



GREAT YARMOUTH
BOROUGH COUNCIL

Development Control Committee

Date: Wednesday, 14 October 2020

Time: 16:00

Venue: Remotely

Address: [Venue Address]

AGENDA

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

Agenda Contents

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

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

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

Conduct

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

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

DEVELOPMENT CONTROL COMMITTEE

PUBLIC CONSULTATION PROCEDURE

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

Protocol

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

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

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

1 APOLOGIES FOR ABSENCE

To receive any apologies for absence.

2 DECLARATIONS OF INTEREST

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

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

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

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

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

3 MINUTES

5 - 11

To confirm the minutes of the meeting held on the 16 September 2020.

4 APPLICATION 06-20-0313-F - LAND OFF SCRATBY ROAD, SCRATBY, GREAT YARMOUTH

12 - 27

Report attached.

5 APPLICATION 06-19-0697-D- LOWESTOFT ROAD (LAND EAST OF) HOPTON

28 - 38

Report attached.

6 APPLICATION 06-19-0694-F - SEALIFE CENTRE, MARINE PARADE, GREAT YARMOUTH

39 - 50

Report attached.

7 DELEGATED DECISIONS MADE BETWEEN 1 SEPTEMBER AND 51 - 61
30 SEPTEMBER 2020

Report attached.

8 ANY OTHER BUSINESS

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

Development Control Committee

Minutes

Wednesday, 16 September 2020 at 16:00

PRESENT:-

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

Mr D Minns (Planning Manager), Mr C Green (Planning Officer), Mr R Tate (Planning Officer), Ms C Whatling (Monitoring Officer), Mr A Yardley (Digital Improvement Manager) & Mrs S Wintle (Corporate Services Manager).

1 APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillor B Wright.

2 DECLARATIONS OF INTEREST

Councillors Bird, P Hammond, Wainwright & Williamson declared a personal interest in item 4, as they were Members of the Great Yarmouth Town Centre Masterplan Working Group and Councillor Williamson was also the Chairman of the Great Yarmouth Preservation Trust. The Councillors left the virtual meeting whilst the matter was dealt with.

Councillor Freeman declared a personal interest in item 5 as he was a Parish

Councillor of Ormesby St. Margaret with Scratby Parish Council. However, in accordance with the Council's Constitution, he was allowed to both speak and vote on the matter.

3 MINUTES

The minutes of the meeting held on 19 August 2020 were confirmed by assent.

4 APPLICATION 06-20-0217-F - GREAT YARMOUTH MARKET PLACE, GREAT YARMOUTH

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

The Planning Manager reported that the application proposed the demolition of the existing market structure which was provided in 1992 and replace it with a modern, purpose built structure aimed at creating a more pleasing retail environment for both customers and retailers. The rectangular building would have a single pitch roof and incorporate areas of glazing to maximise natural light. The proposed building would house 30 permanent stalls together with pop up and seating areas.

The Planning Manager reported that the external structure, as submitted, comprised a timber frame clad in light weight copper coloured perforated metal panels with a zinc and glazed roof. Internally, the stalls would be clad in timber as designed as a repeated timber framed structure which was repeated every 5 metres to allow the building to be extended in the future, if required.

The Planning Manager reported that the site was located towards the southern end of the Market Place. The proposed building was single storey with a graded height maximum from 6.5 to 8.5m and approximately 21m wide, and 85m long, including the over-hanging roof. The site is within designated Conservation Area No. 2 which included the Market Place, Rows and North Quay. There were eight, Grade II Listed Buildings between Regent Road and The Conge, with three of these listings adjacent to the site of the market structure.

The Planning Manager reported that since submission, the design had been subject to adjustment and further clarification following the consultation response from Historic England. The amendments include adjustment to the internal layout which better reflected the buildings that surrounded the market and provided clear east-west permeability across the building. The roof eaves of the ridge line had been developed further with the roof stepping up towards The Minster. Each of these steps related to an east-west crossing within the building. This was further reflected in the roof where each crossing point was

glazed, this also occurred along the central aisle with high level glazing along the ridge. The large overhangs to the north and south had been removed and more focus had been placed on the structural columns. The external material had been amended to timber following comments and the structural columns were articulated more clearly. The V columns when viewed externally, indicated entrance points and crossings around the building.

The Planning Manager reported that the application was supported by a number of reports including:

- Heritage Impact Assessment
- Regeneration Statement
- Planning Statement
- Design & Access Statement
- Ventilation & Extraction Strategy
- Sustainability Statement
- Drainage Statement; and
- Site Context Report.

The Planning Manager reported that consultations had been undertaken with the 2 day and 6 day market traders. A representation in support of the proposal had been received from County Councillor Castle.

The Planning Manager reported the responses from the following external consultees who had been consulted on the scheme and any requested conditions if permission was granted; NCC Local Highways Authority, Anglian Water, Essex & Suffolk Water, Norfolk Fire & Rescue Service, Norfolk Police Counter Terrorism Security Adviser, NCC Minerals, Resilience Officer, NCC Historic Environment Officer, GYBC Conservation/Design Officer & Environmental Health.

The Planning Manager discussed how the application aligned with the Council's Core Strategy, adopted 21 December 2015 & the National Planning Policy Framework (NPPF). The Planning Manager then explained how the proposal fitted in to the design and historical context of the market place as the Council, was subject to section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 which stated that "In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses".

The Planning Manager detailed how the application complied with the Council's Local Planning Policy; the Development Plan, Core Policy CS7, Policy CS1, Policy CS9 & Policy CS12 and the emerging local planning policies, Policy GY1, Policy R1, Policy R6 & Policy E5 and that it required proposals to be supported by a heritage Impact Assessment where a proposal had the potential; to impact on heritage assets or their settings. Other material considerations were the Great Yarmouth Town Centre Masterplan (May 2017) and the proposal addressed most aspects of the national Design Guide in

respect of the following characteristics; Context - enhancing its surroundings, Identity - attractive & distinctive, Movement - accessible and easy to move around; and Public Spaces - safe, social & inclusive.

The Planning Manager concluded that the proposal was broadly compliant with the existing and emerging Local Plan and National Planning Policies. The development provided an opportunity to visually and practically enhance the heart of the Town Centre, improving access and flexibility of use, with the new design of the Market Place forming a central and vibrant part of the economic and visual enhancement of the Town Centre compatible with its historic surroundings.

The Planning Manager reported that the application as recommended for approval subject to the revised plans, conditions set out in the report and consideration of the further consultation response from Historic England.

RESOLVED :-

That application number 06/20/0217/F be approved subject to the revised plans, conditions set out in the report and consideration of the further consultation response from Historic England.

5 APPLICATION 06-20-0156-O - LAND OFF FOSTER CLOSE, ORMESBY ST MARGARET

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

The Planning Officer reported that the site was situated to the south of 74 Station Road, Beechcroft, Ormesby St Margaret and access to the site is through land that was part of its curtilage and which benefited from planning permission for a seven unit scheme. This is taken off a stub called Foster Close currently offering access to two dwellings.

The Planning Officer reported that Ormesby was categorised as a larger village where 30% of development was expected to take place. The site was farmland, mainly Grade 1 agricultural land and outside the village residential boundary and part of the conservation area touched the site boundary in the south west corner.

The Planning Officer reported that this was an outline application with access being the one matter identified as being for consideration. The submitted drawings were therefore indicative only. However, because of the affordable homes legal agreement for onsite provision regarding conclusion before approval in outline, the numbers of properties proposed is considered established as part of this application. At this stage, the indicative proposal is to construct a mix of three and four bedroom houses totaling 33 properties, arranged around a looped access.

The Planning Officer reported that the following documents had accompanied the application; Planning Statement/Design & Access Statement, Flood Risk Assessment & Drainage , Habitat Regulations Assessment, Indicative Plans & elevations & Preliminary Ecological Assessment (received 27/07/20). It had now been confirmed by the County that a Transport Statement was not required since the details of the junction geometry had been provided.

The Planning Officer reported that the Parish Council and several local residents had objected to the development (as detailed on page 40 of the report). The Planning Officer informed the Committee that it might be possible that suitable materials might be extracted for use on site and a mineral investigation condition had been requested by Norfolk County Council. If the application was approved, prior to the first reserved matters application being submitted, a newt survey would be required as part of the application process as a single newt was found during a previous survey undertaken in 2017.

The Planning Officer reported that the application was recommended for approval subject to s106 affordable housing and conditions detailed in the report.

Councillor A Wright voiced his displeasure that the application site was Grade 1 Agricultural Land and asked for clarification as to whether Ormesby St Margaret had a Neighbourhood Plan in progress/place.

Councillor Myers asked for clarification regarding the suitability of access to the site via Station Road for the delivery of building material via heavy goods vehicles.

Councillor Freeman asked for clarification regarding the drainage strategy for the site. The Planning Officer reported that the Lead Local Flood Authority were happy with the proposed drainage scheme.

Ms Kothari, Mr Roberts, Mr Sparkes, Mrs McKay & Mrs Anderson, who were local residents and objected to the proposal addressed the Committee and strongly urged them to refuse the application on the grounds of unsuitable vehicular access, loss of wildlife habitat, over-development, parking issues, an unacceptable increase in the number of vehicular movements in and out of the development, loss of privacy, over-looking, light and noise pollution and flooding concerns.

Councillor Freeman, Parish Councillor & Ward Councillor addressed the Committee and reiterated the concerns of the residents to the application. He was concerned that vital information was being reported to the Committee at the meeting and that this was not fair to the local community who did not have all the necessary information to hand to assist them in making an informed planning decision which would affect their village and asked that the application be deferred to allow it to be fully reassessed.

Councillor A Wight reiterated his concern regarding the loss of Grade 1 Agricultural Land. Councillor P Hammond was concerned that the proposed

site was not one of the identified development sites for Ormesby in the Local Plan.

Councillor Wainwright reported that it would be difficult for the Committee to refuse the application as the Council did not have a five year housing land supply and he was disappointed that the proposal did not contain any 2 bedroom starter homes to assist young people to get on the housing ladder in the northern parishes. He suggested that a condition should be added to ensure that the build out of the permission, if granted, would commence within the next two years.

The Planning Manager reported that a condition regarding the build out time could be conditioned with the reserved matters application submission time reduced to one year. However, if Members were minded to refuse the application, he would rather the application be deferred to allow officers time to assess whether an alternative access to the site was possible for construction vehicles and if not, to seek sustainable grounds for refusal.

Councillor Freeman reported that Ormesby St Margaret was in the process of working up a Neighbourhood Plan and that the Parish Council welcomed good applications resulting in quality developments for its residents and that he would support the Planning Manager's request for a deferral of the application. This motion was proposed by Councillor Myers seconded by Councillor P Hammond.

Following a vote on the motion that the application be deferred, it was
RESOLVED:-

That application number 06/20/0156/O be deferred.

6 APPLICATION 06-19-0694-F - SEALIFE CENTRE, MARINE PARADE, GREAT YARMOUTH

The Chairman asked that this application be deferred, as it had come to light that persons who had made representations and wished to speak at the meeting had not been informed that the application was being heard at Committee this evening. Therefore, to ensure transparent and open democracy, the Chairman asked that this application be deferred to the next meeting.

RESOLVED:-

That application number 06/19/0694/F be deferred.

7 DELEGATED DECISIONS MADE BETWEEN 1 - 31 AUGUST 2020

The Committee received and confirmed by assent the planning applications cleared between 1 - 31 August 2020.

8 OMBUDSMAN AND APPEAL DECISIONS

The Committee received, considered and noted the appeal decisions as reported by the Planning Manager.

9 ANY OTHER BUSINESS

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

The meeting ended at: 18:00

Reference: 06/20/0313/F

Parish: Ormesby St Margaret with Scratby

Officer: Chris Green

Expiry Date: 4/10/20

Applicant: Badger Builders

Proposal: Residential development of 67 dwellings, vehicular access, landscaping, open space and associated infrastructure

Site: Land off Scratby Road, Scratby, Great Yarmouth.

REPORT

1. Background

- 1.1** This land is beyond the development limits for the village and in a relatively remote location. Recommendation is for refusal

2. Site and Context

- 2.1** This site is currently an open field of 3.11 hectares and owned by Pages Farm. It is classified as Grade 1 agricultural land. This is within the Habitat Regulations Assessment zone within 2.5 to 5km of a habitat of significance. The landscape character assessment places the land within the G3: Ormesby and Filby Settled Farmland
- 2.2** Scratby has a physical limit line running along Beach Road around 50m to the north of this site and there have been recent permissions on land outside the physical limits at the junction of Scratby Road with Beach Road and to back land immediately north of this site also in the ownership of the local farmer, as is this site.
- 2.3** The first edition ordnance survey shows land to the north of the field as being the site of "All Saints Church", this does not show as a scheduled monument and the field boundary on that map is the same as today. There is archaeological interest in the site as reflected by the consultee.
- 2.4** Along Beach Road is the subsidiary settlement of California to the east, this is classified as an area of prime holiday accommodation. To the north of this are homes of lightweight construction interspersed with more substantial rebuilds which offer permanent residential use within homes that appear

perhaps to have been intended as beach houses when the land was originally developed in the interwar period. Scratby Road is restricted to 40mph whereas Beach Road is now 30mph restricted.

