



**GREAT YARMOUTH**  
BOROUGH COUNCIL

# Development Control Committee

**Date:** Wednesday, 08 June 2022

**Time:** 18:00

**Venue:** Council Chamber

**Address:** Town Hall, Hall Plain, Great Yarmouth, NR30 2QF

## 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.

<b>3</b>	<b><u>MINUTES</u></b>	<b>3 - 9</b>
	To confirm the minutes of the meeting held on the 13 April 2022.	
<b>4</b>	<b><u>06-22-0112-F - LAND ADJACENT MODEL YACHT POND, LOWER ESPLANADE GORLESTON, GREAT YARMOUTH</u></b>	<b>10 - 26</b>
	Report attached.	
<b>5</b>	<b><u>APPLICATION 06-21-0313-D - SITE 25, BEACON PARK, GORLESTON, GREAT YARMOUTH</u></b>	<b>27 - 44</b>
	Report attached.	
<b>6</b>	<b><u>APPLICATION 06-21-0312-D - SITE 25, BEACON PARK, GORLESTON, GREAT YARMOUTH</u></b>	<b>45 - 62</b>
	Report attached.	
<b>7</b>	<b><u>DECISION AND APPEAL NOTICES</u></b>	<b>63 - 75</b>
	Report attached.	
<b>8</b>	<b><u>ANY OTHER BUSINESS</u></b>	
	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, 13 April 2022 at 18:00

Present :

Councillor Annison (in the Chair); Councillors G Carpenter, Fairhead, Flaxman-Taylor, Freeman, P Hammond, Hanton, Jeal. Mogford, Myers, Williamson, B Wright and T Wright.

Also in attendance :

Mr M Turner (Head of Planning), Ms C Whatling (Monitoring Officer), Mr R Parkinson (Development Manager), Mr C Green (Senior Planning Officer) & Mrs S Wintle (Corporate Services Manager).

### **1 APOLOGIES FOR ABSENCE**

There were no apologies for absence received.

### **2 DECLARATIONS OF INTEREST**

Councillor Flaxman-Taylor declared an interest in Item 3 in her capacity as Chairman of the Wellesley Recreation Ground Members Working Group and advised that she would not partake in the voting on this item.

Councillor Williamson declared an interest in Item 3 in his capacity as a member of the Wellesley Recreation Ground Members Working Group and as Chairman of the

Preservation Trust.

Councillor Bird declared an interest in Item 3 in his capacity as a member of the Wellesley Recreation Ground Members Working Group.

### **3 APPLICATION 06-21-0914-F - LAND ON HEMSBY BEACH BETWEEN NEWPORT ROAD AND NORTHERN END OF OVERFLOW CAR PARK, OFF BEACH ROAD, HEMSBY, GREAT YARMOUTH**

The Committee received and considered the Planning Manager's report which proposed construction of a rock berm on Hemsby beach measuring a maximum 1330m long, 20m wide and +3m high; installation of new beach access ramp at Hemsby Gap; removal and relocation of existing Hexiblocks from southern end of site for use within the berm feature.

Members received a presentation from the Senior Planning Officer which highlighted areas for planning consideration with the main issues summarised as follows :-

1. Principle of development
2. Wider policy context
3. Method of construction
4. Landscape and appearance of the area
5. Residential amenity
6. Traffic and highways impacts
7. Public beach access
8. Ecology and biodiversity
9. Heritage and cultural impacts
10. Flood risk
11. Coastal erosion effects
12. Social and economic impacts
13. Habitats Regulations Assessment (HRA)
14. The EIA process

The Planning Manager provided members with a comprehensive summary on the planning balance as follows :-

The Environment Agency and other consultees previously suggested the berm might compromise the longer-term natural protection that the dune system provides against coastal erosion. There were concerns that the berm could affect sediment transfer which would be detrimental to natural sea defences either side of the application site. Furthermore, there were concerns the berm could interrupt natural sediment recharge into the dune system which would be detrimental to habitats. And therefore the semi-permanent rock berm would be contrary to the shoreline management plan recommendations.

The proposal is a short-term measure that would have a life of up to 20 years. The ES identifies that the siting in front of the dunes would have no significant effect on sediment transfer. A short-term measure would not be contrary to the SMP.

The rate of erosion at Hemsby has increased with three significant events in a short period. Local Plan policy recognises coastal change areas and supports the movement

of commercial and residential uses from these locations. The berm will provide time for commercial and residential occupants at Hemsby to plan to relocate inland.

The berm would have a minor and low level impact on the landscape and a less than substantial level of harm to the setting, character and appearance of the two adjoining conservation areas at each end of the berm. There is also potential for archaeological interest and some significant potential for extremely valuable geological and paleo-environmental assets at the site which if discovered and if then disturbed would be a major impact of national significance, but by imposing careful controls through conditions these can be mitigated and appropriate precautions arranged.

In the short-term the berm would provide additional economic benefit to Hemsby through supporting leisure and tourism and little negative impact during the work. 25.11 It is therefore considered that if the ES findings are corroborated in respect of the impacts on protected species sites, and natural habitats and species, then there should be little lasting impact on ecology and natural habitat regeneration, and the benefits of the development would be considered to outweigh the drawbacks.

The Planning Manager reported that the applicant has supported the application with detail of the means of construction, the method of delivery of the rock to the site, the storage of plant vehicles and machinery and the likely impacts to the local area during the construction period and after.

The application has identified that the berm is a short-term solution where the longterm strategic adopted policy is to allow natural change to the coastline in this area. Assessments of the beach erosion and tidal activities suggests that longer term beach recession trends could see the beach level drop by up to 2m over the next 20 years causing greater undermining of the dune cliffs and significant erosion losses up to 20m per storm, so the importance of a short-term protection measure cannot be overstated to enable the community to consider longer term adaptation strategies.

The Planning Manager reported that having considered the details provided, the application is considered to comply with policies CS6, CS8, CS10, CS13 and CS16 from the adopted Core Strategy, and policies GSP4, A1, E1, and E5 from the adopted Local Plan Part 2. The proposed development is in line with the general ambitions and objectives of the Shoreline Management Plan and in particular the SMP allowance for short-term protection measures only where assets are at risk.

Although not all consultee feedback has been received and therein lies a risk of further assessment and reconsideration being required, it is considered likely that there are no other material considerations to suggest the application should not be recommended for approval.

Councillor T Wright asked if there was an anticipated timescale for works to commence. The Planning Manager advised that currently this was dependant on funding but the application if approved would be subject to commencement within 3 years.

Councillor Hammond raised some concern with regard to children being able to climb up onto the rocks. Councillor Hammond also asked if there were any guarantees this system would work for Hemsby, it was advised that this type of structure had been used at the nearby neighbouring village of California and was currently still in place.

Councillor Jeal asked for clarification as to who owned the land, this was confirmed as Geoffrey Whatling Group. Councillor Jeal also advised that he was aware that dredging within half a mile of the coastline was not allowed and wondered therefore if this would have an impact on the project, it was advised that the Marine Management would be looking into this matter.

Ann Casey, Coastal Adaptation Officer addressed the Committee and thanked them for considering the application she advised that she had prepared the planning application being considered by the Committee and had undertaken the work and studies for the Rock Berm solution.

Ann advised the Committee that with regard to the timetable this was dependant on funding and this remained a challenge but noted that most funders would not allow schemes to apply for funding until planning permission had been granted.

Members were advised that 19 options were considered for Hemsby with 6 options being shortlisted, Rock Berm had been the option selected. It was advised that whilst Rock Berm would not stop erosion this would be a measure to slow down the process of erosion.

Councillor T Wright asked if any cost benefit analysis had been completed on the application, this was confirmed.

Lance Martin, Supporter to the application hereby addressed the Committee. Lance advised that he had backfilled his property 5 times due to erosion and would need to continue to do this until a solution such as rock berm was in place, he put a plea to the Committee to have the rock berm approved and put in place as soon as possible. He reported that 49 properties were affected by the ongoing erosion.

Councillor T Wright asked how long could Mr Martin's home be backfilled before this could no longer be done, Mr Martin advised approximately 24 months.

Councillor Galer, Ward Councillor addressed the Committee and commented that Hemsby's economy was built on 90% tourism and therefore if erosion continued at the current rate this could see a loss of a number of businesses and services, therefore having a detrimental impact on the industry within Hemsby. He commented that if investment is put into the scheme then there is a confidence that the berm would see erosion reduced.

Councillor Bensly, Ward Councillor addressed the Committee and thanked Officers for their work on the application, he commented that Hemsby had become fragile since the beast from the east had struck and therefore the Rock Berm solution was very much needed. He advised that the scheme would allow for a ramp for the lifeboat and accessibility would be maintained.

RESOLVED :

That Committee Agree

(1) To delegate authority to the Head of Planning to approve the application following

receipt of outstanding comments from Consultees; and, subject to satisfactory completion of the Habitats Regulations Assessment process; and, subject to conditions.

(2) That in the event that comments are received from those consultees which state objections or which request conditions that are not practical for inclusion within the project, to revert back to Development Control Committee for the application's determination.

#### **4 APPLICATION 06-22-0109-F AND 06-22-0058-LB - WELLESLEY ROAD, RECREATION GROUND, GREAT YARMOUTH**

The Committee received and considered the Senior Planning Officer's report which presented a proposed creation of Community 3G Football Turf Pitch with 4.5m high fencing, a maintenance equipment storage container and 6 no. 12 m high LED Floodlights, associated hard standing, and external works to refurbish Tennis Pavilion at the Wellesley Road Recreation Ground, Great Yarmouth.

Members received a presentation from the Senior Planning Officer which highlighted areas for planning consideration with the main issues summarised as follows :-

1. Principle of development: Proposed use and sustainability of the location
2. Principle of development: Impact on Open Space and Community Facilities
3. Principle of development: Loss of existing sports facilities
4. Impacts on heritage assets
5. Impacts on trees and landscape
6. Highways, access and transport
7. Flood risk and sustainable drainage
8. Amenity and lighting

The Senior Planning Officer reported on the following planning balance :-

- This application to improve a recreation area and bring a historic building back into use is positive in character, providing improved and enhanced sport facilities for the community overall.
- The need to provide a storage container for sports equipment is harmful to the character of the conservation area, but this has been reduced by negotiated repositioning, use of trees to help screen, and the improvement to the listed heritage asset is likely to be more enduring.
- The new floodlighting is designed to reduce light spillage compared to existing models at the site. This will represent an improved condition regarding floodlighting.
- The catch nets shown on isolators represent an improved form in comparison to the existing catch netting with regard to noise generation. Noise from sports-facility users is outside the controls achieved by BS4142 (planning and noise).
- The benefits of the potential repurposing and future use of the heritage asset as part of the new community facility are considered to outweigh the 'less than substantial'

harm to the listed building and its setting, whilst conditions can be used to secure the ongoing storage and future re-installation of the veranda feature which is said to make an important contribution to the original character of the listed pavilion building.

The Senior Planning Officer reported that the scheme had no notable drawbacks other than the need to use a steel container for secure storage in a sensitive location and the loss of the underused tennis court.

It was reported that the collective benefits of proposal were considered to outweigh the low level of heritage harm involved and therefore the proposal was recommended for approval.

Attention was drawn to the conditions listed as part of the recommendations and Members were advised from Councillor Flaxman- Taylor and Matthew Hollowell, Estates Surveyor that the pitch registration had now been completed.

RESOLVED :

(1) That application 06/22/0109/F be approved subject to the conditions as listed within the Senior planning Officers report.

(2) That application 06/22/0058/LB be approved subject to the conditions as listed within the Senior planning Officers report.

## **5 APPLICATION 06-22-00093-F - LOWER ESPLANADE, GORLESTON**

The Committee received and considered the Planning Manager's report which proposed construction of 11 Beach Huts at the Lower Esplanade, Gorleston.

Members received a presentation from the Planning Manager which highlighted areas for planning consideration with the report detailing the assessment of the application.

Members were advised that the proposal complies with the aims of Policies CS8, CS09 and CS10 of the Great Yarmouth Local Plan: Core Strategy and adopted policies L2 and E3 from the adopted Local Plan Part 2 and was therefore recommended for approval subject to a number of conditions.

Councillor Myers asked if there were to be provisions for extra litter and waste bins at the site, it was advised that this had not been confirmed as part of the planning application but it was assumed that these would be in place.

Councillor T Wright raised some concern with regard to people using the huts and encroaching on the promenade area, it was advised that this would be a matter for the Licensing and Enforcement services as planning would be unable to enforce any of these measures.

RESOLVED :

That Committee approve application 06/22/0093/F subject to conditions as detailed within the Planning Managers report.



The meeting ended at: 20:00

## **Schedule of Planning Applications**

Committee Date: 8<sup>th</sup> June 2022

Application Number: **06/22/0112/F** - [Click here to see application webpage](#)

Site Location: Land adjacent Model Yacht Pond, Lower Esplanade Gorleston, Great Yarmouth

Site Location Plan: See Appendix 1

Proposal: Proposed change of use of land for the siting of up to 2 no. mobile/fixed concession units for retail purposes only; change of use of former police kiosk to retail, leisure area and relocation of beach concession.

Applicant: Great Yarmouth Borough Council (Property Services team)

Case Officer: Mr. Gordon Sutherland

Parish & Ward: Great Yarmouth Town, Central and Northgate Ward

Date Valid: 16/02/2022

Expiry / EOT date: 15/06/2022

Committee referral: Constitution - Connected application.

Procedural note 1: This application was reported to the Monitoring Officer as an application submitted by a relative of a Councillor, as applicant, for determination by the Borough Council as Local Planning Authority. The application was referred to the Monitoring Officer for their observations on 31 05 22, and the Monitoring Officer has checked the file and is satisfied that it has been processed normally and that no other members of staff or Councillors have taken part in the Council's processing of the application other than staff employed within the LPA as part of the determination of this application.

**RECOMMENDATION: APPROVE subject to proposed conditions**

## **REPORT**

### **1. The Site**

- 1.1 This site includes parts of the lower esplanade and the beach adjoining the model yacht pond, at Gorleston Seafront.
- 1.2 The site is located in the Gorleston Conservation Area designated by the local authority on 19th June, 2009.

- 1.3 The lower esplanade includes a terrace of beach commercial units and car park to the north, steps and graded walkways down from the upper esplanade including seating and shelters, to the west, the model yacht pond and splash pool to the east.

## **2. The Proposal**

### **2.1 The proposal is for:**

1. The change of use of the former police kiosk to retail use. The kiosk is located on the lower esplanade adjacent the splash pool, between the splash pool plant enclosure and the yacht pond plant building. The existing kiosk measures 3.79m by 3.2m and has been used in recent years by the RNLI;
2. The erection of 2 new kiosk buildings which measure 3.0m square to be located on the lower esplanade to the west of the yacht pond. The kiosks are to be of the same material and style (minus the veranda) as the beach huts located to the south on the lower esplanade;
3. Change of use of land to create a leisure area, measuring 14.0m long by 5.0m wide to be located on the lower esplanade also to the west of the yacht pond. The lower esplanade at this point opens out to 18.5m in width for approximately 150m in length before narrowing the south; and,
4. Change of use of land to create a beach amusement site measuring 28m in length and 24m in width on the beach northeast of the yacht pond.

### **2.2 The uses in each area would be as follows:**

1. Kiosks for retail use (no food – see proposed condition 3), allowing retailers and charities that have operated for a while to trade and raise funds from the Esplanade, more recently the RNLI.
2. Leisure area to be leisure uses. The use will typically include attractions of a leisure nature, the users will vary overtime as potentially different concessions will operate from the area, example might include Flowrider® Water based attractions, traditional juvenile rides, the fun soft play bus has appeared for short periods during the summer, and any other leisure attractions that require either a seasonal pitch, or a shorter licence for the summer.
3. Beach amusement area. As above, the users will vary overtime as different concessions will operate from the area. The use will typically include attractions that are beach based, for example already in Great Yarmouth there is one beach amusement site which has installed a mini putting course and juvenile trampolines. Beach based activities such as hiring of kayaks and beach board hire and other water sports, and approaches have

also been made by a beach Gym to provide keep fit and gym activities on the beach.

- 2.3 Permission would apply all year. However, the uses would likely close out of tourist seasons and it is not suggested to be necessary to remove features at the close of the traditional tourist season.
- 2.4 A Coastal Evaluation Vulnerability Assessment (CEVA) has been submitted in support of the application.

### **3. Site Constraints**

- 3.1 The site is located in Conservation Area no17 Gorleston 19th June 2009 and revised 10<sup>th</sup> July 2013.
- 3.2 The kiosks and leisure area would be located on the landward side of the designated Coastal Change Management Area (CCMA). Any development proposal within 30m of the area is to be supported with a CEVA.
- 3.3 The site is outside of the defined development limits (GPS1).

### **4. Relevant Planning History**

- 4.1 In 1992 planning permission was given for the relocation of an existing “fun site” on the beach, 06/92/0072/SU refers, and permission was given for a “fun bag” site, 06/92/0456/SU refers.

In 2001 planning permission was given for the erection of a wooden shed on the beach adjacent the yacht pond for summer period to be used for face painting, hair wrapping and temporary tattoos - 06/01/0084/F refers.

In 2010 planning permission was given for the erection of a timber cabin for use as a police hut during the summer months - 06/10/0235/F refers.

In 2019 an application was made for 2 storage units for the storage of deck chairs or other authorised leisure use in the area surrounding the model yacht pond; planning application ref 06/19/0120/F refers. The application was granted a resolution to be approved subject to conditions by the Development Control Committee July 10, 2019.

### **5. Consultations**

#### **5.1. Statutory Consultees**

<b>Norfolk County Council – Highways</b>	<b>No objection</b>
No comments	
<b>Officer comment / response:</b>	Noted.
Any relevant Condition / Informative note?	None

## 5.2. Internal Consultees

<b>Environmental Health</b>	<b>Response: No objection</b>
The Commercial Team would like prior knowledge of any beach concession before it is installed onsite.	
<b>Officer comment / response:</b>	See below
Any relevant Condition / Informative note?	An informative is recommended advising the applicant to inform the Environmental Health Commercial Team

<b>Conservation Officer</b>	<b>Response: No objection</b>
The Conservation section doesn't object to the principle of the development. It is suggested that the details of the proposed leisure area and other material interventions are requested in the form of a condition.	
<b>Officer comment / response:</b>	A condition that requires the prior approval of any permanent structures including buildings, hoardings and means of enclosure within the leisure area and beach amusement site is recommended.
Any relevant Condition / Informative note?	Condition recommended as above

5.3 The Great Yarmouth Tourist Authority was consulted but did not respond.

## 6. Publicity & Representations received

The application has been advertised in the press, as the site is located within a Conservation Area. A site notice was posted by the model yacht pond.

