



GREAT YARMOUTH
BOROUGH COUNCIL

Development Control Committee

Date: Wednesday, 15 September 2021

Time: 18:00

Venue: Assembly Room

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

AGENDA

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

Agenda Contents

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

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

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

Conduct

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

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

DEVELOPMENT CONTROL COMMITTEE

PUBLIC CONSULTATION PROCEDURE

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

Protocol

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

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

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

1 APOLOGIES FOR ABSENCE

To receive any apologies for absence.

2 DECLARATIONS OF INTEREST

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

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

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

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

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

3 MINUTES

6 - 20

To confirm the minutes of the meeting held on the 25 August 2021.

4 APPLICATION 06-21-0538-F - 29 (Seahaven), THE ESPLANADE, SCRATBY, GREAT YARMOUTH

21 - 34

Report attached.

5 APPLICATION 06-21-0329-F - POPS MEADOW, GORLESTON

35 - 61

Report attached.

6 APPLICATION 06-21-0589-F AND 06-21-484-LB - GORLESTON PAVILION, PAVILION ROAD, GORLESTON

62 - 72

Report attached.

7 APPLICATION 06-21-0587-F - HOLLYWOOD CINEMA, GREAT YARMOUTH

73 - 81

Report attached.

- 8 **APPLICATION 06-21-0590-F AND 06-21-537-LB - ST GEORGES THEATRE, KING STREET, GREAT YARMOUTH** 82 - 92

Report attached.

- 9 **APPLICATION 06-21-0586-F - 145 KING STREET AND YARMOUTH WAY (CORNER OF)** 93 - 101

Report attached.

- 10 **APPLICATION 06-21-0585-F - TOWN HALL (LAND TO NORTH OF) HALL QUAY, GREAT YARMOUTH** 102 - 110

Report attached.

- 11 **APPLICATION 06-21-0531-F AND 06-21-0593-LB - TOLHOUSE GAOL, 12 TOLHOUSE STREET, GREAT YARMOUTH** 111 - 121

Report attached.

- 12 **APPLICATION 06-21-0593-F - TOLHOUSE GAOL (LAND NORTH WEST OF) TOLHOUSE STREET, GREAT YARMOUTH** 122 - 131

Report attached.

- 13 **APPLICATION 06-21-0588-F AND 06-21-0528-LB - THE MINSTER CHURCH OF ST NICHOLAS, CHURCH PLAIN, GREAT YARMOUTH** 132 - 141

Report attached.

- 14 **DELEGATED DECISIONS MADE BETWEEN 1 AND 31 AUGUST** 142 - 151

2021

Report attached.

15 ANY OTHER BUSINESS

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



GREAT YARMOUTH
BOROUGH COUNCIL

Development Control Committee

Minutes

Wednesday, 25 August 2021 at 18:00

PRESENT:-

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

Councillor Wainwright attended as a substitute for Councillor Williamson.

Mr R Parkinson (Development Control Manager), Mr C Green (Senior Planning Officer), Mr G Bolan (Planning Officer), Mr R Tate (Planning Manager), Ms C Whatling (Monitoring Officer) & Mrs S Wintle (Corporate Services Officer).

1 APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillor Myers & Williamson.

2 DECLARATIONS OF INTEREST

Councillor Fairhead declared a personal interest in item number 5, application 06/21/0487-CU, as she was a Ward Councillor.

However, in accordance with the Council's constitution, was allowed to both speak and vote on the item.

3 MINUTES 19 MAY 2021

The minutes of the meeting held on 19 May 2021 were confirmed.

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

This item was deferred.

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

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

The Senior Planning Officer reported that this application was brought before Committee as many objections and letters of support had been received. The proposal was for an Adult Gaming Centre within the primary shopping street in Gorleston, as identified in the proposals map within the 2015 Core Strategy. The applicant had requested opening hours of 0800 – 22:00 every day. The shopfront would also be re-designed to be set back by 300mm to allow an electrical switch cabinet to be installed at the front of the shop. Separate planning permission would be required for the alterations to the site's shop frontage. This was the subject of current application 06/21/0551/F which was pending and was described as "Proposed new shop front to match existing and glazed doorway to sit flush with front shop windows" and can be seen in plan form in the currently-submitted plans.

Accompanying this change of use proposal were the following documents:-

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

The Senior Planning Officer reported that a letter had been received from a planning consultant objecting on behalf of the operator of another licenced betting site in the locality. A further letter had been submitted by the applicant stating that the moral objections made by the other operator were not material planning reasons for refusal. The agent also stated that the objection from this party was commercial competition and was now withdrawn, and that the number of gaming establishments was not material. Commercial competition was not a planning consideration, however, if other employment was prejudiced by the impact of development, that might be a consideration. The proposal generated 4 full time and 2 part time jobs. There was no evidence that if approved, the proposal would lead to the closure of other Gaming sites

or that more jobs would be lost or gained, as such some weight can be given to employment creation.

The Senior Planning Officer reported that there were other gambling opportunities in the High Street and wider Gorleston retail area, but not at a dominant level. Whilst Great Yarmouth also had entertainment of this type, this was not a part of the Gorleston retail area and so did not readily inform decision making on applications within the Gorleston retail area. The applicant's agent stated that proliferation of gambling opportunity was not material to planning consideration, but this was considered not to be correct because whilst the Government had made many commercial changes to permitted development, it had actually further restricted gambling proliferation by defining some types (casinos, betting shops and bingo halls) as Sui Generis activities, in a way that it had not done before, (where casinos alone were Sui Generis), it had also given rights to convert from Gambling activity to other commercial and residential uses.

The Senior Planning Officer reported that the applicant's agent had also made the case that this was a change to an Adult Gaming Centre and no other form of gambling use. As already clarified, all gambling uses in planning terms were regarded as without use classification. The controls offered by the Licencing Acts would not protect the planning purpose, because the licensing regime examined Crime and Disorder and other aspects, but not the impact on amenity or traffic generation, or loss of retail opportunity which were material planning considerations.

The Senior Planning Officer reported that many objectors were concerned about the adverse societal effects of gambling, and whilst those making planning decisions might share their reservations, it was for the Licensing Committee to control this aspect.

The Senior Planning Officer reported that it was considered that given current empty shops in the identified primary shopping area, the short-term nature of the current use and the ability to secure active frontage by a pre-use condition, that there was no harm to the diversity and vitality of the shopping centre, caused by officers recommending approval. The setting of the conservation area was considered not to be harmed as little change was proposed to the frontage. Matters relating to the adverse societal impact of gambling could only carry very limited material planning weight, if any. It was considered that further changes to the type of gambling establishment predicted could be controlled through the concept of materiality of change and therefore, the retained policy TR9 was not breached.

The Senior Planning officer reported that the application was recommended for approval with conditions.

Councillor Wainwright informed the Committee that the former casino sited in the High Street was now a cinema.

Councillor T Wright asked for confirmation that the premises had been actively marketed over the last 24 months and whether further endeavour should be made to

ensure that the premises could be retained for retail use which would be in keeping with the remainder of the High Street. The Senior Planning Officer reported that the application for change of use had been carefully considered with Policies R2 & R3 in mind which do not set a marketing test.

Councillor Fairhead asked for confirmation that if the change of use was granted by the Development Control Committee, that the applicant would then need to apply to the Licensing Committee for the relevant licensing activities.

Mr Woods, applicant's agent, reported the salient areas of the application and answered the questions which had been raised by the Councillors and urged the Committee to approve the application.

Councillors B Wright & Fairhead reported that, as Ward Councillors, they could not support the application which was in the wrong place, as they were fearful of anti-social behaviour in the area resulting from the change of use from retail to gaming, as the premises was opposite the Feathers public house.

Councillor P Hammond reported that he would support the application as empty premises were more detrimental to the High Street.

Councillor Hanton reported that he could see no problem with the application as two casino's had both opened and closed on the High Street in recent times.

Councillor Wainwright reported that he supported the application as MJS were a respected company and would be creating employment for 6 staff. The premises had laid empty for 24 months with no retail interest and there had been no ASB associated with the nearby gaming establishment, Magic City.

It was noted that the incorrect applicant had been listed on the report which had been discussed by the Committee, it was confirmed that the applicant should have been "M.J.S. Amusements LTD" not Great Yarmouth Borough Council. This was noted by the Committee.

Councillor Flaxman-Taylor moved that the application be approved subject to the conditions contained within the report. This was seconded by Councillor Wainwright and following a vote, it was **RESOLVED:-**

That application 06/21/0487/CU be approved subject to conditions for:

- Timing
- Compliance
- The use shall be for an Adult Gaming Centre only, for avoidance of doubt.
- Limitation of operating hours to those requested.
- Further agreement of the means by which an active shop type display can be provide to the frontage; and any other conditions or notes considered appropriate by the Development Manager.

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

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

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

The Planning Officer reported that the application was for the installation of 6; 6m tall steel columns supporting 6; mesh-lighting internally-illuminated letters, each of 2.3m height x 1.8m width, and associated ground works and infrastructure, including supporting platform.

The location of the illuminated letters spelling "HEMSBY" were on the south side of Beach Road, Hemsby, located to the rear of Oasis Amusements and could be seen from the east side of the recently constructed Richardsons car park. The letters were proposed to stand on a pole and reach 6m tall and will be seen from Beach Road, Hemsby.

The Planning Officer reported that the site was located within the Prime Commercial Holiday Area which was a well established area for tourists and locals to visit throughout the year.

The proposed letters were to attract visitors to the area and allow a visual advertisement of the location Hemsby, the letters also allowed visitors and local residents to take photos/selfies to advertise their visits to the local area on social media platforms.

The Planning Officer reported that the following consultations had taken place:-

- (a) Hemsby Parish Council - No Objection
- (b) Norfolk County Council Highways – No Objection
- (c) Conservation – No Objections
- (d) Nearby Neighbours – No Objections

The Planning Officer reported that the following policies were relevant to the consideration of this application:-

- (a) Core Strategy 2013 – 2030 policies:
 - CS8 – Promoting tourism, leisure and culture

(b) Remaining - 2001 Borough Wide Local Plan

- BNV22 – Advertisements

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

(a) L1 – Holiday Accommodation Area.

The Planning Officer reported that the proposed letters were to be located south of the Oasis amusements within and running on the east side of the Richardsons car park. Each letter was located 3.5m from ground level to bottom of the letter, with each letter being 2.3m in height, each letter will space 0.25m apart.

The Planning Officer reported that Beach Road, Hemsby was located within the Prime Commercial Holiday Area, it saw a vast amount of tourism and visits from local residents each year, and Beach Road was predominantly made up of amusements, children's rides, hot and cold food stalls and other attractions. Beach Road led to the east end where the entrance to the beach was located.

The Planning Officer reported that the proposal would be 6m in height in total and would extend north to south, for an area up to 11.67m long, the LED's serving the letters was 110 lm/watt. The manufacturer of the letters had stated that the combined wattage of the Hemsby letters was 180w, therefore, these letters would emit 19,800 lumens over a 26.8m² surface area. These were very low level lights and could be conditioned as such.

The Planning Officer reported that the letters would be illuminated from dusk until midnight. This had been considered by officers and it was proposed that any approval could be conditioned so that no illumination would occur outside of the hours 09:00 – 00:00 hours, which was consistent with other attractions within the area and there were no residential dwellings which would be affected by the development.

The Planning Officer reported that the letters would be operational through the summer season but to protect the letters, they would be removed during the winter period for safe storage and protection from bad weather. It was proposed that any permission granted be conditioned that the letters should only be erected during the period 29th April until the 1st October in any given year.

The Planning Officer reported that the site was within the prime commercial holiday area, the proposal was considered to be an attraction, which would contribute on a small scale, it was considered to benefit the local economy by boosting the use of tourist facilities across the Borough and attracting visitors, which was consistent with the aims set out in Core Strategy policy CS8. The proposed letters were considered in keeping with the design and character of Beach Road, Hemsby area, and as this area hosted numerous signs and illuminations, the application site would have an acceptable relationship in amenity and character terms, subject to imposition of appropriate conditions.

The Planning Officer reported that the application was recommended for

approval with the following conditions:-

(a) The development must be begun not later than three years from the date of this permission.

(b) The development shall be carried out in accordance with the application form, specification list and approved plans drawing reference received by the LPA on 23/07/21:-

- Elevation of illuminated letters
- Typical Illuminated Letter
- Site Location Plan
- Letter impression

(c) The letters hereby approved shall not be illuminated outside of the hours below:

09:00 – 00:00 Hours Monday – Sunday

(d) The level of illuminance shall be restricted to a maximum level as proposed in the application - the LED's serving the letters shall be no more than 110 lm/watt and the combined wattage shall be no more than 180w and emit no more than 19,800 lumens over the approved 26.8m² surface area.

(e) The Letters here by approved shall be removed from the site by no later than 1st October in any year and shall not be erected again until the 29th April at the earliest in the following year; and any other conditions considered appropriate by the Planning Development Manager.

The Planning Officer reported that subject to restricting the use to holiday only and restrictions on occupancy over the year, the proposal complied with the aims set out in Policy CS8 of the Great Yarmouth Local Plan: Core Strategy, Remaining Policy BNV22 of the Borough Wide Local Plan and was consistent with the aims set out in emerging Policy L1 of the final draft Local Plan Part 2.

Councillor Fairhead asked for confirmation that no nearby residential properties would suffer from glare emanating from the letters. The Planning officer confirmed that the proposed lighting was low level which did not omit very much glare.

Councillor T Wright asked why the letters would be operational from 29 April as this would miss the Easter period when the holiday season began. Councillor Jeal reported that he agreed with Councillor Wright and that the start date ought to be 1 April. The Planning office reported that this date had been decided upon to miss inclement weather.

The Chairman reported that there were no speakers to this application.

Councillor P Hammond moved the application subject to conditions as requested. This was seconded by Councillor Freeman.

RESOLVED:-

That application number 06/21/0524/F be approved subject to the following conditions:-

(a) The development must be begun not later than three years from the date of this permission.

(b) The development shall be carried out in accordance with the application form, specification list and approved plans drawing reference received by the LPA on 23/07/21:-

- Elevation of illuminated letters
- Typical Illuminated Letter
- Site Location Plan
- Letter impression

(c) The letters hereby approved shall not be illuminated outside of the hours below:

09:00 – 00:00 Hours Monday – Sunday

(d) The level of illuminance shall be restricted to a maximum level as proposed in the application - the LED's serving the letters shall be no more than 110 lm/watt and the combined wattage shall be no more than 180w and emit no more than 19,800 lumens over the approved 26.8m2 surface area.

(e) The Letters here by approved shall be removed from the site by no later than 1st October in any year and shall not be erected again until the 29th April at the earliest in the following year; and any other conditions considered appropriate by the Planning Development Manager.

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

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

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

The Planning Officer reported that the application was for the installation of 13; 8m tall steel columns supporting 13; mesh-lighting internally illuminated letters, each of 2.3m height x 1.4-2.2m width, and associated ground works and infrastructure including supporting platform. The location of the illuminated letters spelling "GREAT YARMOUTH" were on the east parade side of the Pleasure Beach Gardens, south of the Pleasure Beach Gardens café, the proposed letters would be supported on stations and were proposed to reach up to 8m tall and would be seen from South Beach Parade.

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

The Planning Officer reported that the following consultation responses:-

- (a) Norfolk County Council Highways – No objections.
- (b) Conservation – No Objections
- (c) Nearby residents – 3 objections and 1 Letter of Support received.
- (d) Environmental Health Officer – no objections.
- (e) County Ecologist – no comments received to date.

The Planning Officer reported that the following policies were relevant to the consideration of this application:

Core Strategy 2013 – 2030 policies:

- CS8 – Promoting tourism, leisure and culture

Remaining - 2001 Borough Wide Local Plan

- BNV22 – Advertisements

The Planning officer reported that the following emerging Local Plan Part 2 (final draft) policies should also be noted:

- GY6 - Great Yarmouth Seafront Area.

The Planning Officer reported that there had been 3 objections/comments received and 1 letter of support from nearby residents to the Pleasure Beach Gardens, and the issues raised were summarised below:-

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

The Planning Officer reported that resident's comments were received prior to further information being submitted to the Local Planning Authority, but the level of illuminance has since been confirmed as LEDs serving the letters with 110 lm/watt. The manufacturer of the letters had stated that the combined wattage of the Great Yarmouth letters was 380w, therefore, these letters would emit 41,800 lumens over a 62.18m² surface. Concerns regarding the level of illuminance at night, the proposal suggested the letters would be illuminated

from dusk until midnight. This had been considered by officers and was proposed that any approval could be conditioned so that no illuminance would occur outside of the hours 09:00 – 00:00 hours, which was consistent with other attractions along South Beach Parade and Marine Parade, including the Pleasure Beach directly to the south.

The Planning Officer proposed that the letters would be operational through the summer season but would be removed during the winter period for safe storage and protection from bad weather. It was proposed that any permission granted should be conditioned such that the letters should only be erected during the period 29th April until the 1st October in any given year.

The Planning Officer reported that the proposal was considered acceptable in the proposed location and area; the area was just south of the Prime Commercial Holiday Area and within the Great Yarmouth Golden Mile and will bring much needed benefits to the tourism and leisure industry. The proposed letters were considered to be in keeping with the design and character of the Pleasure Beach Gardens area and with this area hosting numerous signs and illuminations, the application site would have an acceptable relationship in amenity and character terms, subject to imposition of appropriate conditions as follows:-

(a) The development must be begun not later than three years from the date of this permission.

(b) The development shall be carried out in accordance with the application form, specification list and approved plans drawing reference received by the LPA on 23/07/21.

- Elevation of illuminated letters
- Typical Illuminated Letter
- Site Location Plan
- Letter impression

(c) The letters hereby approved shall not be illuminated outside of the hours below:

09:00 – 00:00 Hours Monday – Sunday

(d) The level of illumination shall be restricted to a maximum level to be confirmed by the LPA in discussion with Environmental Health Officers, Ecology Officers and Highways Officers.

(e) The letters hereby approved shall be removed from the site by no later than 1st October in any year and shall not be erected again until the 29th April at the earliest in the following year; and any other conditions considered appropriate by the Planning Development Manager.

The Planning Officer reported that the application was recommended for approval subject to restricting the time the letters could be illuminated and the removal of the letters outside of the summer season, the proposal complied with the aims set out in policy CS8 of the Great Yarmouth Local Plan: Core Strategy, Remaining - 2001 Borough Wide Local Plan Policy BNV22 and was consistent with the aims set out in emerging policy GY6 of the final draft Local Plan Part 2.

Councillor Jeal asked for confirmation as to the type of lighting. The Planning Officer reported that the lights were similar to fairy lights and would not cause any issues resulting from glare and they would be sited some 265m away from the nearest property.

Councillor Mogford was concerned that the lights would cause problems for mariners.

The Chairman reported that there were no speakers for the application.

Councillor Jeal, who was a Ward Councillor, reported that he would be happy to support this application in his ward.

Councillor T Wright was concerned that the lighting was similar to the type which had been installed in Regent Road which often malfunctioned with entire sections going out and an immediate response to future faulty lighting should be taken into account.

Councillor Wainwright proposed that the application be approved subject to conditions. This was seconded by Councillor G Carpenter.

RESOLVED:-

That application number 06-21-0526-F be approved subject to restricting the time the letters could be illuminated and the removal of the letters outside of the summer season, the proposal complied with the aims set out in policy CS8 of the Great Yarmouth Local Plan: Core Strategy, Remaining - 2001 Borough Wide Local Plan Policy BNV22 and was consistent with the aims set out in emerging policy GY6 of the final draft Local Plan Part 2.

a) The development must be begun not later than three years from the date of this permission.

(b) The development shall be carried out in accordance with the application form, specification list and approved plans drawing reference received by the LPA on 23/07/21.

- Elevation of illuminated letters
- Typical Illuminated Letter
- Site Location Plan
- Letter impression

(c) The letters hereby approved shall not be illuminated outside of the hours below:

09:00 – 00:00 Hours Monday – Sunday

(d) The level of illumination shall be restricted to a maximum level to be confirmed by the LPA in discussion with Environmental Health Officers, Ecology Officers and Highways Officers.

(e) The letters hereby approved shall be removed from the site by no later than 1st

October in any year and shall not be erected again until the 29th April at the earliest in the following year; and any other conditions considered appropriate by the Planning Development Manager.

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

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

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

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

The Planning Officer reported that the current proposal would replace former permission 06/21/0074/CU and provide two, two-storey dwellings (1 3-bed, and 1 2-bed). Each dwelling would have a rear yard area which would provide space for cycle storage and bin storage. The design and access statement noted that this property was purchased by Great Yarmouth Borough Council in September 2020, as part of a pilot project to tackle former guest houses or HMOs that were either empty and/or in a state of disrepair. The aim of the project was to improve the quality and offer of accommodation within the Town Centre, return the properties to full use and improve areas where properties such as this were detrimental to the street scene. It was noted that the Borough Council also owned the adjoining 10 Bath Hill Terrace to the east, which allowed some degree of control or mitigation to be provided at that property, should the need arise.

The Planning Officer reported the following consultations :-

(a) Norfolk County Council Highways: No objection.

The Planning Officer reported that the dwelling closest to the passageway would be the three bedroomed unit – to be known as 11A Bath Hill Terrace (according to the proposed plans). An ‘upside down’ house, the kitchen and living areas would be located at first floor level. Two bedrooms and a bathroom were located on the ground floor with the remaining bedroom located at the rear at first floor level. The property had a floor area (excluding the staircase) of 101.5sqm. This property had a very small paved rear yard area. The second dwelling had a more conventional layout with the kitchen and living room being located on the ground floor, and two bedrooms and a bathroom at first floor level. This dwelling would have a floor area of 70sqm (excluding the staircase) as well as a yard and small garden area.

The Planning Officer reported that the submitted Design and Access Statement also proposed the following works to improve the external appearance of the dwelling:-

- Front elevation windows to be replaced, fenestration of new uvpc windows to be uniform in design.
- Existing uvpc combination window door frame (right hand side of passageway) to be removed and replaced with window only.
- Existing insecure timber canopy to be removed.
- Front elevation walls are to be freshened and cleaned, external render to be patch repaired and decorated as required.
- Rainwater goods relocated to improve efficiency and design.
- Front elevation boundary walls to be replaced with new face brick walls, engineer brick, creasing tile weathering detail.
- New concrete garden paths installed from street to entrance doors.
- New gates fitted to define boundary.
- Decorative stone finish to front gardens.

The Planning Officer reported that both dwellings would meet or exceed the minimum size standards set out in the national guidance – which was 70sqm for a 2 bedroom, 3 person dwelling and 84sqm for a 3 bedroom, 4 person dwelling. Sufficient internal space was provided for future residents. The proposal was considered an improvement over application 06/21/0074/CU, with respect to outlook provided for residents. The previous scheme included windows looking into the archway which provided limited outlook (although was not considered significantly adverse enough to warrant the refusal of the application). The amended layout of 11A Bath Hill Terrace removed this issue by ensuring all windows to habitable rooms looked out either to the north or to the south (or in the case of bedroom 3, into the private amenity space).

The Planning Officer reported that the proposals included outdoor amenity space for both properties. The two-bed house would have a garden of similar size to its neighbour, which was considered acceptable, but property 11A (the three-bedroom house) was not of an appropriate size and contained only a small yard for the three bedroom property. Whilst smaller in size than would be sought for a new build property, this constrained area can nonetheless, provide for cycle store, bins store area, and enough room to enable clothes drying or sitting out, and was south facing. Ordinarily, this would not be acceptable but, given the site’s location, the inadequate provision of outdoor space was mitigated by the proximity to St Georges Park and, to a lesser extent, the beach.

The Planning Officer reported that if Members were dissatisfied with the level of garden/ outdoor space available to number 11A, it was noted that the Council also owned both no.11 (within the application) and the adjoining 10 Bath Hill Terrace, and it might prove possible to reconfigure the external area of all 3 dwellings to provide more equitable share of space across the properties, but officers think, that on balance, the proposal was considered acceptable.

The Planning Officer reported that the application was recommended for approval with conditions as set out in the agenda report.

Councillor Jeal asked if the premise was sited in a Conservation area.

Councillor T Wright reported that he was pleased that the application had been reduced to two dwellings from three but he was concerned about the size of the garden space allocated to each property, in so much, that it was not of equal size with the 2 bed property having the largest amenity space. He asked whether officers could re-look at this without delaying the scheme.

The Development Control Manager reported that the size of the back garden for each property was not ideal but on balance, it was acceptable in planning terms. However, if members were unhappy, he would re-look at the plans to see if this could be tweaked and talk to the applicant and agent. He also suggested that a further condition be added to any approval that the rear covered extension to be demolished prior to any building works commencing. This was welcomed by Councillor Jeal. The Development Manager reported that he would negotiate and report any revisions at the next meeting.

Councillor P Hammond asked why the previous planning application had been approved under officer delegated powers but this application had come before the Committee. The Development Control Manager reported that this was due to the Monitoring Officer having concerns regarding transparency and integrity of process. The Monitoring officer reported that procedures had been tightened and in future, any applications connected to the Council would come to committee.

Councillor T Wright reiterated that he did not want the proposal to be held up over negotiations regarding the size of the gardens and asked that officers carry this out under delegated powers as the provision of this type of much needed accommodation was more important than the size of the garden.

The Chairman reported that there were no speakers on this application.

Councillor Wainwright moved the applications with the suggested conditions. This was seconded by Councillor Hammond.

Councillor Jeal welcomed this application as the property had fallen into disrepair and been an eyesore in the area for many years and affected the street scene of the guesthouses along Trafalgar Road.

RESOLVED:-

That application 06/21/0522/CU be approved, as the proposal provided two dwellings in a sustainable location which complied with Policy HOU07 from the Borough-Wide Local Plan, subject to receiving confirmation that the appropriate HMMS payment for HRA impacts had been received; and, that approval should be subject to the below conditions:

- (i) 3-year time limit
- (ii) In accordance with plans
- (iii) Cycle and bin storage to be provided
- (iv) Provision of bird boxes; and any other conditions or notes considered appropriate by the Development Manager
- (v) That the rear covered area be demolished prior to any building works commencing on site.

9 ANY OTHER BUSINESS

(a) The Development Control Manager apologised that the list of planning applications approved under delegated powers and by the Development Control Committee between 1 May 2021 & 31 July 2021 was omitted from the agenda pack and had since been emailed to all Members for information.

(b) The Chairman thanked Jill Smith, Planning Technician, for her 38 years of service to the Council and her valued assistance to the Development Control Committee, and wished her well on her retirement. The Committee joined the Chairman and officers in a round of applause for Jill to signal their appreciation.

The meeting ended at: 20:00

Application: 06/21/0538/F **Parish:** Ormsby St Margret
(Scratby)
Applicant: Great Yarmouth **Case Officer:** Mr R Tate
Borough Council
Expiry Date: 01.09.21

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

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

NOTE: Members may be aware that this item was originally published within the agenda for the Development Control Committee on 25th August 2021. The item was deferred from that meeting to enable further consultation; the proposal has not been amended but the officer's report has been updated accordingly.

REPORT

1. Context and History :-

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

2 Consultations :-

2.1 Neighbour responses: as part of the public consultation process 8 letters of objection have been received raising the following concerns:

- Overshadowing to no.31.
- Reduced view to no.27.
- No detailed measurements on the plan.
- Increase in scale over existing bungalow.
- Loss of outlook / light from the veranda of no.27.
- Will block sea views to the properties behind.
- Endangerment of the cliff top.
- Application form states no trees/hedges on the site.
- Will devalue neighbouring properties.
- Out of character – should be a bungalow.

2.2 Parish Council: – no response received (at the time of writing). The Parish Council expects to meet on 13th September, and any response will be reported verbally to the Development Control Committee.

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

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

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

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

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

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

3 Relevant Policy :-

Local Plan 2001

3.1 The principle policies are:

HOU07: New residential development may be permitted within the settlement boundaries identified on the proposals map in the parishes of Bradwell, Caister,

Hemsby, Ormesby st Margaret, and Martham as well as in the urban areas of Great Yarmouth and Gorleston.

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

In all cases the following criteria should be met:

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

Core Strategy (2015):

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

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

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

3.8 Other material considerations:

- **NPPF Paragraph 8** - Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):
 - a) **an economic objective** – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;
 - b) **a social objective** – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering well-designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and
 - c) **an environmental objective** – to protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.
- **NPPF Chapter 5 - 5. Delivering a sufficient supply of homes. In particular NPPF Paragraph 62** - Within this context, the size, type and tenure of housing needed for different groups in the community should be assessed and reflected in planning policies (including, but not limited to, those who require affordable housing, families with children, older people, students, people with disabilities, service families, travellers²⁵, people who rent their homes and people wishing to commission or build their own homes).
- **NPPF Paragraph 111** - Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.
- **NPPF Paragraph 130** - Planning policies and decisions should ensure that developments:
 - a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
 - b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;

c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);

d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;

e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and

f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

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

Policy A1: Amenity Development proposals will be supported where they contribute positively to the general amenities and qualities of the locality. Particular consideration will be given to the form of development and its impact on the local setting in terms of scale, character and appearance. Planning permission will be granted only where development would not lead to an excessive or unreasonable impact on the amenities of the occupiers of existing and anticipated development in the locality, in terms including:

- a. overlooking and loss of privacy;
- b. loss of light and overshadowing and flickering shadow;
- c. building and structures which are overbearing;
- d. nuisance, disturbance and loss of tranquility from: • waste and clutter • intrusive lighting • visual movement • noise • poor air quality (including odours and dust); and • vibration.

Where adverse impacts are an inevitable consequence of an otherwise desirable use and configuration, measures to mitigate such impact will be expected to be incorporated in the development. On large scale and other developments where construction operations are likely to have a significant and ongoing impact on local amenity, consideration will be given to conditions to mitigate this thorough a construction management plan covering such issues as hours of working, access routes and methods of construction.

4 Assessment :-

The Proposal

- 4.1** The replacement dwelling will house living accommodation over two floors. On the ground floor is proposed an open plan living/kitchen/dining room, two bedrooms and a bathroom. Upstairs is another bedroom across the full length of the roof space, with an en-suite.
- 4.2** Despite having fewer bedrooms, the replacement dwelling is proposed to be larger than the existing 4-bed hipped-roof post-war bungalow, both in terms of footprint and mass / scale. The proposal will be a chalet style property with a pitched roof and gables. The proposal will have a steep pitched roof of approximately 50 degrees. The roof will have a ridge height of 6.9 metres – a 1.8 metre increase over the existing bungalow. By virtue of the steep pitch, the proposal will have relatively low eaves at 2.4 metres – approximately 30 cm lower than eaves on the existing bungalow.
- 4.3** The property will have walls clad with horizontal composite boarding with dark grey fibre-cement slates to be used on the roof. The colour of the cladding has not been submitted but can be secured by way of condition. White uvpc windows and doors are proposed. These materials are commonplace in the surrounding area and represent an improvement in quality over the existing bungalow. Moreover, photovoltaic panels are proposed on the southern roof slope to provide a contribution through renewable energy supply.
- 4.4** The existing dwelling contains four bedrooms and provides 78sqm of liveable floor area – this would be below today's minimum standards for a four-bedroom dwelling outlined in national guidance (90 sqm). Taking into account the staircase and the space not usable due to the pitch of the roof, the new proposal would provide 112sqm of liveable floor area, this exceeds the minimum standards outlined in national guidance for a three-bedroom dwelling.
- 4.5** The existing bungalow has a footprint of 7.45 metres wide and 11.7 metres deep. The rearmost 3.5 metres of this is not covered by the hipped roof and instead appears to be a later flat roof addition. The proposed bungalow is proposed to be developed over the existing bungalow's footprint and itself will be 7.0 metres wide and 13.34 metres deep. The proposal maintains the existing frontage building line (east elevation) so by virtue of being slightly longer in footprint it will extend approximately 1.64 metres further back (west) than the existing bungalow.
- 4.6** The proposed garage is increased in size to be able to accommodate a modern vehicle. The garage is to be set further back on the plot with the site plan showing a 3.164 metre gap left between the dwelling and the boundary for vehicle access. This does bring the rear wall of the garage into line with the rear elevation of the neighbouring property at no.48 California Avenue, to the south-west.
- 4.7** The replacement dwelling would also benefit from a fair-sized garden to the rear. The front area will remain open as existing, which will help to ensure the proposal is in keeping with neighbouring dwellings.