- 2.5** This was until recently 60mph and the County speed mapping still shows it thus, so out of date. The "coastal clipper" bus service number 1A, runs hourly in both directions from Lowestoft to Martham, stops in both directions 100m from the site.
- 2.6** There is a footpath north of the site listed as Ormesby and Scratby FP1, this is unlit across fields a circuitous of 1.2km to the edge of the Ormesby Village. To the south of the site and opposite it, is an unnamed, single track, metalled highway with a 30mph speed limit, unlit and without footway, which debouches onto Station Road Ormesby at a point beyond lighting and footways. The distance from the proposal sit to the start of the footway on Station Road is 500m.
- 2.7** Convenience shopping and the village hall are within 200m of the proposal site.

3. Proposal

- 3.1** This The proposal is for 67 dwellings, comprising 28 bungalows and 39 houses, including a 20% (as submitted with an offer to increase this to 25%) level of affordable housing (6 no. shared equity dwellings and 7 no. affordable rented dwellings). The single storey dwellings are fringing the Scratby Road with the higher dwellings to the rear.
- 3.2** The house types are drawn from this developer's standard range of homes and grouped as detached or semidetached. There is one group of 3 dwellings terraced together at the north of the site.

3.3 Accommodation Schedule

Private:

Starston 2 Bed semi-detached/Terr house	6
Benacre 2 Bed semi-detached bungalow	8
Flixton 3 Bed detached bungalow	6
Wangford 3 Bed detached bungalow	5
Orford 3 Bed detached bungalow	4
Hulver 3 Bed semi-detached house	8
Rollesby 3 Bed detached bungalow	1
Ashby 3 Bed detached bungalow	2
Burlingham 4 Bed detached house	2
Ellingham 4 Bed detached house	1
Redgrave 4 Bed detached house	4
Yoxford 4 Bed detached house	4
Wrentham 4 Bed detached house	1
Brundall 4 Bed detached house	2

- 3.4** Shared Equity
- | | |
|------------------------------------|----|
| Hales 3 Bed semi-detached house | 2 |
| Starston 2 Bed semi-detached house | 4 |
| Affordable Rented Housing | |
| 2BB 2 Bed semi-detached bungalow | 2 |
| 2B4 2 Bed terraced house | 3 |
| 3B5 3 Bed semi-detached house | 2 |
| TOTAL | 67 |
- 3.5** Thus 23 x 2 bed types, 30 x 3 bed types and 14 x four bed types. and 13 affordable homes representing 20% in line with policy
- 3.6** The application includes the following information:
- Topographical Survey Site Layout Plan House and garage plans/elevations
 - Tree Survey/Arboricultural Method Statement Landscaping Details
 - Ecological Report
 - Shadow HRA
 - Design & Access Statement/Planning Statement (incl. Statement of Community Involvement)
 - Landscape Assessment Site Investigation/Contamination Risk Assessment
 - Transport Statement (incl. Safety Audit) Off Site Highway Improvements
 - Flood Risk Assessment and Drainage Strategy Utility Assessment
- 3.7** The applicant claims to have received pre-application information in regard to this proposal, the extent of this was an email exchange in late April pointing the enquirer to the charged preapplication advice service. The head of planning confirms no other advice was given.
- 4. Relevant Planning History**
- 4.1** Application reference 06/18/0475/O was approved in principle at committee for 19 dwellings on the northern part of this site. The section 106 agreement required before issue has not been completed and the decision has not been issued. This site would have probably provided 4 affordable homes, though numbers are not expressly mentioned in the committee report, just that 20% would be affordable
- 5. Consultations :- All consultation responses received are available online or at the Town Hall during opening hours**
- 5.1** The parish council for **Ormesby St Margaret with Scratby Parish Council** do not object but make observations and were consulted by the developer
- 5.2** The council recognises the need for new homes to be built and accepts that there is currently an approved outline application on part of the site.

- 5.3** The parish council are concerned regarding safe access from the highway when the the site was “pick your own” fruit business generating high volumes of traffic in the summer. The current 40 mph is too high, and vehicles exceed that. and the majority of vehicles drive at speeds in excess of that.
- 5.4** The developer has offered to work towards a traffic regulation orders and physical changes along the road to achieve a significant reduction in speed.
- 5.5** The access onto Scratby Road will lead to lower impact on the village than the original access to the 19 properties previously permitted which was to come off Beach Road and a crossing point of Scratby Road is shown along with a footway to the north with a crossing on Beach Road to access the village shops, parish hall and the beach, which we welcome along with the footway to the south to California Crossroads.
- 5.6** We want a 30mph speed limit on Scratby Road with appropriate speed reduction measures, coloured tarmac a “gateway entrance” to Scratby.
- 5.7** We ask for play equipment as there is none locally.
- 5.8** We require assurance that the extra properties will not cause sewage overloading the system that is often currently at peak capacity.
- 5.9** The parish would like to see a management company responsible for maintenance of the estate.
- 5.10** A substantial number of neighbours and residents of the village have objected, on the following summarised points:
- Contrary to spatial policy
 - Too many 4-bedroom properties, unaffordable for locals. In a recession who has the money to buy.
 - Archaeological issues regarding the former 16th centuries church, with ancient burial ground.
 - Safety issue accessing the main road. No walkable access to nursery, infant or junior schools with no public path to Ormesby village Lack of infrastructure (doctors, dentist, local amenities) it will mean longer waiting time and extra stress in the holiday season. Extra people, cars, children, noise etc.
 - Loss of villages character, creation of an estate.
 - Too many new houses sitting empty.
 - There will be loss of Grade one agriculture Land
 - Other sites approved locally are: Scratby 19 off Beach Road, allocated sites in Ormesby for 222 dwellings (emergent plan) and application for 33 units in Foster Close (not determined). Caister 700 units Jack Chase Way, Hemsby 93 dwellings on Yarmouth road and 190 dwellings on the former Pontins site. Giving over 1300 within a one-mile radius of this site. All these sites are better placed to access to schools, medical facilities, dentists, churches, petrol stations, good quality shops and public transport.
 - Will cause coalescence of settlement.

- This major development is against National Policy.
- The density is too low if Scratby is deemed a Core Village.
- The description seeks to mislead that Ormesby and Scratby are one village. The application address is misleading. The other land in the applicant's ownership is not edged in blue as it should be.
- The affordable mix is wrong for the need.
- The application is pre-determined by the planning department, if it were not the developer would not take the risk or the expense
- If approved Scratby will have accommodated alone 70% of the predicted requirement in the current plan for the smaller villages.

5.11 Consultations – External

Norfolk County Council

5.12 Highways – comment regarding the short-term character of the pick your own use and regards the proposed use as more intensive on that basis.

The routes to school and Ormesby generally are not analysed and their suitability not characterised, and mitigation proposed and the villages of Scratby and Ormesby St Margaret are separate entities. Adequate vision needs to be identified at the proposed off-site pedestrian crossing and by survey on the Scratby Road access.

Some of the offsite improvements offered may not be deliverable as a result of space constraint or legal impediment. There are matters of detail within the submitted layout that would need to be altered.

5.13 Rights of Way Officer – no comment

5.14 Historic Environment Service – Roman coin (metal detector) finds and presence of demolished medieval church in the vicinity justify the full suite of archaeological conditions.

5.15 Local Lead Flood Authority: No comments or observations as site is below size and 100-unit threshold for comment

5.16 Norfolk County Council Minerals Planning: no objection.

5.17 Norfolk Fire and Rescue. No objection, providing the proposal meets the Building Regulations

5.18 Norfolk Police: No objection, there have however been burglary and motor vehicle break ins recorded locally. The layout is sound, but more detail is needed regarding boundary protection in some areas. Access alleys need to be secure. On curtilage and in garage parking is good.

5.19 Norfolk CC Infrastructure: Section 106 claim to fund £140,220 for junior school place shortfall, £843 for a fire hydrant and £5025 for the library service as direct financial mitigation for the impact of development on infrastructure need

- 5.20 Norfolk County Ecologist Ecology:** There are no objections on ecological grounds although greater consideration could be given to the needs of dog walkers on site (e.g. fenced exercise/agility area and provision of a circular walk. Conditions and notes are suggested for mitigation and enhancements recommended within the applicant's report. Any lighting plan should comply with BCT and ILE guidance. A biodiversity enhancement plan is required before commencement, detailing mitigation and enhancement measures.

Consultation - Internal GYBC

- 5.21 Head of Housing:** The site is within the Northern Rural Sub Market area and a 20% affordable housing contribution required as is shown. The tenure split on this site is shown as 53% / 46% but the viability study suggests a 90%/10% split. The Homebuy register shows need as follows: 13% - 1 bed (of those half request flats) 69% - 2 bed, 16% - 3 bed, 2% - 5 bed. The average household income of those on the help to buy register is £28K per annum. For affordable rented accommodation, the Nationally Described Space Standards are used as a guide. Ground floor accommodation must meet Building Reg Part M Cat 2 as a minimum. The affordable rented housing need in this area is; 20% - 1B2P, 14% - 2B4P, 17% - 3B6P, 32% - 4B7P (Min), 17% - 5B+. An additional 4 bed property in the mix is suggested and conversion of one of the 3 bed properties into two flats. The affordable housing triggers within the proposed S106 heads of terms are acceptable. The resale mechanisms for shared ownership homes ("cascade") is commented on in a separate confidential document.

- 5.22 Resilience officer:** No objections as flood zone 1

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

- 5.24 Anglian Water:** no objection. Wastewater treatment plant and pipework has capacity for the waste water flows. Surface water discharge is proposed to be via infiltration so no comments in this regard

- 5.25 Broads Drainage Board:** no objection as infiltration rates are good

- 5.26 Natural England:** No Objection

6. Assessment of Planning Considerations:

National policy

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

- 6.2** At present the Council is unable to demonstrate a 5-year supply of deliverable housing sites. Footnote 7 of the NPPF states that this triggers the presumption in favour of sustainable development (titled balance) as stated in Paragraph 11(d) of the NPPF. There are no specific policies in the NPPF that provide a clear reason for refusing the development in accordance with paragraph 11(d)(i) (for example impact on designated natural or historic assets). Therefore, in accordance with the paragraph 11(d), the lack of five year supply should weigh heavily in favour of the application unless any adverse impacts of doing so would significantly and demonstrably outweigh benefits when assessed against the policies in the Framework taken as a whole.
- 6.3** It is considered that the public benefit of open market dwellings with the 20% affordable housing offered initially does not outweigh the impact on landscape and the openness of the land, loss of best and most versatile agricultural land and the remoteness from a full range of services and facilities and employment opportunities. The scale and nature of development proposed is therefore not considered sustainable development.
- 6.4** In addition, the lack of a five-year supply is principally down to the housing requirement from the Core Strategy which the Council considers to be out-of-date and unrealistic as documented in the emerging Local Plan. In December the Core Strategy will be five years old and therefore the housing requirement in the Core Strategy will no longer be the basis for five-year supply. Instead paragraph 73 requires the five-year supply to be assessed on the basis of the local housing need calculated using the national standard methodology set out in the NPPF. Under this the housing requirement for the five-year supply is 2,142 as opposed to 3,367. The April 2019 Five Year Supply indicates a supply of 2,302 homes over the five-year period. Therefore, against the local housing need figure the Council will have a five-year supply. Alongside the submission of the Local Plan, the Council prepared an updated five-year supply position which demonstrates that on adoption of the Local Plan the Council will have a five-year supply (Document C6 in the Local Plan examination library). This indicates that on adoption the supply will be equivalent of 7.05 years supply. Even without the proposed allocations in the emerging plan, the supply will still be in excess of 5 years.
- 6.5** Paragraph 77 of the NPPF invites local planning authorities to support rural exception sites to provide affordable housing to meet identified local needs and consider whether allowing some market housing on these sites would help to facilitate this. The revised 25% affordable housing offer made by the applicant, does not include need or viability appraisal data and is not considered to tilt the balance given the relative remoteness of the site and other factors. It has been established that the housing team would consider a predominantly affordable scheme in this location to fulfil needs, as there is identified need within the northern parishes taken as a whole. The housing team nevertheless regard the site is relatively poorly located, to serve that need dispersed as it is over this wider area, where poorer members of society often find transport costs high in terms of family income.

- 6.6** Paragraph 78 of the NPPF supports rural housing located where it will enhance or maintain the vitality of rural communities. This however is to be achieved through planning policies. There is no evidence that the expansion of the village will significantly alter the viability of the local convenience store for example.
- 6.7** Paragraph 84 states “decisions should recognise that sites to meet local business and community needs in rural areas may have to be found adjacent to or beyond existing settlements, and in locations that are not well served by public transport. In these circumstances it will be important to ensure that development is sensitive to its surroundings, does not have an unacceptable impact on local roads and exploits any opportunities to make a location more sustainable (for example by improving the scope for access on foot, by cycling or by public transport). The use of previously developed land, and sites that are physically well-related to existing settlements, should be encouraged where suitable opportunities exist. Given the lack of evidence of community need for development, it is considered that the need to develop parts of this greenfield site not already granted permission in outline is not demonstrated. The opportunities for cycle and foot access to the local school, as illustrated in the site description section is not of a good standard.
- 6.8** Paragraph 170(b) of the NPPF seeks to recognise the benefits of the best and most versatile agricultural land. The site falls within grade 1 agricultural land.

