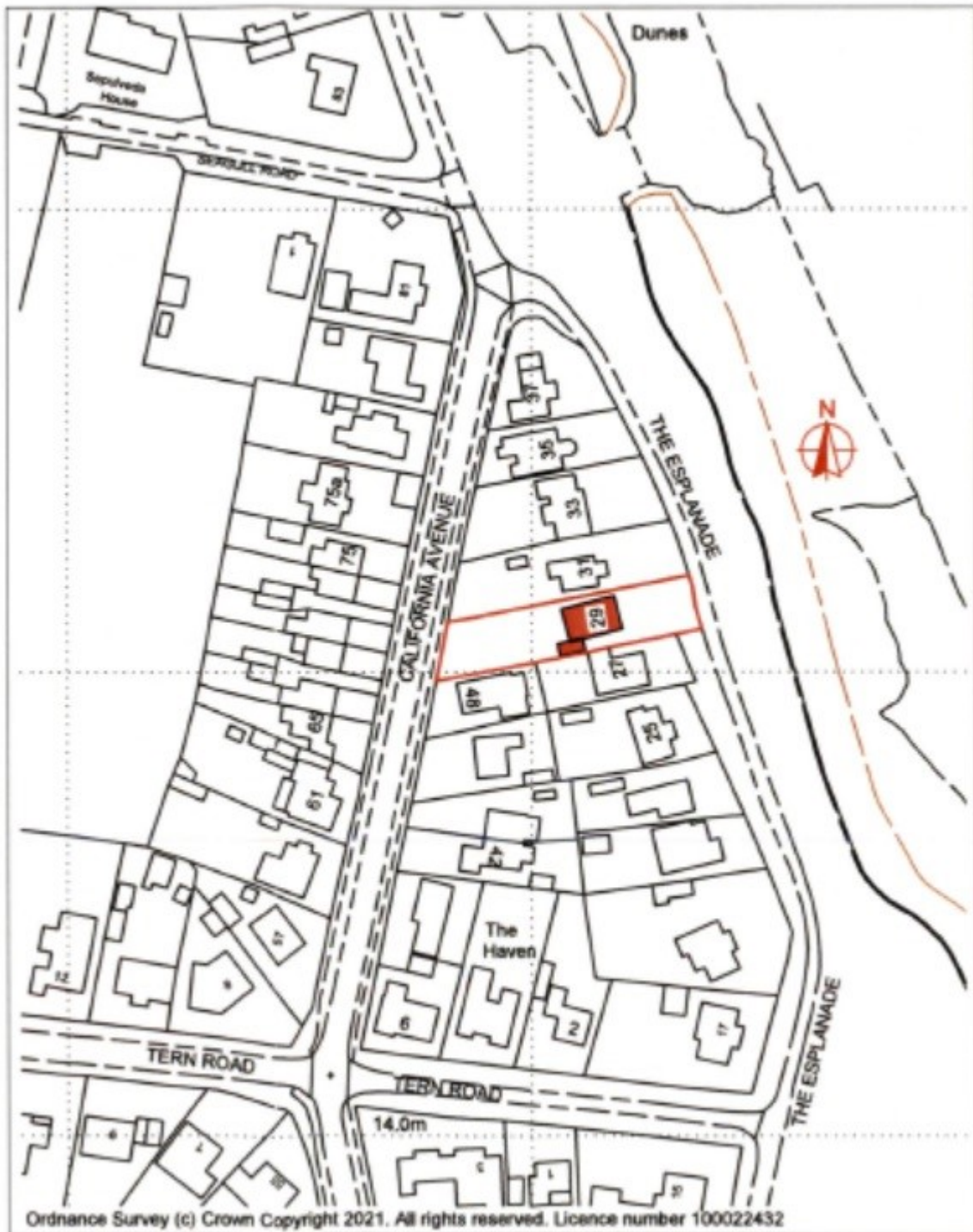
**5.2** Approval should be subject to the below conditions:

- Standard 3 year time limit
- In accordance with plans
- Scheme of landscaping/planting to be agreed
- Surface water drainage scheme to be agreed
- Colour of cladding to be agreed
- Provision of 2no. swift terrace boxes
- Parking to be provided
- Bat Informative
- Coastal change informative

And any other conditions or notes considered appropriate by the Development Management Manager.

This report is accompanied by the following **Appendices**:

- Appendix 1 - Location Plan
- Appendix 2 – Existing and Proposed Plans, Elevations and Block plan
- Appendix 3 – Proposed Garage Plans and Elevations



**SITE LOCATION PLAN - 1:1250**

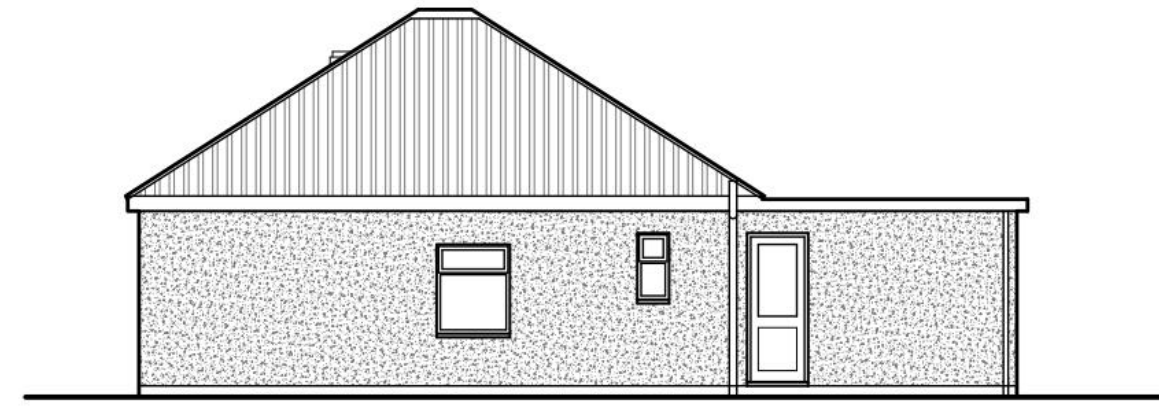


Contractors **MUST** check all dimensions on site. Only figured dimensions are to be worked from. Any discrepancies **MUST** be reported to architect **BEFORE** proceeding. If in doubt ASK. This drawing is copyright, and is **NOT** to be copied, scanned or reproduced without the written consent.

Construction (Design & Management) Regulations 2015  
It has been presumed that the 'principal designer duties', as detailed in the above (CDM Regs) have either been taken on by the client or their chosen contractor. This means that the person who prepared these detailed drawings for the proposed works has **NOT** been deemed to have been appointed as a 'designer' (including principal designer) and therefore is **NOT** responsible for the various duties placed on designers as set out in Regulation 9 and 10 of the above regulations.



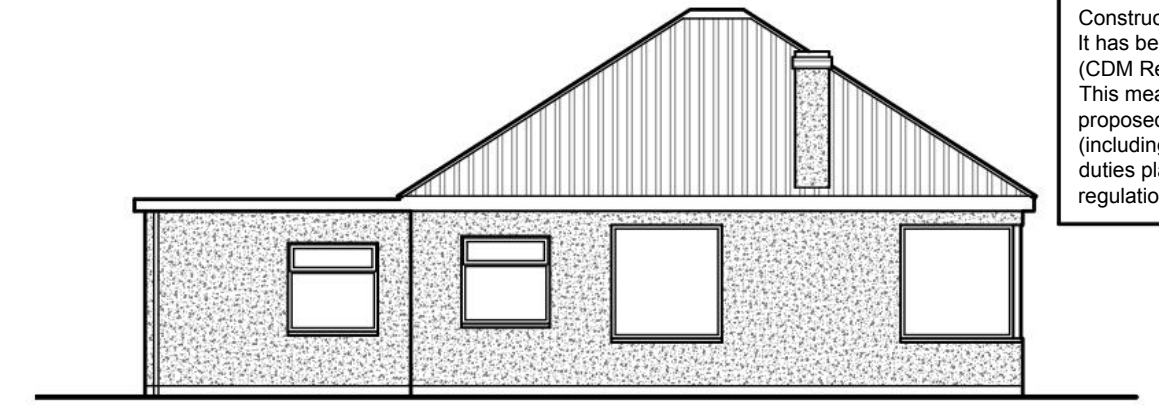
EXISTING FRONT (East) ELEVATION - 1:100



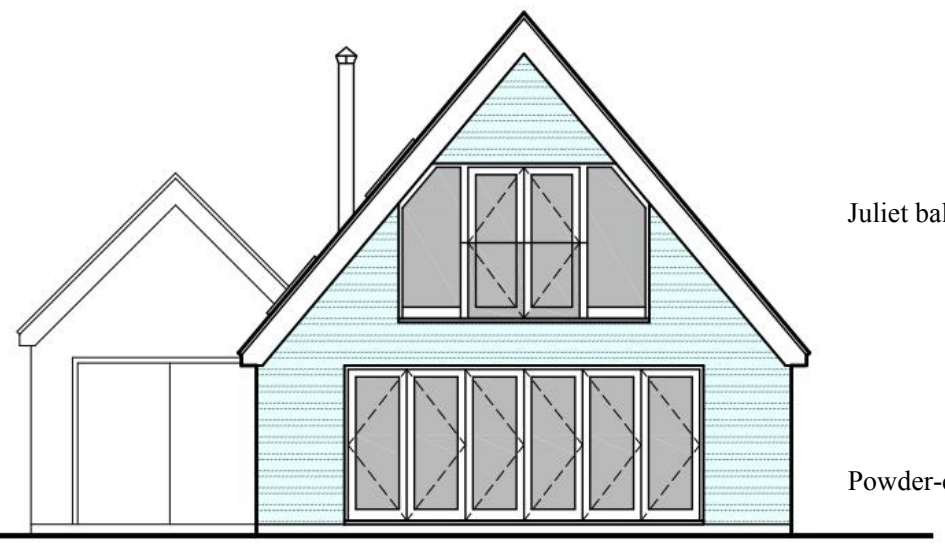
EXISTING SIDE (North) ELEVATION - 1:100



EXISTING REAR (West) ELEVATION - 1:100



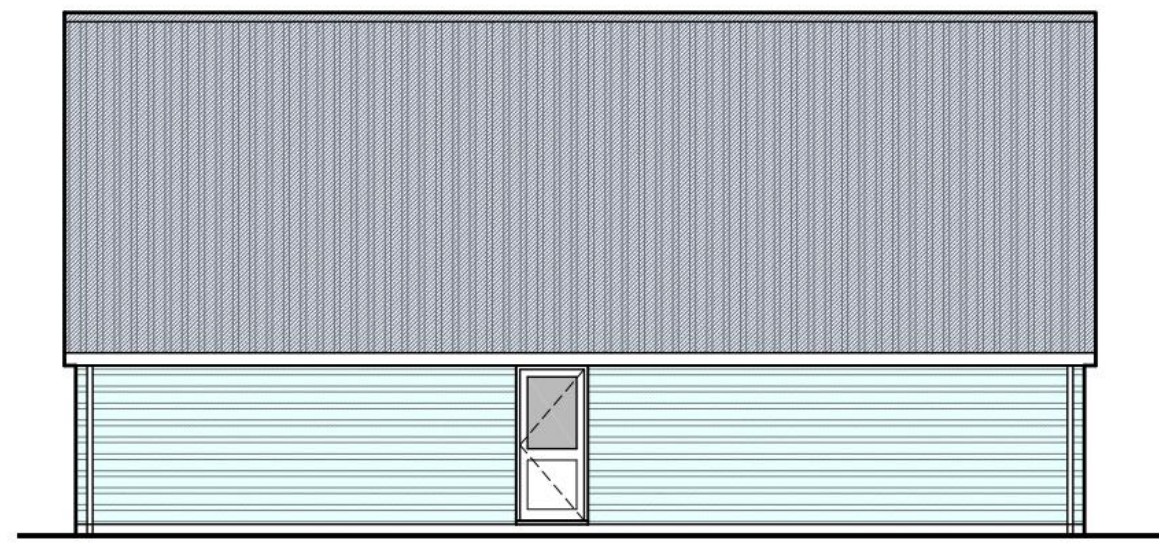
EXISTING SIDE (South) ELEVATION - 1:100



PROPOSED FRONT ELEVATION (East) - 1:100

Juliet balcony at first floor level.

Powder-coated aluminium Bi-fold doors



PROPOSED SIDE ELEVATION (North) - 1:100



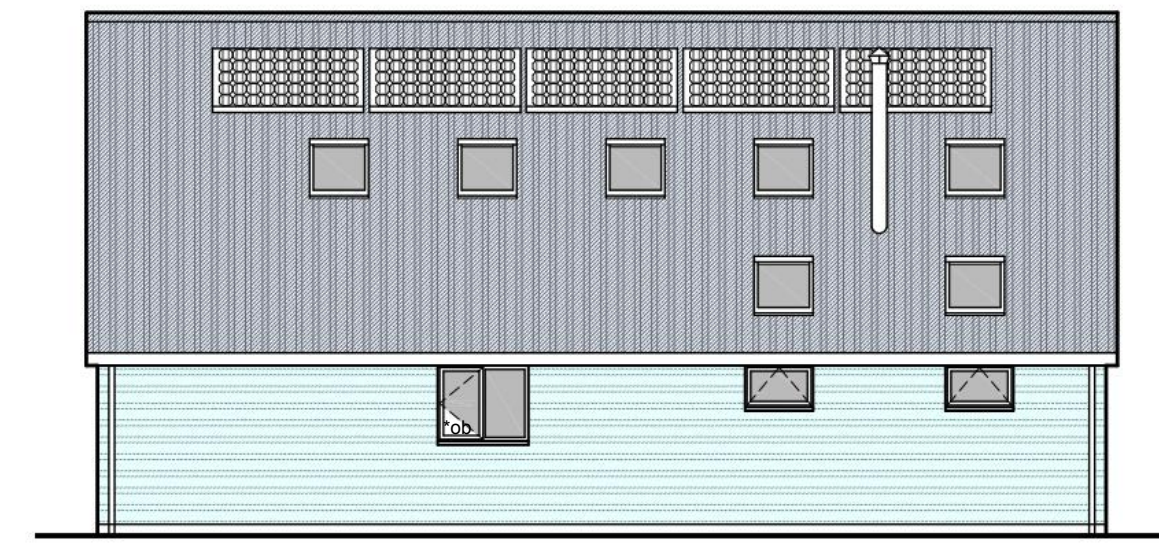
PROPOSED REAR (West) - 1:100

Roof to be clad with fibre-cement slates (or other covering to client's choice).

Stainless steel flue to wood burning stove within lounge area.

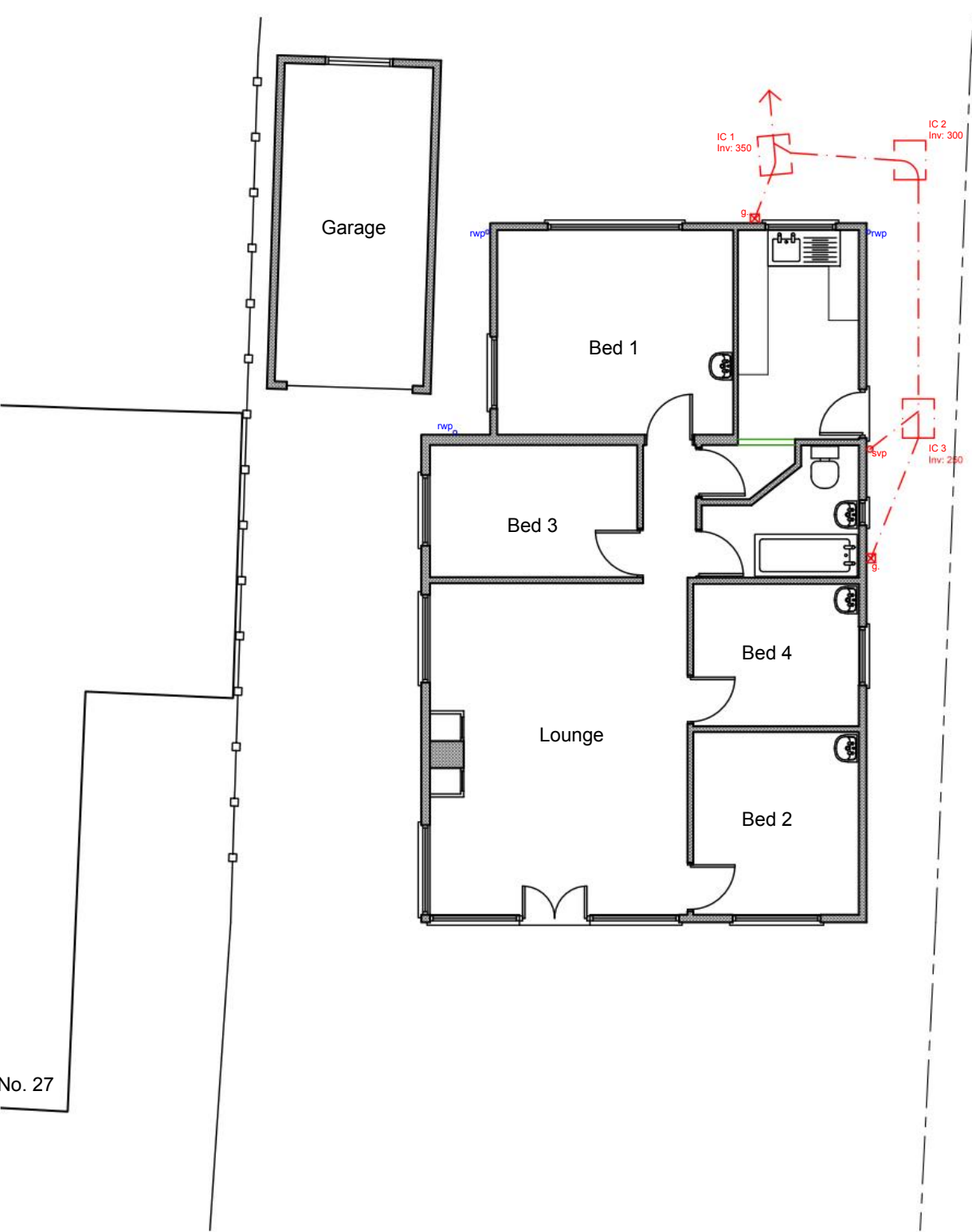
Velux (or similar) roof windows to be installed to South facing roof slope. Those to attic to have sills 1.7m above internal floor level. Lower level roof windows to provide additional natural daylight to ground floor rooms.

Walls to be clad with Hardieplank (or similar composite horizontal boarding) in colour to client's choice and to be agreed with Local Planning Authority.