6.1. **Ward Member** – no comments received

6.2. **Parish Council(s)** – not applicable

6.3. **Public Representations**

At the time of writing around 100 public comments have been received with concerns summarised as follows:

### Objections / Concerns:

<b>Representation</b>
<b>Character of the area:</b> Gorleston seafront is simple, quiet and natural, this is its attraction. The area should not be further commercialised. There are enough amenities and retail outlets at the northern end of the lower esplanade. Gorleston has a different character, contrasting to Great Yarmouth, the character would be harmed by more commercialisation.
<b>Officer Comment</b>
Comments relate to the principle of development and policies CS8 and L2. There have been amusements at this end of the beach historically. The former police kiosk is on site and the 2 new kiosks are modest buildings 3m square. The proposed leisure area has been used previously to station the fun bus. It is considered that the proposed uses are proportionate and will be complementary to the to the primary tourism and recreational uses of the esplanade in this location. See section 9 of the report.
<b>Relevant Condition/Informative</b>
None

<b>Representation</b>
<b>Access/Space:</b> The retail units and leisure area will take away space from the lower esplanade in this area and obstruct activities undertaken in this area. Using the space would restrict access for wheelchair users visiting the seafront.
<b>Officer Comment</b>
Comments relate to policy E3. The lower esplanade is about 18.5m wide where the proposed leisure area and kiosks would be sited. The lower esplanade is about this width for approximately 150m (2,775 square metres in area). The leisure area is 14m in length and 5m wide (70 square metres in area). The kiosks are each 3m square in area and located at the edge of the esplanade. It is therefore considered that there is more than sufficient area to accommodate the proposal without adversely impacting on the use of the esplanade for walking (including wheelchair users), cycling, seating and other casual uses. See section 13 of the report.
<b>Relevant Condition/Informative</b>
None

<b>Representation</b>
<b>Use:</b> Do not need more food outlets. There is a good mix of shops and services in the area. New concessions would take trade from existing business.
<b>Officer Comment</b>
Comments relate to the principle of development and competition. The Borough Council is producing a vision framework for Gorleston Seafront (The Gorleston

Seafront Master Plan) which among other things aims to encourage more visitors and residents to use the beach beyond the summer season, year-round by improving the area around it and the car parks, pier and nearby streets; expand and improve the amenities, disabled access and signage and explore the potential for enhanced arts and cultural opportunities. See section 9.

In relation to retail use an aim is not to compete with existing seafront uses or the High Street, but to support retailing that is complementary and ancillary to existing concessions. In this case the amount of proposed retail space is just over 30 square metres (325 square feet) total in 3 small units.

**Relevant Condition/Informative**

Proposed Condition 3 will prevent use of kiosks for food and drink sales.

**Representation**

**Former Police Hut:**

This should be kept for the RNLI.

**Officer Comment**

Planning generally assesses the acceptability of a use rather than the user. To whom the premises is let is a matter for the property owner.

The proposed retail use of the kiosk only regularises the activity that has previously been taking place already, and there would be no reason why the RNLI couldn't resume their fundraising and awareness activities from the kiosk under the new use.

**Relevant Condition/Informative**

None

**Representation**

**Other Comments:**

The southern end of the esplanade is not as well served. The bandstand could be more used. Need public toilets at the northern end of the esplanade

**Officer Comment**

The observations are outside of the scope of the application

**Relevant Condition/Informative**

None

## 7. Relevant Planning Policies

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

- Policy CS8: Promoting tourism, leisure and culture
- Policy CS9: Encouraging well-designed, distinctive places
- Policy CS10: Safeguarding local heritage assets
- Policy CS11: Enhancing the natural environment
- Policy CS13: Protecting areas at risk of flooding and coastal change

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

- Policy GSP1: Development Limits
- Policy GSP4: New development in Coastal Change Management Areas
- Policy E3: Protection of Open Spaces
- Policy E5: Historic environment and heritage
- Policy E6: Pollution and hazards in development
- Policy L2: Tourist facilities outside of Development Limits and Holiday Accommodation Areas

## **Other Material Planning Considerations**

### National Planning Policy Framework (July 2021)

- Section 4: Decision Making
- Section 6: Building a strong, competitive economy
- Section 14: Meeting the challenge of climate change, flooding and coastal change
- Section 15: Conserving and enhancing the natural environment
- Section 16: Conserving and enhancing the historic environment

### Any other material considerations

- Gorleston Seafront Master Plan (Draft)

During 2021 the Borough Council has been preparing a master plan for Gorleston seafront including public outreach. The document will provide a vision and framework of how the Council see the future of the area. *“Recognising it is a significant natural and architectural asset to residents and visitors alike, with its Edwardian architecture, beach huts and its relaxed but not overtly commercialised character. The Council wants to continue building upon its successes, to ensure it can continue to work for and be enjoyed by everyone all year round, and is economically viable into the future”.*

The plan is due to be considered by the Councils Policy and Resources Committee in July, but will not have any formal planning status and must have only minimal weight when applied to planning decision making.

## **8. Planning Analysis**

- 8.1. Legislation dictates how all planning applications must be determined. Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that



applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise.

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

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

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

### Main Issues

The main planning issues for consideration in this case include:

- Principle of development
- Heritage
- Amenity
- Access and Parking
- Open Space
- Coastal change area impacts

### **Assessment:**

#### **9. Principle of Development**

- 9.1 The site is located outside of the development limits for the town as defined in the adopted development plan. Local Plan Part 2 (LPP2) policy L2 allows for new or expanded tourist facilities where these are of an appropriate scale to the character of the area.
- 9.2 Core Strategy Policy CS8, parts d), e) and j), in particular, seek to enhance the tourism offer in terms of facilities and its relationship to the surrounding area. This proposal has the potential to offer facilities increasing the quality and variety of facilities to Gorleston (one of the Borough's larger centres) as a coastal resort. This approach is reiterated in (LPP2) Policy L2.
- 9.3 Policy L2 supports development where it individually or cumulatively doesn't significantly change the character of a location taking into account, the quantity, scale, density and design among other things, the types and amounts of traffic movements and impacts on the tranquillity of the area, the impacts of lighting, advertisements and boundary treatments on the landscape and nightscape, the living conditions of adjoining occupiers. In 2018, a new Splashpad facility was

installed on the lower promenade and has proven popular with families as a destination and an important new facility for seafront.

- 9.4 The proposed kiosks, leisure area and beach amusement site would be located at the northern end of the lower esplanade adjoining the splash pad, the model yacht pond and close to the existing parade of beachside commercial premises. There have been amusements at this end of the beach historically. The former police kiosk is on site and the 2 new kiosks are modest buildings 3m square. The proposed leisure area has been used previously to station the fun bus. The principle of similar development and uses has therefore previously been experienced and to a degree established already.
- 9.5 Retailing uses, including food & drink also have a potential role to play in widening the concessions offer and supporting year-round tourism. However, it is accepted that there may be some conflict with the Local Plan which typically seeks to prioritise these uses within town and local centres first. In this case while this conflict is recognised it would be considered as limited when balanced against Gorleston seafront's unique offer which is distinctly separate to Gorleston's High Street and the scale of retail uses proposed (which is only 30 square metres total).
- 9.5 It is not considered that there will be a significant detrimental impact on the character and appearance of the locality. The nearest dwelling is some 70m distant at the higher level of Cliff Hill and Avondale Road. It is not considered that the proposed development would have a significant detrimental impact on the living conditions of the occupiers of those dwellings.
- 9.6 The increase in the amount of retail floorspace proposed is 30 square metres this is not a large area in the context of the existing parade at the northern end of the esplanade. Competition is not a planning consideration. Although beyond planning control, it is considered that the Council as a landlord in the area will be mindful that any uses occupying the new units should not have a significant adverse effect on other tenants.

## **10. Heritage**

- 10.1 The site is located within the No 17 Gorleston Conservation Area. The decisionmaker has a duty under Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 to ensure there is special attention paid to the desirability of preserving or enhancing the character or appearance of the Conservation Area.
- 10.2 The 2 kiosks are of beach hut design which is a traditional seaside attraction and the design and materials are therefore considered an appropriate form of development in the area.
- 10.3 The detail of what will occupy the leisure area and the beach amusement area is not known, this will depend on the concession(s) agreed by the Council as a

landlord. A condition is recommended that details of any buildings and structures required shall be agreed before the use commences in order to control the appearance. It is anticipated that the amusements will be typical of those in seaside areas.

- 10.4 As set out in the consultation section of the report, the Conservation Officer has recommended a condition for prior agreement of materials and appearance of the structures in order to conserve the character and appearance of the area.
- 10.5 The very modest cumulative addition of two additional small storage units in the same area, as approved under application 06/19/0120/F, are not considered to create unacceptable visual impacts or detriment to heritage setting and character and appearance of the conservation area. These two additional units are shown in the previously-approved layout seen in Appendix 3.

## **11. Amenity**

- 11.1 Adopted LPP2 policy A1 expands on policy CS09 (f) to ensure that no significantly harmful amenity issues occur, including overlooking and loss of privacy; loss of light and overshadowing and flickering shadow; building and structures which are overbearing; nuisance, disturbance and loss of tranquility from waste and clutter, intrusive lighting, visual movement, noise, poor air quality (including odours and dust); and vibration. Given the distance to dwellings, (over 70m and at a higher level) none of these are expected to occur, and the potential for impacts between the proposed uses and with other users of the Esplanade are considered limited.

## **12. Accessibility to Open Spaces**

- 12.1 Policy E3 Protection of open spaces sets out that open spaces which provide local amenity or recreational benefit to the local community will be protected, and development that contributes to the loss of these benefits will only be permitted where the proposal is ancillary to the value and function of the space. In this case, the lower esplanade is about 18.5m wide where the proposed leisure area and kiosks would be sited. The lower esplanade is about this width for approximately 150m (2775 square metres in area). The leisure area is 14m in length and 5m wide (70 square metres in area). The kiosks are each 3m square in area and located at the edge of the esplanade.
- 12.2 It is therefore considered that there is more than sufficient area to accommodate the proposal without adversely impacting on the use of the esplanade for walking, cycling, seating and other casual uses, whether considered individually and in combination with the approval in 2019 for the two additional storage units (ref 06/19/0120/F), as seen in Appendix 3.

### **13. Highways and Parking**

- 13.1 The Local Highways Authority (Norfolk County Council) raised no objection to the proposal. The proposal is not expected to result a significant increase in vehicle movements or to result in significant additional parking pressure. Temporary access for traders is possible on the esplanade whilst customer parking is in close proximity.

### **14. Impact on Coastal Change**

- 14.1 The site is located within 30m of the indicative coastal change area. As such, it must be accompanied by a Coastal Erosion Vulnerability Assessment (CEVA) which demonstrates that the development will not result in an increased risk to life or property. Being a relatively minor development, a 'Type A' CEVA is required – where the developer confirms that they are aware of the uncertainties surrounding coastal change and that they are aware of the associated risk. This assessment has been received and is deemed satisfactory.
- 14.2 LPP2 Policy GSP4 states that “Where development is proposed in the 20 year erosion 'horizon' of the Shoreline Management Plan, only a limited range of development types directly linked to the coastal strip, such as beach huts, cafes/tea rooms, car parks and sites used for holiday or short-let caravans and camping will be permitted and appropriately time limited through conditions.” The proposed kiosks, leisure area and beach amusement site would therefore comply with the suitable types of development outlined in GSP4.

### **15. Local Finance Considerations**

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

### **16. The Planning Balance**

- 16.1 The exercise of weighing the balance of harm versus public benefits is provided in this section of the report.
- 16.2 The site (the lower esplanade and beach) is an existing leisure and recreation area. Adjacent the site is the model yacht pond, the splash pool a parade of commercial beachside units and a car park. While the proposal will add to the mix of uses and activity, the proposed areas are modest and proportionate to the location.
- 16.3 The proposed uses will use some of the area of the lower esplanade. However, this is a large area of over 2,500 square metres. The footprint of the leisure area and kiosks account for about 100 square metres of that area. It is not considered that this will have an adverse effect on other uses undertaken on the esplanade.
- 16.4 The esplanade is part of the Gorleston conservation area. The area is characterised by its leisure and recreation uses.
- 16.5 There would be a very minor effect on the heritage and appearance of the area from the new structures and temporary uses and installations, but their level of harm is very low indeed, and to some extent has been accepted in the recent past and well received by the tourism sector. As such the benefits of investment and economic draw for the tourism industry are considered notable and able to outweigh the small level of harms, whilst potential for conflict with the development can be controlled by use of safeguarding conditions.

## **17. Conclusion and Recommendation**

- 17.1 The proposal is located outside the development limits for the area, where tourism uses are supported when compatible with the local character. The location is within a designated conservation area, and the character of that area is influenced by leisure and recreation uses. The site is in a coastal area subject to change, wherein the type of uses proposed are allowed.
- 17.2 It is recognised that part of the attraction to Gorleston' seafront is the classic approach to tourism. However, it is considered that additional opportunities could be introduced to further develop that approach. The beach concession although not operated in recent years forms an important addition to the area and could be complemented by bespoke concessions appropriate to the location. In this case it is considered that the proposed uses are proportionate and will be complementary to the primary tourism and recreational uses of the esplanade in this location.
- 17.3 Having considered the details provided, the application is considered to comply with policies CS8, CS9, CS10, CS11 and Policies GSP4, A1, E3 and L2 of Local Plan Part 2. It is considered that there are no other material considerations to suggest the application should not be recommended for approval.

## **RECOMMENDATION:**

It is recommended that application 06/22/0112/F should be APPROVED, subject to the following Conditions:

### **Proposed Conditions**

1. The development must be begun not later than three years beginning with the date of this permission.

The reason for the condition is :-

Required to be imposed pursuant to Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development shall be carried out in accordance with site plan Rev E and the kiosk plan and elevations received by the Local Planning Authority on 21<sup>st</sup> February 2022.

The reason for the condition is :-

For the avoidance of doubt.

3. There shall be no sale of food and drink from the kiosk units hereby approved

The reason for the condition is:-

To ensure the use is complementary to the existing mix of uses at the lower esplanade.

### *Pre-commencement:*

4. Prior to the erection of any buildings and structures located in leisure area and the beach amusements area, details of the proposed heights, dimensions, appearance and materials of the structures and buildings shall first be submitted to and approved in writing by the local planning authority, and the development shall thereafter be undertaken only in accordance with the approved details.

The reason for the condition is:

To ensure the external appearance, heights and massing of the temporary installations within the development is not significantly detrimental to the character of the Conservation Area.

And any other conditions considered appropriate by the Development Manager.

**Informative Notes:**

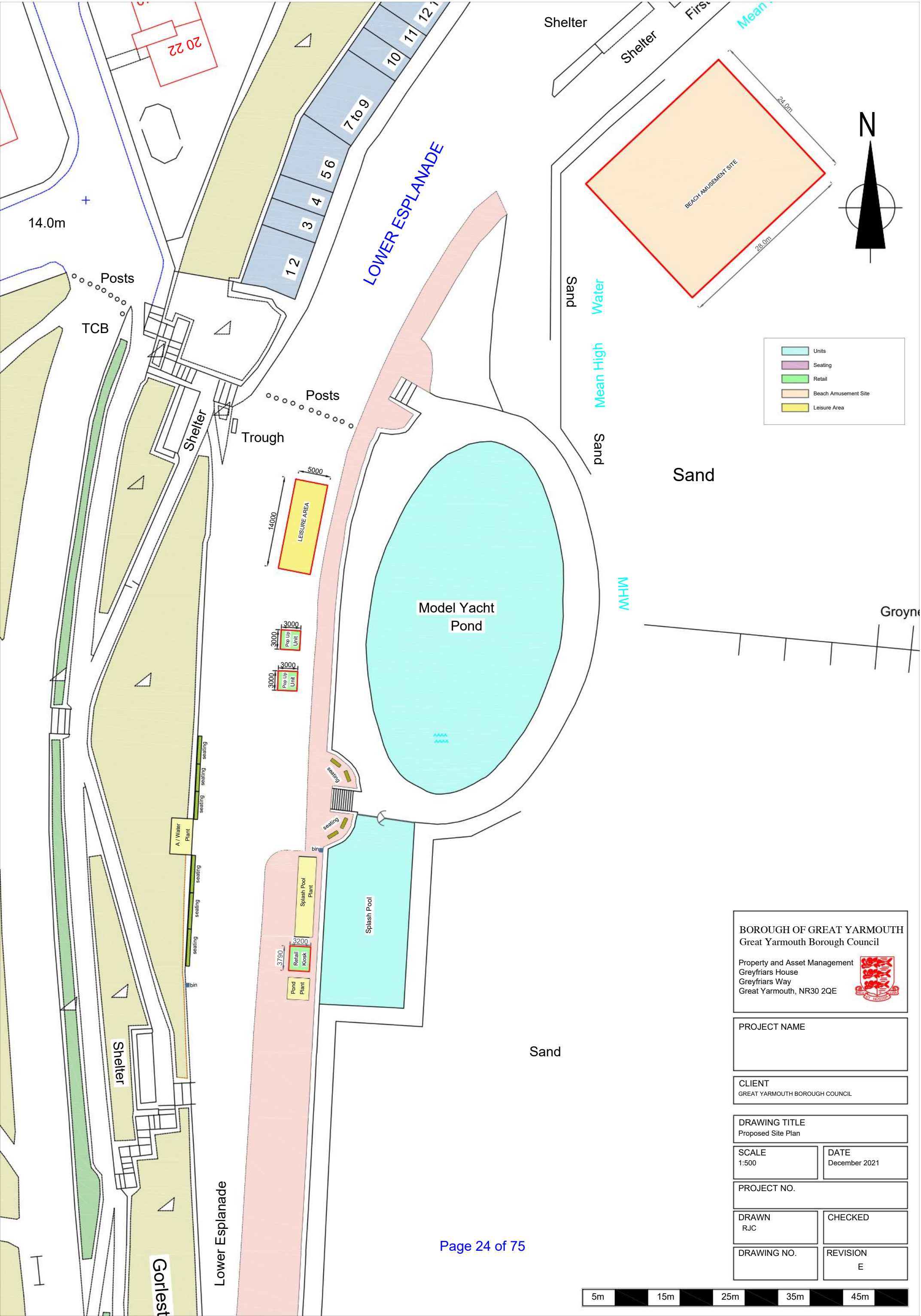
1. Contact Environmental Health Commercial Team to provide details of the beach concession(s) before first use.


And any other informatives considered appropriate by the Development Manager.

