



GREAT YARMOUTH
BOROUGH COUNCIL

Development Control Committee

Date: Wednesday, 17 March 2021

Time: 17:00

Venue: Virtual

Address: [Venue Address]

AGENDA

Open to Public and Press

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 3 FEBRUARY 2021

To confirm the minutes of the meeting held on the 3 February 2021.

4 MINUTES 17 FEBRUARY 2021

To confirm the minutes of the meeting held on the 17 February 2021.

5 APPLICATION 06-19-0625-F - HALL FARM, HALL ROAD, MAUTBY

Report attached.

6 06-21-0098-F - EAST NORFOLK SIXTH FORM COLLEGE

Report attached.

7 DELEGATED DECISIONS OF PLANNING APPLICATIONS BETWEEN THE PERIOD 1 FEBRUARY TO 28 FEBRUARY 2021

Report attached.

8 APPEAL DECISIONS

Ref : 06/20/0398/CU - Wheelwright's Arms, 65 Beccles Road, Gorleston, Great Yarmouth NR31 0PS

The development permitted is change of use of A4 public house to incorporate into C3 residential use already existing at premises. Appeal against Condition 3 against which restricted the residential use to the named owner of the premises.

Appeal dismissed Delegated decision

Land at Market Lane, Filby Heath, Filby, Great Yarmouth NR29 3ST
Application ref 06/20/0346/O - The development proposed is erection of self-build three bedroom dwelling - Appeal dismissed delegated decision

Land at Junction Pasteur Road and Southtown Roads to Left, , Advertising
Right, Pasteur Road, Great Yarmouth NR31 0DS Application Ref No
06/20/0252/A

The advertisement proposed is the replacement of 1 no. 96-sheet, 1 no.
64-sheet, and 1 no. 48-sheet advertising displays with 2 no. 48-sheet
digital advertising displays. - Appeal dismissed delegated decision

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.



GREAT YARMOUTH
BOROUGH COUNCIL

Development Control Committee

Minutes

Wednesday, 03 February 2021 at 16:00

PRESENT:-

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

Mr D Glason (Director of Planning & Growth), Mr D Minns (Planning Manager), Mr R Parkinson (Development Control Manager), Mr G Sutherland (Senior Planning Officer), Ms C Whatling (Monitoring Officer), Mrs S Wintle (Corporate Services Manager), Mr M Severn (IT Support) & Mrs C Webb (Executive Services Officer).

1 APOLOGIES FOR ABSENCE

There were no apologies for absence.

2 DECLARATIONS OF INTEREST

Councillor Mogford declared a personal interest in item number 5 as he was a member of the Broads Internal Drainage Board.

Councillor Flaxman-Taylor declared a personal interest in item 6 as she had been approached by the objector and the applicant was known personally to her. Councillor Flaxman-Taylor would speak solely as a Ward Councillor and would not speak and vote on the item.

Councillor Williamson declared a personal interest in item 7 as he had been approached by local residents and had, as a result, written a letter of objection to the planning department expressing the views of his constituents. Councillor Williamson would speak solely as a Ward Councillor and would not speak and vote on the item.

3 MINUTES

The minutes of the meeting held on 25 November 2020 were confirmed by assent.

It was noted that in regard to application number 06-20-0156-O, that Councillor Wainwright had proposed that the application be approved and this had been seconded by Councillor Williamson.

4 MINUTES

The minutes of the meeting held on 13 January 2021 were confirmed by assent.

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

The Chairman welcomed Rob Parkinson, Development Control Manager, to the meeting. The Chairman reported that the Committee would hold a minutes silence at 6 pm to mark the sad passing of Captain Sir Tom Moore and to remember all those who had sadly lost their lives to Covid19.

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

The Senior Planning Officer reported that the proposal is for the provision of up to 150 dwellings on 4.26 hectares, the accompanying Masterplan indicates structured landscaped open space including the provision of a green corridor, play space, publicly accessible open space and sustainable urban drainage on 4.09 hectares. The overall density would be 35 dwelling units per hectare. A mixture of dwelling sizes and tenures is proposed, including 50% affordable housing. Supporting materials submitted with the application refer to the standards anticipated to be accommodated in any new residential development such as open space and play space, and the applicant expresses a willingness to meet community infrastructure requirements to mitigate the impact of the development. No information has been provided to demonstrate how the development could provide the indicated percentage of affordable housing.

The Senior Planning Officer reported that vehicular access is shown off a new access off Yarmouth Road towards the middle of the site, south of the petrol filling station opposite the allotment gardens. A bicycle and pedestrian access point would be located at the NW corner of the site.

The Senior Planning Officer reported that the following supporting information has been submitted with the application:

Planning Supporting Statement, Statement of Community Involvement, Design and Access Statement, Flood Risk Assessment and Drainage Strategy, Residential Travel Plan, Transport Assessment, Preliminary Ecological Appraisal, Shadow Habitats Regulations Assessment and a Desk Based Archaeological Assessment and a Preliminary Contamination Assessment

The Senior Planning Officer reported that Hemsby Parish Council objected to the application for the following reasons:

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

The Senior Planning Officer reported that at the time of writing 33 representations have been received summarised as follows:

Support for affordable housing (1 representation), Inadequate infrastructure to support more housing, schools, doctors, social services, water and sewerage capacity, Site is outside the village envelope, loss of Grade 1 agricultural land,

loss of green space, rural character.

Housing has been approved for re-development at the former Pontin's holiday centre, the village doesn't need more houses for at least 5 years, Yarmouth Road is busy in summer, traffic generation and new access impact on safe road use for visitors, no footways hazardous for pedestrians and cyclists. Hemsby is a holiday destination, more development will spoil the character, and have a negative impact on quality of life. Insufficient shops, services, no senior school and employment in village mean householders will have to make journeys. Increase flood risk on Newport Road.

The Senior Planning Officer reported that the Borough Core Strategy seeks to support

sustainable development, which is environmentally, economically and socially beneficial. In this the Borough has planned and identified more than enough residential developments sites to meet its obligations for then designated plan period. The site lies outside of the Hemsby Development Boundary in the adopted local plan where new residential development will only be permitted in exceptional situations. With a resident population of approximately 3,000 Hemsby is identified in policy CS2 of the Core Strategy as a Primary Village settlement with a small range of services and opportunities for employment, retail and education. It serves a limited local catchment and contains a lower level of access to public transport. In this case the site is located on a road having bus service it is within walking distance of the primary school, doctors' surgery, small supermarket and post office located in the village centre.

The Senior Planning Officer reported that Norfolk County Council have advised that Hemsby Primary School will likely be at capacity as a result of development of this site and other sites within the vicinity. Norfolk County Council advise that Hemsby Primary School cannot be expanded on its existing site to accommodate new pupils arising from the developments. As a result, it is likely that new pupils arising from this development may have to travel to schools in Ormesby. This reduces the sustainability of this location for further development.

The Senior Planning Officer reported that whilst it may be argued the site is in a reasonably sustainable location, it is not necessary to develop the property contrary to the Development Plan. It is considered that to do so is not economically, socially or environmentally beneficial at this time. A major residential site has been allocated in the emerging Local Plan for 190 dwellings at the former Pontin's Holiday Centre. That site has planning permission and can be delivered in a 5- year timescale. The National Planning Policy Framework puts significant weight on the deliverability of housing developments and requires local planning authorities to identify a five-year supply of deliverable sites. Where a five year supply cannot be demonstrated the NPPF states that policies in the development plan, including those which are most important for determining applications, are treated as being out-of-date meaning that speculative applications for housing developments could be permitted where they would usually be contrary to development plan. In this

case as of December 2020 the Borough has a supply of 6.71 years so the development is not needed.

The Planning Officer reported that Policy CS11 seeks to safeguard and enhance the natural environment. The development of 150 houses would add undue recreational pressure on vulnerable habitat sites protected for conservation. The policy seeks to protect high quality agricultural land. The larger part of the site is designated Grade 1 agricultural land. Policy CS12 also seeks to protect the best and most versatile agricultural land as a valuable resource for future generations. Given a sufficient housing supply is deliverable elsewhere in the borough including in Hemsby, it is not necessary to sterilise this current asset.

The Senior Planning Officer reported that studies and assessments will likely show that by means of appropriate engineering and technical solutions, development can be serviced at the site. However, it is not necessary to do so at this time. The development of the site is premature to the need of the community. It is not necessary to add additional pressure on local schools or health care facilities. Hemsby is a primary holiday destination in the borough, it is not necessary to develop the site with the associated disturbance to residents and visitors. Visitors are the main driver of the local economy.

The Senior Planning Officer reported that information submitted with the application states it is the applicant's intention to provide 50% affordable housing (75 houses) in the development. However, no evidence is provided of how that can be achieved or is viable in relation to the costs of providing infrastructure, roads, utilities, surface water drainage, sewers, without which little weight should be given. In the case of any planning permission the subject of a Section 106 agreement, a monitoring fee of £500 per obligation shall be required to be paid by the applicant as a requirement of the agreement.

The Senior Planning Officer reported that the application is recommended for refusal. In this case the site adjoins but is beyond the existing built up settlement limits, it is of a rural character supporting an equestrian use that could normally be anticipated in a countryside location. The village has a range of services, including a doctor's surgery and a primary school. The site is with half a mile of the village centre and a bus stop is located at the northern end of the site. The adopted Core Strategy seeks to provide approximately 30% of the boroughs housing requirement in primary settlements such as Hemsby and has allocated a site for 190 houses to the north at the former Pontins Holiday Centre, planning permission has also been granted for that site. In accordance with central government planning policy, the Council has an obligation to be able to demonstrate a 5-year Housing supply. As of December 2020, the Council can demonstrate a supply of 6.71 years.

The housing requirement for borough can be met and exceeded by the number of deliverable dwellings from existing planning permissions and from those allocations in the emerging Local Plan Part 2. No information has been submitted with this application to demonstrate the deliverability of the housing proposed within a 5-year period. No information has been provided as to how 50% of the housing would be affordable. Further, at time of writing this report the applicant has not provided sufficient evidence to rule out significant effect

from associated recreation on protected habitats. The proposal involves the permanent development of grade 1 agricultural land. Accordingly, it is considered that the development of the site would be an unwarranted intrusion in the countryside and place additional recreational pressure on protected habitats.

The Senior Planning Officer reported that it is recommended that the application is refused as being contrary to the Development Plan. The proposal is contrary to saved Policy HOU10 of and the Great Yarmouth Borough-wide Local Plan (2001) (LP), also Policies CS1, CS11 and CS12 of the Great Yarmouth Local Plan: Core Strategy and Policies GSP1 and H13 of the Great Yarmouth Local Plan Part 2.

Councillor Fairhead asked if the information requested by the Broads IDB regarding a site investigation had been forthcoming. The Senior Planning Officer reported that the request involved the infiltration capacity of the ground in relation to surface water greenfield run-off rate and that this would form part of the Reserved Matters application.

Mr Peter Atkin, applicant's agent, addressed the Committee and reported the salient areas of the application and urged the Committee to approve the application.

Councillor Wainwright asked Mr Atkin in regard to the proposed 50% affordable housing provision on the site. Mr Atkin reported that he had written to the Planning Department and offered 50 % affordable housing as part of the s106 agreement for the site had given details of the interested Housing Associations. However, they had only been given two days notice that the application would be going to Committee and it was not possible to submit the required viability report in time.

The Senior Planning Officer reported that as per the report, a viability report regarding the provision of affordable housing had not been received and that the applicant had requested that the application be taken to the earliest planning committee for determination.

Mrs Hannah Gray, objector, reported her objections and those of other residents to the Committee as she was a member of the Hemsby Neighbourhood Plan Steering Group. She asked the committee to refuse the application which would be detrimental to the residents of Hemsby.

Mr Keith Kyriako, Chairman of Hemsby Parish Council, reported that the

Parish Council were strongly against the proposed development and that 605 local residents had signed a petition against the application.

Councillor Galer, Ward Councillor, reported that he was a member of the Broads IDB but that he did not see any direct conflict so would not declare a personal interest. Councillor Galer reported that he represented the views of the Neighbourhood Plan Steering Group, the Parish Council and his Ward Parishioners and opposed the application. The application was not warranted as the Borough had a 5 year land supply.

Councillor P Hammond reported his concerns that the application site often flooded following heavy rain.

The Senior Planning Officer reported that further advice from the Highways Authority had been received today regarding the application.

Councillor Wainwright proposed that the application be refused. This was seconded by Councillor Mogford.

RESOLVED:-

That application number 06/20/0562/O be refused. In this case the site adjoins but is beyond the existing built up settlement limits, it is of a rural character supporting an equestrian use that could normally be anticipated in a countryside location. The village has a range of services, including a doctor's surgery and a primary school. The site is with half a mile of the village centre and a bus stop is located at the northern end of the site. The adopted Core Strategy seeks to provide approximately 30% of the boroughs housing requirement in primary settlements such as Hemsby and has allocated a site for 190 houses to the north at the former Pontins Holiday Centre, planning permission has also been granted for that site. In accordance with central government planning policy, the Council has an obligation to be able to demonstrate a 5-year Housing supply. As of December 2020, the Council can demonstrate a supply of 6.71 years. The housing requirement for borough can be met and exceeded by the number of deliverable dwellings from existing planning permissions and from those allocations in the emerging Local Plan Part 2. No information has been submitted with this application to demonstrate the deliverability of the housing proposed within a 5-year period. No information has been provided as to how 50% of the housing would be affordable. Further, at time of writing this report the applicant has not provided sufficient evidence to rule out significant effect from associated recreation on protected habitats. The proposal involves the permanent development of grade 1 agricultural land. Accordingly, it is considered that the development of the site would be an unwarranted intrusion in the countryside and place additional recreational pressure on protected habitats.

The Senior Planning Officer reported that it is recommended that the application is refused as being contrary to the Development Plan. The proposal is contrary to saved Policy HOU10 of and the Great

Yarmouth Borough-wide Local Plan (2001) (LP), also Policies CS1, CS11 and CS12 of the Great Yarmouth Local Plan: Core Strategy and Policies GSP1 and H13 of the Great Yarmouth Local Plan Part 2.

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

The Committee received and considered the report from the Development Control Manager.

The Development Control Manager reported that the proposal seeks the replacement of the existing 2 storey detached dwelling with a modern three storey property. The proposal is larger in scale than the existing although it is proposed to be the same height as the ridge height of no.44 Marine Parade – 8.5m. The site is roughly rectangular in shape being approximately 18 metres wide and extends at its maximum 44 metres back from the pavement edge. The proposed replacement dwelling will be 15 metres wide and 29 metres in depth. The proposed dwelling is an ‘L’ shape with a 3-storey section fronting Marine Parade, which will be 10 metres in depth, and a single storey projection extending back along the northern boundary on the plot. This single storey section will be at a 1 metre distance from the boundary with no.44 Marine Parade; it will have a flat roof which will be 3.65 metres high.

The Development Control Manager reported that the proposal is a modern, flat roofed design with an integrated double garage. Living accommodation is spread across all three floors with a study, utility room and open plan living/kitchen/dining area on the ground floor, four bedrooms on the first floor, and a bedroom and living room on the second floor with balconies looking out to the east. Marine Parade is predominantly characterised of detached dwellings consisting of two/two and a half stories with pitched roofs; although it should be noted that Marine Parade does not exclusively consist of these types of dwellings and there are examples of flat roofed properties on Marine Parade. When considering the appropriateness of flat roofs in this area, careful consideration has to be given to the integration of the proposal into the area and the impact of the bulk and scale on the setting of the Conservation Area. A well-integrated proposal could contribute to the local distinctiveness of the area.