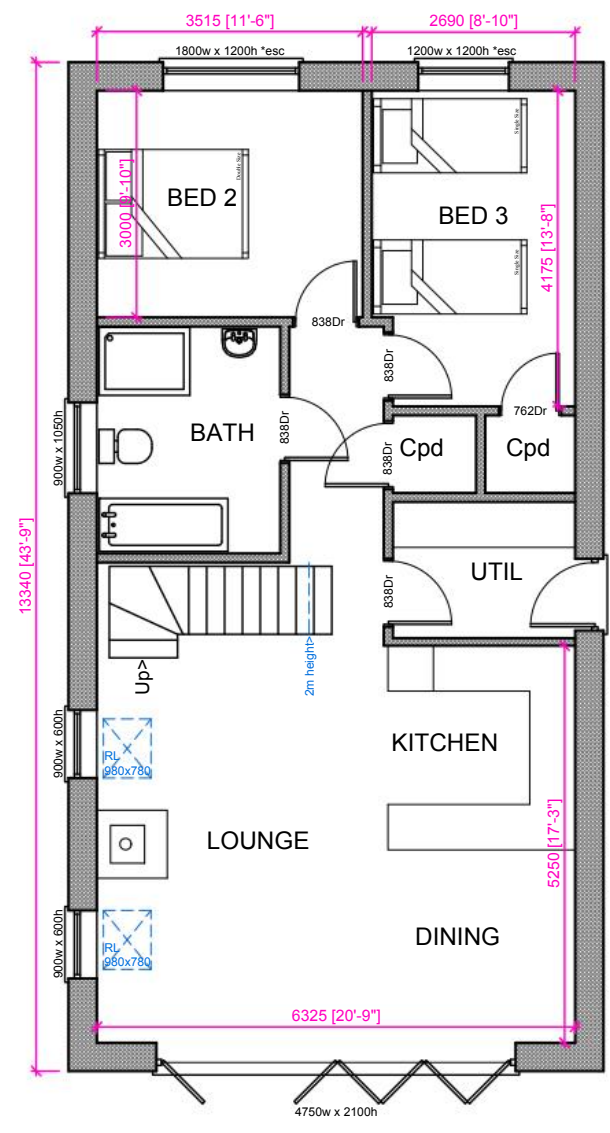


PROPOSED SIDE ELEVATION (South) - 1:100

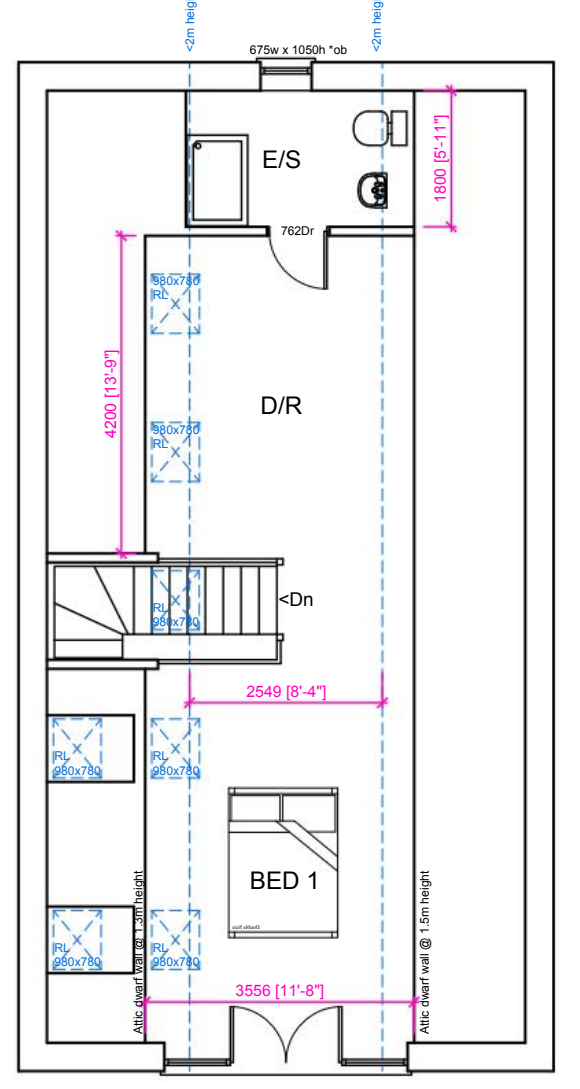
Integrated Photovoltaic panels (Marley Solartile or similar) to be installed to South facing roof slope all to accord with renewable obligations.



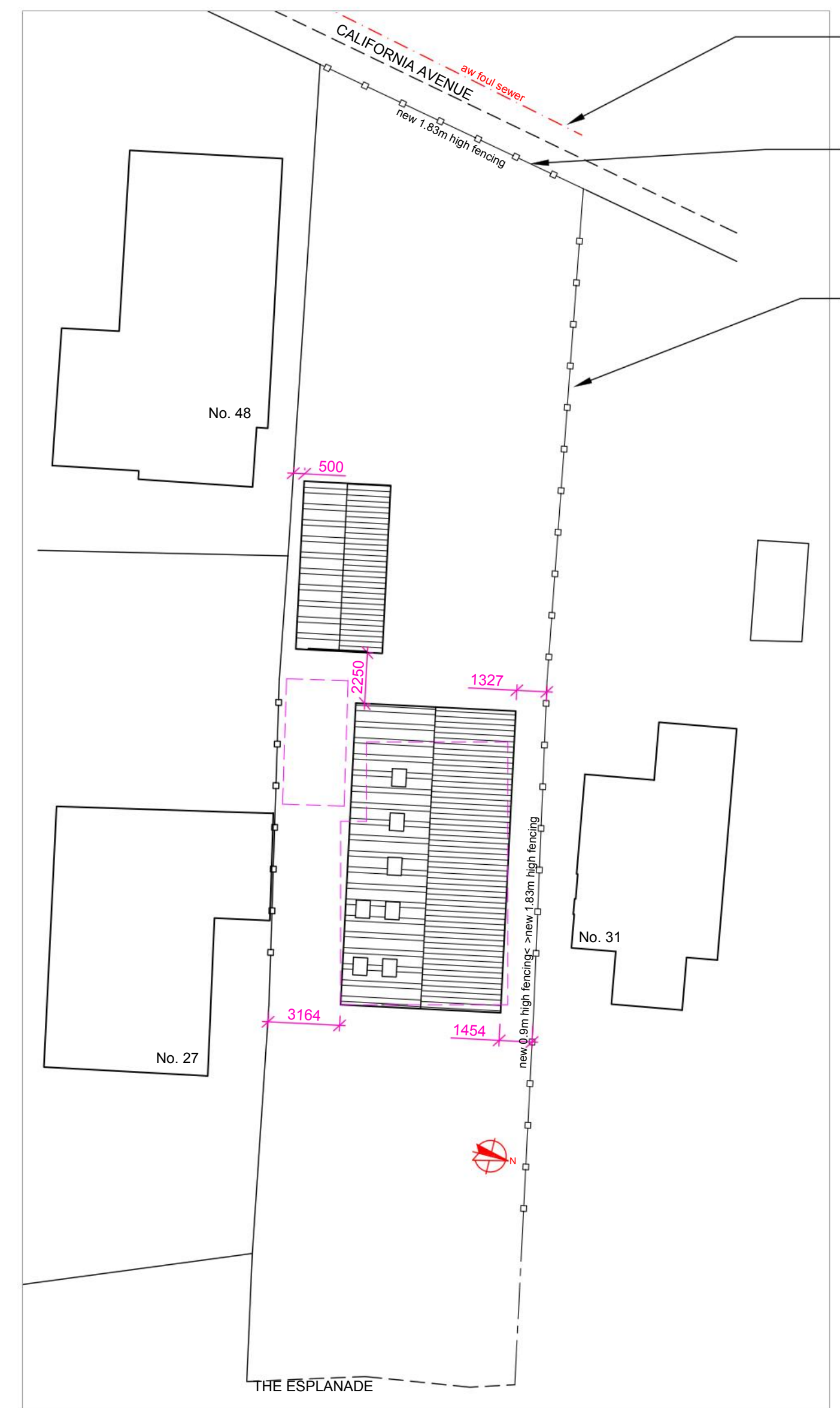
EXISTING BLOCK PLAN / GROUND FLOOR PLAN - 1:100



PROPOSED GROUND FLOOR PLAN - 1:100



PROPOSED ATTIC FLOOR PLAN - 1:100



PROPOSED BLOCK PLAN - 1:200



- All new foul water to exit as per existing mains foul connection into Anglian Water sewer.
- New 1.83m high close-boarded timber panel fencing with concrete posts to rear boundary.
- New 1.83m high close-boarded timber panel fencing with concrete posts to side boundary reducing down to 0.9m high to front section.

**PRELIMINARY**

ANY WORK STARTED ON SITE IS AT YOUR OWN RISK UNTIL ALL APPROVALS AND CONSENTS ARE GRANTED

**GJ Building Surveying Services**

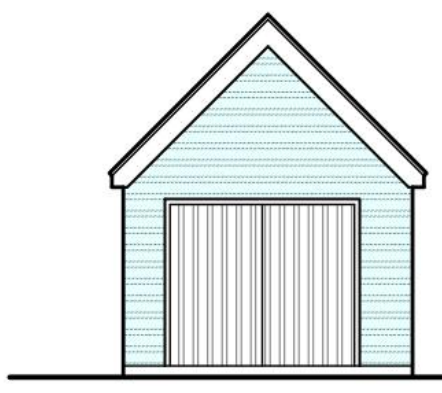
- New Build, Conversion, Alteration and Extension Design
- Building Surveys
- Measured Surveys
- Planning & Building Regulation Submissions
- Project Management
- Party Wall Matters
- Residential, Commercial and Industrial

PO Box 1044, NORWICH, NR13 3XR  
T 01493 751137  
W www.gjbss.co.uk  
E mail@gjbss.co.uk

Rev	Description	Initial	Date
Issued For	Comment	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Approval	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Tender	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Construction	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Record	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Client	Mr & Mrs ALLISON		
Project	REPLACEMENT DWELLING SEA HAVEN 29 THE ESPLANADE SCRATBY NR29 3NZ		
Title	EXISTING & PROPOSED ELEVATIONS, FLOOR PLANS & BLOCK PLAN		
Info	Local Authority	Gt YARMOUTH BC	Date Apprd
	Planning Ref	-	-
	Building Ctrl Ref	-	-
Date	JUNE 2021	Job No.	Dwg No.
Scale	AS SHOWN	GJ/21/1985	04
Drawn By	G		



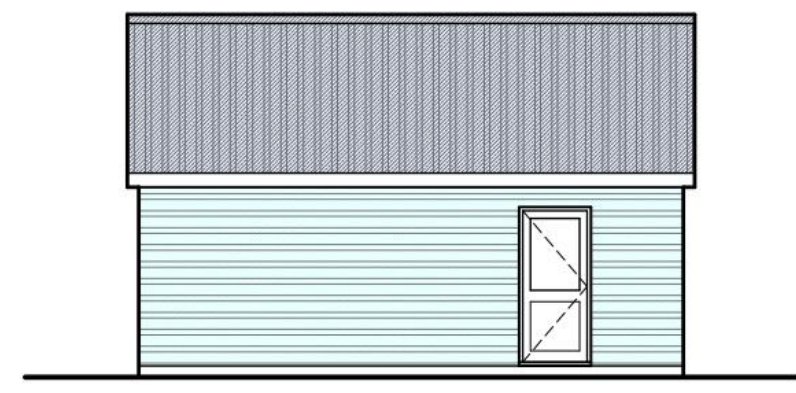
Contractors **MUST** check all dimensions on site.  
 Only figured dimensions are to be worked from.  
 Any discrepancies **MUST** be reported to architect **BEFORE** proceeding.  
 If in doubt **ASK**.  
 This drawing is copyright, and is **NOT** to be copied, scanned or reproduced without the written consent.



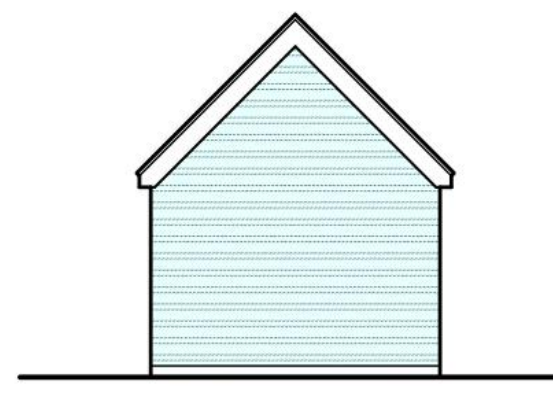
Roof to be clad with tiles to match that on new dwelling.

Walls to be clad with Hardieplank (or similar composite horizontal boarding) to match that of new dwelling.

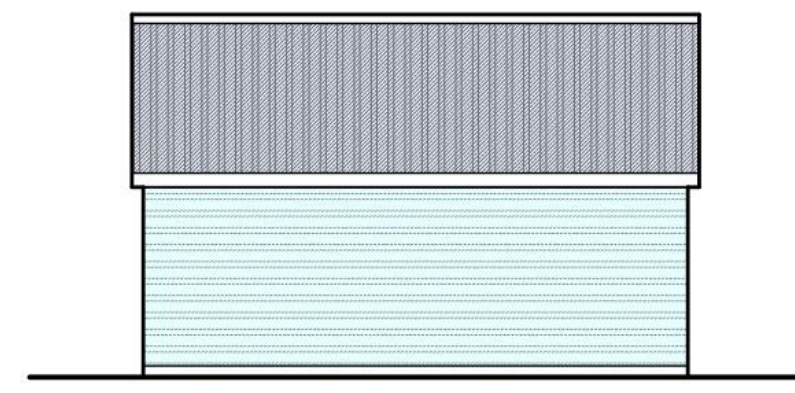
GARAGE FRONT ELEVATION - 1:100



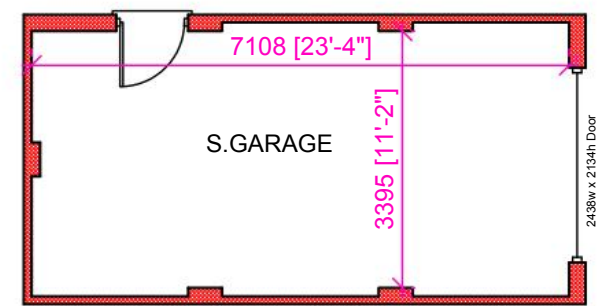
GARAGE SIDE ELEVATION - 1:100



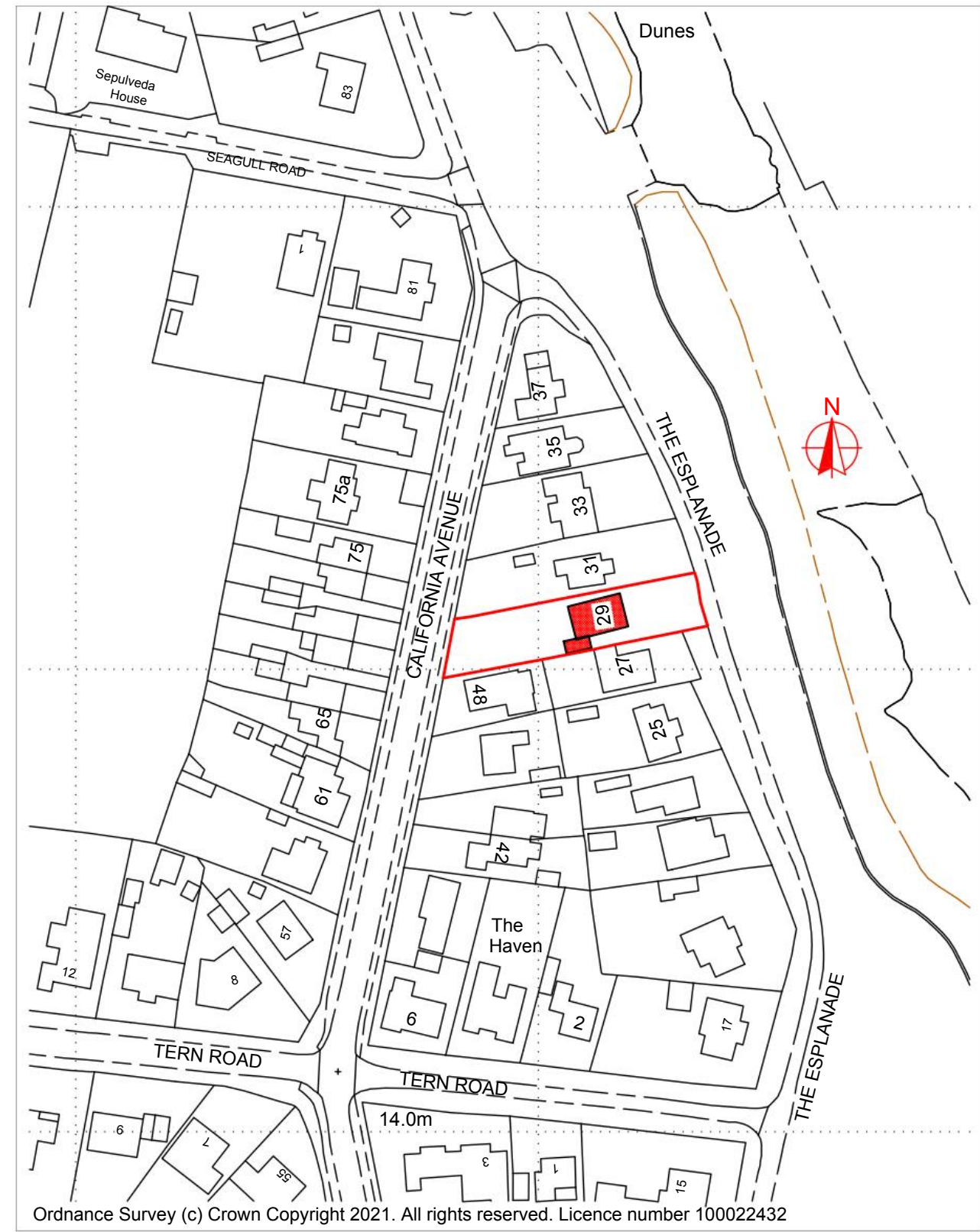
GARAGE REAR ELEVATION - 1:100



GARAGE SIDE ELEVATION - 1:100



PROPOSED GARAGE PLAN - 1:100



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SITE LOCATION PLAN - 1:1250

# PRELIMINARY

ANY WORK STARTED ON SITE IS AT YOUR OWN RISK  
 UNTIL ALL APPROVALS AND CONSENTS ARE GRANTED



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	Comment	<input type="checkbox"/>	<input type="checkbox"/>
	Tender	<input type="checkbox"/>	<input type="checkbox"/>
	Construction	<input type="checkbox"/>	<input type="checkbox"/>
	Record	<input type="checkbox"/>	<input type="checkbox"/>

Client: Mr & Mrs ALLISON

Project: REPLACEMENT DWELLING  
 SEA HAVEN  
 29 THE ESPLANADE  
 SCRATBY  
 NR29 3NZ

Title: PROPOSED GARAGE ELEVATIONS & PLAN  
 SITE LOCATION PLAN

Info	Local Authority	Gt YARMOUTH BC	Date Approved
	Planning Ref:	-	-
	Building Ctrl Ref:	-	-

Date: JUNE 2021

Scale: AS SHOWN | Drawn By: G

Job No. GJ/21/1985 | Dwg No. 05 | Rev. -

Reference: **06/21/0487/CU**

**Parish: Gorleston**  
**Officer: Chris Green**  
**Expiry Date: 30-07-21**

**Applicant: Great Yarmouth Borough Council**

**Proposal: Proposed change of use from retail to adult gaming centre on ground floor only**

**Site: 138A High Street, Gorleston.**

## **REPORT**

### **1. Background**

1.1 This application is brought before Development Control Committee as many objections and letters of support have been received

### **2. Site and Context**

2.1 The site is situated within the Gorleston Development boundary.

2.2 The premises have an existing retail use under Class E and is within the southern fringe of the Gorleston Town Centre Primary Shopping Area, adjacent to the Secondary shopping area which extends south of the intervening crossroad with Church Road. The site is outside the Conservation Area but the opposite side of the street is within it, so changes have the potential to impact the setting of the heritage asset.

2.3 The premises are at the time of writing in use for retail purposes: 'Pop up Vintage' is the current operator (which suggests a short-term use for second-hand goods, nevertheless the shop signage and appearance is tidy) but the applicant has said the site used to be operated by New Look and apparently stood empty for more than 12 months.

2.4 The designated boundary of the primary and secondary retail area can be demonstrated to the Committee during the Officer's presentation. There are three existing adult gaming/bookmakers' units within the town centre:

- Coral (betting) – 60m south in the secondary retail frontage
- BetFred (betting) – 160m north in the secondary retail frontage
- Magic City (adult gaming) – 155m north in the primary retail frontage

- 2.5 Under gambling licence law, the nature of the gaming machines on a premises define its type under that law.