**Appendices:**

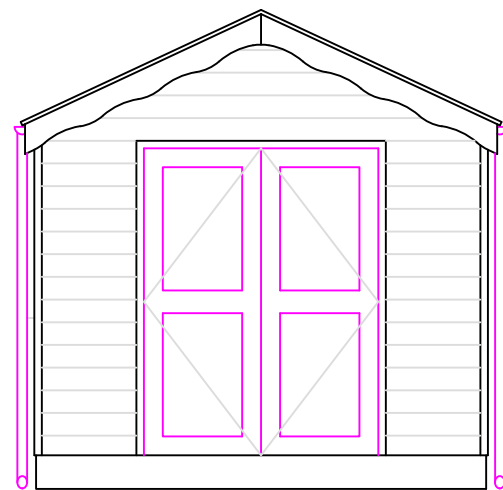
1. Site Location Plan and Layout of Facilities.
2. Floor plans and elevations.
3. Site location plan for the 2no. storage units approved under application 06/19/0120/F in the same area (DC Committee 10<sup>th</sup> July 2019) – shown in green.



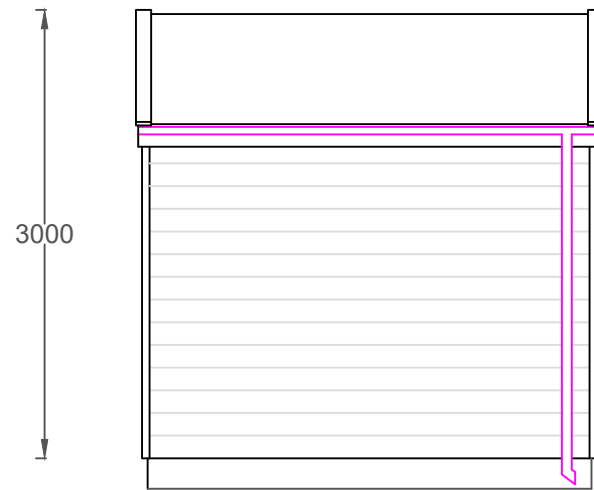


<b>BOROUGH OF GREAT YARMOUTH</b> Great Yarmouth Borough Council	
Property and Asset Management Greyfriars House Greyfriars Way Great Yarmouth, NR30 2QE	
	
PROJECT NAME	
CLIENT GREAT YARMOUTH BOROUGH COUNCIL	
DRAWING TITLE Proposed Site Plan	
SCALE 1:500	DATE December 2021
PROJECT NO.	
DRAWN RJC	CHECKED
DRAWING NO.	REVISION E

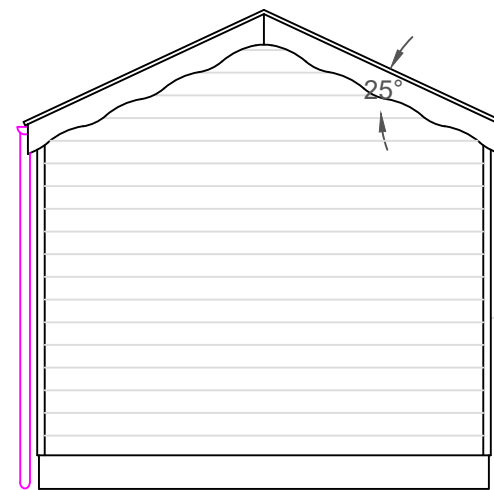




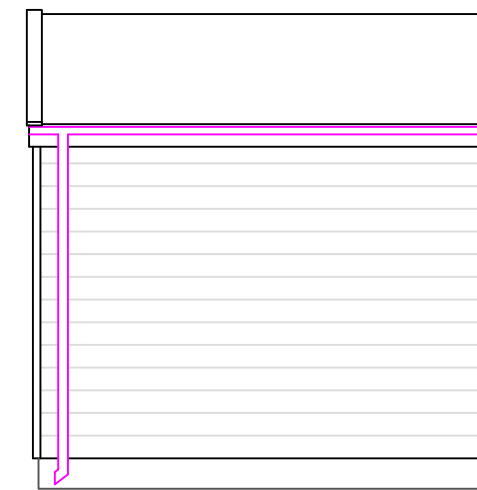
Front Elevation



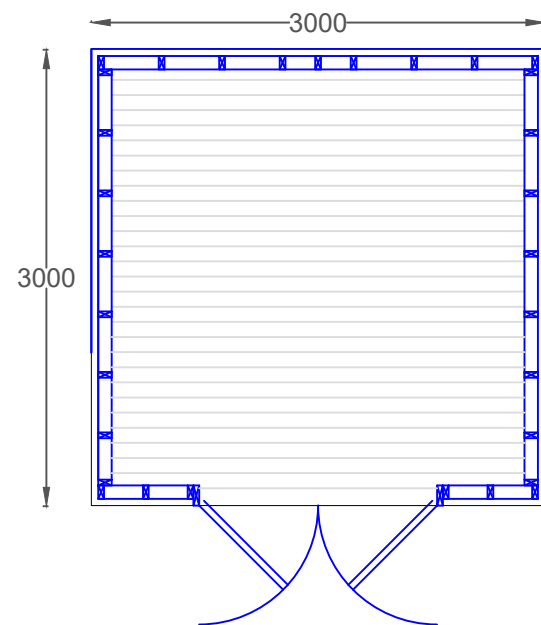
Side Elevation




Rear Elevation



Side Elevation



Floor Plan

PLANNING ISSUE		
<b>BOROUGH OF GREAT YARMOUTH</b> Great Yarmouth Borough Council  Property and Asset Management Greyfriars House Greyfriars Way Great Yarmouth, NR30 2QE		
		
Issued For	Comment Approval Tender Construction Record	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
Client	Great Yarmouth Borough Council	
Project Title	Concessions Lower Esplanade Gorleston	
Drawing Title	3.0m x 3.0m kiosk	
Scales	Plan & Elevations 1:50	
Info		Date Apprvd
Planning ref		
Build Ctrl ref		
Date	December 2021	
Drawing No.		
Revisions	Date	



Reference: 06/21/0313/D - [Click here to see application webpage](#)

Site Location:	Site 25, Beacon Park Gorleston Great Yarmouth
Site Location Plan:	See Appendix 1
Proposals:	Approval of reserved matters for pp. 06/16/0391/SU - Layout, appearance, scale, and landscaping for Phase 2 comprising 44 dwellings and associated works
Applicant:	Equinox Homes
Case Officer:	Chris Green
Parish and Ward:	Gorleston
Date Valid:	19-04-21
Expiry Date:	19-7-21
Committee Referral:	The scheme exceeds 25 dwellings and the applicant is linked to the Borough Council.

## **RECOMMENDATION**

**Approve subject to conclusion of a section 106 agreement and conditions.**

## **REPORT**

### **1. Procedural note 1:**

- 1.1 This application is referred to committee because the applicant “Equinox” is the trading arm of the Borough Council acting as developer of this land. In addition, this particular phase of the development exceeds 25 dwellings.

### **2. Site Description and outline application context**

- 2.1 There is a Section 106 Agreement associated with the full planning permission element under the hybrid application, 06/16/0391/SU, but a Section 106 Agreement is yet to be entered into for the part of the site with outline planning permission including this phase 2. Any recommendation of approval will therefore be subject to the requirement to complete a further section 106

agreement.

- 2.2** Beacon Park and its extension is seen within the Core Strategy as a Key Policy growth area. Planning consent was granted in 2014 for a hybrid planning application for a total of 850 dwellings comprising full permission for 150 dwellings and 700 dwellings in outline.
- 2.3** Outline planning consent was granted under application reference 06/16/0391/SU for site 25 and the erection of up to 231 residential units on 5.88 hectares of land. This application also included full planning permission for the first phase of the development of 56 residential units and associated infrastructure, pumping station, electricity sub-station and landscaping.
- 2.4** The wider development is to take place either side of the link road and part of the development site abuts the northern boundary of Site 25. Currently the full permission is being implemented by Persimmon Homes. Site 25 is located to the west of Woodfarm Lane and east of Beaufort Way which links the A47 and A143 opened in late 2015.
- 2.5** There is an established section of tree belt to the east and west of the proposal site, where part has been removed as part of the development of the northern phase. There are no trees on site which are protected by virtue of a Tree Preservation Order (TPO).
- 2.6** This land was previously a field in agricultural production with no notable features and generally level

### **3. Proposal**

- 3.1** For reserved matters approval for layout, appearance, scale, and landscaping, in respect of the erection of 44 houses on the area identified as phase 2 under 06/21/0313/D in the below numbers: (Note access was determined previously)

<b>Plot no.</b>	<b>Bedrooms</b>	<b>Type</b>
1, 4, 11, 12, 20, 21, 32	4B6P	Detached
2, 3	3B5P	Cranked Semi-detached
5, 6,	3B5P	Semi-detached
7, 8, 13, 14, 16, 17, 22, 23,	3B5P	Semi-detached
24, 25, 30, 31, 34, 35		
9, 15, 44	3B5P	Detached
10, 33, 36, 39	5B7P	Detached
18, 19, 26, 27, 28, 29, 37,	2B4P	Semi-detached
38, 40, 41		
42, 43	3B5P	Semi-detached

- 3.2** It is proposed that the 2.01ha development will deliver 44 dwellings with a density including access highway and tree belt of 14 dwellings per hectare but equating to 27 dwellings per hectare without these areas. All dwellings are two-

storey.

- 3.3 Dwellings located along the eastern boundary have slightly larger private amenity spaces to enable the existing tree belt to be retained.
- 3.4 The design of the houses in detail and materials expresses the modernist pattern established by the first phase, with a spare eaves detail of minimal overhang and the use of verge tiles. There is more brick and less cladding on this phase with the use of expressed decorative headers standing proud of the wall plane.
- 3.5 Public open space is proposed within the development masterplan as being apportioned across the development parcels, the latter phases of which would be subject to reserved matters. An area to the north edge of Phase 1, borders the woodland walk totalling around 950m<sup>2</sup> of public open space  
A total of circa 0.35Ha 'soft' public open space is envisaged across the development masterplan.  
'Hard' public open space is envisaged across the development masterplan

**Procedural comment:**

- 3.6 The Hybrid approval (condition 29) required the submission of details within three years of the original permission issued on 21.12.17 This application was received as valid on 19.4.21, however under the Business and Planning Act 2020 the government extended validity of permissions to 1<sup>st</sup> May 2021 to allow for the impacts on the pandemic. The submission is therefore valid and can be considered.
- 3.7 Accompanying the proposal are the following documents:
- Planning Application Forms and Certificates of Ownership.
  - Application drawings
  - Design and Access statement
  - Flood risk assessment addendum
  - Preliminary Roost Appraisal July 2021
  - Landscape Proposals and planting scheme
  - Tree survey and tree protection plans

**4. History**

- 4.1 06/16/0391/SU "Hybrid" application, phase 1 in full, phases two and three in outline with a section 106 agreement covering phase 1 only. (Necessitating S106 agreements for these two sites).

**5. Consultations:-**

- 5.1 **Neighbour comments:** None received. (There are no neighbours other than those resident in the completed phase 1 and around 50 were consulted)

**5.2 Parish:** No objections subject to trees being retained, especially the oaks, or replanted.

**Statutory consultees**

<b>5.3 Norfolk County Council – Local Highways Authority –</b>	<b>Comments: Support</b>
Initial objection to Drawing BPKEWD-1001 rev P7, following amendment objection was withdrawn.	
Following issue of update drawing BPKEWD-IWD-SA-XX-DR-A-1001 rev P13), NCC Highways now seek only the conditions that no works shall commence on the site until such time as detailed plans of the roads, footways, foul and surface water drainage have been submitted and approved and enacted before occupation. Construction to binder course before occupation.	
<b>Officer comment / response:</b>	Reference drawing in compliance condition
Any relevant Condition / Informative note?	The three requested highway conditions are already on the outline permission but only relating to the fully approved part so need repeating. .

<b>5.4 Norfolk County Council – Police DOCO –</b>	<b>Comments: Support</b>
I have no concerns with regards layout of dwellings - they are providing an active frontage over the street and low landscaping for defensible space. The D&A makes reference to appropriate boundary treatments, and parking is on curtilage, all is very much supported.	
<b>Officer comment / response:</b>	Secured by design is not precluded therefore by the scheme as described and will be achieved by add on features such as security locks etc
Any relevant Condition / Informative note?	No conditions required

<b>5.5 Norfolk County Council – Fire Officer –</b>	<b>Comments: No objections</b>
The proposal must meet the necessary requirements of the current Building Regulations 2010 Approved Document B (volume 1, 2019 edition) as administered by the Building Control Authority. Particularly for water supplies and access for the Fire and Rescue Service	
<b>Officer comment / response:</b>	Noted outline asked for 1 hydrant per 50 dwellings so covers the scheme without further conditioning, see also s106 requirements below.
Any relevant Condition / Informative note?	None

<b>5.6 Norfolk County Council – Minerals team</b>	<b>Comments: No objections</b>
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The Outline application 06/16/0391/SU to which this reserved-matters application relates did not contain any conditions relating to mineral safeguarding. Therefore, Norfolk County Council in its capacity as the Mineral Planning Authority does not have any specific comments to make on the application 06/21/0312/D	
<b>Officer comment / response:</b>	Nothing further
Any relevant Condition / Informative note?	Nil

<b>5.7 Norfolk County Council – Infrastructure team</b>		<b>Comments:</b> No objections
Obligations as set out in letter of 6.4.22 valid for six months.		
Obligation	Amount/Details	Trigger Point
Affordable Housing	plots 28, 29, 30 & 31 Affordable Rent and plot 27 being Affordable Home Ownership	Upon completion of 30% of open market dwellings
Education (NCC)	£262,248.00	Before occupation
Policy H4 Open Space (including green infrastructure and Areas for Play)	£54,136.72	Before occupation
Other Contributions	HRA payment £185.93 per dwelling	Prior to occupation
Monitoring Fee (NCC)	If NCC are acting to enforce £500 per obligation	On commencement
Fire Service (NCC)	One hydrant	Before practical completion
Library contributions (NCC)	£3,300 (75 per dwelling)	Prior to occupation
<b>Officer comment / response:</b>		Subject to S106 agreement before determination.
Any relevant Condition / Informative note?		

5.8	Great Yarmouth Borough Council - Resilience officer –	Comments: Support
I have reviewed the Flood Risk Assessment and the proposed plans and have no issue with the proposed development		
Officer comment / response:	Not in the flood zone	
Any relevant Condition / Informative note?	Sustainable drainage shown, to be referenced in compliance condition	

5.9	Great Yarmouth Borough Council - Arborist –	Comments: Support
The removal of the trees to facilitate the development upon Woodfarm Lane is unfortunate however the phase 3 landscaping and planting scheme is adequate and compensates for this loss. The tree species selection and mix is suitable and the location/positioning of the trees is also good. I have no		

objections to the planned development.	
<b>Officer comment / response:</b>	
Any relevant Condition / Informative note?	Reference Landscape Proposals Phase 2 drawing ref 2122-WWA-00-XX-DR-L-0100 P01 in compliance condition

<b>5.10 Great Yarmouth Borough Council – Environmental Health –</b>	<b>Comments: No objections</b>
<b>Officer comment / response:</b>	Details examined at outline and conditions added.
Any relevant Condition / Informative note?	

<b>5.11 Great Yarmouth Borough Council – Conservation Team</b>	<b>Comments: No objections</b>
No objections but County Archaeology should be consulted	
<b>Officer comment / response:</b>	Historic Environment Service consulted at outline and some investigation conducted leading to a recommendation to apply conditions for a more thorough appraisal to be agreed.
Any relevant Condition / Informative note?	None, three model conditions are on the outline approval.

<b>5.12 Great Yarmouth Borough Council - Housing Strategy</b>	<b>Comments: Support</b>								
<p>The site is required to make a 10% affordable housing contribution. The proposed plot numbers for the affordable housing are yet to be identified. The applicant is aware of the housing need in this area through previous correspondence and that any proposed units need to meet the NDSS applicable to the type of property:</p> <table> <tr> <td>1 bed 2-person 50m<sup>2</sup> (one storey)</td><td>58m<sup>2</sup> (two storey)</td></tr> <tr> <td>2 bed 4 person 70m<sup>2</sup></td><td>79m<sup>2</sup></td></tr> <tr> <td>3 bed 6 person 95m<sup>2</sup></td><td>102m<sup>2</sup></td></tr> <tr> <td>4 bed 8 person 117m<sup>2</sup></td><td>124m<sup>2</sup></td></tr> </table>		1 bed 2-person 50m <sup>2</sup> (one storey)	58m <sup>2</sup> (two storey)	2 bed 4 person 70m <sup>2</sup>	79m <sup>2</sup>	3 bed 6 person 95m <sup>2</sup>	102m <sup>2</sup>	4 bed 8 person 117m <sup>2</sup>	124m <sup>2</sup>
1 bed 2-person 50m <sup>2</sup> (one storey)	58m <sup>2</sup> (two storey)								
2 bed 4 person 70m <sup>2</sup>	79m <sup>2</sup>								
3 bed 6 person 95m <sup>2</sup>	102m <sup>2</sup>								
4 bed 8 person 117m <sup>2</sup>	124m <sup>2</sup>								
<b>Officer comment / response:</b>	All to be encompassed by the section 106 agreement								
Any relevant Condition / Informative note?	No....to be part of the 106 agreement								

<b>5.13 Highways Agency –</b>	<b>Comments: No objections</b>
<b>Officer comment / response:</b>	No further comment as this would have formed part of the outline stage assessing strategic highway impacts
Any relevant Condition / Informative note?	No action required



<b>5.14 Cadent Gas –</b>	<b>Comments: No objections</b>
To help prevent damage to our assets we request that an Informative Note is added into the Decision Notice to note that we own and operate the gas infrastructure within the area of development and there is an intermediate pressure gas pipeline that is in proximity to the development. No buildings, footings or overhangs are permitted within 3m of the pipeline.	
<b>Officer comment / response:</b>	Note to be added
Any relevant Condition / Informative note?	Yes

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

### **Principle of development – planning policy**

#### **5.1 The following policies are relevant at reserved matters stage:**

NPPF: Part 8 Healthy communities,  
Part 15 Conserving the natural environment

Adopted Borough Core Strategy policies:

CS9 Amenity and design  
CS11 Enhancing the natural environment and  
CS15 Green infrastructure

Adopted Local Plan Part 2:

A1 Amenity,  
A2 Design,  
H3 Housing density,  
H4 Open Space,  
E4 Trees and landscape,  
E7 Water consumption

#### **Adopted Core Strategy:**

- 5.2** Policy CS9 - Encouraging well-designed, distinctive places should:  
Respond to, and draw inspiration from the surrounding area's distinctive natural, built and historic characteristics, such as scale, form, massing and materials, to ensure that the full potential of the development site is realised; making efficient use of land and reinforcing the local identity
- f) Seek to protect the amenity of existing and future residents, or people working in, or nearby, a proposed development, from factors such as noise, light and air pollution and ensure that new development does not unduly impact upon public safety
- g) Conserve and enhance biodiversity, landscape features and townscape quality.