Local Policy Saved Policies of the Borough-Wide Local Plan and Adopted Core Strategy

- 6.9** The site is outside of the Development Limits defined by the existing Borough-wide Local Plan. As such the proposal is contrary to Policy Hou10 of the Borough Wide Local Plan. The supporting text to Policy CS1 of the Core Strategy makes reference to the continued approach towards development limits.
- 6.10** Growth within the borough must be delivered in a sustainable manner in accordance with Policy CS1 by balancing the delivery of new homes with new jobs and service provision, creating resilient, self-contained communities and reducing the need to travel. Key considerations include ensuring development is of a scale and in a location which contributes and supports the function of individual settlement and creates safe accessible places which promote healthy lifestyles by providing easy access to jobs, shops, community facilities by walking, cycling and public transport.
- 6.11** The site is adjacent to a ‘Secondary Village’ as identified in Policy CS2 of the Core Strategy. Secondary and Tertiary villages are only expected to deliver approximately 5% of new development. Since the beginning of the plan period 8% of new homes have been built within Secondary Villages. Based on existing consents and proposals in the emerging plan it is expected that this figure will fall to 4%. Policy CS2 states that the percentages listed in the policy

may be flexibly applied but within the context of ensuring that the majority of new housing is met within the key service centres and main towns. Unlike some other secondary villages, Scratby does not benefit from a primary school and therefore is a less sustainable location of major housing development.

- 6.12** The applicant has disputed the Council's view that services are limited, and it is accepted that there is a convenience store and community centre but the other services listed are somewhat esoteric or at some distance from the site thus increasing the likelihood of vehicle use, and crucially the schools are distant and along unlit narrow highways lacking footways. There is a nearby bus stop so it is accepted that public transport access is not poor in this location.
- 6.13** Policy CS9 - "Encouraging well-designed, distinctive places" sets out the Council's strategic expectations in terms of encouraging well-designed places. The development poorly integrates with the existing settlement in terms of connections or context. The development as such would have the appearance of a rather obvious standalone housing estate. The proposed house types are basic standard house-types used elsewhere in Norfolk and Suffolk and have no local distinctiveness in terms of designs or proposed materials. As such the design of the proposal fails to meet criterion a,b,c or d of the policy.
- 6.14** Policy CS11 of the Core Strategy requires development to safeguard and where possible enhance the borough's wider landscape character. The Landscape Character Assessment places this site in the "Settled Farmland" category and identifies key sensitivities or positive features: These are (where related to the site) the openness to the coastal edge between settlements, the early "Enclosure" landscape pattern, where a smaller scale field pattern persists, which has not been lost to later agricultural intensification. The assessment notes compact, nucleated settlements with wooded settlement edges as is the case here and would be prejudiced by expansion of development onto Scratby Road also harming the coastal views. often evident; Paragraph G3.20 sets the strategic objectives for this character area: amongst which the character of the coastal edge settlements should be enhanced, conserving open views to the coast and gaps between settlements. The applicants landscape assessment does not reflect on these points, instead offering to hide the development behind a tree screen onto the Scratby Road. The tree screen is designed to hide the development making its coalescent property with regard to loss of gap between settlements less obvious. Given these issues, the proposal is considered to have conflict with Policy CS11.
- 6.15** Policy CS11(j) and CS12(g) also seek to protect high quality (best and most versatile) agricultural land. As stated above, development on this site would lead to a loss of grade 1 agricultural land which weighs against the proposal.

The Emergent Local Plan

- 6.16** The Local Plan Part 2 has recently been submitted and is therefore at an advanced stage. In accordance with paragraph 48 on submission, those policies of the plan which have no unresolved objections could be given more significant weight. The following relevant policies fall into that category include:
- Policy E7 – Water conservation – requires new dwellings to meet a water efficiency standard
- 6.17** Other policies relevant to the application but can only be afforded limited weight due to outstanding objections are:
- Policy GSP1 – Development Limits – the majority of the site remains outside of the proposed development limits and therefore contrary to the emerging police
 - Policy A2 – Housing Design Principles – requires dwellings to meet building regulations standard M4(2) for adaptable homes and sets other detailed design requirements.
 - Policy H4 – Open Space provision – sets a new standard for open space provision. The proposal provides 0.54 hectares of open space whereas the new standard would require 0.69 hectares.
 - Policy E4 – Trees and Landscape – requires retention of trees and hedgerows

Other material considerations:

- 6.18** The proposal site is beyond the edge of the settlement. Proposed density represents 21 dwellings to the hectare across the site which is low but not unusual in a village context. The proposal is to have a tree belt to hide the development from the main road to some extent and so the resultant density is higher in reality and denser than most of the development in the village, where most property is single storey with a cluster of two storey older property on the north side of Beach Road, this has resulted in some distances between bungalows and houses in the proposal being reduced below 20m with direct overlooking created. This level of amenity is not appropriate. A revised drawing has been provided in sketch form where some dwellings are moved to be very close to the kerb-line of the shared surface roads, in order to increase the back to back distances without fundamental reworking of the plans.
- 6.19** The demand for self-build plots is very low in this district but there is no detail to indicate that any specialist housing provision, that said the bungalows would lend themselves to adaption for those with disabilities.
- 6.20** The emergent plan shows the top quarter of the site where there is approval for 19 dwellings in outline as being within the proposed future village limits

although formal permission on this site awaits the conclusion of a section 106 agreement. This land was to be accessed through another site onto Beach Road, whereas this proposal has no such connection shown and will be accessed off Scratby Road. As such it will be a significant new development onto Scratby Road, a highway that has the character of running between villages keeping traffic away from them, in a slightly unusual but none the less practical way, and this bypassing character would be reduced by this proposal, and the gaps between the villages of Caister on Sea, Scratby and Hemsby would be further reduced.

- 6.21** The applicant proposes to extend a public footway along the frontage of the site to connect with existing provision on Beach Road, together with a footway crossing. This is principally to address the existing lack of connection with the village, but the applicant argues will also benefit those walking from California to Scratby. This benefit is considered very marginal given the lack of any continuous footpath to the south of the former chapel (there is a short length in front of the chapel).
- 6.22** The applicant proposes 0.54 hectares of open space on the site together with an equipped play area. Whilst this is double the provision required by the existing policy from the Borough-wide Local Plan, it is short of the emerging policy which is based on more up-to-date evidence. The open space proposed provides an amenity function but lacks any functional value. An equipped play space is offered. Whilst Scratby, does not have any equipped play spaces, the location of the site and the lack of accessibility to rest of Scratby means that an equipped play space would be of little value to the rest of Scratby. However, it would meet some of the recreational needs from residents of the development. Nevertheless, the provision of open space and equipped play space does weigh in favour of the proposal.
- 6.23** The applicant proposes to make contributions towards traffic calming measures (through a Traffic Regulation Order to reduce the speed to 30mph or contributions to other speed reduction measures). These are partly to address the impacts of development but would also address a concern of the Parish Council with regards to the existing situation. Providing such measures can be secured they would weigh in favour of the proposal, but traffic regulation orders are themselves subject to democratic review and so cannot be lent significant weight before they are in place.
- 6.24** The applicant suggests that the provision of 1 & 2 bed properties and bungalows should weigh in favour of the development in addressing affordability concerns. The provision of smaller properties is welcomed and therefore the proposal aligns with Policy CS3 in providing a mix of housing.
- 6.25** On a procedural level, there has been criticism of the failure by the applicant to identify land in their control detached from this site. That land is considered to have no bearing on this case.

- 6.26** County Highways have not given full support to the proposal and have asked for more information. They note the previous use as a PYO fruit farm, generated a certain amount of traffic over a relatively short period in the summer months, whereas the proposal would create joining traffic throughout the year. Other correspondents note that the “pick your own” use was on years when the crop rotation allowed it. The routes to school identified in the transport statement are not assessed for suitability or mitigation
- 6.27** Notwithstanding the above, the highway authority would want the proposed pedestrian crossing of Beach Road to demonstrate inter-visibility between pedestrians and vehicles. Scratby Road is likely to be subject to poor compliance with the 40mph speed limit, so a speed survey is required to establish the junction geometry.
- 6.28** The highway authority has identified impediments to delivery of the off site footways promised by the applicant and would want to see this being made continuous past the Methodist chapel and asks how children playing on the large area of public open space will be segregated from the Scratby Road?
- 6.29** A number of fine grain detailed objections are made to aspects of the submitted layout, in themselves considered as capable of being overcome, but overall the lack of good connectivity by foot to Ormesby and the uncertainty that any financial contribution by the developer could address this on the ground suggest that the highway interest is not fully satisfied.

7. Local Finance Considerations:

- 7.1** Under Section 70(2) of the Town and Country Planning Act 1990 the council is required when determining planning applications to have regard to any local finance considerations, so far as material to the application. Local finance considerations are defined as a government grant such as new homes bonus or the Community Infrastructure Levy. It is noted that the Borough of Great Yarmouth does not have the Community Infrastructure Levy. Whether or not a local finance consideration is material to a particular decision will depend on whether it could help to make the development acceptable in planning terms. It would not be appropriate to make a decision on the potential for the development to raise money for a local authority.
- 7.2** It is assessed that the provision of affordable housing, contributions towards impacted local infrastructure of £140,220 for primary education, £843 for fire

hydrant installation and £5025 for library provision is required by way of agreement under section 106 of the planning act and furthermore that the final layout makes consideration of green infrastructure such as walking routes. These provisions will render the impacts of the development upon the services locally will be sufficiently mitigated for the purposes of planning. financial gain does not play a part in the recommendation for the determination of this application.

8. Shadow Habitats Regulation Assessment

- 8.1** The applicant has submitted a bespoke Shadow Habitat Regulations Assessment (HRA). It is confirmed that the shadow HRA submitted by the applicant has been assessed as being suitable for the Borough Council as competent authority to use as the HRA record for the determination of the planning application, in accordance with the Conservation of Habitats and Species Regulations 2017.
- 8.2** The report rules out direct effects in isolation; but accepts that in-combination likely significant effects cannot be ruled out from increased recreational disturbance on the Broads SPA and Winterton Dunes and recreational access (and potential for disturbance) is extremely limited. An Appropriate Assessment (AA) has been carried out. The AA considers that there is the potential to increase recreational pressures on the Broads SPA and Winterton Dunes, but this is in-combination with other projects and can be adequately mitigated by a contribution to the Borough Council's Habitats Monitoring & Mitigation Strategy (£110 per six non-dwelling bed-spaces) to ensure that there will be no adverse effects on the integrity of the internationally protected habitat sites.
- 8.3** The Borough Council as competent authority agrees with the conclusions of this assessment. To meet the mitigation requirements, it is recommended that the appropriate contribution is secured by either S.111 or S.106 agreement.

9. Concluding Assessment

- 9.1** The proposal is contrary the adopted development plan. At present the Council is unable to demonstrate a 5-year supply of deliverable housing sites. Footnote 7 of the NPPF states that this triggers the tilted balance as stated in Paragraph 11(d) of the NPPF. The lack of five-year supply should weigh heavily in favour of the application unless any adverse impacts of doing so would significantly and demonstrably outweigh benefits when assessed against the policies in the Framework taken as a whole.
- 9.2** The site is not considered to be in a sufficiently sustainable location to accommodate the scale of development proposed. The development will also result in loss of best and most versatile agricultural land, harm to the landscape and poor design quality, contrary to local and national planning policies.

- 9.3** Additionally, the weight to be given to the lack of a five-year supply and the tilted balance should be reduced given that the Council should soon be in a position to demonstrate a robust five-year supply and that the existing housing target is out-of-date.
- 9.4** Whilst the development will provide benefits in terms of providing new homes, including affordable homes, together with new open space and traffic calming, these benefits are not considered sufficient to outweigh the harm caused by the fact that the proposal is contrary to numerous policies of the Development Plan and the fact that it does not represent sustainable development in line with the National Planning Policy Framework.

10. RECOMMENDATION: -

- 10.1** Refuse as contrary to policies HOU10, CS1 and CS2 and NPPF as being outside the development limits and unsustainable location for scale of development, notwithstanding the “tilted balance” where the numerical assumptions underlying this apparent shortfall are considered out of date.
- 10.2** The proposal is also contrary to CS11, CS12 and NPPF as it harms the qualities identified for this area in the Landscape Character Assessment and uses Grade 1 (best and most versatile) agricultural land.
- 10.3** The proposal is contrary to policy CS9 and NPPF on design in that it shortfalls in places on amenity and fails to create distinctiveness, legibility and connectivity within the scheme.