Adult gaming centres may offer a mix of “B3, B4, C and D”-licence type gaming machines. This form of centre differs from Licensed family entertainment centres (FECs) and Unlicensed family entertainment centres (which can only offer ‘C and D category’ machines).

- 2.6 An adult gaming machine is also characterised by the charge and the stakes available. For example the definition of Category B gaming machines includes:
- A sub-category B4 machine - the maximum charge for use is no more than £1; the maximum prize value is no more than £250.
  - A machine is a sub-category B3 machine if the maximum charge for use is no more than £1; the maximum prize value is no more than £500
  - A machine is a Category C machine if the maximum charge for use is no more than 50 pence; the maximum prize value is no more than £35

Due to the nature of the machines available in an Adult Gaming Centre, no one under the age of 18 years is allowed to enter an adult gaming centre.

In contrast, the definition of Category D gaming machines (for family entertainment) includes:

- Where a machine is a non-money prize machine, it is a Category D machine if the maximum charge for use is no more than 30 pence; and the maximum prize value is no more than £8.
  - Where a machine is a money-prize machine, it is a Category D machine if the maximum charge for use is no more than 10 pence; and the maximum prize value is no more than £5.
- 2.7 It should be noted however that all premises containing Gambling machines or gaming facilities are regarded as being ‘Sui Generis’ status under planning law, which means they do not fit into any use class. Sui Generis, is not a use class in itself, and there is no permitted change between different Sui Generis uses, however there would have to be materiality to a change for it to be considered as requiring planning permission.

### 3. **Proposal**

- 3.1 The proposal is for an Adult Gaming Centre within the primary shopping street in Gorleston as identified in the Proposals Map within the 2015 Core Strategy. The applicant has requested opening hours of 0800 – 22:00 every day.
- 3.2 The shopfront would also be redesigned to be set back by 300mm to allow an electrical switch cabinet to be installed at the front of the shop.
- 3.3 Separate planning permission will be required for the alterations to the site’s shop frontage. This is the subject of current application 06/21/0551/F which is



pending consideration, and is described as: "Proposed new shop front to match existing and glazed doorway to sit flush with front shop windows" and can be seen in plan form in the currently-submitted plans.

3.4 Accompanying this change of use proposal are the following documents:

- Planning Application Forms and Certificates of Ownership;
- Application drawings as detailed on the Drawing Register;
- Design and Access Statement;
- Planning Statement (including Statement of Community Involvement).

#### 4. Relevant Planning History

06/12/0604/A Advert consent for fascia and projecting signs.

06/13/0005/A Advert consent for illuminated signs

#### 5. Consultations:-

**All consultation responses received are available online or at the Town Hall during opening hours**

##### 5.1

49 Neighbour and public objections received: (summarised)

- Gorleston High Street is a busy, thriving shopping centre with independent shops, cafes and restaurants.
- Will be detrimental to local businesses and out of character. Raise the tone of the area, do not lower it.
- Inappropriate next to a card shop
- Will harm surrounding business by discouraging use.
- This type of amusement will encourage anti-social behaviour and crime to fund gambling addiction and litter.
- There is an 'adult gaming' place up the road and plenty of amusements of this type in Great Yarmouth.
- The community of Gorleston is older people or school/college students so wouldn't get business.
- This may encourage younger people to gambling addiction.
- Betting jobs are not good employment.

- There are four existing gambling sites: Magic City (an AGC) a bingo hall and two bookmakers. The viability of some of these sites will be impacted by the competition.
- We need a shoe shop or a clothes shop or an independent food and drink shop, butcher shops, greengrocers, a children's toy shop. Pedestrianise the high street, make it 'greener'.
- Coronavirus has wrecked peoples' lively hoods leading many to rely on food banks. Gambling creates more debt.
- There are between 340,000 and 1.4 million adult gambling addicts in the UK 1 in 4 gamblers are experiencing serious gambling harms Over 60,000 young people aged 11-16 are addicted to gambling.
- Young people locally are more at risk of developing addiction.
- UK and international research have found that 4-11% of suicides are related to gambling.
- Gambling disorder was classified as equivalent to drug and alcohol addictions.
- Most people think gambling is unfair and cannot be trusted.
- One writer was a gambler who states that controls imposed to try to help people like him do not work.

31 letters of Support received:

- It's the younger generation that need some where safe to go.
- A letter has been received from a planning consultant objecting on behalf of the operator of another licenced betting site in the locality. This is that:
  - it is disingenuous to use descriptions in a planning document that relate to the Gaming Act definitions where the use for gaming is not so defined by the Planning Acts, meaning that further change within the sui generis planning use description could occur without further planning application; and that,
  - policy TR9 has not been mentioned in the applicants planning statement, but directly discourages gambling uses outside the areas described within Yarmouth.
  - The applicant argues that the store has been empty for 12 months but provides no marketing information. Changes within class E are broad in nature, so other possible within that range of uses should be discounted before this is permitted.

- Another letter has been submitted by the applicant stating that the moral objections made are not material planning reasons for refusal. That the proposal is for an Adult Gaming Centre. The agent also states that objection from one party is about commercial competition and now withdrawn, and that the number of gaming establishments is not material.

### **Consultations – External**

- 5.2 Norfolk County Council – Local Highways Authority – No objection.**

### **Consultation - Internal to GYBC**

- 5.3 Environmental Health – (contaminated land, noise, air quality)**

No objections or comments:

- 5.4** Conservation Officers' comments are within the report body.
- 5.5** Strategic Planning Officers' comments are within the report body.

## **6. Assessment of Planning Considerations:**

- 6.1** Section 38(8) of the Town and Country Planning Act 1990 (as amended) and paragraph 47 of the National Planning Policy Framework state that planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise.

### **Relevant Policies:**

#### Borough Local Plan 2001:

- TR9 – Amusement arcades

#### Core Strategy 2013:

- CS7 – Strengthening our centres
- CS9 - Residential Amenity
- CS10- Safeguarding local heritage assets

### **Other material considerations:**

#### National Planning Policy Framework

#### Emerging policies of the draft Local Plan Part 2 (Final Draft)

The following draft policy should be noted as some degree of weight can be attributed to them in the planning assessment, given the stage of their preparation:

- R2 – Protected shopping frontages
- R3 - Gorleston Town Centre Area

## **Principle of development**

### Local Plan 2001

- 6.2** Retained 2001 policy TR9 only permits amusement arcades in prime holiday attraction sites and complexes. This is a policy of some age now, and the applicant states that this is not an amusement arcade.
- 6.3** Officers consider that an Adult Gaming Centre (AGC) is not the same type or character of use as an amusement arcade, which is more orientated to family entertainment (see paragraphs 2.5-2.6 above).
- 6.4** As a Sui Generis use, any permission can be required to operate only as a AGC, and if this site were to become an amusement arcade there would likely be sufficient material change in character and intensity of use to require a further planning permission, where the impact of an ‘amusement arcade’ could be considered against policy.
- 6.5** 2001 Local Plan Policy SHP4 originally sought to control changes of use from retail A1 to other uses in A2 or A3 uses, with a focus on appearance of the centre, amenity, vitality and viability, and retain functionality. However, this policy has now fallen out-of-step with national planning policy since the Use Classes Order was revised in April 2021, which consolidated various uses (including former classes A1, A2 and A3) into the new Class E. Although Policy SHP4 is no longer considered relevant, the emerging Local Plan Part 2 does add detail to town centre considerations.

### Core Strategy (2015)

- 6.6** Policy CS7 seeks to focus retail investment towards the main town centres and safeguarding the function of the Primary Shopping Area. The policy does also seek to improve the vitality and viability of the centre, enhance the appearance, diversity of uses and re-use of vacant buildings.
- 6.7** The proposed use is not a retail use, but national planning policy has adopted a wide definition of acceptable town centre uses. The latest retail survey (October 2020) demonstrates that there is only a handful of vacant units within the town centre. The building is not currently vacant so the proposal will not serve to put it to use, but it will technically reduce the retail offer within the Town Centre / Primary Shopping Area.

### Emerging Local Plan Part 2

- 6.8** The emerging Local Plan Part 2 is subject to consultation on Main Modifications following examination hearing sessions.

**6.9** The policies within the draft Local Plan Part 2 have therefore also been considered consistent with the National Planning Policy Framework and should therefore be afforded substantial weight in decision-making.

**6.10** The proposed site is located within Policy R2: Protected shopping frontages.

This policy supports retail uses maintaining an active ground floor and only supports changes to non-class E uses where:

*a) their primary function is to provide services and/or sales to visiting members of the public; and*

*b) they provide an active ground floor frontage (e.g. window displays, entrances and views of internal activity); and*

*c) they do not undermine the vitality and viability of the town centre.*

The proposed use does provide a form of service to visiting members of the public, so can be said to address criteria (a). To be compliant with part (b), the unit should maintain an active frontage (which can be required by planning condition in the event of an approval).

In terms of the vitality and viability of the centre (part (c)), consideration should be given not only to the recent lengthy period of vacancy of the unit, but also the surrounding uses and any potential to cumulatively impact on the function of the centre.

It is considered the proposed use should not be over-concentrated or clustered in a retail centre. There may be three other adult gaming/bookmakers units within the town centre but the other various retail premises in the centre provide for other day to day needs of residents. It is considered that the proposal, for an additional adult gaming/gambling type use, within this location would not undermine the diversity of uses, or the function or vitality of the town centre.

The gambling use proposed in combination with the other existing gambling uses are considered not to adversely affect the character of the town centre because they are dispersed around the town centre and are shared between the primary and secondary retail frontages.

**6.11** Emergent Policy R3: Gorleston Town Centre Area

This policy lists former use class policies now grouped in Class E as being able to be permitted within the Gorleston Town Centre when they do not undermine the vitality or viability of Great Yarmouth's Town Centre. In this regard the policy does not inform the determination of this case.

The policy then goes on to restate considerations in policy R2 above.

### **Residential amenity**

- 6.12 Policy CS9 - "Encouraging well-designed, distinctive places" also considers matters of amenity both for existing and future residents. In environmental terms noise is less likely to be a feature of this form of development and there appear to be few residences over the shops in the vicinity. Opening times are cited as 08.00 to 22.00 on all days, this will be quite late in the evening but not unduly so given local pubs and other uses can operate to the same time or later, so amenity is not considered to be compromised and these opening hours will serve to improve the early evening economy.

### **Highways and parking**

- 6.13 County Highways make no objection, the impact of the proposed use over and above the current authorised use is of no measurable difference.

### **Historic Environment**

- 6.14 There is no advertisement application and the only change to the exterior is the moving of the shop frontage further back by 300mm; Officers are satisfied that there is no harm in terms of impact on the setting of the designated heritage asset, the Conservation Area on the opposite side of the street, and so is considered not to conflict with policy CS10.

### **Economic benefits**

- 6.15 Commercial competition is not a planning consideration, however, if other employment is prejudiced by the impact of development that might be a consideration. The proposal generates 4 full time and 2 part time jobs. There is no evidence that if approved the proposal would lead to the closure of other Gaming sites or that more jobs would be lost or gained, as such some weight can be given to employment creation.
- 6.16 There are other gambling opportunities in the High Street and wider Gorleston retail area but not at a dominant level. While Great Yarmouth also has entertainment of this type, that centre is not a part of the Gorleston retail area and so does not readily inform decision making on applications within the Gorleston retail area.
- 6.17 The applicant's agent states that proliferation of gambling opportunity is not material to planning consideration, but this is considered not to be correct because while the government has made many commercial changes to permitted development it has actually further restricted gambling proliferation by defining some types (casinos, betting shops and bingo halls) as Sui Generis activities, in a way that it had not done before (where casinos alone were Sui Generis), it has also given wide rights to convert from Gambling activity to other commercial and residential uses.
- 6.18 The applicant's agent also makes the case that this is a change to an Adult Gaming Centre and no other form of gambling use. As already clarified all



gambling uses in planning terms are regarded as without use classification. The controls offered by the Licencing Acts would not protect the planning purpose, because the licensing regime examines Crime and Disorder and other aspects, but not impact on amenity or traffic generation, or loss of retail opportunity which are material planning considerations.

- 6.19** Many objectors were concerned about the adverse societal effects of gambling, and while those making planning decisions may share reservations, it is for the Licensing system to control this aspect.

#### **Local Finance Considerations:**

- 6.20** Under Section 70(2) of the Town and Country Planning Act 1990 the Council is required when determining planning applications to have regard to any local finance considerations, so far as material to the application. Local finance considerations are defined as a government grant such as new homes bonus, or the Community Infrastructure Levy (which is not applicable to the Borough of Great Yarmouth). Whether or not a local finance consideration is material to a particular decision will depend on whether it could help to make the development acceptable in planning terms. It would not be appropriate to make a decision on the potential for the development to raise money for a local authority, for example.

### **7. The Planning Balance**

- 7.1** It is considered that given current empty shops in the identified primary shopping area, the short-term nature of the current use and the ability to secure active frontage by a pre-use condition, that there is no harm to the diversity and vitality of the shopping centre, caused by recommending approval.
- 7.2** Some employment is created and there is no compelling evidence that employment will be lost.
- 7.3** The setting of the conservation area is considered not to be harmed as little change is proposed to the frontage.
- 7.4** Matters relating to the adverse societal impact of gambling can only carry very limited material planning weight, if any.
- 7.5** It is considered that further changes to the type of gambling establishment predicted can be controlled through the concept of materiality of change and therefore the retained policy TR9 is not breached.

### **8. Conclusion**

- 8.1** The application is recommended for approval with conditions.

**9. RECOMMENDATION: -**

**Approve subject to conditions for:**

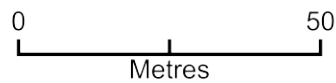
- Timing
- Compliance
- The use shall be for an Adult Gaming Centre only, for avoidance of doubt.
- Limitation of operating hours to those requested.
- Further agreement of the means by which an active shop type display can be provide to the frontage.

And any other conditions or notes considered appropriate by the Development Management Manager.

**Appendices:**

- Appendix 1 Location plan
- Appendix 2 Existing and Proposed Floor Plans

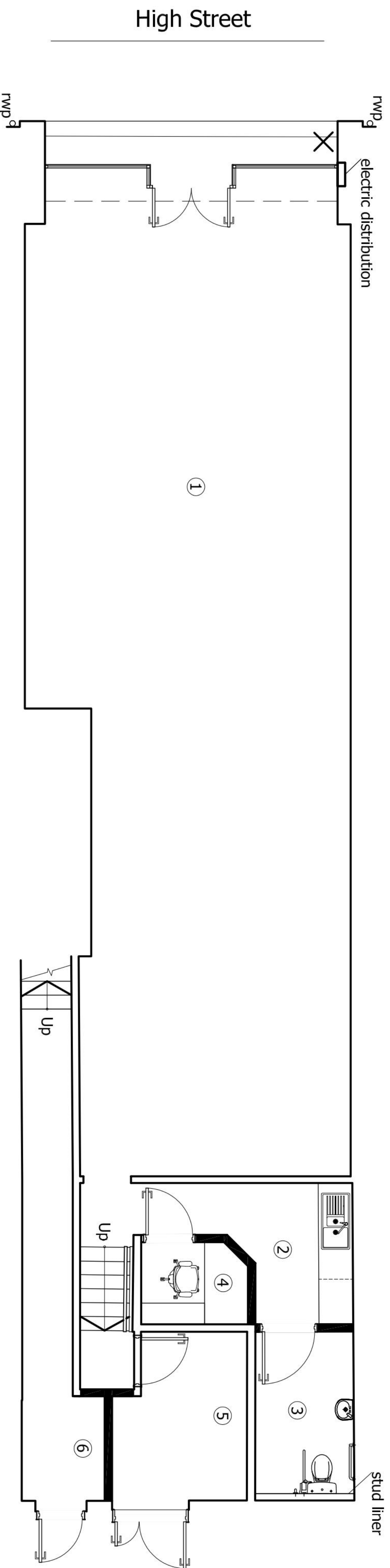
# 138A High Street, Gorleston



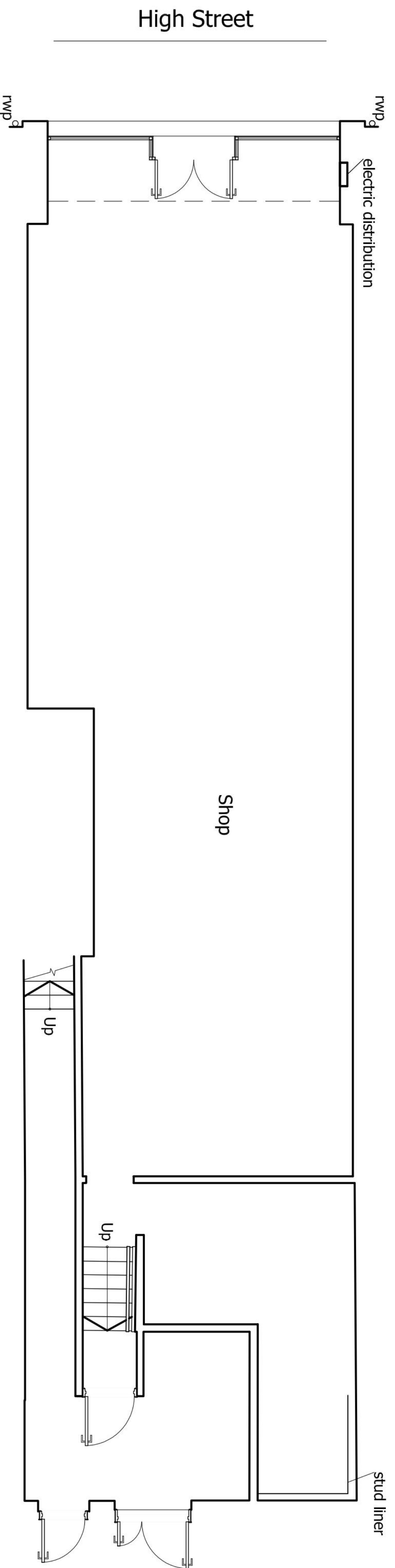
Plan Produced for: M.J.S. Amusements Ltd

Date Produced: 03 Jun 2021

Plan Reference Number: TQRQM21154105052480



Proposed Ground Floor

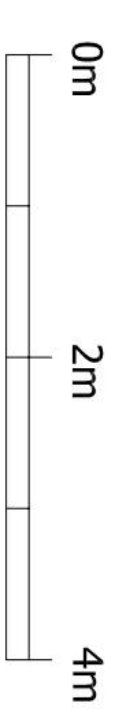


Existing Ground Floor

**Key**

- new fire rated partition to regulatory compliance
- ✕ new electric main to first floor

1. Adult Gaming Centre
2. Kitchen
3. Disabled Toilet
4. Accounting Office
5. Shop Bin store
6. Residential Bin store



A 25/05/21 Agent comments incorporated

rev: date: description: by:

location:  
Former New-Look Shop  
High Street, Gorleston, NR31 6QX

title:  
Existing and Proposed Layouts for  
MJS Amusements Ltd.

preliminary  tender  const.

date: 24/05/2021  
drawn: HP  
approved: CP  
scale @ A1: 1:50  
scale @ A3: 1:100

Level: Ground Room:

drawing number: 1413.200 rev: A

**PURE architecture** ltd.  
PURE design studio, bells road, gorleston, norfolk, nr31 6ag  
tel: +44 (0) 1493 44 22 04  
email: design@PURE-architecture.co.uk  
web: www.PURE-architecture.co.uk

**Reference:** 06/21/0524/F

**Parish:** Hemsby

**Officer:** Mr G Bolan

**Expiry Date:** 17/09/2021

**Applicant:** Mr M Stephenson – Great Yarmouth Borough Council

**Proposal:** Installation of 6 no. 6m-tall steel columns supporting 6 no. mesh-lighting internally-illuminated letters, each of 2.3m height x 1.8m width, and associated ground works and infrastructure including supporting platform

**Site:** Oasis Amusements (adjacent)  
Beach Road  
Hemsby

Procedural note: This application is brought before committee as Great Yarmouth Borough Council is the applicant.