The Development Control Manager reported that negotiations have been had between the applicants and the Local Planning Authority to mitigate the impact proposal, by virtue of its scale and mass would have on the conservation area. Not all suggestions were implemented, but the revised scheme is considered to be an acceptable compromise. The proposal now being assessed has a reduced second storey and utilises interlocking planes to break up the volumes of the proposal and to reduce the impact of the bulk. The Conservation Section has noted that this design is an improvement over previous iterations although noted concerns about the broad material palette.

The agent has agreed that the proposed materials can be agreed as part of any grant of permission to secure a less intense material palette. Another feature of Marine Parade is the spacing between the detached dwellings. This proposal would have a 2-metre distance between the proposal and the boundary with no.46 and a 1 metre distance to no.44. It is noted that the single storey garage does extend all the way to the northern boundary. When considering the pattern of the development, the inset of the second storey and the extension to no.46 to the boundary, the proposal is not considered to be harmful to the character of the area. A number of objections have been received as part of the public consultation process, detailed at paragraph 2.1. A number of these are concerned the impact that the proposal would have on the level of their amenity.

The Development Control Manager reported that the proposal would have a minimal impact on the level of amenity for the occupiers of no.46. The property is located to the south of the proposal and therefore, by virtue of the path of the sun, any impact on loss of light or overshadowing will be minimal. Concerns have also been raised about overlooking into the velux window on the northern elevation which provides light to an en-suite. As part of the revised plans the balconies now have solid walls to the side which mitigates this; whilst it is noted that some level of overlooking could occur, it would have to be so deliberate it would be unlikely to happen. Moreover, whilst concerns have been raised about levels of overlooking into the rear gardens due to the additional storey, the level of additional overlooking is not considered to be significantly adverse when considering the existing level of overlooking that occurs to the rear gardens. As discussed earlier, the proposal will be located 2 metres away from the boundary with no.44 Marine Parade. The neighbouring property has ground floor windows on its southern elevation and therefore would experience some levels of overshadowing. Although, by virtue of the existing garage and as these windows appear to be secondary windows there is not considered to be significant harm to the neighbouring amenity. The rear projection does extend along the majority of the boundary between the two plots and will be 3.6 metres in height. Although when considering the distance to the rear of no.44 no significant levels of overshadowing should occur.

The Development Control Manager reported that the occupants of no.69 Victoria Road has objected to the loss of outlook and loss of sea views. Views are not a right, but by virtue of the inset top floor and the gap between the dwelling to the south, there should not be a significant change in the outlook out to the east. The application is for a replacement dwelling and therefore there is no net change in the number of dwellings; consequently, a HRA or HMMS payment is not required as part of this application. However, biodiversity enhancement measures, such as bird boxes and bee bricks should be conditioned to ensure that the proposal complies with the aims of the NPPF and Core Policy CS11 from the adopted Core Strategy.

The Development Control Manager reported that the proposal would cover a large portion of the plot and therefore it is recommended to remove permitted development rights (PD) for outbuildings and further extensions should members be minded granting approval. Furthermore, it is recommended to

remove permitted development rights for future windows or openings. A number of neighbours had concerned that occupants would use the flat roof as living space, and whilst it is unlikely, by removing these PD rights it removes this possibility. The proposal is a modern design and the revised plans provides a more successful integration into the area which could contribute to the distinctiveness of Marine Parade. No significant impacts on neighbouring amenity has been identified and therefore the proposal is considered to be acceptable. Concerns about the massing and scale of the proposal have been sufficiently overcome and the proposal would contribute to the character of Marine Parade.

The Development Control Manager reported that the application was recommended for approval subject to the conditions raised in the report; 3-year time condition; in accordance with plans; all demolition materials removed prior to commencement of new dwelling; agreement of materials; access/parking levelled, surfaced and drained; removal of PD rights for extensions, further windows, and outbuildings; Bird boxes/bee bricks provided.

Councillor P Hammond asked for clarification that two contemporary houses had been granted planning permission along Marine Parade, if so, this proposed building would not be out of character with the street scene. The Planning Manager confirmed that two contemporary houses had been granted planning permission.

Councillor Myers asked for clarification regarding the ridge height of the proposed building. The Development Control Manager reported that the height of the flat roof on the third storey was at the same ridge height of the properties either side.

The Chairman reported that no applicant or agent had requested to address the Committee.

Mr Burwood, objector, reported that he lived next door to the application site and that it would be possible to see into one of his daughters bedroom/bathroom from the proposed balcony. Mr Burwood reported that the proposal would result in over-development of the site and loss of privacy and urged the Committee to refuse the application.

Councillor Flaxman-Taylor, Ward Councillor, addressed the Committee and highlighted several areas of the report which required further clarification.

Councillor Myers asked if there was any relevant planning history for the application site. The Planning Manager reported that there was no planning history for this site but several applications had been received for sites along Marine Parade, some applications had been refused at Committee and then gone to appeal. The Planning Manager explained the factors which the Committee should consider, for example, the proposed buildings' relationship to the Conservation Area and the weight each factor should be afforded during the determination process so the Council could have control of the development. The Planning Manager reported that it was difficult to judge the

scale of the development by using the scale available on the website as you had to know how to use it correctly by taking the measurements from the PDF document.

Councillor Freeman reported that he was not against modern developments but he had concerns regarding how this property would affect the existing dwelling to the north of the site which would be separated by a 3.65m boundary wall which would totally overshadow it. In his opinion, the application would result in gross over-development of the site and it would not fit in with the existing street scene. He was also disappointed that the applicant or agent was not in attendance to answer questions.

Councillor A Wright reported that he was concerned regarding the clarifications which had been sought from Councillor Flaxman-Taylor. He asked the Planning Manager to confirm that the report was accurate and factually correct. The Planning Manager confirmed that the report was factually correct.

Councillor Myers asked for clarification regarding the siting of windows as he was concerned regarding potential overlooking into the neighbours bedroom/bathroom. The Planning Manager reported that the elevations were detailed on pages 58 & 59 of the report and on page 60 there was an indicative floor plan which showed that there were no windows to the side of the first floor. On the second floor, a corner window would be treated with obscure glazing. The Development Control Manager assured the Committee that the new building would not exceed the original footprint.

The Chairman asked if the issue of potential overlooking from the corner window on the first floor and the stand-off distance to the edge of the building could be further mitigated. The Development Control Manager reported that the Committee could give delegated authority to officers to seek an amendments to the submitted plans.

Councillor P Hammond suggested that the neighbouring property could install velux blinds to help negate the possibility of overlooking.

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

RESOLVED:-

That application number 06-20-0521-F be subject to the conditions raised in the report; 3-year time condition; in accordance with plans; all demolition materials removed prior to commencement of new dwelling; agreement of materials; access/parking levelled, surfaced and drained; removal of PD rights for extensions, further windows, and outbuildings; Bird boxes/bee bricks provided. Delegated authority be given to officers to amend/condition the stand off distance to the edge of the building in consultation with the applicant.

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

The Corporate Services Manager reported that Councillor Williamson had declared a personal interest in this item as he had sent a letter to the planning department over a year ago which detailed the concerns of his ward constituents regarding the application. Councillor Williamson reiterated that these views were the views of his constituents. The Monitoring Officer asked Councillor Williamson to confirm if he was predetermined regarding this application. Councillor Williamson reported that he would speak as a ward councillor only on the application and would not vote on the item.

The Committee received and considered the application from the Development Control Manager.

The Development Control Manager reported that the application site is located within the development limits of Gorleston, which according to Core Policy CS02, is classified as a Main Town which are expected to account for approximately 35% of new development within the Borough. The site is considered to be located in a highly sustainable location, being within 1km of Gorleston High Street and within walking distance of shops and other amenities. Consequently, the application is considered to comply with Core Policy CS02.

The Development Control Manager reported the proposed dwelling is located on a parcel of green space on the junction of Plane Road and Beccles Road. The land is not designated within the Core Strategy as an area of Open Amenity Space. As such, in accordance with Saved Policy REC11 the application should be identified on its individual merits. The application site also includes a triangular piece of grassed area in front of the terraced properties on Plane Road, before the applicant passed away, this was maintained by the applicant. The area is primarily residential, with there being a mix of dwellings, both terrace and detached, within the immediate area. Plane Road itself is verdant in character with trees lining both sides of the road.

The Development Control Manager reported that the dwelling will be positioned to the north of the existing row of terrace properties, appearing to continue the line of the terrace and leaving approximately 7 metres of open space to Beccles Road; it will have a footprint of 9.103 metres by 5.390 metres. The proposal has been revised and the proposed dwelling now has a hipped roof with a ridge height of 7.13 metres. This is equal to the height of the adjacent terrace and the hipped roof ensures that the dwelling is not dominant in the street scene. In terms of the proposed dwelling, it will use facing brickwork on the ground floor with hardieplank cladding on the upper floor. It is proposed to use roof slates and white U-PVC windows. When considering the wide variety of materials within the local area, the materials proposed are deemed acceptable. Due to

the positioning of the property between Beccles Road and Plane Road the property will have active facades fronting both highways.

The Development Control Manager reported that the Conservation of Habitats and Species Regulations 2017, and Core Strategy Policy CS11/Natura2000 Monitoring and Mitigation Strategy, establishes a strict regime for consideration of the impact of a development on both protected species and wildlife habitats. There are 3 separate issues to consider in relation to the above legislation and policy and the current proposal, being the ecology of the site itself, any recreational pressures on Natura2000 sites and impact on protected species offsite. The Natural Environment Team (NETI) at Norfolk County Council have responded to the application with no objections on ecology grounds; however, they have recommended that there are opportunities to incorporate nesting boxes on site, in either the form of a swift terrace box or swift nest boxes, to mitigate the loss of the felled tree. These can be conditioned. They have also recommended a nesting bird informative to make the applicant aware of the potential for wild birds nest.

The Development Control Manager reported that the required HMMS payment of £110 has been made. As the application site is located within the Green 2.5km to 5km Indicative Habitat Impact Zone, the applicant has filled in the shadow HRA which has been deemed appropriate. NETI have provided an Appropriate Assessment, although this has not been proceeded with as this information was already included within the shadow HRA.

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

The Development Control Manager reported that the proposed development provides two parking spaces per dwelling which is in line with the level of parking normally associated with this type of dwelling. The parking is somewhat detached from the dwelling and both the Highways Officer and Strategic Planning raised concerns about this. Whilst the provision meets that outlined in the Norfolk Parking Standards, however this would fall short of CS9 which while providing some distance away from the property may give rise to the opportunity for crime as well as being less convenient for future residents and inhibit future functionality. However, on balance, when considering the parking restrictions on the junction of Plane Road and Beccles Road and the existing on-street parking it is not considered that the parking provision is unacceptable.

The Development Control Manager reported that neighbours have objected to the parking spaces which will be located 9 metres from the eastern elevation of 12 Plane Road, stating that it will be a car park, have adverse impacts on the health of residents at 10 and 12 Plane Road and would have impact on their view. It is not considered that two parking spaces amounts to a car park and it should be noted that when the site visit was conducted there was car parked in this area. Neighbours have also raised concerns that the parking would have an adverse impact on the accessibility of their properties for disabled residents and that the parking spaces would hinder access for emergency vehicles. It is not considered that the parking area would have a significant impact on these factors. There is a footpath leading besides 14 Plane Road and there is a 2.5 metre gap between the proposed parking spaces and the pathway.

The Development Control Manager reported concerns about the impact upon the school traffic and the lollipop crossing to Wroughton Infant School were raised as part of the public consultation period. Norfolk County Council's Highways Authority did not consider that there would be an unacceptable impact on highway safety or that the residual cumulative impact on the road network would be severe.

The Development Control Manager reported that paragraph 109 of the NPPF states that 'development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.' In this case, it is not considered that the proposal represents a severe highway danger and therefore complies with the NPPF guidance and Core Policy CS09 E. By virtue of the position of the dwelling, it is unlikely to have an impact on the driveway of 247 Beccles Road. The dwelling will have a total internal gross floor area of 80.6 sqm which exceeds the minimum requirement of 79sqm outlined in the Technical housing standards – nationally described space standard for a two-bedroom, four-person, two storey dwelling. The two bedrooms exceed the minimum floor area requirement of 11.5sqm, at 15.3sqm and 13.4sqm respectively.

The Development Control Manager reported that the dwelling will have a private outside garden (39 sqm) which provides a similar amount of outdoor amenity space to other dwellings in the area. It is proposed to screen this from the highways by a masonry wall to the boundary. The level of outdoor amenity space will be sizeable enough to accommodate the outdoor activities associated with a dwelling of this size and location. The dwelling is located to the northern end of the line of terraces and does not sit in front of the existing houses. The proposed dwelling will be located to the north east of 247 Beccles Road. Consequently, it is considered that there will not be a significant increase in overshadowing or the amount of light reaching those dwellings.

The Development Control Manager reported that concerns were raised by the occupants of 247 Beccles Road that the property would overlook into their living room window, encroaching on their privacy. Due to the positioning of the

windows, it is considered that the angle from the upstairs bedroom window would be too obscure to result in overlooking into the downstairs living area. Moreover, by virtue of the position of the dwelling in relation to 247 Beccles Road (to the north east), no significant overshadowing would occur.

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

The Development Control Manager reported that the application is recommended for approval as the application is in a sustainable location and provides a minor contribution to the Borough's housing supply, outweighing the potential harms demonstrated; 3 year time condition; in accordance with plans; no overhanging onto the highway; access / parking area to be surfaced levelled and drained; tree protection measures & bird boxes.

Councillor Flaxman-Taylor asked for clarification regarding the ownership/maintenance of the three trees sited on the roadway as their roots had caused the pavement and road to break up in the past. The Development Control Manager reported that these would be in the ownership of the County Council. The other three trees shown on the plan were indicative only.

Councillor Bird asked whether it was known why this area of land had been left and not built on during the original development. The Development Control Manager reported that in the 1960's it was the design ethos of a new housing estate to have green open spaces to the entrances.

The Chairman reported that no applicant's representative (unfortunately, the applicant had sadly passed away since submitting the application), agent or objector had requested to speak at Committee.

Councillor Williamson, Ward Councillor, addressed the Committee and voiced the concerns of local residents to the application. Local residents were concerned regarding the loss of green space for them to use and the future maintenance of the paths to their properties. Councillor Williamson reported that this land had never been in the ownership of the Council and who would own the remaining land once the new property had been built.

The Chairman reported that he had visited the site and that the proposal went against Policy CS9 as it would result in over-development of the site. He was also concerned as the road was very busy during school drop-off and pick-up times. Councillor Fairhead reported that she too had visited the site and thought that the proposal would be over-development, although a bungalow might be a better idea for the size of the site.

Councillor A Wright reported his highways concerns as Plane Road was very narrow and fed into Cotoneaster Way which was a cul-de-sac and used as a

car park area during the school run. it was also dangerous for school children crossing the road at the junction. He was concerned that cars would not use the proposed turning bay but reverse straight out on to the road. Councillor Williamson also reported the traffic issues in the area. The Monitoring Officer reminded Councillor Williamson that he had had his three minute allocation to speak and should not take part in further discussions regarding the application. However, the Chairman reported that he wished the Committee to hear what Councillor Williamson, as a Ward Councillor, had to say on the matter.

The Chairman reported that he was concerned that Highways had not picked this matter up. The Development Control Manager reported that it would be difficult to defend the application on appeal if Members were minded to refuse the application on Highway grounds only.

Councillor A Wright reported that the Committee had concerns regarding highway safety and over-development of the site. The Planning Manager referred the Committee to Policy CS9 criteria (c), (d), and (e) which were necessary to deliver a well-designed and distinctive property which the Committee did not feel was being met.