#### **5.3 The proposal in its revised form is considered to comply with these policies.**

- 5.4** Policy CS11 – Enhancing the natural environment requires:  
Safeguarding and where possible enhancing the borough's wider landscape character, in accordance with the findings of the borough's and the Broads Authority's Landscape Character Assessment.

The site with outline permission is contained between the link road to the west and the football ground to the east, with phase 1 to the north and the surrounding tree belt. The surrounding landscape context is therefore developed, such that the housing here fits in and act as an urban edge that is actually not very visible in long views. The tree belt does however continue across the road and enclose the industrial area and is therefore a part of the ecological network, though the development does not threaten this element. There is a permission on land to the south of the site for food and petrol retailing, which indicates the lack of landscape sensitivity in this locale.

The policy requires new development to take measures to avoid adverse impacts on existing biodiversity and geodiversity assets or to mitigate any adverse impacts. The ecology report submitted with outline application 06/16/0391/SU notes that this was a field in agricultural use hitherto and that there are therefore opportunities to create greater biodiversity through development. While this site is located on Grade 1 agricultural land the outline permission lent this low material weight and its agricultural value is superseded by the policy designation as a housing growth area, notwithstanding that in practice the other developments surrounding the site would render it fragmentary.

- 5.5** Policy CS15 – Considers community assets and green infrastructure but does ask new development to have good access to schools, libraries and medical facilities, for example. This site is well located to tap into existing facilities and provides funding for expansion to those under the section 106 agreement terms, and the principle of access to facilities is already established by the prior permission(s).

- 5.6** Green infrastructure is stated as “essential components in maintaining sustainable communities” and “new developments (should) 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.” It is considered that the open areas around the site and the section 106 provisions, for providing public open space through contributions to improve facilities off-site, should ensure the development will comply with the policy. The provision of new landscaping will need to be secured by conditions.

#### Adopted Local Plan Part 2

- 5.7** Policy A1: Amenity:  
This proposal is considered to have no material impact in terms of overlooking and loss of privacy; loss of light and overshadowing and flickering shadow; or building and structures that will be over-bearing. Given the similar scale of the

proposals and their position across the street from the existing neighbours in phase 1 no material amenity impact is considered to occur.

It is not considered that poor air quality (including odours and dust); and vibration are issues requiring consideration with this application, with the exception of the construction phase where measures are already conditioned in the outline permission (conditions 18 and 19).

**Policy A2 design:**

Earlier design critique comments have been largely addressed in the revised scheme with suitable addressing of the highways and walkways and in terms of urban form. The dilution of the aesthetic seen in the first phase, to some extent, does offer a subtly different scheme imbuing some legibility to the overall estate. The 'crescent' layout of front curtilage parking remains broadly similar from the original plan (noting the small change resulting from re-orientation of plots #16-17) which means there will still be quite a large area of parking in the frontage of the four bedroom plots. Unfortunately while this exceeds the Norfolk County Council parking standard it is a very minor shortcoming in terms of vehicle dominance in the streetscene and layout; in considering whether this is a significant issue it is considered that and if one was to insist on the removal of a parking space on each plot, should the garage be used for storage the homeowner would undoubtedly park on the front garden area anyway.

This policy also requires electric vehicle charging facilities to be provided. A condition can be added to secure this. See Condition 7.

**5.8 Policy E3: Protection of open spaces**

Open spaces which provide local amenity, or recreational benefit to the local community, will be protected. This development proposal does not challenge this policy, rather improves open space, and funds the delivery of more open space in line with new policy H4 through the section 106 agreement. As there is open space around the site the funding of off-site provision for some types of open space is considered appropriate.

**5.9 Policy E4: Trees and landscape**

Development will be supported where it: "retains trees, hedgerows, including ancient trees and hedgerows, and landscape features which contribute significant value to the character, amenity or ecology to the locality"; this proposal is considered compliant because while there is the removal of some trees to the southeast corner there are replacements proposed within the site.

**5.10 Policy E7: Water efficiency**

This is a new design requirement not current at the time of the outline application. No information is submitted in this regard so a pre-occupation condition can be applied given the other conditions requiring discharge and the relative simplicity and add-on nature of the methods used to secure water consumption of a maximum 110 litres per person per day.

**5.11 Policy H4: Open space**

This policy was introduced in December 2021 after the outline permission, but because the section 106 agreement did not cover the later phases of the site it is enacted in consideration here and figures have been calculated for inclusion into the proposed section 106 agreement for this phase of development. While there are some areas of wild planting around the first phase of the overall site, these pre-existed rather than being provided by development and are therefore discounted from calculations of beneficial use.

## **Amenity**

### **5.12 New residents**

Expanding on the concerns articulated above the distances between residences to the rear in all cases exceeds 25m, where the relationship between the properties is not otherwise mitigated by other factors such as angled orientation or intervening garages. This is considered therefore a good standard of development in terms of new build sites.

### **5.13 Existing residents**

All existing residents are to the north in phase 1 across the access highway, with a relationship found in any typical residential street where no material adverse impact is considered to occur.

### **5.14 Wider residents**

There are considered to be no impacts to wider residents that were not considered at the outline permission stage.

## **Highways, parking and access**

- 5.15** Following receipt of revised plans, the County have recommended approval from a highways perspective with conditions similar to those applied to phase 1. There is some minor concern that the south-eastern private drive features two properties of four bedrooms with three external parking spaces creating dominance but, seeking to reduce this would probably lead to parking in the garden anyway without the need for further application, and this provision probably reflects the need should the garage space not be used for car storage. It carries very minimal weight in the overall consideration.

## **Sustainable Drainage**

- 5.16** This matter is fully considered by the section 106 agreement running with the first phase. By repeating the suds requirements in the agreement for the second and third phases the matter will be dealt with. Furthermore condition 12 of the outline application requires detailed design to be submitted with each phase before commencement.

## **Impact on Designated sites:**

- 5.17** The outline decision determined housing numbers and a bespoke appropriate assessment was performed in 2016. This screened-out likely significant effects on designated site, however this has been rendered out of date and mitigation is now required with a contribution of £185.93 per dwelling now sought through

the proposed new section 106 agreement where that applies to new dwellings within phases 2 and 3, in order to address the recently adopted Norfolk-wide GIRAMS mitigation strategy.

### **Ecology**

- 5.18** The Glaven Ecology report section 8 recommends enhancement using hedgerow planting along the Woodfarm Lane and Beaufort Way boundaries to the site to benefit birds and bats by creating connectivity and specifies species and density of planting. These can be included in the scheme by condition.

### **Landscape Impact**

- 5.19** Further to the concerns raised in the above sections' discussion on policy CS11, it should be noted that there is no tree loss associated with phase 2, but the reference to planting being lost relates to the formation of the southern access link road connecting all three phases to Wood Farm Lane at the south end which necessitates some relatively minor extent of tree removal from within the woodland belt.

### **Public Open space**

- 5.20** As discussed above, the proposal will address Policy H4 through making financial contributions under the associated section 106 agreement payments.
- 5.21** All other material considerations have been taken into account in making this recommendation.

### **Local Finance Considerations**

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

## **6. The Planning Balance**

- 6.1** The development here having formed part of an outline permission with the first phase already built is effectively permitted in principle with only details to be agreed. Access was agreed at outline.
- 6.2** This proposal is in line with expectation. The slight dilution of the design regime applied to the first phase is welcome as to a slight extent it means the scheme now offers some legibility by making the phases slightly different yet still referencing each other.

## **7. Conclusion**

- 7.1** This is sustainable development which should be approved on land identified as within development limits delivering housing and affordable housing.
- 7.2** The revised proposals have ensured the design is considered to now accord with national and local policy and provides a distinctive design with differentiation from the first phase assisting neighbourhood legibility.

## **8. RECOMMENDATION**

- 8.1 Approve subject to conclusion of a section 106 agreement to secure financial contributions or facilities within the site, for:**

- enhanced education provision,
- libraries,
- affordable homes,
- open space provision, and,
- habitat regulations mitigation, and,
- County Council s106 obligation monitoring fund.

**and the following conditions:**

### Conditions:

- 1.** The development to which this permission relates must be begun not later than the expiration of two years from the final approval of the reserved matters or, in the case of approval on different dates, the final approval of the last such matter to be approved.

The reason for this condition is:-

The time limit condition is imposed in order to comply with the requirements of Section 92 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004

- 2.** The development shall be carried out in accordance with the revised plan drawing BPKEWD-IWD-SA-XX-DR-A-1001 rev P13), NCC Highways received by the Local Planning Authority on 29 April 2022 and Landscape Proposals Phase 2 drawing ref 2122-WWA-00-XX-DR-L-0100 P01 received by the Local Planning Authority on 5 May 2022 and BPKEWD-IW-01-XX-DR-A-2000 P1 Type 1 - Plans - Plots 18-19, 28-29, 37-38 & 59- 60 BPKEWD-IW-01-XX-DR-A-2001 P1 Type 1 - Elevations - Plots 18-19, 28-29, 37-38 & 59-60 BPKEWD-IW-01-XX-DR-A-2002 P1 Type 1 - Plans - Plots 26-27, 49-50 & 57-58 BPKEWD-IW-01-XX-DR-A-2003 P1 Type 1 - Elevations - Plots 26-27, 49-50 & 57-58 BPKEWD-IW-01-XX-DR-A-2004 P1



Type 1 - Plans - Plots 40-41 BPKEWD-IW-01-XX-DR-A-2005 P1 Type 1 - Elevations - Plots 40-41 BPKEWD-IW-02-XX-DR-A-2000 P1

Type 2 - Plans - Plots 7-8, 13-14 & 24-25 BPKEWD-IW-02-XX-DR-A-2001 P1

Type 2 - Elevations - Plots 7-8, 13-14 & 24-25 BPKEWD-IW-02-XX-DR-A-2002 P1

Type 2 - Plans - Plots 16-17, 22-23, 34-35, 47-48 & 51-52 BPKEWD-IW-02-XX-DR-A-2003 P1

Type 2 - Elevations - Plots 16-17, 22-23, 34-35, 47-48 & 51-52 BPKEWD-IW-02-XX-DR-A-2004 P1

Type 2 - Plans - Plots 30-31 BPKEWD-IW-02-XX-DR-A-2005 P1

Type 2 - Elevations - Plots 30-31 BPKEWD-IW-03-XX-DR-A-2000 P1

Type 3 - Plans - Plots 5-6 & 45-46 BPKEWD-IW-03-XX-DR-A-2001 P1

Type 3 - Elevations - Plots 5-6 & 45-46 BPKEWD-IW-04-XX-DR-A-2000 P1

Type 4 - Plans - Plots 9 & 15 BPKEWD-IW-04-XX-DR-A-2001 P1

Type 4 - Elevations - Plots 9 & 15 BPKEWD-IW-04-XX-DR-A-2002 P1

Type 4 - Plans - Plot 44 BPKEWD-IW-04-XX-DR-A-2003 P1

Type 4 - Elevations - Plot 44 BPKEWD-IW-05-XX-DR-A-2000 P1

Type 5 - Plans - Plots 42 & 43 BPKEWD-IW-05-XX-DR-A-2001 P1

Type 5 - Elevations - Plots 42 & 43 BPKEWD-IW-06-XX-DR-A-2000 P1

Type 6 - Plans - Plots 2 & 3 BPKEWD-IW-06-XX-DR-A-2001 P1

Type 6 - Elevations - Plots 2 & 3 BPKEWD-IW-07-XX-DR-A-2000 P1

Type 7 - Plans - Plot 1 BPKEWD-IW-07-XX-DR-A-2001 P1

Type 7 - Elevations - Plot 1 BPKEWD-IW-07-XX-DR-A-2002 P1

Type 7 - Plans - Plots 4, 11, 20, 32 & 55 BPKEWD-IW-07-XX-DR-A-2003 P1

Type 7 - Elevations - Plots 4, 11, 20, 32 & 55 BPKEWD-IW-07-XX-DR-A-2004 P1

Type 7 - Plans - Plots 12, 21, 54, 56 & 61 BPKEWD-IW-07-XX-DR-A-2005 P1

Type 7 - Elevations - Plots 12, 21, 54, 56 & 61 BPKEWD-IW-08-XX-DR-A-2000 P1

Type 8 - Plans - Plots 10, 35, 36, 53 BPKEWD-IW-08-XX-DR-A-2001 P1

Type 8 - Elevations - Plots 10, 35, 36, 53 BPKEWD-IW-08-XX-DR-A-2002 P1

Type 8 - Plans - Plot 39 BPKEWD-IW-08-XX-DR-A-2003 P1

Type 8 - Elevations - Plot 39 BPKEWD-IW-G1-XX-DR-A-2000 P1 Single Garage - Plot 9 BPKEWD-IW-SA-XX-DR-A-1001 P7

Site Layout Plan - Phase 2 BPKEWD-IW-SA-XX-DR-A-1005 P1

Site Location Plan - Phase 2 BPKEWD-IW-SA-XX-DR-A-1010 P1

Site Sections - Phase 2 BPKEWD-IW-SH-XX-DR-A-0001 P1

Plot Materials Schedule RAC/SJB/211049.1 Rev 00

Flood Risk Assessment and Drainage Strategy, Prepared by Rossi Long Consulting

2122-WWA-00-XX-DR-L-0100 P01

Landscape Proposals Phase 2, prepared by Wynne Williams Associates 2122-WWA-00-XX-DR-L-0300 P00

Outline Planting Scheme Phase 2, prepared by Wynne Williams Associates 2122-WWA-00-XX-DR-L-0701 P01

Tree Survey (Phase 2), prepared by Wynne Williams Associates 2122-WWA-00-XX-DR-L-0702 P01

Tree Protection Plan (Phase 2), prepared by Wynne Williams Associates Beacon Park, Gorleston Phase 2:

Tree Survey and Arboricultural Impact Assessment, P01 Prepared by Wynne Williams Associates

The reason for the condition is:-

For the avoidance of doubt.

3. No works above slab level shall take place until a statement demonstrating how the dwelling will be designed and built to achieve a water consumption rate of no more than 110 litres/person/day has been first submitted to and approved in writing by the Local Planning Authority. All required water conservation measures within the approved details shall thereafter be installed and maintained to achieve this agreed rate to ensure the required water consumption is not exceeded for the lifetime of the development.

The reason for the condition is: -

In the interests of promoting and securing water efficiency improvements to a higher standard than Building Regulations minimum standards require, to accord with adopted Local Plan Part 2 policy E7.

Note to applicant –

The imposition of this planning condition requires the development to achieve a higher standard of construction than the current minimum national requirement through Building Regulations. This requires you / the Developer to ensure that the standard is adhered to when seeking Building Regulations Completion Notice approval (whether using local authority inspectors or third party approved inspectors).

4. No works shall commence on the site until such time as detailed plans of the roads, footways, cycleways, street lighting, foul and surface water drainage have been submitted to and approved in writing by the Local Planning Authority. All construction works shall be carried out in accordance with the approved plans.

The reason for the condition is: -

In the interests of highway safety and the proper planning of the area.

This needs to be a pre-commencement condition to ensure fundamental elements of the development that cannot be retrospectively designed and built are planned for at the earliest possible stage in the development and therefore will not lead to expensive remedial action and adversely impact on the viability of the development

5. No works shall commence on the site until such time as detailed plans of the inclusion of fire hydrants within the development have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved plans and the hydrants provided prior to residential occupation.

The reason for the condition is: -

In the interests of public safety and the proper planning of the area.

This needs to be a pre-commencement condition to ensure fundamental elements of the development that cannot be retrospectively designed and built



are planned for at the earliest possible stage in the development and therefore will not lead to expensive remedial action and adversely impact on the viability of the development.

6. Prior to the construction/occupation of the final dwelling all works shall be carried out on roads/footways/cycleways/street lighting/foul and surface water sewers in accordance with the approved specification to the satisfaction of the Local Planning Authority.

The reason for the condition is: -

To ensure satisfactory development of the site and to ensure estate roads are constructed to a standard suitable for adoption as public highway.

7. Before any dwelling/industrial unit is first occupied the road(s)/footway(s)/cycleway(s) shall be constructed to binder course surfacing level from the dwelling/industrial unit to the adjoining County road in accordance with the details to be approved in writing by the Local Planning Authority.

The reason for the condition is: -

To ensure satisfactory development of the site.

8. There shall be no occupation of the development hereby permitted until the landscaping scheme has first been provided and planted in accordance with the recommendations within the Landscaping Proposals Phase 2 document and to the timescales of a phasing plan to be first agreed in writing with the local planning authority.

The reason for the condition is:-

To deliver landscape enhancement and adequate mitigation for the loss of trees, in the interests of visual amenity and ecological enhancements.

9. There shall be no occupation of the development hereby permitted until the ecology mitigation and enhancement measures have first been carried out on site in accordance with the ecology report recommendations.

The reason for the condition is:-

To deliver wildlife enhancement in compliance with the NERC Act.

10. There shall be no occupation of the development hereby permitted until details in written and drawn form of the means by which electric vehicle charging shall be made available for common parking areas within the scheme have first been submitted to and approved in writing by the local planning authority. The works shall accord to the approved scheme and shall be retained thereafter.

The reason for the condition is: -

To allow provision for the demand for electric vehicle charging within the lifetime of the development.

Notes :- Please read the following notes carefully:-

Cadent Gas own and operate the gas infrastructure within the area of your development. Please note there is an intermediate pressure gas pipeline that is in close proximity to the development. No buildings are permitted to be sited within 3m of the pipeline. This includes footings and building overhangs. The developer is to contact Cadent Gas to ensure all setting out on site will conform to this requirement: Trial holes will be required to confirm the location of the pipeline. These are to be carried out by the developer with Cadent Gas in attendance to monitor the works.