Background Papers 06/20/0313/f

**Privacy**

Shared Equity

Affordable Rental Housing

203	2 bed semi-detached bungalow	79	713	1107	2
204	2 bed terraced house	79	690	1011	3
205	3 bed semi-detached house	93	1003	1082	2

Reference: 06/19/0697/D

Parish: Hopton
Officer: Chris Green
Expiry Date: ETA

Applicant: Lovell Partnership Ltd

Proposal: Approval of remaining reserved matters (appearance, landscaping, layout, scale) for 200 dwellings and associated works and development, following outline approval reference 06/17/0339/O

Site: Lowestoft Road (Land East of) Hopton.

REPORT

1. Background

- 1.1** This site was approved in outline by 06/17/0339/O, so this is a reserved matters application considering only those matters reserved. It is referred to committee because the Environmental Health consultee has objected to the proposal, but officers consider that there are practical means to address the issues objected to and that the material balance of delivering homes in a sustainable location outweighs those concerns. As such this brief report is made to consider those aspects whilst briefly commenting on other aspects of the detailed matters submission.

2. Site and Context

- 2.1** The site comprises approximately 9.3 hectares of agricultural land. To the north and east of the site is existing residential development and part vacant land allocated in the emergent plan. To the south of the site, separated by the narrow single track (with passing places) Longfulans Lane existing highway is agricultural land and to the west is Lowestoft Road and the A47 with hedgerows between.

3. Matters determined at outline and the Proposal

- 3.1** This proposal is preceded by outline application: 06/17/0339/O which reserved all matters other than access. The detailed design of the highways within the site was a reserved matter, establishing only the principle of the point of connection to the highway network. The proposal was for up to 200 dwellings. This therefore established site capacity. Indicative drawings were provided.

- 3.2** A section 106 agreement is attached to the site between the District Council as LPA and the County Council as landowner. This secures affordable housing not specifically identified but to be agreed in the context of any phase of development. This proposal too does not allocate the affordable units and allows therefore flexibility in ensuring the mix and type will match the local need.
- A management plan is provided by the agreement for open space and this is to be provided at 40 sq m per dwelling or payment made for provision elsewhere.
- Suds features are to be agreed and delivered before occupation.
- Infrastructure payment towards primary education and the library service is provided. A travel plan is to be put in place with an ongoing review and covered by a financial bond.
- 3.3** Permitted development rights were not removed at outline because without design impacts could not be assessed.
- 3.4** The outline permission included conditions that require further discharge, where information is not supplied as part of this reserved matters application. The absence of information in regard to these matters is not therefore significant in the processing of this application, as further details can follow.
- 3.5** These conditions were:
- Highway design details: A section 38 drawing has been provided to establish layout, but full adoptable details are not with this application.
 - Details of workers parking during construction to be provided
 - Details of suds features: The layout requires establishing under this application but not necessarily the fine detail.
 - The three standard archaeological conditions
 - Provision of fire hydrants by the 59th plot's occupation
 - Level details for all floor slabs (shown on drawings provided for RM)
 - Imported soil certification
 - Provision of a landscape scheme (information provided for RM)
- 3.6** A number of notes are included on the outline permission, Natural England had requested further details of walking routes within the site and these are included in this application
- 3.7** This application shows the highway and housing layout and other matters described as reserved.

4. Relevant Planning History

- 4.1** Outline application: 06/17/0339/O as referred to above. The environmental health response requested contaminated land conditions and asked for a noise study, but observed that highway noise would be generated within the scheme as well as outside it.

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

5.1 The parish council for Hopton object that:

- The contaminated land identified is shown as becoming public open space
- Although Anglian Water confirm they have sewerage capacity in Ives Way, the Parish Council want to see proof.
- The new plan differs from the outline. Some two storey properties are close to the north site boundary and bungalows in Old Church Road. The road surfaces need completing before occupation.
- There should be a footpath link onto Longfulans Lane. The lane is too narrow to take extra traffic and should be made two way fully. The traffic survey was conducted at a quiet time.
- Construction work will cause disruption.
- There should be restrictive covenants to prevent commercial vehicles.
- There will be more issues with dogs on the recreation ground
- Disabled adaptable homes are required
- All trees other than those affected by vision splays must remain.
- A pedestrian crossing is needed near the co-op, a zebra crossing at the school.
- The suds feature must be fenced sympathetically
- Will a bus service be provided within the scheme?
- Pressure on education facilities and surgeries will occur and the section 106 money might be spent elsewhere.

5.2 Neighbours have commented in addition to the above (much of which is reflected in neighbour objection) and in summary:

- The land ownership creates conflict as the County as landowner has other roles with potential conflict of interest.
- The local horse-riding stable raises concerns regarding construction disturbance and men in personal protective equipment as being frightening to horses.

Other objections have been received and can be seen online that question the outline decision, for brevity not repeated here as not relevant to the reserved matters..

**Consultations – External
Norfolk County Council**

5.3 Highways – The layout is satisfactory for the purposes of determination of the planning application. There are some other minor negotiations to be had, but these will be held in the context of the Section 38 Highways Adoption process.

5.4 Local Lead Flood Authority: response indicates that while they would have liked to have seen further information on the aspects conditioned at outline submitted at reserved matters stage, they have no objection to the scheme as presented for reserved matters and the latest drainage information provided

as their interests remain protected by the need to discharge the outline conditions and this is technically feasible with the layout shown

- 5.5 Police:** regard the scheme layout as good, providing in curtilage parking and good surveillance, they ask for a suitable perimeter fence of 1.2m around the attenuation basin, with low level defensive planting to outside of this barrier and to be maintained to max height of 1 metre. Appropriate signs for warnings and rule setting to be erected on metal poles cemented into ground around basin's perimeter.
- 5.6 Fire Service:** No objection if building regulations are complied with.
- 5.7 Norfolk CC Infrastructure:** Requirements supplied at outline by section 106 agreement.

Consultation - Internal GYBC

5.8 Head of Housing:

5.9 Environmental Health – (contaminated land, noise, air quality)

The noise report demonstrates that acceptable noise levels can only be reached with windows closed creating overheating potentially in summer. Acoustic barriers were suggested but deemed ineffective by the noise consultant. As Great Yarmouth Borough is not a high noise environment metropolitan borough where there are not quiet areas, and a shortage of land for development, we should not accept sub-optimal acoustic performance and have not done so elsewhere, and this might become precedent.

No air quality monitoring accompanies the application and this needs to be demonstrated as acceptable at the residences as it is not the Council's role to perform air quality monitoring. If subsequently the air quality falls below acceptable thresholds there could be costs falling to the Council

Some of the dwellings appear to fall under the 'Technical housing standards – nationally described space standard'.

Conditions are suggested that a further acoustic report be prepared and agreed, that the full land contamination conditions be applied and advisory notes added regarding construction noise and dust.

- 5.10 Anglian Water:** no objection, the sewerage system has capacity. Surface water drainage is by sustainable drainage features, so we do not have to comment further on this matter.
- 5.11 Highways England:** No objection
- 5.12 Natural England:** No Objection

6. Assessment of Planning Considerations:

- 6.1** The principle of development was debated with regard to local policy and national policy where relating to housing need and supply and to the sustainability of the proposal as part of the outline application and cannot be further debated here as already determined

National policy

- 6.2** Paragraph 110 considers detailed matters of transport design within schemes requiring priority first to pedestrian and cycle movements, and second the facilitating of access to high quality public transport, bearing in mind the needs of people with disabilities. Conflicts between pedestrians, cyclists and vehicles should be avoided and access for emergency, delivery and other larger vehicles ensured. Charging for low emission vehicles should be provided in safe, accessible and convenient locations. The proposed layout does within the constraints on the site
- 6.3** On design, paragraph 127 requires development to add to the overall quality of the area, be visually attractive as a result of good architecture, layout and appropriate and effective landscaping; and sympathetic to local character and history, including the surrounding built environment and landscape setting. They should establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit; and accommodate an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users.
- 6.4** Local Core Strategy policy CS9 much of the design criteria in the national policy with added detail in some areas: on parking standards and external lighting for example, and urban design hints such as landmark buildings and legible urban street features.
- 6.5** Saved 2001 policy HOU17 deals with density of development and as the outline was for up to 200 dwellings and open space there was implicit in this the possibility that fewer dwellings might be proposed at reserved matters. As this proposal remains for 200 dwellings, the density is considered appropriate to the context.
- 6.6** Emergent Policy GSP6 "Green Infrastructure" has some relevance to the decision making at reserved matters and the matter of landscaping both with regard to retaining what is current and in terms of new green spaces. The boundary planting to this site, where within the site is shown as retained to both north and south boundaries, however much is lost on Lowestoft Road in order to ensure safe highway splays, and where outside the site planting not in the control of the applicant is not threatened by development. New planting is more limited within the street-scene, partly because the distance between buildings is limited to create a more intimate feel to the area limiting the

opportunity to plant and secondly because County Highway authorities are generally resistant to trees close to highway surfaces and these prone to root disturbance therefore.

- 6.7** Policy HP1: "Access improvements in the south of Hopton-on-Sea" seeks improvements to the Longfulans Lane to encourage motor traffic away from Station Road, and to make the area safer and more attractive for cyclists and pedestrians. This proposal does allow future access onto the Lane but enacting this requires improvement to provide a footway eastward to the coast road.
- 6.8** Policy HP2: "Land to the west of Coast Road, Hopton-on-Sea" is a housing allocation that, if adopted, will deliver this footway along the north side of the lane. This allocation is intended to fund the improvements above.
- 6.9** Policy E7 – Water conservation – requires new dwellings to meet a water efficiency standard, this can be achieved by additional conditions
- 6.10** Of limited weight at this time due to objection: Policy H4 – Open Space provision and Policy E4 – Trees and Landscape – requires retention of trees and hedgerows

Other considerations:

- 6.11** The Environmental Health officer has objected to the scheme on grounds that noise and pollution from the highway do not appear to have been considered and while a noise survey was conducted during the consideration of this proposal and analysis of the effectiveness of acoustic barriers examined and found to not to be fully effective, continues to object on the basis that it is necessary for property on the western boundary of the site to keep their windows shut to meet the requirements of the WHO's noise level standards deemed to ensure health of occupants.
- 6.12** The applicant has considered roadside barriers but the acoustic work showed that these would have to be over two storeys high to prevent flanking noise effects to the nearest residences, whereas better acoustic measures taken with the fabric of the building would more readily address the noise arising from the A47. This great height would itself represent a jarring feature in the visual environment and would not be considered appropriate to the character of the area or outlook of the residents.
- 6.13** While the environmental health officer considers it unacceptable for windows to have to be kept closed to meet noise standards it is reflected by officers that in low energy housing design it is normal to restrict ventilation through windows achieving controlled ventilation with heat recovery by ducted systems and these could be employed on the affected properties with benefits to the energy performance ratings as a by-product. For this reason, refusal on this point could be challenged and instead a condition requiring further details of the methods to be employed to alleviate overheating and achieve heat recovery be submitted before development exceeds building shells

- 6.14** The environmental health officer has also suggested that there may be air quality management issues in relation to the nearby A47 and that these should be tested and modelled with regard to the distance and intervening features.
- 6.15** The applicant has pointed out that this matter was not raised at outline by the environmental health team as a concern and that on-site testing takes several months of sampling and laboratory analysis and that there are other local approvals of recent date where the matter was not considered significant, They also provide
- 6.16** Officers consider that there is little evidence to suggest that this part of the A47 is responsible for high emission levels, and DEFRA mapping does not show an air quality issue in this location. While one could refuse the application on this matter over a lack of testing officers consider that an unreasonable position considering the high probability that there is no substantial problem here. The applicant is preparing a desk-based specialist study to provide some additional evaluation in this matter and this will be reported at or before the meeting.
- 6.17** Amenity considerations: The submitted layout shows short gardens to plots 24 and 25, however the garden lengths of the property on Old Church Road immediately east of this makes the least separation distance 43m between buildings and so notwithstanding the 2 storey nature of the proposal at this point, the distance exceeds acceptable distances deemed by the planning system. Rights to privacy is not absolute but has to be balanced. The bottom of a rear garden is accorded less right to privacy under planning notions of such rights. Furthermore, there is an existing retained hedge at this point.
- 6.18** To the north a substantial hedge and tree line is shown as retained. In most cases property on the site to the north has a flank wall facing this site. There is one property behind plots 2 and 3 that is square onto the rear of the proposal sites but separated by an access drive and a distance of 32m and with further mitigation by being an offset relationship with tree cover between. Plots 12 to 15 in the northeast corner are all bungalows and so privacy is provided by boundary fencing. Plot 11 is a house, but again the relationship at this point is mitigated by 32m separation, the boundary hedgerow and the slight angled relationship. Details of levels have been provided to confirm that the slab levels of properties on either side of this boundary are very similar with no unexpected amenity harms arising, and this too discharges the outline condition in regard to the provision of level details.
- 6.19** In order to protect the amenity within and to the outside of the proposal it must be considered if permitted development rights need to be restricted. There might be some slight benefit on the smaller plots to restrict extension rights, however the motivation for doing this would be more to retain external space rather than to ensure the privacy of others and so this removal is considered of limited value. Similarly, the right to erect curtilage buildings allow flexibility of use and especially enables bicycle ownership with wider resultant benefit. Roof windows on rear facing roofs will however have potential to harm privacy

both within the site and outside it and so a blanket removal of this right would serve a purpose in enabling consideration to be given to proposals of this sort. To some extent this is true of highway facing windows too, and in some cases the separation distances are small and while windows within the proposal design at first floor level do have some overlooking the potential for elevated windows creating harm is considered to exist in many cases.