Councillor Bird was concerned as to who would maintain the land if the application was not approved. The Planning Manager reported that this could be dealt with by serving the appropriate notice on the late applicant's estate though planning legislation. Councillor Myers asked if there would be a covenant to maintain the land included in the deceased land owners' estate. The Planning Manager reported that if there was such a covenant, the Council would not be able to enforce it. The Planning Manager reminded the Committee that the applicants' estate could appeal a planning refusal notice.

Councillor A Wright proposed that the application be refused on the grounds of highway safety, overdevelopment of the site and contrary to Policy CS9 criteria (c), (d) & (e). This was seconded by Councillor Fairhead.

RESOLVED:-

That application number 06-20-0113-F be refused on the grounds of highway safety, over-development of the site and being contrary to Policy CS9; criteria (c), (d) & (e).

8 ANY OTHER BUSINESS

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

The meeting ended at: 18:00



GREAT YARMOUTH
BOROUGH COUNCIL

Development Control Committee

Minutes

Wednesday, 17 February 2021 at 16:00

PRESENT:-

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

Councillor Candon attended as a substitute for Councillor Mogford.

Mr D Glason (Director of Planning & Growth), Mr D Minns (Planning Manager), Mr G Sutherland (Senior Planning Officer), Ms C Whatling (Monitoring Officer), Mrs S Wintle (Corporate Services Manager), Mr M Severn (IT Support), Ms C Ingram (Communications & Media Officer) & Mrs C Webb (Executive Services Officer).

1 APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillor Mogford.

2 DECLARATIONS OF INTEREST

Councillors Bird, Fairhead & Freeman declared a personal interest in item number 3 as they were members of the Internal Drainage Board. However, in accordance with the Council's Constitution, they were allowed to both speak and vote on the matter.

3 APPLICATION NUMBER 06-20-0422-F FORMER PONTINS HOLIDAY CENTRE BEACH ROAD HEMSBY

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

The Senior Planning Officer reported that this site is 8.85 hectares (21.87 acres) the, former Pontins Holiday Centre, Hemsby is located between Beach Road, Back Market Lane, Newport Road and Kingsway. It is joined to the east, north and south by housing and to the west by the Florida Holiday Park and the Bermuda Holiday Park. The site is located outside of the village development limits for Hemsby as 'saved' from the 2001 Borough-Wide Local Plan where residential development is more restricted. The site is currently identified on the adopted Local Plan policies map as Prime Holiday Accommodation.

The Senior Planning Officer reported that the holiday centre closed in 2009 and has since remained vacant. The former holiday chalets and other buildings and structures remain on site, though in a derelict condition and have been subject to continuing vandalism and arson. On 10 July 2019 the site was granted a resolution to approve planning permission (subject to S.106) for the demolition of the existing buildings and redevelopment of the site for up to 190 dwellings, retail development and holiday accommodation, together with associated open space, landscaping and infrastructure. The site has been included as a draft allocation in the Council's emerging Local Plan Part 2 (Policy HY1). The emerging policy supports the broad type and amount of development proposed by the extant planning permission, whilst also providing further detailed site-specific guidance to bring the development forward to delivery.

The Senior Planning Officer reported that the Local Plan Part 2 has been through public consultation (Regulation 19) stage of the plan making process

and submitted to the Secretary of State for the Department for Communities and Local Government. An independent Planning Inspector has been appointed to undertake a 'public examination' of the "soundness" of the draft Local Plan and is likely to make recommendations to further improve it. Hearings are scheduled in March and April 2021.

The Senior Planning Officer reported that the proposal is for the redevelopment and adaption of the existing site, which includes the refurbishment and modification of existing buildings to provide residential accommodation and a swimming pool/ café facility, along with new development works to provide a store, retail units and holiday accommodation, together with associated open space, landscaping and infrastructure throughout.

The Senior Planning Officer reported that the proposal comprises 188 dwellings made up of 13 one-bedroom flats, 6 two-bedroom flats, 107 two-bedroom houses and 62 three-bedroom houses. The dwellings are served from estate roads with private drives and turning heads leading from three new points of access off Kings Way. Each 2 and 3 bed dwelling unit has 2 parking spaces, and each 1 bed unit has 1 parking space. Each house will have a private garden. Served by a loop road from the existing access on Beach Road the development includes 91 units of holiday to let accommodation plus a welcome centre. The accommodation comprises 28 two-bedroom chalets and 25 three-bedroom chalets adapted from the existing buildings at the northern end of the site, as well as 38 prefabricated lodges comprising 19 two-bedroom lodges, 14 three-bedroom lodges and 5 four-bedroom lodges. Each lodge would have a dedicated parking space (38) and there would be a further 104 parking spaces within the holiday let area.

The Senior Planning Officer reported that there would be no vehicular connection between the holiday let area and the residential area of the site, just bicycle and pedestrian connections. There is also no vehicular connection between the holiday let area and the area of the proposed leisure centre, store and retail units. Vehicular access to the latter would be taken off Kings Way and separate car parks are shown on the submitted plans for those uses. The development layout is largely dictated by the location of the existing buildings on the site which are being adapted. The units are within terraces formed around areas of open space; open space is also retained next to the leisure centre. The site has a large number of established trees which are retained by the development.

The Senior Planning Officer reported that the development would include a leisure centre adjoining the existing swimming pool including reception, café, changing, spa and gym facilities. This would be located adjoining a large communal green including a children's play area which would be overlooked from dwellings formed around the green to the south, east and west. To enhance services available within the development and the village a block of 3 small retail units is proposed, measuring 900 square feet of floorspace each. Each unit will have a two-bedroom flat above. A separate small store is also proposed measuring 3,300 square feet of retail space. Parking will be

provided adjacent to each use, with 27 spaces allocated to the store, 9 with the retail units and 28 allocated to the leisure centre.

The Senior Planning Officer advised that the the developer's intention was to provide 20% of the dwelling parking spaces with Electric Vehicle (EV) Charging Provision along with an allocation to the commercial spaces too. It was noted that this had been included in anticipation of a future requirement of the Building Regulations.

Members were advised that supporting information had been submitted with the application in the form of a Planning Supporting Statement, Design and Access Statement, Flood Risk Assessment, Drainage Strategy, Residential Travel Plan, Transport Assessment, Retail Statement, Contamination Report, Statement of Community Involvement, Ecological Assessment, Arboriculture Report, Archaeological Assessment and Viability Statement.

The Senior Planning Officer reported that the site had seen numerous planning applications over the past years which had related to its holiday use.

The Senior Planning Officer advised that Hemsby Parish Council had written in support of the application Hemsby Parish Council with a number of observations and were wishing to see conditions applied to address these and requesting that several enhancements be included in any associated legal agreement for the provision of community infrastructure. These are addressed in the assessment section of the report. There had been 7 representations received with regard to the application and these were summarised to the Committee. The site lies in a Primary Holiday Accommodation Area and adjoining the Hemsby Development Boundary in the adopted local plan and within it in the emerging local plan wherein development will be supported in principle unless material considerations outweigh that principle. With a resident population of approximately 3,000 Hemsby is identified in policy CS2 of the Core Strategy as a Primary Village settlement with a small range of services and opportunities for employment, retail and education. It serves a limited local catchment and contains a lower level of access to public transport. In this case the site is located on a road having bus service it is within walking distance of the primary school, doctors' surgery, small supermarket and post office located in the village centre.

The Senior Planning Officer reported that supporting information has been provided which addresses the matters listed under site specific policy HY1 "Land North of Hemsby Road. The Parish Council made the following suggestions:

To restrict the occupancy of the holiday lets so they are not used as principle residences. Response: A standard condition can be applied.

Property floor space to meet national minimum standards Response: They do. Revised plans were submitted with increased floor space.

Is affordable housing included. Response: see separate paragraph about viability.

Safety concerns re open water. Response: Storm water detention provision

shall be constructed in accordance with standards prescribed by the Lead Local Flood Authority including design to ensure public safety.

Surface water drainage, address risk of flooding. Response: Storm water detention provision shall be constructed in accordance with standards prescribed by the Lead Local Flood Authority and shall use Sustainable Drainage Systems (SuDS)

Management fee charged to owners. Response: This is a commercial matter not a planning matter.

Consider providing a bus lay bay on Kingsway long enough for two buses. Response: No bus layby is proposed or recommended by the Highways Authority.

Capacity of health care service to accommodate the population of the development. The request for a funding contribution by the health authority to mitigate the impact of the development on services is noted. Response: see separate paragraph about viability.

Provision of litter bins on site. Response: this is a commercial matter.

Provision of walking and cycling paths on the site and electric vehicle hire.

Response: footways and cycleways are included in the development, electric vehicle hire cannot be a requirement, all conditions of development are reasonable.

To make a financial contribution to assist the Parish to refurbish the existing tennis court at the Waters Lane playing field into a multi-use games area. Response :The proposed development provides open space and community recreation facilities on site, see separate section of this report on viability.

To install a footway and street lighting along Back Market Lane and reinstate a hedge after.

Response: see separate section of this report on viability, further that infrastructure is not necessary for the development.

Provision of a safe walking/cycling facility on the field margins along Ormesby Road. Response: such a facility is beyond the site and not in the developer's ownership and control, it cannot be deemed necessary or reasonable in order to undertake the regeneration of the site.

The swimming pool and recreation centre should be required to be complete once the site has reached 50% occupancy. Response: Any trigger shall be as per the prior S106 agreement.

The Senior Planning Officer reported that in relation to housing supply, at present, the Council is able to demonstrate a 6.51-year supply of deliverable housing sites. Since December 2020 the Core Strategy has been over five years old therefore in accordance with national policy, the currently adopted housing requirement in the Core Strategy is considered to be out-of-date. Instead, paragraph 73 of the NPPF requires the five-year supply to be assessed on the basis of the local housing need (LHN) calculated using the national standard methodology set out in the NPPG. Under this, the housing requirement for the five-year supply is 2,142 as opposed to 3,367. The Council's 2020 Five-Year

Housing Land Supply Position Statement indicates a supply of 2,797 homes over the five-year period (2020-2025). Therefore, against this updated local housing need target, the Borough Council has a demonstrable five-year supply.

The Senior Planning Officer reported that as part of the examination process in to the emerging Local Plan Part 2, the Borough Council has prepared an updated five year supply position which demonstrates that on adoption of the Local Plan the Borough Council will have a five year supply of housing land (Document C6.1 in the Local Plan examination library). This indicates that on adoption the supply will be equivalent of 7.40 years supply. Even without contributions from the proposed allocations, the supply will still be in excess of 5 years.

The Senior Planning Officer reported that in this case the development is mainly renovating existing structures on the site that were formerly holiday accommodation. It is considered that the layout including the new cabins at the north of the site would safeguard the amenity of adjoining property; and would not be materially worse than the existing situation. Nevertheless, the applicant has agreed to install external louvres on holiday let Block E to minimise overlooking and enhance the privacy of neighbours in the adjoining property.

A condition is recommended to address this.

The Senior Planning Officer reported that the dwellings are set out along the estate road and private drives off. Dwellings front onto large areas of public open space which provide focal points and amenity for the future inhabitants. The proposal includes the provision of a leisure centre with gym and spa, footways and cycleways to support active living.

The Senior Planning Officer reported that studies and assessments submitted with the application demonstrate that utilities can be provided for the development. The Health

Authority considers the development will impact on primary and acute cares services and has requested a financial contribution towards facilities. Utility providers confirm they can service the development.

The Senior Planning Officer reported that although the site lies within an area designated as

Primary Holiday Area in the Core Strategy, the holiday centre closed in 2009 and the Council has previously accepted the argument for its redevelopment. The northern portion of the site will be retained in use as holiday accommodation, with a combination of renovated units and new lodges. The site has been included in the Draft Local Plan Part 2 (Policy HY1) for mix of uses proposed in this application.

The Senior Planning Officer reported that this small-scale retail development

forms part of the wider mixed-use development. The floor space comprises one primary unit 595sqm providing 474sqm of retail space and three smaller units of 82sqm each. This level of provision is similar to that which benefits from the existing planning permission on the site. Based on the previous retail impact assessment which accompanied the existing planning permission a negligible effect was identified on Great Yarmouth Town Centre.

The Senior Planning Officer reported that Paragraph 63 of the NPPF states that to support the re-use of brownfield land, where vacant buildings are being reused or redeveloped, any affordable housing contribution due should be reduced by a proportionate amount. The Planning Practice Guidance indicates that affordable housing contributions in these circumstances should only be sought on the increase in floor space. There is no increase in floor space on the residential element of the scheme. Therefore, no affordable housing contributions can be sought in line with the NPPF.

The Senior Planning Officer reported that the applicant has provided a viability assessment with the application. The assessment indicates it would not be viable to make contributions to affordable housing (even if they were required) or other section 106 contributions. The assessment does take into account the gifting of the leisure centre and swimming pool to a management company. Any additional financial contributions would worsen the viability on a pound for pound basis. The Council's Property Services agreed with the applicants' viability statement in regard to affordable housing provision on the site.

The Senior Planning Officer reported that the applicant has committed to making contributions to community infrastructure that it considers are reasonable and necessary to enable the development. In this case the payment for the provision of fire hydrants as required by the Building Regulations, £843 per hydrant to Norfolk County Council Libraries £14,100 and as required by the Habitats Regulations £30,690. Additionally, it is providing the recreation centre which will enhance the community infrastructure resulting from the development. These contributions can be secured by legal agreement.

The Senior Planning Officer reported that the applicant has submitted a statement with the application which demonstrates the cost of renovation and enlargement of the units and the provision of the recreation centre would not be viable with the provision of affordable housing or other substantial financial contributions.

The Senior Planning Officer reported that as stated previously in this report the Health Authority has requested contribution of £324,599 towards primary and acute care provision in relation to the development. It is considered that the hospital requirement may not be justified given the wider plans for capital investment by central government at the hospital and lack of detail from the Health Authority about what the contribution would be spent on. Further, the requirement towards intermediate beds and mental health beds also lack justification as to what the money would actually be spent on. The viability assessment identifies that a

contribution towards healthcare facilities or other additional investment in community infrastructure would further decrease the viability of development. It is considered that this proposal represents the best opportunity to regenerate the site, removing dereliction and providing dwellings to deliver the local authorities broader housing requirements.

The Senior Planning Officer reported that in this case the site is adjoining the existing settlement. The site is identified for development in Draft Local Plan Part 2. The location is clearly sustainable, it will result in the regeneration of derelict buildings located in an attractive living environment set in the existing landscaped grounds retaining mature trees and substantial areas of open space. It will protect the amenity of neighbouring property and add a leisure centre and swimming pool for use by the community as well as enhance the local retail opportunity for convenience shopping. The application improves upon the previous outline approval it provides a mix of uses including the renovation of 53 units of holiday accommodation and 38 new holiday lodges. Given the well documented need for the borough to meet its' housing allocation targets it is considered that this proposal can be a pragmatic way to regenerate the site and deliver new homes. It is recommended that the application is approved subject to conditions and the completion of a Section 106 Agreement.

The Senior Planning Officer reported that approval would be subject to conditions including but not limited to the following; approval of the refreshed Habitats Regulations Assessment; that the development be in accordance with the approved plans except where specified, safeguards to remediate any contamination that may be discovered during an intrusive investigation required pre construction, limitation of the hours of construction, recording of any archaeology uncovered, the provision of a fire hydrant(s), measures specified by the lead local flood authority for drainage, measures specified by the highway authority, details of boundary treatments to be agreed and the provision of external louvres on the rear elevation of holiday let Block E. Furthermore, approval would be subject to the completion of a Section 106 agreement to secure the recreation centre and any infrastructure payments that are reasonably required to mitigate the impact of the development. In this case Library contribution and Habitats Regulation Assessment mitigation payment and a S106 monitoring fee(s).

