



Development Control Committee

Date: Wednesday, 19 May 2021

Time: 17:00

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

5 - 8

To confirm the minutes of the meeting held on the 31 March 2021.

4 APPLICATION 06-20-0566-F - LAND NORTH OF CRAB LANE, GORLESTON

9 - 31

Report attached.

5 APPLICATION 06-20-0568-F - GREAT NORTHERN CLOSE, GREAT YARMOUTH

32 - 50

Report attached.

6 APPLICATION 06-20-0514-F - LYNN GROVE ACADEMY, LYNN GROVE, GORLESTON

51 - 70

Report attached.

- | | | |
|----|---|-----------|
| 7 | <u>APPLICATION 06-19-0625-F - HALL FARM, HALL ROAD, MAUTBY</u> | 71 - 98 |
| | Report attached. | |
| 8 | <u>APPLICATION 06-21-0052-F - 32 BEACH DRIVE, SCRATBY, GREAT YARMOUTH</u> | 99 - 112 |
| | Report attached. | |
| 9 | <u>APPLICATION 06-21-0019-F - SITE OF 341 CALIFORNIA SANDS ESTATE, CALIFORNIA ROAD, ORMESBY ST MARGARET WITH SCRATBY</u> | 113 - 121 |
| | Report attached. | |
| 10 | <u>DELEGATED DECISIONS OF PLANNING APPLICATIONS BETWEEN THE PERIOD 1 APRIL TO 30 APRIL</u> | 122 - 136 |
| | Report attached. | |
| 11 | <u>ANY OTHER BUSINESS</u> | |
| | To consider any other business as may be determined by the Chairman of the meeting as being of sufficient urgency to warrant consideration. | |



Development Control Committee

Minutes

Wednesday, 31 March 2021 at 16:00

PRESENT:-

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

Ms C Whatling (Monitoring Officer), Mr D Minns (Planning Manager), Mr C Green (Senior Planning Officer), Mr M Severn (IT Support) & Mrs C Webb (Executive Services Officer).

1 APOLOGIES FOR ABSENCE

There were no apologies for absence.

2 DECLARATIONS OF INTEREST

Councillor Williamson declared a personal interest in item number 3, as he was a Ward Councillor for the Claydon Ward where the application site was situated.

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

3 APPLICATION 06-20-0566-F - CRAB LANE

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

The Senior Planning Officer presented the application to the Committee.

Mr Chris Stammers, applicant's agent, addressed the Committee and reported the salient areas of the application whilst a fly-through video was streamed outlining the proposal.

Councillor Williamson, Ward Councillor, addressed the Committee and reported the views of over 100 of his constituents who strongly objected to the application as it would result in the loss of the resident's valuable green recreational area which was used by dog walkers and young children, loss of privacy to adjoining properties, exacerbate parking issues, the extra junctions onto Crab Lane from the parking access would be dangerous to exit and there were other more appropriate sites in the area which this development would better suit.

Members also voiced their concerns over the suitability of the site as it was situated very close to a busy, major road artery from Belton, Bradwell to Gorleston. The Chairman proposed that the application be deferred pending a site visit to allow the Committee to view the application site at peak traffic times, i.e., between 8 and 9 am or 3 and 4 pm when the school run was underway.

The Executive Services Officer reported that she would schedule a site visit for week commencing Monday, 12 April 2021 and send a meeting invitation to the Committee.

RESOLVED:-

That application number 06/20/0566/F be deferred pending a site visit.

4 APPLICATION 06-20-0568-F - GREAT NORTHERN CLOSE

The Chairman reported that this item had been deferred, in light of Officers receiving amended plans following the publication of the Committee report. This application had therefore been subject to further consultation which would not be completed until after the Committee had been held.

RESOLVED:-

That application number 06/20/0568/F be deferred.

5 APPLICATION 06-20-0567-F - BEACH COACH STATION

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

The Senior Planning Manager presented the application to the Committee and reported the further consultation responses which had been received since the publication of the committee report.

Councillor P Hammond asked for clarification as to the AOD level on the application site as he was aware of another application in the local vicinity which had recently been refused after consultation with the Local Lead Flood Authority on the AOD level on the proposed site.

Mr Chris Stammers, applicant's agent, addressed the Committee and reported the salient areas of the application whilst a fly-through video was streamed outlining the proposal. Mr Stammers reported that the AOD on the site was 4.9m at ground floor level.

Mr Mike Cook, objector, addressed the Committee and reported his concerns and those of his neighbours to the application and asked the Committee to refuse the application as it would result in the loss of the street scene, it was over-development of the site resulting in over-looking into adjacent properties and would affect the tourist offer on the adjacent properties on Wellesley Road. Mr Cook requested that the communal bin store should be re-sited and not be enclosed to prevent the illegal dumping of rubbish. If the communal bins were sited on the eastern side boundary wall to Wellesley Road, this would lead to unpleasant smells for the nearby guest houses.

Councillor A Wright reported that although he sympathised with the concerns of Mr Cook, this type of housing was much needed in the Borough and this site could accommodate the proposed application and there he was minded to support the application if some of the concerns of Mr Cook could be overcome by the addition of obscure glazing to negate overlooking and the re-siting of the communal bin store.

Councillor Lawn proposed that the application be approved which was

seconded by Councillor Wainwright.

RESOLVED:-

That application number 06/20/0567/F be approved in principle and subject to the Section 106 agreement being concluded for mitigation payments under the Habitat Regulations and with conditions for:

- o Highways regarding the demarcation and provision of parking and cycle spaces;
 - o Hard and soft landscape materials, species, planting programme;
 - o Lighting;
 - o Other ancillary items (bird boxes, bins and cycle stores);
 - o Passive provision for Electric Vehicles;
 - o Security doors, windows, CCTV provision;
 - o Unexpected contamination during construction;
 - o Informative notes on noise (timing of works) and air quality
- during construction are needed and some of these will need to be agreed relatively early in the process as the positioning of lighting CCTV and EV provision for example will involve buried services within the groundworks; and those conditions agreed at the meeting - re-siting of the communal bin store and obscure glazing to alleviate over-looking of adjacent properties on Euston Road.

6 ANY OTHER BUSINESS

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

The meeting ended at: 18:00

Reference: 06/20/0566/F

Parish: Bradwell

Officer: Chris Green

Expiry Date: 01-06-21

Applicant: Great Yarmouth Borough Council

Proposal: Residential development of 10 modular single bedroom dwellings

Site: Land north of Crab Lane, Gorleston.

REPORT

This application was previously considered by Development Control Committee on 31st March 2021 when the Committee voted to defer its determination in order to undertake a site visit.

This report is an updated version of the Report considered on 31 March 2021. It has been changed in format and appearance but has incorporated all representations and officer responses to date, and should ensure the application can be considered 'afresh'.

Members are requested to familiarise themselves with the application by re-reading this version of the report to Committee rather than the report of 31 March.

1. Background

- 1.1** This proposal is presented to members because the site is owned by the Borough Council and the Council is also the applicant. The proposed affordable modular housing is being promoted by the Council but would be built by and operated in partnership with a local affordable housing Registered Provider, Broadland Housing Association.
- 1.2** Statutory consultation took place on 26 November 2020 and again following revisions to design on 25 March 2021 with residents and ward councillors. The revisions were considered to be of a minor and localised nature to which only the immediate neighbours were reasonably expected to express any different opinion to that originally expressed.
- 1.3** Members of the Local Planning Authority Planning Committee considered this application on 31st March 2021 and resolved to undertake a site visit to gain a contextual understanding of the site and issues raised.