This application was reported to the Monitoring Officer as an application submitted by the Borough Council, as applicant, for determination by the Borough Council as Local Planning Authority. The Monitoring Officer has checked and made a record on the file that she is satisfied that it has been processed normally and that no other members of staff or Councillors have taken part in the Council's processing of the application other than staff employed within the LPA as part of the determination of this application.

## REPORT

### 1. Background / History:-

- 1.1 The application is for the Installation of 6 no. 6m-tall steel columns supporting 6 no. mesh-lighting internally-illuminated letters, each of 2.3m height x 1.8m width, and associated ground works and infrastructure including supporting platform, the application has been put forward to members due to Great Yarmouth Borough Council itself being the applicant.
- 1.2 The location of the illuminated letters spelling "HEMSBY" are on the south side of Beach Road, Hemsby, located to the rear of Oasis Amusements and can be seen from the east side of the recently constructed Richardsons car park. The



proposed letters are proposed to stand on a pole and reach 6m tall and will be seen from Beach Road, Hemsby.

- 1.3 The site location is located within the Prime Commercial Holiday Area well established area for tourists and locals to visit throughout the year.
- 1.4 The proposed letters are to attract visitors to the area and allow a visual advertisement of the location Hemsby, the letters also allow visitors and locals to take photos/selfies to advertise their visits to the local area on social media platforms.

## **2. Consultations :-**

- 2.1 Hemsby Parish Council - No Objection
- 2.2 Norfolk County Council Highways – No Objection
- 2.3 Conservation – No Objections
- 2.4 Nearby Neighbours – No Objections

## **3. Policies:**

The following policies are relevant to the consideration of this application:

Core Strategy 2013 – 2030 policies:

- CS8 – Promoting tourism, leisure and culture

Remaining - 2001 Borough Wide Local Plan

- BNV22 – Advertisements

The following emerging Local Plan Part 2 (final draft) policies should also be noted:

- L1 – Holiday Accommodation Area.

### **Policy CS8 – Promoting tourism, leisure and culture**

As one of the top coastal tourist destinations in the UK, the successfulness of tourism in the Borough of Great Yarmouth benefits not only the local economy but also the wider subregional economy as well. To ensure the tourism sector remains strong, the Council and its partners will:

- a) Encourage and support the upgrading, expansion and enhancement of existing visitor accommodation and attractions to meet changes in consumer demands and encourage year-round tourism
- b) Safeguard the existing stock of visitor holiday accommodation, especially those within designated holiday accommodation areas, unless it can be demonstrated that



the current use is not viable or that the loss of some bed spaces will improve the standard of the existing accommodation

c) Safeguard key tourist, leisure and cultural attractions and facilities, such as the Britannia and Wellington Piers, Pleasure Beach, Hippodrome, the Sea Life Centre, the Marina Centre, Great Yarmouth Racecourse, St Georges Theatre and Gorleston Pavilion Theatre

d) Maximise the potential of existing coastal holiday centres by ensuring that there are adequate facilities for residents and visitors, and enhancing the public realm, where appropriate

e) Support the development of new, high quality tourist, leisure and cultural facilities, attractions and accommodation that are designed to a high standard, easily accessed and have good connectivity with existing attractions

f) Encourage a variety of early evening and night time economy uses in appropriate locations that contribute to the vitality of the borough and that support the creation of a safe, balanced and socially inclusive evening/night time economy

g) Support proposals for the temporary use of vacant commercial buildings for creative industries, the arts and the cultural sector, where appropriate

h) Seek to support the role of the arts, creative industries and sustainable tourism sectors in creating a modern and exciting environment that will attract more visitors to the borough

i) Support proposals for new tourist attractions and educational visitor centres that are related to the borough's heritage, countryside and coastal assets, and emerging renewable energy sector

j) Ensure that all proposals are sensitive to the character of the surrounding area and are designed to maximise the benefits for the communities affected in terms of job opportunities and support for local services

k) Encourage proposals for habitat-based tourism, especially where these involve habitat creation and the enhancement of the existing environment, in particular the areas linked to the Broads Core Strategy – Adopted December 2015 / Page 67 Understanding the value of tourism 4.8.1 Tourism is an integral part of the sub-regional and local economy. In 2011, the Borough of Great Yarmouth attracted over 1 million<sup>7</sup> staying visitors and almost 4 million day visitors per year, with an estimated total visitor spend of £398 million and a total supplier and income based spend of almost £134 million, meaning that the total worth of the visitor economy in 2011 was over £531 million. In addition, approximately 30% of all employment in 2011 was tourism related. 4.8.2 To ensure that the sub-regional and local visitor economy remains buoyant, it is important that the quality and range of the facilities and accommodation within the borough continue to meet the requirements and expectations of existing visitors and attract new visitors. Safeguarding current visitor facilities and attractions 4.8.3 The borough offers a wide range of visitor facilities and attractions, with each of the borough's holiday centres providing a different offer in terms of their own identity and character. This variety widens the borough's appeal to a larger variety of holiday markets, ranging from day visitors, short breaks, business tourism and traditional summer holiday makers. 7 Tourism South East Economic Impact of Tourism Great Yarmouth - 2011 Results

l) Protect rural locations from visitor pressure by ensuring that proposals for new tourist, leisure and cultural facilities are of a suitable scale when considering relevant infrastructure requirements and the settlement's position in the settlement hierarchy, in accordance with Policy CS2

m) Protect environmentally sensitive locations, such as Winterton-Horsey Dunes Special Area of Conservation (SAC), from additional recreational pressure by seeking to provide facilities to mitigate the impact of tourism. In addition, the Council and its partners will seek to develop a series of 'early warning' monitoring measures which will be set out in the Natura 2000 Sites Monitoring and Mitigation Strategy along with the identified mitigation measures

n) Support proposals involving the conversion of redundant rural buildings to self-catering holiday accommodation and/or location appropriate leisure activities, particularly where these would also benefit local communities and the rural economy

o) Support the development of navigational links to the Broads and beyond where possible

p) Work with partners to improve accessibility and public transport links to make it as easy as possible for visitors to travel to and around the borough

### **Policy BNV22: Advertisements**

Proposals for the display of advertisements will be permitted if they meet the following criteria:

(a) they are well designed and sited;

(b) where appropriate, they respect the character and architectural features of the building on which they would be displayed;

(c) they would not result in a proliferation of advertisements in any one location;

(d) they would not be unreasonably visually obtrusive;

(e) those in conservation areas would be compatible with the character or appearance of the area; and

(f) they would not give rise to a hazard to public safety.

### **Policy L1: Holiday Accommodation Areas**

Within the 'Holiday Accommodation Areas' as defined on the Policies Map, the Council principally aims to:

a. encourage year-round, sustainable tourism;

b. support proposals which upgrade or enhance existing or replacement visitor accommodation and ancillary tourist facilities;

c. resist the loss of tourism uses to non-tourism uses; and

d. maintain and improve the public realm and the area's open spaces.

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

4.1 The Proposed letters are to be located south of the Oasis amusements within and running on the East side of the Richardsons car park. Each letter is located 3.5m from ground level to bottom of the letter, with each letter being 2.3m in height, each letter will space 0.25m apart.

4.2 Beach Road, Hemsby is located within the Prime Commercial Holiday Area, it sees a vast amount of tourism and visits from residents of the borough each year, and Beach Road is Predominantly made up of amusements, children's rides, hot and cold food stalls and many more attractions. The stretch of Beach Road leads itself to east end where the entrance to the Beach is located.

- 4.3 The proposal is to be 6m in high in total and will extend north to south for an area up to 11.67m long, the LED's serving the letters is 110 lm/watt. The manufacturer of the letters has stated that the combined wattage of the Hemsby letters is 180w therefore these letters will emit 19,800 lumens over a 26.8m<sup>2</sup> surface area. These are very low level lights and can be conditioned as such.
- 4.4 Regarding the level of illuminance at night, the proposal has suggested the letters will be illuminated from dusk until midnight. This has been considered by Officers and it is proposed that any approval could be conditioned so that no illuminance will occur outside of the hours 09:00 – 00:00 hours, which is consistent with other attractions within the area and there are no residential dwellings which would be affected by the development.
- 4.5 It is also proposed that the letters are to be operational through the summer season but for the protection of the letters they will be removed during the winter period for safe storage and protection from weather. It is therefore proposed that any permission granted should be conditioned such that the letters shall only be erected during the period 29<sup>th</sup> April until the 1<sup>st</sup> October in any given year.

#### **Tourism and economic benefits**

- 4.4 The location of the site is within the Prime commercial holiday area, the proposal is considered to be an attraction, which will invite visitors and local residents of the Borough to come and view and although it will only contribute on a small scale, it is still considered to benefit the local economy by boosting the use of tourist facilities across the Borough and attracting visitors, which is consistent with the aims set out in Core Strategy policy CS8.

#### **Conclusion**

- 4.4 The proposal is considered acceptable in the proposed location and area; the area located within the Prime Commercial Holiday Area and will bring much needed benefits to the tourism and leisure industry. The proposed letters are considered in keeping with the design and character of the Beach Road, Hemsby area, and with this area hosting numerous signs and illuminance activities the application site will have an acceptable relationship in amenity and character terms, subject to imposition of appropriate conditions.

#### **5. RECOMMENDATION:-**

##### **Approve –**

Subject to restricting the use to holiday only and restrictions on occupancy over the year, the proposal will comply with the aims set out in policy CS8 of the Great Yarmouth Local Plan: Core Strategy, remaining policy BNV22 of the Borough Wide Local Plan and is consistent with the aims set out in emerging policy L1 of the final draft Local Plan Part 2.

Approval is recommended to be subject to the conditions suggested below:

**Conditions:**

1. The development must be begun not later than three years from the date of this permission.
2. The development shall be carried out in accordance with the application form, specification list and approved plans drawing reference:
  - Elevation of illuminated letters
  - Typical Illuminated Letter
  - Site Location Plan
  - Letter impression

Received by the Local Planning Authority on the 23<sup>rd</sup> July 2021.

3. The letters hereby approved shall not be illuminated outside of the hours below:

09:00 – 00:00 Hours Monday – Sunday

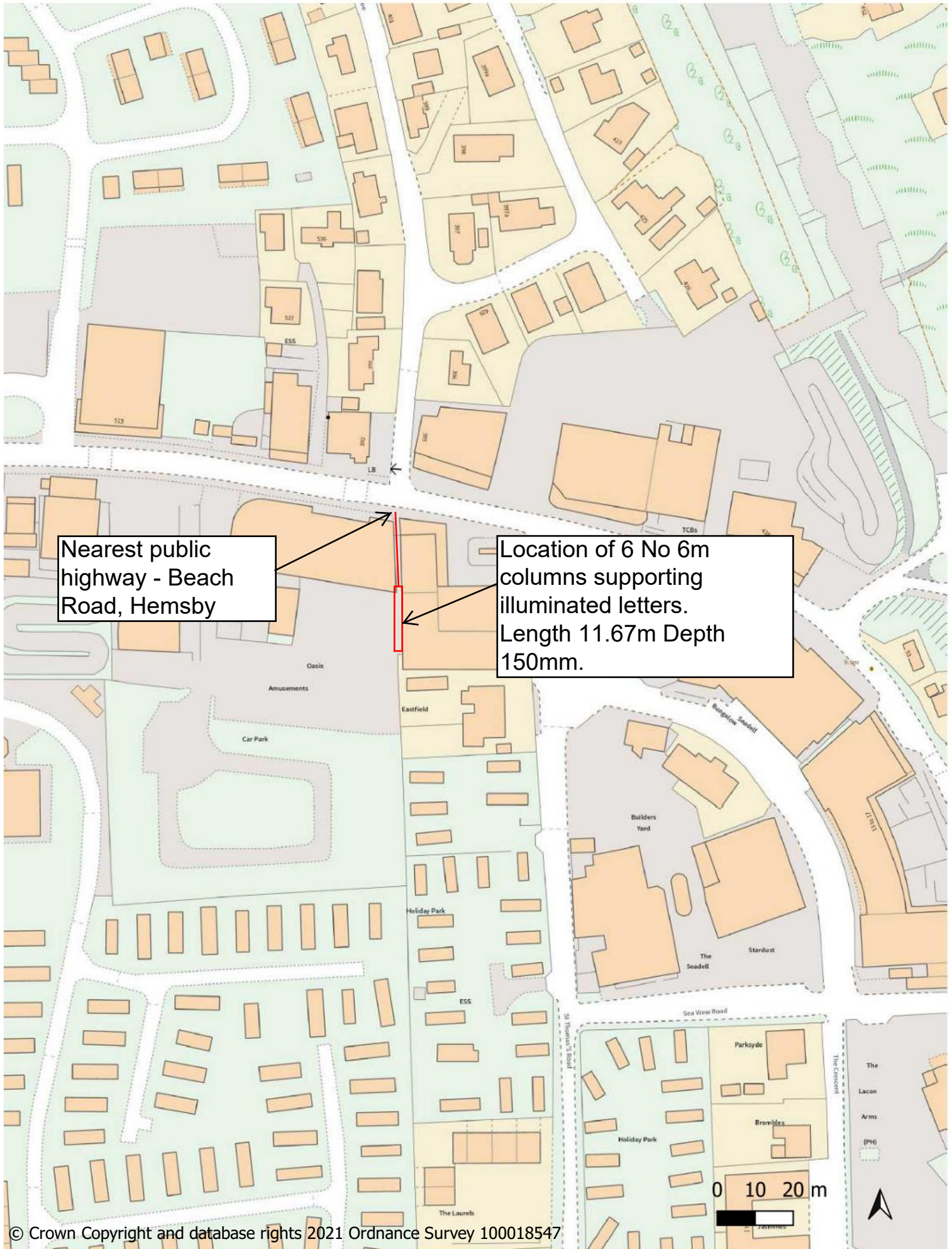
4. The level of illuminance shall be restricted to a maximum level as proposed in the application - the LED's serving the letters shall be no more than 110 lm/watt and the combined wattage shall be no more than 180w and emit no more than 19,800 lumens over the approved 26.8m<sup>2</sup> surface area.
5. The Letters here by approved shall be removed from the site by no later than 1<sup>st</sup> October in any year and shall not be erected again until the 29<sup>th</sup> April at the earliest in the following year.

And any other conditions considered appropriate by the Planning Development Management Manager.

**Appendices.**

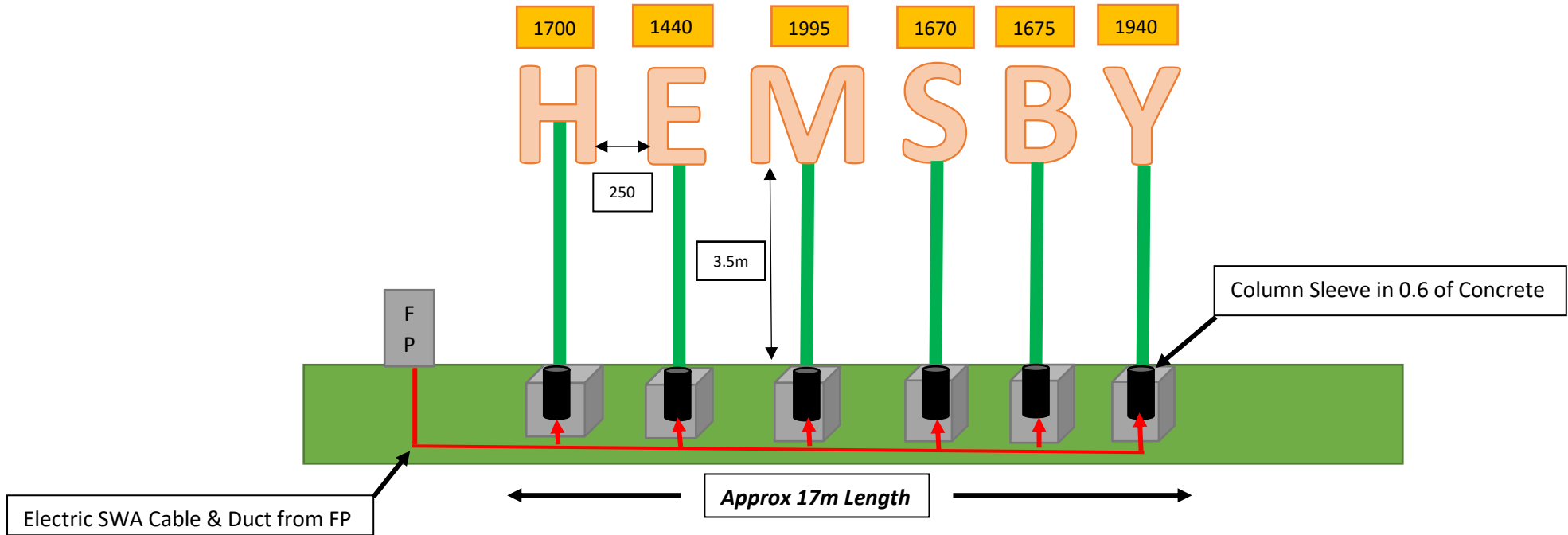
1. Location Plan
2. Elevation of Illuminated Letters
3. Typical Illuminated Letter
4. Letter Impression





Nearest public highway - Beach Road, Hemsby

Location of 6 No 6m columns supporting illuminated letters. Length 11.67m Depth 150mm.



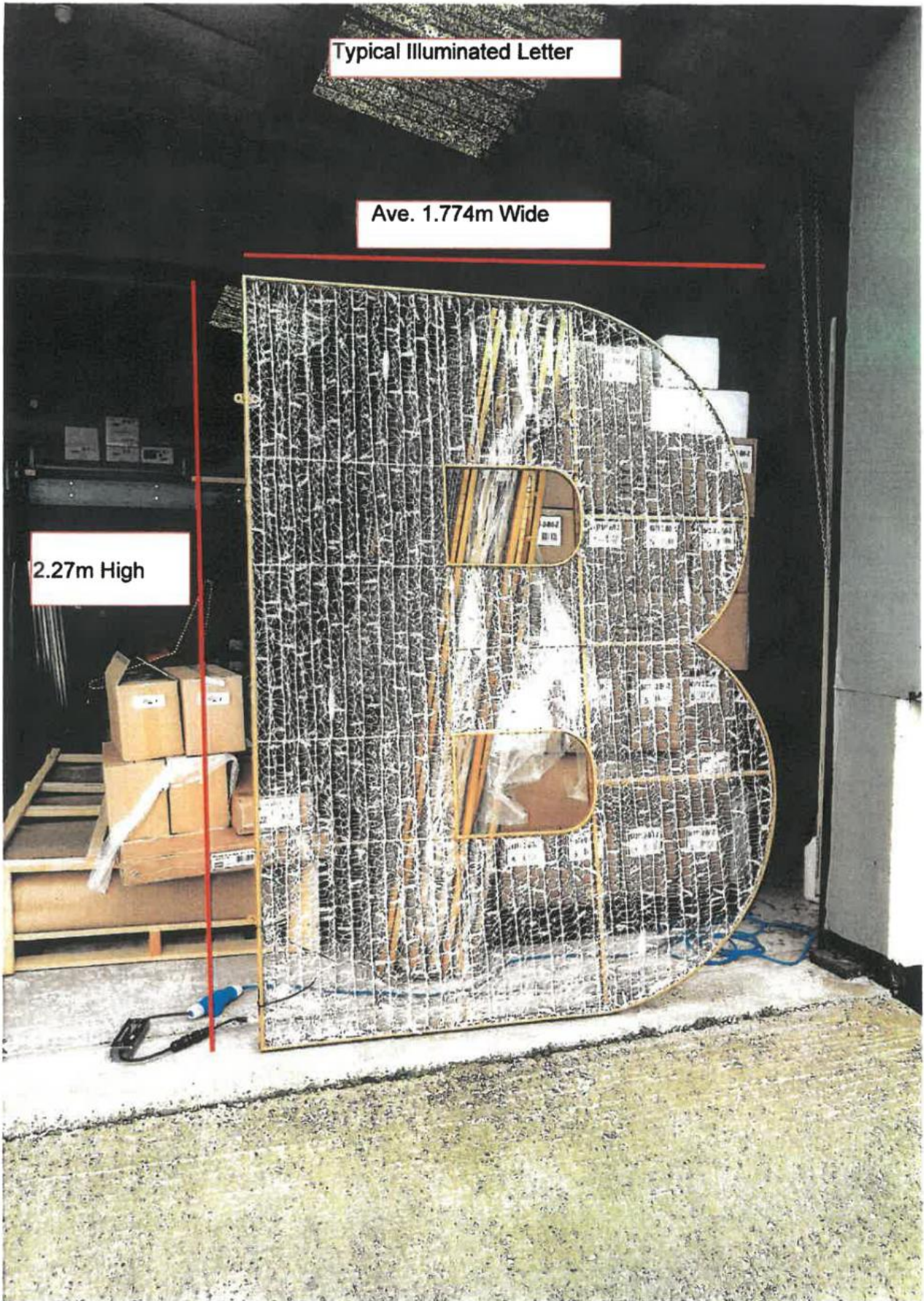
- 6m Column (from ground level to top of column).
- Each Letter is 2300mm High.
- 250mm spacing between each letter.
- Columns positioned central to each letter.
- Top of each letter will be almost level with top of each column. This will give an approximate clearance of 3.5m between the bottom of each letter and the ground level.