- 6.20** Landscape design: Existing trees and hedges around the site are shown as retained. To the east all the trees are within the curtilage of property on Old Church Road and as such, not at threat from development. Trees on the Longfulans Lane boundary are retained. A number of trees are shown planted around the surface water attenuation pond. The hedge and minor trees are removed along large stretches of the west boundary to Lowestoft Road
- 6.21** Following negotiation some improvements have been agreed, constrained by the need to respect highway concerns with regard to position of trees and potential root damage to infrastructure. Additional trees and hedging have been secured by negotiation on the "spine" along the rising main route, and infill planting agreed set back from sightlines on the west boundary, to compensate for losses of the existing hedgerow and around the substation whilst respecting the area set aside for future changes to the highway in this area.
- 6.22** The open space area to the south, the woodland with its pedestrian connections and circular walk, and the sustainable drainage feature and the limiting constraint of the water main wayleave, all serve to create a layout that has some distinctive features and also allows a green space at the village edge softening this in views from the south.
- 6.23** Site layout: The site lacks permeability for pedestrians and cyclists, but this is a reflection of constraints, Longfullans Lane having no footway and there being no current opportunity for connections as a result of the way other sites have been developed in the past. The layout will allow connection through to the east should development of the land allocation set in the emergent plan follow here. This would give safe access to the bus stop on the Coast Road. Currently the nearest readily accessible bus stop is that near the roundabout on Lowestoft Road at 250m along a road with a footway that will be continuous. The Coast Road stop is also at 250m, so connection to it will merely allow the picking up of the Lowestoft bus at a slightly more convenient location. Within the site the presence of the north south green corridor around the water main does provide a route for walkers linking into the public open space to the south end. If the Sustrans route does become a reality then ongoing high quality off road pedestrian and cycling to the south would be available and while this proposal cannot deliver that link it is designed in a manner that will allow its function to be supported by access through the site using quiet estate roads and footways. Connection onto Longfulans Lane would also follow the widening and provision of footways to that carriageway. Connection into the site to the north is not possible currently as a result of the

way land rights have been apportioned. The proposal scheme would allow connection in the north east corner at some future juncture.

- 6.24** The police architectural liaison officer comment regarding the general acceptance of the scheme and concerns regarding the safety fencing of the basin are protected by the outline conditions as agreement of the drainage feature by the local lead flood authority (LLFA) will include this detail and the LLFA will require an independent safety audit of this.
- 6.25** Building design: The proposed buildings are in themselves relatively standard but traditional form. They are little different to those permitted to the north of this site, in terms of simplicity of shape and detail. The materials are not specified other than in generic terms, and a good brick can raise the quality of a scheme. In this location on the edge of a larger village, the use of detached and semidetached forms without terraced combinations of building types, is considered an appropriate response and allows on curtilage parking to each plot set back from the highway where with foreshortening perspective will prevent vehicle dominance by concealment between the buildings.
- 6.26** The proposed bungalows have had some additional features added following design comments.
- 6.27** The electricity substation requires a condition for the enclosing wall, and this has been accepted by the applicant.
- 6.28** As most properties have allocated onsite parking charging for electric vehicles need not be specified, however some passive provision for the communal parking areas is regarded as necessary given that the ban on new petrol or diesel vehicles will be within the lifetime of the development. The applicant has agreed to a pre commencement condition in this matter.
- 6.29** A hatched area for future junction alteration between Lowestoft Road and the access next to the substation formed part of the outline permission and limits the quantum of planting in this area, nevertheless some has been secured.

7. Local Finance Considerations:

7.1 These matters relate to the outline section 106 only.

8. Shadow Habitats Regulation Assessment

8.1 These matters are determined at outline.

9. Conclusion

While a scheme of very simple houses, on-site constraints and open spaces do allow some legibility and distinctiveness. The principle of development is established by the outline permission. The issue for debate is whether it is reasonable given building environmental control technology to leave undeveloped a strip on the west side of the site where noise can be controlled and whether in the lack of evidence to the contrary it can be considered that there is likely to be harm arising from air quality, given the information available that is published.

10. RECOMMENDATION: -

Approve with conditions for suds basin signage and enclosure, and risk assessment.

A condition to require the planting scheme to be implemented to a timetable and for maintenance to accord with the Green Infrastructure Management Plan received 17th April 2020.

A condition for passive provision of electric vehicle charging in the common parking areas.

A condition to secure water consumption management in line with emergent policy

Remove permitted rights for roof extensions and windows in roofs.

Further details of materials are required before works proceed beyond foundations

Background Papers 06/19/0697/f

Reference: 06/19/0694/F

Parish: Great Yarmouth

Officer: Mr R Tate

Expiry Date:

Applicant: Mr C Jones C/O Westminster Project Services

Proposal: Erection of 3 no. kiosks for retail use to front elevation

Site: Sealife Centre, Marine Parade, Great Yarmouth

REPORT

1. Background / History :-

- 1.1 The application site is on the south side of Marine Parade which forms the main tourism destination for the town of Great Yarmouth. The site is used as a Sealife Centre which is a visitor attraction for the display of oceanic creatures. The Sealife Centre was approved in 1989.
- 1.2 The surrounding uses are predominantly visitor based with South Beach Gardens to the north and The Winter Gardens to the south. Other commercial unit are also present within the vicinity including a cafe.
- 1.3 The application is for the erection of three kiosks (with an area of 8.2m² per unit) along the frontage of the Sealife Centre for use as an A1 (retail) to use as three separate units. The northern most kiosk has an external door whilst the other two units have an open front. The units would project out by approximately 1.7 m from the existing front elevation of the Sealife Centre and measure approximately 17.5m long in total with individual openings 4.1m long. The application form states that the proposed will be finished in painted timber linings.

1.4 Planning History:

9788 – Replacement kiosk. 24-04-1969

06/88/1678/O – Sealife Centre with shop, restaurant and outdoor eating area and seafront gardens. Approved with conditions. 24-10-1989

06/89/0900/D – Sealife Centre with shop, restaurant and outdoor eating area and seafront gardens. Approved with conditions. 22-05-1990

06/90/0441/A - Box signs to face building. Advert consent. 06-06-1990

06/95/0258/F - Erection of canopy to main entrance of centre. Approved with conditions. 05-05-1995

06/99/0330/A - Hoarding/signs to advertise attraction. Advert Consent. 24-05-1999

06/08/0822/F - Construction of a Penguin enclosure to the existing Sealife Centre. Approved with conditions. 16-12-2008

06/10/0430/A - Adverts to front canopy/atrium and window entrance signs. Advert consent. 17-09-2010

06/15/0067/CC - Demolition of two wooden gates and replacement with two new gates. Conservation Area Consent. 30-03-2015

06/16/0028/F – Erection of three kiosks, mixed use A1/A5 retail and sale of non-alcoholic hot and cold beverages and food. - WITHDRAWN

2. Consultations :-

- 2.1 – Public Consultation – 1 letter of objection has been received as part of the public consultation process. Concerns raised include: more outlets sell the same thing along the Seafront; there are 31 outlets selling Ice Cream between Euston Road to the Pleasure Beach (not including Regent Road); harder to pay rents and to make a profit; Council should protect existing outlets and not let new outlets open up and filter the dwindling profits; and, there should be more ideas other than food.

After at the previous committee where the application was differed, a new site notice was posted, and the Beach House Café was consulted for 10 days. At the time of writing this report, no further consultation responses have been

received. Any received after the publication of this report will be presented during the committee.

2.2 Highways – No objection.

2.3 Building Control – No adverse comments.

3. Policy and Assessment: -

3.1 Saved policies from the Borough Wide Local Plan:

POLICY SHP14

Subject to the size of the proposal, the conversion or redevelopment of properties to provide class a1 or class a3 uses will be permitted in the prime commercial holiday areas shown on the proposals map.

(Objective: To ensure the continued commercial vitality of designated tourist shopping areas.)

POLICY SHP16

Any proposals to establish new retail food outlets in the form of kiosks or stalls will be treated on their merits. However, any proposal likely to obstruct the footway will be strongly resisted. The Borough Council will not permit proposals to establish new refreshment or food outlet kiosks/ concessions on the seafront to the east of marine parade, Great Yarmouth, or on the esplanade at Gorleston. Alterations and extensions to seafront refreshment or food outlet concessions/kiosks east of marine parade, Great Yarmouth will be permitted provided the applicant can demonstrate that:-

- (a) there is no loss of designated open space;
- (b) the promenade/footways will not be obstructed;
- (c) the reconstructed kiosk will be designed to incorporate materials appropriate to its location and setting and is compliant with the design guide; and
- (d) the resultant building/structure is not in an area which could be liable to coastal erosion or sea inundation over the anticipated lifetime of the development.

Conditions will be imposed on any planning approval to ensure that criteria (a) to (c) of the policy are complied with. Conditions may also be imposed restricting the amount of external seating and tables associated with the kiosk.

(Objective: To ensure that the character of the seafront is maintained, to ensure the free flow of pedestrians and to maintain and improve the character and appearance of the seafront east of Marine Parade.)

Note: Applicants will be expected to provide evidence that the requirements of the Chief Building Control Officer and the Environmental Health Officer can be met.

POLICY TR5

The council will preserve and enhance the existing character of holiday areas by ensuring that they are not spoilt by over-development. Proposals for uses such as fun-fairs, discotheques or other uses likely to generate significant levels of noise or disturbance or operate during unsocial hours will be permitted only in the prime commercial holiday areas (as defined on the proposals map) and where the applicant can demonstrate that there would be no significant detriment to the occupiers of adjoining properties and users of land.

(Objective: To preserve and enhance the character of existing holiday areas.)

POLICY TR7

Proposals for new visitor facilities and attractions may be permitted in the prime commercial holiday areas of Caister-on-Sea, California, Gorleston-on-Sea, Great Yarmouth, Hemsby, Hopton-on-Sea, Newport and Scratby and will be assessed having particular regard to their scale, design and relationship to other uses and to landscape, environmental, residential amenity and traffic considerations.

(Objective: To meet increasing visitor expectations and changing tourist trends whilst safeguarding the natural environment.)

POLICY TR21

In the Great Yarmouth seafront area, with the assistance of its statutory development control powers, the council will:

- (A) Maintain and enhance the status of Great Yarmouth's golden mile (the seafront between Euston Road and the Pleasure Beach) as the main focus of the borough's traditional tourist industry, and provide the balance and range of facilities and attractions within this area that meets the needs and expectations of all sections of the potential market;

- (B) Protect the predominant character of the different areas of the seafront by:
- i retention of the uncommercialised open character of the area to the north of the Britannia Pier;
 - ii retention of the open character of areas to the east of Marine Parade between Britannia Pier and the Pleasure Beach, including the areas of public open space; and,
 - iii steering proposals of a highly commercial nature to areas predominantly in such uses;
- (C) Subject to aesthetic, conservation and other land-use considerations, extend the seafront illuminations scheme;
- (D) Subject to proven need, permit additional gaming facilities, including a casino;
- (E) Subject to the likely effect on adjoining or neighbouring land-uses, favourably consider proposals for entertainment development within areas designated as prime holiday attraction or prime commercial holiday areas on the proposals map;
- (F) Maintain and enhance the existing character of the area to the east of marine parade;
- (G) Subject to scale and design, favourably consider any proposal to extend the marina leisure centre northwards;
- (H) Subject to a design which retains the pier deck and pavilion, favourably consider redevelopment of the wellington pier complex.

3.2 Core Strategy:

CS8 – Promoting Tourism, Leisure and Culture

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

- a) Encourage and support the upgrading, expansion and enhancement of existing visitor accommodation and attractions to meet changes in consumer demands and encourage year-round tourism
- b) Safeguard key tourist, leisure and cultural attractions and facilities, such as the Britannia and Wellington Piers, Pleasure Beach, Hippodrome, the Sea Life Centre,

the Marina Centre, Great Yarmouth Racecourse, St Georges Theatre and Gorleston Pavilion Theatre

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

Policy CS9 - Encouraging well-designed, distinctive places

a) 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

c) Promote positive relationships between existing and proposed buildings, streets and well lit spaces, thus creating safe, attractive, functional places with active frontages that limit the opportunities for crime

3.3 Emerging Policy

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

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

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

Policy R6: Kiosks and stalls (no unresolved objections)

The principle of developing new retail and food outlets in the form of kiosks or stalls will be permitted within the designated Holiday Accommodation Areas, Town Centre or the Great Yarmouth Seafront Area. Applicants will need to demonstrate that: a. the siting of the proposal, including the curtilage of the kiosk or stall and associated

street furniture, does not obstruct either local footways, promenades and esplanades; b. the design of the kiosk or stall is sympathetic to the surrounding environment, paying particular attention to local street scenes and where applicable, conservation areas, listed buildings and key views; c. the cumulative impact of the proposal, including any clustering of such uses or particular types of uses on the local area, are not significantly adverse; and d. adequate provision is made for: • operational refuse storage out of sight; and • litter bin(s) for customers. Where necessary, conditions may be imposed on proposals to restrict the amount and extent of any external seating, tables, signage, etc.