Principle of Development

- 4.8** The proposal is for the replacement of an existing dwelling and therefore would not result in a net increase in residential development. Notwithstanding this, the proposal is located within the development limits for Scratby where the principle of new residential development is considered acceptable.
- 4.9** Core Policy CS09 (A) states that developments should “*Respond to, and draw inspiration from the surrounding area’s distinctive natural, built and historic characteristics, such as scale, form, massing and materials, to ensure that the full potential of the development site is realised; making efficient use of land and reinforcing the local identity*”. Whilst the current property forms part of a line of bungalows of a similar style, age and form, the property is the penultimate bungalow in this line. No.33 The Esplanade (next but one to the north) is also a chalet bungalow with accommodation at first floor level and a higher roof height; although it’s ridge runs north-south and the front elevation is effectively pitched backwards, there are two dormer windows within it which gives the impression of a building of greater scale, mass and a much wider front elevation than is currently proposed.
- 4.10** As such, a break in the line of bungalows in this in this location would not appear incongruous and the principle of a taller dwelling is considered acceptable, especially as the general form as a bungalow with low eaves and narrowing roof is still retained when viewed from the front.

Highways Impacts

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

Impact on Neighbouring Amenity

- 4.14** The proposal seeks an increase in size over the existing dwelling. Neighbours have raised concern that this would be detrimental to their amenity through overshadowing and the loss of outlook and light.
- 4.15** The neighbouring bungalow at no.31 to the north does have secondary windows on its southern elevation (i.e. serving bedrooms / bathrooms rather than living rooms). This proposal does have a pitched roof with a noticeably higher ridge than the existing, and as a gabled roof it presents a solid form of building for the full length of the dwelling, rather than the shallow pitch, gentle hipped roof and

flat roof component that occupies the site at present. As such there will be a loss of daylight and increased overshadowing which affects the rearmost area of the neighbour in particular, due to the tracking of the sun's path. However, the living room area appears to be on the north side of that dwelling and there is a generous distance between the two properties which ensures the sun's path will reach round the new dwelling during the day.

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

- 4.22** As such, the application is considered to comply with saved policy HOU07 (E) and core policy CS09 (F), as well as emerging policy A1 from the draft Local Plan Part 2, which seek to ensure that developments do not significantly detrimental to the residential amenities of adjoining occupiers or users of land.

Biodiversity

- 4.23** Although it is located within the Orange 400m to 2.5km Indicative Habitat Impact Zone, because the proposal does not result in a net increase in dwellings, there is no requirement for a HRA to be submitted or a HMMS contribution to be made. The proposal would have no greater impact on the recreational pressures on the designated sites in the Borough than the existing dwelling.
- 4.24** No measures have been proposed to achieve biodiversity gains on site; however, measures can be conditioned to achieve this. It is recommended to condition 2no. swift terrace boxes to provide nesting opportunities.
- 4.25** It was raised by neighbours that the site does contain trees and hedging and this has not been declared on the application form. At least two trees on site would have to be removed to facilitate the construction of the dwelling, but these are not worthy of protection although they do provide limited visual amenity value. The design and access statement states that the main landscaping will remain as is with grassed area to the front and rear; however, it is recommended to condition a landscaping/planting scheme. This will also provide biodiversity opportunities on the site.

Coastal Erosion

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

shall be required by condition to ensure that this disperses run-off to an appropriate location at suitable rates.

5 RECOMMENDATION :-

5.1 Subject to no new material planning consideration issues being raised by the Parish Council which have not already been addressed in this report or which cannot be addressed by the imposition of appropriate planning conditions, the recommendation is to:

Approve – the replacement dwelling represents an improvement in living accommodation standards when compared to the existing bungalow and its design would not cause an unacceptable detrimental impact to the surrounding area. No significant adverse impacts on neighbouring amenity have been identified and any risks of increased coastal erosion are mitigated. When subject to appropriate conditions the application complies with saved policy HOU07 and with Core Policies CS01, CS02, CS09, CS11 and CS13.

5.2 Approval should be subject to the below conditions:

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

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

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

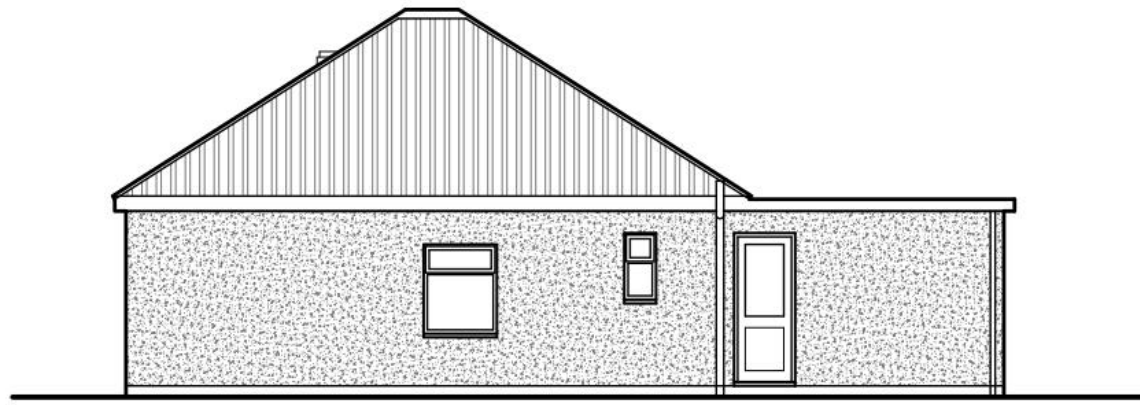
- Appendix 1 - Location Plan
- Appendix 2 – Existing and Proposed Plans, Elevations and Block plan
- Appendix 3 – Proposed Garage Plans and Elevations

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

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



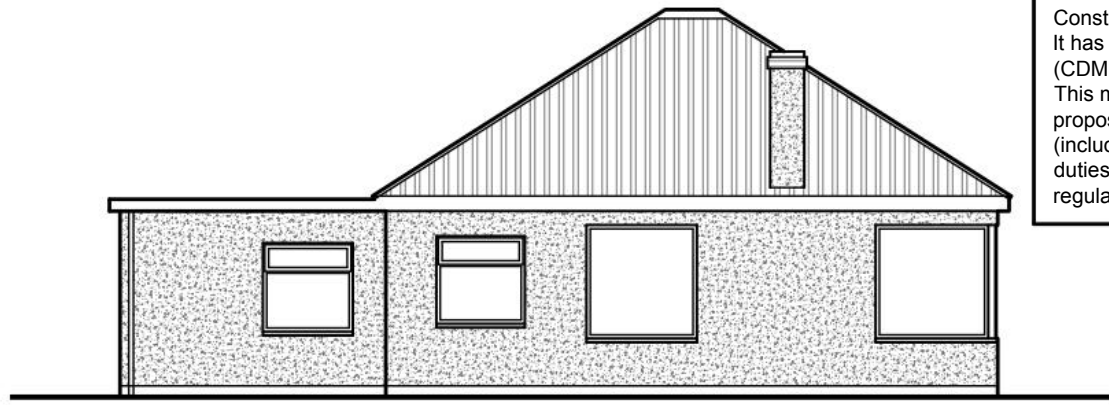
EXISTING FRONT (East) ELEVATION - 1:100



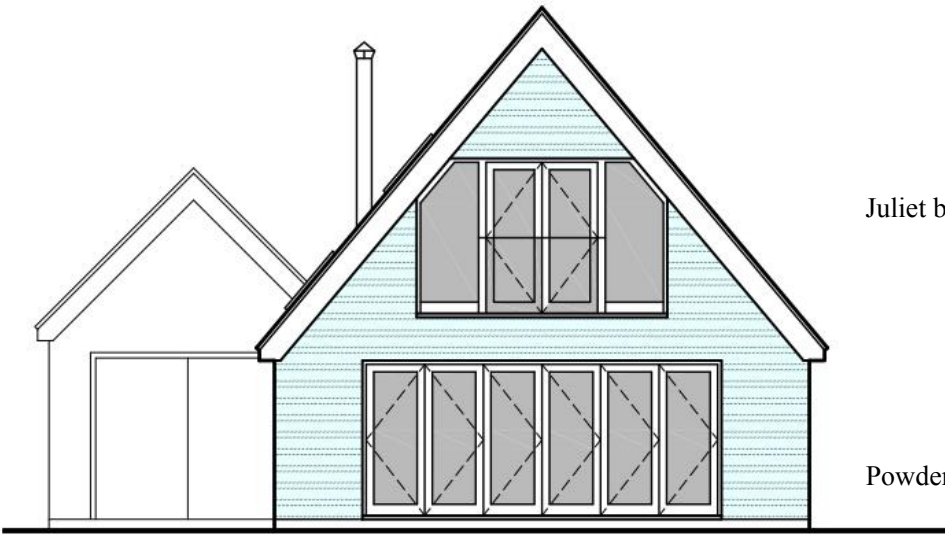
EXISTING SIDE (North) ELEVATION - 1:100



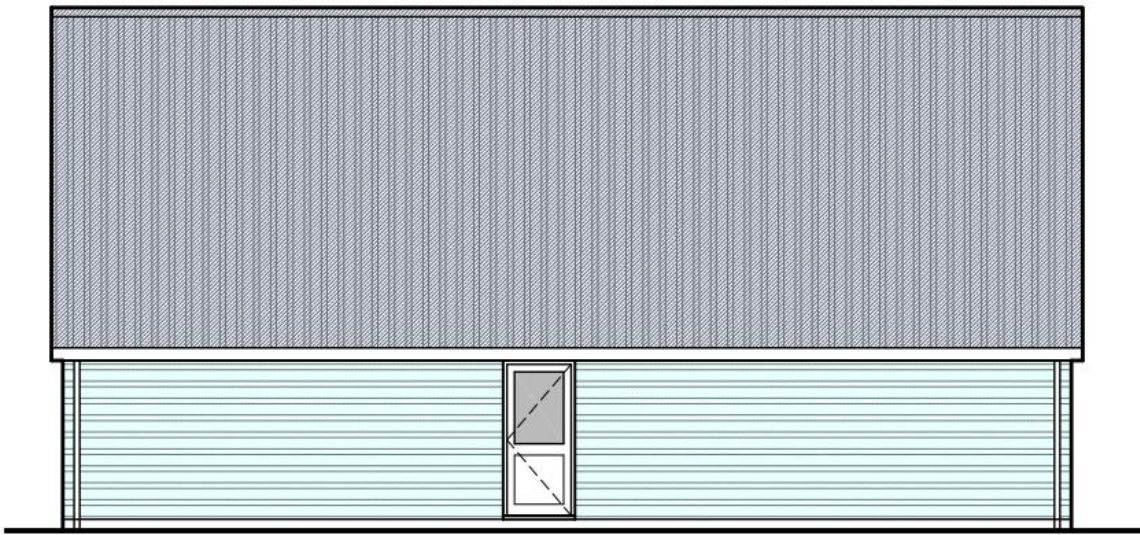
EXISTING REAR (West) ELEVATION - 1:100



EXISTING SIDE (South) ELEVATION - 1:100



PROPOSED FRONT ELEVATION (East) - 1:100



PROPOSED SIDE ELEVATION (North) - 1:100



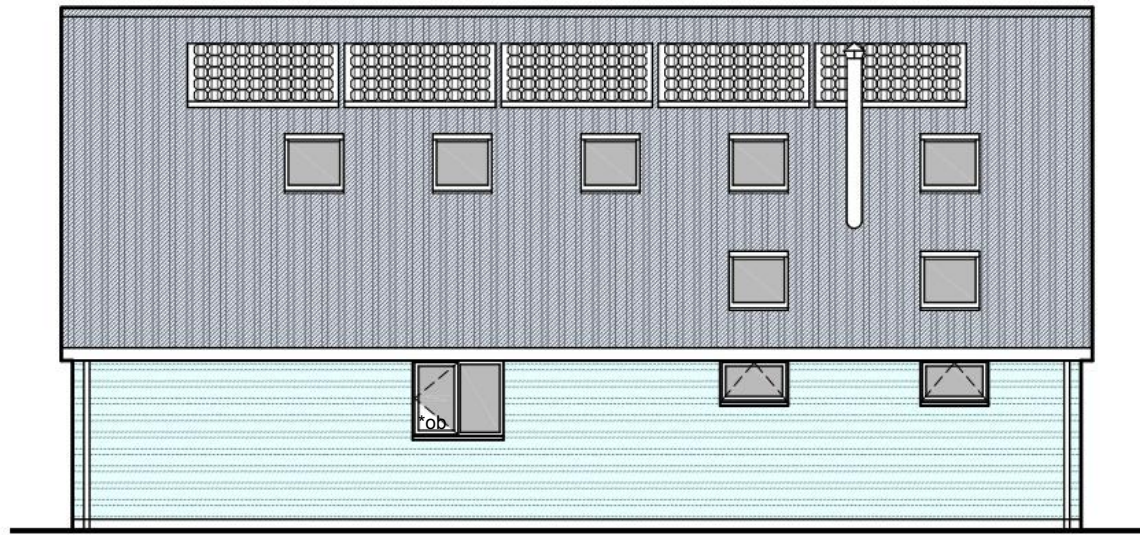
PROPOSED REAR (West) - 1:100

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

Stainless steel flue to wood burning stove within lounge area.

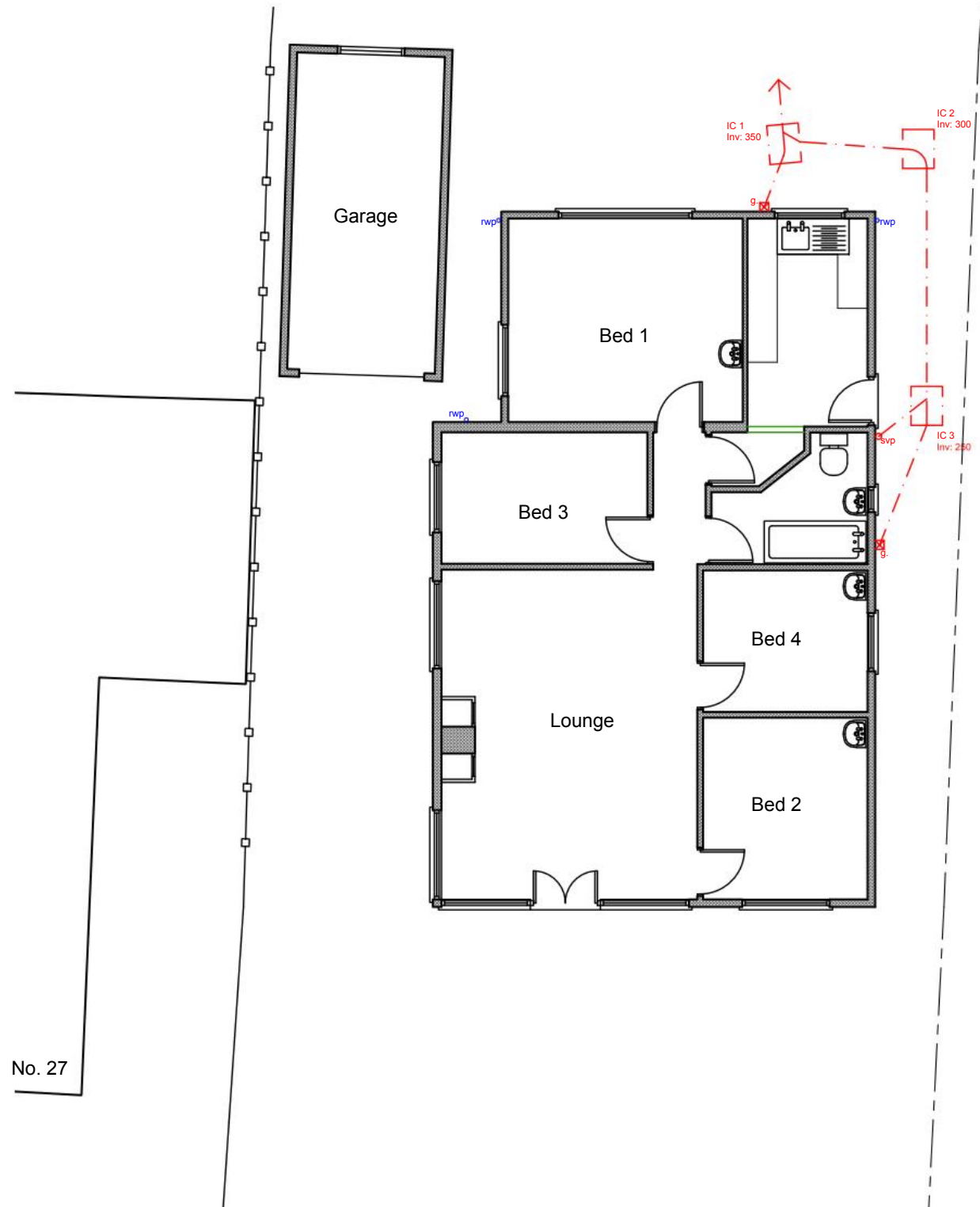
Velux (or similar) roof windows to be installed to South facing roofslope. Those to attic to have sills 1.7m above internal floor level.
Lower level roof windows to provide additional natural daylight to ground floor rooms.

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

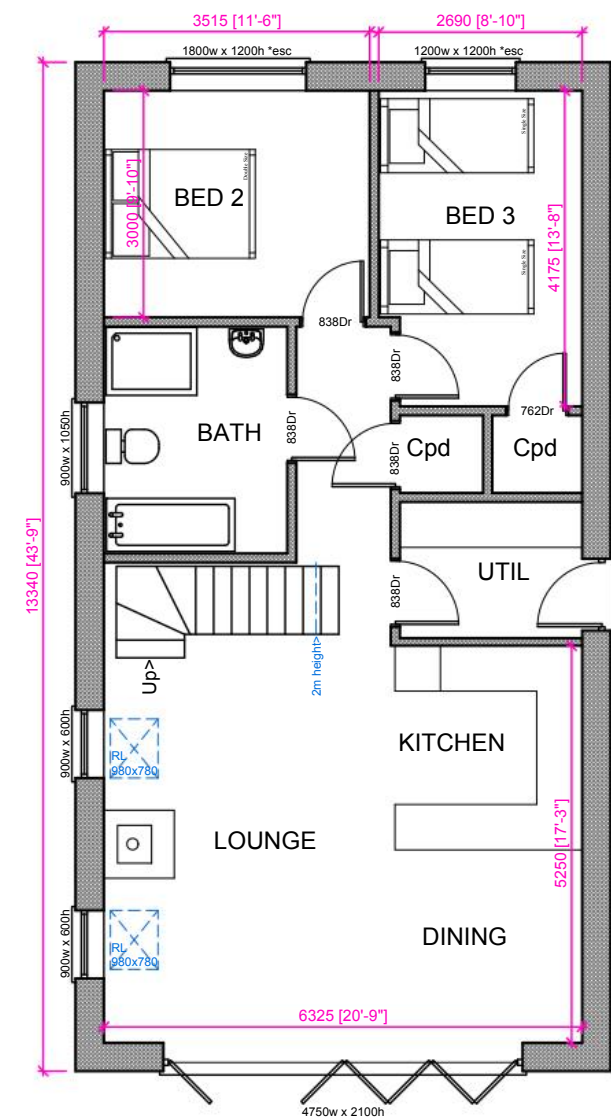


PROPOSED SIDE ELEVATION (South) - 1:100

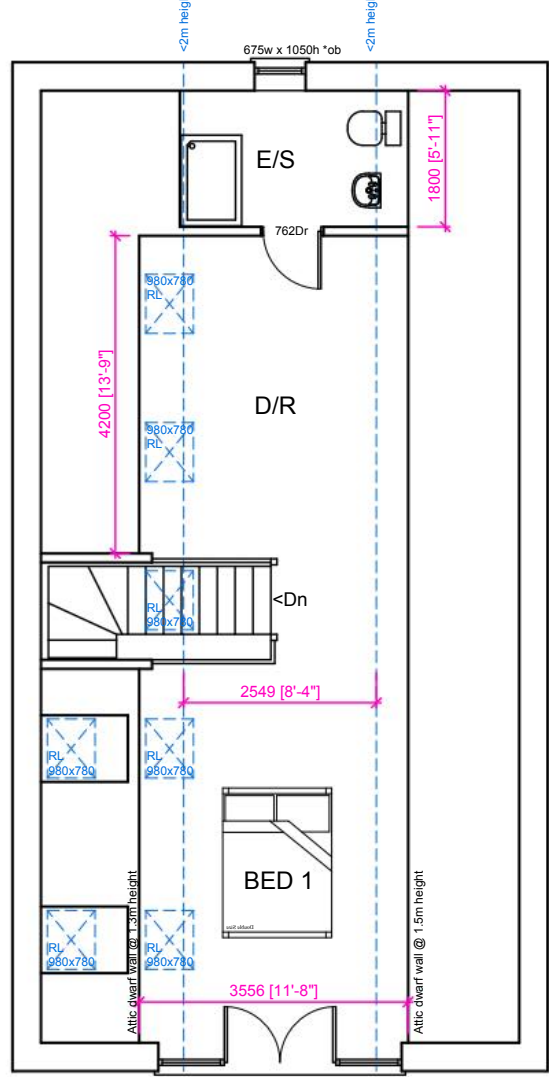
Integrated Photovoltaic panels (Marley Solartile or similar) to be installed to South facing roofslope all to accord with renewable obligations.



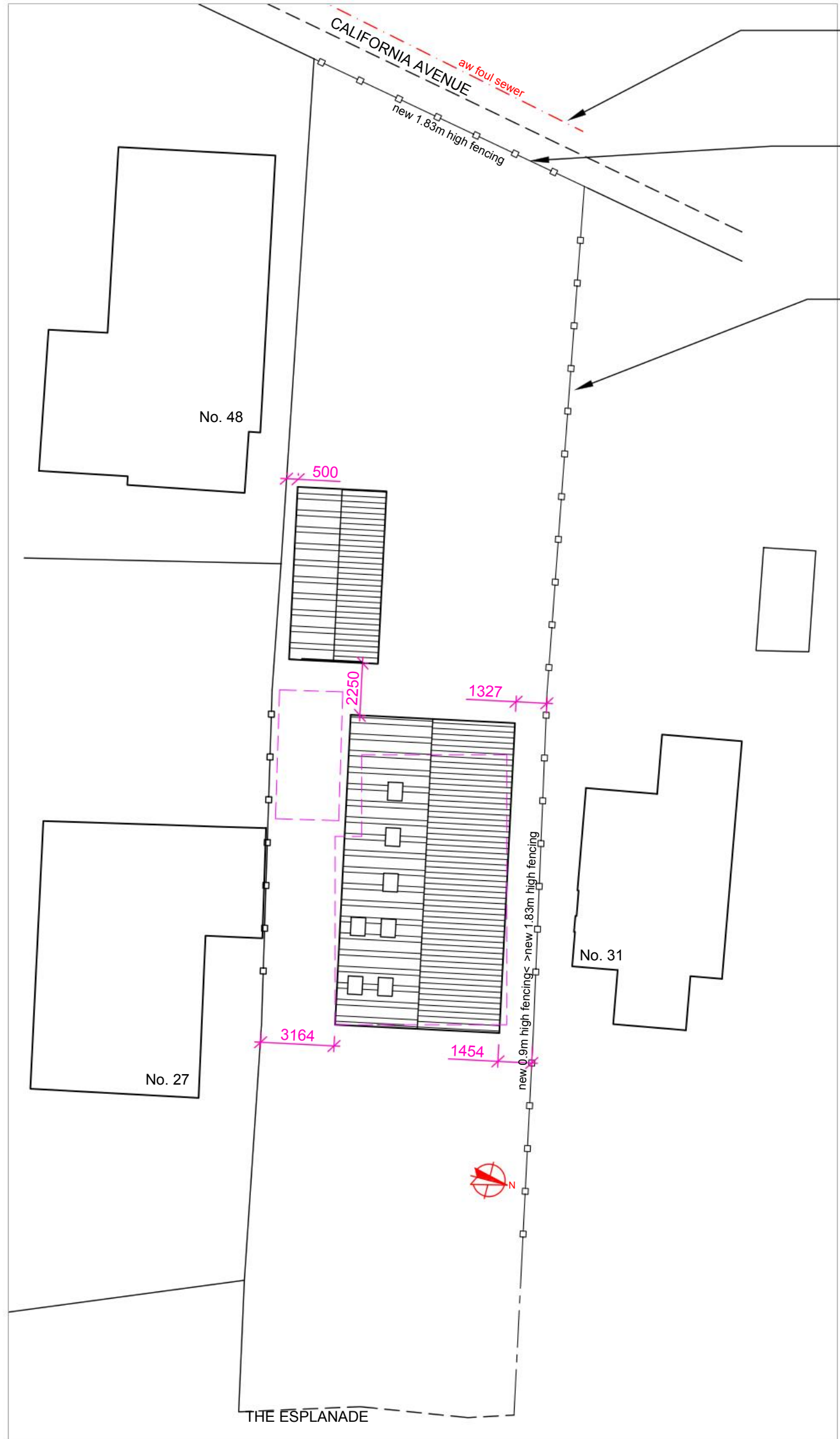
EXISTING BLOCK PLAN / GROUND FLOOR PLAN - 1:100



PROPOSED GROUND FLOOR PLAN - 1:100



PROPOSED ATTIC FLOOR PLAN - 1:100



PROPOSED BLOCK PLAN - 1:200




All new foul water to exit as per existing mains foul connection into Anglian Water sewer.

New 1.83m high close-boarded timber panel fencing with concrete posts to rear boundary.

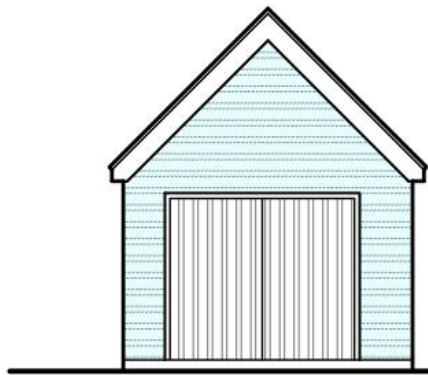
New 1.83m high close-boarded timber panel fencing with concrete posts to side boundary reducing down to 0.9m high to front section.

PRELIMINARY

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

Rev	Description	Initial	Date
GJ Building Surveying Services  <ul style="list-style-type: none">New Build, Conversion, Alteration and Extension DesignBuilding SurveysMeasured SurveysPlanning & Building Regulation SubmissionsProject ManagementParty Wall MattersResidential, Commercial and Industrial PO Box 1044, NORWICH, NR13 3XR T 01493 751137 W www.gjbss.co.uk E mail@gjbss.co.uk			
Issued For	Comment	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Approval	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Tender	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Construction	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Record	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Client	Mr & Mrs ALLISON		
Project	REPLACEMENT DWELLING SEA HAVEN 29 THE ESPLANADE SCRATBY NR29 3NZ		
Title	EXISTING & PROPOSED ELEVATIONS, FLOOR PLANS & BLOCK PLAN		
Info	Local Authority	Gt YARMOUTH BC	Date Apprd
	Planning Ref	-	-
Date	JUNE 2021	Job No.	Dwg No.
Scale	AS SHOWN	GJ/21/1985	04
Drawn By	G		-

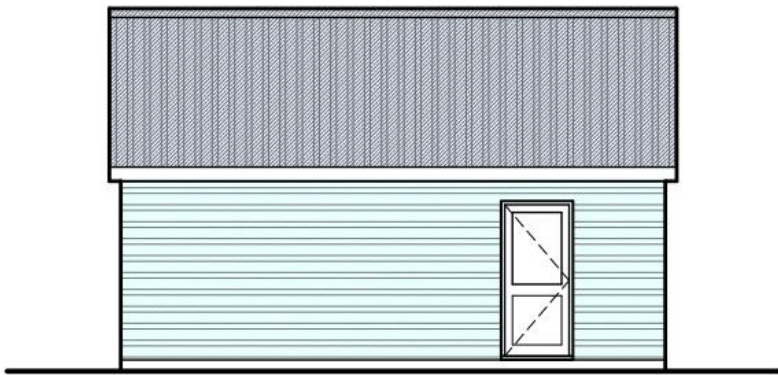
Contractors *MUST* check all dimensions on site.
Only figured dimensions are to be worked from.
Any discrepancies *MUST* be reported to architect *BEFORE* proceeding.
If in doubt *ASK*.
This drawing is copyright, and is *NOT* to be copied, scanned or reproduced without the written consent.



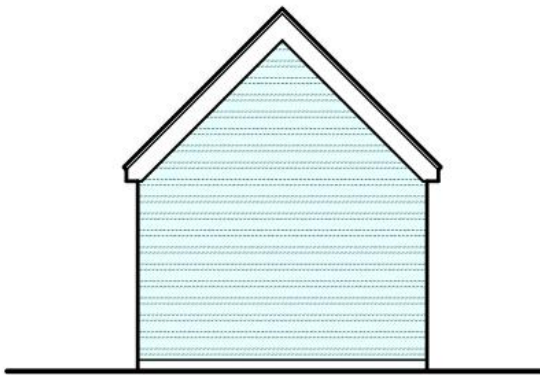
Roof to be clad with tiles to match that on new dwelling.