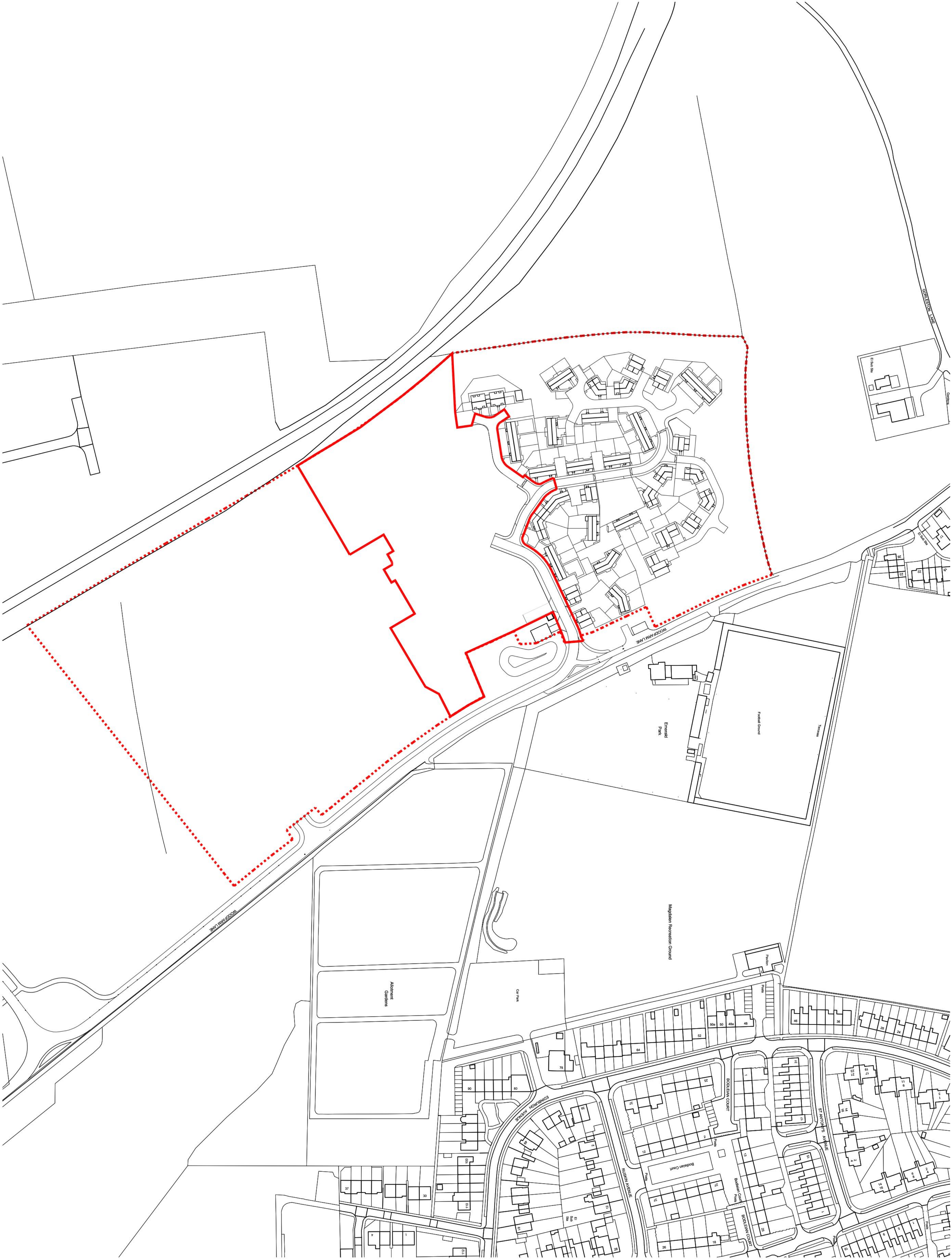
Considerations in relation to gas pipeline/s identified on site:

Cadent have identified operational gas apparatus within the application site boundary. This may include a legal interest (easements or wayleaves) in the land which restricts activity in proximity to Cadent assets in private land. The Applicant must ensure that proposed works do not infringe on Cadent legal rights and any details of such restrictions should be obtained from the landowner in the first instance. If buildings or structures are proposed directly above the gas apparatus, then development should only take place following a diversion of this apparatus. The Applicant should contact Cadent Plant Protection Team at the earliest opportunity to discuss proposed diversions of apparatus to avoid any unnecessary delays. If any construction traffic is likely to cross a Cadent pipeline, then the Applicant must contact Cadent Plant Protection Team to see if any protection measures are required. All developers are required to contact Plant Protection Team for approval before carrying out any works on site and ensuring requirements are adhered to. Email: [plantprotection@cadentgas.com](mailto:plantprotection@cadentgas.com) Tel: 0800 688 58

## **APPENDICES:**

- 1 – Site Location Plan – Phase 2
- 2 – Site Layout Plan – Phase 2





This drawing is to be read in conjunction with all other relevant drawings and specifications.

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Legend - Site Location Plan

- Site Boundary - Phase 3
- Outline Planning Approved Boundary

P2	Road line boundary amended to temporary	10/02/22	KZ	KZ
P1	Planning Issue	16/04/21	KZ	KZ
P1	Issued to client for information	12/04/21	KZ	KZ
		Date	CHK	ADR
Project No	Scale @ A1	Drawn By		
304742	1:500	KZ		

**Ingleton Wood**

Property and Construction Consultants  
15 Oldfield Road  
Beacon Park, Gorton, Manchester M14 6JH  
T: 01605 666487  
www.ingletonwood.co.uk

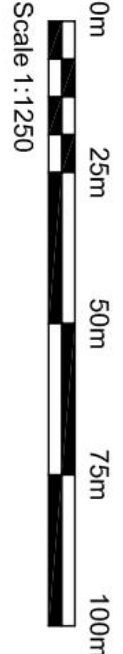
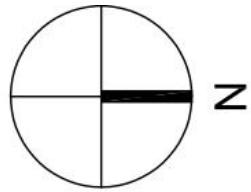
Vision, form and function

Project:  
Beacon Park - Phase 2  
Gorton

Client:  
Equinox

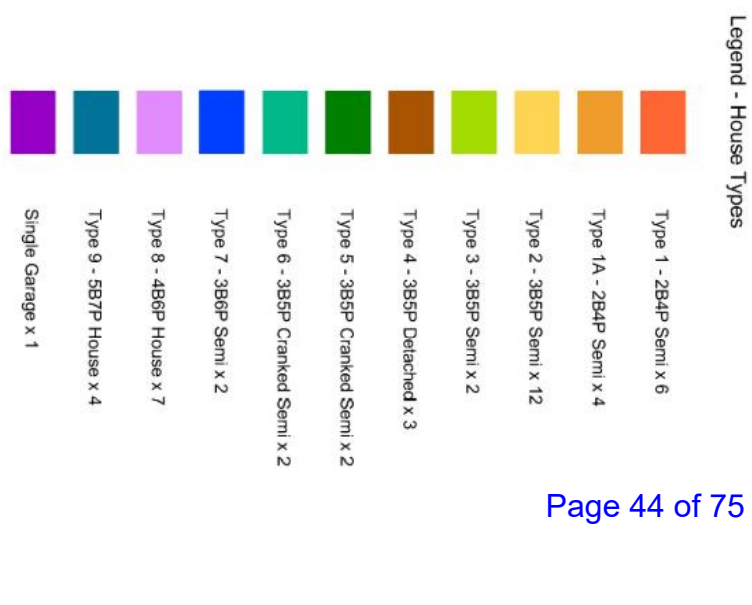
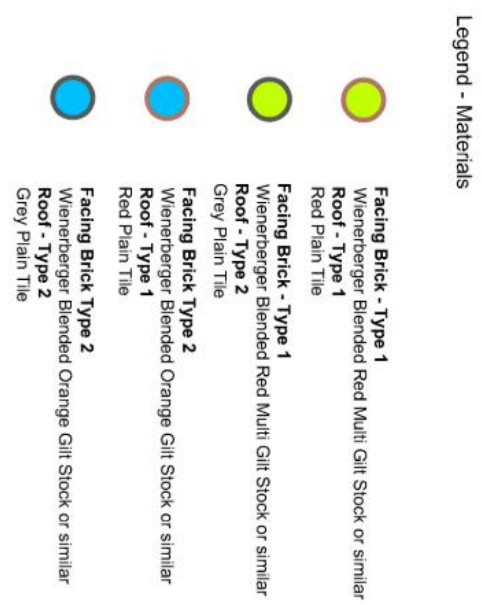
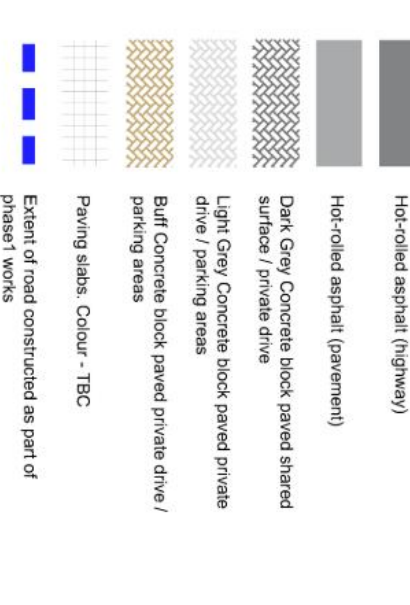
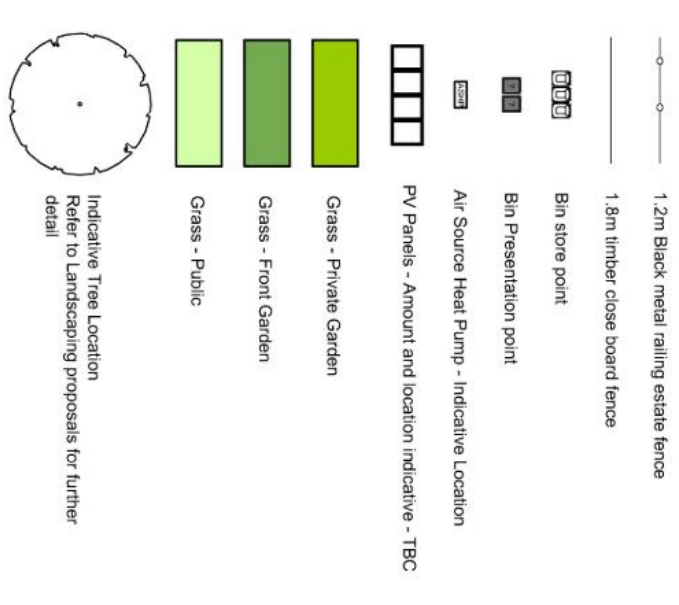
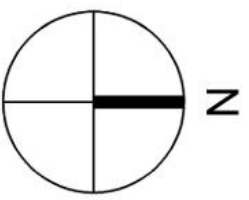
Site Location Plan - Phase 2

Drawn By:	BPKEWD-HWD-SA-XX-DR-A-1005
Status:	Purpose of Issue:
D5	PLANNING
P1	





This drawing is to be used in conjunction with all other relevant drawings and specifications.



Project No:	304/42	Scale at:	1:50	Drawn By:	KZ
P13	Temporary turning place amendment	03/02/22	KZ		
P12	Pic 3, parking diagram amended	03/02/22	KZ		
P11	Pic 3:25.1, footpath extended	23/01/22	KZ		
P10	Revised to client comments	23/01/22	KZ		
P9	Revised to client comments	23/01/22	KZ		
P8	Revised to client comments	19/02/21	KZ		
P7	Planning stage	19/02/21	KZ		
P6	Revised to comments	13/04/21	KZ		
P5	Revised to comments	07/04/21	KZ		
P4	Revised to comments	23/03/21	KZ		
P3	Revised to comments	23/03/21	KZ		
P1	Issued to client for information				

**Ingleton  
Wood**

Property and Construction  
Consultants

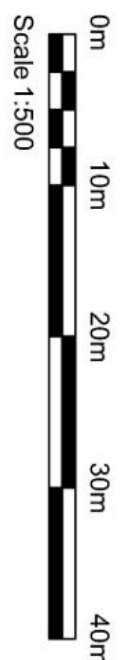
Issuing office: Norwich  
T: 01 603 665847  
[www.ingletonwood.co.uk](http://www.ingletonwood.co.uk)

**Vision, form and function**

Project:  
**Beacon Park - Phase 2**  
Gorleston

Client: Equinox

## Site Layout Plan



Scale 1:500

Drawing Number:		
BPKIEWD-IWD-SA-XX-DR-A-100		
Status:	Purpose of Issue:	Revision:
D5	PLANNING	P13



**Reference: 06/21/0312D** [Click here to see application webpage](#)

Site Location: Site 25, Beacon Park Gorleston Great Yarmouth  
Site Location Plan: See Appendix 1

Proposals: Approval of reserved matters for pp. 06/16/0391/SU -  
Layout, appearance, scale, and landscaping for Phase 3  
comprising 17 dwellings and associated works

Applicant: Equinox Homes

Case Officer: Chris Green

Parish and Ward: Gorleston

Date Valid: 19-04-21  
Expiry Date: 19-7-21

Committee Referral: The applicant is linked to the Borough Council.

## **RECOMMENDATION**

**1. Delegate authority to the Head of Planning to approve subject to securing appropriate revisions to the proposed highway layout and alteration to proposed plot 54;**

**and then,**

**2. Approve subject to conclusion of a section 106 agreement and conditions.**

## **REPORT**

### **1. Procedural note 1:**

**1.1** This application is referred to committee because the applicant “Equinox” is the trading arm of the Borough Council acting as developer of this land.

### **2. Site Description and outline application context**

**2.1** There is a section 106 associated with the full planning permission element

under the hybrid application, 06/16/0391/SU, but a Section 106 Agreement is yet to be entered into for the part of the site with outline planning permission including this phase 3. Any recommendation of approval will therefore be subject to the requirement to complete a further section 106 agreement.

- 2.2 Beacon Park and its extension is seen within the Core Strategy as a Key Policy growth area. Planning consent was granted in 2014 for a hybrid planning application for a total of 850 dwellings comprising full permission for 150 dwellings and 700 dwellings in outline.
- 2.3 Outline planning consent was granted under application reference 06/16/0391/SU for site 25 and the erection of up to 231 residential units on 5.88 hectares of land. This application also included full planning permission for the first phase of the development of 56 residential units and associated infrastructure, pumping station, electricity sub-station and landscaping
- 2.4 The wider development is to take place either side of the link road and part of the development site abuts the northern boundary of Site 25. Currently the full permission is being implemented by Persimmon Homes. Site 25 is located to the west of Woodfarm Lane and east of Beaufort Way which links the A12 and A143 opened in late 2015.
- 2.5 There is an established section of tree belt to the east and west of the proposal site, where part has been removed as part of the development of the northern phase. There are no trees on site which are protected by virtue of a Tree Preservation Order (TPO).
- 2.6 This land was previously a field in agricultural production with no notable features and generally level.

### 3. **Proposal**

- 3.1 For reserved matters approval for layout, appearance, scale, and landscaping, in respect of the erection of 17 houses on the area identified as phase 3 under application 06/21/0312/D in the below numbers:

<b>Plot no.</b>	<b>Bedrooms</b>	<b>Type</b>
47, 48, 51, 52	3 Bed 5 Person	Semi-detached
45, 46	3 Bed 5Person	Semi-detached
54, 55, 56, 61	4 Bed 6Person	Detached
53	5 Bed 7Person	Detached
49, 50, 57, 58, 59, 60	2 Bed 4Person	Semi-detached

- 3.2 It is proposed that the 0.81ha development will deliver 17 dwellings with a

density including access highway and tree belt of 14 dwellings per hectare but equating to 27 dwellings per hectare without these areas. All dwellings are two-storey.

- 3.3 Dwellings located along the eastern boundary have slightly larger private amenity spaces to enable the existing tree belt to be retained.
- 3.4 The design of the houses in detail and materials expresses the modernist pattern established by the first phase, with a spare eaves detail of minimal overhang and the use of verge tiles. There is more brick and less cladding on this phase with the use of expressed decorative headers standing proud of the wall plane.
- 3.5 Public open space is proposed within the development masterplan as being apportioned across the development parcels, the latter phases of which would be subject to reserved matters. An area to the north edge of Phase 1, borders the woodland walk totalling around 950m<sup>2</sup> of public open space. A total of circa 0.35Ha 'soft' public open space is envisaged across the development masterplan.  
'Hard' public open space is envisaged across the development masterplan.
- 3.6 Accompanying the proposal are the following documents:
- Planning Application Forms and Certificates of Ownership.
  - Application drawings
  - Design and Access statement
  - Flood risk assessment addendum
  - Preliminary Roost Appraisal July 2021
  - Landscape Proposals and planting scheme
  - Tree survey and tree protection plans

**Procedural comment:**

- 3.7 The Hybrid approval (condition 29) required the submission of details within three years of the original permission issued on 21.12.17. This application was received as valid on 19.4.21, however under the Business and Planning Act 2020 the government extended validity of permissions to 1<sup>st</sup> May 2021 to allow for the impacts on the pandemic. The submission is therefore valid and can be considered.

**4. History**

- 4.1 06/16/0391/SU "Hybrid" application, phase 1 in full, phases two and three in outline with a section 106 agreement covering phase 1 only. (Necessitating S106 agreements for these two sites).



## 5. Consultations:-

**Neighbour or community comments: None.**

<b>Norfolk County Council – Local Highways Authority –</b>		<b>Comments: objection to detail</b>
<p>All parking spaces must be located at least 0.5m from the adjacent shared surface road.</p> <p>Upon completion of the loop road the temporary turning head from phase 2 needs to be shown removed.</p> <p>The loop road will a 20mph zone, and be self-enforcing by road alignment, without the long and straight part shown on the proposal.</p> <p>The footpath leading from the end of the shared surface road to Wood Farm Lane, should be widened to include a cycle-path and the proposed tree relocated.</p> <p>The loop road needs to be shown as connecting to the already built stub off Wood Farm Lane.</p> <p>Visibility splays measuring 2.4 x 33m to both side of the junction from the shared surface road should be demonstrated and forward 25m vision demonstrated on the loop road.</p>		
<b>Officer comment / response:</b>	While a long list, the elements are all readily deliverable and not deemed to require delay reporting to committee	
Any relevant Condition / Informative note?	Delegated powers are requested as returned so that a revised site plan will form the compliance condition.	

<b>Norfolk County Council – Police DOCO –</b>		<b>Comments: Support</b>
<p>I have no concerns with regards layout of dwellings - they are providing an active frontage over the street and low landscaping for defensible space. The D&amp;A makes reference to appropriate boundary treatments, and parking is on curtilage, all is very much supported.</p>		
<b>Officer comment / response:</b>	Secured by design is not precluded therefore by the scheme as described and will be achieved by add on features such as security locks etc	
Any relevant Condition / Informative note?	No conditions required	

<b>Norfolk County Council – Fire Officer –</b>		<b>Comments: No objections</b>
<p>The proposal must meet the necessary requirements of the current Building Regulations 2010 Approved Document B (volume 1, 2019 edition) as administered by the Building Control Authority. Particularly for water supplies and access for the Fire and Rescue Service</p>		
<b>Officer comment / response:</b>	Noted outline asked for 1 hydrant per 50 dwellings so covers the scheme without further conditioning, see also s106 requirements below.	
Any relevant Condition / Informative note?	None	

<b>Norfolk County Council – Minerals team</b>	<b>Comments:</b> No objections
The Outline application 06/16/0391/SU to which this reserved-matters application relates did not contain any conditions relating to mineral safeguarding. Therefore, Norfolk County Council in its capacity as the Mineral Planning Authority does not have any specific comments to make on the application 06/21/0312/D	
<b>Officer comment / response:</b>	Nothing further
Any relevant Condition / Informative note?	Nil

<b>Norfolk County Council – Infrastructure team</b>		<b>Comments:</b> No objections
Obligations as set out in letter of 6.4.22 valid for six months.		
Obligation	Amount/Details	Trigger Point
Affordable Housing	plots 28, 29, 30 & 31 Affordable Rent and plot 27 being Affordable Home Ownership	Upon completion of 30% of open market dwellings
Education (NCC)	£262,248.00	Before occupation
Policy H4 Open Space (including green infrastructure and Areas for Play)	£54,136.72	Before occupation
Other Contributions	HRA payment £185.93 per dwelling	Prior to occupation
Monitoring Fee (NCC)	If NCC are acting to enforce £500 per obligation	On commencement
Fire Service (NCC)	One hydrant	Before practical completion
Library contributions (NCC)	£3,300 (75 per dwelling)	Prior to occupation
<b>Officer comment / response:</b>		Subject to S106 agreement before determination.
Any relevant Condition / Informative note?		