Policy GY6: Great Yarmouth Seafront Area

Within the 'Great Yarmouth Seafront Area' as defined on the Policies Map, the Council principally aims to:

- a. Encourage year-round, sustainable tourism;
- b. Encourage investment in major new tourism, leisure and entertainment facilities;
- c. Resist the loss of key tourism uses to non-tourism uses;
- d. Conserve the seafront's heritage assets and bring them back into viable, active use where possible;
- e. Promote high quality design;
- f. Maintain And Improve The Public Realm And The Area's Open Spaces; and
- g. Manage access and traffic.

The following uses will be generally encouraged within the Great Yarmouth Seafront Area, subject to the consideration of compatibility with the existing surrounding uses and potential impact on the character and setting of the Seafront Conservation Area.

- h. Hotels.
- i. Self catering accommodation.
- j. Bed & Breakfast establishments where the owner is resident on the premises.
- k. Food and drink uses.
- l. Holiday entertainment.
- m. Dance halls and nightclubs.
- n. Amusement arcades.
- o. Sport and leisure facilities.
- p. Other ancillary facilities and uses to support the above. Self-contained residential apartments, offices and similar business uses will only be permitted on upper floors of buildings. Residential accommodation which is not self-contained, houses of multiple of occupation, hostels and similar uses, will not be permitted within the Seafront Area.

4. Assessment

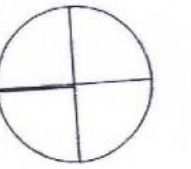
- 4.1. The application site is situated on Marine Parade amidst the main visitor attractions. To the east is the coastline with key tourist attractions both to the north and the south. The Sealife centre itself is within an area marked as Prime Holiday Commercial whilst its surroundings are open amenity space. In front of the Sealife Centre is a broad highway expanse for pedestrians. On the opposite side of Marine Parade is a collection of hotels. The site is within a flood zone and the Great Yarmouth seafront conservation area.
- 4.2 The proposal is for 3 kiosk units to the frontage of the Sealife centre under use class A1 (Since September 1st use class E). The façade will be incorporated within the existing Sealife centre frontage. The kiosks are located under the existing canopy of the Sealife Centre.
- 4.3 Marine Parade is predominantly characterised by tourism uses, South Beach Gardens are to the North whilst to the South is Winter Gardens and the Wellington Pier. There are also commercial kiosks within the area. There are a number of A1 and A3 uses within the vicinity both opposite the application site and to the rear. The Sealife Centre itself contains retail and cafeteria area. A1/E uses are considered suitable to a commercial holiday area and are supported under policy SHP14 of the Borough Wide Local Plan.
- 4.4 The design and appearance of the kiosks are considered sympathetic to the wider conservation area. Marine Parade is defined by its tourism appeal which often provides colourful designs. The overall appearance of the scheme is considered to be of a good quality and is not considered to have an adverse impact on the conservation area. The design appears to match the existing structure reducing the overall visual impact of the kiosks. In accordance with Policy CS9 the design responds to the nearby landmarks
- 4.5 Policy SHP15 of the Borough Wide Local Plan aims to ensure there is not an overconcentration of hot food takeaways. The intention is to over a proliferation which significantly impacts upon the vitality and viability of the wider seafront. It is recognised that there are a number of hot food takeaways on Marine Parade. The policy does not extend to A1 retail uses. This application does not incorporate A5 usage.

- 4.6 Policy SHP16 is unequivocal in stating that *‘THE BOROUGH COUNCIL WILL NOT PERMIT PROPOSALS TO ESTABLISH NEW REFRESHMENT OR FOOD OUTLET KIOSKS/ CONCESSIONS ON THE SEAFRONT TO THE EAST OF MARINE PARADE, GREAT YARMOUTH, going on to state ALTERATIONS AND EXTENSIONS TO SEAFRONT REFRESHMENT OR FOOD OUTLET CONCESSIONS/KIOSKS EAST OF MARINE PARADE, GREAT YARMOUTH WILL BE PERMITTED PROVIDED THE APPLICANT CAN DEMONSTRATE ...* that a kiosk does not obstruct the highways and does not result in a loss of open space.
- 4.7 The kiosks are new additions to the building and not linked to the existing retail or cafeteria areas in the existing Sealife Centre. However, the agent has confirmed that the kiosks are for the use by the Sealife Centre only. Emerging Policy R6 accepts that the principle of Retail Kiosks along Marine Parade is acceptable in principle. The design of the kiosk is in keeping with the surrounding area and does not obstruct the footway. It is noted that there are multiple kiosks along Marine Parade, but it is not considered that this proposal would lead to unacceptable levels of clustering.
- 4.8 The kiosks are within the covered area of the Sealife Centre, and therefore the proposal is not considered to significantly disrupt the functioning of the highway nor will it result in a significant loss of open space. Highways have not objected to the development.
- 4.9 The application site is located within Flood Zone 3 and proposes additional retail floor space. A Flood Risk Assessment was not received as part of the application although when considering the minimal increase in floor area it is not considered that the risk is unacceptable, especially when considering two of the kiosks have an open frontage. The floor levels are proposed to be the same as the existing Sealife Centre and will therefore not have an adverse impact on flooding elsewhere.
- 4.9 The objection which was received as part of the public consultation period references a proliferation of ice-cream kiosks and food sales along Great Yarmouth Sea Front. Whilst there has been limited information in support of the application, the Kiosk is for A1 (now E) usage and does not specifically reference ice-cream sales. The application does not include A5 use (now sui-generis), so does not provide hot food and drink takeaways.

5.0 RECOMMENDATION :- Approve subject to condition that the finish of the shutters is to be agreed prior to the commencement of the development.

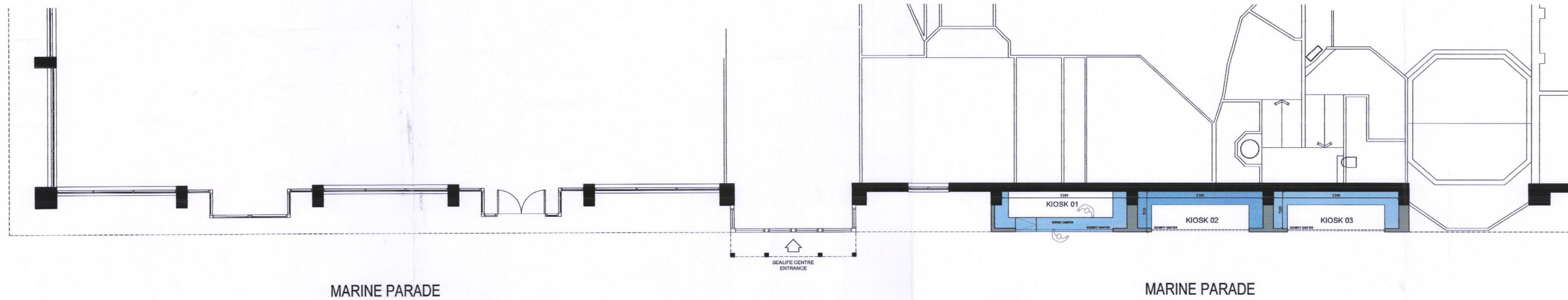
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Orientation



Schedule of Areas

Great Yarmouth
Borough Council
18 DEC 2019
Planning
Department



01 PLAN AS PROPOSED
1:100

SCALE 1 : 100
SCALE 1 : 1
0m 1m 2m 4m 6m 8m 10m
0m 10mm 20mm 40mm 60mm 80mm 100mm



02 FRONT ELEVATION AS PROPOSED
1:100

SCALE 1 : 100
SCALE 1 : 1
0m 1m 2m 4m 6m 8m 10m
0m 10mm 20mm 40mm 60mm 80mm 100mm

P00	Preliminary issue	27.11.19
Rev	Description	Date

inc
Design
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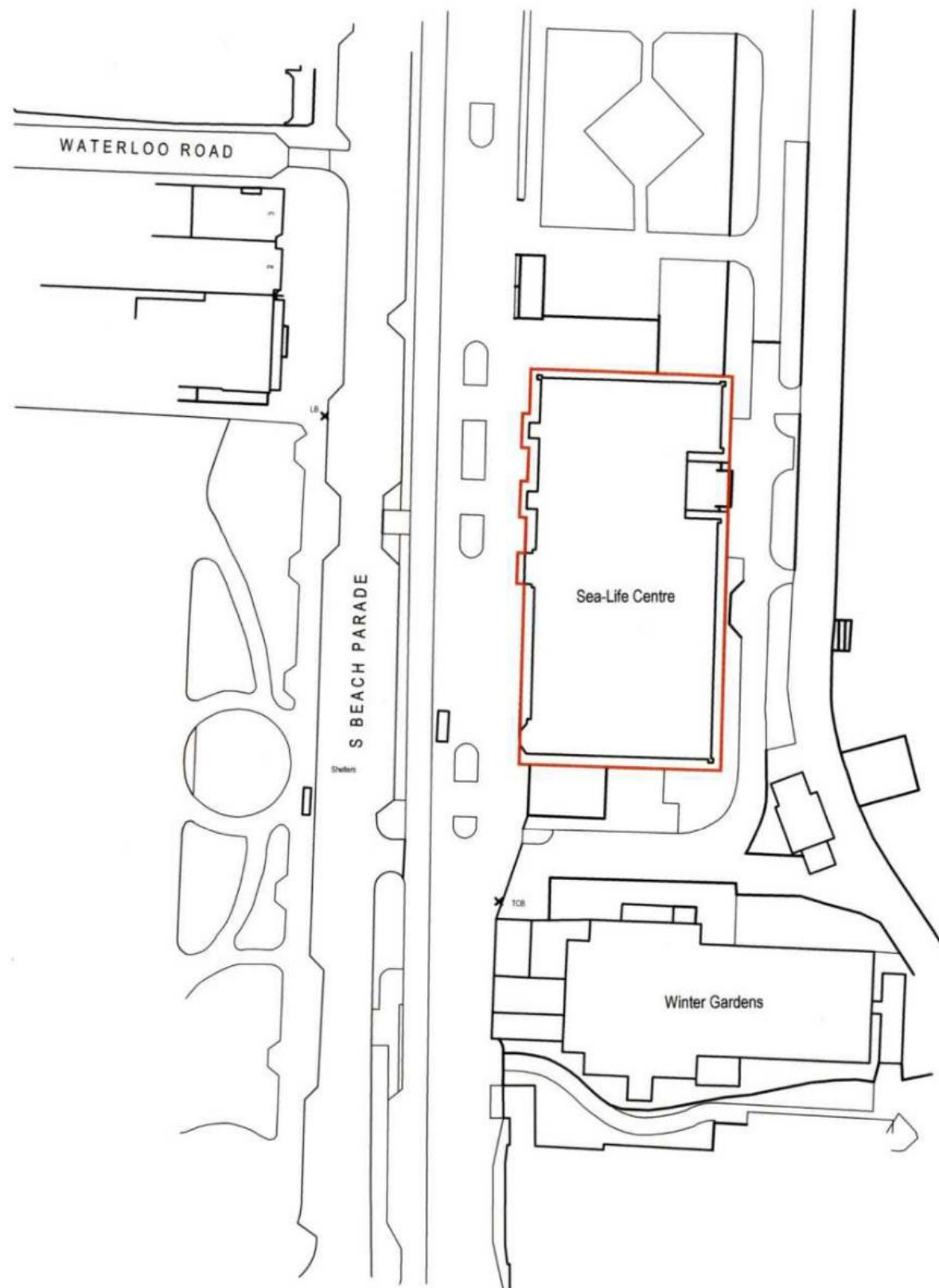