Typical Illuminated Letter

Ave. 1.774m Wide

2.27m High







CEMENTS

HEMSBY

**Reference:** 06/21/0526/F

**Parish:** Great Yarmouth

**Officer:** Mr G Bolan

**Expiry Date:** 17/09/2021

**Applicant:** Mr M Stephenson – Great Yarmouth Borough Council

**Proposal:** Installation of 13 no. 8m-tall steel columns supporting 13 no. mesh-lighting internally illuminated letters, each of 2.3m height x 1.4-2.2m width, and associated ground works and infrastructure including supporting platform

**Site:** Pleasure Beach Gardens  
South Beach Parade  
Great Yarmouth

Procedural note: This application is brought before committee as Great Yarmouth Borough Council is the applicant.

This application was reported to the Monitoring Officer as an application submitted by the Borough Council, as applicant, for determination by the Borough Council as Local Planning Authority. The Monitoring Officer has checked and made a record on the file that she is satisfied that it has been processed normally and that no other members of staff or Councillors have taken part in the Council's processing of the application other than staff employed within the LPA as part of the determination of this application.

## REPORT

### 1. Background / History:-

- 1.1 The application is for the Installation of 13 no. 8m-tall steel columns supporting 13 no. mesh-lighting internally illuminated letters, each of 2.3m height x 1.4-2.2m width, and associated ground works and infrastructure including supporting platform. The application has been put forward to members due to Great Yarmouth Borough Council itself being the applicant.
- 1.2 The location of the illuminated letters spelling "GREAT YARMOUTH" are on the east parade side of the Pleasure Beach Gardens south of the Pleasure Beach

Gardens café, the proposed letters are supported on stations and are proposed to reach up to 8m tall and will be seen from South Beach Parade.

- 1.3 Pleasure Beach Gardens is located within Conservation Area No.16 – Seafront and is with the Great Yarmouth Golden Mile, it is also located just south of the Prime Commercial Holiday Area with the closest part being at Wellington Pier and is a well established area for tourists and locals to visit.
- 1.4 The proposed letters are to attract visitors to the area and allow a visual advertisement of the location Great Yarmouth, the letters also allow visitors and locals to take photos/selfies to advertise their visits to the local area on social media platforms.

## **2. Consultations:-**

- 2.1 Norfolk County Council Highways – No comments received as yet – there was not enough detail available to be assessed at the time of the consultation response, so it is not possible to assess if the plans can be seen from the public highway. Level of illuminance will be important in the determination of the application.
- 2.2 Conservation – No Objections
- 2.4 Nearby residents – x3 objections and x1 Support received.
- 2.5 Environmental Health Officer – no comments received to date.
- 2.6 County Ecologist – no comments received to date.

## **3. Policies:**

The following policies are relevant to the consideration of this application:

Core Strategy 2013 – 2030 policies:

- CS8 – Promoting tourism, leisure and culture

Remaining - 2001 Borough Wide Local Plan

- BNV22 – Advertisements

The following emerging Local Plan Part 2 (final draft) policies should also be noted:

- GY6 - Great Yarmouth Seafront Area.

### **Policy CS8 – Promoting tourism, leisure and culture**

As one of the top coastal tourist destinations in the UK, the successfulness of tourism in the Borough of Great Yarmouth benefits not only the local economy but also the

wider subregional economy as well. To ensure the tourism sector remains strong, the Council and its partners will:

- a) Encourage and support the upgrading, expansion and enhancement of existing visitor accommodation and attractions to meet changes in consumer demands and encourage year-round tourism
  - b) Safeguard the existing stock of visitor holiday accommodation, especially those within designated holiday accommodation areas, unless it can be demonstrated that the current use is not viable or that the loss of some bed spaces will improve the standard of the existing accommodation
  - c) Safeguard key tourist, leisure and cultural attractions and facilities, such as the Britannia and Wellington Piers, Pleasure Beach, Hippodrome, the Sea Life Centre, the Marina Centre, Great Yarmouth Racecourse, St Georges Theatre and Gorleston Pavilion Theatre
  - d) Maximise the potential of existing coastal holiday centres by ensuring that there are adequate facilities for residents and visitors, and enhancing the public realm, where appropriate
  - e) Support the development of new, high quality tourist, leisure and cultural facilities, attractions and accommodation that are designed to a high standard, easily accessed and have good connectivity with existing attractions
  - f) Encourage a variety of early evening and night time economy uses in appropriate locations that contribute to the vitality of the borough and that support the creation of a safe, balanced and socially inclusive evening/night time economy
  - g) Support proposals for the temporary use of vacant commercial buildings for creative industries, the arts and the cultural sector, where appropriate
  - h) Seek to support the role of the arts, creative industries and sustainable tourism sectors in creating a modern and exciting environment that will attract more visitors to the borough
  - i) Support proposals for new tourist attractions and educational visitor centres that are related to the borough's heritage, countryside and coastal assets, and emerging renewable energy sector
  - j) Ensure that all proposals are sensitive to the character of the surrounding area and are designed to maximise the benefits for the communities affected in terms of job opportunities and support for local services
  - k) Encourage proposals for habitat-based tourism, especially where these involve habitat creation and the enhancement of the existing environment, in particular the areas linked to the Broads Core Strategy – Adopted December 2015 / Page 67
- Understanding the value of tourism 4.8.1 Tourism is an integral part of the sub-regional and local economy. In 2011, the Borough of Great Yarmouth attracted over 1 million<sup>7</sup> staying visitors and almost 4 million day visitors per year, with an estimated total visitor spend of £398 million and a total supplier and income based spend of almost £134 million, meaning that the total worth of the visitor economy in 2011 was over £531 million. In addition, approximately 30% of all employment in 2011 was tourism related.
- 4.8.2 To ensure that the sub-regional and local visitor economy remains buoyant, it is important that the quality and range of the facilities and accommodation within the borough continue to meet the requirements and expectations of existing visitors and attract new visitors. Safeguarding current visitor facilities and attractions
- 4.8.3 The borough offers a wide range of visitor facilities and attractions, with each of the borough's holiday centres providing a different offer in terms of their own identity and character. This variety widens the borough's appeal to a larger variety of holiday markets, ranging from day visitors, short breaks,



business tourism and traditional summer holiday makers. 7 Tourism South East Economic Impact of Tourism Great Yarmouth - 2011 Results

l) Protect rural locations from visitor pressure by ensuring that proposals for new tourist, leisure and cultural facilities are of a suitable scale when considering relevant infrastructure requirements and the settlement's position in the settlement hierarchy, in accordance with Policy CS2

m) Protect environmentally sensitive locations, such as Winterton-Horsey Dunes Special Area of Conservation (SAC), from additional recreational pressure by seeking to provide facilities to mitigate the impact of tourism. In addition, the Council and its partners will seek to develop a series of 'early warning' monitoring measures which will be set out in the Natura 2000 Sites Monitoring and Mitigation Strategy along with the identified mitigation measures

n) Support proposals involving the conversion of redundant rural buildings to self-catering holiday accommodation and/or location appropriate leisure activities, particularly where these would also benefit local communities and the rural economy

o) Support the development of navigational links to the Broads and beyond where possible  
p) Work with partners to improve accessibility and public transport links to make it as easy as possible for visitors to travel to and around the borough

#### **Policy BNV22: Advertisements**

Proposals for the display of advertisements will be permitted if they meet the following criteria:

- (a) they are well designed and sited;
- (b) where appropriate, they respect the character and architectural features of the building on which they would be displayed;
- (c) they would not result in a proliferation of advertisements in any one location;
- (d) they would not be unreasonably visually obtrusive;
- (e) those in conservation areas would be compatible with the character or appearance of the area; and
- (f) they would not give rise to a hazard to public safety.

#### **Policy GY6: Great Yarmouth Seafront Area**

Within the 'Holiday Accommodation Areas' as defined on the Policies Map, the Council principally aims to:

- a. encourage year-round, sustainable tourism;
- b. encourage investment in major new tourism, leisure and entertainment facilities;

#### **4. Public Comments Received : -**

5.4 There have been 3 objections/comments received and 1 support letter from nearby residents to the Pleasure Gardens, and the issues raised are summarised below.

- Strength of Illuminance
- Blocked Views
- Late night illuminance
- Application lacking details

## **5. Assessment: -**

### **5.1 Residential Amenity**

The resident's comments were received prior to further information being submitted to the Local Planning Authority, but the level of illuminance has since been confirmed as LEDs serving the letters with 110 lm/watt. The manufacturer of the letters has stated that the combined wattage of the Great Yarmouth letters is 380w therefore these letters will emit 41,800 lumens over a 62.18m<sup>2</sup> surface area. These are reported to be low-level lighting which are focussed on the immediate signs and should not be seen especially far beyond the immediate location, but further illustration will be provided to the Committee meeting.

- 5.2 The proposed letters are to be located south of the Pleasure Beach Café, with the letters running north to south along the parade for 27m, each letter is located 5.5m from ground level to bottom of the letter, with each letter being 2.3m in height, each letter will be spaced 0.25m apart with 1m separation between GREAT and YARMOUTH. The proposed letters are located approximately 285m away from the nearest residential properties at The Great Court Royal Naval Hospital, it is therefore considered to have some impact on the views and outlook of the nearby residential properties, but not to such an extent that they are likely to have a significantly detrimental effect.
- 5.3 Concerns regarding the level of illuminance at night, the proposal has suggested the letters will be illuminated from dusk until midnight. This has been considered by Officers and it is proposed that any approval could be conditioned so that no illuminance will occur outside of the hours 09:00 – 00:00 hours, which is consistent with other attractions along South Beach Parade and Marine Parade including the Pleasure Beach directly to the south.
- 5.4 It is also proposed that the letters are to be operational through the summer season but for the protection of the letters they will be removed during the winter period for safe storage and protection from weather. It is therefore proposed that any permission granted should be conditioned such that the letters shall only be erected during the period 29<sup>th</sup> April until the 1<sup>st</sup> October in any given year.
- 5.5 Whilst the principle of the signs here is acceptable, it is considered inappropriate to confirm the level of illuminance to be acceptable as proposed without first receiving comments from the Environmental Health Officer. These will be sought before the meeting. In the absence of comments from Environmental Health colleagues, it is suggested that any permission granted should be subject to conditions that the maximum level of illuminance to be used shall be restricted to a level to be confirmed by the LPA in discussion with Environmental Health and Ecology officers and Highways Officers.

### **Tourism and economic benefits**



- 5.4 The location of the site is just south of the Prime commercial holiday area and is amongst the Great Yarmouth Golden Mile stretch. It is located within the Pleasure Beach Gardens and just to the south is the Pleasure Beach. The proposal is considered to be an attraction, which will invite visitors and local residents of the Borough to come and view and although it will only contribute on a small scale, it is still considered to benefit the local economy by boosting the use of tourist facilities across the Borough and attracting visitors, which is consistent with the aims set out in Core Strategy policy CS8.

### **Conservation Area No.16 – Seafront**

- 5.5 The proposed letters fall within Conservation Area No.16 – Seafront. The Conservation department were consulted and considered due to the existing character of the area within Great Yarmouth that there was no comments to make regarding the letters proposed.

### **Birds and bats**

- 5.6 It is noted that the illuminated letters are raised a significant height above the ground level of the open space which could present a barrier and a disruption to the feeding or navigation routes of birds and bats. Comments from the County Ecologist are still awaited, but it is considered that the summer-season use and the presence of other lights in the vicinity will make this a relatively minor concern able to be addressed by conditions on hours of use and the seasonal installation.

### **Highways**

- 5.7 The Highways officer reserves judgement but comment should be provided to the Committee at the meeting. It is considered initially that the signs will probably be considered sufficiently far from the vehicle highway that they won't present a hazard to highways safety.

### **Conclusion**

- 5.4 The proposal is considered acceptable in the proposed location and area; the area is just south of the Prime Commercial Holiday Area and within the Great Yarmouth Golden Mile and will bring much needed benefits to the tourism and leisure industry. The proposed letters are considered to be broadly in keeping with the design and character of the Pleasure Beach Gardens area and with this area hosting numerous signs and illuminance activities the application site will have an acceptable relationship in amenity and character terms, subject to imposition of appropriate conditions.

## **6. RECOMMENDATION:-**

Unless there are any objections from the local highway authority or county ecologists or environmental health officers (which should be reported within the meeting), the recommendation is to:

## **Approve –**

Subject to restricting the time the letters can be illuminated and the removal of the letters outside of the summer season, the proposal will comply with the aims set out in policy CS8 of the Great Yarmouth Local Plan: Core Strategy, Remaining - 2001 Borough Wide Local Plan policy BNV22 and is consistent with the aims set out in emerging policy GY6 of the final draft Local Plan Part 2.

Approval is recommended to be subject to the conditions suggested below:

### **Conditions:**

1. The development must be begun not later than three years from the date of this permission.
2. The development shall be carried out in accordance with the application form, specification list and approved plans drawing reference:
  - Elevation of illuminated letters
  - Typical Illuminated Letter
  - Site Location Plan
  - Letter impression

Received by the Local Planning Authority on the 23<sup>rd</sup> July 2021.

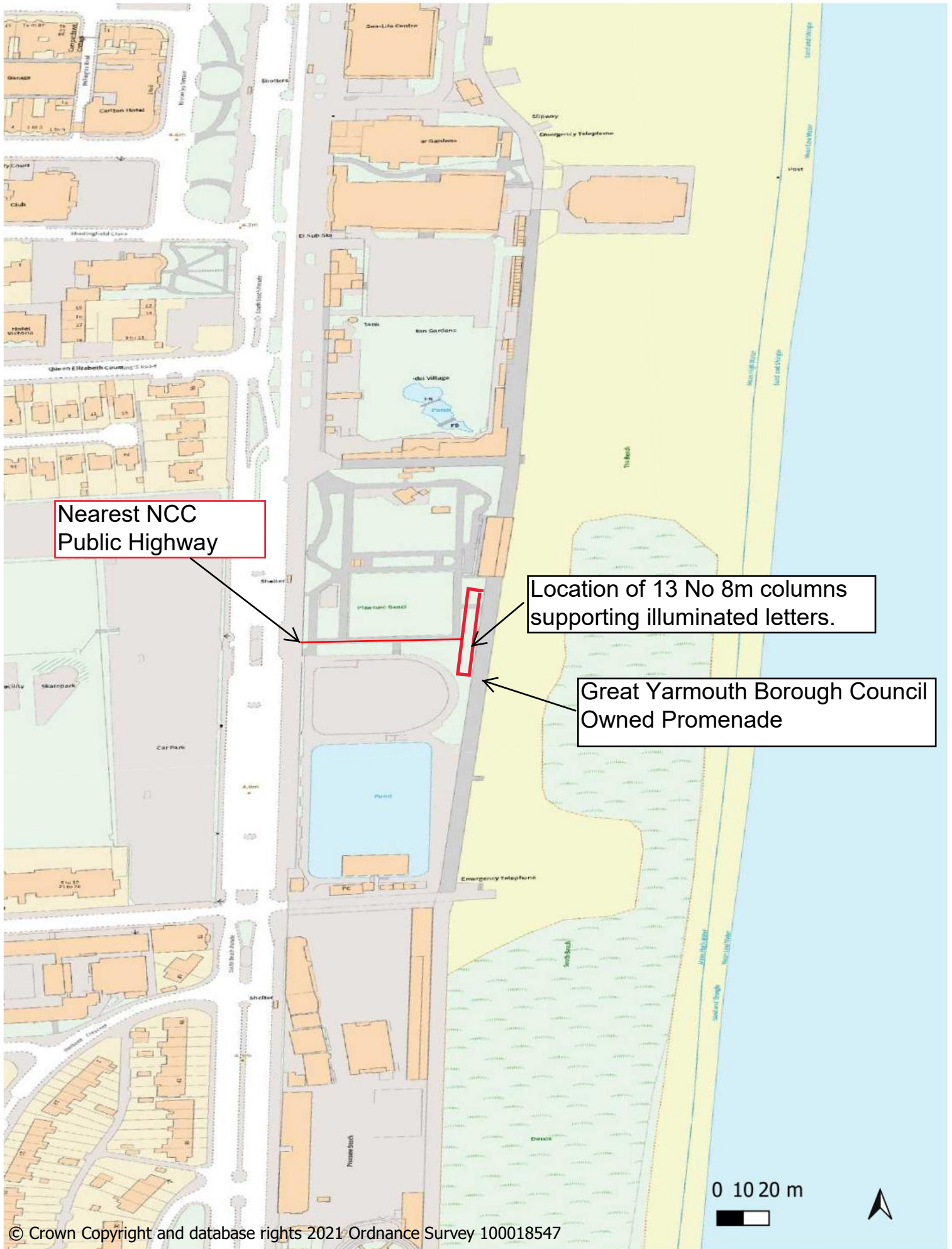
3. The letters hereby approved shall not be illuminated outside of the hours below:

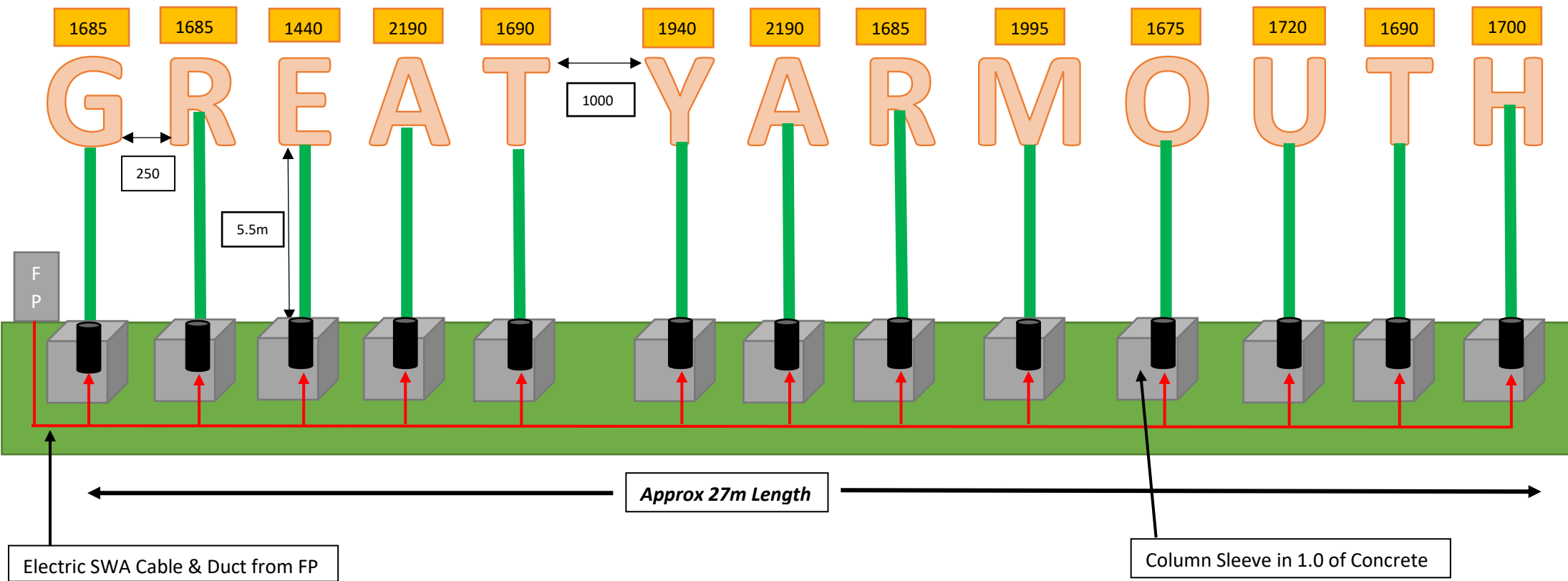
09:00 – 00:00 Hours Monday – Sunday
4. The level of illuminance shall be restricted to a maximum level to be confirmed by the LPA in discussion with Environmental Health Officers, Ecology Officers and Highways Officers.
5. The Letters here by approved shall be removed from the site by no later than 1<sup>st</sup> October in any year and shall not be erected again until the 29<sup>th</sup> April at the earliest in the following year.