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

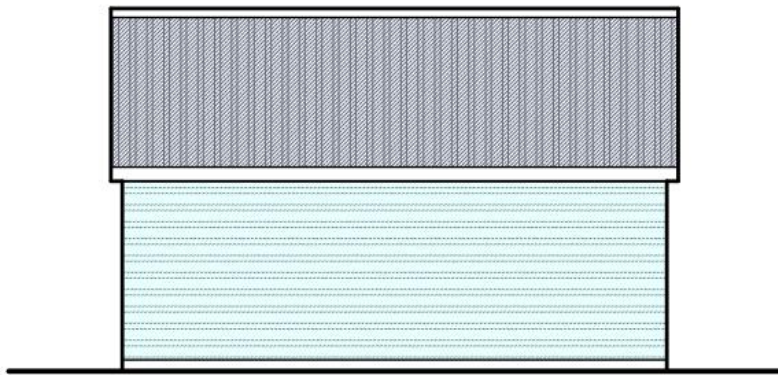
GARAGE FRONT ELEVATION - 1:100



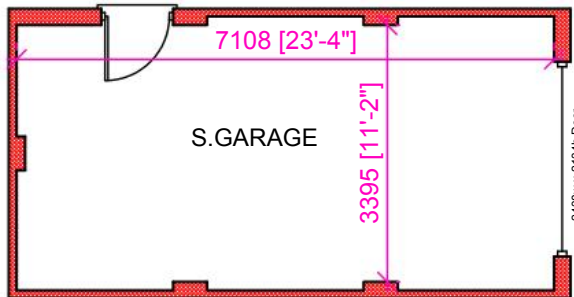
GARAGE SIDE ELEVATION - 1:100



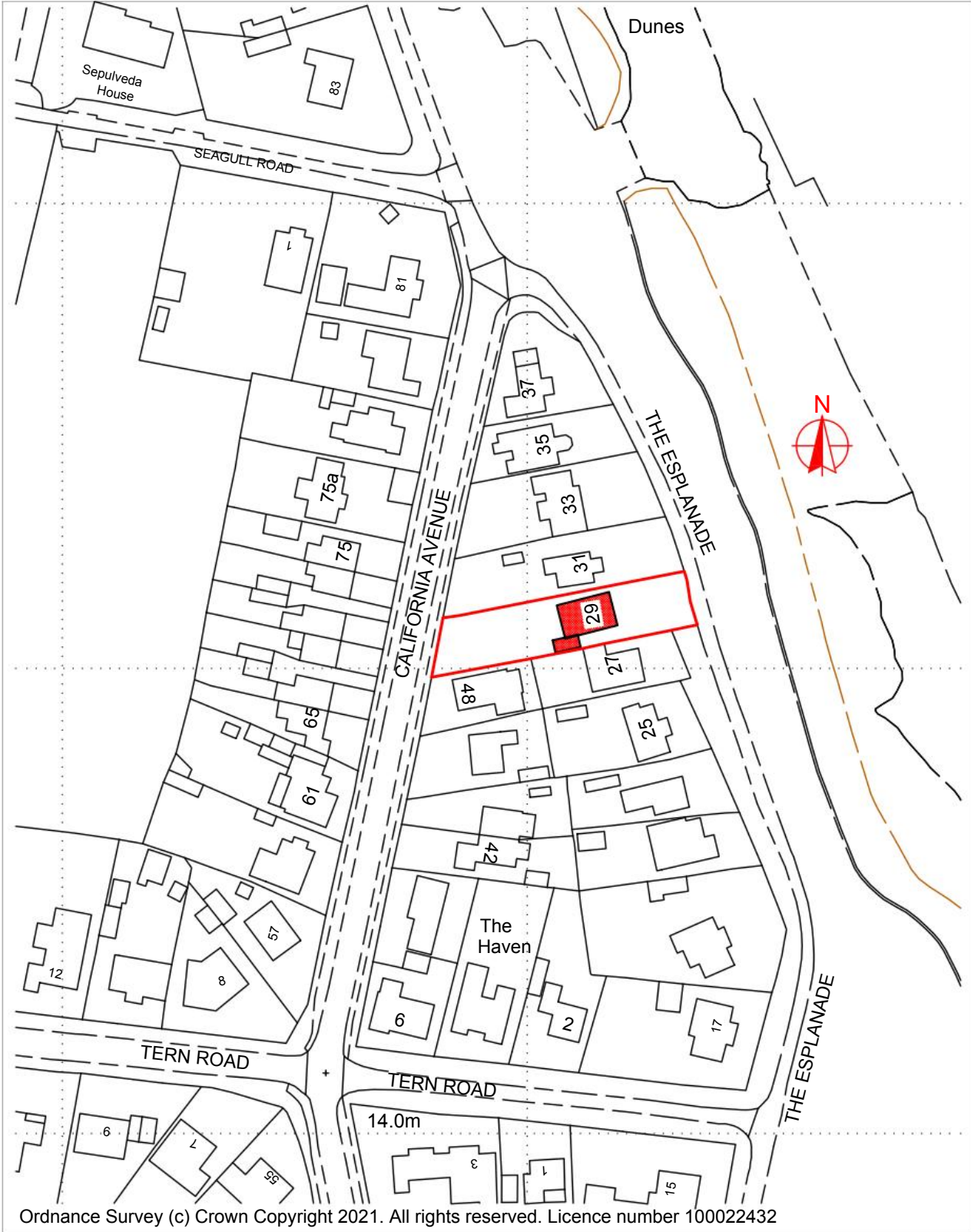
GARAGE REAR ELEVATION - 1:100



GARAGE SIDE ELEVATION - 1:100



PROPOSED GARAGE PLAN - 1:100



SITE LOCATION PLAN - 1:1250

PRELIMINARY

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



GJ Building Surveying Services

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

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

Rev.	Description	Initial	Date
<div>Issued for:</div> <div>Preliminary <input type="checkbox"/></div> <div>Comment <input type="checkbox"/></div> <div>Tender <input type="checkbox"/></div> <div>Construction <input type="checkbox"/></div> <div>Record <input type="checkbox"/></div>			
Client: Mr & Mrs ALLISON			
Project: REPLACEMENT DWELLING SEA HAVEN 29 THE ESPLANADE SCRATBY NR29 3NZ			
Title: PROPOSED GARAGE ELEVATIONS & PLAN SITE LOCATION PLAN			
Info	Local Authority	Gt YARMOUTH BC	Date Approved
	Planning Ref:	-	-
Building Ctrl Ref: -			
Date: JUNE 2021			
Scale	AS SHOWN	Drawn By	G
Job No.	GJ/21/1985	Dwg No.	05
Rev.	-		



SITE LOCATION PLAN - 1:1250

Reference: 06/21/0329/F

Parish: Gorleston

Officer: Gordon Sutherland

Expiry Date: 25-06-21

Applicant: Mr L Gray LTH Leisure Ltd

Proposal: Retrospective application for:-

1. Installation of 8ft security perimeter fence
2. Installation of 32ft porta cabin for office/medical room
3. Installation of a wood cabin for cash/token box
4. Installation of a 20 x 8ft approx. cabin for sale of refreshments
5. Re-instatement of small children's fairground rides to site
6. Addition of coin operated small children's rides on site

Site: Pop's Meadow, Pavilion Road, Gorleston

REPORT

1. Background

- 1.1 This is retrospective planning application for the stationing of various rides and structures and for the erection of a boundary fence associated with the use of the land as a childrens' park, as summarised above and described more fully below in the "proposal" section of this report.
- 1.2 Pop's Meadow has been open space and in use for recreation possibly since the early 20th century. Until 2021 it was in the ownership of the Borough Council leased as a childrens' play park and café/restaurant. In 1972 planning permission was granted for an 18-hole Arnold Palmer putting course with ticket office and floodlights. Permission was granted in 1993 for use of part of the site as a childrens' fun park for a temporary period and renewed on a regular basis until 2014 (ref 06/14/0397/F) when a permanent permission was granted, subject to conditions limiting the hours of use to between 9am and 9pm daily and to the rides and structures specified therein unless otherwise given approval by the Local Planning Authority.
- 1.3 In 2006 permission was granted for a brick-built cafe/restaurant which replaced various wooden buildings that were on the site (ref 06/05/0934/F). In 2002 permission was granted for the erection of a 1.8m high galvanised wrought iron railing along the perimeter boundary (ref 06/02/0094/F).

1.4 Prior permissions continuously limited the rides and structures allowed to be stationed on the meadow to those specified in the accompanying letter from the applicant for permission ref 06/93/0377/CU, as follows:

- Hoopla (doubling as a shelter) 14ft diameter,
- 3 bay swingboats 14x6x10ft,
- 20x20ft bouncy castle,
- 20x25x15ft high bouncy castle,
- funhouse and mirrors 16x7x8ft,
- sandpit 6x4ft,
- ball crawl 8x8x7ft,
- chair-o-planes 16ft diameter 9ft high,
- 4 trampolines 6x8ft,
- climbing frame and slide,
- tree house and slide,
- kiddies coin operated rides,
- crazy golf and putting green.

1.5 Until January 2021 Pops Meadow was owned by the Council, and as landlord the Council had the ability to control aspects of the use in relation to terms within the lease. The meadow was not in use for several years prior to its sale. The applicant is looking to re-establish recreational use of the site for children. The security of the rides and structures installed on the site is a major consideration for the applicant.

2. Site and Context

2.1 Pop's Meadow is located in a largely residential neighbourhood towards the Quay in Gorleston. It is an area of open space which has Beach Road to the west, Pavillion Road to the east and Fiske's Opening to the north. It is located in Conservation Area No17 Gorleston, designated 19th June 2009 because of its special architectural and townscape characteristics.

2.2 To the south is a modern terrace of houses built on the site of the old Gorleston Marine building. To the west elevated above Beach Road and overlooking the site are houses at Cliff Hill. To the north are houses along Fiske's Opening and to the east an area of open space with walkways which form the waterfront between Pavilion Road and Quay Road. Properties along Pavilion Road to the east of the site look over the aforementioned open space across the River Yare to South Denes.

3. Proposal

3.1 This is a retrospective application for the installation of an 8ft security perimeter fence, a 32-foot portacabin (office/medical room), a wood cabin for cash/token box, a 20x8 foot cabin for the sale of refreshments when the park is open, reinstatement of small childrens' fairground rides to the site and the addition of

coin operated small childrens' rides. Fencing includes a section of 6ft wooden fence to enclose the portacabin and bin storage.

- 3.2 The area of land on which the recreation use takes place has been enlarged from that used previously, to now include a strip of land at the north of the property adjoining Fiskes' Opening. The strip was formerly used as parking by touring motor homes. Additionally, the position of the boundary fence fronting Pavilion Road has been extended towards the road.
- 3.3 The submitted plans include photographs of the rides and location plan showing the approximate locations for bungee trampolines, carousel toy set, formula toy set, mini apple track ride, pony express, activity play centre, monster trucks, teacup ride, swing chairs, coin operated ride on pigs and coin operated ride on bikes, with coin operated bus to be placed around the park in various locations.
- 3.4 The park generally will be at its most busy during school holidays in the spring, summer and autumn. The location of the portacabin, cash box cabin, refreshment cabin and outside seating area for the cafe are shown on the submitted plans.
- 3.5 The proposed hours of opening for the ride area are 10am to 8pm Monday to Friday, weekends and bank holidays. The application also identifies hours of opening for the cafe. It should be noted that the cafe has an existing planning permission without restriction to the hours of opening and it is not deemed reasonable or necessary to restrict the hours of opening for the existing cafe in relation to this current application.

4. Relevant Planning History

06/14/0397/F- Renewal of planning permission for use of part of land as childrens' fun park Approved 2nd September 2014

06/05/0924/F- Erection of Cafe/Restaurant – Approved 1st March 2006

06/02/0094/F - Erect 1.8m high galvanised wrought iron railing along perimeter boundary, cut back hedging and clear from site – Approved 21st March 2002

06/01/0391/F- Renewal of planning permission no 06/00/0229/F for use of part of land as childrens' fun park – Approved 9th July 2002

06/00/0229/F - Renewal of planning permission no. 06/99/0513/F for use of part of land as childrens' fun park – Approved 12th May 2000

06/99/629/A – Advertisement Consent for Hoarding covering gates – Approved 25th August 1999

06/99/0513/CU - Renewal of planning permission no 06/96/0394/CU for use of part of land as childrens' fun park – Approved 9th August 1999

06/96/0394/CU - Renewal of planning permission 06/93/0377/CU for change of use of part of land to childrens' fun park – Approved 12th July 1996

06/93/0377/CU - Change of use of part of land to childrens' fun park – Approved 4th June 1993

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

5.1 There have been a dozen objections from the public with issues summarised as follows:

- Industrial type of fencing erected is out of keeping with the Conservation Area, re 8ft height (in particular in proximity of Marine Terrace), materials and style.
- Removal of parking along Fiske's Opening,
- enclosure of additional land including verge on Pavilion Road,
- potential impact on highway visibility,
- laying a hard surface,
- Questions the need for refreshment cabin, given the existing cafe,
- insufficient details of construction,
- siting and number of rides,
- business out of character, not a pleasure beach,
- rides are not small, different to rides that were here previously, character is changed,
- proximity to residences in regard to potential noise from music and generators every day,
- height of fence oppressive in close proximity to home,
- introduction of powered rides,
- fun park not the same as a fairground,
- detrimental to amenity, including the outlook and living conditions of occupants of Marine Terrace.
- Object to powered fairground rides and music,
- suggestion to erect a solid fence or wall to screen Marine Terrace,
- impact on parking availability for residents,
- potential access issues for emergency service and refuse vehicles,
- application includes 5 powered rides,
- impact on rental and property values of adjoining residences,
- reduction in grassed area for portacabin, additional wooden cabin, and cabin for refreshments,
- what limit to rides, numbers and noise and operation,
- why have works commenced,
- why so many buildings,
- did the applicant receive advice?

A letter of support has been received expressing disappointment for the Council halting the works. A further representation welcomes the investment provided it is sympathetic and respectful to the needs of the residents and operators plan

and maintain the attraction to cause minimum disturbance and disruption to the area.

- 5.2 Highways Authority.** The Highways Authority have provided advice to the applicant and advise that whilst there is no objection to the principle of the development, the security fence along the Pavilion Road boundary obstructs visibility from/to the junction of Fiske's Opening and as such would give rise to conditions detrimental to highway safety. It is acknowledged that the fence is on the applicant's land and NCC records show no highway status. However, on the basis of the height of the fence and it only being set back in the region of 1.8m from the edge of the carriageway, this will restrict visibility below the current standards.
- 5.3** A condition has been recommended to require the resiting of part of the boundary fence to provide the specified forward visibility splays.
- 5.4 Conservation.** The Conservation officer has objected to the style, size and type of fencing that has been installed and provided advice as to what would be a more suitable design solution appropriate to the location.
- 5.5 Environmental Health.** The Environmental Health officer raises no objection. However, as the development has the potential to cause a noise nuisance to neighbouring residential properties, recommends the following conditions for inclusion on any permission:
- That the hours of operation for the children's rides are restricted from 10-7pm seven days a week.
 - That loudspeakers and public address systems (except for safety announcements) are not used; and
 - No external amplified music is permitted.

6. Assessment of Planning Considerations: Policy Considerations:

National policy

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

Local Policy Adopted Core Strategy 2013-2030

- 6.2** The most relevant policies to this proposal from the Core Strategy are:

Policy CS8 "Promoting tourism, leisure and culture" which seeks to ensure that proposals are sensitive to the character of the surrounding area.

Policy CS10 "Safeguarding local heritage assets"; the site lies in a designated Conservation Area; new development is required to conserve and enhance the character and appearance of the area.

Policy CS13 "Protecting areas at risk of flooding or coastal change"; The site is located in designated flood zone 3, so new development must respond to the challenges of flood events; and

Policy CS15 "Providing and protecting community assets and green infrastructure" which seeks promote healthy lifestyles including access to play spaces and open spaces

Final Draft Local Plan Part 2

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

Development proposals will be supported where they contribute positively to the general amenities and qualities of the locality.

Particular consideration will be given to the form of development and its impact on the local setting in terms of scale, character and appearance.

Planning permission will be granted only where development would not lead to an excessive or unreasonable impact on the amenities of the occupiers of existing and anticipated development in the locality, in terms including:

- a. overlooking and loss of privacy;
- b. loss of light and overshadowing and flickering shadow;
- c. building and structures which are overbearing;
- d. nuisance, disturbance and loss of tranquility from: • waste and clutter • intrusive lighting • visual movement • noise • poor air quality (including odours and dust); and • vibration.

Where adverse impacts are an inevitable consequence of an otherwise desirable use and configuration, measures to mitigate such impact will be expected to be incorporated in the development.

On large scale and other developments where construction operations are likely to have a significant and ongoing impact on local amenity, consideration will be given to conditions to mitigate this thorough a construction management plan covering such issues as hours of working, access routes and methods of construction.

7. Local Finance Considerations:

Under Section 70(2) of the Town and Country Planning Act 1990 the council is required when determining planning applications to have regard to any local finance considerations, so far as material to the application. Local finance

considerations are defined as a government grant such as new homes bonus or the Community Infrastructure Levy. It is noted that the Borough of Great Yarmouth does not have the Community Infrastructure Levy. Whether or not a local finance consideration is material to a particular decision will depend on whether it could help to make the development acceptable in planning terms. It would not be appropriate to make a decision on the potential for the development to raise money for a local authority.

8. Shadow Habitats Regulation Assessment

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

9. Assessment

- 9.1** This is a retrospective application, where development has taken place without planning permission. The application has arisen as the result of complaint from members of the public to the local planning authority with regard to enforcement of planning legislation.
- 9.2** It is not unusual for development to be undertaken without planning permission, there are extensive development rights for smaller scale development of both residential and non-residential property. Any development carried out without permission and where permission is determined to be required is at risk of enforcement including the requirement of removal where not acceptable or alteration and the inherent expenses involved. Where refused an applicant can appeal to the Secretary of State for the Environment to reconsider that decision.
- 9.3** In determining planning applications all applications are judged on their merits including ones seeking retrospective permission. The Local Planning Authority takes into account the planning permission history of the property, any relevant national and local planning policy that has been adopted for the assessment of the acceptability of new development and any representations received.
- 9.4** The application is proposing the rides and structures currently already installed and used on the site and shown on the submitted layout with accompanying photographs. For the avoidance of doubt the applicant has been requested to provide a schedule of the rides that will be tied to this permission. At the time of writing the report the schedule has not been received so should be a condition of any permission.

Impact on conservation area

- 9.5** In this case planning policy allows for recreational uses where they can be carried out without significant detriment to the locality including the amenity of adjoining uses; where located in a conservation area development should conserve the character and appearance of the area. As documented above, Pop's Meadow has a long history of recreational use including planning permission for the stationing of childrens' rides and structures and for the erection of fencing. These former permissions and established uses pre-date the designation of the surrounding conservation area, but the Council as local planning authority still has a duty under section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 to ensure that:

"In the exercise, with respect to any buildings or other land in a conservation area, of any functions ...[that] special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area".

- 9.6** It is considered that the current use proposal is materially different from the existing permission, by reason of the different rides, their appearance, siting and their operating characteristics.
- 9.7** It is also considered that the security fence which has been erected is of a style and height that is not in keeping with the conservation area, and a more traditional park style is required that also is sympathetic to the amenity and outlook of neighbouring dwellings.
- 9.8** Furthermore, it is also considered that the portacabin is a temporary structure that would not normally be permitted as a permanent structure in such a prominent location of a conservation area.

Impact on neighbouring residential amenity

- 9.9** Environmental Health Officers have not considered these rides to be significantly or noticeably noisier than rides allowed under the former permission and as such it is not considered necessary to require a change to the current rides on the basis of noise concerns, but precautions should be built into any permission to safeguard future amenity.
- 9.10** It is considered that in the interests of protecting the amenity of the occupants of Marine Terrace abutting the meadow, primarily from noise generated at the site, that there should be no rides or structures sited within 10m of the boundary.
- 9.11** Further conditions will prevent use of loudspeakers, public address system and amplified music.
- 9.12** As aforementioned the front elevations of the houses at Marine Parade are in close proximity to the replacement boundary fence. At this location there is a competing consideration in respect of the outlook of the fence; on one hand there may be a desire by occupants of the houses to screen the site from view with a solid fence, on the other it may be preferable to look through the fence

to the meadow. In this case it is considered that in the interest of the character and appearance of the conservation area which is defined in this location by the open space character of the meadow, that the fence should be of a traditional park railing type. The position of the fence in this location needs to be shown on an amended layout plan and agreed before the issue of any permission

Highway safety

- 9.13** The Highways Authority raise no objection to the development provided specified visibility splays are provided and maintained thereafter. There is both on street parking and free public car parking in easy walking distance of the site, which is not materially altered by the proposed development, and which can cater for the displaced motor home parking.
- 9.14** As such there is no unacceptable highways impact that the careful positioning of fencing and creation of visibility splay cannot resolve (by condition).

Flood risk

- 9.15** The area of the site previously used for the parking of touring motorhomes has been resurfaced with bitumen for siting coin operated car rides, this is not considered to be a material increase in the impermeable surface area in relation to flood risk. The portacabin has been sited on that existing hard surface. This area was not part of the public highway. In terms of the street lighting column, this is not shown on NCC Highways records as being owned by NCC. Flood risk for visitors should be no greater than the extant use and flood risk should not be increased elsewhere, but a floor evacuation plan and management scheme should be secured by condition.

Other matters

- 9.16** It is the applicant's commercial consideration to have a separate structure from the café to sell refreshments during times when the play park is open.

10. Conclusion

- 10.1** It is therefore considered that in order to determine whether the intensified and materially different use can successfully operate without detriment to the amenity of adjoining residents, the local planning authority should grant a temporary permission for the use and the portacabin for at least 2 years (including the c.6 months use already undertaken without permission during 2021). This will allow factors such as effectiveness of the fencing, noise from rides etc to be reviewed over a reasonable period of time and over both an extraordinary year and hopefully a more usual year of holiday use.
- 10.2** The fence as erected without permission is not appropriate and any new permission to be granted pursuant to this application shall require that the fence be replaced at the end of this tourist season, with one of style compatible with the conservation area. Details of the fence including the height and siting in

relation to Marine Terrace and 27 Pavilion Road have been requested from the applicant to be provided prior to the Committee meeting and should be agreed prior to the issue of any permission. Members will be updated verbally as to the appropriateness of the proposed fencing designs (and siting in relation to the aforementioned dwellings).

- 10.3** A condition of any permission should be that rides and structures approved will be as submitted for the application; details of any replacements to those rides would require express prior written permission from the Local Planning Authority in the form of a further planning application in order to assess that they would be compatible without causing significant disturbance to the amenity of adjoining residents.
- 10.4** Given the site is located in a flood zone, conditions to this permission will require the provision of means to anchor the portacabin and structures in a flood situation and for the use to be supported by an emergency evacuation plan.
- 10.5** In order to demonstrate that the proposed use and activities can be acceptable in the location and in terms of highways safety, the following matters shall need to be revised and confirmed to be acceptable by the LPA before permission is granted:
- Prior to issuing a planning permission a revised rides and structures layout plan shall be submitted and agreed in writing. Details to include a schedule of rides and structures with identifying serial numbers.
 - Prior to issuing a planning permission details of a replacement fence shall be submitted and agreed in writing. Details to include siting, height, design, material and finish.
 - Prior to issuing a planning permission a plan showing the necessary visibility splay shall be submitted to and agreed in writing with the Local Planning Authority in consultation with the Highways Authority.
 - Prior to issuing planning permission a flood warning and evacuation plan shall be submitted to and agreed in writing with the Local Planning Authority.

In the event that the applicant does not provide suitable details, a permission would not be appropriate as the scheme would not be acceptable, and Officers would recommend that the application is brought back to Committee if so.

- 10.6** In the event that permission can be granted, in order to safeguard the residential amenities of the occupiers of nearby dwellings and the character of the Conservation Area a list of matters including but not limited to the following would be the basis for conditions to any approval:
- The permission for childrens' rides expires on 1st Sept 2023 (by which time the applicant will have benefitted from 3 easter holidays and 3 full summer seasons).

- The permission for the portacabin, refreshment cabin and cash/token cabin expire on 1st Sept 2023
- There shall be no rides or structures used on the site other than those specifically included in the schedule to be agreed (see paragraph 9.4)
- No rides or structures shall be sited within 10m of the boundary with Marine Terrace (and to be confirmed by a rides and structures layout plan)
- The existing fencing is to be removed and the replacement fencing (to be approved) is to be installed by 01 December 2021, with visibility splay incorporated therein
- The removal of permitted development rights for the erection of any additional Gates, Walls, Fences, or other means of enclosure
- The use of the site for childrens' rides shall not be open to customers outside of 10am-7pm seven days a week.
- No use of loudspeakers and public address systems (Except for safety announcements).
- No use of external amplified music.
- The portacabin shall be securely anchored to its base and anchor retained in perpetuity (details needed if not provided beforehand).

RECOMMENDATION: -

11.1 Approve, subject to:

1) receiving appropriate details of:

- (a) a revised rides and structures layout plan, and
- (b) replacement fencing design, and siting, and
- (c) plan showing provision of visibility splay, and
- (d) flood warning and evacuation plans,

before any permission is issued [as described at paragraph 10.5 above].

- 2) For a temporary period - in order to further assess the impact of the use and safeguard the residential amenities of the occupiers of nearby dwellings and the character of the Conservation Area – subject to Conditions as listed at paragraph 10.6 above and any others considered appropriate by the Development Management Manager.

11.2 On this basis the development would be deemed in compliance with the aims of Policies CS8, CS10, CS13 and CS15 of the Great Yarmouth Local Plan Core Strategy, also to Policy A1 Amenity of the Emerging Local Plan Part 2

Appendices:

1. Location Plan
2. Area for rides
3. Images of rides
4. Location for token booth
5. Location for Ice Cream and Coffee Unit (Refreshments)
6. Location for portacabin
7. Location of rides (submitted plan)
8. Location of security fence and gates

Location Plan Pops Meadow



Local Authority No: 000000
Based upon 1987
Distance Survey 1000
Having with the permission of
the Controller of Her Majesty's
Stationery Office
Crown Copyright
Unauthorized reproduction infringes Crown Copyright and
may lead to prosecution or civil proceedings
Year of document publication 1994

DRAWING TITLE
Location Plan: Pops Meadow Putting Green

SCALE
1/1250

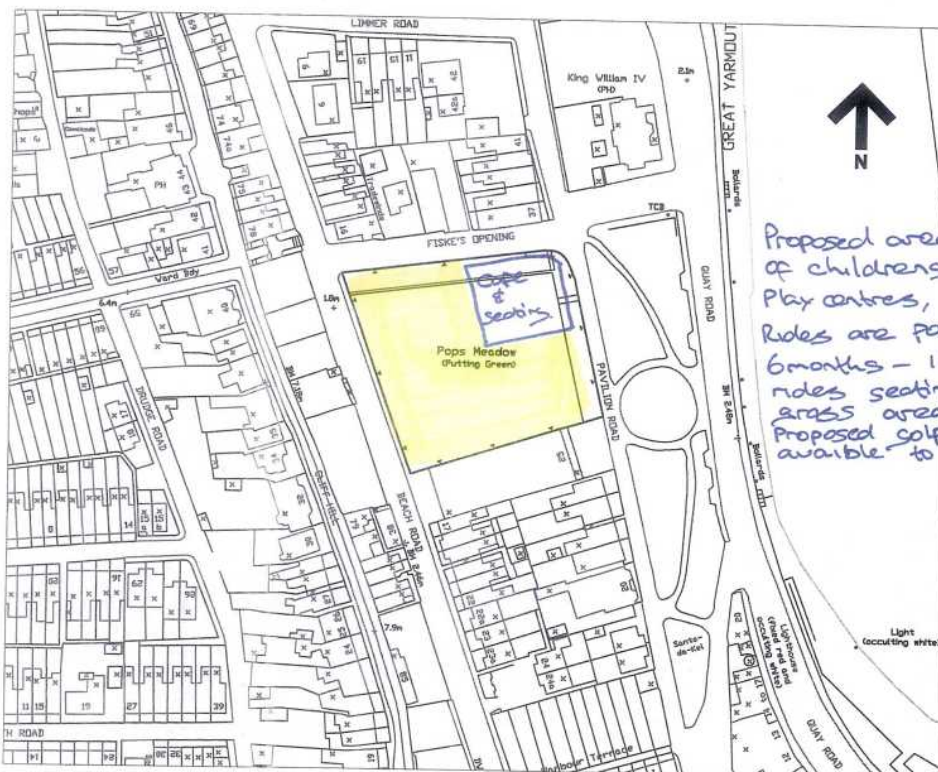
DATE
December 2020

BOROUGH OF GREAT YARMOUTH
Great Yarmouth Borough Council

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



Area for rides



Local Authority Map 78992
Based upon 1987
Ordnance Survey 10000
Having with the permission of
the Controller of Her Majesty's
Stationary Office
Crown Copyright
Unauthorized reproduction infringes Crown Copyright and
may lead to prosecution or civil proceedings
Year of document publication 1994

Great Yarmouth
Borough Council
Greyfriars House
Greyfriars Way
Great Yarmouth
NR30 2QE

Proposed area of land in yellow
of childrens activity rides.
Play centres, coin operated rides.
Rides are for children of ages
6 months - 12 years old between
rides seating, plants and open
grass areas. I have included
Proposed golf area within until funds
available to build course + permission.

DRAWING TITLE

Location Plan: Pops Meadow Putting Green

SCALE

1/1250

DATE

December 2020

BOROUGH OF GREAT YARMOUTH Great Yarmouth Borough Council

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



- Proposed Ride images for
Pop's Meadow,
Pavilion Rd, Gorleston

- Images of Rides
25/04/2021

Images of Rides

Pony Express Ride—A ride the children (adult can be on to hold them if very small) sit on and go Around the track leaving station and return on the opposite side into station



Tea Cup ride—For young children . The ride goes around in circle and cups also spin



Images of Rides

Activity Play centre—For children up to age of about 8 or 9. This has safety mesh around the outsides. 4 trampoline beds a small up stairs section and a slide leading into open area. All sides are padded



A set of swing chairs—For children up to age of approx. 14 years old . Safety chains across waste and hard frame (not chain) to stop children falling out



Images of Rides

Formula Toy set—A track ride going around and over a hill. For children up to approx. 10 years old



A mini apple track ride—For children under 14 . Sitting in one of the worms cars going in oval track and over hills



Images of Rides

Monster trucks—5 jeep cars for young children going around circle and over a hill



Carousel Toy set—Different cars and toys for children to sit on goes around in a circle



Images of Rides

4 bed Bungee trampolines—For children up to about 16 years old but normally under 14



Tornado sinning Pigs—Coin operated ride. These are proposed to go behind café on tarmac area



Images of Rides

Coin Operated ride on battery cars/ bikes—These again were looked at putting on tarmac area behind café



Various coin operated rides for small children—to be scattered around the park to brighten up areas. Pictures of a few attached on next sheet. These are mainly for very small children who may not be big enough for rides

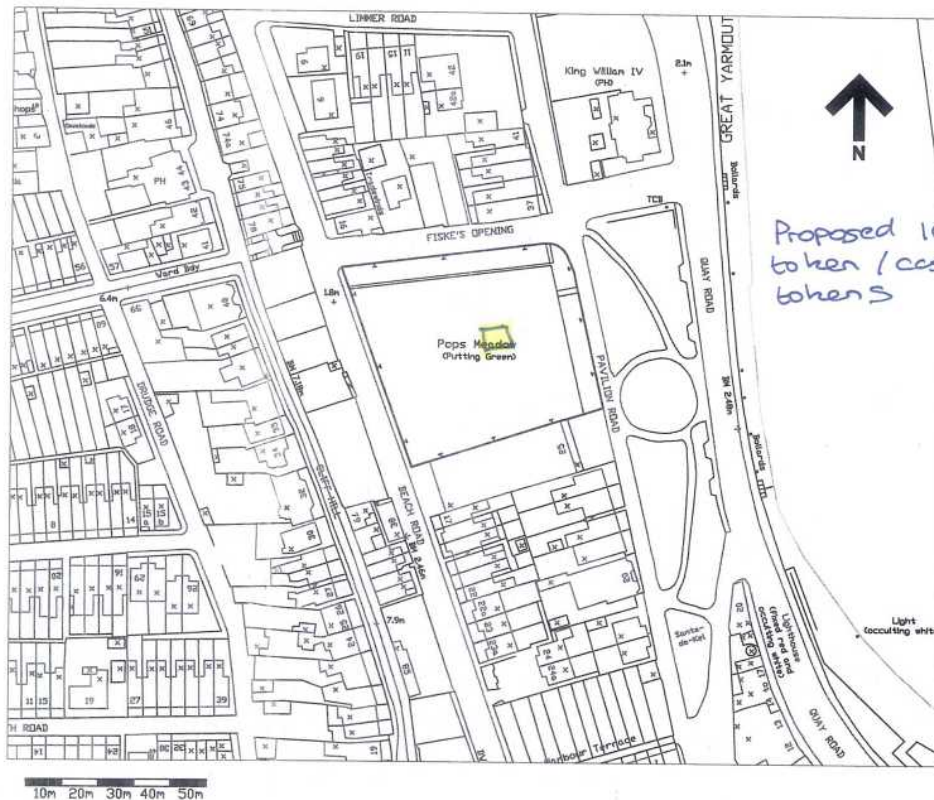


Images of Rides



We are proposing approx. 10 – 15 small coin operated rides it just depends on space and availability at getting some

Location of token booth



Local Authority No: 20092
Based upon 1987
Ordnance Survey 10000
Rising with the permission of
the Controller of Her Majesty's
Stationery Office
Crown Copyright
Unauthorized reproduction infringes Crown Copyright and
may lead to prosecution on civil proceedings
Year of document publication 1994

Great Yarmouth
Borough Council
Greyfriars House
Greyfriars Way
Great Yarmouth
NR30 2QE

DRAWING TITLE Location Plan: Pops Meadow Putting Green	
SCALE 1/1250	DATE December 2020
BOROUGH OF GREAT YARMOUTH Great Yarmouth Borough Council Property and Asset Management Greyfriars House Greyfriars Way Great Yarmouth, NR30 2QE	

Location of Ice Cream/Coffee Unit (Refreshments)



Local Authority No. 75995
Based upon 1987
Ordnance Survey 1858
Helping with the permission of
the Controller of Her Majesty's
Stationery Office
Ordnance Survey
Unauthorized reproduction infringes Ordnance Survey's copyright and
may lead to prosecution or civil proceedings
Year of document publication 1994

Proposed location of ice cream/
coffee unit with park area.
Only open with children present
is in operation