Project
SEA LIFE CENTRE, MARINE PARADE
GREAT YARMOUTH, NORFOLK, NR30 3AH

Drawing Title
PLAN & FRONT ELEVATION AS PROPOSED

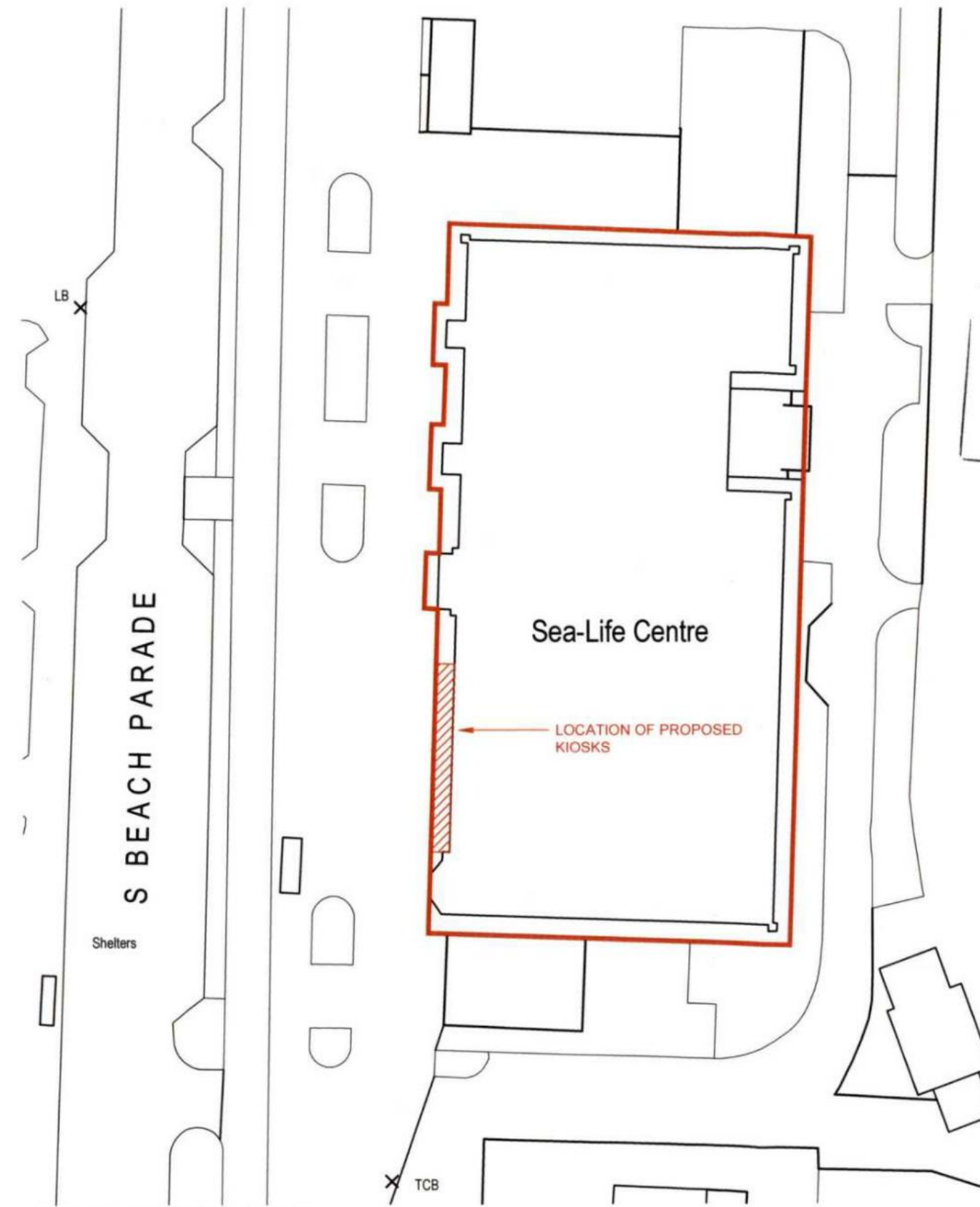
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PLANNING

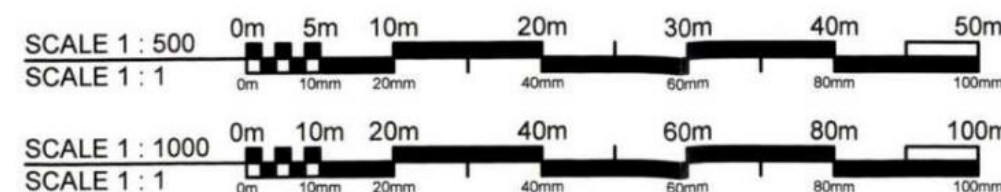


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01 SITE LOCATION PLAN
1:1000



02 SITE BLOCK PLAN
1:500



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GREAT YARMOUTH

Orientation



Schedule of Areas

06/19 / 06 94 / F

Great Yarmouth
Borough Council

18 DEC 2019

Planning
Department

P00	Preliminary issue	09.12.19
Rev	Description	Date

inc
Design

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Project
SEA LIFE CENTRE, MARINE PARADE
GREAT YARMOUTH, NORFOLK, NR30 3AH

Drawing Title
SITE LOCATION & BLOCK PLANS

Project No	Drawing No	Revision
2814	INC-SA200001	P00
Scale	Date	Drawn by
1:1000@A3	09.12.19	CJ

PLANNING

**PLANNING APPLICATIONS CLEARED BETWEEN 01-SEP-20 AND 30-SEP-20 FOLLOWING
DETERMINATION BY THE GROUP MANAGER (PLANNING) UNDER DELEGATED POWERS**

REFERENCE	06/20/0282/PAD
PARISH	Belton & Browston 10
PROPOSAL	Prior approval for a proposed agricultural building for animal welfare
SITE	Plot PT 0642/0156 Lound Road Browston GREAT YARMOUTH
APPLICANT	Mr R Riseborough
DECISION	PERMITTED DEV.

REFERENCE	06/20/0305/F
PARISH	Belton & Browston 10
PROPOSAL	Erection of 2-storey dwelling with garaging at ground floor level and habitable rooms at first floor, private drive
SITE	Empala Sandy Lane Belton GREAT YARMOUTH
APPLICANT	MT T Cole
DECISION	APPROVE

REFERENCE	06/20/0341/F
PARISH	Belton & Browston 10
PROPOSAL	Proposed 1 bed detached dwelling
SITE	Cool Runnings Farman Close Belton Belton With Browston
APPLICANT	Mr A Edwards
DECISION	REFUSED

REFERENCE	06/20/0393/NMA
PARISH	Belton & Browston 10
PROPOSAL	Non-Material Amendment of Planning Permission 06/19/0553/F 1) Install new double glazed window in south
SITE	Fairview Farm Stepshort Belton GREAT YARMOUTH
APPLICANT	Mr A Edwards
DECISION	Accept Amend Notice

REFERENCE	06/19/0360/CD
PARISH	Bradwell N 1
PROPOSAL	Discharge of Conditions 3 and 4 of Planning Permission 06/18/0290/F
SITE	Aeropak Manufacturing Limited Viking Road Gapton Hall Ind.Est. GREAT YARMOUTH (Parish of Bradwell)
APPLICANT	Dermal Laboritories Ltd
DECISION	APPROVE (CONDITIONS)

**PLANNING APPLICATIONS CLEARED BETWEEN 01-SEP-20 AND 30-SEP-20 FOLLOWING
DETERMINATION BY THE GROUP MANAGER (PLANNING) UNDER DELEGATED POWERS**

REFERENCE	06/20/0187/F
PARISH	Bradwell N 1
PROPOSAL	Widening vehicle access
SITE	189 Burgh Road Bradwell Great Yarmouth Norfolk
APPLICANT	Mr D Fiddes
DECISION	APPROVE

REFERENCE	06/20/0250/F
PARISH	Bradwell N 1
PROPOSAL	Prop 2 storey side & rear ext with porch/garage ext: 1 storey rear ext & convert & of existing garage
SITE	27 Alder Close Bradwell GREAT YARMOUTH
APPLICANT	Mr & Mrs Huggins
DECISION	APPROVE

REFERENCE	06/20/0328/F
PARISH	Bradwell N 1
PROPOSAL	Side extension to existing fitting shop
SITE	Masco House Shuttleworth Close Bradwell
APPLICANT	Mr Gary Shears
DECISION	APPROVE

REFERENCE	06/20/0002/D
PARISH	Bradwell S 2
PROPOSAL	Reserved Matters application for residential development comprising 125 dwellings and associated works (Phase 4)
SITE	Wheatcroft Farm (Land at) Bradwell GREAT YARMOUTH (Land at South Bradwell)
APPLICANT	Persimmon Homes (Anglia) - Mr K Saedi
DECISION	APP. DETAILS

REFERENCE	06/20/0386/F
PARISH	Bradwell S 2
PROPOSAL	Replace wooden fencing along west side boundary
SITE	17 Pinecot Avenue Bradwell GREAT YARMOUTH
APPLICANT	Mr D Laurie
DECISION	APPROVE

REFERENCE	06/20/0396/NMA
PARISH	Bradwell S 2
PROPOSAL	See Application Form
SITE	11 Roseview Close Bradwell GREAT YARMOUTH
APPLICANT	Mr R Blyth
DECISION	Accept Amend Notice

**PLANNING APPLICATIONS CLEARED BETWEEN 01-SEP-20 AND 30-SEP-20 FOLLOWING
DETERMINATION BY THE GROUP MANAGER (PLANNING) UNDER DELEGATED POWERS**

REFERENCE	06/20/0234/F
PARISH	Burgh Castle 10
PROPOSAL	Rear Single Storey Orangery Extension
SITE	The Old Farm Marsh Lane Burgh Castle GREAT YARMOUTH
APPLICANT	Mr D Buckworth
DECISION	APPROVE

REFERENCE	06/20/0318/O
PARISH	Burgh Castle 10
PROPOSAL	Demolition / removal of of existing bungalows, residential caravan , stables and outbuilding .Residential
SITE	Land at Butt Lane Burgh Castle GREAT YARMOUTH
APPLICANT	Mr P Liffen
DECISION	APPROVE

REFERENCE	06/20/0394/NMA
PARISH	Caister On Sea 4
PROPOSAL	Non material amendment of pp 06/20/0017/F - Render of property & extension
SITE	39 West Road Caister GREAT YARMOUTH Norfolk
APPLICANT	Mr T Cox
DECISION	Accept Amend Notice

REFERENCE	06/20/0346/O
PARISH	Filby 6
PROPOSAL	Proposed erection of self build 3 bedroom dwelling
SITE	Market Lane Filby Heath Filby
APPLICANT	Mr M Barnett
DECISION	REFUSED

REFERENCE	06/20/0374/F
PARISH	Filby 6
PROPOSAL	Variation of condition 2 of pp 06/19/0044/F - revised design of Grand Hall and sun trap
SITE	Hampden Lodge Main Road Filby GREAT YARMOUTH
APPLICANT	Mr T Gilbert
DECISION	APPROVE

REFERENCE	06/20/0274/F
PARISH	Fleggburgh 6
PROPOSAL	Proposed Single storey dwelling to Plot 1 in lieu of a two Storey Dwelling as approved in Planning
SITE	New House (Plot 1) Tretts Lane Fleggburgh
APPLICANT	Shreeve
DECISION	APPROVE

**PLANNING APPLICATIONS CLEARED BETWEEN 01-SEP-20 AND 30-SEP-20 FOLLOWING
DETERMINATION BY THE GROUP MANAGER (PLANNING) UNDER DELEGATED POWERS**

REFERENCE	06/20/0326/F
PARISH	Fleggburgh 6
PROPOSAL	Construction of 6 no. detached dwellings and garages 06/19/0371/F Conditions(s)
SITE	Church View (Land rear of) Fleggburgh
APPLICANT	GREAT YARMOUTH Norfolk
DECISION	BGW Dev. Ltd and Mr & Mrs Tibbenham APPROVE

REFERENCE	06/20/0307/F
PARISH	Great Yarmouth 5
PROPOSAL	Re-building of Claydon Pavilion, revised layout, new roof, new disabled access
SITE	Clayon Pavilion Suffolk Road
APPLICANT	GREAT YARMOUTH Norfolk
DECISION	Great Yarmouth Borough Council APPROVE

REFERENCE	06/20/0337/F
PARISH	Great Yarmouth 5
PROPOSAL	Environmental improvement works (remediation)
SITE	Former Southtown Gasworks Suffolk Road
APPLICANT	Gorleston-On-Sea
DECISION	n/a APPROVE

REFERENCE	06/20/0397/F
PARISH	Great Yarmouth 7
PROPOSAL	Single storey rear extension and re-roof.
SITE	96 Victoria Road Gorleston
APPLICANT	GREAT YARMOUTH
DECISION	Mr & Mrs D Smith APPROVE

REFERENCE	06/20/0332/F
PARISH	Great Yarmouth 9
PROPOSAL	Replacement of existing fencing along Boundary and Suffolk Road with new palisade fencing. Erection of
SITE	Jewsons Boundary Road
APPLICANT	Great Yarmouth
DECISION	Saint Gobain Building Distribution APPROVE

REFERENCE	06/20/0344/CU
PARISH	Great Yarmouth 9
PROPOSAL	To operate a private personal training studio in one of the 18 business starter units in this park.
SITE	Unit 8 Jones (Gc) Way
APPLICANT	Great Yarmouth
DECISION	Mr P Brice APPROVE

**PLANNING APPLICATIONS CLEARED BETWEEN 01-SEP-20 AND 30-SEP-20 FOLLOWING
DETERMINATION BY THE GROUP MANAGER (PLANNING) UNDER DELEGATED POWERS**