<b>Great Yarmouth Borough Council - Resilience officer –</b>	<b>Comments:</b> Support
I have reviewed the Flood Risk Assessment and the proposed plans and have no issue with the proposed development	
<b>Officer comment / response:</b>	Not in the flood zone
Any relevant Condition / Informative note?	Sustainable drainage shown, to be referenced in compliance condition

<b>Great Yarmouth Borough Council - Arborist –</b>	<b>Comments:</b> Support
The removal of the trees to facilitate the development upon Woodfarm Lane is unfortunate however the phase 3 landscaping and planting scheme is	

adequate and compensates for this loss. The tree species selection and mix is suitable and the location/positioning of the trees is also good. I have no objections to the planned development.	
<b>Officer comment / response:</b>	
Any relevant Condition / Informative note?	Reference Landscape Proposals Phase 2 drawing

<b>Great Yarmouth Borough Council – Environmental Health –</b>	<b>Comments: No objections</b>
<b>Officer comment / response:</b>	Details examined at outline and conditions added.
Any relevant Condition / Informative note?	

<b>Great Yarmouth Borough Council – Conservation Team</b>	<b>Comments: No objections</b>
No objections but County Archaeology should be consulted	
<b>Officer comment / response:</b>	Historic Environment Service consulted at outline and some investigation conducted leading to a recommendation to apply conditions for a more thorough appraisal to be agreed.
Any relevant Condition / Informative note?	None, three model conditions are on the outline approval.

<b>Great Yarmouth Borough Council - Housing Strategy</b>	<b>Comments: Support</b>								
<p>The site is required to make a 10% affordable housing contribution. The proposed plot numbers for the affordable housing are yet to be identified. The applicant is aware of the housing need in this area through previous correspondence and that any proposed units need to meet the NDSS applicable to the type of property:</p> <table> <tr> <td>1 bed 2-person 50m<sup>2</sup> (one storey)</td><td>58m<sup>2</sup> (two storey)</td></tr> <tr> <td>2 bed 4 person 70m<sup>2</sup></td><td>79m<sup>2</sup></td></tr> <tr> <td>3 bed 6 person 95m<sup>2</sup></td><td>102m<sup>2</sup></td></tr> <tr> <td>4 bed 8 person 117m<sup>2</sup></td><td>124m<sup>2</sup></td></tr> </table>		1 bed 2-person 50m <sup>2</sup> (one storey)	58m <sup>2</sup> (two storey)	2 bed 4 person 70m <sup>2</sup>	79m <sup>2</sup>	3 bed 6 person 95m <sup>2</sup>	102m <sup>2</sup>	4 bed 8 person 117m <sup>2</sup>	124m <sup>2</sup>
1 bed 2-person 50m <sup>2</sup> (one storey)	58m <sup>2</sup> (two storey)								
2 bed 4 person 70m <sup>2</sup>	79m <sup>2</sup>								
3 bed 6 person 95m <sup>2</sup>	102m <sup>2</sup>								
4 bed 8 person 117m <sup>2</sup>	124m <sup>2</sup>								
<b>Officer comment / response:</b>	All to be encompassed by the section 106 agreement								
Any relevant Condition / Informative note?	No....to be part of the 106 agreement								

<b>Highways Agency –</b>	<b>Comments: No objections</b>
<b>Officer comment / response:</b>	No further comment as this would have formed part of the outline stage assessing strategic highway impacts
Any relevant Condition / Informative note?	No action required

<b>Cadent Gas –</b>	<b>Comments: No objections</b>
To help prevent damage to our assets we request that an Informative Note is added into the Decision Notice to note that we own and operate the gas infrastructure within the area of development and there is an intermediate pressure gas pipeline that is in proximity to the development. No buildings, footings or overhangs are permitted within 3m of the pipeline.	
<b>Officer comment / response:</b>	Note to be added
Any relevant Condition / Informative note?	Yes

<b>Norfolk County Council – Local Highways Authority</b>	<b>Comments: No comments received</b>
<b>Officer comment / response:</b>	Highway layout and conditions applied at outline stage
Any relevant Condition / Informative note?	N/A

## 6. Assessment of Planning Considerations:

### Principle of development – planning policy

#### 6.1 The following policies are relevant at reserved matters stage:

NPPF: Part 8 Healthy communities,  
Part 15 Conserving the natural environment

Adopted Borough Core Strategy policies:

CS9 Amenity and design  
CS11 Enhancing the natural environment and  
CS15 Green infrastructure

Adopted Local Plan Part 2:

A1 Amenity,  
A2 Design,  
H3 Housing density,  
H4 Open Space,  
E4 Trees and landscape,  
E7 Water consumption

#### Adopted Core Strategy:

#### 6.2 Policy CS9 - Encouraging well-designed, distinctive places should: Respond to, and draw inspiration from the surrounding area's distinctive natural, built and historic characteristics, such as scale, form, massing and

materials, to ensure that the full potential of the development site is realised; making efficient use of land and reinforcing the local identity

f) Seek to protect the amenity of existing and future residents, or people working in, or nearby, a proposed development, from factors such as noise, light and air pollution and ensure that new development does not unduly impact upon public safety

g) Conserve and enhance biodiversity, landscape features and townscape quality.

**6.3** The proposal in its revised form is considered to comply with these policies.

**6.4** Policy CS11 – Enhancing the natural environment requires: Safeguarding and where possible enhancing the borough’s wider landscape character, in accordance with the findings of the borough’s and the Broads Authority’s Landscape Character Assessment.

The site with outline permission is contained between the link road to the west and the football ground to the east, with phase 1 to the north and the surrounding tree belt. The surrounding landscape context is therefore developed, such that the housing here fits in and act as an urban edge that is actually not very visible in long views. The tree belt does however continue across the road and enclose the industrial area and is therefore a part of the ecological network, though the development does not threaten this element. There is a permission on land to the south of the site for food and petrol retailing, which indicates the lack of landscape sensitivity in this locale.

The policy requires new development to take measures to avoid adverse impacts on existing biodiversity and geodiversity assets or to mitigate any adverse impacts. The ecology report submitted with outline application 06/16/0391/SU notes that this was a field in agricultural use hitherto and that there are therefore opportunities to create greater biodiversity through development. While this site is located on Grade 1 agricultural land the outline permission lent this low material weight and its agricultural value is superseded by the policy designation as a housing growth area, notwithstanding that in practice the other developments surrounding the site would render it fragmentary.

**6.5** Policy CS15 – Considers community assets and green infrastructure but does ask new development to have good access to schools, libraries and medical facilities, for example. This site is well located to tap into existing facilities and provides funding for expansion to those under the section 106 agreement terms, and the principle of access to facilities is already established by the prior permission(s).

**6.6** Green infrastructure is stated as “essential components in maintaining sustainable communities” and “new developments (should) 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.” It is considered that the open areas around the site and the

section 106 provisions, for providing public open space through contributions to improve facilities off-site, should ensure the development will comply with the policy. The provision of new landscaping will need to be secured by conditions.

#### Adopted Local Plan Part 2

**6.7** Policy A1: Amenity

This proposal is considered to have no material impact in terms of overlooking and loss of privacy; loss of light and overshadowing and flickering shadow; or building and structures that will be over-bearing. Given the similar scale of the proposals and their position across the street from the existing neighbours in phase 1 no material amenity impact is considered to occur.

It is not considered that poor air quality (including odours and dust); and vibration are issues requiring consideration with this application, with the exception of the construction phase where measures are already conditioned in the outline permission (conditions 18 and 19).

Policy A2 design:

**6.8** Earlier design critique comments are largely addressed in the revised scheme with suitable addressing of the highways and walkways and in terms of urban form. The dilution of the aesthetic in the first phase to some extent, does offer a subtly different scheme imbuing some legibility to the overall estate.

**6.9** This policy also requires electric vehicle charging facilities to be provided. A condition can be added to secure this.

**6.10** Policy E3: Protection of open spaces

Open spaces which provide local amenity, or recreational benefit to the local community, will be protected. This development proposal does not challenge this policy, rather improves open space, and funds the delivery of more open space in line with new policy H4 through the section 106 agreement. As there is open space around the site the funding of off-site provision for some types of open space is considered appropriate.

**6.11** Policy E4: Trees and landscape

Development will be supported where it: “retains trees, hedgerows, including ancient trees and hedgerows, and landscape features which contribute significant value to the character, amenity or ecology to the locality”; this proposal is considered compliant because while there is the removal of some trees to the southeast corner there are replacements proposed within the site.

**6.12** Policy E7: Water efficiency

This is a new design requirement not current at the time of the outline application. No information is submitted in this regard so a pre-occupation condition can be applied given the other conditions requiring discharge and the relative simplicity and add on nature of the methods used to secure water consumption of a maximum 110 litres per person per day.

**6.13** Policy H4: Open space

This policy was introduced in December 2021 after the outline permission, but because the section 106 agreement did not cover the later phases of the site it is enacted in consideration here and figures have been calculated for inclusion into the proposed section 106 agreement for this phase of development. While there are some areas of wild planting around the first phase of the overall site, these pre-existed rather than being provided by development and are therefore discounted from calculations of beneficial use.

### **Amenity**

**6.14 New residents -**

Expanding on the concerns articulated above the distances between residences to the rear generally exceeds 25m, where the relationship between the properties is not otherwise mitigated by other factors such as angled orientation or intervening garages. This is considered therefore a generally good standard of development in terms of new build sites.

**6.15** However, there is concern regarding plot 54 that will require re-positioning of windows and negotiation is underway to rectify this.

**6.16 Existing residents -**

All existing residents are set to the north in phase 1 across the access highway, with a relationship found in any typical residential street where no material adverse impact is considered to occur, providing plot 54 in phase 3 is addressed.

**6.17 Wider residents -**

There are considered to be no impacts to wider residents that were not considered at the outline permission stage.

### **Highways, parking and access**

**6.18** Following receipt of revised plans, the County have raised several concerns relating to the length of straight sections of highway, and the distance of parking bays from the road surface on the shared surface roadway. These are matters that can be readily addressed by detail layout changes but at the time of writing await resolution. It is recommended that the same highways conditions be applied as recommended for phase 2, once the revised layout is approved.

### **Sustainable Drainage**

**6.19** This matter is fully considered by the section 106 agreement running with the first phase. By repeating the suds requirements in the agreement for this second and third phases the matter will be dealt with. Furthermore condition 12 of the outline application requires detailed design to be submitted with each phase before commencement.

### **Impact on Designated sites:**

**6.20** The outline decision determined housing numbers and a bespoke appropriate assessment was performed in 2016. This screened-out likely significant effects on designated site, however this has been rendered out of date and mitigation



is now required with a contribution of £185.93 per dwelling now sought through the proposed new section 106 agreement where that applies to new dwellings within phases 2 and 3, in order to address the recently adopted Norfolk-wide GIRAMS mitigation strategy.

### **Ecology**

- 6.21** The Glaven Ecology report section 8 recommends enhancement using hedgerow planting along the Woodfarm Lane and Beaufort Way boundaries to the site to benefit birds and bats by creating connectivity and specifies species and density of planting. These can be included in the scheme by condition.
- 6.22** **Landscape Impact** (please refer to section 6.8 – 6.11 above)
- 6.23** **Public Open space** - As discussed above, the proposal will address Policy H4 through making financial contributions under the associated section 106 agreement payments.
- 6.24** All other material considerations have been taken into account in making this recommendation.

### **Local Finance Considerations**

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

## **7. The Planning Balance**

- 7.1** The development here having formed part of an outline permission with the first phase already built is effectively permitted in principle with only details to be agreed. Access was agreed at outline.
- 7.2** This proposal is in line with expectation. The slight dilution of the design regime applied to the first phase is welcome as to a slight extent it means the scheme now offers some legibility by making the phases slightly different yet still referencing each other.

## **8. Conclusion**

- 8.1** This is sustainable development which should be approved on land identified

as within development limits delivering housing and affordable housing.

- 8.2 Subject to being revised to address the highway road layout and the design of Plot 54, these proposals will be able to ensure the design is considered to accord with national and local policy and provide a distinctive design with differentiation from the first phase assisting neighbourhood legibility, and provide a safe and appropriate highway arrangement.

## **9. RECOMMENDATION**

- 9.1 **It is recommended that the Development Committee delegate authority to the Head of Planning to secure appropriate revisions to the proposed highway layout and alteration to proposed plot 54;**

- 8.1 **And on receipt of satisfactory revised plans, it is recommended that the application should be approved subject to conclusion of a section 106 agreement to secure financial contributions or facilities within the site, for:**

- **enhanced education provision,**
- **libraries,**
- **affordable homes,**
- **open space provision, and,**
- **habitat regulations mitigation, and,**
- **County Council s106 obligation monitoring fund.**

**and the following conditions:**

### Conditions:

1. The development to which this permission relates must be begun not later than the expiration of two years from the final approval of the reserved matters or, in the case of approval on different dates, the final approval of the last such matter to be approved.

The reason for this condition is:-

The time limit condition is imposed in order to comply with the requirements of Section 92 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development shall be carried out in accordance with the revised plans reference (and plans to be subsequently revised):

BPKEWD-SA-XX-DR-A-1006 Rev P2 site location plan phase 3

BPKEWD-IW-SH-XX-A-0001 Rev P4 Plot materials schedule

BPKEWD-IWD-SA-XX-DR-A-1002 rev P10 Site layout plan phase 3

BPKEWD-IW-09-XX-DR-A-2001 rev P2 Type 9

BPKEWD-IW-09-XX-DR-A-2000 rev P2 Type 9  
BPKEWD-IW-08-XX-DR-A-2004 rev P3 Type 8  
BPKEWD-IW-08-XX-DR-A-2003 rev P3 Type 8  
BPKEWD-IW-08-XX-DR-A-2002 rev P3 Type 8  
BPKEWD-IW-08-XX-DR-A-2001 rev P3 Type 8  
BPKEWD-IW-08-XX-DR-A-2000 rev P3 Type 8  
BPKEWD-IW-03-XX-DR-A-2001 rev P3 Type 3  
BPKEWD-IW-03-XX-DR-A-2000 rev P3 Type 3  
BPKEWD-IW-02-XX-DR-A-2003 rev P3 Type 2  
BPKEWD-IW-02-XX-DR-A-2002 rev P3 Type 2  
BPKEWD-IW-01-XX-DR-A-2007 rev P1 Type 1A  
BPKEWD-IW-01-XX-DR-A-2006 rev P1 Type 1A  
BPKEWD-IW-01-XX-DR-A-2003 rev P3 Type 1  
BPKEWD-IW-01-XX-DR-A-2002 rev P3 Type 1  
BPKEWD-IW-01-XX-DR-A-2001 rev P3 Type 1  
BPKEWD-IW-01-XX-DR-A-2000 rev P3 Type 1  
The revised Flood Risk assessment and design statement  
The planting scheme rev 02  
The landscape proposals rev 04  
received by the Local Planning Authority on 17 February 2022.

The reason for the condition is :-  
For the avoidance of doubt.

3. No works above slab level shall take place until a statement demonstrating how the dwelling will be designed and built to achieve a water consumption rate of no more than 110 litres/person/day has been first submitted to and approved in writing by the Local Planning Authority. All required water conservation measures within the approved details shall thereafter be installed and maintained to achieve this agreed rate to ensure the required water consumption is not exceeded for the lifetime of the development.

The reason for the condition is: -  
In the interests of promoting and securing water efficiency improvements to a higher standard than Building Regulations minimum standards require, to accord with adopted Local Plan Part 2 policy E7.

Note to applicant –

The imposition of this planning condition requires the development to achieve a higher standard of construction than the current minimum national requirement through Building Regulations. This requires you / the Developer to ensure that the standard is adhered to when seeking Building Regulations

Completion Notice approval (whether using local authority inspectors or third party approved inspectors).

4. No works shall commence on the site until such time as detailed plans of the roads, footways, cycleways, street lighting, foul and surface water drainage have been submitted to and approved in writing by the Local Planning Authority. All construction works shall be carried out in accordance with the approved plans.

The reason for the condition is: -

In the interests of highway safety and the proper planning of the area.

This needs to be a pre-commencement condition to ensure fundamental elements of the development that cannot be retrospectively designed and built are planned for at the earliest possible stage in the development and therefore will not lead to expensive remedial action and adversely impact on the viability of the development.

5. No works shall commence on the site until such time as detailed plans of the inclusion of fire hydrants within the development have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved plans and the hydrants provided prior to residential occupation.

The reason for the condition is: -

In the interests of public safety and the proper planning of the area.

This needs to be a pre-commencement condition to ensure fundamental elements of the development that cannot be retrospectively designed and built are planned for at the earliest possible stage in the development and therefore will not lead to expensive remedial action and adversely impact on the viability of the development.

6. Prior to the construction/occupation of the final dwelling all works shall be carried out on roads/footways/cycleways/street lighting/foul and surface water sewers in accordance with the approved specification to the satisfaction of the Local Planning Authority.

The reason for the condition is: -

To ensure satisfactory development of the site and to ensure estate roads are constructed to a standard suitable for adoption as public highway.

7. Before any dwelling is first occupied the road(s)/footway(s)/cycleway(s) shall be constructed to binder course surfacing level from the dwellings to the adjoining County road in accordance with the details to be approved in writing by the Local Planning Authority.

The reason for the condition is: -

To ensure satisfactory development of the site.

8. There shall be no occupation of the development hereby permitted until the landscaping scheme has first been provided and planted in accordance with the recommendations within the Landscaping Proposals Phase 2 document and to the timescales of a phasing plan to be first agreed in writing with the local planning authority.

The reason for the condition is:-

To deliver landscape enhancement and adequate mitigation for the loss of trees, in the interests of visual amenity and ecological enhancements.

9. There shall be no occupation of the development hereby permitted until the ecology mitigation and enhancement measures have first been carried out on site in accordance with the ecology report recommendations.

The reason for the condition is:-

To deliver wildlife enhancement in compliance with the NERC Act.

10. There shall be no occupation of the development hereby permitted until details in written and drawn form of the means by which electric vehicle charging shall be made available for common parking areas within the scheme have first been submitted to and approved in writing by the local planning authority. The works shall accord to the approved scheme and shall be retained thereafter.