- 1.4 A fact-finding site visit meeting of the Planning Committee was held on 15th April 2021.
- 1.5 Since the March 31st Planning Committee, the applicant has provided the further information with regard to details of lighting bollard positions, electric vehicle charging points, bird box locations, and Secured by Design proposals. The aim of this was to reduce the likelihood of needing planning conditions of a nature that requires further information before commencement and where consultation to specialist consultees has been carried out. None of these matters are considered to require public consultation, in the same way as discharge of condition applications are not publicly consulted. In addition, information relating to the thermal and acoustic performance of the modular design were provided direct to the Environmental Health team for comment.

2. Site and Context

- 2.1 The site is situated within the Gorleston Development boundary and with good access to shops, and other facilities. This site is of 0.294 hectares (red-lined area) and is orientated east – west parallel to Crab Lane. The site part of a wider broad grassed strip retained alongside the Crab Lane perhaps in the past intended for road widening. There is no footway to the highway edge, instead a footpath along Crab Lane is set inwards and north from the highway along the gable flank walls of the existing two storey terraced housing. Density would represent 30 dwellings to the hectare
- 2.2 The grass strip is devoid of planting and despite forming a prominent part of the urban street-scene environment, it is not formally designated in the Local Plan or Core Strategy as any form of Open Amenity Space.
- 2.3 The surroundings include 3 storey flat roofed flat development on Laburnum Road opposite to the south for much of the frontage, and, to the eastern end part of the well-planted cemetery opposite, which has Open Amenity Space status.
- 2.4 Crab Lane is a C class road. It is a principal route from Bradwell to Gorleston, although an alternative route via the link between the A47 and A143 has recently opened to the south. It is on bus route 6 Great Yarmouth to Bradwell with an hourly service and service 6B Gorleston to Bradwell, twice a day.

3. Proposal

- 3.1 This is a full application for the erection of ten one bedroom self-contained modular flats, in two groups of four on two storeys around a central stair (plot 3 to 6 and 7 to 11) and one group of two in two storeys (plot 1 and 2) with the stair at one end. The block of 4 flats (Plots 3 – 6) and their parking are proposed on the west of Forsythia Road, and a block of 4 flats (Plots 7 – 10) are proposed on the east of Forsythia Road,

- 3.2 Parking is shown between plots 1-2 and 3-6 in a court for 8 vehicles and to the east of plots 7-10 for another ten vehicles.
- 3.3 The revised scheme submitted in March features a steeper better proportioned roof pitch and a lower roof to the stair access, helping to break up the roof line of the four-unit blocks.
- 3.4 Each dwelling's size is 50m square, compliant with the national guidance on standards for a one bedroom two-person home (50 sq m).
- 3.5 The proposal scheme is set a footway width from the Crab Lane highway and north of it, to provide a 1.2m width path along Crab Lane in front of the dwellings. This leaves approximately half of the existing grass strip to the north of the proposed dwellings in situ and introduces some hedging and planting into the grassed area. The reason for the layout is derived from the presence of underground services within the grass strip. At the closest the highway is 1.9m from the buildings and at the furthest 2.8m. The slightly tapered relationship ensures vision splays. The applicant has indicated that vehicle noise will be reduced within the properties by control of air paths and other technical means.
- 3.6 Accompanying the proposal are 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);
 - Preliminary Risk Assessment (Contamination) (and subsequent phase 2 testing and mitigation recommendations)
 - UXO Report;
 - Topographical Survey;
 - Ecology Report; and
 - Arboricultural Impact Assessment

The development is too small to require either a Transport Statement, Air Quality Assessment, or a Noise Impact Assessment, and it is considered unnecessary to delay determination of the application to obtain these.

4. Relevant Planning History

- 4.1 There is none for this site.

5. Consultations:-

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

- 5.1 Approximately 100 neighbours and residents had initially objected, on the following summarised points: (further summarised objections are added below this where they differ in some regard to those originally received).
- Oppose the removal of green space which is used by dog walkers and children
 - Children can play on the green in sight of the housing.
 - Other local green space is used by teenagers making this strip the only place for younger children to go.
 - Open land is precious in the pandemic
 - Requests for parking on the land made by residents were earlier rejected by the Council making this proposal unreasonable
 - Brown land should be developed
 - The land forms an ecological link corridor
 - Should be tree planted for carbon capture
 - Loss of views from the existing housing area.
 - Memories are made on the green
 - Local flat dwellers have little amenity space.
 - Loss of the open strip forming a characteristic openness for the area
 - Large amount of social housing in the area;
 - Increased anti-social behaviour, especially if the future tenants are persons hard to place.
 - The area will be more dangerous
 - Forsythia Road and Coronilla Green will be dangerous to exit.
 - The extra junctions created by the parking access will be dangerous
 - Walking the narrow footpath late at night will become more dangerous.
 - Reducing sunlight into resident gardens;
 - Overlooking of existing properties;
 - Current lack of car parking provision for residents in the area;
 - Lack of space to provide EV charging points locally
 - Lack of parking if residents have two cars
 - Emergency services access will be prejudiced
 - Increased traffic, and busy bus route
 - The design of the buildings is hard and industrial
 - Decreased value of properties adjacent
 - Overdevelopment in a densely populated area; claustrophobic in character
 - Additional pressure on doctors, dentists and schools
 - Potential issues with drainage
 - The ground is contaminated with asbestos and unsuitable for building. Piling will be needed.
 - Harm to future residents from traffic noise given proximity to the road, only reason for this being to avoid buried service routes.
 - Other sites are available and preferable (Pre-casters site) There are old allotments on East Anglian Way that could be used.
 - Impact of other large-scale sites being built out currently.
 - The existing open space is abused and dumped on

- A full 3m wide pedestrian cycle shared route is needed, in a landscaped area.
- This will act as precedent for development of the rest of the Crab Lane green strip.
- Construction activity will frighten disabled children
- Loss of open space will cause mental distress
- The motive is just to make the Council more money.
- A public meeting is needed
- The site notice is insufficient.
- A petition against the loss of the “Green Mile” has been received with 150 signatures

Further objections received following re-consultation after submission of elevational redesign:

- Existing pipework prevented car parking on the Green Mile being allowed for residents
- Building here is because the residents are Council tenants and not private owned property
- This is a piecemeal approach to affordable housing supply and a more strategic approach is required.
- Because of limited access to transport, residents find this green space particularly important
- Children need to be encouraged away from their ipads by having outdoor spaces.
- Non residents should not decide our fate.
- Empty homes should be purchased to accommodate single persons
- The cemetery does not provide useable public open space.
- The Council should redevelop the Pleasure Beach car park.

5.2 Three letters of support:

- More one-bedroom property is needed.
- Ball play on this land is currently dangerous because of the road. There is a recreation ground nearby.

Consultations – External

5.3 Norfolk County Council – Local Highways Authority – No objection subject to conditions.

A Traffic Regulation Order (TRO) is advisable between the existing double yellow lines at the street corners on Crab Lane to deter parking and pavement parking on the proposed footway to the south side of the proposed flats. In this there is a slight paradox in that the reason to pursue a TRO only exists once this proposal is permitted in planning terms, yet certainty that a TRO can be put in place cannot be assured at this time as such orders also have to go through a democratic process. That said there are unlikely to be compelling objections put forward to the TRO consultation.