DRAWING TITLE
Location Plan: Pops Meadow Putting Green

SCALE
1/1250

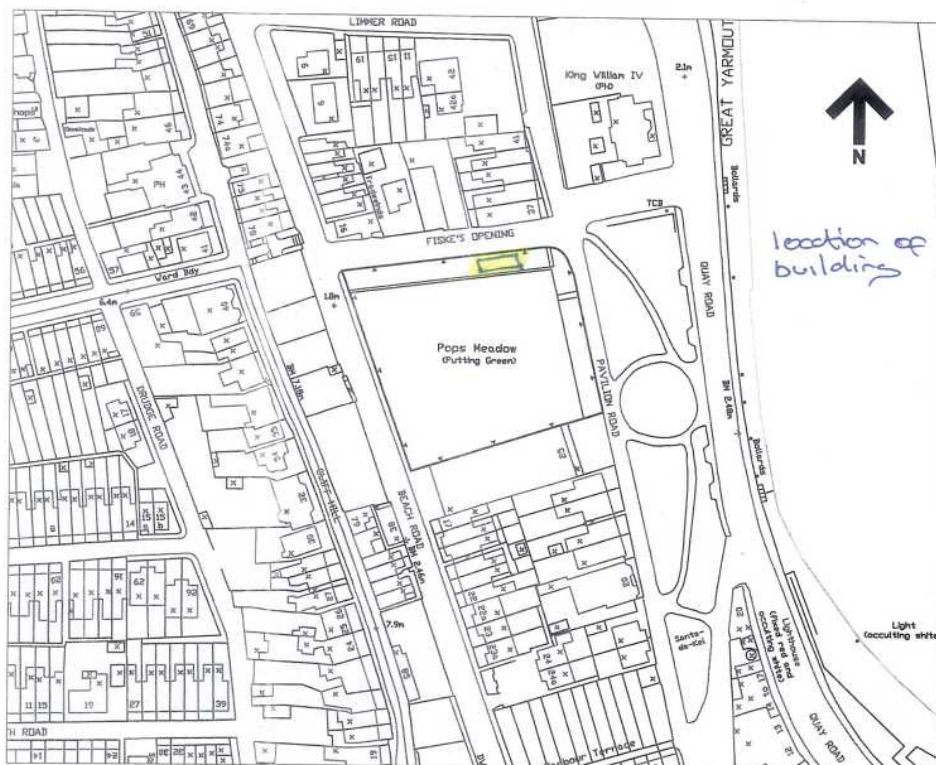
DATE
December 2020

BOROUGH OF GREAT YARMOUTH
Great Yarmouth Borough Council

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



Location of Portacabin



Local Authority No: 270023
 Sealed upon 1997
 Ordnance Survey 10250
 Reprint with the permission of
 the Controller of Her Majesty's
 Stationery Office
 Crown Copyright
 Unauthorised reproduction infringes Crown Copyright and
 may lead to prosecution or civil proceedings
 Year of document publication 1994

location of portacabin office/medical building

DRAWING TITLE
 Location Plan: Pops Meadow Putting Green

SCALE
 1/1250

DATE
 December 2020

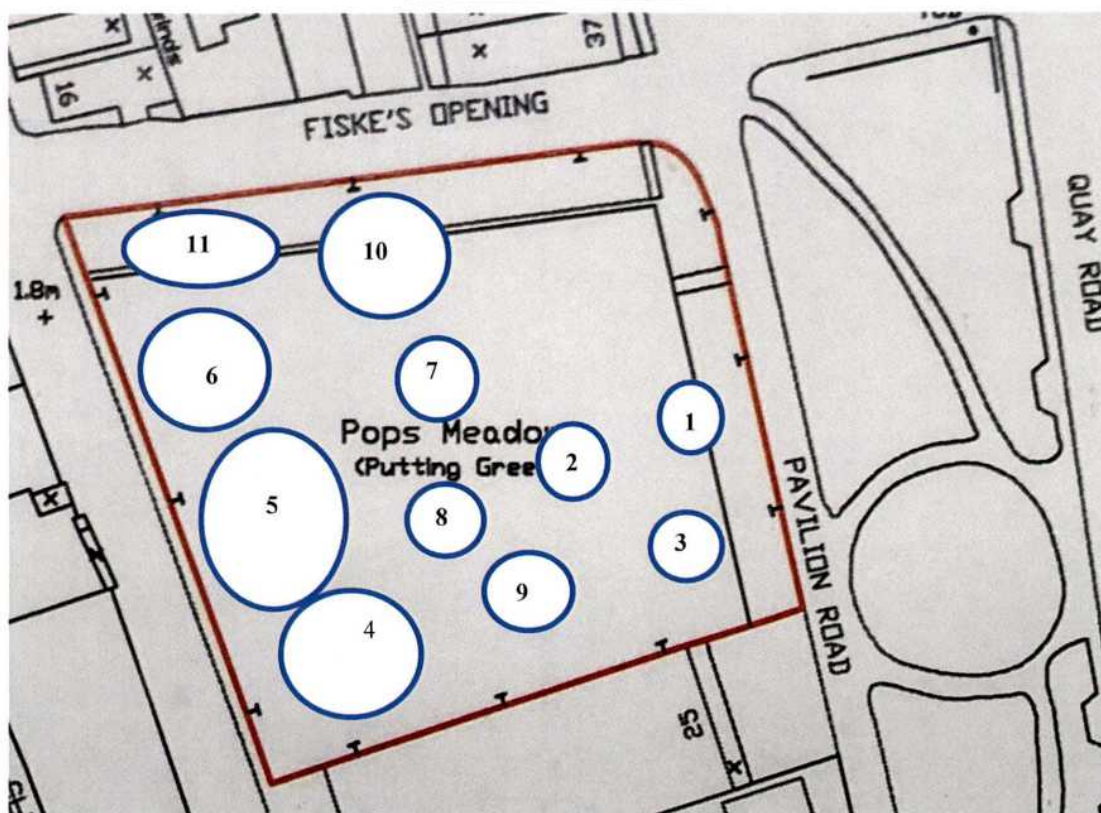
BOROUGH OF GREAT YARMOUTH
 Great Yarmouth Borough Council

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



Location of rides submitted plan

Location of rides



- 1—Bungee Trampolines
- 2— Carousel Toy set
- 3— Formula Toy set
- 4— Mini Apple Track ride
- 5—Pony Express
- 6—Activity Play Centre
- 7— Monster Trucks
- 8—Tea Cup ride
- 9—Swing chairs
- 10—Coin operated ride on pigs
- 11— Coin operated ride on bikes

The coin operated bus etc to be placed around the park in various locations. Most of them will be near the patio area of café as they could be used whilst rides area is closed

Location of Security Fence and gates



Local Authority: Great Yarmouth
 Based upon: 1987
 Ordnance Survey: 10000
 Mapping with the permission of:
 the Controller of Her Majesty's
 Stationery Office
 Crown Copyright
 Unauthorised reproduction infringes Crown Copyright and
 may lead to prosecution or civil proceedings
 Year of document publication: 1994

Proposed 8 foot security fencing
 and gate locations.

DRAWING TITLE
 Location Plan: Pops Meadow Putting Green

SCALE
 1/1250

DATE
 December 2020

BOROUGH OF GREAT YARMOUTH
 Great Yarmouth Borough Council

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



Reference: 06/21/0589/F and 06/21/484/LB

Parish: Gorleston
Officer: Chris Green
Expiry Date: 13-9-21
Extension of time: 22-09-21

Applicant: Great Yarmouth Borough Council

Proposal: Proposed installation and replacement of existing exterior lighting equipment - "Light Bulb Array" to canopy ceiling; ; Ground floor entrance lighting; First floor elevation colour change wash from balcony; Second floor elevation colour change grazing effect across facade

Site: Gorleston Pavilion Theatre, Pavilion Road, Gorleston.

REPORT

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

1. Background

- 1.1** This application is brought before Committee as the Borough Council is the applicant

2. Site and Context

- 2.1** The site is situated within the Gorleston Development boundary.
- 2.2** The premises are in use as a place of public entertainment formerly within use Class D2, but now classed as a "sui generis" use. The site is within the Gorleston extended Conservation Area No 17. The opposite side of the street to the south boundary is not within the conservation area. The building is identified in policy and on mapping as a key tourism attraction
- 2.3** This building is a very late Victorian brick and terracotta clad Art Noveaux inspired building. It is listed grade II, built 1901 by JW and OH Cockrill. The listed building description is: Copper roofs. Four corner towers and abutting the east of this is a single-storey narthex with a balustraded terraced roof. The

narthex has a mid C20 entrance fascia under a hood. Clasping side pilasters. The towers of the transept block have 2-light casements to the principal faces under terracotta arches with shell designs. Balustrades below 4 domes with decorative iron cresting. The south return with 3 arched doors and one blind door formerly the principal entrance.

3. Proposal

- 3.1** The proposal is to light the southern (pavilion gardens) and eastern (pier gardens) facade of the Grade 2 listed Pavilion theatre.
- 3.2** The proposal introduces five colour mixing (Red/Green/Blue RGB or RGBW) LED luminaires to replace simple flood-lights to the balustraded upper flat roofed area on the east side and 6 x 40 number yellow LED lightbulbs to the underside of the modern felted flat roofed projecting canopy on the east side.
- 3.3** On the south side there are four first floor windows, the inner two with arched heads the outer two with flat heads surmounted by blind arches forming Tympani. These are to be lit by "COB" (where the source colours are mixed in proximity to give better colour rendition) type LED colour mixing batten lights of 1.2m length, where the upward wash of light is described as "grazing" the surface of the wall and the architectural features.
- 3.4** Below this at ground floor level are four arches with doors in the three to the west and the easternmost arch being blind. The arched areas above the doors are infilled with sign-written panels with the theatre's name.
- 3.5** The door heads feature a projecting moulding running from springing point to springing point. Here the proposal is to use a aluminium rectangular section to mount two down-lighters either side of each door and up-lighting onto the signs using a flexible mixing led bead strip.
- 3.6** Bulkhead lights on this facade are shown as removed and made good.
- 3.7** The wiring runs for the lights on the east facade can be within the modern canopy and above the balcony where not visible. On the southern facade the wiring is concealed from ground level in the case of the upper floor by the projecting moulding, with two wiring drops on the surface but within an internal return, and then laterally on top of the moulding at arch spring/capital to feed the arched doorways either side.
- 3.8** Following a request to the agent a computer modelled lighting survey has been submitted showing existing and proposed light intensities. It should be noted that the survey assumes values where the proposed lighting is set to maximum intensity, as it is able to be dimmed via DMX (digital multiplex), whereas the existing lighting is not operated by dimmers. While it is entirely possible with such systems to introduce strobe or rippling effects, there is no intention here to do this.

3.9 The lights will be timed to illuminate at dusk and turn off at 12:00 (midnight). There will be an over-ride operated by the Council's staff for special events.

3.10 Accompanying the proposal are the following documents:

- Planning Application Forms and Certificates of Ownership;
- Application drawings as detailed on the Drawing Register;
- Heritage Statement;
- Computer modelled light spillage survey

4. **Relevant Planning History**

No relevant history is showing, this bespoke theatre building appears to have had this use since before 1948.

5. **Consultations:-**

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

5.1 No neighbour or public comments have been received.

Consultations – External

5.2 **Norfolk County Council – Local Highways Authority** – No objection providing a condition is attached for compliance with the lighting plan details as it will not cause glare beyond the site boundaries, in the interests of highway safety.

5.3 **Norfolk County Council – Ecology Service:** A preliminary Ecology Assessment should be prepared to assess the suitability of the building as a bat roost. (This has been conducted)

5.4 **Historic England** - Grade 2 buildings are treated as delegated matters to local advice. We refer the LPA to the advice given on the lighting of historic buildings on our website and make no comment other than that you seek the views of your specialist conservation and archaeological advisers, as relevant.

5.5 **Theatres Trust:** The trust welcomes the investment in the building, which will better express the significance of the listed building after dark and raise its profile. We support the proposals providing fixings avoid harm to historic fabric.

Consultation - Internal to GYBC

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

No objections or comments:

5.7 Conservation officer comments are within the report body.

6. Assessment of Planning Considerations:

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

Relevant Policies:

Borough Local Plan 2001:

- BNV27 – Laser and high intensity light projection systems

Core Strategy 2013:

- CS8 – Promoting tourism, leisure and culture
- CS9 - Residential Amenity
- CS10- Safeguarding local heritage assets

Other material considerations:

National Planning Policy Framework (2021):

- Section 16

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

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

Policy C1: Community facilities

Policy E5: Historic environment and heritage

Principle of development

6.2 The proposal is considered to meet with the requirements of the National Planning Policy Framework as it applies to the economic and cultural wellbeing of place where paragraph 8 sets out that sustainable development is defined by the economic objective , the social objective - to support strong, vibrant and healthy communities and cultural well-being; and the environmental objective - to contribute to protecting and enhancing built and historic environment; including moving to a low carbon economy.

- 6.3 The proposal is considered to meet these objectives and the use of LED lighting delivery illumination around five to six times more efficiently than tungsten lighting, on average for a given colour.
- 6.4 Policy CS8 - Promoting tourism, leisure and culture: Encourages the upgrading and enhancement of existing visitor attractions and specifically at sub section c: Safeguards key tourist, leisure and cultural attractions and facilities, such as.... Gorleston Pavilion Theatre.
- 6.5 The proposal will assist in encouraging the early evening and night-time economy, in an appropriate location that contribute to the vitality of the borough.
- 6.6 This proposal will support the role of the arts, creative industries and sustainable tourism sectors in creating a modern and exciting environment that will attract more visitors to the borough.
- 6.7 Emergent Policy C1: Community facilities reinforces the core strategy policy by seeking the retention of existing community facilities
- 6.8 Retained Policy BNV27 does not apply to this application as the lighting here considered is not of the projected form.

Residential amenity

- 6.9 Policy CS9 - "Encouraging well-designed, distinctive places" also considers matters of amenity both for existing and future residents. This relatively modest work to replace existing lighting with variable controlled lighting is considered to offer reduction in light spillage to residential receptors.

Highways

- 6.10 The material planning consideration from a highway perspective is whether the proposal is harmful to users of the highway, for example a distraction. There is no intent to change the intensity, flicker or strobe, or colour during operating hours, so it will not introduce movement. No objection is made but a compliance condition referring to the submitted lighting design information should be added.

Historic Environment

- 6.11 This proposal is considered to be enhancing the building with no additional harms occasioned to the listed building's fabric by the very minor physical works.
- 6.12 Considered against the National Planning Policy Framework (2021) section 16 "Conserving and enhancing the historic Environment" : Paragraph 194 requires sufficient detail to be provided to describe the significance of the heritage asset proportionate to the assets' importance and the submitted report does provide this information. Paragraph 197(a) 2. Directs LPAs to seek in applications the sustaining and enhancing the significance of heritage assets. The improved lighting is considered to achieve this and goes some

way to facilitate the economic vitality of the theatre. Paragraph 202 states “Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use”, the proposal is regarded as positive, there is public benefit to improved lighting of this building, in terms of demonstrating its architecture and encouraging theatre goers, and the installation will rectify the mistakes in the earlier installation, where insensitive routing of cables is to be improved.

- 6.13 Policy CS10 Conservation of the Historic Built Environment expects application to preserve or enhance heritage assets, here the illumination of the building rather than the existing lighting which serves in the main to simply provide a degree of lighting at night time generally for access and safety, though the balcony lighting is directed to the building, the proposal scheme however will highlight the architecture of the building, in a positive way.
- 6.14 Emergent Policy E5: “Historic environment and heritage” also seeks to conserve and enhance heritage assets and positively contribute the character of the area.
- 6.15 Development proposals within conservation areas should take into account the special and distinctive character of the area and have regard to the relevant Conservation Area Appraisal and Management Plan.

Ecology

- 6.16 The new window uplighters introduce lights in a location not so far lit and have the potential to disrupt the patterns of use by bats. For this reason, a Preliminary Ecology Assessment was requested and has been conducted on 31st August, no bat presence was reported nor further survey work recommended. A note is recommended reminding operatives of their duty regarding bats.

Light pollution

- 6.17 The balcony lighting is directed to the building but there might be some upward spillage however this will be an improved situation as the existing 50W luminaires have an 120-degree beam angle and the proposed 90W units a 60-degree beam angle, reducing spillage, and because these are RGB light sources the luminosity at the surface is almost identical. (see computer model diagram).

Local Finance Considerations:

- 6.18 Under Section 70(2) of the Town and Country Planning Act 1990 the Council is required when determining planning applications to have regard to any local finance considerations, so far as material to the application. Local finance considerations are defined as a government grant such as new homes bonus,

or the Community Infrastructure Levy (which is not applicable to the Borough of Great Yarmouth). Whether or not a local finance consideration is material to a particular decision will depend on whether it could help to make the development acceptable in planning terms. It would not be appropriate to make a decision on the potential for the development to raise money for a local authority, for example.

7. The Planning Balance

7.1 It is considered that the proposal is positive in enhancing the building, reduces light spillage by directionality and offers some better cable routing. The equipment involved offers energy efficiency.

7.2 The proposal will increase public awareness of the venue and potentially custom and tourism interest.

Although a very minor negative impact would occur from the fixing of the apparatus to the listed building fabric, it is considered that any impacts from these are outweighed by the benefits of the increased awareness and appreciation of the listed building and subsequent tourism and business offer.

8. Conclusion

8.1 The applications are both recommended for approval with conditions.

9. RECOMMENDATION: -

(1) Approve application 06/21/0589/F and grant planning permission, subject to conditions for:

- Commence within 3 years
- Compliance with plans
- Timing of illumination
- Highways requirement to adhere to lighting specifications
- Static state lighting
- Precautionary bat protection measures
- No additional lighting to be added without permission.

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

(2) Approve application 06/21/0484/LB and grant listed building consent, subject to conditions for:

- Commence within 3 years
- Compliance with plans

- Static state lighting
- Direction of lighting to be specified.
- Requirement for submission of information regarding fixings and cable routing.
- Protection of fabric during the works and repairs exactly to match.
- Fixing details to be provided where not already provided.

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

Appendices:

- Appendix 1 Location plan
- Appendix 2 Site plan
- Appendix 3 Computer visualization view

Site location plan

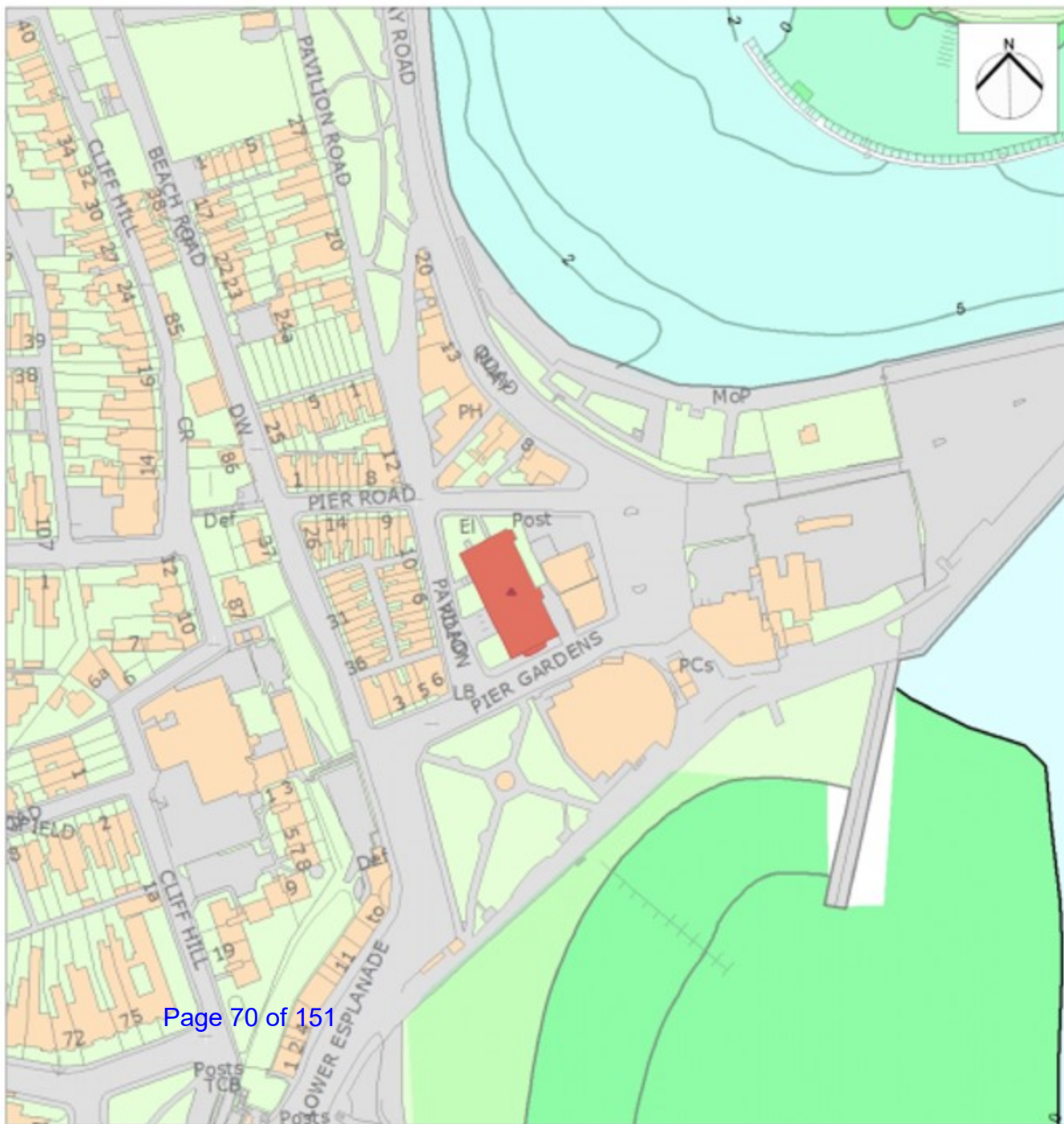
Plan of Gorleston Pavilion

- This application is for works to Gorleston Pavilion

Key:





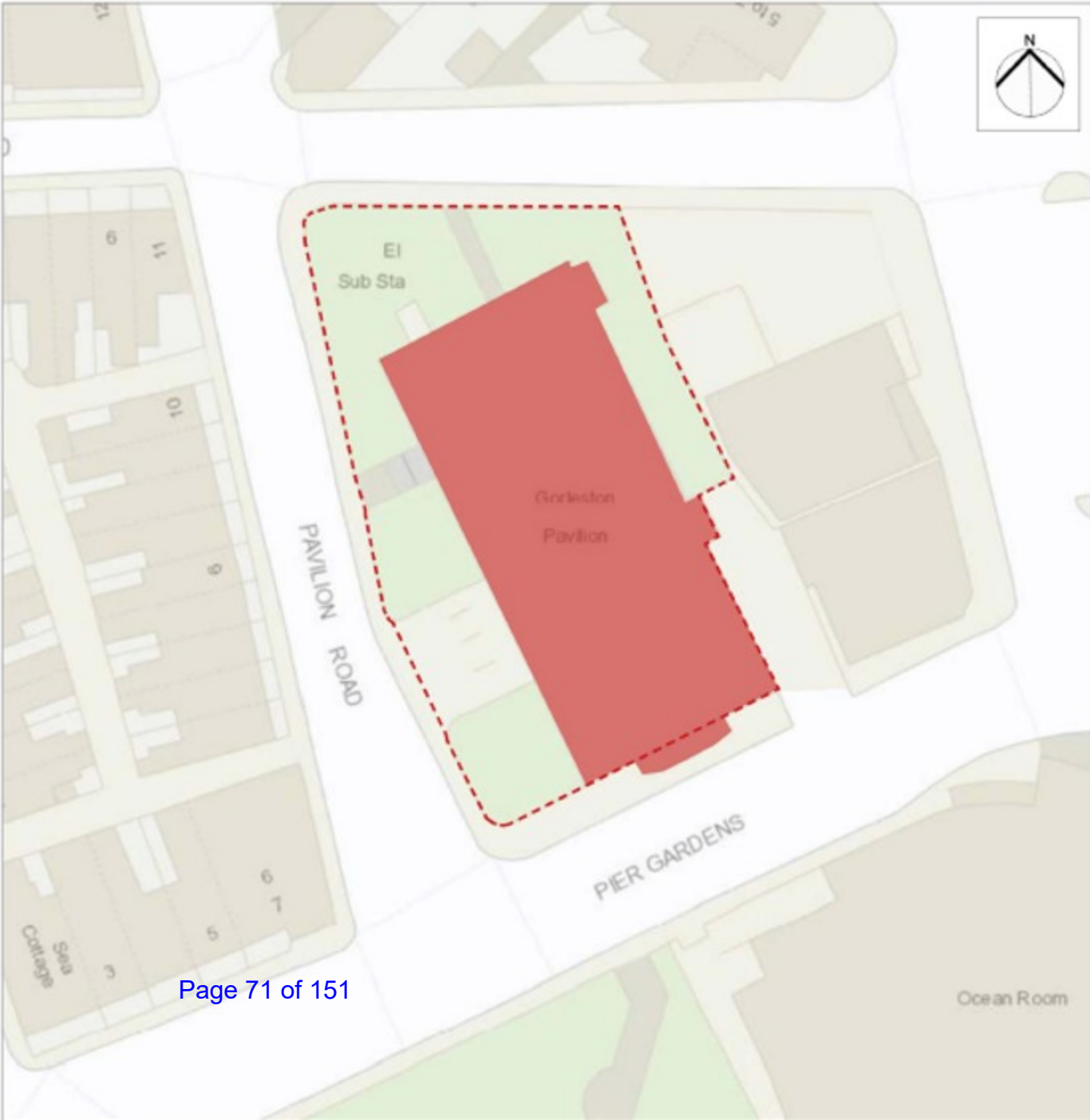
Solid red indicates building location



Site boundary

Boundary of Gorleston Pavilion

-  Dashed red line indicates site boundary
-  Solid red indicates building location





Reference: 06/21/0587/F

Parish: Great Yarmouth

Officer: Chris Green

Expiry Date: 13-9-21

Extension of time: 22-09-21

Applicant: Great Yarmouth Borough Council

Proposal: Proposed installation of 1no. 5 metre tall heavy duty steel column and associated feature lighting projection apparatus

Site: Hollywood Cinema, Great Yarmouth.

REPORT

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

1. Background

- 1.1 This application is brought before Committee as the Borough Council is the applicant

2. Site and Context

- 2.1 The site is situated within the Great Yarmouth Development boundary.
- 2.2 The premises to be lit are in use as a cinema formerly in use Class D1, but now within Class F2 (b) Halls or meeting places for the principal use of the local community. The site is within the Seafront Conservation Area.
- 2.3 This specific application is for a free-standing column to carry a lighting installation and is set in the south of the forecourt on the centreline of the facade.
- 2.4 The cinema is not listed. Dates to 1875 as a reading room, concert hall and opera as well as an aquarium, with a skating rink on the roof, Sold for use as a theatre. In the late 20th century it became a cinema. The main façade is a late 19th century addition by Bottle and Olley to the designs of the architects Norton and Masey in the Neo-baroque style. One of the tanks associated with the

former aquarium survives inside. It has been put forward for listing but it was decided that the building has been altered too much, to be considered for listing.

- 2.5 The building is not specifically identified in policy CS8 as a key tourism attraction, it is however a major attraction of cultural significance.
- 2.6 There are hotels in the immediate area and where and there is an abundance of light sources in this urban environment.
- 2.7 There is no existing floodlighting of the cinema. There are streetlights in the vicinity lighting roads around the cinema and other lighting related to the seafront illumination.

3. **Proposal**

- 3.1 The proposal introduces a (Prolights) Gobo projector and “Mosaica” wash light mounted on a new 5m-tall column on the car park, centrally and to the south of the principal façade of the Cinema. (Gobo means Goes Before Optic, describing the position of the projected image in relation to the projection lens).
- 3.2 A computer modelled lighting survey has not been submitted in this case. Given background light levels here it has not been requested.
- 3.3 The lights will be timed to illuminate at dusk and turn off at 12:00 (midnight). There will be an over-ride operated by the Council’s staff for special events.

4. **Relevant Planning History**

Fascia sign application in 2019, nothing else relevant.

5. **Consultations:-**

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

- 5.1 No neighbour comments have been received.

Consultations – External

- 5.2 **Norfolk County Council – Local Highways Authority** – No objection providing a condition is attached for compliance with the lighting plan details as it will not cause glare beyond the site boundaries, in the interests of highway safety.

5.3 Norfolk County Council – Ecology Service: A preliminary Ecology Assessment should be prepared to assess the suitability of the building as a bat roost.

5.4 Historic England - (abridged). On the basis of the information available to date, we do not wish to offer any comments. We suggest that you seek the views of your specialist conservation and archaeological advisers, as relevant.

Consultation - Internal to GYBC

5.5 Environmental Health – (contaminated land, noise, air quality)
No objections or comments:

5.6 Conservation Officer comments are within the report body.

6. Assessment of Planning Considerations:

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

Relevant Policies:

Borough Local Plan 2001:

- BNV27 – Laser and high intensity light projection systems

Core Strategy 2013:

- CS8 – Promoting tourism, leisure and culture
- CS9 - Residential Amenity
- CS10- Safeguarding local heritage assets

Other material considerations:

National Planning Policy Framework (2021):

- Section 16

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

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

Policy C1: Community facilities

Policy E5: Historic environment and heritage

Principle of development

- 6.2** The proposal is considered to meet with the requirements of the National Planning Policy Framework as it applies to the economic and cultural wellbeing of place where paragraph 8 sets out that sustainable development is defined by the economic objective, the social objective - to support strong, vibrant and healthy communities and cultural well-being; and the environmental objective - to contribute to protecting and enhancing built and historic environment; including moving to a low carbon economy.
- 6.3** The proposal is considered to meet these objectives and the use of LED lighting delivery illumination around five to six times more efficiently than tungsten lighting, on average for a given colour.
- 6.4** Policy CS8 - Promoting tourism, leisure and culture: Encourages the upgrading and enhancement of existing visitor attractions and specifically at sub section c: Safeguards key tourist, leisure and cultural attractions and facilities.
- 6.5** This proposal will support the sustainable tourism sector in creating a modern and exciting environment that will attract more visitors to the Borough.
- 6.6** Emergent Policy C1: Community facilities - reinforces the core strategy policy by seeking the retention of existing community facilities.
- 6.7** Retained Policy BNV27: Forbids the use of high intensity laser light projections and requires that: adverts or other potentially light intrusive devices do not create glare, inappropriate colours, harm to residents, highway users or public safety, be harmful to significant nationally recognised sites with regard to nature conservation or harm dark sky character.
- 6.8** The gobo projector proposed is not a laser device. It is a focussed projector that can project a pattern onto a surface. The policy as written seeks to prevent the employment of laser devices completely and raises concerns which are considered to be satisfied.

Residential amenity

- 6.9** Policy CS9 - "Encouraging well-designed, distinctive places" also considers matters of amenity both for existing and future residents. Given the light is focussed on the building and the light environment is already quite bright all year round, no material additional amenity harm is considered to arise.

Highways

- 6.10** The light column is an item of street furniture but is not on highway land, being within the cinema forecourt parking. The material planning consideration from a highway perspective is whether the proposal is harmful to users of the highway, for example a distraction. There is no intent to change the projected image during hours illumination; in other words in terms of intensity and pattern it will not introduce movement. No objection is made, with a suggestion that a

compliance condition referring to the submitted lighting design information be added. A condition will ensure static-state lighting is used – i.e. the illumination shall remain static not moving / flickering / rotating.

Historic Environment

- 6.11** This proposal is considered to be enhancing the immediate surroundings and the setting of a notable historic building, with no additional harms occasioned to the building's fabric by the physical works.
- 6.12** Considered against the National Planning Policy Framework (2021) section 16 "Conserving and enhancing the Historic Environment" : Paragraph 194 requires sufficient detail to be provided to describe the significance of the heritage asset proportionate to the assets' importance and the submitted report does provide this information. Paragraph 197(a) 2 directs LPAs to seek in applications the sustaining and enhancing the significance of heritage assets. The new lighting is considered to achieve this and goes some way to facilitate the economic vitality of the cinema. Paragraph 202 states "Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use". The pole is considered to add to street clutter slightly, which causes a small measure of 'less than substantial harm' to the conservation area, but overall the proposal is regarded as positive, as there is public benefit to improved lighting of this building, in terms of demonstrating its architecture and encouraging theatre / cinema goers.
- 6.13** Policy CS10 Conservation of the Historic Built Environment expects applications to preserve or enhance heritage assets; here the illumination of the building is directed to highlight the architecture of the building, in a positive way.
- 6.14** Emergent Policy E5: "Historic environment and heritage" also seeks to conserve and enhance heritage assets and positively contribute the character of the area.
- 6.15** Development proposals within conservation areas should take into account the special and distinctive character of the area and have regard to the relevant Conservation Area Appraisal and Management Plan.