REFERENCE	06/20/0370/F
PARISH	Great Yarmouth 9
PROPOSAL	Single storey front extension
SITE	15 Austin Road Cobholm GREAT YARMOUTH Norfolk
APPLICANT	Mrs S Adcock
DECISION	APPROVE
REFERENCE	06/20/0330/F
PARISH	Great Yarmouth 11
PROPOSAL	Extend rear elevation within existing roof line, replacement and relocation of windows and doors, full
SITE	14 Charter Close Gorleston Great Yarmouth
APPLICANT	Mr R Cavender
DECISION	APPROVE
REFERENCE	06/20/0375/F
PARISH	Great Yarmouth 11
PROPOSAL	Conversion and extension of boiler house, laundry room, store room and tower to form a new one bedroom bungalow
SITE	Boiler house, laundry. store Charter Close Gorleston GREAT YARMOUTH
APPLICANT	Great Yarmouth Borough Council
DECISION	APPROVE
REFERENCE	06/20/0377/F
PARISH	Great Yarmouth 11
PROPOSAL	Single storey rear extension and garden summerhouse
SITE	11 Poplar Avenue Gorleston GREAT YARMOUTH Norfolk
APPLICANT	Mr & Mrs P Moughton
DECISION	APPROVE
REFERENCE	06/19/0302/F
PARISH	Great Yarmouth 14
PROPOSAL	Change of use and extension to offices to create seven residential units
SITE	13 and 14 South Quay Ormiston House GREAT YARMOUTH
APPLICANT	Daylight Developments
DECISION	APPROVE
REFERENCE	06/19/0303/LB
PARISH	Great Yarmouth 14
PROPOSAL	Change of use and extension to offices to create seven residential units
SITE	13 and 14 South Quay Ormiston House GREAT YARMOUTH
APPLICANT	Daylight Developments
DECISION	LIST.BLD.APP

**PLANNING APPLICATIONS CLEARED BETWEEN 01-SEP-20 AND 30-SEP-20 FOLLOWING
DETERMINATION BY THE GROUP MANAGER (PLANNING) UNDER DELEGATED POWERS**

REFERENCE	06/20/0242/F
PARISH	Great Yarmouth 14
PROPOSAL	Change of use to provide an additional first storey flat
SITE	20-21 Albert Tavern Public House Southgates Road GREAT YARMOUTH
APPLICANT	Mr Boulton
DECISION	APPROVE

REFERENCE	06/20/0267/F
PARISH	Great Yarmouth 14
PROPOSAL	Conversion of offices into six flats with extension to the rear
SITE	143 King Street GREAT YARMOUTH Norfolk
APPLICANT	Mr B McLelland
DECISION	REFUSED

REFERENCE	06/20/0268/LB
PARISH	Great Yarmouth 14
PROPOSAL	Conversion of offices into six flats with extension to the rear
SITE	143 King Street GREAT YARMOUTH Norfolk
APPLICANT	Mr B McLelland
DECISION	LIST.BLD.REFUSE

REFERENCE	06/20/0304/PAD
PARISH	Great Yarmouth 14
PROPOSAL	Prior approval for proposed telecommunications installation - monopole & cabinet
SITE	Queens Road Southtown GREAT YARMOUTH
APPLICANT	HUTCHISON 3G UK LTD
DECISION	NO OBJECTION

REFERENCE	06/20/0358/NMA
PARISH	Great Yarmouth 14
PROPOSAL	Non-material Amendment of planning permission 06/19/00471/F - amendment to elevations and floor plans
SITE	Marina Leisure Centre Marine Parade GREAT YARMOUTH Norfolk
APPLICANT	Great Yarmouth Borough Council
DECISION	Accept Amend Notice

REFERENCE	06/20/0303/CU
PARISH	Great Yarmouth 15
PROPOSAL	Change of use from betting shop (sui generis) to adult gaming centre (sui generis)
SITE	3 Regent Road GREAT YARMOUTH
APPLICANT	Cashino Gaming Ltd
DECISION	APPROVE

**PLANNING APPLICATIONS CLEARED BETWEEN 01-SEP-20 AND 30-SEP-20 FOLLOWING
DETERMINATION BY THE GROUP MANAGER (PLANNING) UNDER DELEGATED POWERS**

REFERENCE	06/20/0310/PU
PARISH	Great Yarmouth 15
PROPOSAL	Application for Lawful Development Certificate for proposed use as C3(b) dwelling house
SITE	94 Churchill Road GREAT YARMOUTH
APPLICANT	Mr G Hodds
DECISION	EST/LAW USE CER.

REFERENCE	06/20/0317/PAD
PARISH	Great Yarmouth 15
PROPOSAL	Conversion of upper floors to 2No. flats
SITE	31 Market Row GREAT YARMOUTH
APPLICANT	Mrs Kim Simper
DECISION	PERMITTED DEV.

REFERENCE	06/20/0335/F
PARISH	Great Yarmouth 15
PROPOSAL	Enhance outdoor rec area; change use of small part tour caravan site to new outdoor rec area in centre of park
SITE	Vauxhall Holiday Park Acle New Road GREAT YARMOUTH
APPLICANT	Parkdean Resorts Ltd
DECISION	APPROVE

REFERENCE	06/20/0354/A
PARISH	Great Yarmouth 15
PROPOSAL	New signage
SITE	3 Regent Road GREAT YARMOUTH
APPLICANT	Cashino Gaming Ltd
DECISION	ADV. CONSENT

REFERENCE	06/20/0322/F
PARISH	Great Yarmouth 19
PROPOSAL	First and second floor extension over existing shop unit to create 2 no. self contained flats 06/18/0465/F
SITE	34 Lower Cliff Road Gorleston GREAT YARMOUTH
APPLICANT	Mr C Polidano
DECISION	APPROVE

REFERENCE	06/20/0387/PDE
PARISH	Great Yarmouth 21
PROPOSAL	Notification of larger home extension - removal of existing timber framed storage building and replace
SITE	8 Harley Road GREAT YARMOUTH
APPLICANT	Mrs C Achenbach
DECISION	APPROVE

**PLANNING APPLICATIONS CLEARED BETWEEN 01-SEP-20 AND 30-SEP-20 FOLLOWING
DETERMINATION BY THE GROUP MANAGER (PLANNING) UNDER DELEGATED POWERS**

REFERENCE	06/20/0336/F
PARISH	Hemsby 8
PROPOSAL	Extension to existing garage
SITE	Hazeldene Kings Loke Hemsby GREAT YARMOUTH
APPLICANT	Mr and Mrs Matthews
DECISION	APPROVE

REFERENCE	06/20/0363/F
PARISH	Hemsby 8
PROPOSAL	Remove condition 2 of pp 06//11/0718/F and 06/08/0718/ F to allow granny annexe to be used and occupied
SITE	29a Beach Road Holly Lodge (annexe) Hemsby GREAT YARMOUTH
APPLICANT	Mr and Mrs Shiers
DECISION	APPROVE

REFERENCE	06/20/0395/NMA
PARISH	Hemsby 8
PROPOSAL	Non material amendment to pp 06/19/0671/F - Replace dual pitch roof with lean to roof
SITE	7 Fallowfield Hemsby GREAT YARMOUTH Norfolk
APPLICANT	Mrs L Allen
DECISION	Accept Amend Notice

REFERENCE	06/20/0280/F
PARISH	Martham 13
PROPOSAL	Construction of detached garage with private workshop and store over for personal use only
SITE	West Grove 9 Rollesby Road Martham
APPLICANT	Mr & Mrs Wilton
DECISION	APPROVE

REFERENCE	06/20/0308/F
PARISH	Martham 13
PROPOSAL	Variation of condition 2 of PP 06/03/0384/F - alterations to internal layout of rooms
SITE	Knightly Manor Barns Moregrave Manor Barns Ferrygate Lane Martham GREAT YARMOUTH
APPLICANT	Mr J Moore
DECISION	APPROVE

REFERENCE	06/20/0309/F
PARISH	Martham 13
PROPOSAL	Proposed single storey extension
SITE	15 Willow Way Martham GREAT YARMOUTH Norfolk
APPLICANT	Mr P Hastings
DECISION	APPROVE

**PLANNING APPLICATIONS CLEARED BETWEEN 01-SEP-20 AND 30-SEP-20 FOLLOWING
DETERMINATION BY THE GROUP MANAGER (PLANNING) UNDER DELEGATED POWERS**

REFERENCE	06/20/0378/F
PARISH	Martham 13
PROPOSAL	Application to supersede 06/19/0418/F - two storey side extension to facilitate access to loft conversion
SITE	29 Hall Road Martham GREAT YARMOUTH Norfolk
APPLICANT	Mr M Hudson
DECISION	APPROVE

REFERENCE	06/20/0418/SU
PARISH	Martham 13
PROPOSAL	Replacement of existing Hose Drying Tower with the erection of a taller Fire Training Tower Facility
SITE	Martham Fire Station 20 Rollesby Road Martham GREAT YARMOUTH
APPLICANT	Norfolk County Council
DECISION	NO OBJECTION

REFERENCE	06/18/0667/CD
PARISH	Ormesby St.Marg 16
PROPOSAL	Discharge conditions 3, 6, 7, 9, 11, 12 and 15 of Planning Permission 06/18/0106/F
SITE	14 Beach Road (Land adj) Scratby GREAT YARMOUTH
APPLICANT	Mr A Philpott
DECISION	APPROVE (CONDITIONS)

REFERENCE	06/20/0253/F
PARISH	Ormesby St.Marg 16
PROPOSAL	Conversion of existing outbuilding to create a detached dwelling
SITE	44 North Road Ormesby St Margaret GREAT YARMOUTH
APPLICANT	Mr A Pembroke
DECISION	APPROVE

REFERENCE	06/20/0319/F
PARISH	Ormesby St.Marg 16
PROPOSAL	Demolish existing garage; build new detached annexe
SITE	12 Leathway Kamada Ormesby St Margaret GREAT YARMOUTH
APPLICANT	Mr G Stone
DECISION	APPROVE

REFERENCE	06/20/0362/NMA
PARISH	Ormesby St.Marg 16
PROPOSAL	Non-material amendment of PP 06/19/0610/F - 1. Fenestration amendment (reduction), 2. First floor
SITE	26 Spruce Avenue Ormesby St Mararet GREAT YARMOUTH Norfolk
APPLICANT	Mr G Tomlinson
DECISION	Accept Amend Notice

**PLANNING APPLICATIONS CLEARED BETWEEN 01-SEP-20 AND 30-SEP-20 FOLLOWING
DETERMINATION BY THE GROUP MANAGER (PLANNING) UNDER DELEGATED POWERS**

REFERENCE	06/20/0365/F
PARISH	Ormesby St.Marg 16
PROPOSAL	Single storey side extension to existing one bedroomed bungalow
SITE	Corner Cottage Yarmouth Road Ormesby St Margaret GREAT YARMOUTH
APPLICANT	Miss K Hampshire
DECISION	APPROVE

REFERENCE	06/20/0369/MM
PARISH	Ormesby St.Marg 16
PROPOSAL	Install 15m telecom phase 8 monopole, 4 new equip cabinets incl one wrap around cabinet built around base & ancil work
SITE	California Road California Ormesby St Margaret GREAT YARMOUTH
APPLICANT	MBNL (EE (UK) Ltd & H3G (UK) Ltd)
DECISION	NO OBJECTION

REFERENCE	06/20/0237/F
PARISH	Repps 13
PROPOSAL	Side extn to provide garage at ground flr & bedroom at first flr level; new replacement entrance gates and wall
SITE	2 Myrtle Cottages Low Road Repps GREAT YARMOUTH
APPLICANT	Mr and Mrs C Taylor
DECISION	APPROVE

REFERENCE	06/20/0373/F
PARISH	Stokesby 6
PROPOSAL	Erection of 7m x 7m single storey two bay cart shed
SITE	Whitegates Farm Private Road Stokesby GREAT YARMOUTH
APPLICANT	Mr N Witte-Vermeulen
DECISION	APPROVE

REFERENCE	06/20/0155/F
PARISH	Winterton 8
PROPOSAL	Develop site incl conversion & rebuilding of existing barn & outbuildings to form 2 no. dwellings units 3 & 4
SITE	High Barn Farm Edward Road Winterton GREAT YARMOUTH
APPLICANT	Mr L Tweed
DECISION	APPROVE

REFERENCE	06/20/0329/F
PARISH	Winterton 8
PROPOSAL	Single storey front extension
SITE	4 Kings Corner King Street Winterton GREAT YARMOUTH
APPLICANT	Ms S Bennett
DECISION	APPROVE

PLANNING APPLICATIONS CLEARED BETWEEN 01-SEP-20 AND 30-SEP-20 FOLLOWING
DETERMINATION BY THE GROUP MANAGER (PLANNING) UNDER DELEGATED POWERS

REFERENCE	06/20/0331/F
PARISH	Winterton 8
PROPOSAL	Proposed demolition of existing porch and reconstruction of new front extension to kitchen and
SITE	Four Seasons The Lane
	Winterton GREAT YARMOUTH
APPLICANT	Mr and Mrs Mackley
DECISION	APPROVE
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REFERENCE	06/20/0355/F
PARISH	Winterton 8
PROPOSAL	Single storey side extension and conversion of store to sleeping accommodation.
SITE	Hill Cottage Old Chapel Road
	Winterton GREAT YARMOUTH
APPLICANT	Mr & Ms V & V Reilly & McLaughlin
DECISION	APPROVE
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* * * * End of Report * * * *