The proposal complies with the aims of Policies CS1-CS3 and CS9-CS16 of the Great Yarmouth Local Plan: Core Strategy, Policy A1 of the Emerging Local Plan Part 2 and saved Policies HOU9, HOU16 &17 and REC8 of and the Great Yarmouth Borough-wide Local Plan (2001) (LP).

Councillor Fairhead asked for confirmation that the cladding would be installed on the buildings would be fire retardant and up to the requisite code. The Senior Planning Officer reported that the cladding would be a composite product and meet current building regulation standards but he would defer and

allow the agent to confirm this.

Councillor Wainwright was concerned that there were not enough parking spaces provided to serve the swimming pool leisure centre. The Senior Planning Officer reported that 28 parking spaces would be available.

Mr Simon Harry, applicant's agent, reported the salient areas of the application and that the proposal before the Committee was considered to be the best option for the site and for the residents of Hemsby and he urged the Committee to approve the application.

Councillor A Wright asked whether the residential and holiday units would be built out at the same time. Mr Harry reported that the build would run concurrently from North to South and meet in the middle of the site.

Councillor Wainwright asked for clarification as to why no affordable housing units were possible on site. Mr Harry reported that all options had been carefully explored for the provision of affordable housing onsite but it was not viable in conjunction with the provision of the leisure centre.

Councillor Bensly, Ward Councillor, addressed the Committee and reported that this scheme was the best outcome for the residents of Hemsby as it provided holiday accommodation, a leisure centre, private housing and retail units and he urged the Committee to approve the application.

Councillor Candon reported that he supported the application as it was a fantastic example of regeneration in the rural north of the Borough. Councillor A Wright reported that it was the best application which had been put forward for the site in the last ten years and he supported the application. Councillor Flaxman-Taylor & Myers further echoed these sentiments provided that the leisure centre facility was delivered for the residents of Hemsby.

Councillor Williamson fully supported the application although he still had reservations regarding the number of parking spaces allocated to the leisure centre which he felt would be insufficient. He also stressed that the building of the leisure centre should be conditioned as part of any approval of the application. The Chairman asked the Planning Manager whether this could be conditioned. The Planning Manager reported that this would form part of the s106 agreement for the application as a facility in perpetuity.

Councillor Wainwright reported that he fully supported the application and proposed approval of the application with the required conditions. This was seconded by Councillor Candon.

RESOLVED:-

That application number 06-20-0422-F be approved; subject to conditions including but not limited to the following; approval of the refreshed Habitats Regulations Assessment; that the development be in accordance with the approved plans except where specified, safeguards to remediate any

contamination that may be discovered during an intrusive investigation required pre construction, limitation of the hours of construction, recording of any archaeology uncovered, the provision of a fire hydrant(s), measures specified by the lead local flood authority for drainage, measures specified by the highway authority, details of boundary treatments to be agreed and the provision of external louvres on the rear elevation of holiday let Block E. Furthermore, approval would be subject to the completion of a Section 106 agreement to secure the recreation centre and any infrastructure payments that are reasonably required to mitigate the impact of the development. In this case Library contribution and Habitats Regulation Assessment mitigation payment and a S106 monitoring fee(s).

The proposal complies with the aims of Policies CS1-CS3 and CS9-CS16 of the Great Yarmouth Local Plan: Core Strategy, Policy A1 of the Emerging Local Plan Part 2 and saved Policies HOU9, HOU16 &17 and REC8 of and the Great Yarmouth Borough-wide Local Plan (2001) (LP).

4 OMBUDSMAN & APPEAL DECISIONS

The Committee received and noted the above appeal decision.

5 ANY OTHER BUSINESS

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

The meeting ended at: 18:00

Reference: 06/19/0625/F

Parish: Mautby

Officer: Mr G Bolan

Expiry Date: 17-03-2020

Applicant: Mr S Hewitt

Proposal: Change of use from an agricultural field to storage of timber, wood fuel and firewood.

Site: Hall Farm
Hall Road
Mautby

REPORT

1. Background / History :-

- 1.1 The application site is part of a field, measuring 1756m² (0.18ha) to the south of the group of farm buildings at Hall Farm, at the southern end of Hall Road, Mautby. There is a dwelling to the north east of the site (Hall Farm Cottage) and another to the west (Hall Farm House), as well as the occupied recent barn conversion within Paston Farm adjacent to Hall Farm, to the west.
- 1.2 The land to the south is open farm land. The application site is approximately 35 metres from the boundary with the Broads Authority National Park to the south.
- 1.3 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.
- 1.4 The applicant's business at Hall Farm involves importing, cutting splitting, storage and distribution of firewood. This use within the buildings at Hall Farm was regularised when a Certificate of Lawful Use was granted approval on 13th July 2016 (GYBC ref. 06/16/0280/EU).
- 1.5 Over time, storage of logs for the business has extended onto the field to the south without planning permission; originally the external storage began on part of the field to the east of this application site and has since expanded westwards into this application site land. Temporary permission was originally granted for a period of one year for the use of the land to the east of this application site

(06/16/0590/CU). That permission expired on 17th November 2017 and a subsequent planning permission for temporary storage on the same site was granted permission for two years, until 1st December 2019 (06/17/0743/F). As a result, all permissions for use of the land to the east of this site for wood storage have now expired, and since 01 December 2019 the applicant has continued to store wood on the land without the benefit of planning permission whilst the LPA, the applicant and the landowner (Norfolk County Council) explored alternative options to relocate the storage if not the entire business.

1.6 The previous temporary planning permission was 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 shall take place outside the following hours:- 08:00 to 18:30 Monday to Friday;
- the site shall 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 the amenities of the locality.

1.7 In the meantime, Norfolk County Council submitted an application proposing an alternative location for the applicant's existing business, proposing to relocate to Decoy Wood, Mautby, which was subsequently refused at Development Control Committee (application ref no. 06/18/0384/F).

1.8 The current application 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.

1.9 The current application is to regularise the use which has already started on this application site without planning permission, as this is due to wood being relocated from the area of land to the east, i.e. from the site of the expired planning permissions into the centre of the land which is subject to this application. It is therefore a retrospective application, at least on part of the site.

2. Consultations :-

2.1 Parish Council – No objections.

2.2. Highways – No objection.

2.3 Environmental Health – 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. Comments are provided for information at the Appendix.

2.4 Neighbours – Objections – see comments attached at the Appendix.

2.5 Broads Authority – Object – see comments attached at the Appendix.

3. Policies:

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

Core Strategy 2013 – 2030 policies:

- CS1 – Focussing on a sustainable future
- CS6 – Supporting the local economy
- CS11 – Enhancing the natural environment

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

- A1 – Amenity
- B1 – Business development
- E4 – Trees and landscape

Policy CS6 – Supporting the local economy, are:

The Borough of Great Yarmouth has a diverse local economy. It is the main service base in England for the offshore energy industry and has a thriving seasonal visitor economy. To ensure that the conditions are right for new and existing businesses to thrive and grow, there is a need to continue to strengthen the local economy and make it less seasonally dependent. This will be achieved by:

- a) Encouraging the redevelopment and intensification of existing employment sites, particularly those sites with good access by a variety of transport modes
- b) Safeguarding existing local employment areas identified in Table 10 and future local employment areas allocated in other Local Plan Documents for employment use. Alternative uses will only be allowed where it can be demonstrated that:
 - There is a satisfactory relationship between the proposed use and any pre-existing neighbouring uses, without significant detriment to the continuation and amenity of existing or proposed uses
 - There is no commercial interest in the re-use of the site for employment, demonstrated by suitable marketing at an appropriate price for at least 18 months
 - A sequential viability test has been applied following the unsuccessful marketing of the site, based on the following sequence of testing: mixed

use of the site that incorporates an employment-generating use, then non-employment use

- c) Allocating approximately 10-15 hectares of new employment land at Beacon Park Extension, South Bradwell, through Policy CS18
- d) Exploring the potential for up to 22 hectares of land reclamation to the north of the Outer Harbour at South Denes
- e) Supporting port-related development proposals relating to the Outer Harbour and existing river port, in particular encouraging cargo handling and other port-reliant activities
- f) Encouraging a greater presence of higher value technology and energy-based industries, including offshore renewable energy companies, in the borough
- g) Supporting the local visitor and retail economies in accordance with Policies CS7 and CS8
- h) Encouraging the development of small scale business units, including those that support the rural economy and rural diversification
- i) Supporting the provision of development essential to sustain a rural workforce, including agricultural workers' dwellings and rural community facilities
- j) Minimising the potential loss of the best and most versatile agricultural land by ensuring that development on such land is only permitted if it can be demonstrated that there is an overriding sustainability benefit from the development and there are no realistic opportunities for accommodating the development elsewhere
- k) Supporting the delivery of high speed broadband and communications technology to all parts of the borough
- l) Encouraging flexible working by:
 - Allowing home-working where there is no adverse impact on residential amenities
 - Allowing the development of live-work units on residential and mixed-use sites, subject to the retention of the employment element and safeguarding of residential amenity
 - Allowing the development of relevant ancillary facilities, such as childcare facilities and eateries, in local employment areas, where appropriate
- m) Improving workforce skills by:

- Working with local education and skills agencies and local business organisations to establish training facilities to enhance workforce skills
- Encouraging the provision of new training facilities on employment sites

See also National Planning Policy Framework (NPPF) –

Paragraph 83. Planning policies and decisions should enable:(partial)

- a) the sustainable growth and expansion of all types of business in rural areas, both through conversion of existing buildings and well-designed new buildings;
- b) the development and diversification of agricultural and other land-based rural businesses;
- c) sustainable rural tourism and leisure developments which respect the character of the countryside; and

Paragraph 84. Planning policies and decisions should recognise that sites to meet local business and community needs in rural areas may have to be found adjacent to or beyond existing settlements, and in locations that are not well served by public transport. In these circumstances it will be important to ensure that development is sensitive to its surroundings, does not have an unacceptable impact on local roads and exploits any opportunities to make a location more sustainable (for example by improving the scope for access on foot, by cycling or by public transport). The use of previously developed land, and sites that are physically well-related to existing settlements, should be encouraged where suitable opportunities exist.

4. Public Comments received:

- 4.1 There have been 12 objections to the application. The main objection is from the occupiers of Hall Farm Cottage which is the closest neighbour to the north east (see Appendix to this report) and other objections were received mainly by visitors to the area. The reasons for objecting include:

- Noise Nuisance
- Expansion of business not appropriate
- Industrial operation encroaching into the countryside
- Impacts on high quality agricultural land

5. Assessment:-

Landscape impacts

- 5.1 The site involved in the application is an area of land in an adjoining field to the south of Hall Farm. The site is within very close proximity to the boundary with the Broads Authority and is visible from the south as Hall Lane continues south as a public bridleway and a popular route to the Broads footpath network.

- 5.2 Core Strategy Policy CS11 requires development to avoid harmful impacts on landscape assets and [at part (d)] “ensure that...the Broads and their settings are protected and enhanced; and, (e) safeguard and where possible enhance the borough’s wider landscape character...”.
- 5.3 Although not yet adopted, the principles of Final Draft Local Plan Part 2 policy E4 should also be noted, as these are considered consistent with the requirements of National Planning Policy Framework paragraph 170, and state:
- “Development which is...inter-visible within, or otherwise affecting the landscape of...the designated Broads area, will be carefully controlled to avoid adverse impacts on their natural beauty, and the enjoyment of their special qualities, including views out from those areas...”
- 5.4 The site is screened from Hall Road to the east by a mature hedge and trees and is only visible from the road to the south / south-east of the site. The applicant has planted some trees along part of the southern boundary which helps to screen some of the site, but these have only had varying success and any approval must be subject to a landscaping and tree planting scheme to ensure improved planting and screening establishment measures.
- 5.5 The applicant has stated that they will carry out additional planting to further screen the application site from view, so a condition is recommended to be attached to any planning permission granted. The condition would expect an appropriate landscape plan to be provided within 3 months of the decision date, with the landscape plan to be implemented in the next planting season (October / November 2021), in line with the Council Arboriculturist’s suggestions with regards to species and locations.
- 5.6 The Broads Authority have objected ‘strongly’ to the application (see their comments attached at the Appendix to this report). Their objection concerns the impact on the environment and on the setting of the Broads, with specific reference to the encroachment of an industrial process into the open countryside, and an erosion of the remoteness of the area within the Broads landscape and national park qualities. Furthermore, the Broads Authority has concerns that the activities, operations and noise created are incongruous with the sense of empty and undeveloped setting, as distinct from occasional agricultural noise and activity. The Broads Authority considers that retaining the use within this location will be incompatible with the quiet environment and character. This should be considered when taking into account the proposal, given the status of the Broads Authority area being equal to a National Park.
- 5.7 When considering the landscape importance of the site, the location is also affected by both paragraphs 170 (a) and (b), and 172 of the National Planning Policy Framework (NPPF). Paragraph 170 states:
- “Planning policies and decisions should contribute to and enhance the natural and local environment by:

- a) protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan);
- b) recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland;...”

- 5.8 Paragraph 172 of the National Planning Policy Framework also requires that “Great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, the Broads...[and] the scale and extent of development in these designated areas should be limited.”
- 5.9 These are important principles, the aims of which should be applied to sites such as this which are likely to have an impact on the setting of the Broads. As the site is close to the boundary of the designated Broads area, it is appropriate to minimise the visual impact of the proposed operations and ensure the development is as recessive and low-profile as possible.
- 5.10 The open and unspoilt area to the south of Mautby provides a complementary landscape or even a ‘buffer’ to the Broads area, but it is noted that in some instances there has been encroachment which has eroded the setting of the Broads by the creep of industrial processes into the open landscape, and this should be prevented from continuing unchecked.
- 5.11 However, it is considered that the proposal is for the storage of timber, wood fuel and firewood in association with an industrial process, and will be ancillary to the industrial process that takes place within the establish use to the north. Although linked to that industrial activity, and supporting the industrial process, the use proposed for this site in isolation does not cause any further significant detrimental harm to character, appearance and special qualities of the Broads Authority area. There are a range of conditions proposed to be added as part of any permission to be granted, which will ensure the development retains a suitable, low-impact appearance more in keeping with the rural nature of the site.
- 5.12 It is noted that the Broads Authority has concerns that any proposed tree screening will either be seasonal and less effective as a visual screen, or will need to include inappropriate species of trees, such as conifers which bring their own problems. Whilst some types of conifers are native such as Scots Pines, the existing screening has used conifers which are seen to be unusual and rather incongruous in appearance. A sensitive landscape plan and site layout plan will need to take these concerns into account but it is considered possible to achieve a balance, which should reduce the site’s prominence year round.
- 5.13 The proposed controls are intended to ensure the operations are seen against the backdrop of the industrial process, which will to some extent actually screen the established industrial uses of the woodyard at Hall Farm behind this site. Subject to the conditions being agreed within a suitable timeframe, to reflect the retrospective nature of the application, the proposal will satisfy paragraph 170

of the NPPF and accord with the principles of emerging Local Plan Part 2 policy E4, and adopted policy CS11 of the Core Strategy.

5.14 These controls to be secured by conditions include:

- limiting the height of the wood to be stored on the site;
- agreeing a plan for the layout of wood in the site, including areas for woodchip and orientation of logs etc to appear more recessive in views from the south;
- providing the improved tree screening and planting establishment;
- preventing the storage of anything other than the wood, including plant, machinery and apparatus, and including no parking of vehicles overnight;
- and the provision of improved surfacing within the Hall Farm environment to prevent debris being brought into the public highway and/or scarring the landscape.

Loss of agricultural land

5.15 Core Strategy Policy CS6 seeks to avoid the loss of best and most versatile agricultural land.

5.16 According to the Local Plan Policies Map, which is part of the Great Yarmouth Local Plan: Core Strategy, the nearest grade 1 agricultural land is just over 300 metres to the north of Hall Farm, and it appears that the site itself is not grade 1 land so the proposal will not result in the loss of grade 1 or grade 2 agricultural land.