Ecology

- 6.16** The gobo projector introduces light in a well-lit location so is considered to have very limited potential to disrupt the patterns of use by bats. A precautionary condition is suggested.

Light pollution

- 6.17** The projector as a focused device introduces little light spill into the environment beyond the façade of the cinema that is illuminated by it.

"Static state" lighting

- 6.18** The intention is that lighting will adopt a “static state” that is to say that over a period of being switched on the lights will not vary intensity, flicker, rotate or strobe and in the case of the proposals involving gobo projectors (where a number of images on circular frames can be stored on a wheel and rotated behind the lens) the image projected will not change. A condition to specify this is recommended for any permission, to avoid driver distraction and harm to the character of the conservation area.

Local Finance Considerations:

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

7. The Planning Balance

- 7.1** It is considered that the proposal is positive in enhancing the building, and has low light spillage. The equipment involved offers energy efficiency.
- 7.2** The proposal will increase public awareness of the venue and potentially custom.
- 7.3** Although a minor negative impact appears to occur from the use of the pole in the public realm, it is considered that any impacts from the siting of the pole as may affect the conservation area are outweighed by the benefits of the increased awareness and appreciation of the historic building and subsequent tourism and business offer.

8. Conclusion

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

9. RECOMMENDATION: -

Approve subject to conditions for:

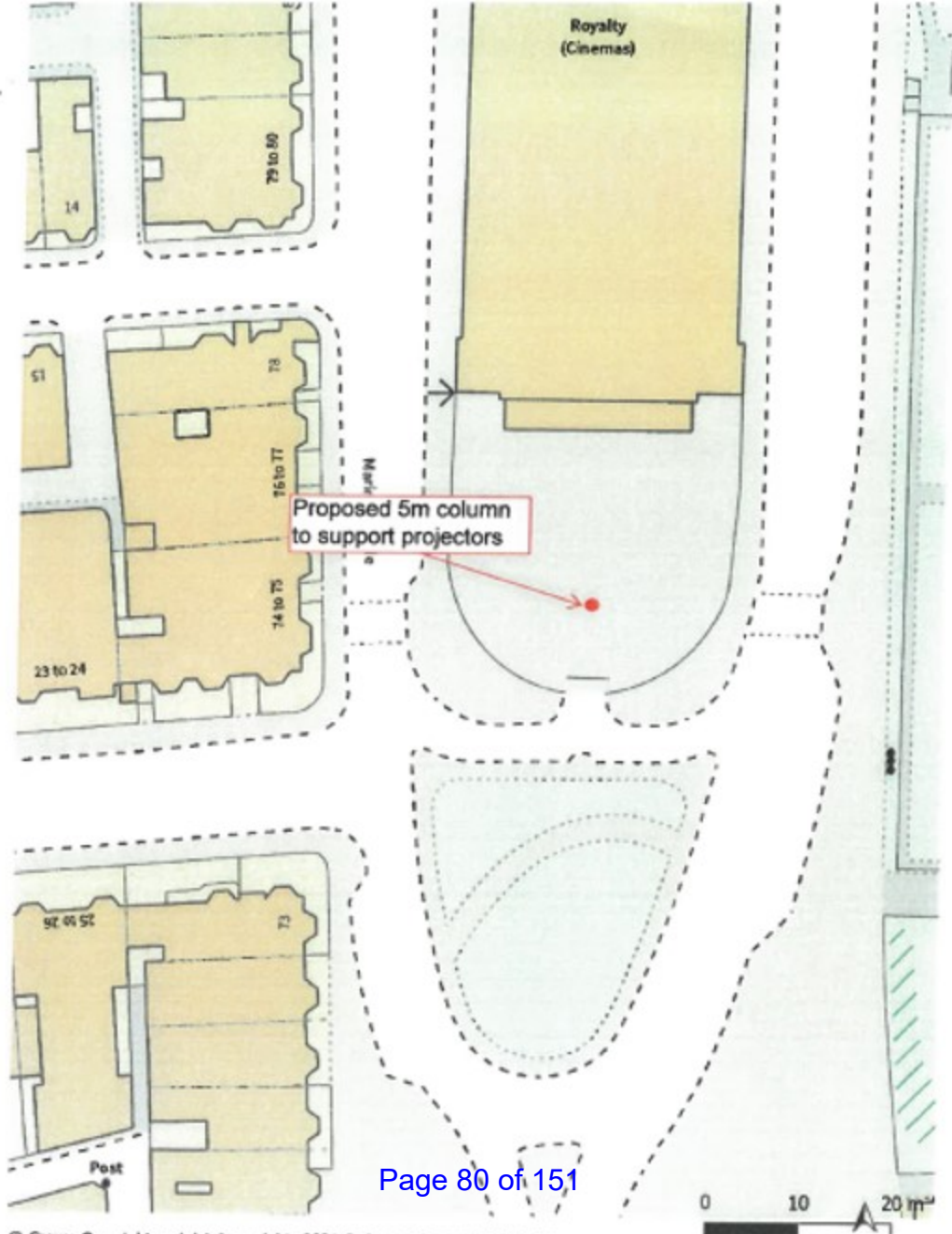
- Commence within 3 years
- Compliance with plans
- Timing of illumination
- Highways requirement to adhere to lighting specifications

- Static state lighting
- Precautionary bat protection measures.

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

Appendices:

- Appendix 1 Site and Location plan
- Appendix 2 Aerial View





Reference: 06/21/0590/F and 06/21/537/LB

Parish: Great Yarmouth

Officer: Chris Green

Expiry Date: 13-9-21

Extension of time: 22-09-21

Applicant: Great Yarmouth Borough Council

Proposal: Proposed replacement and new exterior lighting: 1. Installation of 8no. linear LED fittings within window reveals on King Street elevation; 2. Replacement of 4no. surface mounted LED projectors on the Bell Tower

Site: St Georges Theatre, King Street, Great Yarmouth.

REPORT

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

1. Background

- 1.1** This application is brought before Committee as the Borough Council is the applicant

2. Site and Context

- 2.1** The site is situated within the Great Yarmouth Development boundary.
- 2.2** The premises are in use as a place of public entertainment formerly within use Class D2, but now classed as a “sui generis” use.
- 2.3** The site is within the King Street Conservation Area No 4. The building is identified in policy and on mapping as a key tourism attraction
- 2.4** This is a Grade 1 listed building.
- 2.5** The building is identified in policy CS8 as a key tourism attraction.

3. Proposal

- 3.1 The proposal introduces four colour mixing (Red/Green/Blue RGB or RGBW) LED luminaires to replace simple white LED up-lighters to the bell tower.
- 3.2 On the west side there are two ground floor and five first floor windows and a further window at higher level, all arch headed and here it is proposed to place batten type RGBW up-lighters behind the glass on the internal cills to light the arches from beneath.
- 3.3 A further light serves to project images onto the west frontage using a Gobo projector mounted on a new column on the opposite side of Kings Street. (Gobo means Goes Before Optic, describing the position of the projected image in relation to the projection lens). This is subject to a separate planning application, reference 06/21/0586/F.
- 3.4 The wiring runs for the lights internally are described in a submitted document. While control is by wireless, the mains supply necessitates a cable run, these are shown in proprietary plastic ducts rather than chased into the historic fabric, though there will be some minor disturbance from screws and plugs in the plaster.
- 3.5 Following a request to the agent a computer modelled lighting survey has been submitted showing existing and proposed light intensities. It should be noted that the survey assumes values where the proposed lighting is set to maximum intensity, as it is able to be dimmed via DMX (digital multiplex), whereas the existing lighting is not operated by dimmers. While it is entirely possible with such systems to introduce strobe or rippling effects, there is no intention here to do this.
- 3.6 The lights will be timed to illuminate at dusk and turn off at 12:00 (midnight). There will be an over-ride operated by the Council's staff for special events.
- 3.7 Accompanying the proposal are the following documents:
- Planning Application Forms and Certificates of Ownership;
 - Application drawings as detailed on the Drawing Register;
 - Heritage Statement;
 - Computer modelled light spillage survey
 - A cable "containment route" plan

4. Relevant Planning History

06/10/0151/SU and 06/10/0152/LB Both approved 2010 for: Repair and alterations of St George's chapel as a performance venue, construct new pavilion building and external landscaping.

5. Consultations:-

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

- 5.1** No neighbour comments have been received.

Consultations – External

- 5.2 Norfolk County Council – Local Highways Authority** – No objection providing a condition is attached for compliance with the lighting plan as illustrated and described on the submitted plans and will not cause glare beyond the site boundaries, in the interests of highway safety.

- 5.3 Norfolk County Council – Ecology Service:** No in time response received. On the pavilion the ecologist requested a bat roost assessment.

- 5.4 Historic England** - (abridged)

St George's chapel, listed at grade I, is a major work of early 18th century church architecture. The proposals aim to apply special lighting techniques to the building both internally and externally to emphasise the architecture. It forms part of a trail of lighting installations through the historic town.

- 5.5** The bell tower projectors have little impact given their height above any viewers and have little impact on the listed building. The window lights might be more obvious but if they are minimised in number to those necessary to achieve the effect and the wiring conduit placed discretely and reversibly, we would not object to this. We suggest details of the internal window wiring is confirmed with the Council's Conservation Officer.

- 5.6** The stand-alone light projector pole (see separate application 06/21/0586/F) could be a somewhat unsightly addition to the street scene in a prominent location. Rationalisation of street furniture is one of the principles of good management of historic spaces so we would suggest that while this project is being developed alternative ways of mounting the projector are considered.

- 5.7 Theatres Trust:** (abridged) - St George's Theatre is a valued community and cultural asset and one of the finest examples of Baroque Church architecture outside London. It was closed from 2006 with structural defects, ending up on both Historic England's Heritage at Risk list and the Trust's Theatres at Risk register. It is now sympathetically restored as a modern theatre, reopened in 2013. A separate single storey pavilion to the south of the chapel provides front of house facilities, including an all-day bar/cafe. The lighting scheme is part of a wider strategy to light key sites around the borough. Gorleston Pavilion is also within this scheme for which we have already provided comments in support. This scheme will better reveal and highlight the significance of the theatre and

its architecture during darkness. We support this. In the past better signage was also supported to attract theatre goers.

Consultation - Internal to GYBC

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

Great Yarmouth Borough Council Environmental Services does not object to the grant of consent, please note, that because of the age of the building there may be asbestos present. As such, the asbestos register must be presented to anyone carrying out work which may disturb any in-situ.

5.9 Conservation Officer comments are within the report body.

6. Assessment of Planning Considerations:

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

Relevant Policies:

Borough Local Plan 2001:

- BNV27 – Laser and high intensity light projection systems

Core Strategy 2013:

- CS8 – Promoting tourism, leisure and culture
- CS9 - Residential Amenity
- CS10- Safeguarding local heritage assets

Other material considerations:

National Planning Policy Framework (2021):

- Section 16

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

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

Policy C1: Community facilities

Policy E5: Historic environment and heritage

Principle of development

- 6.2 The proposal is considered to meet with the requirements of the National Planning Policy Framework as it applies to the economic and cultural wellbeing of place where paragraph 8 sets out that sustainable development is defined by the economic objective , the social objective - to support strong, vibrant and healthy communities and cultural well-being; and the environmental objective - to contribute to protecting and enhancing built and historic environment; including moving to a low carbon economy.
- 6.3 The proposal is considered to meet these objectives and the use of LED lighting delivery illumination around five to six times more efficiently than tungsten lighting, on average for a given colour.
- 6.4 Policy CS8 - Promoting tourism, leisure and culture: Encourages the upgrading and enhancement of existing visitor attractions and specifically at sub section c: Safeguards key tourist, leisure and cultural attractions and facilities, such as.... St Georges Theatre.
- 6.5 The proposal will assist in encouraging the early evening and night-time economy, in an appropriate location that contribute to the vitality of the borough.
- 6.6 This proposal will support the role of the arts, creative industries and sustainable tourism sectors in creating a modern and exciting environment that will attract more visitors to the borough.
- 6.7 Emergent Policy C1: Community facilities reinforces the core strategy policy by seeking the retention of existing community facilities
- 6.8 Retained Policy BNV27 does not apply to this application as the lighting here considered is not of the projected form.

Residential amenity

- 6.9 Policy CS9 - "Encouraging well-designed, distinctive places" also considers matters of amenity both for existing and future residents. This relatively modest work to replace existing lighting with variable controlled lighting is considered to offer reduction in light spillage to residential receptors.

Highways

- 6.10 No objection is made with a suggestion that a compliance condition referring to the submitted lighting design information be added.

Historic Environment

- 6.11 This proposal is considered to be enhancing the building with no additional harms occasioned to the listed building's fabric by the very minor physical works.
- 6.12 Considered against the National Planning Policy Framework (2021) section 16 "Conserving and enhancing the historic Environment" : Paragraph 194

requires sufficient detail to be provided to describe the significance of the heritage asset proportionate to the assets' importance and the submitted report does provide this information. Paragraph 197(a) 2. Directs LPAs to seek in applications the sustaining and enhancing the significance of heritage assets. The improved lighting is considered to achieve this and goes some way to facilitate the economic vitality of the theatre. Paragraph 202 states "Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use", the proposal is regarded as positive, there is public benefit to improved lighting of this building, in terms of demonstrating its architecture and encouraging theatre goers.

- 6.13** Policy CS10 Conservation of the Historic Built Environment expects application to preserve or enhance heritage assets, here the illumination of the building, by the bell tower lighting and that to the window reveals is directed to highlight the architecture of the building, in a positive way.
- 6.14** Emergent Policy E5: "Historic environment and heritage" also seeks to conserve and enhance heritage assets and positively contribute the character of the area.
- 6.15** Development proposals within conservation areas should take into account the special and distinctive character of the area and have regard to the relevant Conservation Area Appraisal and Management Plan.

Ecology

- 6.16** The existing bell tower is already flood-lit, and the proposal simply concentrates this better onto the building, so there cannot be changed impact in that regard. There are new window uplighters which introduce lights in a location not so far lit, these however are internal, and it is considered that any new light spill onto potential bat roost flightpaths will not be extensive and cannot be accorded significant weight. In any case this is a well-lit urban environment where the impact of change is small. It is considered that a note regarding the duty of care imposed on all under the Wildlife and Countryside Act will in this case provide sufficient protection.

Light pollution

- 6.17** The bell tower lighting is directed to the building but there might be some upward spillage however this must be an improved situation as the existing 50W luminaires have an 80-degree beam angle and the proposed 20W units a 30-degree beam angle, reducing spillage. Even when the extra eight window reveal lights internally (34W power and 37 degree beam angle) are considered the upward lighting levels are reduced (see computer model diagram).

"Static state" lighting

- 6.18** The intention is that lighting will adopt a “static state” that is to say that over a period of being switched on the lights will not vary intensity or strobe, flicker or rotate. A condition to specify this is recommended for any permission, to avoid driver distraction, residential amenity harm, and harm to the character of the conservation area.

Local Finance Considerations:

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

7. The Planning Balance

- 7.1** It is considered that the proposal is positive in enhancing the building, reduces light spillage by directionality and offers some better cable routing. The equipment involved offers energy efficiency.
- 7.2** The proposal will increase public awareness of the venue and potentially custom.
- 7.3** Although a very minor negative impact would occur from the fixing of the apparatus to the listed building fabric, it is considered that any impacts from these are outweighed by the benefits of the increased awareness and appreciation of the listed building and subsequent tourism and business offer.

8. Conclusion

- 8.1** The applications are both recommended for approval with conditions.

9. RECOMMENDATION: -

(1) Approve application 06/21/0590/F and grant planning permission, subject to conditions for:

- Commence within 3 years
- Compliance with plans
- Timing of illumination
- Highways requirement to adhere to lighting specifications
- Static state lighting
- Precautionary bat protection measures

- No additional lighting to be added without permission.

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

(2) Approve application 06/21/0537/LB and grant listed building consent, subject to conditions for:

- Commence within 3 years
- Compliance with plans
- Static state lighting
- Direction of lighting to be specified.
- Requirement for submission of information regarding fixings and cable routing.
- Protection of fabric during the works and repairs exactly to match.
- Fixing details to be provided where not already provided.

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

Appendices:

- Appendix 1 Location plan
- Appendix 2 Site plan
- Appendix 3 Computer model view

Site location plan

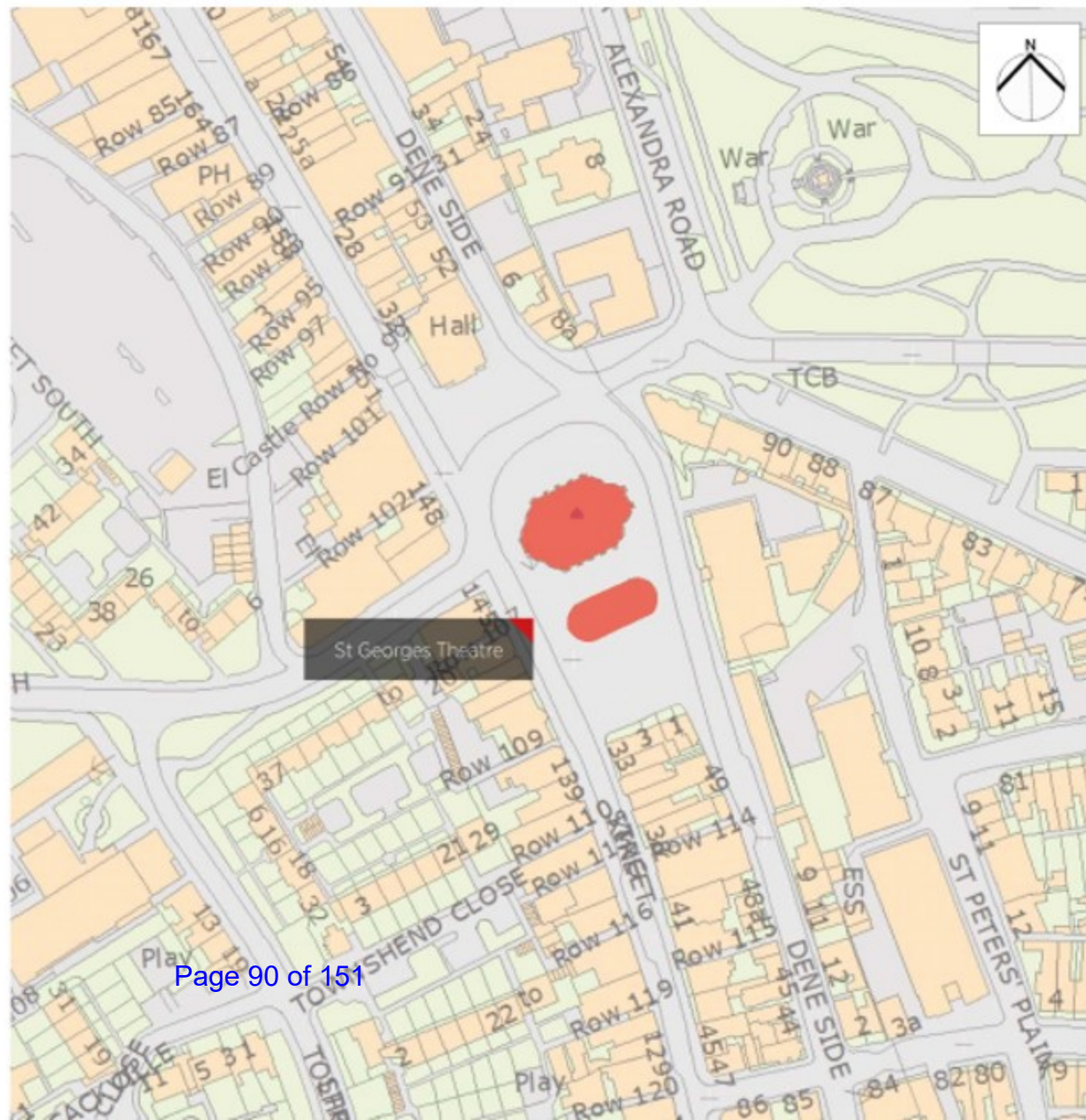
Plan of St Georges theatre

- The application is for works to the St Georges Theatre on King Street, Great Yarmouth

Key:



Solid red indicates building location



Plan of proposed lighting

- The only external lighting on St Georges theatre is on the bell tower. This is working, however some of the LEDs are failing and it is all switched.

SG1 Gobo projector

SG2 — Window reveal lighting

S63 ■ Bell tower uplighting





Reference: 06/21/0586/F

Parish: Great Yarmouth

Officer: Chris Green

Expiry Date: 13-9-21

Extension of time: 22-09-21

Applicant: Great Yarmouth Borough Council

Proposal: Proposed installation of 1no. 6 metre tall heavy duty steel column and associated feature lighting projection apparatus

**Site: 145 King Street and Yarmouth Way (Corner of)
(Opposite St. Georges Theatre) Great Yarmouth.**

REPORT

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

1. Background

- 1.1** This application is brought before Committee as the Borough Council is the applicant

2. Site and Context

- 2.1** The site is situated within the Great Yarmouth Development boundary.
- 2.2** The premises associated with this application are in use as a theatre formerly in use Class D1, but now a “Sui Generis” use.
- 2.3** The site is within the King Street Conservation Area No 4. The theatre building is identified in policy and on mapping as a key tourism attraction
- 2.4** The building being lit (the theatre) is a Grade 1 listed building (27/06/53) (abridged). The listed building description is summarised as: Church up to 1959, restored 1974 and opened as a theatre 1979. Wren inspired based on St Clement Danes, London.
- 2.5** The building on the west side of King Street, adjacent to where the post is to be located, is 145 King Street which is also listed grade 2 and was built as church

rooms, later furniture retail. Dates to 1891. Partly rebuilt 1953. Composite Order columns arranged in 2 pairs in the centre and single columns at the ends.

2.6 There are flats on the west side of King Street.

3. **Proposal**

3.1 The proposal introduces a Gobo projector mounted on a new column on the corner of Yarmouth Way and King Street in front of 145 King Street (Gobo means Goes Before Optic, describing the position of the projected image in relation to the projection lens).

3.2 Following a request to the agent a computer modelled lighting survey has been submitted showing existing and proposed light intensities. It should be noted that the survey assumes values where the proposed lighting is set to maximum intensity, as it is able to be dimmed via DMX (digital multiplex), whereas the existing lighting is not operated by dimmers. While it is entirely possible with such systems to introduce strobe or rippling effects, there is no intention here to do this.

3.3 The lights will be timed to illuminate at dusk and turn off at 12:00 (midnight). There will be an over-ride operated by the Council's staff for special events.

4. **Relevant Planning History**

None

5. **Consultations:-**

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

5.1 No neighbour comments have been received.

Consultations – External

5.2 **Norfolk County Council – Local Highways Authority** – No objection providing a condition is attached for compliance with the lighting plan details as it will not cause glare beyond the site boundaries, in the interests of highway safety. The proposed column will not utilise existing street furniture or carry highway equipment and would be supplied by a direct electrical board supply. The erection will be subject to a Section 50 licence (New Roads and Street Works Act 1991) being applied for and granted by the Highway Authority, which in this case this is considered acceptable. The location and future private maintenance of the columns and lighting units will need to be agreed and approved with the LHA.

- 5.3 Norfolk County Council – Ecology Service:** A preliminary Ecology Assessment should be prepared to assess the suitability of the building as a bat roost.

5.4 Historic England - (abridged)

The light projector pole (this application 06/21/0586/F) could be a somewhat unsightly addition to the street scene in a prominent location. Rationalisation of street furniture is one of the principles of good management of historic spaces so we would suggest that while this project is being developed alternative ways of mounting the projector are considered. It might be less prominent if fixed to the side wall of number 145 King Street, a building currently in the process of being acquired by the Council for transfer to the Great Yarmouth Preservation Trust. This should be discussed with the Council's Conservation Officer.

Consultation - Internal to GYBC

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

No objections or comments:

- 5.6** Conservation Officer comments are within the report body.

6. Assessment of Planning Considerations:

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

Relevant Policies:

Borough Local Plan 2001:

- BNV27 – Laser and high intensity light projection systems

Core Strategy 2013:

- CS8 – Promoting tourism, leisure and culture
- CS9 - Residential Amenity
- CS10- Safeguarding local heritage assets

Other material considerations:

National Planning Policy Framework (2021):

- Section 16

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

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

Policy C1: Community facilities

Policy E5: Historic environment and heritage

Principle of development

- 6.2 The proposal is considered to meet with the requirements of the National Planning Policy Framework as it applies to the economic and cultural wellbeing of place where paragraph 8 sets out that sustainable development is defined by the economic objective , the social objective - to support strong, vibrant and healthy communities and cultural well-being; and the environmental objective - to contribute to protecting and enhancing built and historic environment; including moving to a low carbon economy.
- 6.3 The proposal is considered to meet these objectives and the use of LED lighting delivery illumination around five to six times more efficiently than tungsten lighting, on average for a given colour.
- 6.4 Policy CS8 - Promoting tourism, leisure and culture: Encourages the upgrading and enhancement of existing visitor attractions and specifically at sub section c: Safeguards key tourist, leisure and cultural attractions and facilities.
- 6.5 This proposal will support the sustainable tourism sector in creating a modern and exciting environment that will attract more visitors to the Borough.
- 6.6 Emergent Policy C1: Community facilities - reinforces the core strategy policy by seeking the retention of existing community facilities.
- 6.7 Retained Policy BNV27: Forbids the use of high intensity laser light projections and requires that: adverts or other potentially light intrusive devices do not create glare, inappropriate colours, harm to residents, highway users or public safety, be harmful to significant nationally recognised sites with regard to nature conservation or harm dark sky character.
- 6.8 The gobo projector proposed is not a laser device. It is a focussed projector that can project a pattern onto a surface. The policy as written seeks to prevent the employment of laser devices completely and raises concerns which are considered to be satisfied.

Residential amenity

- 6.9 Policy CS9 - "Encouraging well-designed, distinctive places" also considers matters of amenity both for existing and future residents. This relatively modest work to add controlled lighting is considered to offer minimal additional light spillage to residential receptors (as seen in the computer generated illustration images provided).

Highways

- 6.10** No objection is made with a suggestion that a compliance condition referring to the submitted lighting design information be added. There is no intent to change the projected image during hours of illumination; in other words in terms of intensity and pattern it will not introduce movement. No objection is made, with a suggestion that a compliance condition referring to the submitted lighting design information be added. A condition will ensure static-state lighting is used – i.e. the illumination shall remain static not moving / flickering / rotating.

Historic Environment

- 6.11** Historic England have raised concerns about the proliferation of street furniture. This proposal will require a single additional item of street furniture. The benefit of this in highlighting and interpreting the building is considered to outweigh this slight increase in overall numbers of street furniture. There has been a suggestion that the projector might be affixed to the listed 145 King Street, currently under acquisition by the Council on behalf of the building preservation trust, but without a timescale for this there has to be uncertainty as to the plausibility of this. A projector could be underhung beneath the entablature of the building, but this application must be determined on its own merits.
- 6.12** Officers have raised this concern with the applicant and seek to negotiate if a more sympathetic solution can be found to address Historic England's concerns, and will report the results to the Development Committee, for contextual information only. The outcome of these discussions should not affect the assessment of this application, but could in time provide a pleasing alternative.
- 6.13** As the proposal stands therefore it has no fabric impact on any listed structure but affects the setting of the two identified, to a minor extent. Considered against the National Planning Policy Framework (2021) section 16 "Conserving and enhancing the historic Environment": Paragraph 197(a) 2 directs LPAs to seek in applications the sustaining and enhancing the significance of heritage assets. The additional lighting is considered to achieve this and goes some way to facilitate the economic vitality of the theatre. Paragraph 202 states "Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use". The proposal is regarded as positive overall, as there is public benefit to improved lighting of this building, in terms of demonstrating its architecture and encouraging theatre goers, which is considered to outweigh the harm to the conservation area and streetscene brought about by the increased use of street furniture.
- 6.14** Policy CS10 Conservation of the Historic Built Environment expects applications to preserve or enhance heritage assets; here the illumination of the building is directed to highlight the architecture of the building, in a positive way.
- 6.15** Emergent Policy E5: "Historic environment and heritage" also seeks to conserve

and enhance heritage assets and positively contribute the character of the area.

- 6.16** Development proposals within conservation areas should take into account the special and distinctive character of the area and have regard to the relevant Conservation Area Appraisal and Management Plan.

Ecology

- 6.17** The illumination by the gobo projector introduces a light source into an already lit urban environment and this proposal is not considered to create additional impact on the flight paths of bats. For this reason, a Preliminary Ecology Assessment is not requested in association with this specific lighting column proposal. A precautionary condition is suggested.

Light pollution

- 6.18** The lighting from the pole is directed to the ground floor entrance to the building with little upward spillage (see computer model diagram).

“Static state” lighting

- 6.19** The intention is that lighting will adopt a “static state” that is to say that over a period of being switched on the lights will not vary intensity, flicker, rotate or strobe and in the case of the proposals involving gobo projectors (where a number of images on circular frames can be stored on a wheel and rotated behind the lens) the image projected will not change. A condition to specify this is recommended for any permission, to avoid driver distraction and unacceptable harm to the character of the conservation area.

Local Finance Considerations:

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

7. The Planning Balance

- 7.1** It is considered that the proposal is positive in enhancing the building.
- 7.2** The proposal will increase public awareness of the venue and potentially custom.

- 7.3 Although a minor negative impact appears to occur from the use of the pole in the public realm, it is considered that any impacts from the siting of the pole as may affect the conservation area are outweighed by the benefits of the increased awareness and appreciation of the listed building and subsequent tourism offer.

8. Conclusion

- 8.1 The application is recommended for approval with conditions.

9. RECOMMENDATION: -

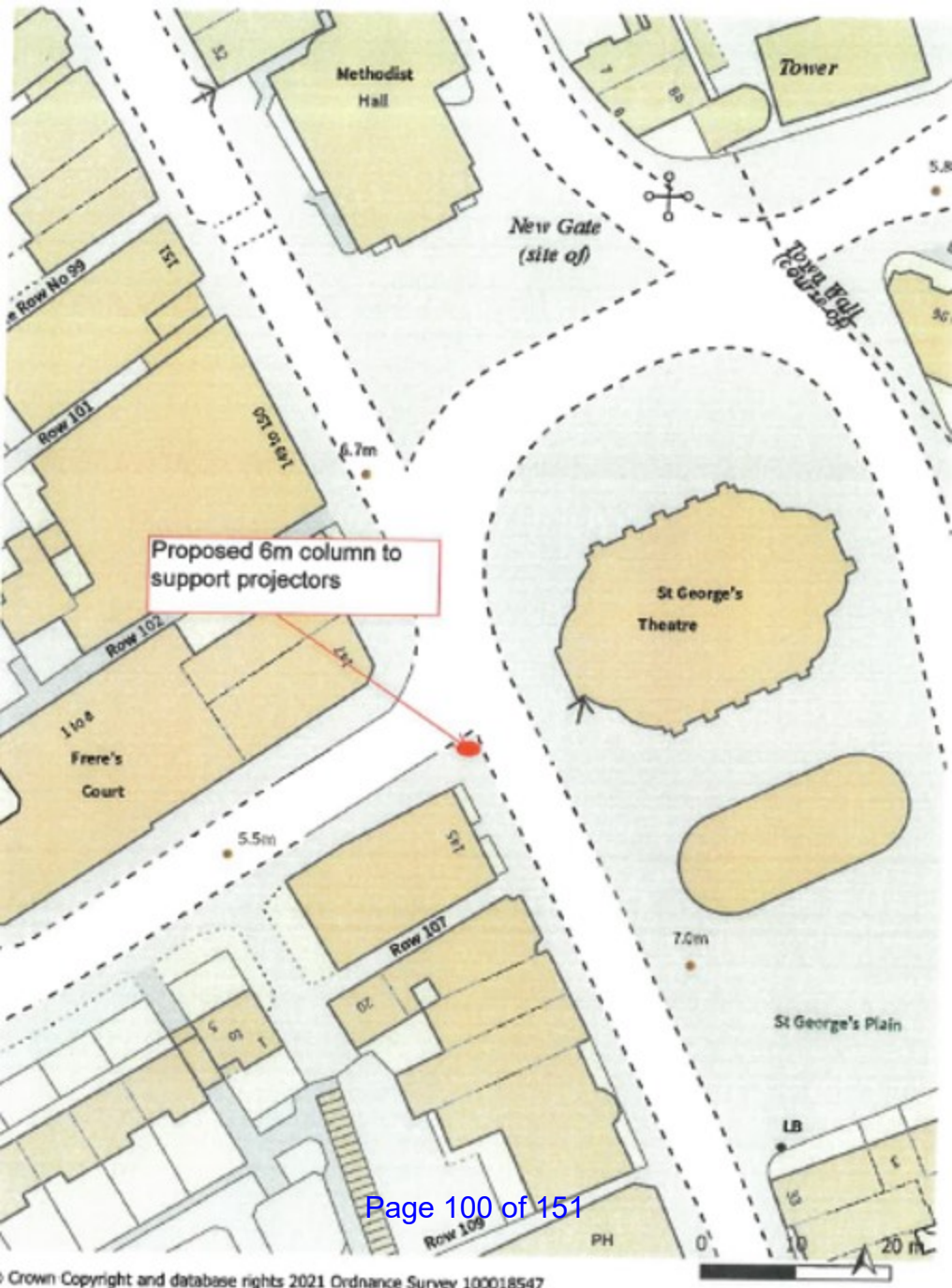
Approve subject to conditions for:

- Commence within 3 years
- Compliance with plans
- Timing of illumination
- Highways requirement to adhere to lighting specifications
- Static state lighting
- Precautionary bat protection measures.