The Head of Housing of the Borough Council has agreed to facilitate the scheme by agreeing to fund the County Council's reasonable costs in preparing a "no-waiting" TRO, running between the existing yellow lines at the highway junctions, this being to the satisfaction of the County Highways team.

5.4 Update response to revised scheme: 18.3.21 -

No changes to advice but additional condition is needed for ensuring the stopping up of existing footways by legal agreement.

5.5 Historic Environment Service – No objection or conditions required.

5.6 Lead Local Flood Authority (LLFA) – No comment.

The LLFA offers no comment as the site is below the threshold for comment. The LPA has the duty to satisfy itself that there will be no flooding arising elsewhere as a result of development.

5.7 Norfolk Fire and Rescue. No objection and standard comments regarding provision for firefighting to accord with the Building Regulations. The internal layout of some flats should be rearranged to improve escape. (This matter is now resolved in the updated designs)

5.8 Norfolk Police: No objection subject to condition requiring further details for CCTV, access control by key fob, to both the building and bin store, improved lighting levels, secure doors, "resident only" signage, access control to the car park.

Note that Secured by Design proposals have been submitted on 6 May 2021 and are currently undergoing reconsultation with the police.

5.9 Norfolk Environment Team. A Preliminary Ecological Assessment (PEA) has been produced. The land is not part of the strategic north to south Yare Green Infrastructure corridor. The strip of mown amenity grassland running north of Crab Lane will be used currently by garden birds for foraging, and hedgehogs and will have some value connecting the cemetery to the allotment. This is much reduced however by the presence of dogs, cats and people and the grass cutting carried out. It is also lit at night. Bats will probably fly along it but only common species like pipistrelles. The grass strip is of low ecological value. The shadow HRA template is accepted. Further details of bird box location and hedgehog holes required, and the works should be conditioned as carried out in accordance with the Landscape Management plan submitted.

5.10 Norfolk CC Infrastructure: No contributions required

5.11 Natural England – No objection subject to RAMS mitigation payments.

Consultation - Internal to GYBC

5.12 Head of Housing: Supports.

This site is within the Bradwell area where a 10% affordable housing contribution would normally be expected. This scheme is supported as it is all affordable and one-bedroom to reflect a pressing current need.

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

No objections:

The remediation reports confirm the Crab Lane remediation strategy is acceptable if precautions are imposed through the 'contamination during construction' condition.

Rather than requiring specific conditions for noise and air quality standards or mitigation through the design, it is considered that the proposed Informative Notes on noise and air quality will suffice.

5.14 Tree Officer – No objection.

The arboricultural impact assessment is agreed. There is very slight intrusion by the car park into the root protection area of one tree, but this is negligible in extent.

5.15 Building Control – Comments / advice offered.

Access for firefighting pumps up to the front door is required and the open access to the first floors should be enclosed. These comments related to the schemes as first submitted and the matters are now resolved

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:

- HOU7 – New residential development
- HOU9 – Developer contributions
- HOU16 – Layout and design of housing proposals
- HOU17 – Housing density and sub-division
- REC11 – Protection of community and street scene

Quoted due to being raised by objectors, but not relevant:

- REC8 – Provision of recreational, amenity and play space

Core Strategy 2013:

- CS1 - Focussing on a sustainable future
- CS2 – Achieving sustainable growth
- CS3 – Addressing the Borough's housing need
- CS4 – Delivering affordable housing
- CS9 – Encouraging well-designed, distinctive places
- CS11 – Enhancing the natural environment
- CS12 – Utilising natural resources
- CS13 – Protecting areas at risk of flooding or coastal change
- CS14 – Securing contributions from new developments
- CS15 – Providing and protecting community assets and green infrastructure
- CS16 – Improving accessibility and transport

Other material considerations:

National Planning Policy Framework:

- Section 5: Delivering a sufficient supply of homes
- Section 8: Promoting healthy and safe communities
- Section 11: Making effective use of land
- Section 12: Achieving well-designed places

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:

- A1 – Amenity

The following emergent policy carry lesser weight as objections have been received:

- H3 - sets a minimum housing density
- H4 - Open Space provision
- E4 - Trees and Landscape
- E7 - Water conservation

Principle of development

- 6.2** Great Yarmouth Borough adopted Local Plan Policy CS1 - "Focusing on a sustainable future" seeks to create sustainable communities where growth is of a scale and in a location that complements the character and supports the function of individual settlements.
- 6.3** This is a new residential development within development limits, in a sustainable location, with excellent access to goods and services.

- 6.4** This site is within Gorleston, very close to the boundary of Bradwell, with the two places undivided by any gap. Policy CS2 is considered to support the proposal in that it identifies that approximately 35% of new development will be in the borough's "main towns", Gorleston on Sea and Great Yarmouth.

Provision of housing

- 6.5** Notwithstanding that the Borough Council can report a healthy Five-Year Land Supply, the Development Plan supports windfall residential developments in sustainable locations where there are no overriding policy conflicts / objections or material considerations to suggest otherwise.
- 6.6** Policy CS3(d) specifically expects new housing to address local housing need by incorporating a range of tenures, sizes and types of homes to create mixed and balanced communities. Furthermore, as the Core Strategy is up to date, the scheme would ordinarily be required to provide 20% affordable housing (two dwellings).
- 6.7** Policy CS4 - Delivering affordable housing requires 20% of housing on this site be provided as affordable. All 10 flats in this housing is to be affordable (100%). The dwellings are all 1-bedroom flats, and all affordable, which is contrary to the aspirations of policy CS3(d) in the broadest strategic sense, but the site has been specifically designed to provide smaller units for those in the greatest housing need, to meet a pressing demand in this part of the Borough. Given the demand to provide both affordable homes and smaller dwelling units this combined additional benefit is of considerable weight.

Design

- 6.8** Policy CS3 paragraph (g) promotes design-led housing developments with layouts and densities that appropriately reflect the characteristics of the site and surrounding areas. Policy CS9 - "Encouraging well-designed, distinctive places" also seeks a high standard of design.
- 6.9** Emerging draft Policy H3 cannot be afforded great weight at present. It sets a minimum housing density of 30 dwellings per hectare - the proposal is 30 dwellings per hectare and includes some retained open space. Nevertheless, the density of 30 dwellings per hectare is considered appropriate to the locality, and in fact might be considered quite low for a flatted development.
- 6.10** It is noted how the wide grassed strip acts as a recognisable feature characteristic of this part of Gorleston, to the extent that it is locally known as the Green Mile, which reflects the greenspace extending a long way either side of the site. The development will be a significant, irreversible erosion of the Green Mile and will much reduce its wider undisturbed open character, with consequent impact on the wider townscape.
- 6.11** Nevertheless, the street-scene is not considered to be unacceptably harmed. The area's presently spacious feel created by the wide grassed area is only

partially lost as a result of the spaces being introduced between new buildings. In addition, though to a much lesser degree, using a footway to set-back buildings from the carriageway creates a more traditional street feel on what, while a bus route, is not a major link road within the Gorleston and Bradwell urban area, especially now, following the completion of the link road between the A47 and A143.