5.17 Notwithstanding, it is suggested that any permission granted should be made personal to the applicant, and conditions will expect the land to revert to agricultural use if the applicant relocates from the existing site.

Noise and disturbance to neighbouring amenity

5.18 The proposed use of the site is for storage of timber, that is awaiting processing on the established woodyard site at Hall Farm to the north, so the only noise that will occur from an approved storage use is when material is delivered to the site or when it is moved to the processing area. Environmental Health officers have raised no objections in respect of noise and have suggested hours of work to be restricted to 0800 hours to 1700 hours Monday to Friday and 0800 hours to 1300 hours Saturday with no work on Sundays or bank holidays. This will restrict operations at unsociable hours, and is an acceptable control.

5.19 The application site field and the farm buildings comprising the woodyard at Hall Farm to the north are owned by Norfolk County Council, and the cluster of buildings and immediate curtilage of Hall Farm has an established lawful use for the current activities at the buildings to the north; the storage operations in

the adjoining field the subject of this application site will be ancillary in nature and associated with those activities.

- 5.20 It is proposed that any permission granted should be subject to a condition which allows the permission to only be used by the applicant, which will ensure the Local Planning Authority retains control over the future use of the land in question, and will ensure the operations are limited to those specifically requested by the applicant and their current business model. The use, though permanent, would be linked to the established use of Hall Farm, and would benefit the business and ensure any impacts on surrounding properties are limited.
- 5.21 The proposed controls to be imposed through planning conditions can continue to restrict the operations to those of the applicant, which can also be monitored and controlled by the landowner, and can prevent sales of timber from the site.
- 5.22 The application has been submitted for a permanent use of the land and the use of the application site would allow the applicant to continue to store a volume of logs consistent with that allowed by the temporary planning permissions previously granted on adjacent land, in a manner more sympathetic to its surroundings.

Economic benefits

- 5.23 Facilitating the expansion of an appropriately-sited industrial use can have benefits to the economy; these must be assessed against the physical impact and the environmental impact and the scale of such proposals.
- 5.24 Core Strategy Policy CS1 seeks sustainable growth which will ensure development is of appropriate scale to the location, character and function of individual settlements. By restricting the use, hours and nature of operations the development will be ancillary as an associated function of the woodyard, and will comply with policy CS1.
- 5.25 Policy CS6 (i) also applies, stating it: "Supports the provision of development essential to sustain a rural workforce."
- 5.26 Emerging policy B1 of the Local Plan Part 2 (final draft) also expects development to be allowed where it is small scale and rural in character, or where it comprises an extension to an existing business premises which does not result in a major change in the scale and impact of the premises or use.
- 5.27 It is recommended that any permission to be granted should be subject to the proposed controls set out in the draft conditions, as doing so will ensure the business operates as expected by both existing and emerging policy.

Conclusion

- 5.28 The applicant has previously been granted temporary permissions for the use on this area of land, which has allowed the Local Planning Authority a chance to monitor if this is an acceptable use in principle, and establish possible areas which should be controlled.

5.29 Due to the use being for storage only it is unlikely to cause any significant harm to the amenities of the nearest dwellings and it is considered that the use is acceptable and will comply with the aims of Policy CS6 of the Core Strategy and Paragraphs 83 and 84 of the NPPF. Any consent should also include conditions limiting deliveries to Monday to Friday, limit working hours, prohibit mechanically powered cutting, sawing work, etc. taking place on the site, require a landscape plan being received 3 months from the date of issuing decision with the plan implemented at next planting season, restricting the height of the log piles and orientation and restrict use to the storage of wood only and prevent any plant or machinery remaining on this site outside working hours.

5.30 The application for a permanent use of land is located further from the closest neighbour than has previously been considered acceptable on a temporary basis. Taking all the above considerations into account, it is the Officer's opinion that the harm or potential harm associated with the proposed use of the site solely for storage of timber, when appropriately conditioned, will be minimal, and that the economic benefits outweigh the levels of detrimental impact.

6. RECOMMENDATION :-

- a) Approve – subject to the imposition of conditions, the proposal will comply with Policies CS1, CS6 and CS11 of the Great Yarmouth Local Plan: Core Strategy, and Paragraphs 83, 84 and 170 of the NPPF, and is consistent with the aims set out in emerging policies of the final draft Local Plan Part 2.
- b) Approval should be subject to the conditions suggested below:.

Conditions:

- 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. The land shall be cleared of all wood and woodchip and activity and shall be reverted to agricultural use within 1 month of the use ceasing or if the applicant relocates from the existing site.
- 4. An appropriate tree planting and landscape plan to be submitted within 3 months of the decision date. The landscape plan and tree protection measures to be implemented in the next planting season following approval of those details.
- 5. A plan for the layout of the site shall be submitted within 3 months of the date of this permission, detailing areas for wood piles in the site, including areas for woodchip and orientation of logs etc – with the aim to appear more recessive in views from the south, and shall be laid out within 1 month.

6. 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 3 months, and implemented in accordance with the approved details within 2 months.
7. No woodpiles shall be any more than 2.50m in height.
8. Working hours to be 0800 – 1700 Mon-Fri and 0800 – 1300 Sat only, with no work on Sundays or Public Holidays;
9. There shall be no deliveries to the site outside 0800 – 1700 Mon - Fri.
10. The site shall only be used for storage of timber and not for plant and machinery and apparatus, and including no parking of vehicles overnight.
11. There shall be no mechanically powered cutting, sawing work, or splitting of timber (or other similar operation) etc. taking place on the site.
12. No sales of wood, fuel or timber from the site.

And any other conditions considered appropriate by the Planning Manager.

Appendix.

1. Site location plan
2. Location plan and aerial photo
3. Block plan and indicative landscaping / screening proposals
4. Comments from the Broads Authority.
5. Comments from the Environmental Health Officer.
6. 2no. Comments from neighbouring residents.



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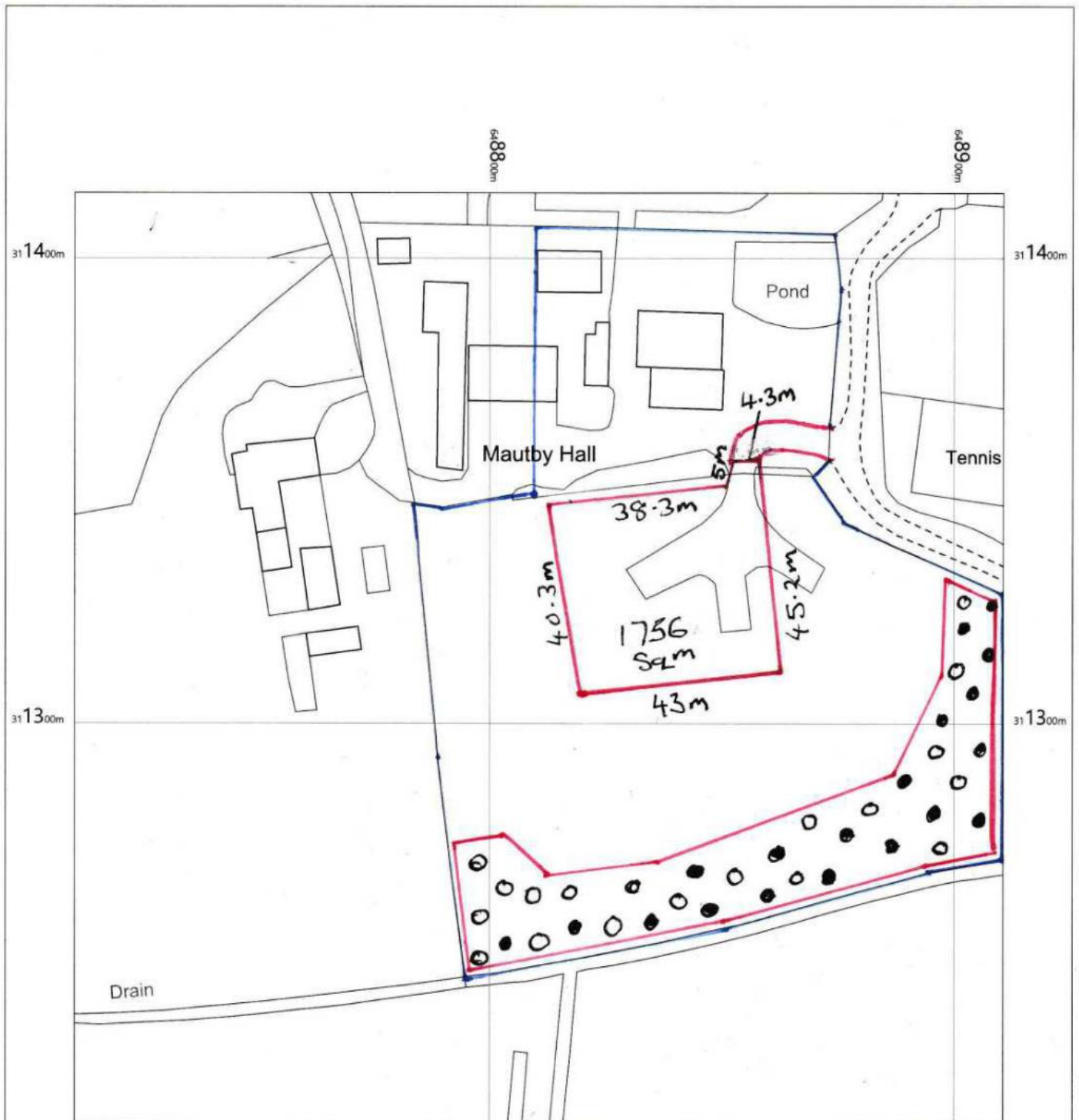


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Hall Farm Mautby



RED line

Blue line

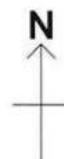
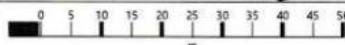


PROPOSED STORAGE AREA AND TREE PLANTING

TENANCY AREA

EXISTING TREES

ADDITIONAL TREE PLANTING



OS MasterMap 1250/2500/10000 scale
Thursday, January 9, 2020, ID: CM-00851600
www.centremapslive.co.uk

1:1250 scale print at A4, Centre: 648811 E, 311314 N

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GREAT
YARMOUTH
BOROUGH COUNCIL

(S)

copied to Agent 26/11



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

Ms Cally Smith
Head of Planning
01603 756029
cally.smith@broads-authority.gov.uk

Date 25 November 2019

Our ref BA/2019/0403/NEIGHB

Your ref 06/19/0625/F

Dear Mrs Manthorpe

Application No : BA/2019/0403/NEIGHB
Proposal : Change of use from agricultural field to storage of timber. Tree planting for screening.
Address : Hall Farm, Hall Road, Mautby, Norfolk
Applicant : Mr Steven Hewitt

I write further to the above planning application.

The proposal is for the retention of an existing wood yard on a permanent basis. The wood yard appears to have operated on this site since 2011, and there were proposals for its relocation elsewhere in the village, however planning permission for the new site was refused. It is now proposed to re-order the existing yard, to move the storage area to the centre of the site and do landscape planting to the south.

The wood yard site is located immediately adjacent to the Broads Authority boundary which lies to the south and the east. Due to the topography of the area there are long views from the marshes back towards the village of Mautby and the existing yard is visible on the edge of the settlement. The Broads Authority's Landscape Character Assessment identifies the area as essentially defined by the volume of marshland used for arable, noting the surviving curving dykes, the traditional buildings dotting the valley sides at regular intervals and the small scale pattern of development. I note that whilst the application site sits adjacent to the settlement, it is located within the context of a landscape which is strongly agricultural with a sense of remoteness.

I am of the view that the presence of the wood yard here has an adverse impact on the appearance of the area and is incongruous in this location by introducing an industrial activity into a non-industrial context. The impact is exacerbated by the noise and movements associated with the activity, and these are detrimental to the quiet rural character of the area. It is accepted that there are agricultural activities and operations locally which do generate noise and disturbance, however these tend to be intermittent and are to be expected in an agricultural area. It is not considered that the retention of a commercial industrial operation as proposed here is comparable.

**National
Parks**



**INVESTORS
IN PEOPLE** Silver
Chairman: Bill Dickson
Chief Executive: Dr John Packman

I do note that it is proposed to undertake landscape planting to the south of the site, however this will only provide limited and seasonal screening, unless conifers are used which would have their own adverse impact.

The Broads is designated as of equivalent status to a National Park and its landscape is accorded the highest level of protection. The retention of the development as proposed adjacent to the Broads Authority boundary would adversely affect the character and appearance of the landscape and the experiential qualities of it. For these reasons the Broads Authority raises a strong objection to the application.

I would be grateful to receive a copy of the Decision Notice for my file in due course.

Yours sincerely

A handwritten signature in black ink, appearing to be 'CS' or similar initials, written in a cursive style.

Ms Cally Smith
Head of Planning

MEMORANDUM

From Environmental Health

To: Head of Planning and Development
Attention: Dean Minns

Date: 6th February 2020

Our ref: SRU/071687

Your ref: 06/19/0625/F

Please ask for: Richard Alger

Extension No: 622

CHANGE OF USE FROM AN AGRICULTURAL FIELD TO STORAGE OF TIMBER, WOOD FUEL AND FIREWOOD: DEVELOPMENT AR HALL FARM HALL ROAD GREAT YARMOUTH NR29 3JB

The following comments are made:-

Hours of Work:

Due to the close proximity of other residential dwellings, the hours of work should be restricted to:-

- 0800 hours to 1700 hours Monday to Friday
- 0800 hours to 1300 hours Saturdays
- No work on Sundays or Bank Holidays.

The hours of work should incorporate all activities including plant and machinery used to move and transport the timber.

Noise from Site:

The use of the site for storage must be restricted to storage alone and other activities such as cutting or other machinery related activities should not be permitted.

Richard Alger
Environmental Health Officer

06/19/0625/F - (S)

Dear Ms Manthorpe

Thank you for sending the amended plans for Hall Farm, *Amended Application 06/19/0625* - the only changes being the proposed screening and the blue line on the plan marking out the tenant's boundary. My objection remains as before: as neighbours we have been grossly affected by this operation and we oppose its expansion.

The screening that exists at present is mostly eucalyptus, which would be more suited to the southern hemisphere. Any new native screening would take decades before it could minimise the impact of the industrial sprawl that's being proposed.

On the plan provided by the applicant the blue line marks out the area included in the tenancy. The general purpose building to the west of the site is outside the tenancy though it's currently being used by the tenant. This building is in breach of Condition 2 and the plan Ref 06/13/0721/F. It is to be removed to make space for proposed access and parking for North Barn. North Barn is owned by Norfolk County Council and cannot be completed and the investment maximised without the building being removed. I question why so much outside storage is required for the one remaining building on the CLEUD site when the operation depends upon dry stored wood ... and the amount dry storage space is due to be halved?

At the Development Control Committee on 11th September 2019 I recall your colleague, Dean Minns, told the applicant that he needed to vacate the site and that it should not continue as a permanent site.

The objection raised by the **Broads Authority** remains in place and echoes your comments to the in the report ref 06/17/0743/F:

4.9 The impact on the environment and on the setting of the Broads with specific reference the encroachment of an industrial process to the open countryside should be considered taking into account the status of the Broads Authorities area being equal to a national park. The encroachment into the open and unspoilt area which provides a complementary landscape to the Broads area has been eroded by the sprawl of industrial processes and this should be prevented from continuing.

5.1 On balance, given the specific circumstances of the applications location and the adverse impact on the character of the area and the application is recommended that the use cannot continue as a permanent use.