And any other conditions considered appropriate by the Planning Development Management Manager.

### **Appendices.**

1. Location Plan
2. Elevation of Illuminated Letters
3. Typical Illuminated Letter
4. Letter Impression
5. Nearby Residents objections/comments





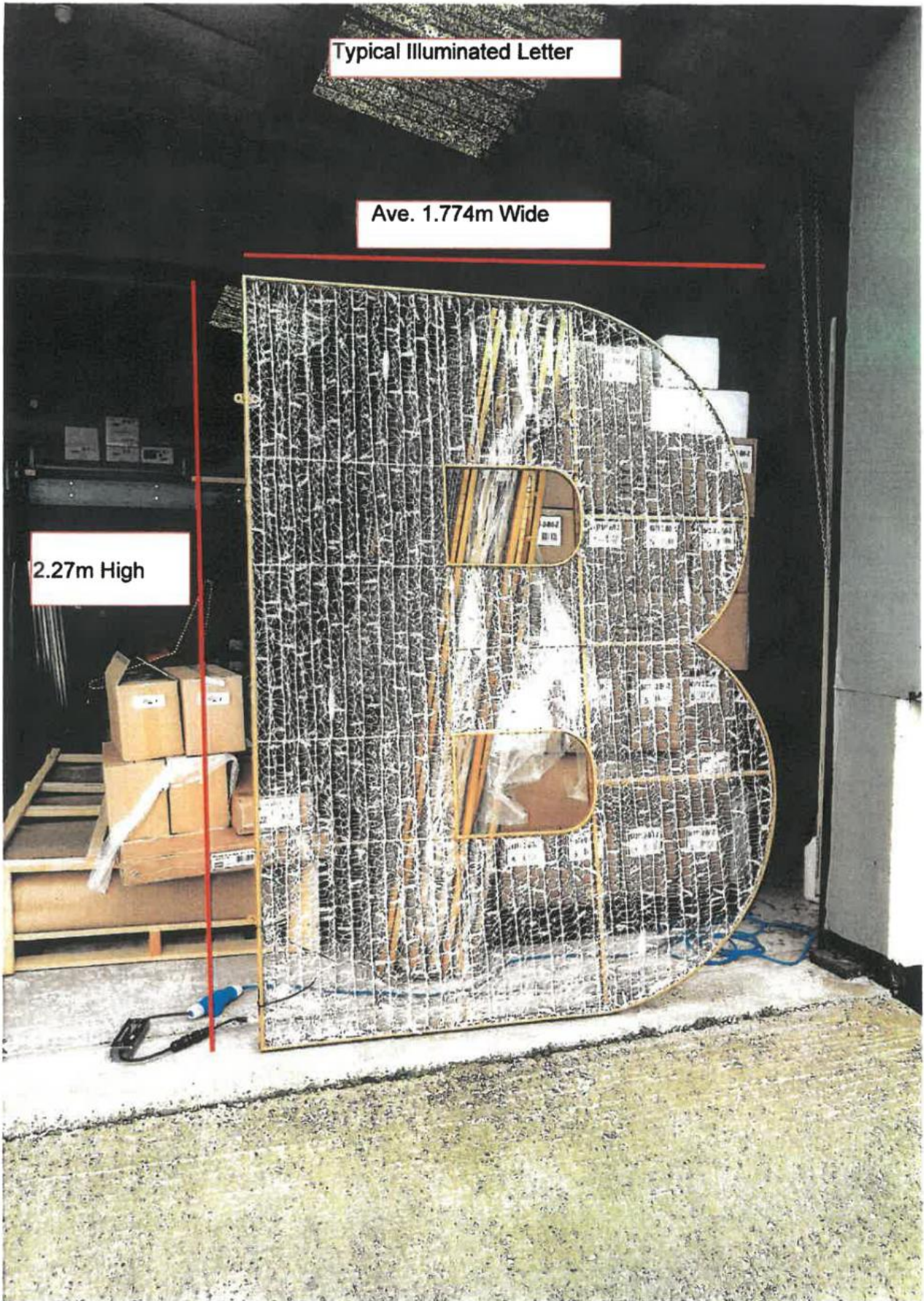
- 8m Column (from ground level to top of column).
- Each Letter is 2300mm High.
- 250mm spacing between each letter.
- 1m spacing between letter 'T' and letter 'Y'.
- Columns positioned central to each letter.
- Top of each letter will be almost level with top of each column. This will give an approximate clearance of 5.5m between the bottom of each letter and the ground level.



Typical Illuminated Letter

Ave. 1.774m Wide

2.27m High









**From:** SHEELAGH REDPATH < >  
**Sent:** 16 July 2021 13:42  
**To:** George Bolan <george.bolan@great-yarmouth.gov.uk>  
**Cc:** plan <plan@great-yarmouth.gov.uk>  
**Subject:** PLANNING APPLICATION GREAT YARMOUTH NUMBER 5059640

Dear Mr Bolan

I am a resident at the Royal Naval Hospital and received the attached letter which in fact was sent via only one copy to residents at numbers 16-24 The Great Court rather than individual letters to each of the resident. We actually received this correspondence 5 days after the original date on the letter as it was returned - address unknown - until our regular postman delivered it through the door of 16-19 the Great Court which I picked up as I live at 18 The Great Court and have subsequently circulated to all the other residents. That meant that we did not receive this letter with at least 21 days to respond to the application which I assume is the minimum time required.

Firstly may I point out that the application details in the attached letter was incorrect to what is on the Council website as it would seem to have been related to the Gorleston application as the Great Yarmouth application is be 9 metre columns instead of 6 metre columns and 13 letters in stead of 9 !!!

Anyway there are questions that should have been addressed in original application and whilst this is unlikely to change my opinion to oppose the construction as I expect this is already a fait accompli I am still going to ask them.

1. Which direction will they face?

2. How strong will the illuminance be?
3. At what times will the lights be on for?
4. Will any of the lights at any time be flashing?
5. When is this construction, if agreed, likely to be erected?
6. Why was there only a very poor sketch of where this construction would be rather than a proper architects drawing as it doesn't really give a proper picture of where it is to be situated and what it might block out?

As I have said I am a resident at 18 The Great Court and live on the first floor which faces out to the sea which means I am currently enjoying a direct view of the playground, car park, the tea rooms and some of the Pleasure beach and flags etc as well as the sea. I feel that the introduction of these selfie letters will mean that the seas etc will mean that view is blocked and for me the construction would be very obtrusive.

There seems no logic as to why these 'selfie' letters should be erected so high and indeed placed where local residents properties are in full view of it. If these have to be erected surely there must be another area along the promenade that will not have the same impact on residents. Has anyone thought about any flooding or high winds that could be an issue to the construction.

I love the idea of any improvement to parts of the sea front i.e. the recent Heritage lottery confirmation for the Winter Gardens which looks like a very exciting project and will make a piece of Great Yarmouth heritage much more appealing than it is currently, but application 5059640 is not one that I would wish to support.

Finally you will be pleased to know - as the Government Covid-19 regulations are being eased on Monday 19th is there no reason why this application and plans cannot be viewed by visitors to the Town Hall as from Monday to the closing date on Wednesday?

I look forward to receiving your answers to my questions above and to have this email formally logged against the application

Your truly

Sheelagh Redpath  
18 The Great Court, Royal Naval Hospital, Great  
Yarmouth NR30 3JU

**Application:** 06/21/0522/CU                      **Parish:** Great Yarmouth –  
Nelson Ward

**Applicant:** Great Yarmouth                      **Case Officer:** Mr R Tate  
Borough Council

**Expiry Date:** 27-08-21

**Proposal:** Proposed conversion of former guest house to 2no. houses

**Site:** 11 Bath Hill Terrace, GREAT YARMOUTH, NR30 2LG

## REPORT

This application is brought before committee as Great Yarmouth Borough Council is the applicant.

This application was reported to the Monitoring Officer as an application submitted by the Borough Council as applicant, for determination by the Borough Council as Local Planning Authority. The Monitoring Officer has checked and made a record on the file that she is satisfied that it has been processed normally and that no other members of staff or Councillors have taken part in the Council's processing of the application other than staff employed within the LPA as part of the determination of this application.

### 1. Context and History :-

- 1.1 The site sits to the south of Bath Hill Terrace and is an end terrace unit which forms part of a continuous line of dwellings all of similar design. It is adjoined to no.10 to the east and an alleyway, which serves properties on Nelson Road Central, Rodney Road and the subject property, separates no.11 from the property to the west. The property appears to be in poor condition.
- 1.2 The property is a former multi-bedroom guest house which was in a poor state of repair. It has been confirmed that it has not been used as a guest house in approximately 20 years and planning permission was granted in April 2021 to convert the property into 3 self-contained flats (application ref: 06/21/0074/CU, approved under delegated powers). An archway through the front elevation provides access to the rear yard. There is an existing open-sided covered courtyard which is approved to be demolished as part of planning permission 06/21/0074/CU.

- 1.3 The current proposal would replace former permission 06/21/0074/CU and instead provide two two-storey dwellings (1no. 3-bed, and 1no. 2-bed). Each dwelling will have a rear yard area which will provide space for cycle storage and bin storage.
- 1.4 The design and access statement notes that this property was purchased by Great Yarmouth Borough Council in September 2020 as part of a pilot project to tackle former guest houses or HMOs that are either empty and/or in a state of disrepair. It goes on to say that the aim of the project is to improve the quality and offer of accommodation within the Town Centre, return the properties to full use and improve areas where properties such as this are detrimental to the street scene.
- 1.5 It is noted that the Borough Council has shown on the Location Plan that it also owns the adjoining 10 Bath Hill Terrace to the east, which allows some degree of control or mitigation to be provided at that property, should the need arise.
- 1.6 The below table shows the relevant planning history for 11 Bath Hill Terrace:

<a href="#">06/21/0074/CU</a>	APPROVED	09-04-21	11 Bath Hill Terrace GREAT YARMOUTH	Conversion of former Guest House to 3no. self contained flats
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## 2 Consultations :-

- 2.1 Norfolk County Council Highways: No objection
- 2.2 No other responses have been received at the time of writing this report. The public and statutory consultation period expired on the 30<sup>th</sup> July. If any further responses are received then these will be reported during committee.

## 3 Relevant Policy :-

### Local Plan 2001

#### 3.1 The principle policies are:

**HOU07:** New residential development may be permitted within the settlement boundaries identified on the proposals map in the parishes of Bradwell, Caister, Hemsby, Ormesby st Margaret, and Martham as well as in the urban areas of Great Yarmouth and Gorleston.

New smaller scale residential developments\* may also be permitted within the settlement boundaries identified on the proposals map in the villages of Belton, Filby, Fleggburgh, Hopton-on-sea, and Winterton.

In all cases the following criteria should be met:

- (a) the proposal would not be significantly detrimental to the form, character and setting of the settlement;
- (b) all public utilities are available including foul or surface water disposal and there are no existing capacity constraints which could preclude development or in the case of surface water drainage, disposal can be acceptably achieved to a watercourse or by means of soakaways;
- (c) suitable access arrangements can be made;
- (d) an adequate range of public transport, community, education, open space/play space and social facilities are available in the settlement, or where such facilities are lacking or inadequate, but are necessarily required to be provided or improved as a direct consequence of the development, provision or improvement will be at a level directly related to the proposal at the developer's expense; and,
- (e) the proposal would not be significantly detrimental to the residential amenities of adjoining occupiers or users of land.

- 3.2 HOU17:** In assessing proposals for development the borough council will have regard to the density of the surrounding area. Sub-division of plots will be resisted where it would be likely to lead to development out of character and scale with the surroundings.

Core Strategy (2015):

The following Policies of the Core Strategy are also relevant to this proposal:

- 3.3 Policy CS1:** Focuses on a sustainable future, finding solutions so that proposals that improve the economic, social and environmental conditions of the borough can be approved wherever possible.
- 3.4 Policy CS2:** Ensures that growth within the borough must be delivered in a sustainable manner in accordance with Policy CS1 by balancing the delivery of new homes with new jobs and service provision, creating resilient, self-contained communities and reducing the need to travel.
- 3.5 Policy CS3:** ensuring residential development in the borough meets the housing needs of local residents.
- 3.6 Policy CS9:** – Encouraging well-designed, distinctive places – in particular CS9 (f) - Seek to protect the amenity of existing and future residents, or people working in, or nearby, a proposed development, from factors such as noise, light and air pollution and ensure that new development does not unduly impact upon public safety
- 3.7 Policy CS11:** sets out the Council's approach to enhancing the natural environment. Consideration should still be given as to how the design of the



scheme has sought to avoid or reduce negative impacts on biodiversity and appropriately contributes to the creation of biodiversity in accordance with points f) and g).

### 3.8 Other material considerations:

- **NPPF 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 well-designed, beautiful and safe places, 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 protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.
- **NPPF Chapter 5 - 5. Delivering a sufficient supply of homes. In particular NPPF Paragraph 62** - Within this context, the size, type and tenure of housing needed for different groups in the community should be assessed and reflected in planning policies (including, but not limited to, those who require affordable housing, families with children, older people, students, people with disabilities, service families, travellers<sup>25</sup>, people who rent their homes and people wishing to commission or build their own homes).
- **NPPF Paragraph 111** - 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.
- **NPPF Paragraph 130** - 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 users<sup>46</sup>; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

**3.9** The following emerging policies from the Final Draft of the Local Plan Part 2 are also relevant and can be given a significant level of weight in the determination of the application because they are considered to be in accordance with the NPPF and no objections have been raised during the examination of the Local Plan Part 2, and they have not been required to be subject to significant modifications by the Planning Inspectorate in their pre-adoption letter.

**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 tranquility 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.

## **4 Assessment :-**

### The Proposal

- 4.1 The proposal is for the conversion of 11 Bath Hill Terrace to form two two-storey dwellings with associated rear yards and bin and cycle storage areas. The dwellings will have three and two bedrooms respectively.
- 4.2 The dwelling closest to the passageway will be the three bedroomed unit – to be known as 11A Bath Hill Terrace (according to the proposed plans). An ‘upside down’ house, the kitchen and living areas are to be located at first floor level. Two bedrooms and a bathroom are located on the ground floor with the remaining bedroom located at the rear at first floor level. The property has a floor area (excluding the staircase) of 101.5sqm. This property has a very small paved rear yard area.
- 4.3 The second dwelling has a more conventional layout with the kitchen and living room being located on the ground floor, and two bedrooms and a bathroom at first floor level. This dwelling will have a floor area of 70sqm (excluding the staircase) as well as a yard and small garden area.
- 4.4 The submitted Design and Access Statement also proposes the following works to improve the external appearance of the dwelling:
- Front elevation windows to be replaced, fenestration of new uvpc windows to be uniform in design.
  - Existing uvpc combination window door frame (right hand side of passageway) to be removed and replaced with window only.
  - Existing insecure timber canopy to be removed.
  - Front elevation walls are to be freshened and cleaned, external render to be patch repaired and decorated as required.
  - Rainwater goods relocated to improve efficiency and design.
  - Front elevation boundary walls to be replaced with new face brick walls, engineer brick, creasing tile weathering detail.
  - New concrete garden paths installed from street to entrance doors.
  - New gates fitted to define boundary.
  - Decorative stone finish to front gardens.

#### Principle of Development

- 4.5 Great Yarmouth is classified as a Main Town in Core Strategy policy CS02. The policy goes on to define that approximately 35% of new development will take place in the borough’s Main Towns at Gorleston-on-Sea and Great Yarmouth.
- 4.6 Located close to the centre of Great Yarmouth, the site is located within a sustainable location with good access to shops and services, amenities, employment and public transport. As such the future occupants would not be reliant on the private motor vehicle as their main source of transport.
- 4.7 The site sits just outside of the No 15 St Georges Conservation Area. The improvements to the external appearance, which has been in a poor state of repair for a considerable period of time, will therefore have a positive effect on the setting of the Conservation Area.

## Highways Impacts

- 4.8 The proposed plans show a Keter Grande cycle store for each dwelling, creating a total of 4 secure cycle parking spaces. These can be conditioned so that they are installed prior to the first occupation of the dwelling and to be retained thereafter – therefore securing cycle parking.
- 4.9 Bath Hill Terrace is subject to parking restrictions which limits parking to residents with a permit only. However, as discussed above the future occupants would not be totally reliant on a private car as their primary mode of transport. Even though these are family-sized houses there could be argued to be fewer car parking demands from two dwellings, in comparison to the extant permission for 3 flats, where even 1-bed properties might give rise to 2 cars per household.
- 4.10 The Local Highways Authority (Norfolk County Council) were consulted and raised no objection to the proposal.

## Impact on Neighbouring Amenity

- 4.11 The scheme does not seek to further extend the current premises so therefore the proposal would not result in any change in outlook or overshadowing compared to the existing situation.
- 4.12 The proposal amends the fenestration to the rear creating a more consistent appearance to the dwelling. No additional openings are to be created and therefore there is unlikely to be a material change in overlooking out to the rear of the dwellings, especially when considering the previous use.
- 4.13 The bin storage areas are located sufficient distance away from neighbouring properties such that they should not create nuisances to neighbours.

## Amenity for Future Residents

- 4.14 Both dwellings would meet or exceed the minimum size standards set out in the national guidance – which for the avoidance of doubt is 70sqm for a 2 bedroom 3 person dwelling and 84sqm for a 3 bedroom 4 person dwelling. Sufficient internal space is therefore provided for future residents.
- 4.15 The proposal is considered an improvement over 06/21/0074/CU with respect to outlook provided for residents. The previous scheme included windows looking into the archway which provided limited outlook (although was not considered significantly adverse enough to warrant the refusal of the application). The amended layout of 11A Bath Hill Terrace removes this issue by ensuring all windows to habitable rooms look out either to the north or to the south (or in the case of bedroom 3 into the private amenity space).
- 4.16 The proposals include outdoor amenity space for both properties. The two-bed house would have a garden of similar size to its neighbour, which is considered acceptable, but property 11A (the three-bedroom house) is not of an appropriate size and contains only a small yard for the three bedroom property. Whilst smaller

in size than would be sought for a new build property, this constrained area can nonetheless provide for cycle store, bins store area, and enough room to enable clothes drying or sitting out, and is south facing. Ordinarily this in itself would not be acceptable but, given the site's location, the inadequate provision of outdoor space is mitigated by the proximity to St Georges Park and, to a lesser extent, the beach.