The reason for the condition is: -

To allow provision for the demand for electric vehicle charging within the lifetime of the development.

Informative Notes :- Please read the following notes carefully:-

Cadent Gas own and operate the gas infrastructure within the area of your development. Please note there is an intermediate pressure gas pipeline that is in close proximity to the development. No buildings are permitted to be sited within 3m of the pipeline. This includes footings and building overhangs. The developer is to contact Cadent Gas to ensure all setting out on site will conform to this requirement: Trial holes will be required to confirm the location of the pipeline. These are to be carried out by the developer with Cadent Gas in attendance to monitor the works.

Considerations in relation to gas pipeline/s identified on site:

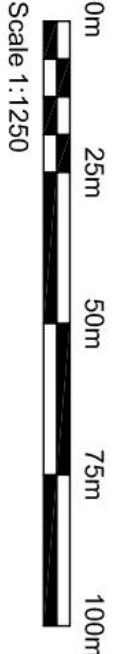
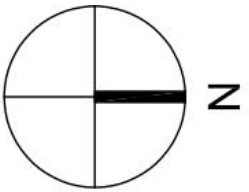
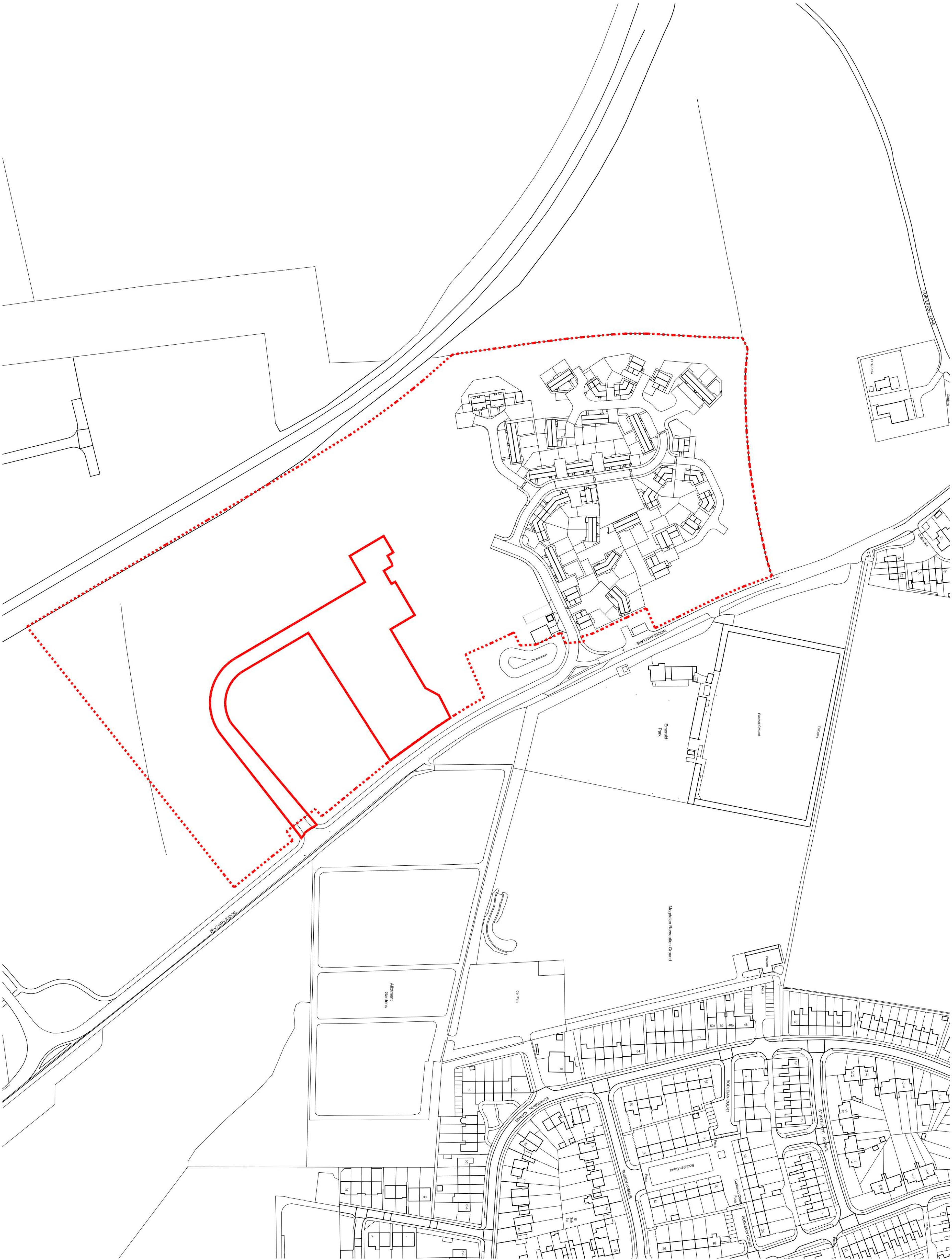
Cadent have identified operational gas apparatus within the application site boundary. This may include a legal interest (easements or wayleaves) in the land which restricts activity in proximity to Cadent assets in private land. The Applicant must ensure that proposed works do not infringe on Cadent legal rights and any details of such restrictions should be obtained from the landowner in the first instance. If buildings or structures are proposed directly

above the gas apparatus, then development should only take place following a diversion of this apparatus. The Applicant should contact Cadent Plant Protection Team at the earliest opportunity to discuss proposed diversions of apparatus to avoid any unnecessary delays. If any construction traffic is likely to cross a Cadent pipeline, then the Applicant must contact Cadent Plant Protection Team to see if any protection measures are required. All developers are required to contact Plant Protection Team for approval before carrying out any works on site and ensuring requirements are adhered to. Email: [plantprotection@cadentgas.com](mailto:plantprotection@cadentgas.com) Tel: 0800 688 58

**APPENDICES:**

- 1 – Site Location Plan – Phase 3
- 2 – Site Layout Plan – Phase 3 – subject to being revised.





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#### Legend - Site Location Plan

- Site Boundary - Phase 3
- Outline Planning Approved Boundary

P2	Road line boundary amended to temporary	10/02/22	KZ	KZ
P1	Planning Issue	16/04/21	KZ	KZ
P1	Issued to client for information	12/04/21	KZ	KZ
		Date	CHK	ADR
Project No	Scale @ A1	Drawn By		
304742	1:500	KZ		

#### Vision, form and function

Project:  
Beacon Park - Phase 3  
Gorleston

Client:  
Equinox

#### Site Location Plan - Phase 3

Drawn By	Checked By	Project No	Scale @ A1	Drawn By
BPKEWD-HWD-SA-XX-DR-A-1006	BPKEWD-HWD-SA-XX-DR-A-1006	304742	1:500	KZ
D5	PLANNING	P2		







## PLANNING APPLICATIONS CLEARED BETWEEN 13-04-22 AND 31-05-22 FOLLOWING DETERMINATION BY THE HEAD OF PLANNING UNDER DELEGATED POWERS

<b>Reference:</b>	06/20/0345/F
<b>Parish:</b>	Belton & Browston 10
<b>Proposal:</b>	Application to erect wooden framed stables and a storage lean to for hay and straw.
<b>Site:</b>	Marsh Lane Belton GREAT YARMOUTH Norfolk
<b>Applicant:</b>	Mr Powell
<b>Decision:</b>	APPROVE
<b>Reference:</b>	06/21/0015/F
<b>Parish:</b>	Belton & Browston 10
<b>Proposal:</b>	Proposed new leisure and guest annexe
<b>Site:</b>	Oak Tree Barn Hall Farm Beccles Road Belton GREAT YARMOUTH
<b>Applicant:</b>	Rattler Properties Ltd
<b>Decision:</b>	REFUSED
<b>Reference:</b>	06/21/0952/CU
<b>Parish:</b>	Belton & Browston 10
<b>Proposal:</b>	Retrospective application for change of use of barn to holiday let accommodation
<b>Site:</b>	Barn adjacent Pansy Villa Beccles Road Belton GREAT YARMOUTH
<b>Applicant:</b>	Mr S Sampson
<b>Decision:</b>	APPROVE
<b>Reference:</b>	06/20/0514/F
<b>Parish:</b>	Bradwell N 1
<b>Proposal:</b>	Variation of Condition 3 for pp 06/05/0582/F (Floodlighting to synthetic sports pitch)(Approved on appeal); 1. Reduce height of lighting poles from 15m to 10m; 2. Replace bulbs with energy efficient LED bulbs; 3. Add shielding around lights.
<b>Site:</b>	Lynn Grove Academy Lynn Grove Gorleston GREAT YARMOUTH
<b>Applicant:</b>	Mrs R Cramer
<b>Decision:</b>	APPROVE
<b>Reference:</b>	06/21/0530/CU
<b>Parish:</b>	Bradwell N 1
<b>Proposal:</b>	Proposed change of use from storage warehouse to dog day care centre
<b>Site:</b>	Vos House Vanguard Road Bradwell GREAT YARMOUTH
<b>Applicant:</b>	Miss K Jenkins
<b>Decision:</b>	REFUSED
<b>Reference:</b>	06/22/0085/NMA
<b>Parish:</b>	Bradwell N 1
<b>Proposal:</b>	Non-material amendment for pp. 06/21/0296/F - revised plans - addition of porch, modification to style of windows and part K render in lieu of face brick.
<b>Site:</b>	17 Cotman Drive Bradwell
<b>Applicant:</b>	Mr T Wymer
<b>Decision:</b>	APPROVE
<b>Reference:</b>	06/22/0092/HH
<b>Parish:</b>	Bradwell N 1
<b>Proposal:</b>	Proposed two storey front extension and single storey rear extension
<b>Site:</b>	25 Cormorant Way Bradwell GREAT YARMOUTH Norfolk
<b>Applicant:</b>	Mr and Mrs Rose

<b>Decision:</b>	APPROVE
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<b>Reference:</b>	06/22/0114/F
<b>Parish:</b>	Bradwell N 1
<b>Proposal:</b>	Proposed erection and siting of fibre exchange telecommunications infrastructure
<b>Site:</b>	Land adjacent Shuttleworth Close GREAT YARMOUTH Norfolk
<b>Applicant:</b>	City Fibre
<b>Decision:</b>	APPROVE

---

<b>Reference:</b>	06/22/0206/HH
<b>Parish:</b>	Bradwell N 1
<b>Proposal:</b>	Proposed demolition of existing garage and erection of a single storey side extension 6.7m x 5.34m.
<b>Site:</b>	26 Briar Avenue Bradwell GREAT YARMOUTH Norfolk
<b>Applicant:</b>	Mr C Oldham
<b>Decision:</b>	REFUSED

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<b>Reference:</b>	06/22/0243/HH
<b>Parish:</b>	Bradwell N 1
<b>Proposal:</b>	Single storey rear extension
<b>Site:</b>	10 Lumsden Close Bradwell GREAT YARMOUTH Norfolk
<b>Applicant:</b>	Mr R Cutler
<b>Decision:</b>	APPROVE

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<b>Reference:</b>	06/22/0378/F
<b>Parish:</b>	Bradwell N 1
<b>Proposal:</b>	Remove and replace existing cladding; Construction of north and south entrance canopies. Infill and replace roller shutter with new access doors; Installation of windows and doors to all elevations (Part Retrospective)
<b>Site:</b>	Yare House Morton Peto Road GREAT YARMOUTH
<b>Applicant:</b>	Centre 81
<b>Decision:</b>	APPROVE

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<b>Reference:</b>	06/21/0944/D
<b>Parish:</b>	Bradwell S 2
<b>Proposal:</b>	Approval of reserved matters for a Commercial mixed-use scheme to deliver Bradwell Local Centre - pp 06/13/0652/O - Outline Planning Permission
<b>Site:</b>	Wheatcroft Farm Bradwell GREAT YARMOUTH Norfolk
<b>Applicant:</b>	J Fox
<b>Decision:</b>	APP. DETAILS

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<b>Reference:</b>	06/22/0229/HH
<b>Parish:</b>	Bradwell S 2
<b>Proposal:</b>	Proposed single storey, flat roofed extension to rear of property
<b>Site:</b>	8 Flowerday Close Hopton on sea GREAT YARMOUTH Norfolk
<b>Applicant:</b>	Mr R Holland
<b>Decision:</b>	APPROVE

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<b>Reference:</b>	06/22/0232/HH
<b>Parish:</b>	Bradwell S 2
<b>Proposal:</b>	Proposed demolition of double garage and erection of two storey side extension.
<b>Site:</b>	7 Violet Close Bradwell GREAT YARMOUTH Norfolk
<b>Applicant:</b>	Mr D Chesters
<b>Decision:</b>	APPROVE

---

<b>Reference:</b>	06/22/0189/HH
<b>Parish:</b>	Burgh Castle 10

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**Proposal:** Proposed roof conversion (raising existing roof) Demolition of existing garage and new side extension  
**Site:** Somari Marsh Lane  
Burgh Castle GREAT YARMOUTH  
**Applicant:** Ms L Bennett  
**Decision:** APPROVE

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**Reference:** 06/21/0979/F  
**Parish:** Caister On Sea 3  
**Proposal:** Proposed single storey rear extension  
**Site:** 24 Drift Road Caister-on-Sea  
GREAT YARMOUTH Norfolk  
**Applicant:** Mr P Eagle  
**Decision:** APPROVE

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**Reference:** 06/21/0864/F  
**Parish:** Caister On Sea 4  
**Proposal:** Proposed front porch to existing dwelling  
**Site:** 8 Beach Road Caister on sea  
GREAT YARMOUTH Norfolk  
**Applicant:** Mr J Cannell  
**Decision:** APPROVE

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**Reference:** 06/22/0190/HH  
**Parish:** Caister On Sea 4  
**Proposal:** Proposed two storey side, rear and front extensions; single storey front extension.  
**Site:** 89 Beach Road CAISTER-ON-SEA  
Norfolk  
**Applicant:** Mr P Crowe  
**Decision:** REFUSED

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**Reference:** 06/21/0814/F  
**Parish:** Filby 6  
**Proposal:** Proposed conversion of garage to create self-contained annex for private and holiday use. Construction of new detached garage.  
**Site:** Rose Lodge Main Road  
Filby GREAT YARMOUTH  
**Applicant:** Mr & Mrs Hurren  
**Decision:** APPROVE

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**Reference:** 06/21/0995/D  
**Parish:** Fleggburgh 6  
**Proposal:** Application for approval of Reserved Matters pursuant to Outline planning permission 06/18/0436/O - details of appearance and landscaping, for residential development of 13 dwellings, access, garages and parking (Amended Description)  
**Site:** Land adj New House Tretts Lane off Rollesby Road  
Fleggburgh GREAT YARMOUTH  
**Applicant:** JDK Developments  
**Decision:** APP. DETAILS

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**Reference:** 06/22/0146/HH  
**Parish:** Fleggburgh 6  
**Proposal:** Proposed single storey rear extension and re-positioning oil tank and boiler  
**Site:** East View Cottage Town Road  
Fleggburgh GREAT YARMOUTH  
**Applicant:** Mr J and Mrs L Howlett  
**Decision:** APPROVE

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**Reference:** 06/22/0202/HH  
**Parish:** Fleggburgh 6  
**Proposal:** Proposed erection of single storey 'Garden Room' with a flat roof within rear garden of property.  
**Site:** 2 Bygone Close  
Fleggburgh  
**Applicant:** Mr A Pillar

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<b>Decision:</b>	APPROVE
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<b>Reference:</b>	06/21/0397/O
<b>Parish:</b>	Great Yarmouth 5
<b>Proposal:</b>	Outline Application including full details of access & layout (with matters of appearance, landscaping and scale reserved for future approval), for the proposed demolition of existing dwelling and outbuildings and the erection of 7 no. new 4-bedroom residential dwellings
<b>Site:</b>	130 Burgh Road Gorleston GREAT YARMOUTH Norfolk
<b>Applicant:</b>	Mr & Mrs Fackman
<b>Decision:</b>	REFUSED

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<b>Reference:</b>	06/21/0941/F
<b>Parish:</b>	Great Yarmouth 5
<b>Proposal:</b>	Proposed extension and conversion of existing building to create 16 self contained holiday flats
<b>Site:</b>	Regency Hotel 5 North Drive GREAT YARMOUTH Norfolk
<b>Applicant:</b>	Mr J Masrani
<b>Decision:</b>	APPROVE

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<b>Reference:</b>	06/22/0251/HH
<b>Parish:</b>	Great Yarmouth 5
<b>Proposal:</b>	Proposed 2 storey side extension; proposed single storey porch extension; demolition of outbuilding.
<b>Site:</b>	5 St Hildas Crescent Gorleston Great Yarmouth
<b>Applicant:</b>	Mr S Bishop
<b>Decision:</b>	APPROVE

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<b>Reference:</b>	06/22/0271/NMA
<b>Parish:</b>	Great Yarmouth 5
<b>Proposal:</b>	Non-material amendment for pp. 06/21/0919/F - reduction in size of previously approved rear extension.
<b>Site:</b>	3 Claydon Grove Gorleston Great Yarmouth
<b>Applicant:</b>	Mr G Baker
<b>Decision:</b>	Accept Amend Notice

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<b>Reference:</b>	06/22/0040/HH
<b>Parish:</b>	Great Yarmouth 7
<b>Proposal:</b>	Proposed single storey rear extension to provide attendant living accommodation for care assistance including rear dormer window.
<b>Site:</b>	64 Links Road Hopton GREAT YARMOUTH
<b>Applicant:</b>	Mr N Penegar-Mills
<b>Decision:</b>	APPROVE

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<b>Reference:</b>	06/22/0081/HH
<b>Parish:</b>	Great Yarmouth 7
<b>Proposal:</b>	Proposed one and a half storey side extension.
<b>Site:</b>	6A Cliff Hill Gorleston Great Yarmouth
<b>Applicant:</b>	Mr & Mrs G & L Rawlings
<b>Decision:</b>	APPROVE

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<b>Reference:</b>	06/22/0187/HH
<b>Parish:</b>	Great Yarmouth 7
<b>Proposal:</b>	Proposed single storey rear extension
<b>Site:</b>	66 Springfield Road Gorleston GREAT YARMOUTH Norfolk
<b>Applicant:</b>	Mr R Humphrey
<b>Decision:</b>	APPROVE