I also note on the website a letter sent on 15th January from the main hauliers to the site, D A Garnham & Son in Diss - a picture of a typical delivery vehicle attached. This is not simply a local entrepreneur providing an essential service to the local community by cutting fallen trees to process and distribute locally, this is an ambition operation pushing for storage to expand further, and currently importing wood from much further afield.

We've nurtured our home and garden for 40 years on the edge of a beautiful conservation area and our efforts are being totally undermined by the existence of an unregulated wood yard - now applying for permanent growth. We strongly object to this operation being enabled to expand further and we ask you to see this from our point of view.

Sincerely

Gail Younge

Helen Ayers

From: Gemma Manthorpe
Sent: 04 December 2019 17:54
To: plan
Subject: FW: Planning Application Ref: 06/19/0625/F

Gemma Manthorpe LLB (Hons)
Senior Planning Officer
Great Yarmouth Borough Council

Email: gm@great-yarmouth.gov.uk
Website: www.great-yarmouth.gov.uk
Telephone: 01493 846 638



To read our email disclaimer visit here: www.great-yarmouth.gov.uk/email-disclaimer

From: Gail Younge
Sent: 04 December 2019 15:58
To: Gemma Manthorpe <Gemma.Manthorpe@great-yarmouth.gov.uk>
Subject: Planning Application Ref: 06/19/0625/F

Dear Ms Manthorpe

I am writing on behalf of my husband, Ruder Younge, and myself to object to the planning application 06/19/0625/F Change of use from an agricultural field to storage of timber, wood fuel and firewood at Hall Farm, Hall Road, Mautby, Gt Yarmouth, NR29 3JB. We are the closest neighbours to the north east of the site; our property is just a few metres away from the marked area.

Whilst I acknowledge this application for storage of timber is separate to the main site, essentially it supports the main site and enables the scale of the business to be more profound. Inevitably a larger operation has a larger impact on us, our home and its amenities.

As neighbours, the impact of the activity on the main site is entirely negative. Prior to the Certificate of Lawful Established Use and Development wood processing took place on a small scale under the guise of diversified farming but it has increased exponentially since then. Having become authorised through a CLEUD it is completely unregulated by the Local Planning Authority in terms of hours of work and noise abatement ... becoming authorised through CLEUD disadvantaged us as neighbours.

When Environmental Health is consulted prior to full planning permission for wood processing, the suitability of the site is assessed in relation to neighbours and their amenities; a full acoustic report is required and conditions recommended to limit any negative impact on the surrounding area. However, following a CLEUD it falls to EH to determine the impact of the operation after it's established. EH's ability to influence the situation becomes far more complex. At this stage, EH can take enforcement action but

much greater levels of proof are required to establish nuisance. The needs of the business, financial and personal, must be balanced against the needs of the neighbours.

During the ten years leading up to the CLUED, the impact on us was negligible. There were two main reasons why 10 years accrued without complaint: firstly, as neighbours we assumed that the landlords - our local council - would comply with planning regulations and apply for change of use if required at the outset and secondly the scale of the business was much smaller. Prior to the CLEUD, we understood the activity to be a County Farms tenant processing wood on a small scale; an ancillary endeavour and we had no objection. In fact, we purchased wood for our own use but this is now one of the largest wood yards in the county ... and it is unregulated! As the owner said at a meeting at Runham Village Hall, he 'can work at midnight' if he pleases

Since we first became exercised by this situation in 2015, we have heard endless laypersons claim incorrectly that wood processing somehow comes under the umbrella of agriculture. In your report 11th September '19, you are unequivocal in describing it as 'industrial'. In response to the previous temporary application for two years, you consider the location of an industrial operation would have an adverse impact on the area, 'The encroachment into the open and unspoilt area which provides a complementary landscape to the Broad's area has been eroded by the sprawl of industrial processes and this should be prevented from continuing'. *Meeting Notes GYBC Development Committee 11.09.19* The applicant has suggested a slight alteration to the designated area, but nevertheless this is still an industrial operation in an inappropriate setting and I urge you to apply the same stance to this application.

In the same report you conclude that the owner should clear the site by the end of November '19. I see no evidence of clearance and question why this is? The entire field is strewn with industrial equipment. It is disingenuous to imagine that the marked area will be the only area devoted to this industry. Accessing the piles of wood necessitates industrial machinery taking a broad sweep. The aerial image from Google maps shows the full extent of the scar on what was previously a long-established paddock for grazing livestock.

For the reasons set out above we strongly object to this application.

Sincerely

Gail Young (also on behalf of Ruder Young)



Reference: 06/21/0098/F

Parish: Gorleston

Officer: Gordon Sutherland

Expiry Date: 31-03-21

Applicant: East Norfolk Sixth Form College

Proposal: Variation of condition 10 of 06/18/0533/F - Amendment to fencing and boundary treatments details.

Site: East Norfolk Sixth Form College, Church Lane Gorleston

REPORT

1. Background

- 1.1 This is a planning application to vary a condition of a planning permission which was approved for the development of a multi-sports pitch and ancillary facilities, located at the East Norfolk Sixth Form College. Planning permission was granted (15th January 2020, 06/18/0533/F).
- 1.2 The application is to vary condition 10 of the above permission. Condition 10 concerns the siting and design of fencing and boundary treatments to the pitch.
- 1.3 In preparing for construction the applicant wishes to rationalise some of the existing and proposed fencing between the boundary of the property and the pitch. This involves some changes to the location and height of the various fences, which includes acoustic fencing.
- 1.4 This application would normally be dealt with using powers delegated by the Council to the Planning Manager. However, in this case as the planning permission for the pitch raised concerns from the neighbouring householders, mainly regarding noise and parking on match days, the Planning Manager is seeking approval of this application from the Development Control Committee. This is to provide certainty to the applicant; the development is benefiting from external funding from the Football Foundation; its' construction is time dependent. In this case the application only relates to the fences, the principle of the development of the pitch has been established by the existing planning permission.

2. Site and Context

- 2.1 The site is a grass playing field at the rear of the college. To the east and the south, it adjoins the rear gardens of dwellings on Baliol Road. A paved alley separates the fenced rear gardens of the dwellings and the college grounds. A 2m high close board fence makes the boundary to the alley, approximately 1m inside that there is 6m high steel mesh fence. In the gap between the boundary fence and the mesh fence fly tipping takes place.

3. Proposal

- 3.1 The proposal is to erect a 3.5m high timber acoustic barrier on the boundary of the property, replacing the existing 2m high panel fence. The acoustic barrier materials are natural timber construction consisting of timber tongue and groove board with posts and capping rail. A 4.5m high steel mesh ball stop fence is proposed around the artificial grass pitch. The fence would be finished a moss green colour. Inside the ball stop fence is a 1.2m high barrier made of steel mesh with a handrail.

4. Relevant Planning History

06/18/0533/F - Creation of artificial grass pitch with associated flood lights. Ball stop fencing, hard standing areas etc. New pavilion. Approved 15th January 2020.

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

- 5.2 The immediate adjoining properties on Baliol Road, Paston Road, Church Lane and Spencer Avenue have been notified of the application. The expiry date of that consultation is the 22nd of March. Anticipated representations would likely concern impact on neighbour's amenity from the proposed fences. This is addressed in the assessment section of this report.
- 5.3 **Sport England.** No objection. Sport England have been working closely with the college and the Football Foundation to part fund the facility.
- 5.4 **Environmental Health.** No objection. The planning application will ensure a prevention or at least a reduction of fly-tipping at the college, whilst also ensuring acoustic protection.

6. Assessment of Planning Considerations: Policy Considerations:

National policy

- 6.1 Paragraph 47 of National Planning policy Framework (NPPF) states: Planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise.

- 6.2** Section 8 “Promoting healthy and safe communities” Paragraph 91 of the NPPF advises that planning policies and decisions should aim to achieve healthy, inclusive and safe places. They should as per sub-paragraph c) “enable and support healthy lifestyles, especially where this would address identified local health and well-being needs – for example through the provision of safe and accessible green infrastructure, sports facilities, local shops, access to healthier food, allotments and layouts that encourage walking and cycling.”

Local Policy Adopted Core Strategy 2013-2030

- 6.3** The most relevant policy to this proposal from the Core Strategy is Policy CS15 “Providing and protecting community assets and green infrastructure” which is set out below:

Everyone should have access to services and opportunities that allow them to fulfil their potential and enjoy healthier, happier lives. The effective planning and delivery of community and green infrastructure is central to achieving this aim. As such, the Council will:

- a) Resist the loss of important community facilities and/or green assets unless appropriate alternative provision of equivalent or better quality facilities is made in a location accessible to current and potential users or a detailed assessment clearly demonstrates there is no longer a need for the provision of the facility in the area
- b) Ensure that all new development is supported by, and has good access to, a range of community facilities. In some circumstances developers will be required to provide and/or make a contribution towards the provision of community facilities. The process for securing planning obligations is set out in Policy CS14
- c) Take a positive approach to the development of new and enhanced community facilities, including the promotion of mixed community uses in the same building, especially where this improves choice and reduces the need to travel
- d) Work with our partners to deliver essential strategic community facilities, including supporting projects, such as the continuing development of the James Paget University Hospital, to meet current and future needs
- e) Promote healthy lifestyles by addressing any existing and future deficiencies in the provision and quality of sports facilities, including access to these facilities, playing pitches, play spaces and open spaces throughout the borough
- f) Ensure that all new developments contribute to the provision of recreational green space and incorporate improvements to the quality of, and access to, existing green infrastructure in accordance with local circumstances

g) Safeguard the natural beauty, openness and recreational value of the borough's beaches and coastal hinterland

Final Draft Local Plan Part 2

- 6.4** Policy A1 Amenity has no unresolved objections and as such can be given considerable weight. It states:

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.

7. Local Finance Considerations:

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

8. Shadow Habitats Regulation Assessment

- 8.1** The site lies within the Green Habitat Impact Zone over 2.5km but less than 5km from an internationally protected wildlife site. The proposal is not a residential or a tourist development as such there should be no recreational impact on designated sites and no mitigation is required to satisfy the Conservation of Habitats and Species Regulations 2017.

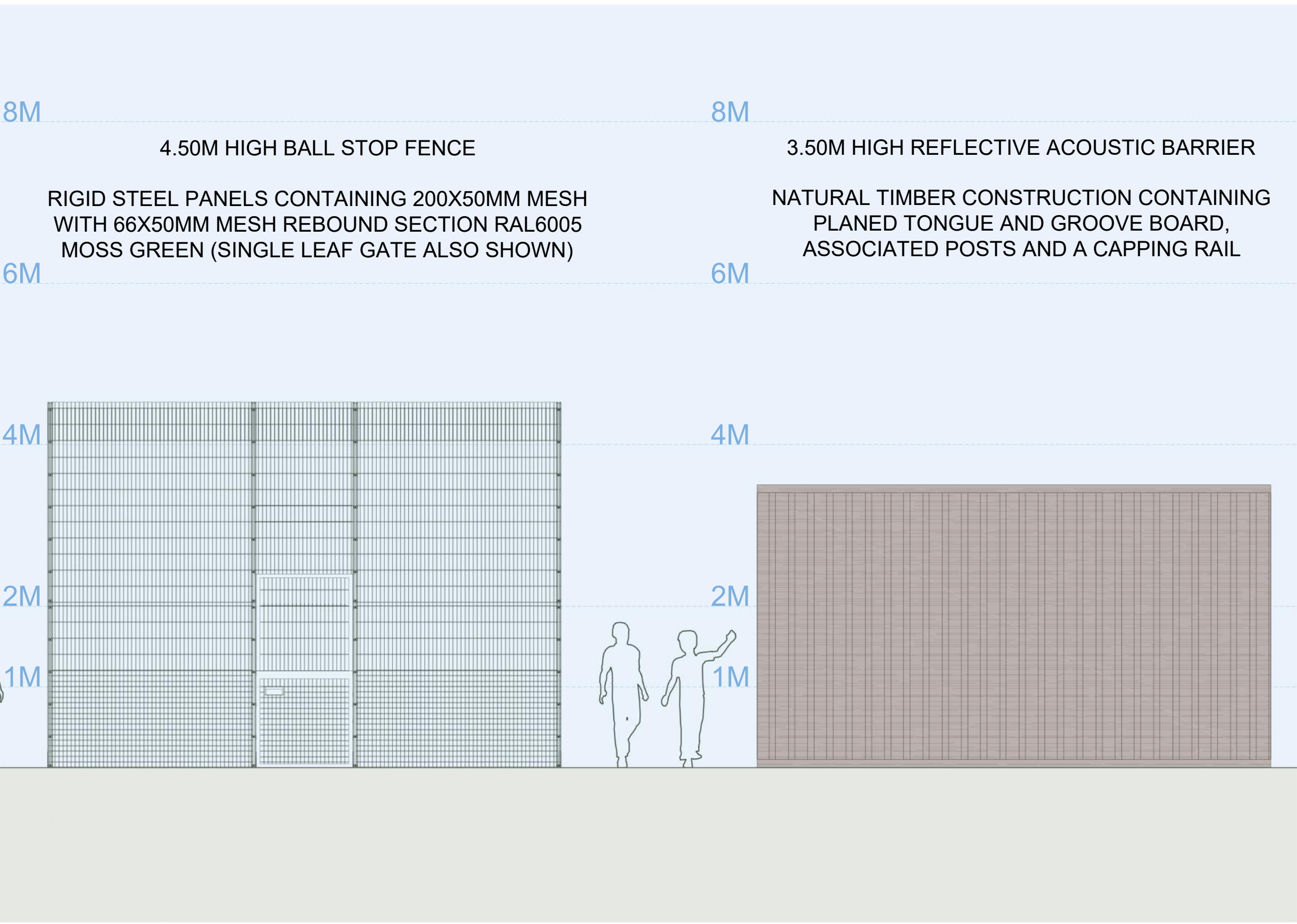
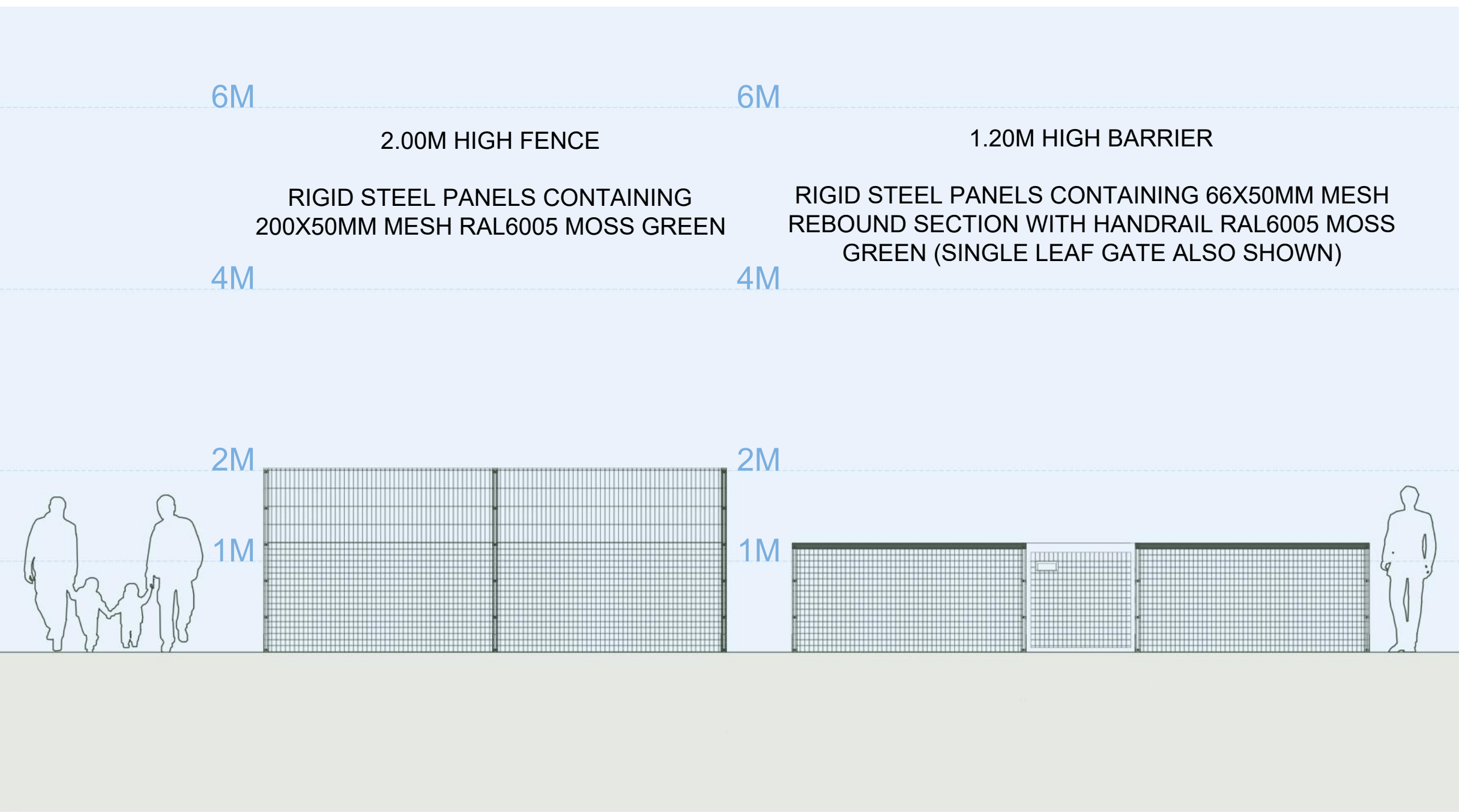
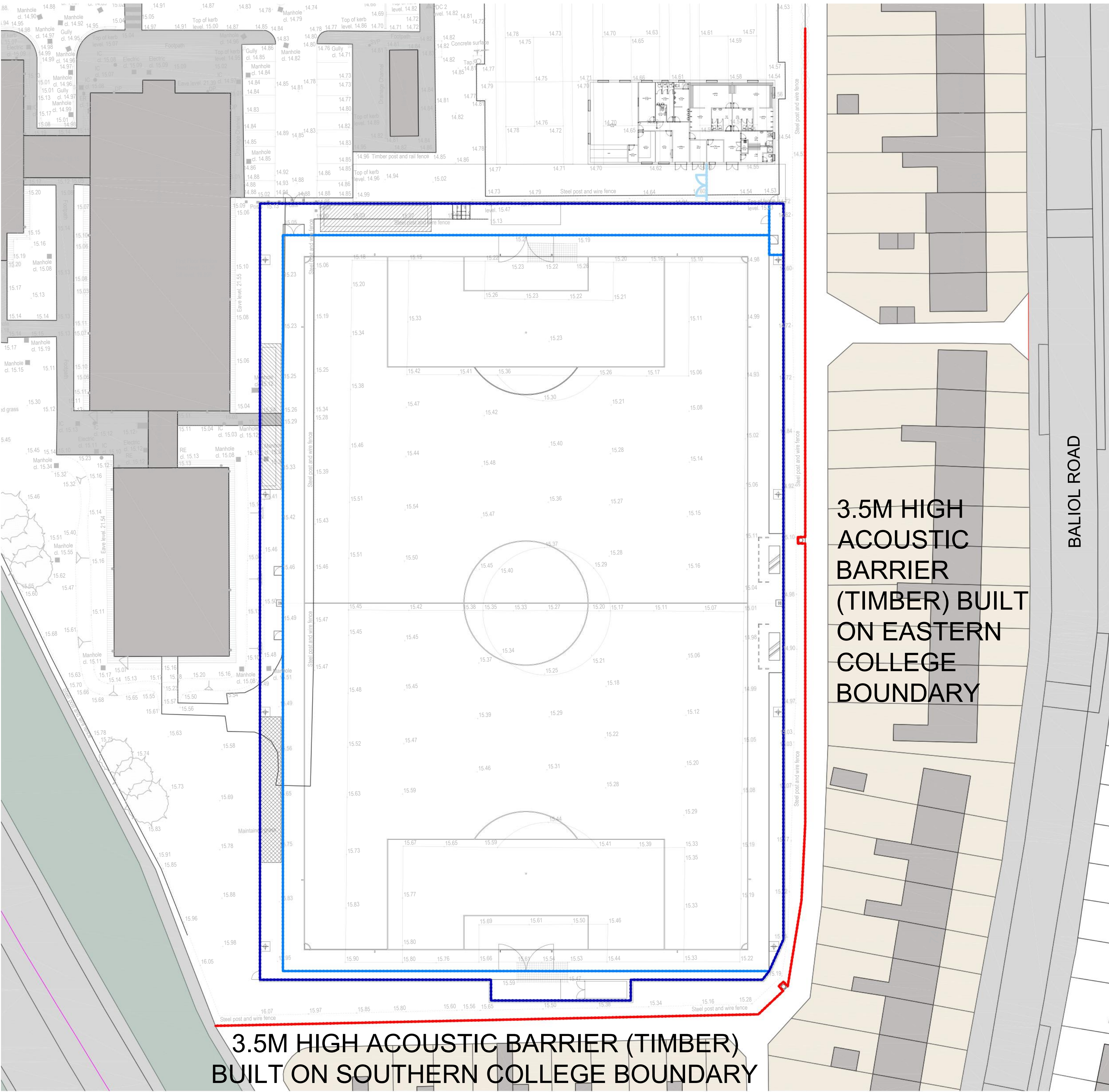
9. Concluding Assessment

