



**GREAT YARMOUTH**  
BOROUGH COUNCIL

# Development Control Committee

## Minutes

Wednesday, 08 June 2022 at 18:00

Present :

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

Councillor D Hammond attended as substitute for Councillor Freeman

Also in attendance :

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

### **1 APOLOGIES FOR ABSENCE**

Apologies for absence were received from Councillor Freeman and Fairhead.

### **2 DECLARATIONS OF INTEREST**

Councillor Flaxman-Taylor declared a personal interest in items 5 and 6 as she has a property on the site.

### **3 MINUTES**

The minutes of the meeting held on the 13 April 2022 were confirmed.

**4      06-22-0112-F - LAND ADJACENT MODEL YACHT POND, LOWER  
ESPLANADE GORLESTON, GREAT YARMOUTH**

Members were advised that the report had detailed the wrong Parish and Ward, this should have been Gorleston and not Great Yarmouth Town, Central and Northgate Ward.

Members received and considered the Senior Planning Officers report which proposed changes of use of land for the siting of up to 2 no. mobile/fixed concession units for retail purposes only; change of use of former police kiosk to retail, leisure area and relocation of beach concession.

Members received a presentation from the Senior Planning Officer which detailed illustrations of the site and the main considerations for the application.

Members were advised that the proposal is located outside the development limits for the area, where tourism uses are supported when compatible with the local character. The location is within a designated conservation area, and the character of that area is influenced by leisure and recreation uses. The site is in a coastal area subject to change, wherein the type of uses proposed are allowed.

It was noted that it was recognised that part of the attraction to Gorleston' seafront is the classic approach to tourism. However, it is considered that additional opportunities could be introduced to further develop that approach. The beach concession although not operated in recent years forms an important addition to the area and could be complemented by bespoke concessions appropriate to the location. Therefore, it is considered that the proposed uses are proportionate and will be complementary to the to the primary tourism and recreational uses of the esplanade in this location.

It was advised that the application had been considered to comply with policies CS8, CS9, CS10, CS11 and Policies GSP4, A1, E3 and L2 of Local Plan Part 2. It was considered that there are no other material considerations to suggest the application should not be recommended for approval.

Councillor Carpenter asked with regard to how the units were going to be powered, it was advised that this information had not been supplied to the planning department

Councillor Myers asked if the units were going to be fixed, it was advised that this information had not been supplied but this was not deemed a planning consideration matter.

Councillor T Wright asked if the unit had become surplus to requirements for the RNLI, it was advised that the proposal had been suggested as retail.

RESOLVED :

That application 06-22-0112-F be approved subject to conditions as detailed within the Senior Planning Officers report.

**5      APPLICATION 06-21-0313-D - SITE 25, BEACON PARK, GORLESTON,  
GREAT YARMOUTH**

The Committee received and considered the Senior Planning Officer's report which sought approval of reserved matters for planning permission. 06/16/0391/SU - Layout, appearance, scale, and landscaping for Phase 2 comprising 44 dwellings and associated works.

Members received a presentation from the Senior Planning Officer which detailed illustrations of the site and the main considerations for the application.

Members were advised that the development was a sustainable development which should be approved on land identified as within development limits delivering housing and affordable housing. It was noted that the revised proposals had ensured that the design was considered to now accord with national and local policy and provides a distinctive design with differentiation from the first phase assisting neighbourhood legibility.

RESOLVED :

That Application 06-21-0313-D be approved subject to conclusion of a section 106 agreement to secure financial contributions or facilities within the site and recommended conditions.

## **6 APPLICATION 06-21-0312-D - SITE 25, BEACON PARK, GORLESTON, GREAT YARMOUTH**

The Committee received and considered the Senior Planning Officer's report which sought approval of reserved matters for planning permission. 06/16/0391/SU - Layout, appearance, scale, and landscaping for Phase 2 comprising 17 dwellings and associated works.

Members received a presentation from the Senior Planning Officer which detailed illustrations of the site and the main considerations for the application.

Members were advised that the development was a sustainable development which should be approved on land identified as within development limits delivering housing and affordable housing. It was noted that subject to being revised to address the highway road layout and the design of Plot 54, these proposals would be able to ensure the design is considered to accord with national and local policy and provide a distinctive design with differentiation from the first phase assisting neighbourhood legibility, and provide a safe and appropriate highway arrangement.

RESOLVED :

That Committee :-

(1) Agree to delegate authority to the Head of Planning to secure appropriate revisions to the proposed highway layout and alteration to proposed plot 54;

(2) Approve application 06-21-0312-D on receipt of satisfactory revised plans, subject to conditions as listed within the Senior Planning Officer's report and conclusion of a section 106 agreement to secure financial contributions or facilities within the site, for:

- enhanced education provision,

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

## **7 DECISION AND APPEAL NOTICES**

Members noted the decision and appeal notices contained within the agenda pack.

## **8 ANY OTHER BUSINESS**

Members were advised that a site visit would be undertaken at an application site and details would be sent to Members in due course.

The Chair passed on his and the Committee's thanks to Mr Chris Green who would shortly be retiring from the authority.

The meeting ended at: 20:00