- 6.12 In this scheme, the layout, while set at right angles, mirrors the layout to the north of the terraces immediately north of this site and therefore reflects the pattern and scale of the estate, which is also expected by NPPF paragraph 127.
- 6.13 In terms of the form of the local built environment the layout will continue the form of perpendicular housing blocks. This row proposed at east-west axis will mirror the row on the east-west axis which lies to the north of those properties on a north-south axis immediately north of this site.
- 6.14 It is considered that the design of these units and the materials chosen are of a good standard and will complement the existing setting.
- 6.15 The design offers a simple form which, while of little architectural pretention, is well detailed, and of a type rarely found elsewhere in the Borough. The use of brick as a surface finish to some extent seeks to characterise the buildings as more of a traditional type, whereas in reality the use of prefabrication with a thin external weatherproof screen allows more substantial insulation in this type of building. This is a concession to traditional sensibilities that might not be commonplace once factory-produced precision architecture becomes established, so can be lauded for aiming to relate to the prevailing vernacular. The roof pitch has been made steeper following design review by the Council, which has proven beneficial in appearance terms.
- 6.16 Existing trees are also not affected which ensures the development satisfies emerging draft policy E4 of the Local Plan part 2.

Residential amenity

- 6.17 Policy CS9 - "Encouraging well-designed, distinctive places" also considers matters of amenity both for existing and future residents.
- 6.18 The properties are aligned at right angles to the existing terraces and at a distance of 18m from façade to flank wall, so that the rear gardens of the existing properties closest to the back doors are overlooked to a minimal degree and at a reasonable distance so no privacy loss is considered to occur. The right angular relationship means that there is no direct overlooking from room to room. Separation distances mean that light and outlook are not considered materially harmed.
- 6.19 While the proposal buildings are set, at their closest, only 2m from the highway, this is not atypical of common urban practice and in this case the use of limited modern double glazed window openings on that side of the building will assist in reducing impact from traffic for occupants. As the layout are single room

depth, ventilation openings can be placed away from the road. A report has been prepared and submitted to Environmental Health in respect of whether any traffic noise protection measures and noise-attenuated ventilation and extraction should be required. If satisfactory the need for a condition for further details might not be needed. Members will be advised at the time of the meeting.

Access to open space and play facilities

- 6.20** The land being utilised is used by residents as informal open space. It is not designated in the local plan as open amenity space (under saved policy REC11), despite the cemetery and substantial allotment to the west of this site both being designated. Nevertheless, Core Strategy Policy CS15(a) seeks to protect and *“Resist the loss of important community facilities and/or green assets unless appropriate alternative provision of equivalent of better quality facilities is made in a location accessible to current and potential users or a detailed assessment clearly demonstrates there is no longer a need for the provision of the facility in the area.”*
- 6.21** The application has not provided a formal assessment of the local access to other green space or recreation areas, but the implications are appreciated and it is considered that (i) the loss can be absorbed as sufficient space remains within the adjacent site, and (ii) there are appropriate alternatives in the vicinity. There is a small open amenity space 120m to the north of the site off Kalmia Green and a play area adjacent to the “Pub on the Shrub”. The balance of the land to the east of the redlined site forming this open strip is not proposed to be developed in this application.
- 6.22** Furthermore, the Norfolk County Council Green Infrastructure Management Plan (NGIMP) p27-31 and the Great Yarmouth Borough Council “Open Space Study” 2013 (figure 40 p110) shows that the Gorleston area has ready access to large areas of greenspace. While this differs from play areas and general parks and other urban amenity space, it does illustrate that this is an urban area with good access to rural facilities.
- 6.23** There have been concerns expressed that this proposal if accepted will lead to further areas of the informal open space land along Crab Lane being developed. There are no current plans for this, and that matter would have to be considered at the time if it arose but should not form a refusal reason for this proposal.
- 6.24** Objection has been made that existing neighbouring flat dwellers will have little space left to enjoy. The properties to the north are not flats and all enjoy front and rear garden space, the smaller measuring around 80 square metres front and rear aggregated. The flats to the south of Crab Lane are three storeys high and set in landscaped grounds, so not entirely devoid of open amenity space.
- 6.25** Some objectors noted that young children play here to escape teenagers using the other local green space. Given the highway proximity and the discontinuous nature of the wire fence this is considered an unsafe practice.

- 6.26** The housing team is considering the provision of a more formal play space in the vicinity, but this is at aspirational stage and cannot be linked in the consideration to this proposal.
- 6.27** Saved policy REC8 "Provision of recreational, amenity and play space" requires all schemes with over 20 children's bed-spaces to provide recreational and amenity space or play space, in proportion to the scheme. This proposal does not create children's bed space. A suitable area for play and informal recreation will still be available either side and behind this development, whilst the formal play area at Kalmia Green is only 120m at its closest to the site.
- 6.28** Whilst emerging Policy H4 - Open Space provision – might in time require more open space provision, the lack of children's bedroom space in the proposed development of 1-bed flats means the demand will not arise and emerging policy H4 is not engaged.

Highways and parking

- 6.29** In terms of traffic impact, the proposal adds relatively little traffic by proportion to a well-developed area. Whilst new movements will be created into and off Crab Lane, in two locations to serve the communal car parking areas, it remains a 30mph speed limit and there will be suitable long-range visibility of both accesses to ensure driver and pedestrian safety.
- 6.30** The Local Highway Authority does not object on road safety grounds, and requests that conditions are imposed to maintain visibility splays, reduce parking on street, and undertake TRO revisions.
- 6.31** Although the Highway Authority requires to formally remove one existing footpath link running through the site, the existing footway around the perimeter of the open space remains in this proposal and will benefit from improved surveillance by the introduction of new housing.
- 6.32** A further new footpath by the road edge is created to allow more direct movement along Crab Lane, such as in accessing the bus stop. Although it has been suggested that a 3m wide shared footway and cycleway should be provided along Crab Lane, this has not proven possible but the extra 1.2m wide footway to be provided in front of the new dwellings is considered to go some way to providing additional pedestrian use facilities that in part reduce the impact felt from unlawful cycling on the existing footway around the greenspace. While this is an imperfect solution it nevertheless represents a beneficial element of the application which will weigh in favour of the proposal in the planning balance, alongside the delivery of ten much-needed affordable homes.
- 6.33** There are 18 parking spaces proposed in total for the 10 dwellings. Given these are one-bedroom dwellings this level of provision exceeds County Highway standards which would ordinarily be 12.5 spaces.
- 6.34** It is proposed that these spaces should be made available for the wider area, which is not without its own problems due to these being separated from the

surrounding dwellings. That approach could be problematic for the longer-term successful operation of the site, and residential amenity of new occupants, for example. Nevertheless it is proposed that a Car Parking Management Plan should be required by planning condition, to propose and trial an allocations-based policy of parking use, to afford the chance to monitor and adapt to parking patterns. It is often the case that 1-bedroom properties on good transport links don't require a parking space on a 1:1 basis, so there may be scope to identify 'overflow' parking, or more visitor parking, for example. This should be subject to planning condition.

- 6.35** Some objections have raised the issue of existing parking provision for local residents, including suggestions that the site has not been allowed to be used for additional parking for residents in the past. However, no such planning application was ever proposed, and any planning application received must be assessed in terms of its "planning" merits. In this instance, Members will be aware that they are only able to consider the planning application presented to them in this proposal, not any hypothetical alternative suggestion(s).