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

Appendices:

- Appendix 1 Site and Location plan
- Appendix 2 Computer model view

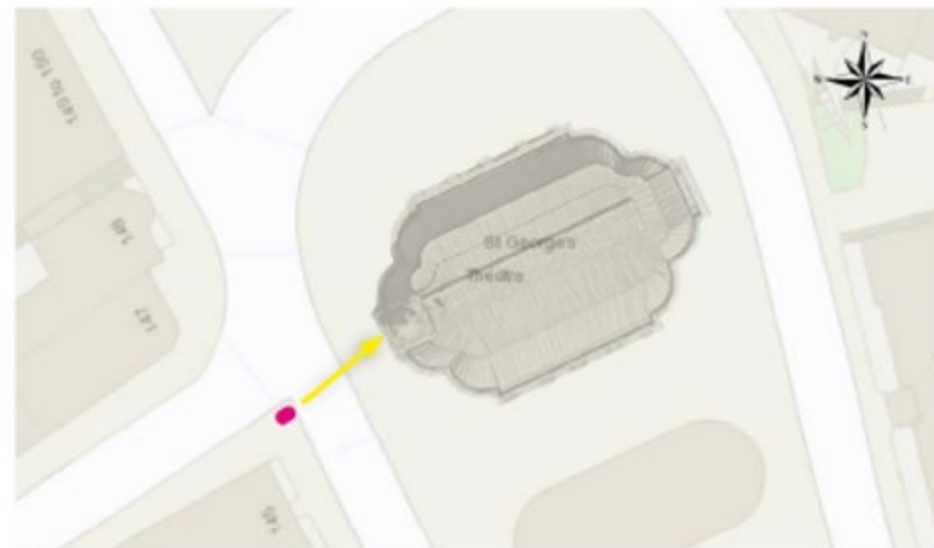


Proposed lighting

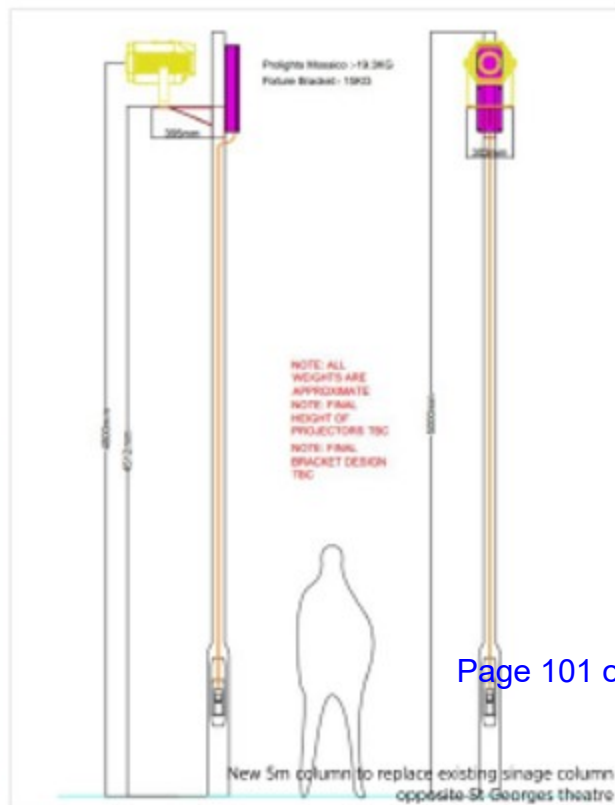
Gobo lighting for St Georges entrance

The entrance of the St Georges will be illuminated by a new gobo projector mounted to a new column that will directly replace an existing signage column opposite St Georges.

Type G1 is a gobo projector which can project images. This will be used to convey the narrative.



Type SG1 - Prolights Mosaico gobo projector



Reference: 06/21/0585/F

Parish: Great Yarmouth

Officer: Chris Green

Expiry Date: 13-9-21

Extension of time: 22-09-21

Applicant: Great Yarmouth Borough Council

Proposal: Proposed installation of 1no. 5 metre tall heavy duty steel column and associated feature lighting projection apparatus

Site: Town Hall (Land to North of) Hall Quay, Great Yarmouth.

REPORT

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

1. Background

- 1.1** This application is brought before Committee as the Borough Council is the applicant

2. Site and Context

- 2.1** The site is situated within the Great Yarmouth Development boundary.
- 2.2** The premises to be lit are the Great Yarmouth Town Hall, a mixture of use as offices (Use Class E) and (Class F2(b)) 'halls or meeting places for the principal use of the local community'. The site is within the Hall Quay/South Quay Conservation Area No 3.
- 2.3** This specific application is for a free-standing column to carry a lighting installation and is set in the south west corner of the triangular planted area to the north of the Town Hall, lighting the main public entry point.
- 2.4** The town hall is a Grade 2 starred listed building (27/06/53) (abridged). The formal listed building description is as follows:

Town hall. 1882. By JB Pearce after a competition. Red brick laid in Flemish bond and with terracotta details and sandstone dressings. Slate roofs. Built round a narrow courtyard. Queen Anne style. EXTERIOR: 2 storeys rising to 3

in the tower. Asymmetrical entrance front to the north-west. 7-window range. Rusticated ground floor and string courses between the floors. To the left are 3 bays of cross casements fitted with plate-glass horned sashes. The first-floor windows have 2 transoms. Small pediments in the balustraded parapet. These bays have paired pilasters right and left. The centre bay has one 3-light cross casement (with sashes) to each of its 3 floors. The right-hand 3 bays contain the round-arched principal entrance and two 2-light cross casements as before. Paired pilasters separate the first-floor cross casements which have the double transoms and now round heads. Swags in the parapet. A tower, square on plan, rises through 2 storeys to an ogeed lantern: open round arches over clock faces; glazed lantern. The south-west facade faces the river: symmetrical; 8 bays plus closing bays right and left. Cross casements fitted with sashes as before. Garlanded parapet and central segmental pediment. Hipped roofs with flat. INTERIOR: the entrance hall has pairs of panelled baluster piers on high plinths alternating with single piers running down the centre and attached as pilasters to the walls. Modified Ionic capitals. An Imperial staircase rises to the east: open string, twisted balusters over vases, moulded handrail. Pairs of painted glass windows light the stairs from a small internal courtyard. The whole of the west side of the first floor is given over to a ceremonial hall of 9 by 3 bays, the bays divided by fluted pilasters. The north wall has paired fluted columns and pilasters, the south wall has Corinthian columns set in front of pilasters. Heavy modillion cornice with leaf-trail decoration and deep coving below a barrel-vaulted roof with eared and shouldered raised panels. The south-east corner of the first floor was used until 1990 as a magistrates court with a complete set of fittings from 1882. Panelled bench and dock, the latter with an internal staircase dropping to a secure room and side entrance on the ground floor. The council chamber has a canopy at the west end and a gallery at the east end.

- 2.5 The building is not specifically identified in policy CS8 as a key tourism attraction, it is however a major attraction of cultural significance.
- 2.6 There are Council owned flats on the south side of the town hall. They are not in line of sight of the column and there are some residences in the former banking houses on Hall Quay where these are converted into flats, but these are at some distance from the site and there is an abundance of light sources in this urban environment. .
- 2.7 There is no existing floodlighting of the Town Hall. There are streetlights in the vicinity lighting roads around the Hall.

3. **Proposal**

- 3.1 The proposal introduces a (Prolights) Gobo projector and “Mosaica” wash light mounted on a new 5m-tall column on the corner of the planted area to the north of the Town Hall. (Gobo means Goes Before Optic, describing the position of the projected image in relation to the projection lens).
- 3.2 A computer modelled lighting survey has not been submitted in this case. Given background light levels here it has not been requested.

3.3 The lights will be timed to illuminate at dusk and turn off at 12:00 (midnight). There will be an over-ride operated by the Council's staff for special events.

3.4 Accompanying the proposal are the following documents:

- Planning Application Forms and Certificates of Ownership;
- Application drawings as detailed on the Drawing Register;

4. **Relevant Planning History**

The town hall itself has around 20 applications on record for minor works and repairs

For the lighting post site: 06/07/0944/F Erection of 2 flag poles 10m high

5. **Consultations:-**

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

5.1 No neighbour or public comments have been received.

Consultations – External

5.2 **Norfolk County Council – Local Highways Authority** – No objection providing conditions are attached for compliance with the lighting plan details as it will not cause glare beyond the site boundaries, in the interests of highway safety. Ongoing maintenance shall be agreed before commencement and no works shall occur before a legal agreement is concluded under section 50 of the Highways Act, for positioning and a further condition for the implementation of the maintenance to the agreed scheme. Finally a condition preventing additional lighting without further approval.

5.3 **Norfolk County Council – Ecology Service:** A preliminary Ecology Assessment should be prepared to assess the suitability of the building as a bat roost.

5.4 **Historic England** - (abridged). On the basis of the information available to date, we do not wish to offer any comments. We suggest that you seek the views of your specialist conservation and archaeological advisers, as relevant.

Consultation - Internal to GYBC

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

No objections or comments:

5.6 Conservation comments are within the report body

6. **Assessment of Planning Considerations:**

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

Relevant Policies:

Borough Local Plan 2001:

- BNV27 – Laser and high intensity light projection systems

Core Strategy 2013:

- CS8 – Promoting tourism, leisure and culture
- CS9 - Residential Amenity
- CS10- Safeguarding local heritage assets

Other material considerations:

National Planning Policy Framework (2021):

- Section 16

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

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

Policy C1: Community facilities

Policy E5: Historic environment and heritage

Principle of development

6.2 The proposal is considered to meet with the requirements of the National Planning Policy Framework as it applies to the economic and cultural wellbeing of place where paragraph 8 sets out that sustainable development is defined by the economic objective , the social objective - to support strong, vibrant and healthy communities and cultural well-being; and the environmental objective - to contribute to protecting and enhancing built and historic environment; including moving to a low carbon economy.

6.3 The proposal is considered to meet these objectives and the use of LED lighting delivery illumination around five to six times more efficiently than tungsten lighting, on average for a given colour.

- 6.4 Policy CS8 - Promoting tourism, leisure and culture: Encourages the upgrading and enhancement of existing visitor attractions and specifically at sub section c: Safeguards key tourist, leisure and cultural attractions and facilities.
- 6.5 This proposal will support the sustainable tourism sector in creating a modern and exciting environment that will attract more visitors to the Borough.
- 6.6 Emergent Policy C1: Community facilities - reinforces the core strategy policy by seeking the retention of existing community facilities
- 6.7 Retained Policy BNV27: Forbids the use of high intensity laser light projections and requires that: adverts or other potentially light intrusive devices do not create glare, inappropriate colours, harm to residents, highway users or public safety, be harmful to significant nationally recognised sites with regard to nature conservation or harm dark sky character.
- 6.8 The gobo projector proposed is not a laser device. It is a focussed projector that can project a pattern onto a surface. The policy as written seeks to prevent the employment of laser devices completely and raises concerns which are considered to be satisfied.

Residential amenity

- 6.9 Policy CS9 - "Encouraging well-designed, distinctive places" also considers matters of amenity both for existing and future residents. This relatively modest work to replace existing lighting with variable controlled lighting is considered to avoid an impact on residential areas given the siting away from dwellings.

Highways

- 6.10 The light column is an item of street furniture that will require agreement with the highway authority for power provision. The material planning consideration from a highway perspective is whether the proposal is harmful to users of the highway, for example a distraction. There is no intent to change the projected image during hours of illumination; in other words in terms of intensity and pattern it will not introduce movement. No objection is made, with a suggestion that a compliance condition referring to the submitted lighting design information be added. A condition will ensure static-state lighting is used – i.e. the illumination shall remain static not moving / flickering / rotating.

Historic Environment

- 6.11 This proposal is considered to be enhancing the area and setting of the listed building, with no additional harms occasioned to the listed building's fabric by the physical works.
- 6.12 Considered against the National Planning Policy Framework (2021) section 16 "Conserving and enhancing the historic Environment" : Paragraph 194 requires sufficient detail to be provided to describe the significance of the heritage asset proportionate to the assets' importance and the submitted report does provide

this information. Paragraph 197(a) 2. Directs LPAs to seek in applications the sustaining and enhancing the significance of heritage assets. The improved lighting is considered to achieve this and goes some way to facilitate the economic vitality of the theatre.

- 6.13** NPPF Paragraph 202 states “Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use”. The proposal is regarded as positive, there is public benefit to improved lighting of this building, in terms of demonstrating its architecture and encouraging theatre goers.
- 6.14** Policy CS10 Conservation of the Historic Built Environment expects applications to preserve or enhance heritage assets, here the illumination of the building will highlight the architecture of the building, in a positive way.
- 6.15** Emergent Policy E5: “Historic environment and heritage” also seeks to conserve and enhance heritage assets and positively contribute the character of the area.
- 6.16** Development proposals within conservation areas should take into account the special and distinctive character of the area and have regard to the relevant Conservation Area Appraisal and Management Plan.

Ecology

- 6.17** The new lighting introduces light in a location that is well lit and has limited potential to disrupt the patterns of use by bats. A precautionary condition is suggested.

Light pollution

- 6.18** The lighting is directed to the building at lower level with little spillage potential given the focussed nature of the projector and the wash light being of relatively limited beam angle.

Local Finance Considerations:

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

7. The Planning Balance

- 7.1 It is considered that the proposal is positive in enhancing the building.
- 7.2 The proposal will increase public awareness of the building.
- 7.3 No negative impacts appear to occur and any impacts from the siting of the pole as may affect the conservation area are outweighed by the benefits of the increased awareness and appreciation of the listed building and subsequent tourism offer.

8. Conclusion

- 8.1 The application is recommended for approval with conditions.

9. RECOMMENDATION: -

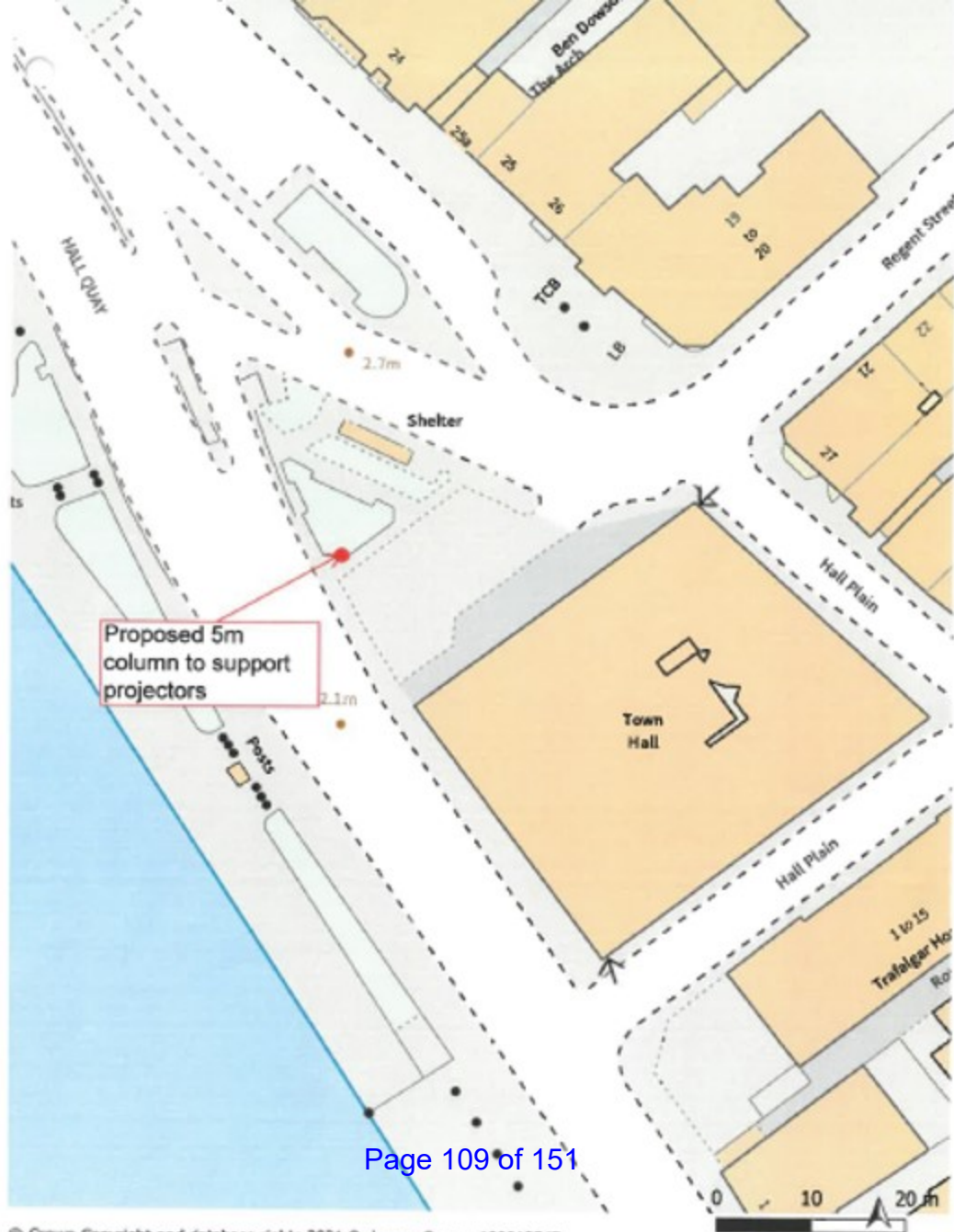
Approve subject to conditions for:

- Commence within 3 years
- Compliance with plans
- Timing of illumination
- Highways requirement to adhere to lighting specifications
- Static state lighting
- Precautionary bat protection measures.

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

Appendices:

- Appendix 1 Location plan
- Appendix 2 Site plan
- Appendix 3 Aerial View



Page 109 of 151



10 m
40 ft

Reference: 06/21/0591/F and 06/21/0592/LB

Parish: Great Yarmouth

Officer: Chris Green

Expiry Date: 13-9-21

Extension of time: 22-09-21

Applicant: Great Yarmouth Borough Council

**Proposal: Proposed installation of exterior lighting: 1. Installation of 1no. Linear LED floodlight (below railing line) on the Tolhouse Street elevation;
2. Installation of 1no. linear LED floodlight and 1no. square spotlight above entrance canopy on the Tolhouse street elevation
3. Installation of 1no. floodlight within the covered porch at first floor level**

Site: Tolhouse Gaol, 12 Tolhouse Street, Great Yarmouth.

REPORT

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

1. Background

1.1 This application is brought before Committee as the Borough Council is the applicant

2. Site and Context

2.1 The site is situated within the Great Yarmouth Development boundary.

2.2 The premises to be lit are in use as a museum formerly in use Class D1, but now within Class F1(c) Museums. The site is within the Hall Quay/South Quay Conservation Area No 3.

2.3 These specific applications are for planning permission and listed building consent for lighting attached to the museum building as described.

- 2.4 The museum is a Grade 1 listed building (27/06/53) - The abridged listed building description: A merchant's fortified house. Begun c1150 and altered c1250. Purchased by the borough in 1552. And used as a prison (1261-1875), town hall (to 1882), police station, courthouse and toll office. Bombed April 1941 and restored 1960-1. Used as a museum and library from the 1880s. Fortified first-floor hall house illustrating early adaptation of military architecture to domestic purpose. The basement retains gaol house cells dating from 1796.
- 2.5 The building is not specifically identified in policy CS8 as a key tourism attraction, it is however a major attraction of cultural significance.
- 2.6 There are Council owned flats on the east side of Tolhouse Street, there is a Salvation Army Citadel to the north of the green area immediately north of the Tolhouse. To the south there is a shop which appears to have domestic accommodation.
- 2.7 The Tolhouse currently has no external lighting.

3. Proposal

- 3.1 The proposal introduces a 12 x 3W Linear LED floodlight (below railing line) on the Tolhouse Street elevation; a 12 x 3W linear LED floodlight with a 30 degree vertical beam and of 2700 lumen output and a 20W square spotlight of 12 degree beam above the entrance canopy on the Tolhouse street elevation illuminating the coat of arms and a 20W floodlight of 80 degree beam within the twin arch fronted covered porch at first floor level. (There are steps up to this upper level entrance reflecting the fortified character of the original building).
- 3.2 Following a request to the agent a computer modelled lighting survey has been submitted showing existing and proposed light intensities. It should be noted that the survey assumes values where the proposed lighting is set to maximum intensity, as it is able to be dimmed via DMX (digital multiplex), whereas the existing lighting is not operated by dimmers. While it is entirely possible with such systems to introduce strobe or rippling effects, there is no intention here to do this.
- 3.3 The lights will be timed to illuminate at dusk and turn off at 12:00 (midnight). There will be an over-ride operated by the Council's staff for special events.
- 3.4 Accompanying the proposal are the following documents:
- Planning Application Forms and Certificates of Ownership;
 - Application drawings as detailed on the Drawing Register;
 - Heritage Statement;
 - Computer modelled light spillage survey

4. Relevant Planning History

06/01/0073/LB, Internal alterations to museum and adjustments to fire and security systems.

5. Consultations:-

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

5.1 No neighbour comments have been received.

Consultations – External

5.2 **Norfolk County Council – Local Highways Authority** – No objection providing a condition should be attached for compliance with the lighting plan details as it will not cause glare beyond the site boundaries, in the interests of highway safety.

5.3 **Norfolk County Council – Ecology Service:** A preliminary Ecology Assessment should be prepared to assess the suitability of the building as a bat roost.

5.4 **Historic England** - We refer the LPA to the advice given on the lighting of historic buildings on our website and make no comment other than that you seek the views of your specialist conservation and archaeological advisers, as relevant.

Consultation - Internal to GYBC

5.5 **Environmental Health – (contaminated land, noise, air quality)**
No objections or comments:

5.6 Conservation Officer comments are within the report body.

6. Assessment of Planning Considerations:

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

Relevant Policies:

Borough Local Plan 2001:

- BNV27 – Laser and high intensity light projection systems

Core Strategy 2013:

- CS8 – Promoting tourism, leisure and culture
- CS9 - Residential Amenity
- CS10- Safeguarding local heritage assets

Other material considerations:

National Planning Policy Framework (2021):

- Section 16

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

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

Policy C1: Community facilities

Policy E5: Historic environment and heritage

Principle of development

- 6.2 The proposal is considered to meet with the requirements of the National Planning Policy Framework as it applies to the economic and cultural wellbeing of place where paragraph 8 sets out that sustainable development is defined by the economic objective , the social objective - to support strong, vibrant and healthy communities and cultural well-being; and the environmental objective - to contribute to protecting and enhancing built and historic environment; including moving to a low carbon economy.
- 6.3 The proposal is considered to meet these objectives and the use of LED lighting delivery illumination around five to six times more efficiently than tungsten lighting, on average for a given colour.
- 6.4 Policy CS8 - Promoting tourism, leisure and culture: Encourages the upgrading and enhancement of existing visitor attractions and specifically at sub section c: Safeguards key tourist, leisure and cultural attractions and facilities.
- 6.5 This proposal will support the sustainable tourism sector in creating a modern and exciting environment that will attract more visitors to the borough.
- 6.6 Emergent Policy C1: Community facilities - reinforces the core strategy policy by seeking the retention of existing community facilities.
- 6.7 Retained Policy BNV27 does not apply to this application as the lighting here considered is not of the projected form.

Residential amenity

- 6.8** Policy CS9 - "Encouraging well-designed, distinctive places" also considers matters of amenity both for existing and future residents. This relatively modest work to replace existing lighting with variable controlled lighting is considered to offer reduction in light spillage to residential receptors. The application includes an "intrusive light report".

Highways

- 6.9** The material planning consideration from a highway perspective is whether the proposal is harmful to users of the highway, for example a distraction. There is no intent to change the intensity, flicker or strobe, or colour during operating hours, so it will not introduce movement. No objection is made but a compliance condition referring to the submitted lighting design information should be added.

Historic Environment

- 6.10** This proposal is considered to be enhancing the building with no additional harms occasioned to the listed building's fabric by the very minor physical works.
- 6.11** Considered against the National Planning Policy Framework (2021) section 16 "Conserving and enhancing the historic Environment" : Paragraph 194 requires sufficient detail to be provided to describe the significance of the heritage asset proportionate to the assets' importance and the submitted report does provide this information. Paragraph 197(a) directs LPAs to seek in applications the sustaining and enhancing the significance of heritage assets. The improved lighting is considered to achieve this. Paragraph 202 states "Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use", the proposal is regarded as positive, there is public benefit to improved lighting of this building, in terms of demonstrating its architecture and encouraging museum visitors.
- 6.12** Policy CS10 Conservation of the Historic Built Environment expects application to preserve or enhance heritage assets, here the illumination of the building is directed to highlight the architecture of the building, in a positive way.
- 6.13** Emergent Policy E5: "Historic environment and heritage" also seeks to conserve and enhance heritage assets and positively contribute the character of the area.
- 6.14** Development proposals within conservation areas should take into account the special and distinctive character of the area and have regard to the relevant Conservation Area Appraisal and Management Plan.
- 6.15** Cabling for the lighting above the canopy will rest on the canopy without the need for harm and the fixtures will need limited fixings though further detail is required because this area will be water-proofed, and fixings must not penetrate

this. The light near the railings will not attach to the building.

- 6.16** The light within the canopy has had further detail as to cable routing and fixing provided. A condition nevertheless will be used to the effect that: Whenever a fixing to the external fabric of the building is required (including light fittings and cables), it should be ensured that it is screwed into the mortar joints and not into the historic fabric (including bricks, flints, stone, timber) and another that the historic features and fabric of the listed building should be preserved and protected throughout the works. Any damage should be repaired in a like-for-like manner with relevant matching materials and techniques.

Ecology

- 6.17** The new window uplighters introduce lights in a location not so far lit and have the potential to disrupt the patterns of use by bats. For this reason, a Preliminary Ecology Assessment was requested specifically to check the building for bat presence. One has been conducted and results received on 08.9.21 show no bats to be present nor further survey work recommended. The informative note with regard to unexpected discovery shall be attached.

Light pollution

- 6.18** The existing building is not floodlit so there will be some additional light in the environment however the upward washes have narrow beam angles in the vertical plane at 12 degrees for the 20W wash lights and 30 degrees for the batten lights (described as wall grazing) which have an output of 3W x 12 cells. These are low output, focussed on the façade and in a well-lit urban environment, where the additional impact is considered minimal and of little consequence in the planning balance. (see computer model diagram).

“Static state” lighting

- 6.19** The intention is that lighting will adopt a “static state” that is to say that over a period of being switched on the lights will not vary intensity or strobe, flicker or rotate. A condition to specify this is recommended for any permission, to avoid driver distraction and harm to the character of the conservation area.

Local Finance Considerations:

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

7. The Planning Balance

- 7.1** It is considered that the proposal is positive in enhancing the building, reduces light spillage by directionality and offers some better cable routing. The equipment involved offers energy efficiency.
- 7.2** The proposal will increase public awareness of the venue and potentially custom and tourism interest.
- 7.3** Although a very minor negative impact would occur from the fixing of the apparatus to the listed building fabric, it is considered that any impacts from these are outweighed by the benefits of the increased awareness and appreciation of the listed building and subsequent tourism and business offer.

8. Conclusion

- 8.1** The applications are both recommended for approval with conditions.

9. RECOMMENDATION: -

(1) Approve application 06/21/0591/F and grant planning permission, subject to conditions for:

- Commence within 3 years
- Compliance with plans
- Timing of illumination
- Highways requirement to adhere to lighting specifications
- Static state lighting
- Precautionary bat protection measures
- No additional lighting to be added without permission.

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

(2) Approve application 06/21/0592/LB and grant listed building consent, subject to conditions for:

- Commence within 3 years
- Compliance with plans
- Static state lighting
- Direction of lighting to be specified.
- Requirement for submission of information regarding fixings and cable routing.
- Protection of fabric during the works and repairs exactly to match.
- Fixing details to be provided where not already provided.

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

Appendices:

- Appendix 1 Location plan
- Appendix 2 Site plan
- Appendix 3 Computer model view

Site location plan

Plan of Tolhouse

The application is for works to the Tolhouse, Great Yarmouth.