- 9.1** The site is situated within the settlement of Gorleston within development limits. The college is a strategic community asset. Planning permission has been approved for the development of a multi-sports pitch. The key consideration is the impact on amenity of the occupiers of the adjacent dwellings from the erection of the proposed fencing.
- 9.2** In this case planning permission is required because the position of the proposed acoustic fence is being moved closer to the dwellings than in the existing permission. The consideration is the material difference between the visual impact of the existing 2m high close board fence with the 6m high mesh fence behind it and the proposed 3.5m high wooden fence with the 4.5m high mesh fence behind it.
- 9.3** Significantly in this case there is an existing paved alley between the fenced rear gardens of the dwellings and the college boundary fence. This is between 2m and 3m in width which provides separation and reduces any overbearing impact of the proposed 3.5m fence on those properties.
- 9.4** It is also considered that the replacement of the existing 6m high mesh ball stop fence with one 4.5m high and being located further away from the existing boundary will have an improved visual impact.
- 9.5** **Conclusion** – The college has been working with Sport England, the Football Foundation and Gorleston FC for many years to bring the development of a multi-use pitch to fruition. This application is to vary the position of the fences around the pitch. It is considered that this proposal will rationalise the existing fencing arrangement and not have an adverse impact on the amenity of the adjoining occupiers. Further it will reduce the likelihood of fly tipping which currently occurs along the boundary of the college grounds in this vicinity.

RECOMMENDATION: -

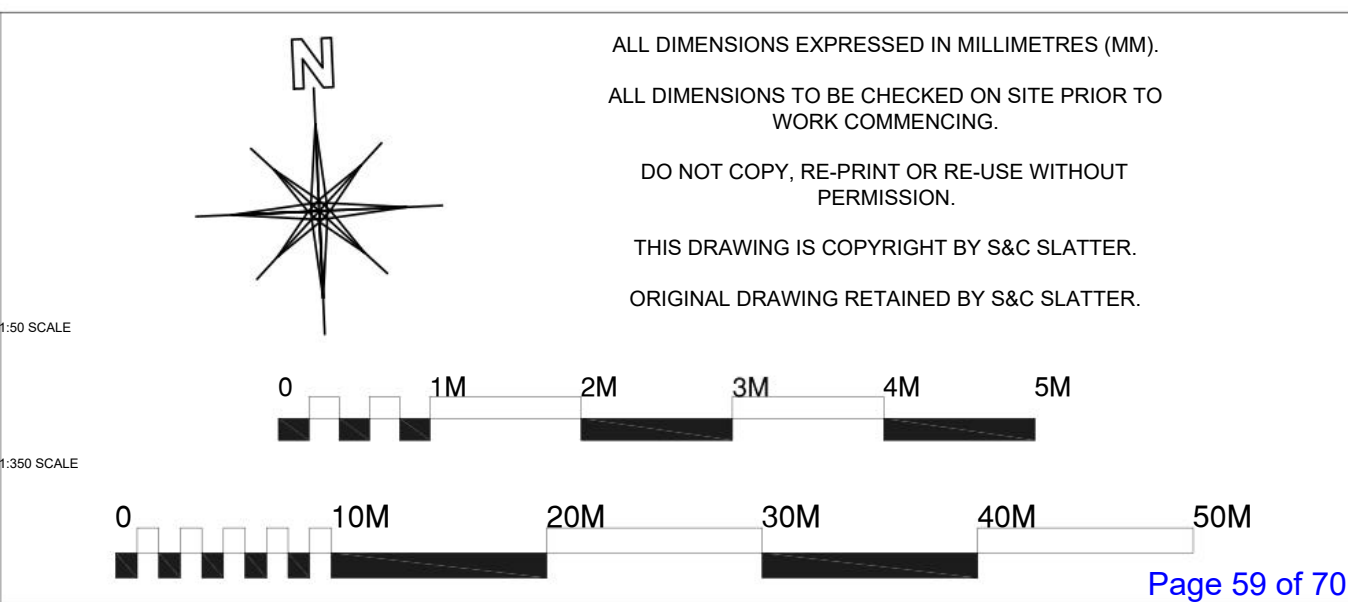
- 10.1** Approve. Subject to the fences being erected in accordance with the plans and fence specifications submitted with this application. The proposal is deemed in compliance with the aims of Policy CS15 of the Great Yarmouth Local Plan Core Strategy, also to Policy A1 Amenity of the Emerging Local Plan Part 2

PROPOSED SITE / PROPOSED FENCE ARRANGEMENT



LEGEND

- NEW 4.5M HIGH STEEL MESH FENCING AROUND ARTIFICIAL GRASS PITCH ENCLOSURE
- NEW 3.5M HIGH ACOUSTIC BARRIER
- NEW 2.0M HIGH STEEL MESH FENCING CONNECTING ARTIFICIAL GRASS PITCH TO NEW PAVILION
- NEW 1.2M HIGH PITCH BARRIERS WITHIN ARTIFICIAL GRASS PITCH ENCLOSURE



00 14/01/2021	ORIGINAL ISSUE. TB.	CLIENT	EAST NORFOLK SIXTH FORM COLLEGE	
01 21/01/2021	ADJUSTMENTS FOR CONSIDERATION. TB.	LOCATION	CHURCH LANE GORLESTON GREAT YARMOUTH NR31 7BQ	
02 27/01/2021	ADJUSTMENTS FOR CONSIDERATION. TB.	PROPOSAL	ARTIFICIAL GRASS PITCH AND PAVILION	
03 01/02/2021	ADJUSTMENTS FOR PLANNING. TB.	DRAWING TITLE	FENCING ARRANGEMENT	
		DRAWING NO.	S20-111/DWG/0004	
		PROJECT NO.	S20-111	
		SCALE	1:350 / 1:50	REVISION NO. .03
		PAPER SIZE	A1	CHECKED SA
		DRAWN	TB	

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SOCIETY FOR THE FUTURE

Great North Bay Green Council
20 SEP 2010
Planning Department

The University of the State of New York

The State of New York

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**PLANNING APPLICATIONS CLEARED BETWEEN 01-FEB-21 AND 28-FEB-21 FOLLOWING
DETERMINATION BY THE GROUP MANAGER (PLANNING) UNDER DELEGATED POWERS**

REFERENCE	06/20/0560/F
PARISH	Belton & Browston 10
PROPOSAL	Proposed single storey front extension
SITE	5 St James Crescent Belton GREAT YARMOUTH Norfolk
APPLICANT	Mr J Rodger
DECISION	APPROVE
<hr/>	
REFERENCE	06/20/0624/CU
PARISH	Belton & Browston 10
PROPOSAL	Proposed change of use of domestic swimming pool (C3) to public swimming pool (D2)
SITE	The Pastures Cherry Lane Browston GREAT YARMOUTH
APPLICANT	Mr P Plumley
DECISION	APPROVE
<hr/>	
REFERENCE	06/20/0688/F
PARISH	Belton & Browston 10
PROPOSAL	Installation of arrivals lodge with associated infrastructure and ancillary landscaping works.
SITE	Wild Duck Caravan Park Howards Common Belton GREAT YARMOUTH
APPLICANT	Haven Leisure Ltd
DECISION	APPROVE
<hr/>	
REFERENCE	06/20/0648/O
PARISH	Bradwell N 1
PROPOSAL	Proposed sub-division of garden to form new plot for a two bedroom single storey dwelling and garage
SITE	10 Fulmar Close Bradwell GREAT YARMOUTH Norfolk
APPLICANT	Ms C A Williamson
DECISION	REFUSED
<hr/>	
REFERENCE	06/20/0660/F
PARISH	Bradwell N 1
PROPOSAL	Residential Development of 2no. detached bungalows with garages with access from Harpers Lane 06/19/0122/F
SITE	Highway Lodge Market Road Bradwell GREAT YARMOUTH
APPLICANT	Mrs Keable
DECISION	APPROVE
<hr/>	

**PLANNING APPLICATIONS CLEARED BETWEEN 01-FEB-21 AND 28-FEB-21 FOLLOWING
DETERMINATION BY THE GROUP MANAGER (PLANNING) UNDER DELEGATED POWERS**

REFERENCE	06/20/0661/PU
PARISH	Bradwell N 1
PROPOSAL	SINGLE STOREY REAR EXTENSION AND PORCH INFILL
SITE	26 Wren Drive Bradwell GREAT YARMOUTH Norfolk
APPLICANT	Mr M Smith
DECISION	Split decision
REFERENCE	06/20/0687/F
PARISH	Bradwell N 1
PROPOSAL	2 storey side extension creating new kitchen and additional bedroom/en suite
SITE	22 Jasmine Gardens Bradwell GREAT YARMOUTH Norfolk
APPLICANT	Mr J Coggins
DECISION	APPROVE
REFERENCE	06/20/0659/F
PARISH	Bradwell S 2
PROPOSAL	Demolition of existing bungalow and construction of detached chalet style bungalow and garage.
SITE	1 Clay Lane Bradwell GREAT YARMOUTH Norfolk
APPLICANT	Mrs Carter
DECISION	APPROVE
REFERENCE	06/20/0657/CU
PARISH	Burgh Castle 10
PROPOSAL	Proposed change of use and plot sub-division to form additional dwelling.
SITE	Rowan Lodge Back Lane Burgh Castle GREAT YARMOUTH
APPLICANT	Ms C Oliver
DECISION	APPROVE
REFERENCE	06/20/0674/F
PARISH	Burgh Castle 10
PROPOSAL	Proposed 2no. residential dwellings with garages
SITE	The Nursery Adjacent Oakview Mill Road Burgh Castle GREAT YARMOUTH NR31 9QP
APPLICANT	Mr M Underwood
DECISION	REFUSED
REFERENCE	06/20/0479/D
PARISH	Caister On Sea 3
PROPOSAL	Approval of reserved matters - appearance, landscaping, layout and scale of development
SITE	St Nicholas Drive Caister GREAT YARMOUTH (land west of)
APPLICANT	Repton Property Developments
DECISION	APP. DETAILS