Security

- 6.36** It is considered that the introduction of the new housing will add natural surveillance at the gable ends of the properties existing and that within the estate there will be good surveillance overall of the new parking areas.
- 6.37** The police have suggested several measures that can be secured by pre-occupation condition. The police also suggest enclosing the car park. This is not considered appropriate, in as much as other parking within the area is not secured in this way and the fencing would be intrusive. The parking area will be relatively well overlooked and is to be made available to all residents of the estate as well as residents of the new accommodation.
- 6.38** The police also suggest Closed Circuit Television (CCTV) monitoring of all three sites in combination with other measures. However, it is the policy of the Borough Council's Housing and Estate teams not to install such surveillance measures, but to use other measures; it is noted that there is significant financial costs involved, as well as other reasons for not seeking an over-surveilled development (in the interests of creating good urban design and inclusive communities). It is true that the Secured by Design standard can be met by means other than the use of CCTV, and CCTV should not be seen as an alternative to incorporating security through considerate approach to high quality design. Further details in regard to the provision of a secured by design scheme were received on 6 May 2021 for re-consultation with the police; these will be reported verbally to the Committee at the meeting.
- 6.39** This site will be managed by the Borough Council after construction, but once constructed anti-social behaviour has to be a matter for site management and the police should it arise.

Flood Risk

- 6.40** As part of the sequential test for flood risk for modular housing, Officers have considered other available land in the Yarmouth and Gorleston urban area. The application has come forward due to the delivery support available from the Government's funding of housing schemes that can be delivered quickly in response to the Covid-19 Pandemic. As such, there are timescale constraints relating to the development being achieved pursuant to this application, so it has been considered necessary to only consider alternative sites of lesser flood risk on land owned by the Council, because that is available and "deliverable" (in terms of the NPPF definition) in the timescales required to enable this development to proceed.
- 6.41** In this respect, some objectors have noted that there was a proposal for development of the former allotments off East Anglian Way, which was refused in 2017 on highway access grounds. Although that site is cited as being appropriate by those making representations, it is not considered deliverable by Officers given the timing requirements and physical constraints of that site.
- 6.42** Members will note that there are two alternative sites available for modular housing construction that fall within the Council's ownership: one with planning permission resolved to be granted at the Beach Coach Station, Yarmouth, and one recommended for approval at Great Northern Close, Yarmouth at this same meeting of the Planning Committee. It cannot be said that this is the only site available for delivery of a scheme of 10 dwellings within the same timescale, but it can be said that the site is the only one which can provide his scale of development in addition to those two other schemes under consideration. As such, given the pressing importance of delivery of affordable housing in the Borough, it is considered that this is the most appropriate available and deliverable site for 10 homes from a flood risk sequential assessment point of view.

Ecology and biodiversity

- 6.43** The Green Mile grassed strip does appear to connect other green areas such as the allotments to the cemetery, however, it is not considered to provide an effective wildlife corridor as it is grassed, without other trees and plants to provide cover so its function is limited. Arguably the introduction of some planters and hedging in association with the proposal would be beneficial in this regard.
- 6.44** A Preliminary Ecological Assessment (PEA) has found the site to be of low sensitivity. The County ecologist regards the planting offered as providing some benefits in an otherwise biologically non-diverse area of open grassland next to a busy road and housing area.

Impact on internationally designated ecological sites - Shadow Habitats Regulation Assessment

- 6.45** The applicant has submitted a bespoke Shadow Habitat Regulations Assessment (HRA). It is confirmed that the shadow HRA submitted by the applicant has been assessed as being suitable for the Borough Council as

competent authority to use as the HRA record for the determination of the planning application, in accordance with the Conservation of Habitats and Species Regulations 2017.

- 6.46** The report rules out direct effects in isolation; but accepts that in-combination likely significant effects cannot be ruled out from increased recreational disturbance on the Broads SPA and recreational access (and potential for disturbance) is extremely limited. An Appropriate Assessment (AA) has been carried out. The AA considers that there is the potential to increase recreational pressures on the Broads SPA and North Denes / Winterton SPA, but this is in-combination with other projects and can be adequately mitigated by a contribution to the Borough Council's Habitats Monitoring & Mitigation Strategy (£110 per dwelling) to ensure that there will be no adverse effects on the integrity of the internationally protected habitat sites.
- 6.47** The Local Planning Authority as "competent authority" agrees with the conclusions of this assessment. To meet the mitigation requirements, it is recommended (as this is a smaller scheme of ten dwellings) that the appropriate contribution is secured by payment under the provisions of S.111 of the Local Government Act.

Trees and landscape

- 6.48** An Arboricultural Impact Assessment has been produced which finds no need to remove or alter the canopy of any trees adjoining the site. Any utility and service connections are possible outside the root protection areas. Proposed construction works are sufficiently distant from trees not to cause harms, except for one parking area where care will be required to avoid harms to tree roots, by hand digging in that limited area and use of geotextile protection. No significant shading arises so there is no threat to the existing trees arising from pruning. Construction access is good, and temporary fencing can provide full protection during works.
- 6.49** A planning condition will secure the works to be in accordance with the submitted Arboricultural Implications Assessment, including Method Statement.

Drainage and Utilities

- 6.50** Policy CS12 - Utilising natural resources – paragraph (e) suggests working with water utility providers to ensure that new developments match the provision of water supply and wastewater/sewerage treatment capacity. This is a small-scale development in a highly populated area where the capacity will exist for mains water supply and foul water drainage treatment.
- 6.51** The site is not in a high-risk flood zone or an area with recorded surface water flooding. The building regulations prefer smaller domestic developments to discharge to ground via soakaways or sustainable drainage features, such as retention tanks, and sufficient space exists around the site for these features. The submitted drainage strategy provides for retention tanks discharging to the public surface water drainage system and attenuating measures to slow the

rate of discharge to the undeveloped 'greenfield' rate. While ground conditions would accept infiltration, the buried services require this strategy. Therefore, whilst not fully addressing the drainage hierarchy, by being unable to achieve sustainable drainage, the development will nonetheless achieve a 'nil-detriment' effect on the public surface water drainage network and so avoids causing an increased risk of flooding elsewhere.

- 6.52** Draft emerging Policy E7 - Water conservation – is expected to soon require new dwellings to meet a higher water efficiency standard than prescribed in Building Regulations. This is a laudable aim but at the moment remains unadopted so is considered unreasonable to impose requirements by planning conditions. As this site will be operated by the borough Council and within its housing stock there may be opportunities to achieve grey water recycling in the future.

Contamination

- 6.53** Environmental Health Officers have accepted the findings of the intrusive phase 2 site testing, which found no contamination requiring remediation. No pre-commencement conditions are required. Contrary to one objection letter, asbestos was not detected during tests. A precautionary condition will be used to require remediation of any contamination which might be discovered during construction.
- 6.54** There is no reason to expect piling to be required, a matter raised by an objector, as the proposed two storey modules impose no unusual loads on the ground.

Economic benefits

- 6.55** There will be short term construction jobs with little long-term economic benefit associated with the proposal, other than some employment to maintain the buildings and grounds.
- 6.56** The use of modular housing in this scheme follows the aims of recent Government reports and encouragement to further the adoption of offsite manufacture of housing, where lack of scale has been shown to act to discourage general adoption.

Local Finance Considerations:

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

authority, for example.

- 6.58** Although the Council owns the land, there has been no consideration given to any possible financial implications linked to the development of the site. A small grant of 'new homes bonus' may arise, should this scheme qualify, but that is not considered a significant material factor in the weighting of this assessment.