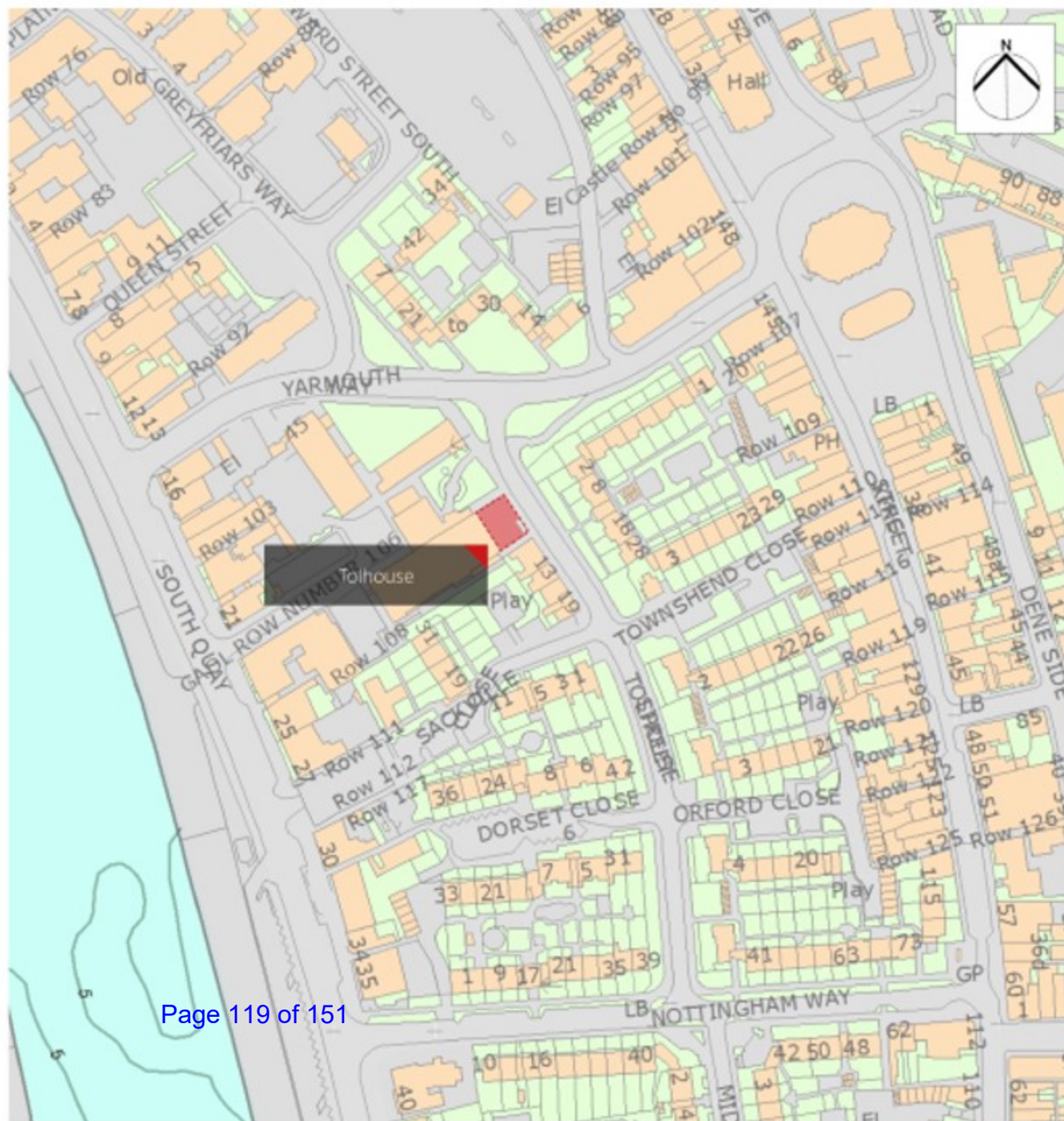
12 Tolhouse St
Great Yarmouth
NR30 2SQ



Solid red indicates building location



Dashed red line indicates site boundary



Existing lighting

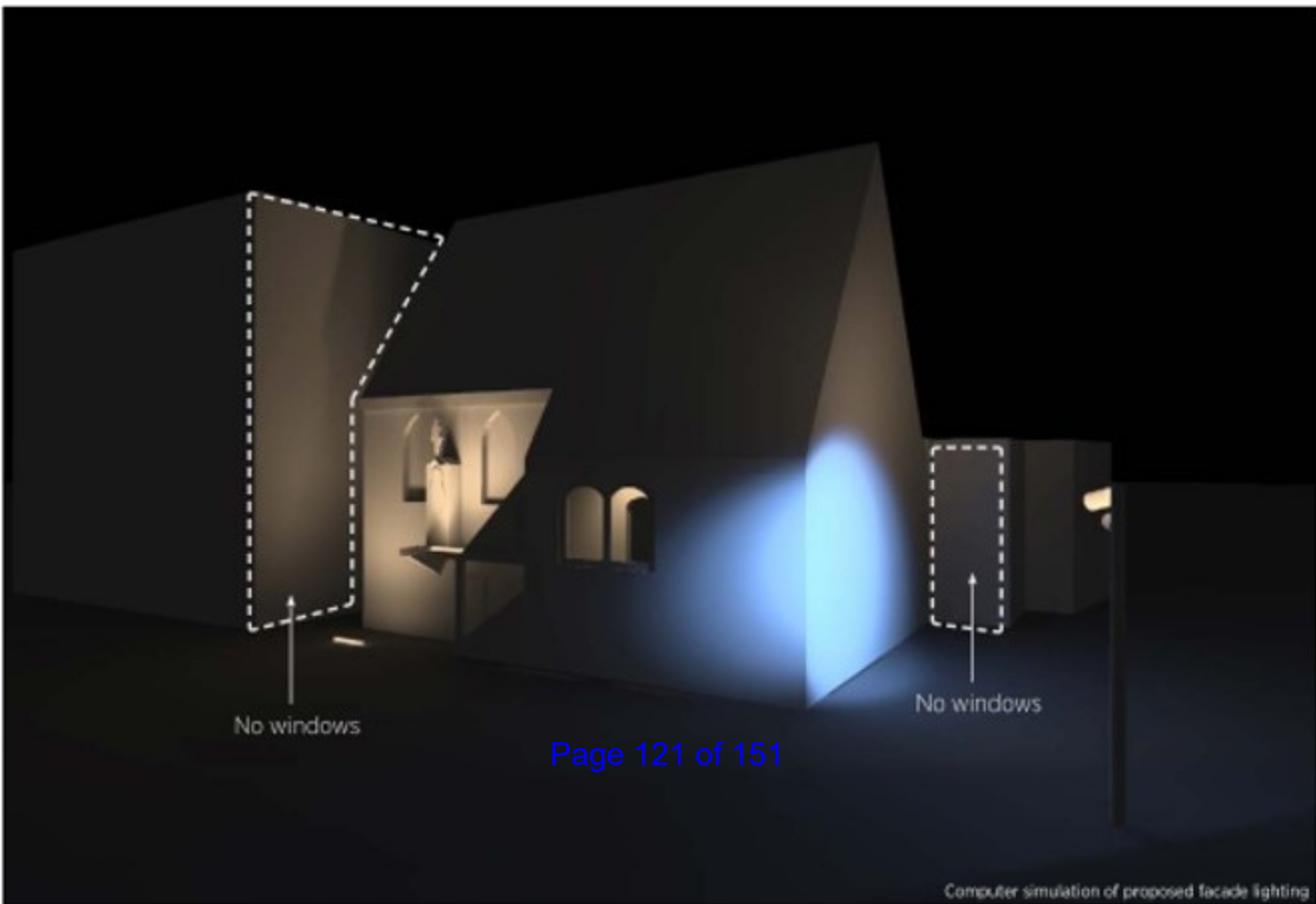
Plan of Tolhouse

- The existing surface-mounted bulkhead illuminates inside the 1st-floor porch with diffuse white light.
- The power is located within the Tolhouse
- There are no existing controls, the lighting circuit is switched.



Existing bulkhead light inside the covered 1st floor porch.





Reference: 06/21/0593/F

Parish: Great Yarmouth

Officer: Chris Green

Expiry Date: 13-9-21

Extension of time: 22-09-21

Applicant: Great Yarmouth Borough Council

Proposal: Proposed installation of 1no. 6 metre tall heavy duty steel column and associated feature lighting projection apparatus

Site: Tolhouse Gaol (Land to North West of) Tolhouse Street, Great Yarmouth.

REPORT

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

1. Background

- 1.1** This application is brought before Committee as the Borough Council is the applicant

2. Site and Context

- 2.1** The site is situated within the Great Yarmouth Development boundary.
- 2.2** The premises to be lit are in use as a museum formerly in use Class D1, but now within Class F1(c) Museums. The site is within the Hall Quay/South Quay Conservation Area No 3.
- 2.3** This specific application is for a free-standing column to carry a lighting installation and is set in the garden to the east of the library and north of the Tolhouse Museum.
- 2.4** The museum is a Grade 1 listed building (27/06/53). The abridged listing description is: A merchant's fortified house. Begun c1150 and altered c1250. Purchased by the borough in 1552. And used as a prison (1261-1875), town hall (to 1882), police station, courthouse and toll office. Bombed April 1941 and restored 1960-1. Used as a museum and library from the 1880s. Fortified first-

floor hall house illustrating early adaptation of military architecture to domestic purpose. The basement retains gaol house cells dating from 1796.

- 2.5 The building is not specifically identified in policy CS8 as a key tourism attraction, it is however a major attraction of cultural significance.
- 2.6 There are Council owned flats on the east side of Tolhouse Street, there is a Salvation Army Citadel to the north of the green area immediately north of the Tolhouse. To the south there is a shop which appears to have domestic accommodation.

3. **Proposal**

- 3.1 The proposal introduces a 250W LED Gobo projector and 240W RGBA LED wash light, with 40 degree beam angle modified by a snoot to limit upward light spill, mounted on a new column on the foot-way at the corner of the gardens to the library just to the north of the museum. (Gobo means Goes Before Optic, describing the position of the projected image in relation to the projection lens).
- 3.2 Following a request to the agent a computer modelled lighting survey has been submitted showing existing and proposed light intensities. It should be noted that the survey assumes values where the proposed lighting is set to maximum intensity, as it is able to be dimmed via DMX (digital multiplex). While it is entirely possible with such systems to introduce strobe or rippling effects, there is no intention here to do this.
- 3.3 The lights will be timed to illuminate at dusk and turn off at 12:00 (midnight). There will be an over-ride operated by the Council's staff for special events.
- 3.4 Accompanying the proposal are the following documents:
- Planning Application Forms and Certificates of Ownership;
 - Application drawings as detailed on the Drawing Register;
 - Heritage Statement;
 - Computer modelled light spillage survey

4. **Relevant Planning History**

06/91/1185/SU, Alterations and formation of new main entrance to library

5. **Consultations:-**

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

- 5.1 No neighbour or public comments have been received.

Consultations – External

- 5.2 Norfolk County Council – Local Highways Authority** – No objection providing conditions are attached for compliance with the lighting plan details as it will not cause glare beyond the site boundaries, in the interests of highway safety. Ongoing maintenance shall be agreed before commencement and no works shall occur before a legal agreement is concluded under section 50 of the Highways Act, for positioning and a further condition for the implementation of the maintenance to the agreed scheme. Finally a condition preventing additional lighting without further approval.
- 5.3 Norfolk County Council – Ecology Service:** A preliminary Ecology Assessment should be prepared to assess the suitability of the building as a bat roost.
- 5.4 Historic England** - On the basis of the information available to date, we do not wish to offer any comments. We suggest that you seek the views of your specialist conservation and archaeological advisers, as relevant.

Consultation - Internal to GYBC

- 5.5 Environmental Health – (contaminated land, noise, air quality)**
No objections or comments:
- 5.6** Conservation comments within the report body

6. Assessment of Planning Considerations:

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

Relevant Policies:

Borough Local Plan 2001:

- BNV27 – Laser and high intensity light projection systems

Core Strategy 2013:

- CS8 – Promoting tourism, leisure and culture
- CS9 - Residential Amenity
- CS10- Safeguarding local heritage assets

Other material considerations:

National Planning Policy Framework (2021):

- Section 16

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

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

Policy C1: Community facilities

Policy E5: Historic environment and heritage

Principle of development

- 6.2** The proposal is considered to meet with the requirements of the National Planning Policy Framework as it applies to the economic and cultural wellbeing of place where paragraph 8 sets out that sustainable development is defined by the economic objective, the social objective - to support strong, vibrant and healthy communities and cultural well-being; and the environmental objective - to contribute to protecting and enhancing built and historic environment; including moving to a low carbon economy.
- 6.3** The proposal is considered to meet these objectives and the use of LED lighting delivery illumination around five to six times more efficiently than tungsten lighting, on average for a given colour.
- 6.4** Policy CS8 - Promoting tourism, leisure and culture: Encourages the upgrading and enhancement of existing visitor attractions and specifically at sub section c: Safeguards key tourist, leisure and cultural attractions and facilities.
- 6.5** This proposal will support the sustainable tourism sector in creating a modern and exciting environment that will attract more visitors to the Borough.
- 6.6** Emergent Policy C1: Community facilities - reinforces the core strategy policy by seeking the retention of existing community facilities.
- 6.7** Retained Policy BNV27: Forbids the use of high intensity laser light projections and requires that: adverts or other potentially light intrusive devices do not create glare, inappropriate colours, harm to residents, highway users or public safety, be harmful to significant nationally recognised sites with regard to nature conservation or harm dark sky character.
- 6.8** The gobo projector proposed is not a laser device. It is a focussed projector that can project a pattern onto a surface. The policy as written seeks to prevent the employment of laser devices completely and raises concerns which are considered to be met as demonstrated by the associated computer modelling.

Residential amenity

- 6.9** Policy CS9 - "Encouraging well-designed, distinctive places" also considers matters of amenity both for existing and future residents. This relatively modest work to replace existing lighting with variable controlled lighting is considered to offer reduction in light spillage to residential receptors.

Highways

- 6.10** The light column is an item of street furniture that will require agreement with the highway authority for power provision. The material planning consideration from a highway perspective is whether the proposal is harmful to users of the highway, for example a distraction. There is no intent to change the projected image or intensity of the wash light during hours of illumination; in other words in terms of intensity and pattern it will not introduce movement. No objection is made by the County Council Highways, however conditions are suggested to prevent development before the conclusion of legal agreement with the County Council. This is considered to fail the planning test of necessity, in that the County as landowner can compel this before allowing work on their land. Other conditions are suggested for a compliance condition referring to the submitted lighting design information. A condition will ensure static-state lighting is used – i.e. the illumination shall remain static not moving / flickering / rotating.

Historic Environment

- 6.11** This proposal is considered to be enhancing the area and setting of the listed building, with no additional harms occasioned to the listed building's fabric by the physical works.
- 6.12** Considered against the National Planning Policy Framework (2021) section 16 "Conserving and enhancing the historic Environment" : Paragraph 194 requires sufficient detail to be provided to describe the significance of the heritage asset proportionate to the assets' importance and the submitted report does provide this information. Paragraph 197(a) directs LPAs to seek in applications the sustaining and enhancing the significance of heritage assets. The improved lighting is considered to achieve this and goes some way to facilitate the economic vitality of the museum. Paragraph 202 states "Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use", the proposal is regarded as positive, there is public benefit to improved lighting of this building, in terms of demonstrating its architecture and encouraging museum visitors.
- 6.13** Policy CS10 Conservation of the Historic Built Environment expects application to preserve or enhance heritage assets, here the illumination of the building is directed to highlight the architecture of the building, in a positive way.
- 6.14** Emergent Policy E5: "Historic environment and heritage" also seeks to conserve and enhance heritage assets and positively contribute the character of the area.
- 6.15** Development proposals within conservation areas should take into account the

special and distinctive character of the area and have regard to the relevant Conservation Area Appraisal and Management Plan.

Ecology

- 6.16** The new lights are in a location not so far directly lit and although in a lit urban environment there is some potential to disrupt the patterns of use by any bats that might use the building. For this reason, a Preliminary Ecology Assessment was requested specifically to check the building for bat presence. One has been conducted and results received on 08.9.21 show no bats to be present nor further survey work recommended. The informative note with regard to unexpected discovery shall be attached.

Light pollution

- 6.17** The projector as a focused device introduces little light spill into the environment beyond the flank wall of the Tolhouse that is illuminated by it. The associated wash light features a snoot to reduce upward light spill. (see computer model diagram).

“Static state” lighting

- 6.18** The intention is that lighting will adopt a “static state” that is to say that over a period of being switched on the lights will not vary intensity, flicker, rotate or strobe and in the case of the proposals involving gobo projectors (where a number of images on circular frames can be stored on a wheel and rotated behind the lens) the image projected will not change. A condition to specify this is recommended for any permission, to avoid driver distraction and harm to the character of the conservation area.

Local Finance Considerations:

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

7. The Planning Balance

- 7.1** It is considered that the proposal is positive in enhancing the building, and minimises light spillage by directionality. The equipment involved offers energy efficiency.

- 7.2 The proposal will increase public awareness of the venue and potentially custom and tourism interest.
- 7.3 Although a minor negative impact appears to occur from the use of the pole in the public realm and conservation area, and setting of the listed building, it is considered that any impacts from the siting of the pole as may affect the conservation area are outweighed by the benefits of the increased awareness and appreciation of the listed building and subsequent tourism and business offer.

8. Conclusion

- 8.1 The application is recommended for approval with conditions.

9. RECOMMENDATION: -

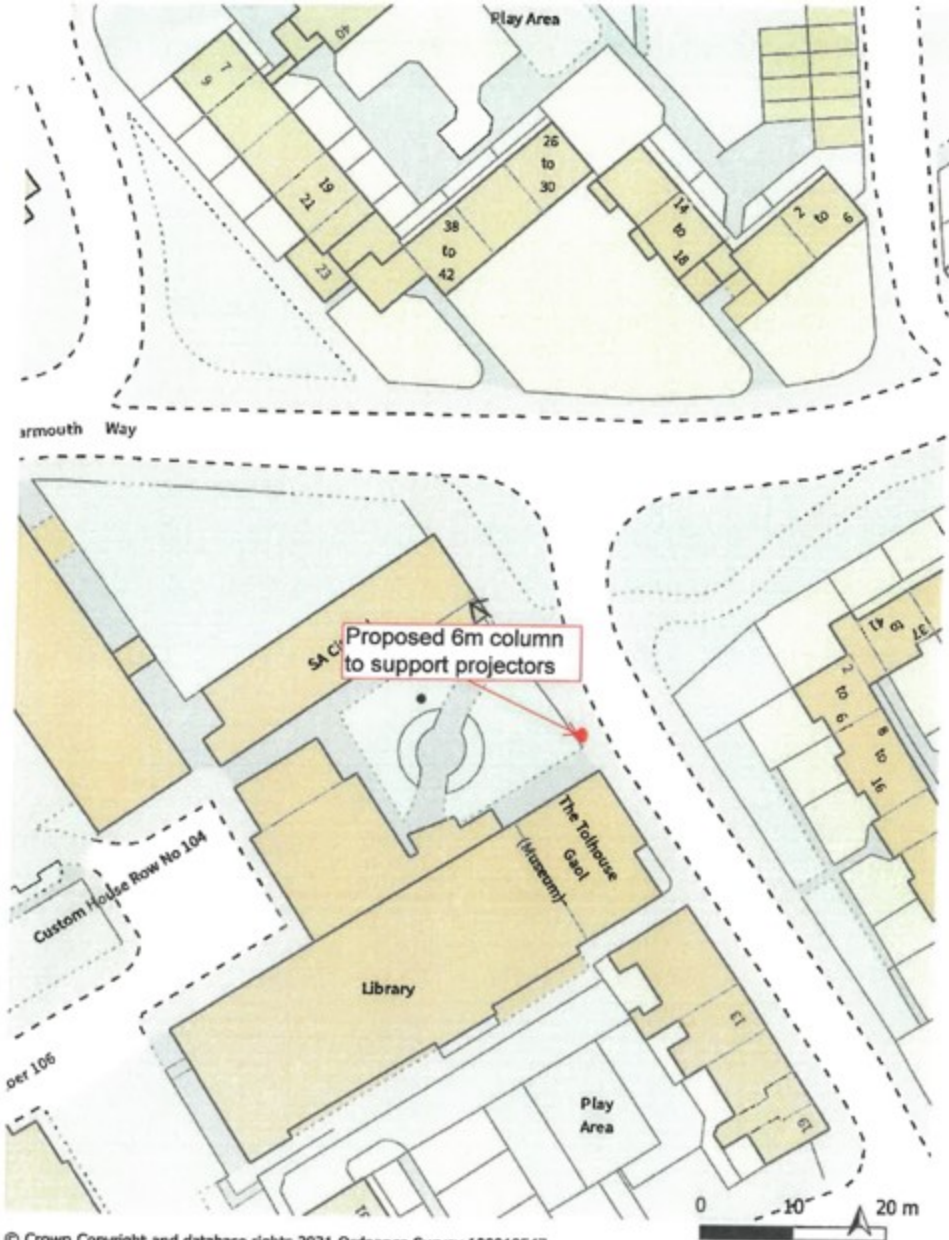
Approve subject to conditions for:

- Commence within 3 years
- Compliance with plans
- Timing of illumination
- Highways requirement to adhere to lighting specifications
- Static state lighting
- Precautionary bat protection measures.
- No additional lighting to be added.

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

Appendices:

- Appendix 1 Site and Location plan
- Appendix 2 Computer model view
- Appendix 3 Lighting plans



© Crown Copyright and database rights 2021 Ordnance Survey 100018547

Page 129 of 151



Great Yarmouth Borough Council
Town Hall Hall Plain Great Yarmouth
NR30 2QF

The Tolhouse
Projector Column

Proposed lighting

Lighting for Tolhouse gable end

The gable wall of the Tolhouse will be illuminated with two new projectors mounted to a new column that will directly replace the existing streetlighting column beside the Tolhouse.

Type T1 is a gobo projector which can project images. This will be used to convey the narrative.

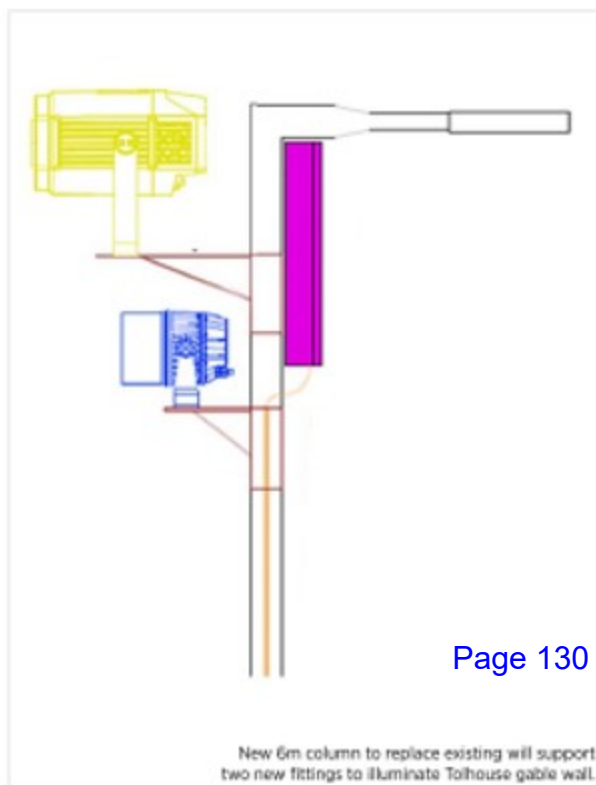
Type T2 is an RGBA floodlight. This will wash the gable wall with light. The projector will be supplied with a full snoot to reduce glare.



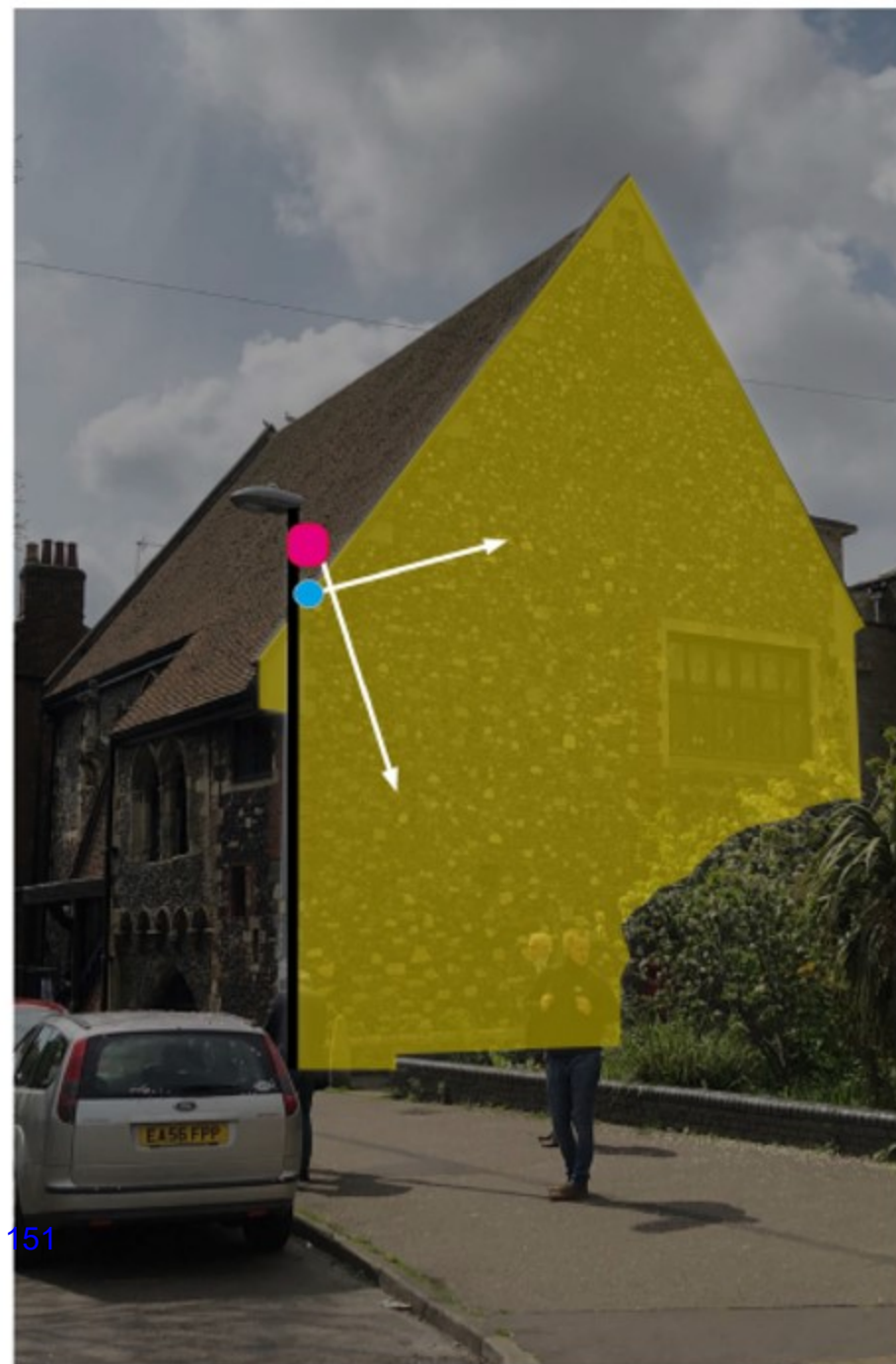
Type T1 - Prolights Mosaico gobo projector



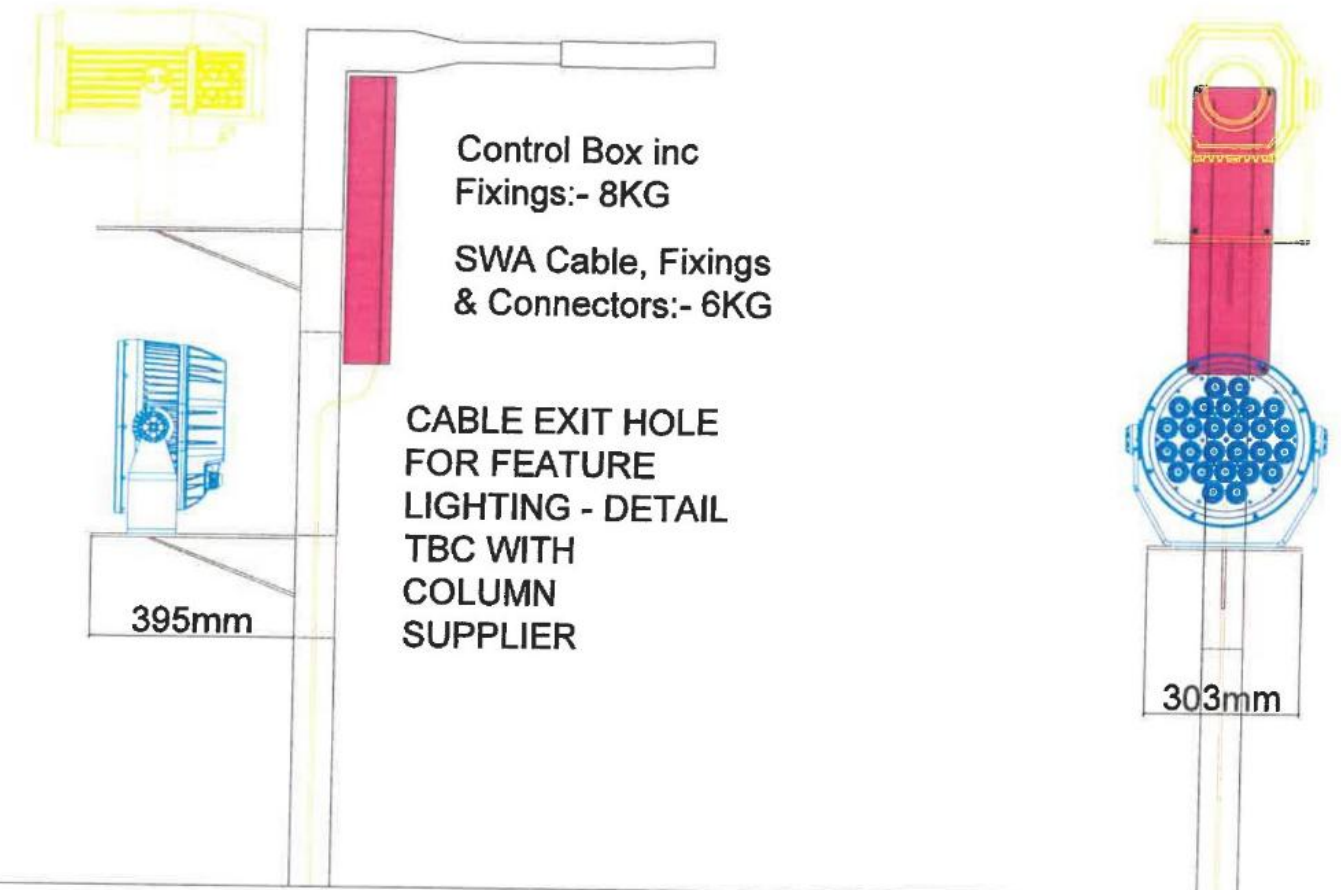
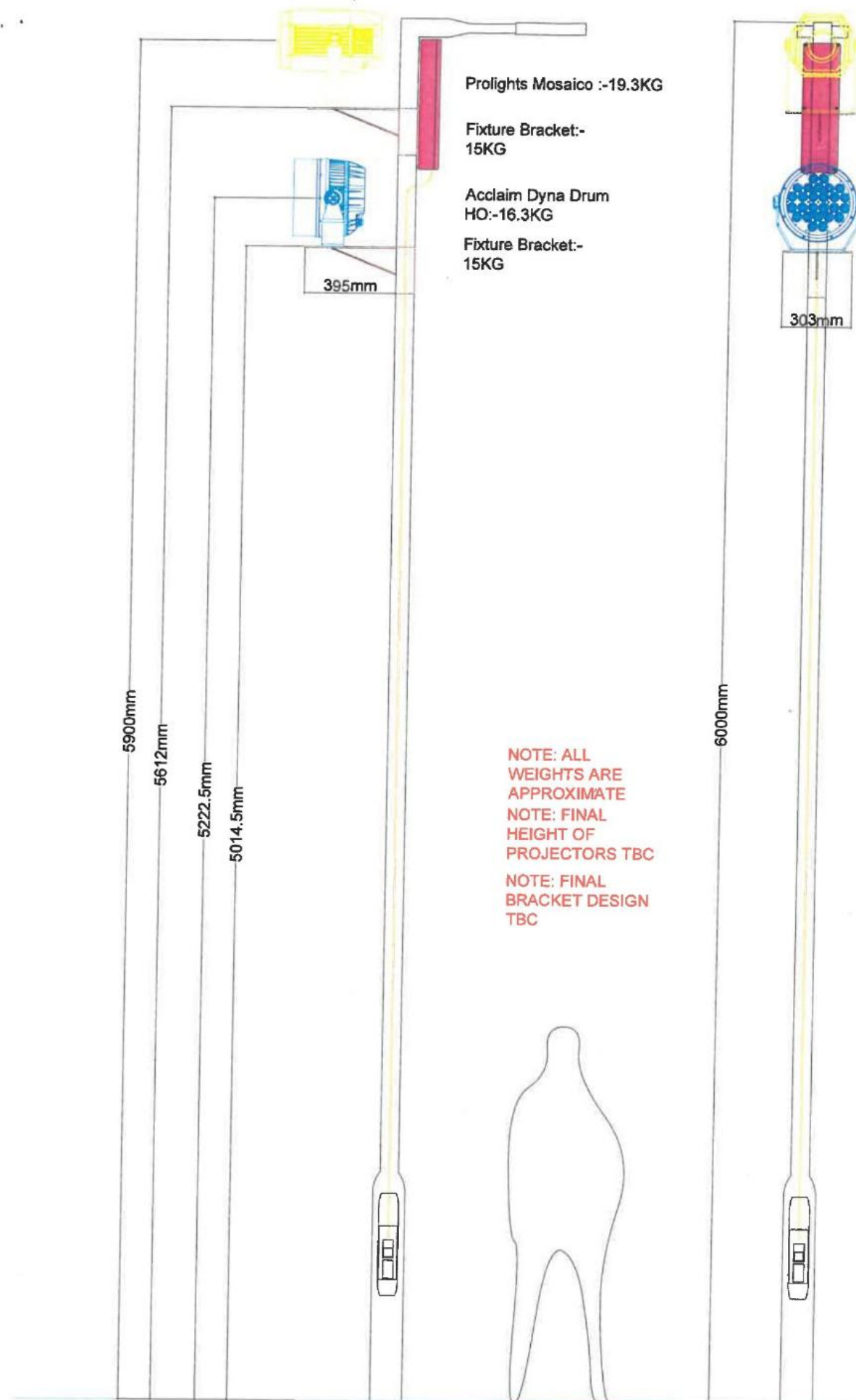
Type T2 - Acclaim Dyna Drum HQ SCS G2



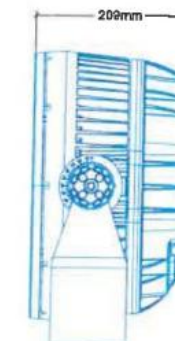
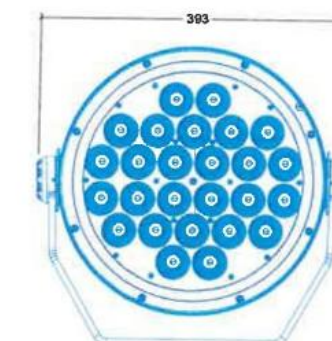
New 6m column to replace existing will support two new fittings to illuminate Tolhouse gable wall.