- 4.17 If Members were dissatisfied with the level of garden / outdoor space available to Unit 11A, it is noted that the Borough Council also own both no. 11 (within the application) and the adjoining 10 Bath Hill Terrace, and it might prove possible to reconfigure the external area of all 3 dwellings to provide more equitable share of space across the properties, but Officer remain of the opinion that on balance, the proposal is considered acceptable.

### Biodiversity

- 4.18 The site is located within the Orange 400m to 2.5km Indicative Habitat Impact Zone and proposes the net increase of two dwellings. A shadow Template HRA has been submitted and is deemed acceptable. If not already received, the fee will need to be received before any permission can be granted or the proposal would not be able to address the impacts on the designated wildlife areas. The HMMS fee, once received, would ensure any in-combination effects resulting from development on the designated sites within the Borough can be adequately mitigated and the appropriate monitoring secured.

- 4.19 No measures to secure biodiversity enhancements have been proposed. However, measures such bird boxes should be included on any grant of permission to provide nesting opportunities for bird.

- 4.20 No comment has been received from the County Ecologist.

## **5 RECOMMENDATION :-**

- 5.1 Approve – the proposal provides two dwellings in a sustainable location – compliant with HOU07 from the Borough-Wide Local Plan.

Subject to:

- (i) First receiving confirmation that the appropriate HMMS payment for HRA impacts has been received; and,
- (ii) Approval should be subject to the below conditions:

1. 3-year time limit

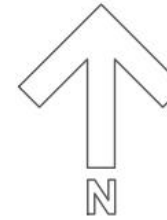


2. In accordance with plans
3. Cycle and bin storage to be provided
4. Provision of bird boxes.

And any other conditions or notes considered appropriate by the Development Management Manager.

The following **Appendices** are included:

- Appendix 1 - Location Plan
- Appendix 2 - Existing Plans and Elevations
- Appendix 3 – Proposed Plans and Elevations



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**DRAWING ISSUE**

PL1	Planning Issue	RJC	21.05.2021
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**BOROUGH OF GREAT YARMOUTH**

Great Yarmouth Borough Council

Property and Asset Management  
 Greysfriars House  
 Greysfriars Way  
 Great Yarmouth, NR30 2QE

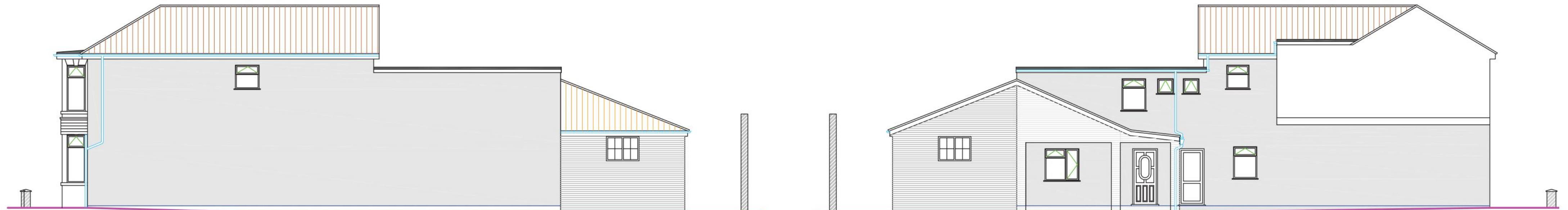


Issued For	Comment Tender <input type="checkbox"/> Approval <input checked="" type="checkbox"/> Construction <input type="checkbox"/>
Client	Great Yarmouth Borough Council
Project	Conversion of 11 Bath Hill Terrace to form 2 No Houses
Drawing Title	Location Plan
Scales	1:1250
Planning Ref	
Building Ctl Ref	
Drawing No	8106/C0010014/01
Date	May 2021
Drawn	RJ Cavender
Revisions	Date