7. The Planning Balance

- 7.1** It is true that the spacious character of Crab Lane will change through development within the locally valued greenspace. Furthermore, it is noted that the NPPF and development plan policies seek designs to be reflective of local character, yet this proposal would erode a significant component of the local character of the area. However, the open space feature is not a formally designated area in planning policy so is not expected to be preserved as a matter of course, although its loss is resisted by Policy CS15(a). Whilst the impact on the open space will be significant, and to some will be sorely missed as a recreational resource and area of local character, the need for its protection must be weighed in the planning balance.
- 7.2** Irreversible development of large areas of characteristic greenspace is regrettable and generally resisted by adopted policy, but must be weighed against the severity of the housing shortage for those in need of 1-bedroom properties which is the most acute need in the Borough. Given the timely positive provision of affordable housing that this application represents, it is considered to outweigh the impacts on greenspace, in this occasion.
- 7.3** The Green Mile also provides a valued informal recreation area for walking dogs and children's play, although there are others in the vicinity and this site is not ideal for play use, given the road. It should also be noted that the provision of another footway along the roadside will act to improve walking opportunity and considerable retained elements of the current green strip will remain, both to the north of the buildings proposed and to the east so the opportunity for recreation is not completely removed.
- 7.4** Members will be keenly aware of the strength of feeling towards the loss of greenspace. For this reason, Officers wish to make clear that this recommendation is finely balanced whereby the site's use for all 10 affordable homes is the overriding factor behind making a recommendation of approval.
- 7.5** A number of concerns are raised in respect of the localised highways impacts and perceived detriment to highways safety. To some, this includes exacerbating a perceived shortage of existing car park provision for local residents. Whether this is an accurate concern or not, it should be noted that this scheme does deliver slightly more parking than is strictly needed to address the published parking standards.

- 7.6** On this occasion, the delivery of ten affordable homes is considered in planning terms to carry greater weight than the slightly additional potential traffic generation set against the benefit of surplus parking facilities.
- 7.7** By virtue of its modular construction and the relatively unconstrained nature of the site, this scheme will very rapidly deliver a significant contribution to smaller housing accommodation where there is a significant shortfall in the overall housing stock, so is tailored to specific needs.
- 7.8** Notwithstanding the applicant being the Borough Council, and the site being owned by the Borough Council, it is recommended that the permission be subject to a legal agreement or other appropriate mechanism to require all homes to be used only for affordable housing. If this were not the case, Officer's would need to reappraise the exercise of planning balance.

8. Conclusion

- 8.1** The site offers a contribution to the specific 1-bedroom affordable housing supply and is well located in relation to access to services and transport links, and in some respects reflects and fits in with the wider pattern of the settlement. Whilst loss of a valued space of local character and recreation value is unfortunate, there are no departures from policy and no overriding material considerations to suggest that the development cannot address its impacts.
- 8.2** In conclusion, it is considered that the public benefits of providing 10 1-bed dwellings to be provided as affordable housing will outweigh the relatively low levels of impacts on amenity and highways networks functions. Subject to being secured as affordable housing, the development will deliver an all-affordable housing scheme of 10 dwellings which provides considerable material benefit and weight when considering the overall planning balance.

9. RECOMMENDATION: -

Approve subject to:

- completion of legal agreement or appropriate alternative mechanism to secure all 10 dwellings as affordable housing
- the payment for Habitat Regulations mitigation (£1100)
- undertaking a stopping-up order process and section 278 TRO funding

and subject to conditions for:

- Timing
- Compliance with approved plans
- Passive EV provision
- Highway conditions for availability of onsite parking before occupation, vision splay formation and including that the TRO to be in progress at the time of occupation (note the funding of the agreement has been agreed)

- Provision of suitable 'secured by design' or alternative features, in discussion with the police as consultee
- Unexpected contamination during construction
- Hours of construction and noise controls
- Ecology: The works should be carried out in accordance with the Landscape Management plan and landscape plans submitted.
- Noise protection measures and ventilation and extraction (if required)
- Car Park Management Plan, including trial programme of allocation and identification
- Tree works as per AIA and AMS

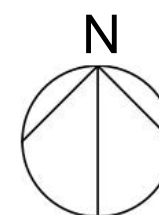
Informative notes to include (but not be exclusive to):

- Noise mitigation suggestions
- Timing of works expectations
- Air quality during construction

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

Appendices:

- Appendix 1 Location plan
- Appendix 2 Site plan
- Appendix 3 Aerial View
- Appendix 4 Elevations



Site Location Plan

1 : 1250



Scale Bar 1:1250

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All dimensions are to be checked and verified on-site by the Main Contractor prior to commencement; any discrepancies are to be reported to the Contract Administrator.

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

Do Not Scale

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P1		Issued for Planning	29.10.20	-	JK
Rev	Comment		Date	Chk	Apr
Project No: 304886		Scale @ A3: 1 : 1250		Drawn By: JK	

Project:
Crab Lane
Gorleston
Norfolk

Client:
Broadland Development Services

Title: Site Location Plan		
Drawing Number: CRABLN-IW-SA-XX-DR-A-1004		
Status: D5	Purpose of Issue: PLANNING	Revision: P1



Property and Construction Consultants
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Vision, form and function



Site Legend

- Public Footpath
Asphalt to match existing
- Entrance Paths & Patios
Dress Bronte Weathered Stone
600x600 and 600x300 slab sizes
- Hedge - New
- Existing grass
- New planting area
- New grasscrete
- Vision Splay
- Existing/Proposed tree
- PW1.2m 1.2m post & wire
P&WB1.8m 1.8m post & wire with timber battens
BW1.5m 1.5m high brick wall
BW1.8m 1.8m high brick wall
H1.2m 1.2m hedge
H1.8m 1.8m hedge

Refer to Material Specification document for further details

Landscape shown indicatively,
refer to landscape plans

Site Area: 2940m²

Proposed Site Plan

1 : 200

P11 Update issued for planning	18.03.21	JK
P10 Issued for Planning	10.03.21	JK
P9 Issued for information	09.03.21	JK
P8 Issued for information	02.03.21	JK
P7 Issued to GPC	01.06.21	JK
P6 Issued for design update	09.01.21	JK
P5 Issued for Planning	06.11.20	BR JK
P4 Issued to project team	05.11.20	JK
P3 Issued to GPC	05.11.20	JK
P2 Issued for Planning	05.10.20	JK
P1 Issued to ModPro	15.10.20	JK WDM
Rev Comment	Date	Drawn By
Project No: 304886	Scale @ A0: 1 : 200	Drawn By: JK

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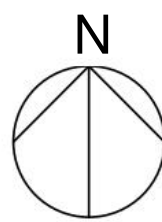
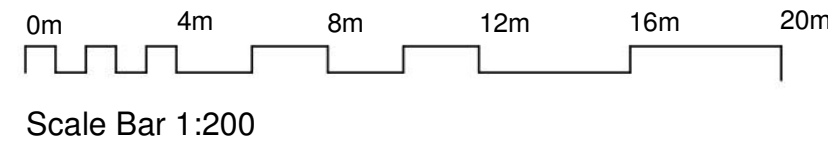
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Project:
Crab Lane
Gorleston
Norfolk

Client:
Broadland Development Services

File:
Proposed Site Layout

Drawing Number:	CRABLN-IW-SA-XX-DR-A-1000
Status:	Purpose of issue: PLANNING
Revision:	P11





NOTE:

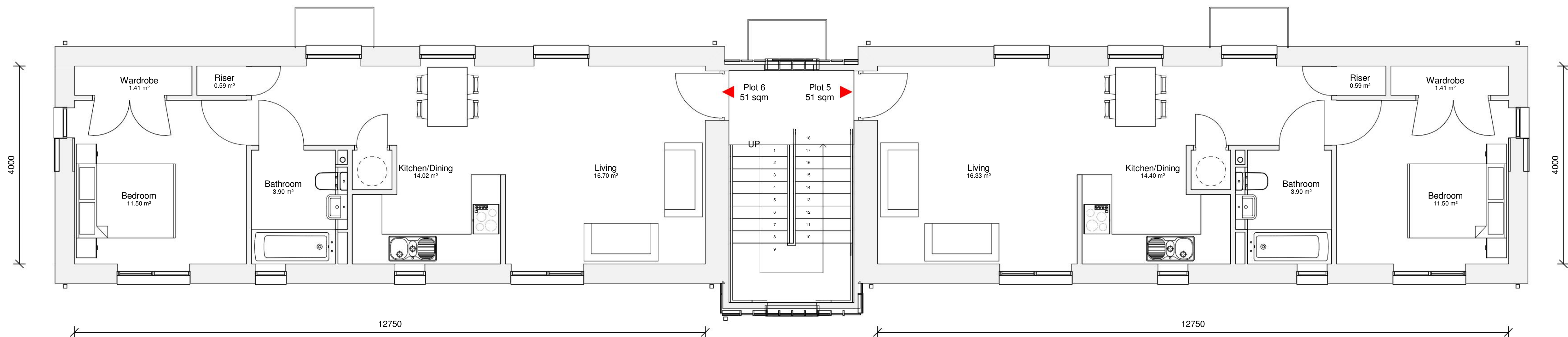
Block 1 Plots 1 - 2

Block 2 Plots 3 - 6

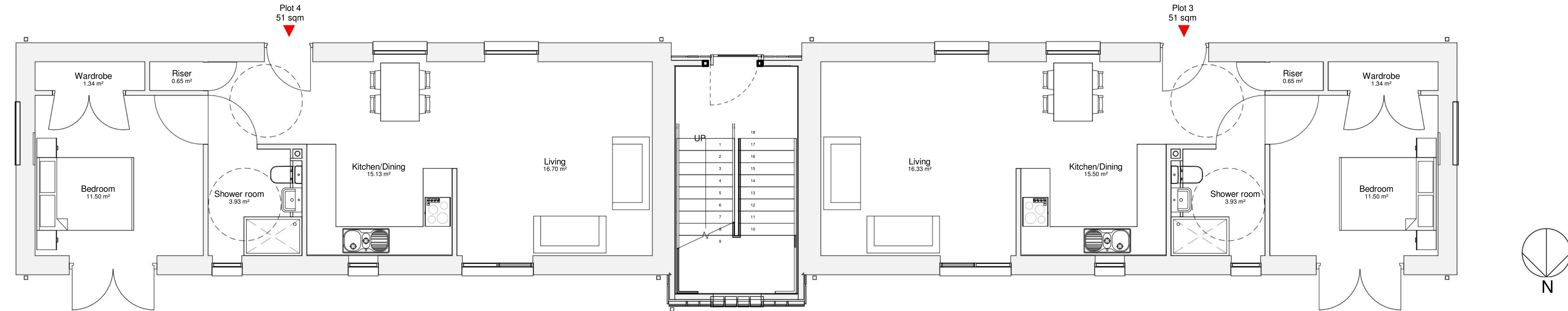
Block 3 Plots 7 - 10

Material Legend

- 1 Buff Brick
- 2 Grey Slate Roof Tile
- 3 Anthracite Composite Cladding
- 4 Anthracite UPVC Casement Windows
- 5 Aluminium Rain Water Goods
- 6 UPVC Anthracite Patio Doorset
- 7 Juliet Balcony
- 8 Canopy
- Ob. Obscured Glazing



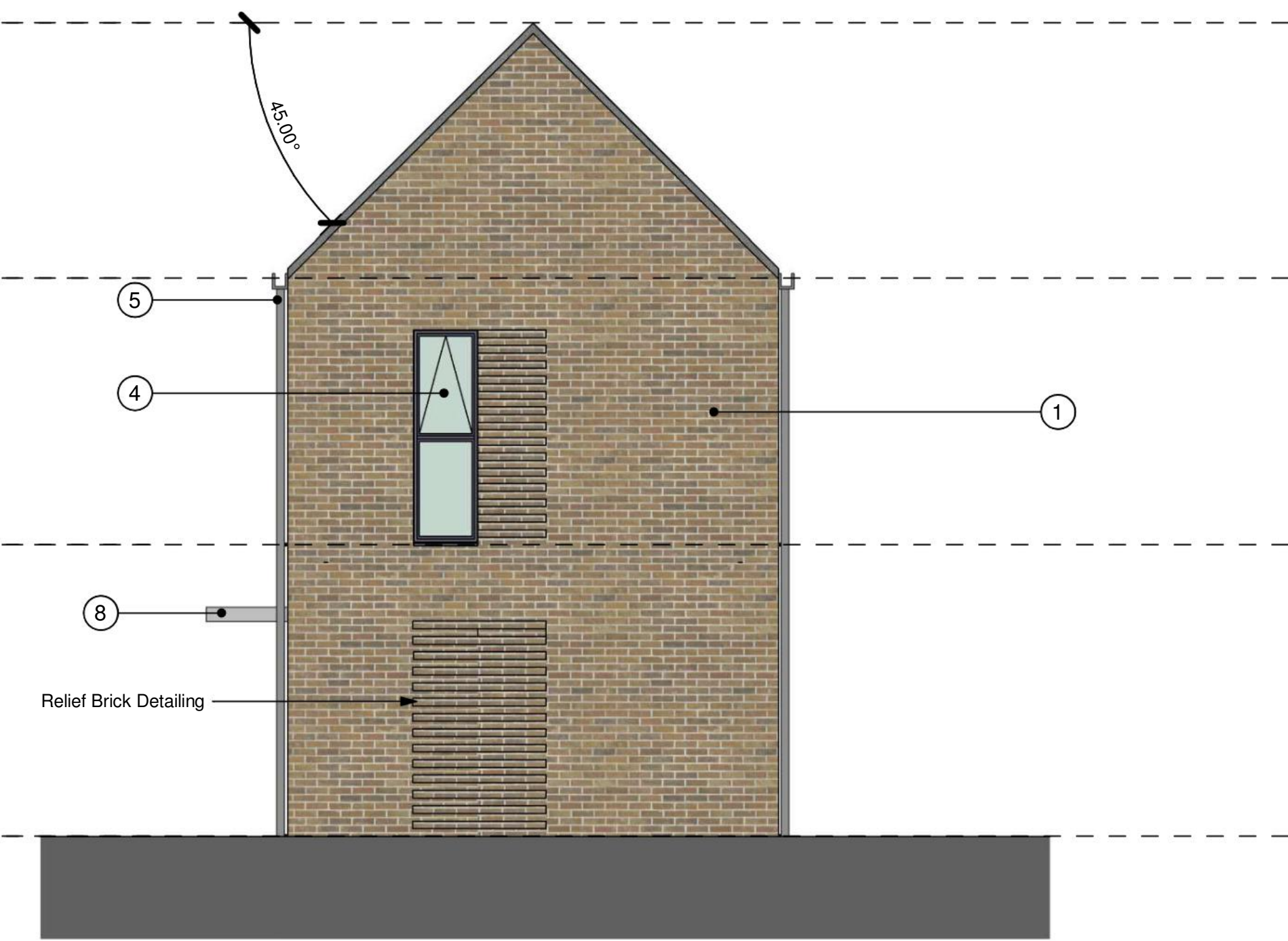
First Floor Plan
1 : 50



Ground Floor Plan
1 : 50



South Elevation
1 : 50



West Elevation
1 : 50

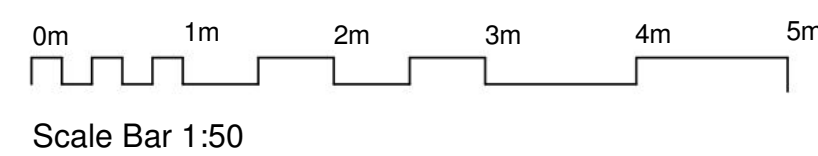


North Elevation
1 : 50



East Elevation
1 : 50

All levels and dimensions are approximate and subject to detailed design development