**PLANNING APPLICATIONS CLEARED BETWEEN 01-FEB-21 AND 28-FEB-21 FOLLOWING
DETERMINATION BY THE GROUP MANAGER (PLANNING) UNDER DELEGATED POWERS**

REFERENCE	06/20/0604/F
PARISH	Caister On Sea 3
PROPOSAL	Single storey rear extension
SITE	37 Second Avenue Maifleur Caister GREAT YARMOUTH
APPLICANT	Miss N Kennerley
DECISION	APPROVE
<hr/>	
REFERENCE	06/20/0694/F
PARISH	Caister On Sea 3
PROPOSAL	Single storey extension to rear; demolition of garage and rebuild with new
SITE	20 Winifred Way Caister GREAT YARMOUTH
APPLICANT	Mr J Storey
DECISION	APPROVE
<hr/>	
REFERENCE	06/20/0710/F
PARISH	Caister On Sea 4
PROPOSAL	Two-storey and single storey rear and side extensions;
SITE	33 St Julian Road Caister GREAT YARMOUTH
APPLICANT	Mr and Mrs M Bradley
DECISION	APPROVE
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REFERENCE	06/20/0673/F
PARISH	Fleggburgh 6
PROPOSAL	Development of site to create a plot for detached 4 bedroom bungalow and detached cart lodge
SITE	Marsh Road Site off Fleggburgh GREAT YARMOUTH NR29 3DE
APPLICANT	Mr & Mrs R Colman
DECISION	REFUSED
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REFERENCE	06/21/0007/PDE
PARISH	Fleggburgh 6
PROPOSAL	Notification of larger home extension - proposed single storey rear extension
SITE	East View Cottage Town Road Fleggburgh GREAT YARMOUTH
APPLICANT	Mr & Mrs J & L Howlett
DECISION	REFUSED
<hr/>	
REFERENCE	06/20/0631/CD
PARISH	Great Yarmouth 5
PROPOSAL	Environmental improvement works (remediation) 06/20/0337/F Conditions(s) 6 and 8
SITE	Former Southtown Gasworks Suffolk Road Gorleston-On-Sea GREAT YARMOUTH
APPLICANT	N/A
DECISION	APPROVE (CONDITIONS)

**PLANNING APPLICATIONS CLEARED BETWEEN 01-FEB-21 AND 28-FEB-21 FOLLOWING
DETERMINATION BY THE GROUP MANAGER (PLANNING) UNDER DELEGATED POWERS**

REFERENCE	06/20/0702/F
PARISH	Great Yarmouth 5
PROPOSAL	Change of Use from STORAGE to STORAGE (B8), PLUS SITING OF ONE MOBILE HOME, for residential occupancy by Site
SITE	Great Yarmouth Storage Ltd Malthouse Lane Gorleston-on-Sea GREAT YARMOUTH
APPLICANT	Mr S Attrell
DECISION	APPROVE
<hr/>	
REFERENCE	06/20/0520/F
PARISH	Great Yarmouth 7
PROPOSAL	Alter and extend existing garage into snooker room. Construct new garage attached to house
SITE	24 Yallop Avenue Gorleston GREAT YARMOUTH Norfolk
APPLICANT	Mr & Mrs G Connor
DECISION	APPROVE
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REFERENCE	06/20/0662/TCA
PARISH	Great Yarmouth 7
PROPOSAL	T1 - Willow - reduce the left side dominant limb back to a growing point 3ft from the main stem to reduce the
SITE	15 Marine Parade Gorleston GREAT YARMOUTH
APPLICANT	Mrs C Banim
DECISION	NO OBJECTION
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REFERENCE	06/20/0685/DM
PARISH	Great Yarmouth 9
PROPOSAL	See Application Form
SITE	Great Yarmouth College Lichfield Road GREAT YARMOUTH Norfolk
APPLICANT	Ms A Van der Colff
DECISION	APPROVE
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REFERENCE	06/20/0686/A
PARISH	Great Yarmouth 9
PROPOSAL	Erection of 2no. illuminated signs to the west and south of the East Coast College Sports Hall
SITE	Great Yarmouth College Lichfield Road GREAT YARMOUTH Norfolk
APPLICANT	Ms A Van der Colff
DECISION	ADV. CONSENT
<hr/>	
REFERENCE	06/18/0707/O
PARISH	Great Yarmouth 11
PROPOSAL	97 dwellings, inc open space, with assoc infrastructure. Demolish existing football stadium & assoc infrastructure
SITE	Emerald Park Football Ground Woodfarm Lane Gorleston GREAT YARMOUTH
APPLICANT	Pleasure and Leisure Corp PLC
DECISION	APPROVE

**PLANNING APPLICATIONS CLEARED BETWEEN 01-FEB-21 AND 28-FEB-21 FOLLOWING
DETERMINATION BY THE GROUP MANAGER (PLANNING) UNDER DELEGATED POWERS**

REFERENCE	06/20/0611/F
PARISH	Great Yarmouth 11
PROPOSAL	Demolition of existing single storey garage and link to 32 St Hughs Green and divisional of the site to enable
SITE	32 St Hughs Green Gorleston GREAT YARMOUTH Norfolk
APPLICANT	R Quy
DECISION	APPROVE
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REFERENCE	06/20/0700/F
PARISH	Great Yarmouth 11
PROPOSAL	New single storey extension to the front (east facing) elevation of the existing hospital building, forming
SITE	James Paget Hospital Lowestoft Road Gorleston GREAT YARMOUTH
APPLICANT	D Adams
DECISION	APPROVE
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REFERENCE	06/20/0463/CU
PARISH	Great Yarmouth 14
PROPOSAL	Retrospective change of use, shop to one bedroom flat
SITE	Flat 1 53A Deneside GREAT YARMOUTH Norfolk NR30 2HK
APPLICANT	Mr K Butterfield
DECISION	APPROVE
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REFERENCE	06/20/0616/F
PARISH	Great Yarmouth 14
PROPOSAL	Change of Use from Shop into 2 no. 2 bedroom apartments
SITE	1 Purdy House 150 King Street GREAT YARMOUTH Norfolk
APPLICANT	Mr M Dakers
DECISION	APPROVE
<hr/>	
REFERENCE	06/21/0035/TCA
PARISH	Great Yarmouth 14
PROPOSAL	Pollarding to the 5 large oak trees at the front of the model
SITE	Merrivale Model Village Marine Parade GREAT YARMOUTH
APPLICANT	Mr F Newsome
DECISION	OBJECTION
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REFERENCE	06/20/0676/F
PARISH	Great Yarmouth 15
PROPOSAL	Balcony on second floor on east side
SITE	19/20 Euston Road Marine Lodge Hotel GREAT YARMOUTH
APPLICANT	Mr N Delf
DECISION	APPROVE
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**PLANNING APPLICATIONS CLEARED BETWEEN 01-FEB-21 AND 28-FEB-21 FOLLOWING
DETERMINATION BY THE GROUP MANAGER (PLANNING) UNDER DELEGATED POWERS**

REFERENCE	06/20/0678/F
PARISH	Great Yarmouth 15
PROPOSAL	External alterations to shopfront and advertisement consent
SITE	3-7 King Street GREAT YARMOUTH Norfolk
APPLICANT	Sports Direct Ltd
DECISION	APPROVE

REFERENCE	06/20/0679/A
PARISH	Great Yarmouth 15
PROPOSAL	External alterations to shopfront and advertisement consent
SITE	3-7 King Street GREAT YARMOUTH Norfolk
APPLICANT	Sports Direct Ltd
DECISION	ADV. CONSENT

REFERENCE	06/20/0381/F
PARISH	Great Yarmouth 19
PROPOSAL	The proposal is for a small office space to be used in relation to the garage storage business that
SITE	Garages Sussex Road Gorleston GREAT YARMOUTH
APPLICANT	Mr J Symonds
DECISION	APPROVE

REFERENCE	06/20/0691/SU
PARISH	Great Yarmouth 21
PROPOSAL	Permanent retention of an existing six bay modular building
SITE	North Denes Primary School Jellicoe Road GREAT YARMOUTH
APPLICANT	Head of Children's Services
DECISION	NO OBJECTION

REFERENCE	06/20/0432/CD
PARISH	Hemsby 8
PROPOSAL	Discharge conds 3/4/5/6/7/8/ 11/15/16 of pp 06/19/0549/F (conversion of agricultural buildings to 5 dwellings)
SITE	Hall Farm Barns Hall Road Hemsby GREAT YARMOUTH
APPLICANT	Ingate Builders Limited
DECISION	APPROVE (CONDITIONS)

REFERENCE	06/20/0621/F
PARISH	Hemsby 8
PROPOSAL	Retrospective application for single storey rear extension
SITE	4 Hall Close Hemsby GREAT YARMOUTH
APPLICANT	Mrs J Cook
DECISION	APPROVE

**PLANNING APPLICATIONS CLEARED BETWEEN 01-FEB-21 AND 28-FEB-21 FOLLOWING
DETERMINATION BY THE GROUP MANAGER (PLANNING) UNDER DELEGATED POWERS**

REFERENCE	06/20/0490/F
PARISH	Hopton On Sea 2
PROPOSAL	Proposed internal alterations and extension
SITE	Masons Farm Cottage Lowestoft Road Hopton GREAT YARMOUTH
APPLICANT	Mr R Dye
DECISION	APPROVE
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REFERENCE	06/20/0672/CD
PARISH	Hopton On Sea 2
PROPOSAL	Proposed residential development (up to 200 dwellings) and associated open space and
SITE	Lowestoft Road (Land East of) Hopton GREAT YARMOUTH Norfolk
APPLICANT	Mr J Jackson
DECISION	APPROVE
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REFERENCE	06/20/0555/F
PARISH	Martham 13
PROPOSAL	Extension of 3 bed semi-detached house to add further 2 bedrooms
SITE	3 Pyman Close Martham GREAT YARMOUTH Norfolk
APPLICANT	Mr & Mrs Ashton
DECISION	REFUSED
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REFERENCE	06/20/0601/CD
PARISH	Martham 13
PROPOSAL	Erection of 46 residential dwellings, together with associated highway and landscaping works.
SITE	Repps Road (Land South of) Martham GREAT YARMOUTH Norfolk
APPLICANT	Mr M Wright
DECISION	APPROVE (CONDITIONS)
<hr/>	
REFERENCE	06/20/0620/F
PARISH	Ormesby St.Marg 16
PROPOSAL	Variation of condition 2 of pp 06/19/0635/F to amend approved finish of vertical cedar cladding
SITE	8/10 Filby Lane Ormesby St Margaret GREAT YARMOUTH
APPLICANT	Dr J Bartman
DECISION	REFUSED
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REFERENCE	06/20/0637/F
PARISH	Ormesby St.Marg 16
PROPOSAL	Conversion of garage to form storey day room, ground floor study and first floor bedroom
SITE	9 Beach Road Scratby GREAT YARMOUTH
APPLICANT	Mr L Nudd
DECISION	APPROVE
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PLANNING APPLICATIONS CLEARED BETWEEN 01-FEB-21 AND 28-FEB-21 FOLLOWING DETERMINATION BY THE GROUP MANAGER (PLANNING) UNDER DELEGATED POWERS

REFERENCE	06/20/0645/M
PARISH	Ormesby St.Marg 16
PROPOSAL	Construction of grain store
SITE	Willowmead Ormesby St Margaret
APPLICANT	GREAT YARMOUTH
DECISION	Mr H Harbord PERMITTED DEV.
<hr/>	
REFERENCE	06/20/0655/O
PARISH	Ormesby St.Marg 16
PROPOSAL	Sub-division of curtilage to allow erection of detached chalet bungalow and garage
SITE	54 Beach Road Scratby
APPLICANT	GREAT YARMOUTH
DECISION	Mr W Cooke REFUSED
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REFERENCE	06/21/0012/TCA
PARISH	Ormesby St.Marg 16
PROPOSAL	Scots Pine T1 - Dismantle to ground level , the tree has poor form resulting in heavy lateral limbs extending over
SITE	Sideways 1 Claymore Gardens
APPLICANT	Ormesby St Margaret GREAT YARMOUTH
DECISION	MR D Luckins OBJECTION
<hr/>	
REFERENCE	06/21/0023/NMA
PARISH	Repps 13
PROPOSAL	New window added to the South West Elevation
SITE	2 Myrtle Cottages Low Road
APPLICANT	Repps GREAT YARMOUTH
DECISION	C Taylor APPROVE
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REFERENCE	06/20/0689/PAD
PARISH	Rollesby 13
PROPOSAL	Prior approval for conversion of agricultural barn into one five-bedroomed house
SITE	Lodge Farm Barns Lawns Lane
APPLICANT	Rollesby GREAT YARMOUTH
DECISION	Mr and Mrs J Fidoe APPROVE
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REFERENCE	06/20/0644/F
PARISH	West Caister 4
PROPOSAL	Erection of single storey garage and office/gym
SITE	Corner Farm West Road
APPLICANT	West End West Caister GREAT YARMOUTH
DECISION	Mr M Hicks APPROVE
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**PLANNING APPLICATIONS CLEARED BETWEEN 01-FEB-21 AND 28-FEB-21 FOLLOWING
DETERMINATION BY THE GROUP MANAGER (PLANNING) UNDER DELEGATED POWERS**

REFERENCE	06/20/0600/F
PARISH	Winterton 8
PROPOSAL	Front/rear ext; remove roof; additional height to eaves and replace roof to form additional accomm at first flr
SITE	23 The Holway Winterton GREAT YARMOUTH
APPLICANT	Mr and Mrs R and J Hodds
DECISION	REFUSED
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REFERENCE	06/20/0608/F
PARISH	Winterton 8
PROPOSAL	Two sets of wooden driveway gates 1650mm high x 3600mm wide, pillars and surrounding walls of a similar height
SITE	Fallowfield Edward Road Winterton GREAT YARMOUTH
APPLICANT	Mr D Kelsall
DECISION	APPROVE
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REFERENCE	06/20/0664/F
PARISH	Winterton 8
PROPOSAL	Removal of condition 4 of pp 06/19/0027/F to retain mobile catering units overnight
SITE	Beach Road Cafe and Car Park Winterton GREAT YARMOUTH
APPLICANT	Mrs J Bowles
DECISION	APPROVE
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* * * * End of Report * * * *

PLANNING APPLICATIONS CLEARED BETWEEN 01-FEB-21 AND 28-FEB-21 FOLLOWING DETERMINATION BY THE DEVELOPMENT CONTROL COMMITTEE

REFERENCE	06/19/0354/F
PARISH	Great Yarmouth 5
PROPOSAL	Construction of 12 dwellings (Plots 90-101) and realignment of 3 plots (29-31) previously approved under PP:06/15/0737/F
SITE	Former Claydon School (Land at) Beccles Road Gorleston GREAT YARMOUTH
APPLICANT	Badger Building (E.Anglia) Ltd
DECISION	APPROVE
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REFERENCE	06/20/0113/F
PARISH	Great Yarmouth 5
PROPOSAL	New dwelling on land at Plane road
SITE	Land at Plane Road Gorleston GREAT YARMOUTH
APPLICANT	B Smith
DECISION	REFUSED
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REFERENCE	06/20/0521/F
PARISH	Great Yarmouth 7
PROPOSAL	Demolition of existing dwelling and replacement with new 4 bedroom dwelling
SITE	45 Marine Parade Gorleston GREAT YARMOUTH Norfolk
APPLICANT	Mr & Mrs Ainslie
DECISION	APPROVE
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REFERENCE	06/20/0562/O
PARISH	Hemsby 8
PROPOSAL	Construction of up to 150 residential dwellings, new vehicular access, associated infrastructure/landscaping
SITE	Highfield Equestrian Centre Newport Road Hemsby GREAT YARMOUTH
APPLICANT	Mr Brown
DECISION	REFUSED
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* * * * End of Report * * * *