Rev	Notes	Date
1	First Issue - DRAFT	10th May 21
2	Second Issue - Fixtures Changed as per Lighting Design Schedule	25th June 21

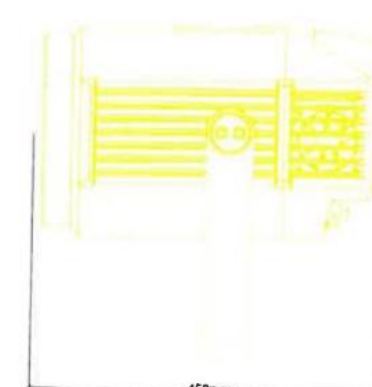
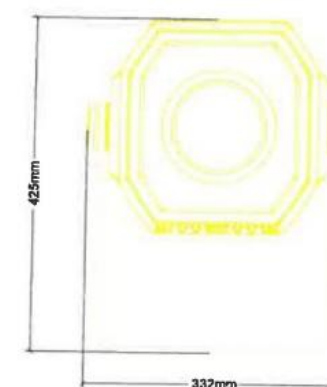


ACCLAIM DYNA DRUM HO



Dyna Drum HO fitted with Full Snoot

PROLIGHTS MOSAICO



Reference: 06/21/0588/F and 06/21/0528/LB

Parish: Great Yarmouth

Officer: Chris Green

Expiry Date: 13-9-21

Extension of time: 22-09-21

Applicant: Great Yarmouth Borough Council

Proposal: Installation and replacement of existing exterior lighting for the Minster

Site: The Minster Church of St Nicholas, Church Plain, Great Yarmouth

REPORT

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

1. Background

- 1.1** This application is brought before Committee as the Borough Council is the applicant

2. Site and Context

- 2.1** The site is situated within the Great Yarmouth Development boundary.
- 2.2** The premises associated with this application are a church (place of worship) in use Class D1, but now in Class F1(f).
- 2.3** The site is within the No 5 St Nicholas/Northgate Street Conservation Area. The minster is not identified in policy and on mapping as a key tourism attraction.
- 2.4** The church is a Grade 2 starred listed building. This building is a medieval monastic foundation, heavily rebuilt after 1957, as a result of second world war bomb damage which had left only the masonry structure standing. It is (presumed) for this reason that it is not grade 1 listed.
- 2.5** The whole site is on slightly higher ground and shows as flood zone 1, the lower risk zone.

2.6 The building is presently floodlit by a combination of 250W discharge lamps of 22000 lumen output each, 2 illuminating the façade in green coloured weatherproof enclosures and 6 on the roof illuminating the tower and two more recent single colour 240W Light emitting diode (LED) lights of 26000 lumen output, illuminating the facade, also set in weatherproof enclosures painted green and banded by earth in the graveyard.

2.7 There are flats on the east and north side of Priory Plain, and other dwellings around the substantial graveyard, so nothing is closer than 40 metres from the illuminated building. The remains of the town wall screen the houses 80m to the north of the minster, though the tower illumination will be visible as it is too at present.

3. **Proposal**

3.1 The proposal utilises three existing vandal proof enclosures to illuminate the west façade and three existing to illuminate the south façade with RGBW colour LED wash lights of 45-degree beam and 270W of 9816 lumen output.

3.2 On the south side one of the enclosures will contain a 250W gobo projector of 11667 lumen output (focused) in addition.

3.3 The four uplighters to the existing tower are replaced by four 62W narrow 20-degree white beam lights of 2858 lumen output.

3.4 A further 270W LED spotlight of 10-degree beam angle and 9437 lumen output is provided on the transept roof behind the parapet to illuminate the clock.

3.5 It should be noted that the outputs quoted are measured not at the building plane but at 1m from the luminaire centreline.

3.6 Following a request to the agent a computer modelled lighting survey has been submitted showing existing and proposed light intensities at the “object” surface i.e. the illuminated church. It should be noted that the survey assumes values where the proposed lighting is set to maximum intensity, as it is able to be dimmed via DMX (digital multiplex), whereas the existing lighting is not operated by dimmers. While it is entirely possible with such systems to introduce strobe or rippling effects, there is no intention here to do this.

3.7 The lights will be timed to illuminate at dusk and turn off at 12:00 (midnight). There will be an over-ride operated by the Council’s staff for special events.

3.8 Accompanying the proposal are the following documents:

- Planning Application Forms and Certificates of Ownership;
- Application drawings as detailed on the Drawing Register;
- Heritage Statement;
- Computer modelled light spillage survey

4. Relevant Planning History

None

5. Consultations:-

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

5.1 No neighbour or public comments have been received.

Consultations – External

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

5.3 **Norfolk County Council – Ecology Service:** No in time comment received. No roost assessment asked for.

5.4 **Historic England -**

No comments. The LPA should seek advice from its conservation team.

Consultation - Internal to GYBC

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

No objections or comments:

5.6 Conservation officer's comments are within the report body.

6. Assessment of Planning Considerations:

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

Relevant Policies:

Borough Local Plan 2001:

- BNV27 – Laser and high intensity light projection systems

Core Strategy 2013:

- CS8 – Promoting tourism, leisure and culture
- CS9 - Residential Amenity

- CS10- Safeguarding local heritage assets

Other material considerations:

National Planning Policy Framework (2021):

- Section 16

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

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

Policy C1: Community facilities

Policy E5: Historic environment and heritage

Principle of development

- 6.2** The proposal is considered to meet with the requirements of the National Planning Policy Framework as it applies to the economic and cultural wellbeing of place where paragraph 8 sets out that sustainable development is defined by the economic objective , the social objective - to support strong, vibrant and healthy communities and cultural well-being; and the environmental objective - to contribute to protecting and enhancing built and historic environment; including moving to a low carbon economy. The proposal is considered to meet these objectives and the use of LED lighting delivery illumination around five to six times more efficiently than tungsten lighting, on average for a given colour.
- 6.3** Paragraph 189 requires sufficient detail to be provided to describe the significance of the heritage asset proportionate to the assets' importance and the submitted report does provide this information.
- 6.4** Paragraph 192. In determining applications, local planning authorities should take account of the desirability of sustaining and enhancing the significance of heritage assets. The improved lighting is considered to achieve this.
- 6.5** Paragraph 193 requires the significance of a designated heritage asset to be measured against the weight to be given to the asset's conservation, irrespective of harm. In this instance there is considered no harm, and the physical lighting infrastructure does no harm to the building rectifies past insensitive installation. The areas lit have been lit in the past and the new up-lighters on the lead flat sections are held in place by their self-weight rather than fixed. The floodlights around the site use in the main existing flood light housings, with one new housing replacing the existing to house the gobo projector and floodlight. All the building mounted lights use wireless DMX signals to receive instructions and existing power cable routes.
- 6.6** Paragraph 196. Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where

appropriate, securing its optimum viable use, while it is difficult to see the proposal as anything but positive, there is public benefit to improved lighting of this building, in terms of demonstrating its architecture.

- 6.7 Policy CS8 - Promoting tourism, leisure and culture: Encourages the upgrading and enhancement of existing visitor attractions and specifically at sub section c: Safeguards key tourist, leisure and cultural attractions and facilities.
- 6.8 This proposal will support the sustainable tourism sector in creating across the whole project, a modern and exciting environment that will attract more visitors to the borough.
- 6.9 Emergent Policy C1: Community facilities reinforces the core strategy policy by seeking the retention of existing community facilities.
- 6.10 Retained Policy BNV27: Forbids the use of high intensity laser light projections and requires that: adverts or other potentially light intrusive devices do not create glare, inappropriate colours, harm to residents, highway users or public safety, be harmful to significant nationally recognised sites with regard to nature conservation or harm dark sky character.
- 6.11 Retained Policy BNV27 does not apply to this application as the lighting here considered is not of the laser lighting form.

Residential amenity

- 6.12 Policy CS9 - "Encouraging well-designed, distinctive places" also considers matters of amenity both for existing and future residents. This relatively modest work to replace existing lighting with variable controlled lighting is considered to offer reduction in light spillage to residential receptors.

Highways

- 6.13 The material planning consideration from a highway perspective is whether the proposal is harmful to users of the highway, for example a distraction. There is no intent to change the intensity, flicker or strobe, or colour during operating hours, so it will not introduce movement. No objection is made but a compliance condition referring to the submitted lighting design information should be added.

Historic Environment

- 6.14 The proposal has no fabric impact on any listed structure but affects the setting to a minor extent. Considered against the National Planning Policy Framework (2021) section 16 "Conserving and enhancing the historic Environment": Paragraph 197(a) directs LPAs to seek in applications the sustaining and enhancing the significance of heritage assets. The improved lighting is considered to achieve this, and the proposal also accords with the advice published by Historic England for the illumination of buildings.
- 6.15 Policy CS10 Conservation of the Historic Built Environment expects

application to preserve or enhance heritage assets, here the illumination of the building is directed to highlight the architecture of the building, in a positive way.

- 6.16 Emergent Policy E5: “Historic environment and heritage” also seeks to conserve and enhance heritage assets and positively contribute the character of the area.
- 6.17 Development proposals within conservation areas should take into account the special and distinctive character of the area and have regard to the relevant Conservation Area Appraisal and Management Plan.
- 6.18 With no requirement to fix the light fixtures to the historic fabric and with the use of wireless technology for control, and with the power supply cables already in place there is no impact on historic fabric, however a condition is suggested to require the protection of historic fabric during the work against damage.

Ecology

- 6.19 The illumination by the washes and floodlights replace existing light sources into a location, which while urban is not otherwise well lit, however, the presence of the existing lighting and the more focussed design of the modern LED luminaires means that this proposal is less likely to impact on the flight paths of bats. The building is mid 20th century in terms of the works that enabled it to return to use following catastrophic fire bombing. A note is recommended informing operatives of their duty regarding bats.

Light pollution

- 6.20 The lighting is directed to the central tower with lesser upward spillage than the existing lighting and onto the south and west facades around the principal entrance, where the beam spread is more focused (see proposal details with model façade insets).

“Static state” lighting

- 6.21 The intention is that lighting will adopt a “static state” that is to say that over a period of being switched on the lights will not vary intensity or strobe, flicker or rotate and in the case of the proposed gobo projector (where a number of images on circular frames can be stored on a wheel and rotated behind the lens) the image projected will not change. A condition to specify this is recommended for any permission, to avoid driver distraction and harm to the character of the conservation area.

Local Finance Considerations:

- 6.22 Under Section 70(2) of the Town and Country Planning Act 1990 the Council is required when determining planning applications to have regard to any local

finance considerations, so far as material to the application. Local finance considerations are defined as a government grant such as new homes bonus, or the Community Infrastructure Levy (which is not applicable to the Borough of Great Yarmouth). Whether or not a local finance consideration is material to a particular decision will depend on whether it could help to make the development acceptable in planning terms. It would not be appropriate to make a decision on the potential for the development to raise money for a local authority, for example.

7. The Planning Balance

- 7.1** It is considered that the proposal is positive in enhancing the building.
- 7.2** The proposal will increase public awareness of the historic building and potential visitor numbers.
- 7.3** No materially significant negative impacts are considered to occur, but it is considered that any impacts from these installations are outweighed by the benefits of the increased awareness and appreciation of the listed building and subsequent tourism and business offer.

8. Conclusion

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

9. RECOMMENDATION: -

(1) Approve application 06/21/0588/F and grant planning permission, subject to conditions for:

- Commence within 3 years
- Compliance with plans
- Timing of illumination
- Highways requirement to adhere to lighting specifications
- Static state lighting
- Precautionary bat protection measures
- No additional lighting to be added without permission.

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

(2) Approve application 06/21/0528/LB and grant listed building consent, subject to conditions for:

- Commence within 3 years
- Compliance with plans
- Static state lighting

- Direction of lighting to be specified.
- Requirement for submission of information regarding fixings and cable routing.
- Protection of fabric during the works and repairs exactly to match.
- Fixing details to be provided where not already provided.

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

Appendices:

- Appendix 1 site and Location plan
- Appendix 2 lighting fixture locations

Site boundary

Boundary of the Minster

----- Dashed red line indicates site boundary



Proposed lighting

Plan of lighting for the Minster

Plan indicating locations of lighting for the Minster.



KEY:

M1

M2

M3

M4

Façade lighting in existing cages

Pinacle uplighting

Clocktower lighting

**PLANNING APPLICATIONS CLEARED BETWEEN 01-AUG-21 AND 31-AUG-21 FOLLOWING
DETERMINATION BY THE GROUP MANAGER (PLANNING) UNDER DELEGATED POWERS**

REFERENCE	06/21/0159/PAD
PARISH	Ashby with Oby 18
PROPOSAL	Prior approval for conversion of agricultural building to 5 dwellings
SITE	Storage Barns at Heath Farm (opposite Heath Farm Cott's) Heath Road
APPLICANT	Ashby GREAT YARMOUTH
DECISION	Norfolk County Council PERMITTED DEV.

REFERENCE	06/20/0704/F
PARISH	Belton & Browston 10
PROPOSAL	Conversion of barns to create four dwellings
SITE	Beech Farm Barns Beccles Road
APPLICANT	Belton GREAT YARMOUTH
DECISION	Mr Rogers APPROVE

REFERENCE	06/20/0705/LB
PARISH	Belton & Browston 10
PROPOSAL	Conversion of barns to create four dwellings
SITE	Beech Farm Barns Beccles Road
APPLICANT	Belton GREAT YARMOUTH
DECISION	Mr Rogers LIST.BLD.APP

REFERENCE	06/21/0531/F
PARISH	Belton & Browston 10
PROPOSAL	Proposed erection of double garage with office space to rear of property (access off stepshort)
SITE	3 Winchester Villas Farman Close
APPLICANT	Belton Belton with Browston
DECISION	Mr A Edwards REFUSED

REFERENCE	06/21/0557/F
PARISH	Bradwell N 1
PROPOSAL	Proposed amendment to garage (as approved under pp.06/20/0117/F) - changes to site plan, appearance and
SITE	Boundary House 158 Burgh Road
APPLICANT	Bradwell GREAT YARMOUTH
DECISION	Mr A Panteli APPROVE

**PLANNING APPLICATIONS CLEARED BETWEEN 01-AUG-21 AND 31-AUG-21 FOLLOWING
DETERMINATION BY THE GROUP MANAGER (PLANNING) UNDER DELEGATED POWERS**

REFERENCE	06/21/0570/F
PARISH	Bradwell N 1
PROPOSAL	Proposed first floor extension
SITE	40 Mallard Way Bradwell GREAT YARMOUTH Norfolk
APPLICANT	Mr & Mrs Foulger
DECISION	APPROVE

REFERENCE	06/19/0437/CD
PARISH	Bradwell S 2
PROPOSAL	Discharge of conditions 35, 36 38, 39, 40, 41, 59, 61, 62 of Planning Permission 06/13/0652/O
SITE	Wheatcroft Farm (Land at) Beccles Road Bradwell GREAT YARMOUTH
APPLICANT	Persimmon Homes (Anglia)
DECISION	APPROVE (CONDITIONS)

REFERENCE	06/21/0509/F
PARISH	Bradwell S 2
PROPOSAL	Proposed removal of conservatory and erection of single storey rear extension; A proposed front first floor
SITE	3 Caraway Drive Bradwell GREAT YARMOUTH Norfolk
APPLICANT	Mr P Greyson
DECISION	APPROVE

REFERENCE	06/21/0521/F
PARISH	Bradwell S 2
PROPOSAL	Proposed extension to side porch
SITE	133 Beccles Road Bradwell GREAT YARMOUTH Norfolk
APPLICANT	Mr K Leak
DECISION	APPROVE

REFERENCE	06/21/0464/F
PARISH	Caister On Sea 4
PROPOSAL	Proposal to replace existing garage to the rear with a 3.5m x 5.5m red facing brick garage
SITE	39 Grange Road Caister GREAT YARMOUTH Norfolk
APPLICANT	Mr K Lerner
DECISION	APPROVE

REFERENCE	06/21/0480/F
PARISH	Caister On Sea 4
PROPOSAL	First floor dormer and front porch canopy
SITE	28 Belstead Avenue Caister GREAT YARMOUTH
APPLICANT	Mr D Thompson
DECISION	APPROVE

**PLANNING APPLICATIONS CLEARED BETWEEN 01-AUG-21 AND 31-AUG-21 FOLLOWING
DETERMINATION BY THE GROUP MANAGER (PLANNING) UNDER DELEGATED POWERS**

REFERENCE	06/21/0506/F
PARISH	Caister On Sea 4
PROPOSAL	Proposed rear single storey extension and minor alterations to bungalow
SITE	23 West Road Caister GREAT YARMOUTH
APPLICANT	Mr P Flowerdew
DECISION	APPROVE
<hr/>	
REFERENCE	06/21/0345/F
PARISH	Filby 6
PROPOSAL	Construction of detached garage and private gym outbuilding
SITE	Hampden Lodge Main Road Filby GREAT YARMOUTH
APPLICANT	Mr & Mrs Gilbert
DECISION	APPROVE
<hr/>	
REFERENCE	06/20/0641/CD
PARISH	Fritton/St Olaves 10
PROPOSAL	Re-development of former golf driving range area, a part of the short 18-hole golf course for 157 static holiday
SITE	Caldecott Hall Estate Beccles Road Fritton GREAT YARMOUTH
APPLICANT	Mr P Spriggins
DECISION	APPROVE (CONDITIONS)
<hr/>	
REFERENCE	06/21/0532/CU
PARISH	Fritton/St Olaves 10
PROPOSAL	Conversion of garage to form annex for use as holiday let.
SITE	Upper Warren Lodge Beccles Road Fritton GREAT YARMOUTH
APPLICANT	Mr & Mrs I & S Sands
DECISION	APPROVE
<hr/>	
REFERENCE	06/21/0539/F
PARISH	Great Yarmouth 5
PROPOSAL	Retrospective renewal of planning permission 06/15/0208/F for temporary permission for the continued
SITE	Shrublands Health Centre Magdalen Way Gorleston GREAT YARMOUTH
APPLICANT	Ari Akinyemi
DECISION	APPROVE
<hr/>	
REFERENCE	06/21/0452/F
PARISH	Great Yarmouth 7
PROPOSAL	Proposed single storey infill extension to rear to enlarge kitchen with glazed lean-to roof and full height windows
SITE	25 Avondale Road Gorleston GREAT YARMOUTH Norfolk
APPLICANT	Mr N Shaw
DECISION	APPROVE
<hr/>	

PLANNING APPLICATIONS CLEARED BETWEEN 01-AUG-21 AND 31-AUG-21 FOLLOWING
DETERMINATION BY THE GROUP MANAGER (PLANNING) UNDER DELEGATED POWERS

REFERENCE	06/21/0503/F
PARISH	Great Yarmouth 7
PROPOSAL	Proposed side dormer extension
SITE	11 Bendish Avenue Gorleston GREAT YARMOUTH Norfolk
APPLICANT	Mr & Mrs Turrell
DECISION	APPROVE

REFERENCE	06/21/0550/PDE
PARISH	Great Yarmouth 7
PROPOSAL	Proposed single storey rear extension
SITE	22 Horsley Drive Gorleston GREAT YARMOUTH Norfolk
APPLICANT	Mr & Mrs Chowdhury
DECISION	PERMITTED DEV.

REFERENCE	06/21/0572/PDE
PARISH	Great Yarmouth 7
PROPOSAL	Notification of larger home extension - Erection of 4m x 6m single storey rear garden room extension (with removal
SITE	31 Kennedy Avenue Gorleston GREAT YARMOUTH Norfolk
APPLICANT	Mr D Knight
DECISION	PERMITTED DEV.

REFERENCE	06/21/0493/CU
PARISH	Great Yarmouth 9
PROPOSAL	Change of use from retail to storage and distribution (B8), external alterations and associated works
SITE	76A Southtown Road GREAT YARMOUTH Norfolk
APPLICANT	Mr R Ranawat
DECISION	APPROVE

REFERENCE	06/21/0527/F
PARISH	Great Yarmouth 9
PROPOSAL	Proposed renovation of workshop/garage including a new taller duo-pitched roof and roof windows; Change of
SITE	Building adjacent 1A High Mill Road Cobholm GREAT YARMOUTH Norfolk
APPLICANT	Mr England
DECISION	APPROVE

REFERENCE	06/21/0544/F
PARISH	Great Yarmouth 9
PROPOSAL	Proposed removal of Condition 3 of pp. 06/15/0201/F - Flood response plan submitted
SITE	12A Saw Mill Lane GREAT YARMOUTH Norfolk
APPLICANT	Ms G Andrus
DECISION	APPROVE

**PLANNING APPLICATIONS CLEARED BETWEEN 01-AUG-21 AND 31-AUG-21 FOLLOWING
DETERMINATION BY THE GROUP MANAGER (PLANNING) UNDER DELEGATED POWERS**

REFERENCE	06/21/0582/F
PARISH	Great Yarmouth 9
PROPOSAL	Erection of Class A3 (restaurant) and Class A1 (retail) units with car park, landscaping and new access.
SITE	Unit 2 Gapton Hall Road GREAT YARMOUTH
APPLICANT	Chandrra Ltd
DECISION	APPROVE
<hr/>	
REFERENCE	06/21/0497/F
PARISH	Great Yarmouth 11
PROPOSAL	Retrospective application for a new boundary fence
SITE	19 Gresham Close Gorleston GREAT YARMOUTH Norfolk
APPLICANT	Mr C McGinty
DECISION	APPROVE
<hr/>	
REFERENCE	06/21/0358/F
PARISH	Great Yarmouth 14
PROPOSAL	Part change of use & extension to form single one bedroom self-contained flat.
SITE	126 South Quay Quay Pride GREAT YARMOUTH Norfolk
APPLICANT	Mr P Huang
DECISION	REFUSED
<hr/>	
REFERENCE	06/21/0481/F
PARISH	Great Yarmouth 14
PROPOSAL	To clean down the main roof, treat rust and recoat with a 2 part paint system. Colour to match existing.
SITE	Sealife Centre Marine Parade GREAT YARMOUTH Norfolk
APPLICANT	Mr P Andrews
DECISION	APPROVE
<hr/>	
REFERENCE	06/21/0672/LDO
PARISH	Great Yarmouth 14
PROPOSAL	49.9mw battery energy storage facility. Warehouse, associated substation infrastructure and cable
SITE	Land South & East of Admiralty Road South Denes GREAT YARMOUTH Norfolk
APPLICANT	BAT-NR30 Ltd
DECISION	APPROVE
<hr/>	
REFERENCE	06/21/0446/F
PARISH	Great Yarmouth 15
PROPOSAL	Proposed application for replacement windows (Rehau casement UPVC and vertical sliding UPVC) and proposed
SITE	4, 10, 11 & 12 Church Court Priory Plain GREAT YARMOUTH
APPLICANT	Mr S Brister
DECISION	APPROVE
<hr/>	

**PLANNING APPLICATIONS CLEARED BETWEEN 01-AUG-21 AND 31-AUG-21 FOLLOWING
DETERMINATION BY THE GROUP MANAGER (PLANNING) UNDER DELEGATED POWERS**

REFERENCE **06/21/0498/F**
 PARISH Great Yarmouth 15
 PROPOSAL Proposed replacement of roof light windows

SITE 1, 2, 3, 5, 6 and 7 Church Court Priory Plain
 GREAT YARMOUTH

APPLICANT Mr S Brister
 DECISION **APPROVE**

REFERENCE **06/21/0499/LB**
 PARISH Great Yarmouth 15
 PROPOSAL Replacement of roof light windows

SITE 1, 2, 3, 5, 6 and 7 Church Court Priory Plain
 GREAT YARMOUTH

APPLICANT Mr S Brister
 DECISION **LIST.BLD.APP**

REFERENCE **06/21/0535/A**
 PARISH Great Yarmouth 15
 PROPOSAL Proposal for 1no internally illuminated fascia sign 0.5 x
 4.885m centrally located on exterior of building

SITE 3-7 King Street GREAT YARMOUTH
 Norfolk

APPLICANT C/O Agent
 DECISION **ADV. CONSENT**

REFERENCE **06/21/0548/CU**
 PARISH Great Yarmouth 15
 PROPOSAL Change of use offices/light industry to non-residential
 education and training centre (D1)

SITE Unit C North River Road Eurocentre
 Runham Vauxhall GREAT YARMOUTH

APPLICANT Mr L Sweeney
 DECISION **APPROVE**

REFERENCE **06/21/0616/NMA**
 PARISH Great Yarmouth 15
 PROPOSAL Please refer to covering letter

SITE J Sainsbury Supermarket St Nicholas Road
 GREAT YARMOUTH Norfolk

APPLICANT Sainsbury's Supermarkets Ltd
 DECISION **Accept Amend Notice**

REFERENCE **06/21/0478/F**
 PARISH Great Yarmouth 19
 PROPOSAL Renewal of permission 06/16/0225/F - Renewal of
 planning permission 06/15/0002/CU - Siting of

SITE Pier Hotel South Pier
 Gorleston GREAT YARMOUTH

APPLICANT Mr R Scott
 DECISION **APPROVE**

[Page 147 of 151](#)

**PLANNING APPLICATIONS CLEARED BETWEEN 01-AUG-21 AND 31-AUG-21 FOLLOWING
DETERMINATION BY THE GROUP MANAGER (PLANNING) UNDER DELEGATED POWERS**

REFERENCE	06/21/0533/F
PARISH	Great Yarmouth 19
PROPOSAL	Proposed two storey rear extension; New upvc window to side elevation with obscure glazing
SITE	18 Sussex Road Gorleston GREAT YARMOUTH Norfolk
APPLICANT	Mrs K Sivyer
DECISION	REFUSED

REFERENCE	06/21/0427/F
PARISH	Great Yarmouth 21
PROPOSAL	Proposed single storey rear and side (wraparound) extension to extend living accommodation and incorporate
SITE	51 Blake Road GREAT YARMOUTH
APPLICANT	Mr T Bristo
DECISION	APPROVE

REFERENCE	06/21/0207/F
PARISH	Hemsby 8
PROPOSAL	Sub-division of garden to form three plots for two bungalows and detached house and garage
SITE	Branton House North Road Hemsby GREAT YARMOUTH
APPLICANT	Mr W Bensley
DECISION	APPROVE

REFERENCE	06/21/0518/O
PARISH	Hemsby 8
PROPOSAL	Sub-division of curtilage and erection of one two-bedroomed detached bungalow
SITE	Foxholme Four Acres Hemsby GREAT YARMOUTH
APPLICANT	Mrs P Baker
DECISION	REFUSED

REFERENCE	06/20/0390/F
PARISH	Martham 13
PROPOSAL	Residential development of 112 dwellings, associated open space and infrastructure
SITE	Land north of Hemsby Road Hemsby Road Martham
APPLICANT	Alfred Charles Homes Ltd, HJ Alston & Billockt
DECISION	APPROVE

REFERENCE	06/20/0682/F
PARISH	Martham 13
PROPOSAL	Detached cart shed garage
SITE	Yew Tree Barn 49A Staithe Road Martham GREAT YARMOUTH
APPLICANT	Mr & Mrs J Johnson
DECISION	APPROVE

**PLANNING APPLICATIONS CLEARED BETWEEN 01-AUG-21 AND 31-AUG-21 FOLLOWING
DETERMINATION BY THE GROUP MANAGER (PLANNING) UNDER DELEGATED POWERS**

REFERENCE	06/21/0359/F
PARISH	Martham 13
PROPOSAL	Application in support of 06/19/0047/F - Provisional of additional land to create larger garden to plot 2;
SITE	Selwyn House, 28 The Green (Land to rear of) Martham GREAT YARMOUTH
APPLICANT	Mr A Pembroke
DECISION	APPROVE

REFERENCE	06/21/0501/F
PARISH	Martham 13
PROPOSAL	Demolition of existing barn and construction of new bungalow with integrated garage and shared vehicular
SITE	Selwyn House 28 The Green Martham GREAT YARMOUTH
APPLICANT	Mr N Dyball
DECISION	REFUSED

REFERENCE	06/21/0482/F
PARISH	Ormesby St.Marg 16
PROPOSAL	Conversion of garage to study with rear extension; new pitched roof to garage
SITE	59 Station Road Ormesby St Margaret GREAT YARMOUTH
APPLICANT	Mr J Greenard
DECISION	APPROVE

REFERENCE	06/21/0496/F
PARISH	Ormesby St.Marg 16
PROPOSAL	Renewal of planning permission 06/18/0285/F for attached double garage
SITE	74 Station Road Beechcroft Ormesby St Margaret GREAT YARMOUTH
APPLICANT	Mr D Troy
DECISION	APPROVE

REFERENCE	06/21/0507/F
PARISH	Ormesby St.Marg 16
PROPOSAL	Single storey side extension to form garage; replace railings to front with dwarf wall and railings on top
SITE	104 California Road California GREAT YARMOUTH
APPLICANT	Ms F Havenhand
DECISION	APPROVE

REFERENCE	06/21/0407/LB
PARISH	Rollesby 13
PROPOSAL	Detached oak framed garage with shed/workshop
SITE	2 The Old Rectory Heath Road Rollesby GREAT YARMOUTH
APPLICANT	Mr M Bracey
DECISION	LIST.BLD.APP

PLANNING APPLICATIONS CLEARED BETWEEN 01-AUG-21 AND 31-AUG-21 FOLLOWING
DETERMINATION BY THE GROUP MANAGER (PLANNING) UNDER DELEGATED POWERS

REFERENCE	06/21/0448/F
PARISH	Rollesby 13
PROPOSAL	Proposed single storey front extension
SITE	Amboseli 2 Back Lane Rollesby GREAT YARMOUTH
APPLICANT	Mr L Archer
DECISION	APPROVE

REFERENCE	06/21/0451/F
PARISH	Rollesby 13
PROPOSAL	Detached oak framed garage with shed/workshop
SITE	2 The Old Rectory Heath Road Rollesby GREAT YARMOUTH
APPLICANT	Mr M Bracey
DECISION	APPROVE

REFERENCE	06/21/0529/LB
PARISH	Rollesby 13
PROPOSAL	Increase height of chimney stack by 7 courses and refit chimney pot to increase height to minimum 1800mm above ridge
SITE	Weavers Barn Back Lane Rollesby GREAT YARMOUTH
APPLICANT	Mr W Davis
DECISION	LIST.BLD.APP

REFERENCE	06/21/0389/F
PARISH	Somerton 8
PROPOSAL	Single storey extension to form sun room
SITE	Honey Pot Cottage Honey Pot Lane East Somerton GREAT YARMOUTH
APPLICANT	Mr T Agnew
DECISION	APPROVE

REFERENCE	06/21/0520/PAD
PARISH	Somerton 8
PROPOSAL	Prior approval application for proposed land excavation to create a pond 716.3 m3 to act as a nurse tank to hold
SITE	Home Broad Honeypot Lane East Somerton GREAT YARMOUTH (land north of)
APPLICANT	Mr J Chapman
DECISION	DETAILS NOT REQ'D

REFERENCE	06/21/0319/F
PARISH	Winterton 8
PROPOSAL	Front and rear extension; replace roof to form additional accommodation
SITE	23 The Holway Winterton GREAT YARMOUTH
APPLICANT	Mr and Mrs R and J Hodds
DECISION	APPROVE