<b>Reference:</b>	06/21/0830/F
<b>Parish:</b>	Great Yarmouth 9
<b>Proposal:</b>	Proposal to install an MOT testing bay (and include this facility under future permitted use of building)
<b>Site:</b>	The Breydon Centre Unit 11 Brinell Way GREAT YARMOUTH
<b>Applicant:</b>	Mr M Mancini
<b>Decision:</b>	APPROVE
<b>Reference:</b>	06/22/0217/HH
<b>Parish:</b>	Great Yarmouth 9
<b>Proposal:</b>	Proposed single storey front extension
<b>Site:</b>	33 Mill Road Cobholm GREAT YARMOUTH Norfolk
<b>Applicant:</b>	Mr & Mrs McGovern
<b>Decision:</b>	APPROVE
<b>Reference:</b>	06/22/0087/HH
<b>Parish:</b>	Great Yarmouth 11
<b>Proposal:</b>	Proposed single storey rear extension
<b>Site:</b>	33 Middleton Road Gorleston GREAT YARMOUTH Norfolk
<b>Applicant:</b>	Mr M & Mrs P Head
<b>Decision:</b>	APPROVE
<b>Reference:</b>	06/22/0176/F
<b>Parish:</b>	Great Yarmouth 11
<b>Proposal:</b>	Proposed erection of new two storey Air Handling Unit (AHU) gantry with roof to internal courtyard
<b>Site:</b>	James Paget Hospital Lowestoft Road Gorleston GREAT YARMOUTH
<b>Applicant:</b>	Mr P Coe
<b>Decision:</b>	APPROVE
<b>Reference:</b>	06/22/0198/NMA
<b>Parish:</b>	Great Yarmouth 11
<b>Proposal:</b>	Non-material amendment for pp. 06/21/0611/F - single storey rear extension - replace lantern roof to a flat skylight window and reduce window size in toilet.
<b>Site:</b>	23 St Johns Avenue Gorleston Great Yarmouth
<b>Applicant:</b>	Mr V Meckauskas
<b>Decision:</b>	Accept Amend Notice
<b>Reference:</b>	06/22/0256/F
<b>Parish:</b>	Great Yarmouth 11
<b>Proposal:</b>	Proposed development of a Diagnostic Assessment Centre (Class Ee), together with associated drop off car parking, highway works, drainage works and landscaping
<b>Site:</b>	James Paget Hospital Lowestoft Road Gorleston GREAT YARMOUTH
<b>Applicant:</b>	-
<b>Decision:</b>	APPROVE
<b>Reference:</b>	06/20/0165/CU
<b>Parish:</b>	Great Yarmouth 14
<b>Proposal:</b>	Change of use from Class C3 residential property to Class C4 small HMO (4 bedrooms)(retrospective)
<b>Site:</b>	1 Barrack Road GREAT YARMOUTH Norfolk
<b>Applicant:</b>	Mr D Jacobs
<b>Decision:</b>	APPROVE
<b>Reference:</b>	06/20/0701/LB
<b>Parish:</b>	Great Yarmouth 14
<b>Proposal:</b>	Internal alterations and repairs including fix and replace windows and doors; new bathroom; remove chimney; replace shop front; roof

<b>Site:</b>	142 King Street GREAT YARMOUTH
<b>Applicant:</b>	Norfolk
<b>Decision:</b>	Mr K Suliman LIST.BLD.REFUSE
<b>Reference:</b>	06/22/0210/F
<b>Parish:</b>	Great Yarmouth 14
<b>Proposal:</b>	Replacement of existing conservatory glass roof with insulated imitation slate finished roof.
<b>Site:</b>	Park House 6 Alexandra Road Great Yarmouth
<b>Applicant:</b>	Mr T Lyons
<b>Decision:</b>	APPROVE
<b>Reference:</b>	06/21/0380/F
<b>Parish:</b>	Great Yarmouth 15
<b>Proposal:</b>	Proposed conversion and extension of existing warehouse to create a two bedroom flat with two garages
<b>Site:</b>	24 Apollo Walk GREAT YARMOUTH Norfolk
<b>Applicant:</b>	Mrs J Harfield
<b>Decision:</b>	APPROVE
<b>Reference:</b>	06/21/0613/F
<b>Parish:</b>	Great Yarmouth 15
<b>Proposal:</b>	Proposed change of use to restaurant with take away facility. Including a rear extension over yard and installation of a commercial extractor fan to rear of building
<b>Site:</b>	72 Marine Parade GREAT YARMOUTH Norfolk
<b>Applicant:</b>	Mr G Qian
<b>Decision:</b>	APPROVE
<b>Reference:</b>	06/21/0628/F
<b>Parish:</b>	Great Yarmouth 15
<b>Proposal:</b>	Demolition of Centre 81 buildings; construction of eight three-storey, three-bedroomed dwellings and garages on ground floor; additional parking space to front
<b>Site:</b>	Tar Works Road GREAT YARMOUTH (former Centre 81)
<b>Applicant:</b>	Mr A Pembroke
<b>Decision:</b>	APPROVE
<b>Reference:</b>	06/21/0966/CU
<b>Parish:</b>	Great Yarmouth 15
<b>Proposal:</b>	Retrospective change of use from retail shop to a two-bedroomed flat and external alterations to remove retail shopfront
<b>Site:</b>	72 St Nicholas Road GREAT YARMOUTH Norfolk
<b>Applicant:</b>	Mr R Elhasani
<b>Decision:</b>	REFUSED
<b>Reference:</b>	06/22/0034/F
<b>Parish:</b>	Great Yarmouth 15
<b>Proposal:</b>	Proposed shopfront alterations
<b>Site:</b>	19 Market Place GREAT YARMOUTH Norfolk
<b>Applicant:</b>	ESA Trading Limited
<b>Decision:</b>	APPROVE
<b>Reference:</b>	06/22/0035/A
<b>Parish:</b>	Great Yarmouth 15
<b>Proposal:</b>	Proposed shopfront alterations and advertisement consent for new signage
<b>Site:</b>	19 Market Place GREAT YARMOUTH Norfolk
<b>Applicant:</b>	ESA Trading Limited
<b>Decision:</b>	ADV. CONSENT



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**Reference:** 06/22/0178/F  
**Parish:** Great Yarmouth 15  
**Proposal:** Proposed change of use of first floor to 1 no. holiday let with associated internal alterations; installation of new windows and roof lights; internal alterations to ground floor creating flexible use under Class E.  
**Site:** Flat 1 Whitefriars Court 1 Stonecutters Way  
Great Yarmouth  
**Applicant:** Ms G Harwood  
**Decision:** APPROVE

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**Reference:** 06/21/0220/CU  
**Parish:** Great Yarmouth 19  
**Proposal:** Change of use of ground floor from salon to Hot Food Takeaway; Installation of an extraction flue to the rear  
**Site:** 127 High Street Gorleston  
GREAT YARMOUTH Norfolk  
**Applicant:** Mr J Gregg  
**Decision:** APPROVE

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**Reference:** 06/22/0077/F  
**Parish:** Great Yarmouth 19  
**Proposal:** Proposed development of land and construction of a detached three bedroomed house.  
**Site:** Site Off Priory Street Rear of 199 High Street  
Gorleston Great Yarmouth  
**Applicant:** Ms M Marques Neves  
**Decision:** REFUSED

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**Reference:** 06/22/0193/F  
**Parish:** Great Yarmouth 19  
**Proposal:** Proposed conversion of redundant caretakers house to teaching facilities; inclusion of single storey front and side extensions.  
**Site:** East Norfolk Sixth Form College Church Lane  
Gorleston Great Yarmouth  
**Applicant:** Dr C Richards  
**Decision:** APPROVE

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**Reference:** 06/22/0214/F  
**Parish:** Great Yarmouth 19  
**Proposal:** Proposed minor amendments to elevations, replacement cladding, new louvres, alterations to entrance and installation of external plant and air handling units  
**Site:** Unit 2 Pasteur Road  
Great Yarmouth  
**Applicant:** R Cobb  
**Decision:** APPROVE

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**Reference:** 06/21/0849/F  
**Parish:** Great Yarmouth 21  
**Proposal:** Proposed dropped kerb for vehicular access.  
**Site:** 31 Jellicoe Road GREAT YARMOUTH  
Norfolk  
**Applicant:** Ms L Gordon  
**Decision:** APPROVE

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**Reference:** 06/22/0049/HH  
**Parish:** Great Yarmouth 21  
**Proposal:** Proposed single storey side and rear extensions; new front porch and internal alterations  
**Site:** 9 Blake Road GREAT YARMOUTH  
Norfolk  
**Applicant:** Mr Z Pieri  
**Decision:** APPROVE

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**Reference:** 06/22/0059/HH  
**Parish:** Great Yarmouth 21  
**Proposal:** Proposed construction of brick built orangery to rear elevation.

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<b>Site:</b>	1 Fisher Avenue
<b>Applicant:</b>	Great Yarmouth
<b>Decision:</b>	MRS MACNICOL APPROVE
<b>Reference:</b>	06/22/0089/F
<b>Parish:</b>	Great Yarmouth 21
<b>Proposal:</b>	Proposed erection of a jump tower
<b>Site:</b>	Seashore Holiday Park North Drive GREAT YARMOUTH Norfolk
<b>Applicant:</b>	Haven Leisure Limited
<b>Decision:</b>	APPROVE
<b>Reference:</b>	06/22/0207/HH
<b>Parish:</b>	Great Yarmouth 21
<b>Proposal:</b>	Proposed new conservatory to the rear elevation 4m x 3m.
<b>Site:</b>	21 Blake Road Great Yarmouth NR30 4LT
<b>Applicant:</b>	Mr Mavroudis
<b>Decision:</b>	APPROVE
<b>Reference:</b>	06/22/0221/VCF
<b>Parish:</b>	Hemsby 8
<b>Proposal:</b>	Variation of condition 12 of pp 06/21/0207/F - Sub-division of garden to form three plots for two bungalows and detached house and garage -To retain only tree T1 and fell trees on north boundary due to poor condition
<b>Site:</b>	Branton House North Road Hemsby GREAT YARMOUTH
<b>Applicant:</b>	Mr Warren Bensley
<b>Decision:</b>	REFUSED
<b>Reference:</b>	06/22/0228/PDE
<b>Parish:</b>	Hemsby 8
<b>Proposal:</b>	Prior approval notification - larger home extension - single storey rear extension.
<b>Site:</b>	56 Stable Field Way Hemsby GREAT YARMOUTH Norfolk
<b>Applicant:</b>	Mr S Beales
<b>Decision:</b>	PERMITTED DEV.
<b>Reference:</b>	06/21/1037/F
<b>Parish:</b>	Hopton On Sea 2
<b>Proposal:</b>	Proposed subdivision of garden to form plot for detached house and garage
<b>Site:</b>	54 Warren Road Hopton GREAT YARMOUTH Norfolk
<b>Applicant:</b>	Dr and Mrs Watson
<b>Decision:</b>	APPROVE
<b>Reference:</b>	06/22/0098/HH
<b>Parish:</b>	Martham 13
<b>Proposal:</b>	Proposed single storey rear extension and window alteration to front elevation
<b>Site:</b>	5 Peartree Avenue Martham GREAT YARMOUTH Norfolk
<b>Applicant:</b>	Mr J Mudge
<b>Decision:</b>	APPROVE
<b>Reference:</b>	06/22/0174/F
<b>Parish:</b>	Martham 13
<b>Proposal:</b>	Proposed installation of 4No. small antennas measuring approximately 335 x 227mm to be located externally within the castellation of the tower on each elevation, 4 No. free standing frames on the roof of the tower and 2 No. GPS antenna which are located on the freestanding frames behind the parapet and ancillary development thereto
<b>Site:</b>	St Mary The Virgin Church Black Street Martham GREAT YARMOUTH
<b>Applicant:</b>	NET
<b>Decision:</b>	APPROVE

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**Reference:** 06/22/0267/HH  
**Parish:** Martham 13  
**Proposal:** Proposed single storey front extension  
**Site:** 20 Clarendon Drive Martham  
GREAT YARMOUTH Norfolk  
**Applicant:** Mr S Balls  
**Decision:** APPROVE

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**Reference:** 06/21/0712/F  
**Parish:** Mautby 6  
**Proposal:** Variation of condition 2 of planning permission 06/20/0325/F (change of use of agricultural land to residential with erection of stables/storage building) to propose change of size and design of building  
**Site:** 7 Blanks Close Hall Road  
Mautby GREAT YARMOUTH  
**Applicant:** Mr and Mrs E Thompson  
**Decision:** APPROVE

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**Reference:** 06/21/0664/F  
**Parish:** Ormesby St.Marg 16  
**Proposal:** Garage with attic storage  
**Site:** Lily Bate Barn Scratby Road Ormesby St Margaret  
GREAT YARMOUTH (land south and west of)  
**Applicant:** Mr A and Mrs R Calver  
**Decision:** APPROVE

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**Reference:** 06/22/0046/HH  
**Parish:** Ormesby St.Marg 16  
**Proposal:** installation of dormer windows to the second floor to facilitate a new second floor bedroom and dormer windows to the first floor to form a bedroom and en-suite extension  
**Site:** Twin Oaks Private Road  
Ormesby St Margaret GREAT YARMOUTH  
**Applicant:** Mr S and Mrs J Cleevely  
**Decision:** APPROVE

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**Reference:** 06/22/0091/O  
**Parish:** Ormesby St.Marg 16  
**Proposal:** Outline application with details of access and layout, for proposed erection of pair of semi-detached dwellings (landscaping, appearance and scale reserved for future determination)  
**Site:** Tarn House Yarmouth Road  
ORMESBY Norfolk  
**Applicant:** Mr B Lekerman  
**Decision:** REFUSED

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**Reference:** 06/22/0175/F  
**Parish:** Ormesby St.Marg 16  
**Proposal:** Proposal to insert two roof lights in front elevation and replacement of roof tiles  
**Site:** 13a North Road Ormesby St Margaret  
GREAT YARMOUTH Norfolk  
**Applicant:** Mr C Calnon  
**Decision:** APPROVE

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**Reference:** 06/22/0216/HH  
**Parish:** Ormesby St.Marg 16  
**Proposal:** Proposed link single storey extension  
**Site:** Four Oaks 3 Cromer Road  
Ormesby St Margaret W Scratby  
**Applicant:** Mr & Mrs Bensley  
**Decision:** APPROVE

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**Reference:** 06/22/0219/NMA  
**Parish:** Ormesby St.Michael16  
**Proposal:** Non-material amendment for pp 06/20/0004/F - extend front elevation by 1m  
**Site:** Casa Nuestra Main Road [Page 71 of 75](#)  
Ormesby St Michael GREAT YARMOUTH

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<b>Applicant:</b>	Simon Leggett
<b>Decision:</b>	REFUSED
<b>Reference:</b>	06/22/0029/F
<b>Parish:</b>	Rollesby 13
<b>Proposal:</b>	Proposed change of use of grazing land to manege (equestrian use) with boundary fencing
<b>Site:</b>	Willow Farm Heath Road Rollesby GREAT YARMOUTH
<b>Applicant:</b>	Miss L Sims
<b>Decision:</b>	APPROVE
<b>Reference:</b>	06/22/0185/HH
<b>Parish:</b>	Somerton 8
<b>Proposal:</b>	Proposed installation of 25no. JA 380 watts Photovoltaic (PV) Solar Panels constructed on a Ground Mounted System consisting of 5 x 5 rows of panels measuring a surface area of 5.26m x 22m. Height of the proposed PV Array 1.45m
<b>Site:</b>	7 Bloodhills Farm Bloodhills Road Somerton GREAT YARMOUTH
<b>Applicant:</b>	Mr I Pallister
<b>Decision:</b>	APPROVE
<b>Reference:</b>	06/22/0027/HH
<b>Parish:</b>	Thurne 13
<b>Proposal:</b>	Retrospective erection of a single storey oak & brick framed garden room to front elevation of property
<b>Site:</b>	Stable Barn Repps Road Thurne GREAT YARMOUTH
<b>Applicant:</b>	Mr G Randall
<b>Decision:</b>	APPROVE
<b>Reference:</b>	06/22/0088/F
<b>Parish:</b>	Winterton 8
<b>Proposal:</b>	Proposed installation of temporary welfare & visitor structure - Geodesic / Rental portacabin
<b>Site:</b>	Land adj. Winterton Dunes Beach Road Winterton GREAT YARMOUTH
<b>Applicant:</b>	Ms Alice Skehel
<b>Decision:</b>	APPROVE

PLANNING APPLICATIONS CLEARED BETWEEN 13-APR-22 AND 31-MAY-22 FOLLOWING DETERMINATION BY THE DEVELOPMENT CONTROL COMMITTEE

REFERENCE	06/21/1018/CU
PARISH	Great Yarmouth 7
PROPOSAL	Change of use to allow three mobile concessions (sui generis) serving hot and cold food and drinks
SITE	Car Park East of 70-75 Marine Parade Gorleston
APPLICANT	GREAT YARMOUTH
DECISION	Great Yarmouth Borough Council APPROVE
REFERENCE	06/22/0093/F
PARISH	Great Yarmouth 7
PROPOSAL	Agricultural building purpose built
SITE	Lower Esplanade Gorleston
APPLICANT	GREAT YARMOUTH
DECISION	Great Yarmouth Borough Council APPROVE
REFERENCE	06/21/0585/F
PARISH	Great Yarmouth 14
PROPOSAL	Proposed installation of 1no. 5m tall heavy duty steel column and associated feature lighting projection apparatus
SITE	Town Hall (Land north of) Hall Quay
APPLICANT	GREAT YARMOUTH
DECISION	Mr M Stephenson APPROVE
REFERENCE	06/22/0058/LB
PARISH	Great Yarmouth 15
PROPOSAL	Refurbishment of former Tennis Pavilion & internal additions to provide facilities & changing rooms
SITE	Tennis Pavilion Wellesley Recreation Ground
APPLICANT	Wellesley Road GREAT YARMOUTH
DECISION	Great Yarmouth Borough Council LIST.BLD.APP
REFERENCE	06/22/0109/F
PARISH	Great Yarmouth 15
PROPOSAL	Proposed creation of Community 3G Football Turf Pitch with associated works including refurbishment of
SITE	Wellesley Recreation Ground Wellesley Road
APPLICANT	GREAT YARMOUTH Norfolk
DECISION	Great Yarmouth Borough Council APPROVE
REFERENCE	06/21/0917/F
PARISH	Martham 13
PROPOSAL	Conversion of existing barn to 2 dwellings and erection of 44 dwellings and associated infrastructure
SITE	Somerton Road (Land to South of) & White Street (East of) Church Farm
APPLICANT	Martham Great Yarmouth
DECISION	Mr and Mrs H J E Cary APPROVE



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**APPLICATION APPEALS DETERMINED BETWEEN 13-APR-22 AND 31-MAY-22**  
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Reference : **06/20/0421/F**

Unique No.

1170

Appellant : Mr A Beck

Site :

64 Beccles Road  
Bradwell  
GREAT YARMOUTH  
Norfolk

Proposal :

Development of site to
construct 4no. detached
bungalows and garages

Decision : **AC**

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\*\*\*\*\* END OF REPORT \*\*\*\*\*  
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