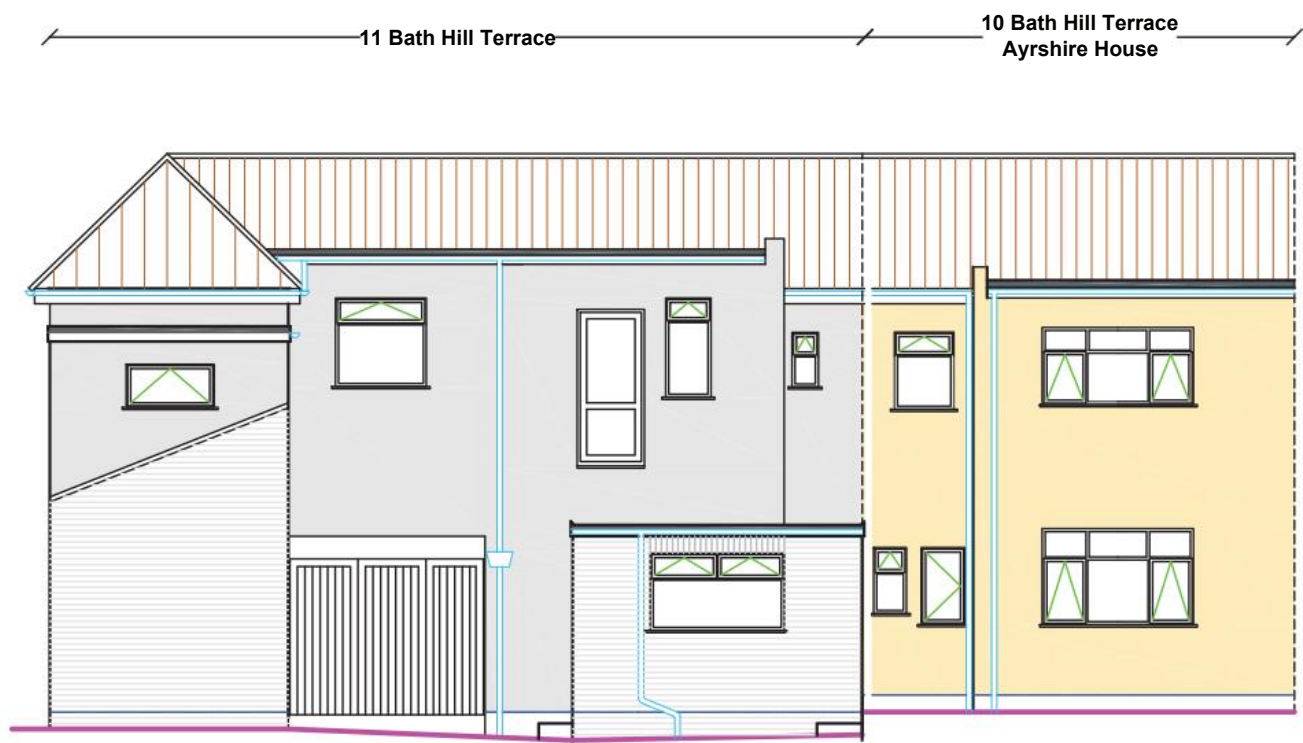


Existing Front Elevation A



Existing Side Elevation B

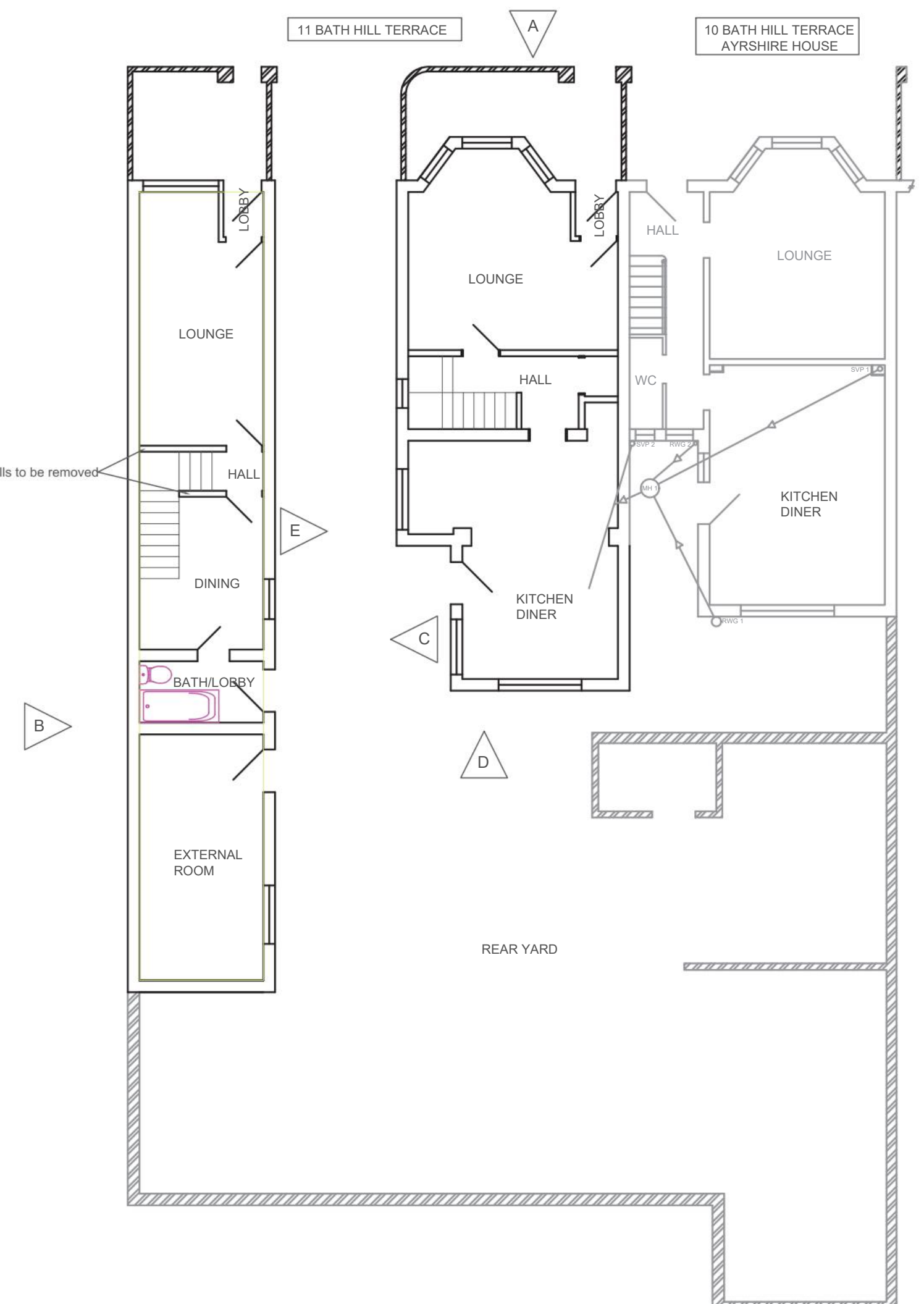
Existing Court Yard View C



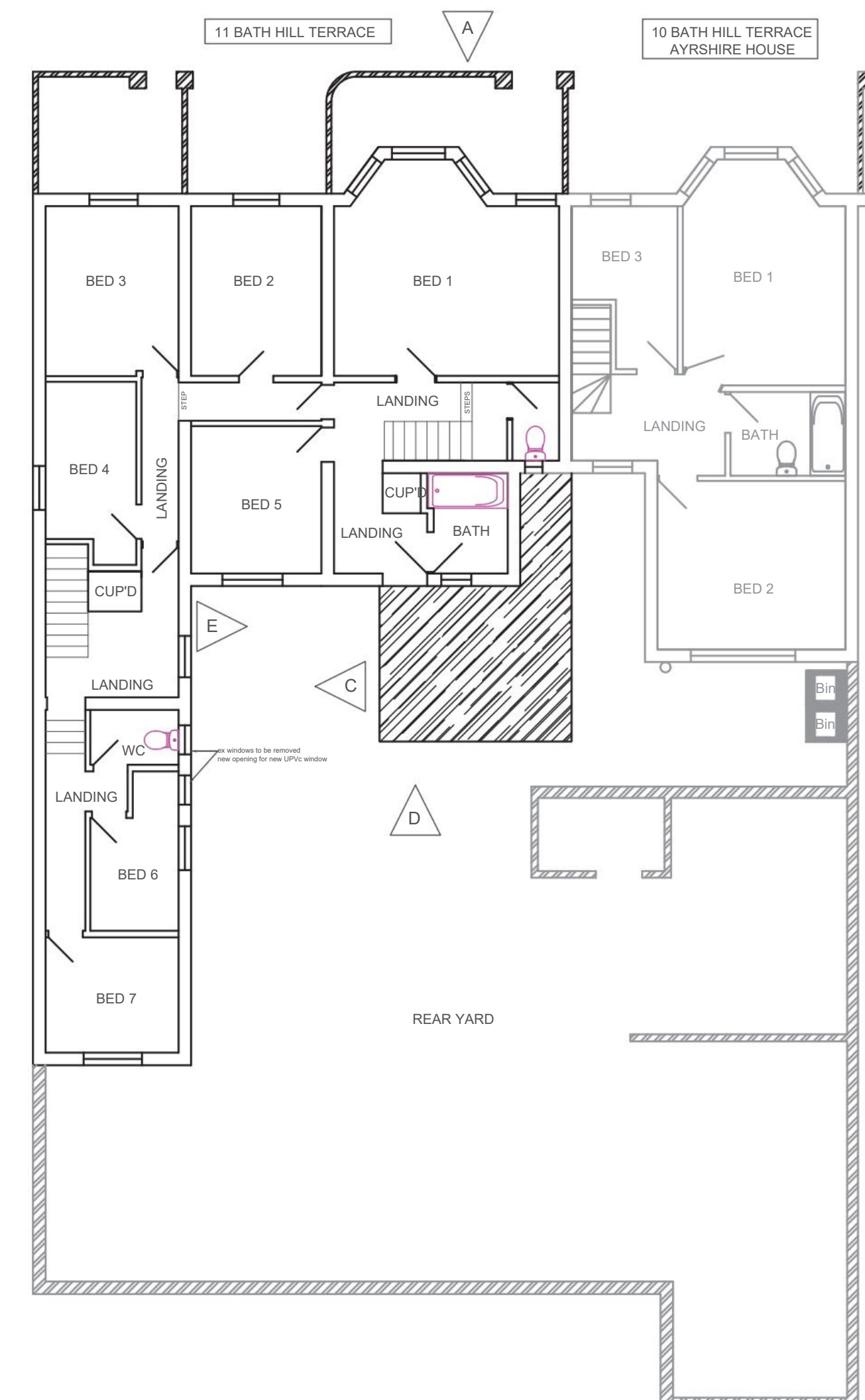
Existing Court Yard View D



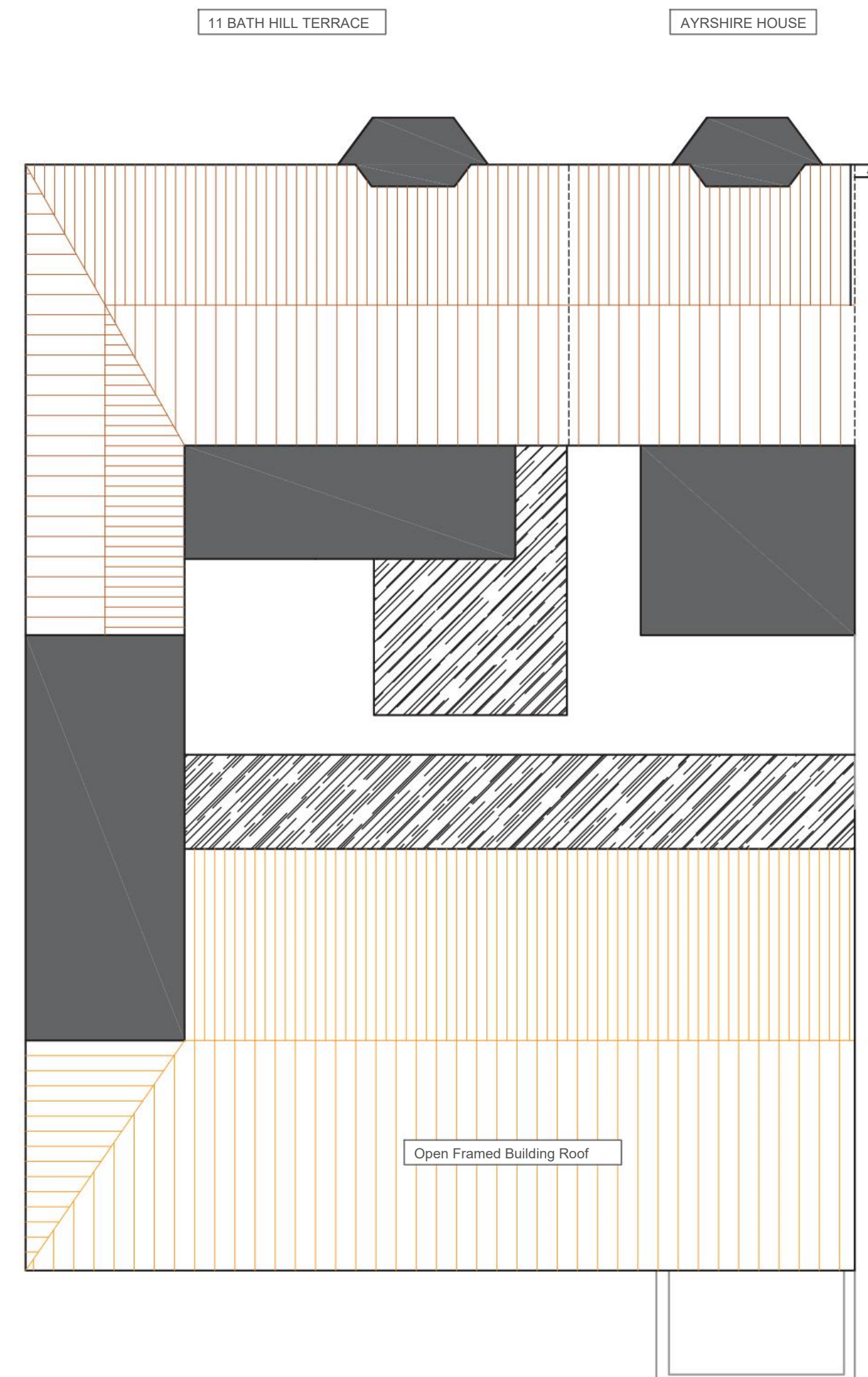
Existing Court Yard View E



EXISTING GROUND FLOOR PLANS



EXISTING FIRST FLOOR PLANS

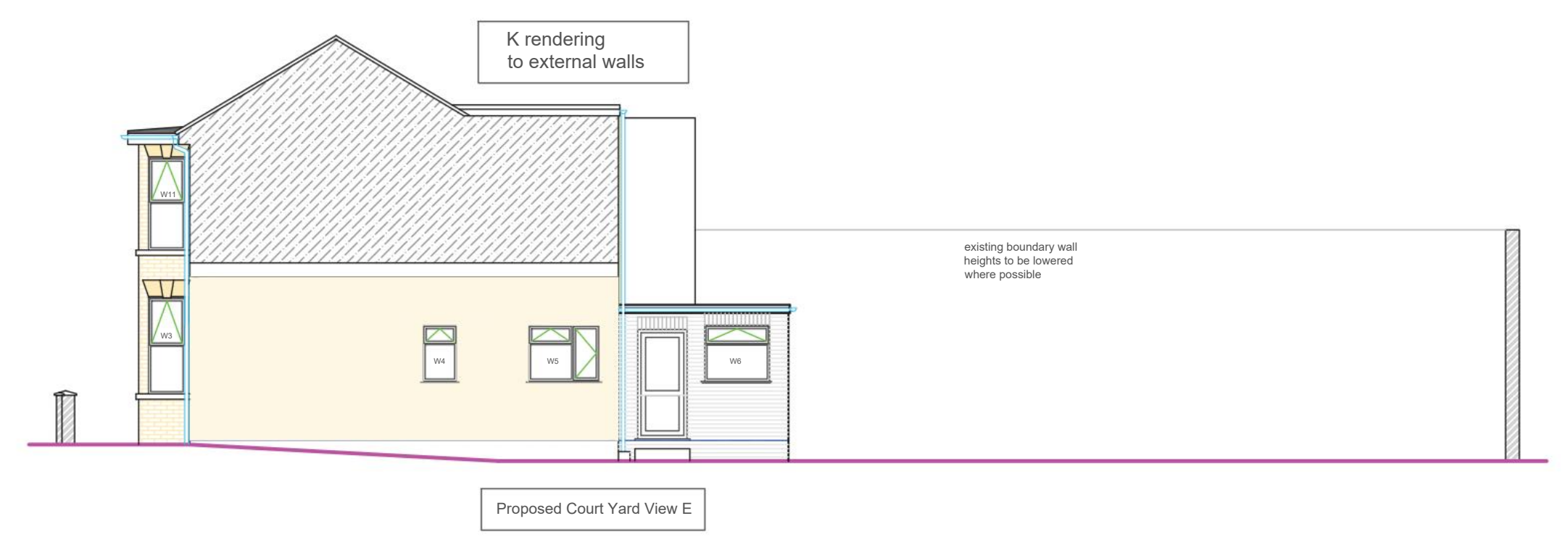
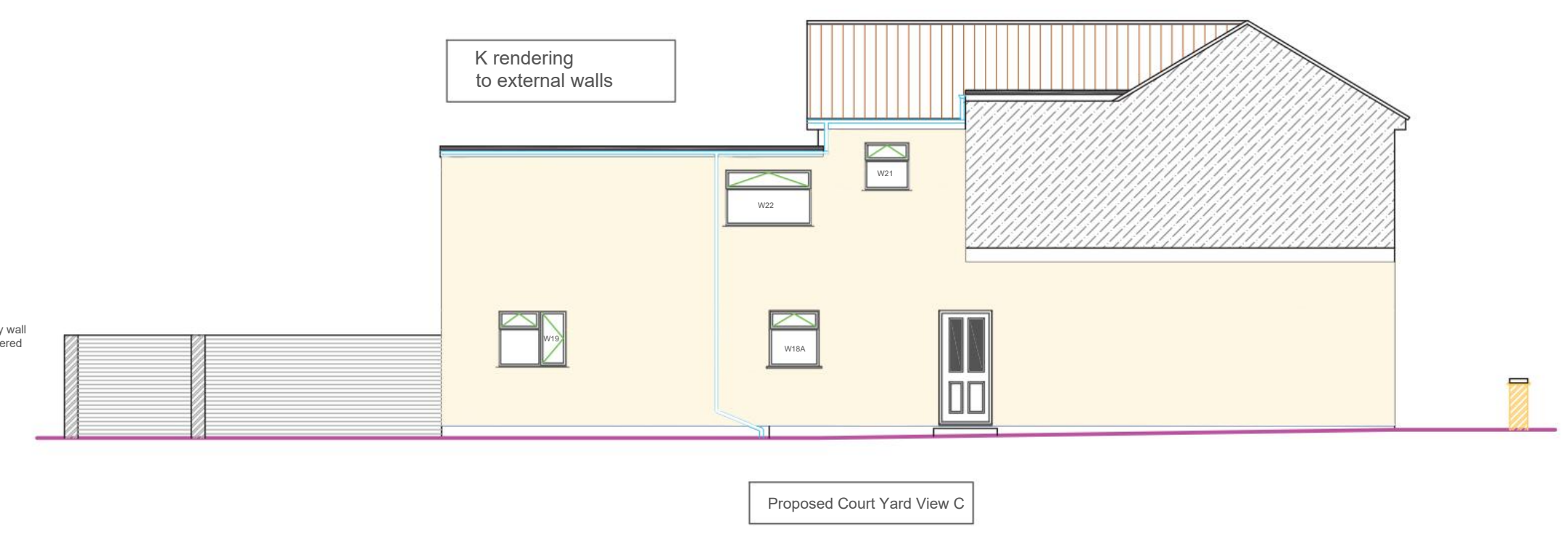
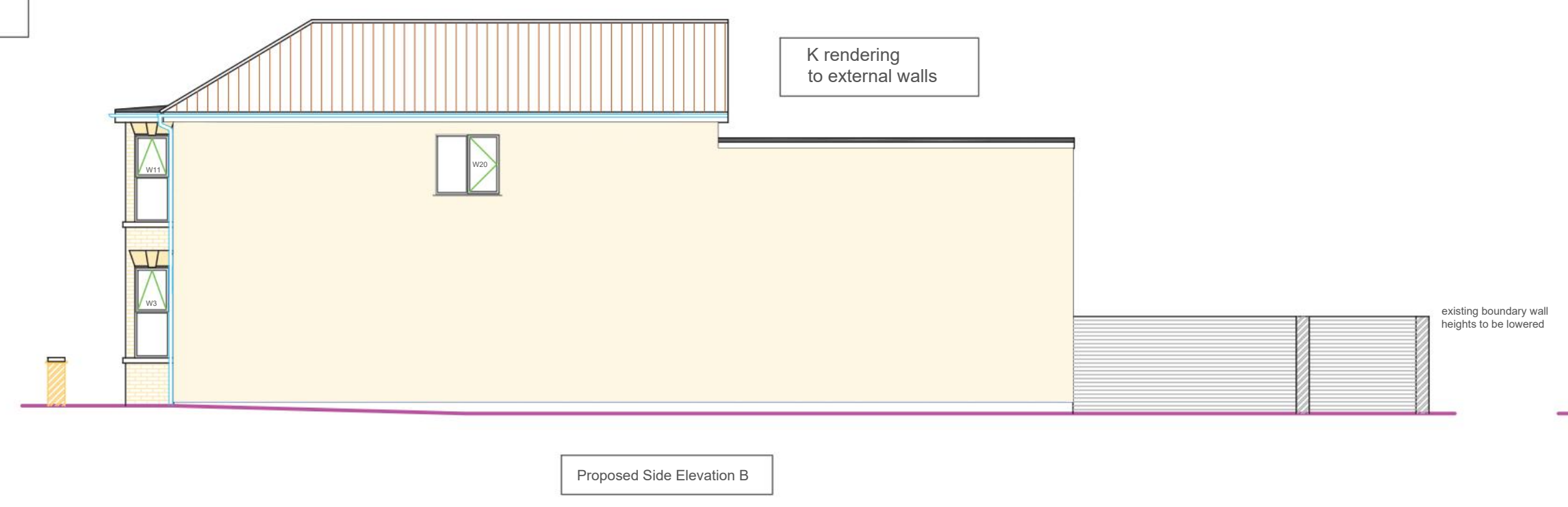


EXISTING ROOF PLANS

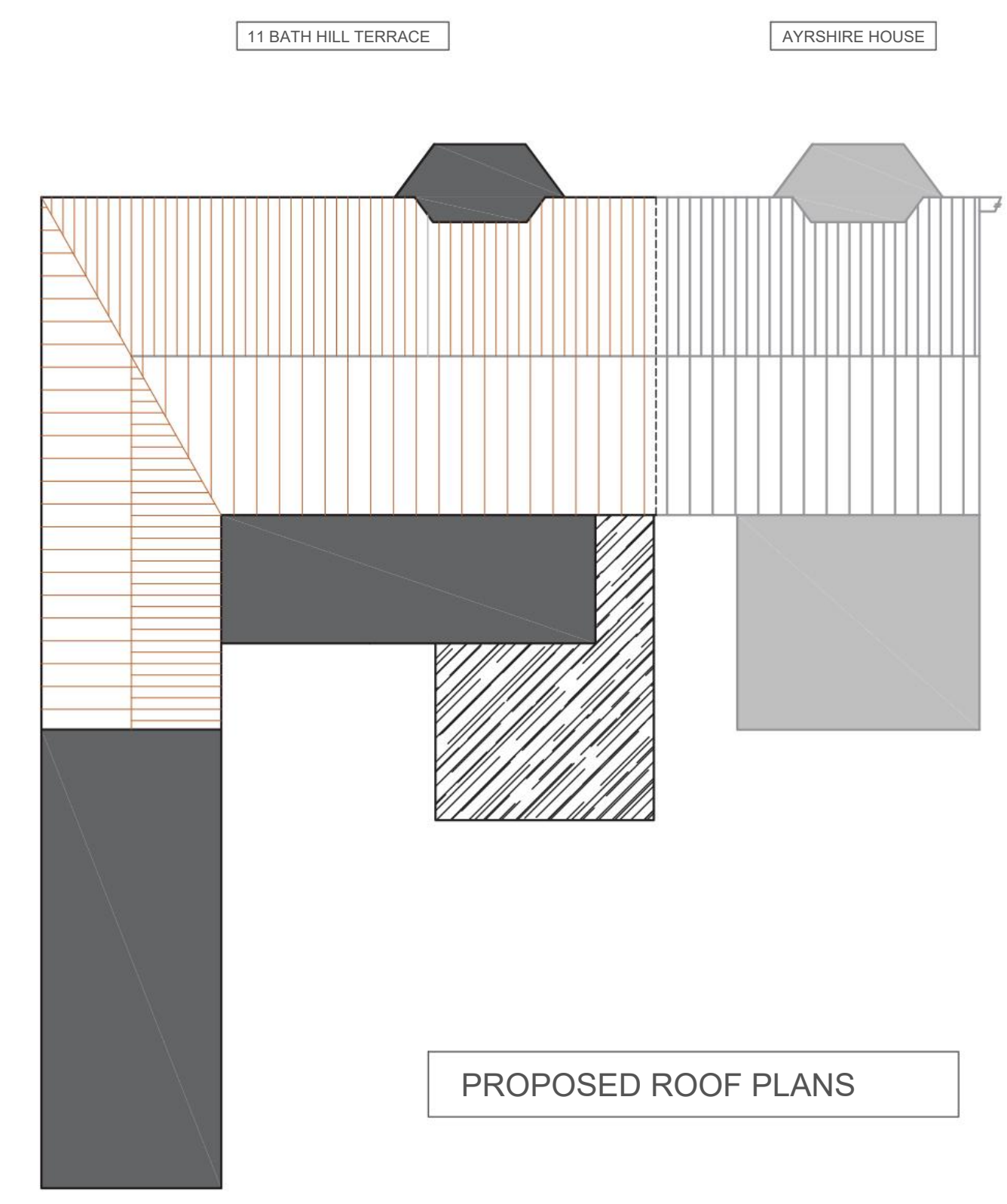
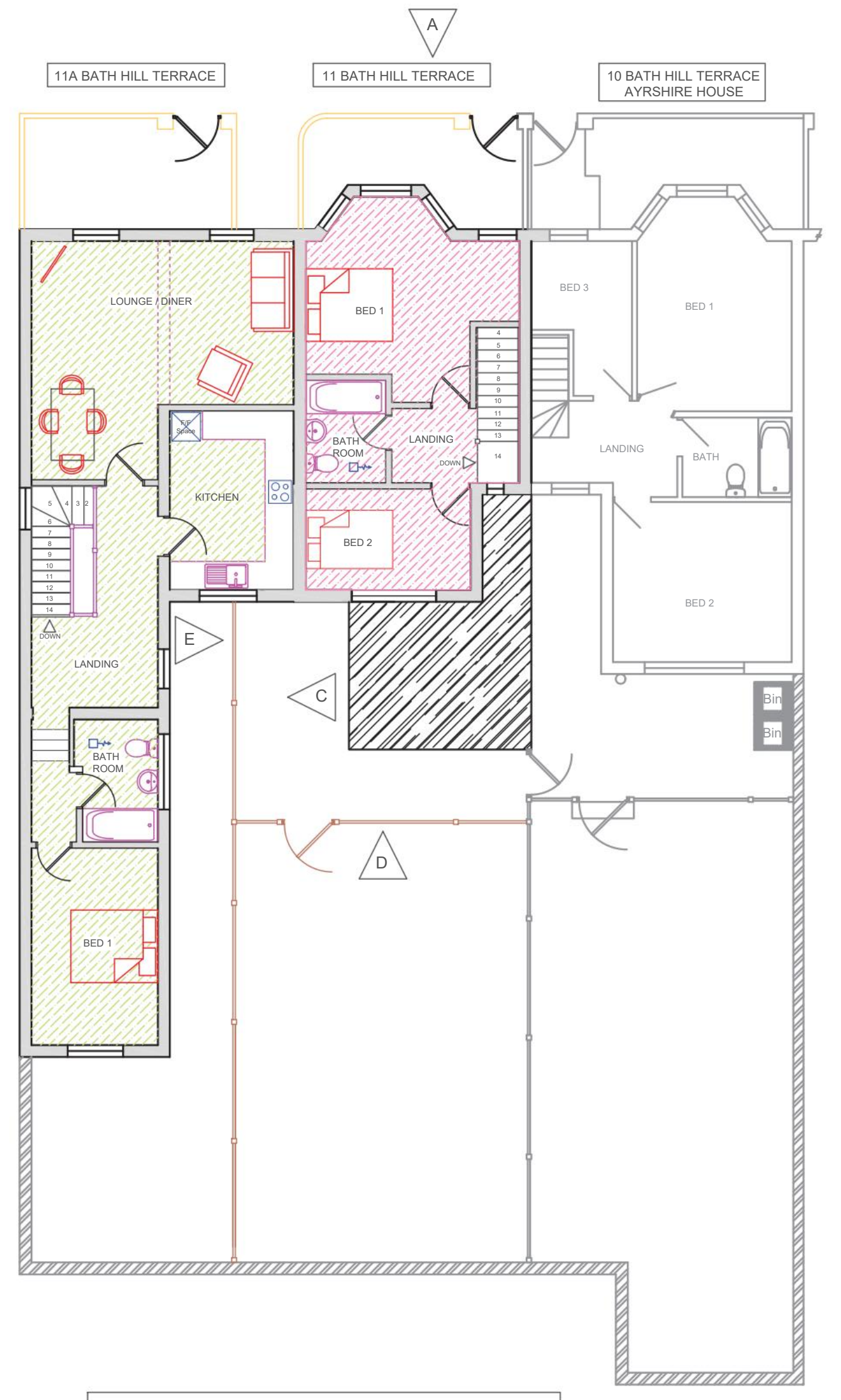
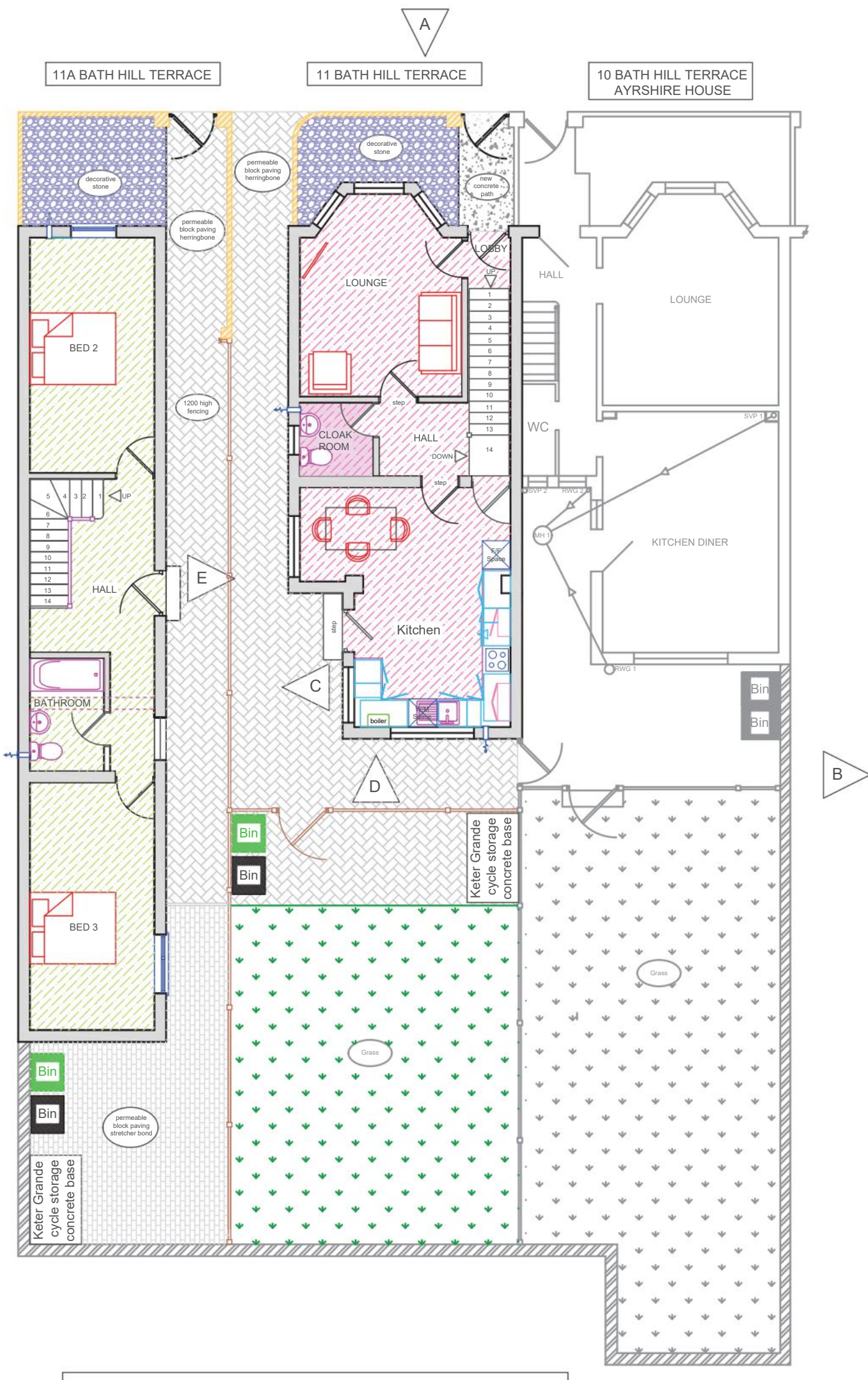
DRAWING ISSUE			
PL1	Planning Issue	RJC	21.05.2021

BOROUGH OF GREAT YARMOUTH			
Great Yarmouth Borough Council			
Property and Asset Management Greyfriars House Greyfriars Way Great Yarmouth, NR30 2QE			
Issued For		Comment	
Client		Tender	<input type="checkbox"/>
Project		Approval	<input checked="" type="checkbox"/>
Drawing Title		Construction	<input type="checkbox"/>
Scales			
Planning Ref			
Building CU Ref			
Drawing No		8106/C0010014/02	
Date		May 2021	
Drawn		RI Cavender	
Revisions			Date
Revisions			





11 Bath Hill Terrace (2 Bed 4P) House Internal Floor Area 77.47m<sup>2</sup>  
 11A Bath Hill Terrace (3 Bed 6P) House Internal Floor Area 110.41m<sup>2</sup>



DRAWING ISSUE			
PL 1	Planning Issue	RJC	21.05.2021
Rev 1	Layout changes	RJC	21.05.2021
Rev 2	Layout title changed from existing to proposed	RJC	24.05.2021

BOROUGH OF GREAT YARMOUTH			
Great Yarmouth Borough Council			
Property and Asset Management			
Greysfriars House			
Greysfriars Way			
Great Yarmouth, NR30 2QE			
Issued For	Comment		
	Tender	<input type="checkbox"/>	
	Approval	<input checked="" type="checkbox"/>	
	Construction	<input type="checkbox"/>	
Client	Great Yarmouth Borough Council		
Project	Conversion of 11 Bath Hill Terrace to form 2 No Houses		
Drawing Title	Proposed Plans & Elevations Rev 2		
Scales	1:50 / 1:100		
Planning Ref			
Building Ctrl Ref			
Drawing No	EQPL45200000/03		
Date	May 2021		
Drawn	R Cavender		
Revisions			Date