P6 Issued for Planning	10.03.21	JK
P5 Issued for Information	02.03.21	JK
P4 Issued to CDMG	02.02.21	JK
P3 Issued for design update	28.01.21	JK
P2 Issued for Planning	06.11.20	JK
P1 Issued for Planning	29.10.20	JK
Rev	Comment	Date
304886	Scale @ A3: 1 : 50	Drawn By: BR/UK



Project:

Crab Lane

Garleston

Norfolk

Client:

Broadland Development Services

File:

Block A - Proposed Floor Plans & Elevations

Drawing Number:

CRABLN-IW-B1-XX-DR-A-1001

Status:

P6

Purpose of Issue:

PLANNING

Revision:

Reference: 06/20/0568/F

Parish: Great Yarmouth

Officer: Chris Green

Expiry Date: 01-06-21

Applicant: Great Yarmouth Borough Council

Proposal: Residential development of 8 modular single bedroom dwellings

Site: Great Northern Close, Great Yarmouth.

REPORT

1. Background

- 1.1 This proposal is presented to members because the site is owned by the Borough Council and the Council is also the applicant. The proposed affordable modular housing is being promoted by the Council but would be built by and operated in partnership with a local affordable housing Registered Provider, Broadland Housing Association.
- 1.2 The choice of the modular housing sites has been predicated by the need for rapid delivery of smaller homes to meet need, requiring the utilisation of land within the Borough Council's existing estate.
- 1.3 The plans have been revised during the application process following discussions with Officers at the Borough, including Design and Conservation Officers, and a re-consultation has been conducted and concluded.
- 1.4 A fact-finding site visit meeting of the Planning Committee was held on 15th April 2021.

2. Site and Context

- 2.1 The proposal is on land currently forming a parking court associated with other blocks of flats in this area of Great Northern Close. Historically, the site is part of the former land associated with the approaches to Yarmouth Beach Railway Station closed in 1959, close to the junction with the line that linked this station to the quay and Breydon viaduct.
- 2.2 The application site lies to the rear (east) of terraced houses at 115-116 North Denes Road, and north of the existing blocks of flats in Great Northern Close. To the north of this application site is open playing fields associated with the

Charter Academy, formerly the High School, separated from the site by a chainlink mesh fence. Immediately adjacent to this site, to the east, is a recreation ground (Beaconsfield Recreation Road) also used for sports facilities in conjunction with the school and by other users. There is a gate in the brick wall between the recreation ground and the existing and proposed flats.

- 2.3** The land intrudes into flood zone two, though the land levels all around this site appear very close to level and land to the north and south is shown as being in zone one.
- 2.4** It is situated within the town's development boundary and with good access to shops, and other facilities. The red-lined site area is of 0.11 hectares (density 70 dwellings per hectare). The flats now occupying the land date to the late 1960s following closure of the railway. These flats are owned by the Borough Council.
- 2.5** Within the existing portion of the development known as Great Northern Close there are 60 flats. Within the whole of Great Northern Close, to provide for the 60 existing flats there are presently 71 spaces. There are 36 further flats to the south of those, forming Midland Close, which have their own parking provision. There are eleven houses fronting North Denes Road with rear gardens abutting Great Northern Close, where the road has enough length for 12 on street parking places.
- 2.6** There are two parking areas in this vicinity serving the existing flats, one closer to the flats which appears well used, and the larger parking area that serves as this application site immediately to the south of the playing field which appears less well used, but has capacity for up to 44 vehicles (60m x 17m approx.).
- 2.7** Should this proposal be approved, the application site is still intended to serve as a car park for the surrounding area. The number of spaces as proposed for general use would be 27 spaces, in addition to providing 7 spaces open to all residents within the site of the 8 flats shown. This gives a total of 34 spaces for 68 flats across the Great Northern Close residential area. There are various other local parking sites in the vicinity as set out in section 6 of this report.
- 2.8** The land features some small ornamental trees planted as landscaping when the housing was built. There is a row of trees on the recreation ground, to the east, close to the boundary wall.
- 2.9** The character of the area is relatively open to the north and east with large recreation spaces, with terraced development to the west fronting North Denes Road.
- 2.10** To the west side of North Denes Road close to this site is the Estcourt Road application site for 30 dwellings (Application Reference 06/21/0618/F). These are Two number x four-bedroom (7 person), three number x three-bedroom

(five person), seven number x three-bedroom (six person), fourteen number x two-bedroom (four person) and four number one-bedroom flats. Fifty-six car parking spaces are provided giving each house two spaces and each flat one space. This is in accordance with Norfolk County Council parking guidelines.

3. Proposal

- 3.1** This is a full application for the erection of eight one-bedroom self-contained modular flats, in two buildings of two storeys. This comprises a group with four flats around a common stair in an L shape at the west of the site and a group of four flats in an H shape around a common stair. This creates a courtyard.
- 3.2** Parking is shown for the flats created in a small parking area to the west side with capacity for seven vehicles and bin storage. Over the whole site therefore this represents a loss of 37 parking spaces.
- 3.3** Unit size is 50m square, compliant with the national standard for a one bedroom two-person home (also 50 sq m).
- 3.4** Accompanying the proposal are 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);
 - Preliminary Risk Assessment (Contamination);
 - UXO Report;
 - Topographical Survey;
 - Ecology Report; and
 - Arboricultural Impact Assessment.
 - Sequential test for flood risk

The development is too small to require a Transport Statement.

4. Relevant Planning History

- 4.1** There is no relevant planning history. Various applications for satellite dishes on the existing flats dating to the mid-1990s.

5. Consultations:-

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

5.1 The ward councillor has objected, raising the following concerns:

- Impact on parking for the current residents and properties nearby. County Highways have objected that there are insufficient spaces for new residents. When Beaconsfield Park is being used parking needs increase.
- The proposed housing development on Estcourt Road might not provide enough parking, adding to the local parking pressures.
- Site notice was removed and no replacement provided.
- Covid restrictions make engagement with residents difficult. More time is required notwithstanding the pre-application consultations made by the developer.

5.2 Neighbours and residents have objected, on the following summarised points:

- Notification has been poor as the site notice was removed the next day.
- The council have underestimated the displacement of parking facility at 22 vehicles. There are 60 flats in the estate.
- The surveys carried out during covid are not representative.
- The car park is used by residents, council contractors doing repairs and grounds maintenance, paramedics, home delivery drivers and sports teams using the Beaconsfield recreation ground.
- The emergency services struggle to negotiate the on-road parking in the Close.
- Registered disabled drivers struggle to find accessible parking spaces.
- Carers and people with children often cannot find space to park.
- Delivery drivers will find it difficult to park especially during covid.
- There are restrictions on the North Denes Road.
- There are no details for electric car charging points or consideration of what the end of petrol cars will mean.
- As the new tenants will have designated parking spaces there will be resentment from existing tenants will have no allocated provision.
- There are no disabled spaces and five are required on the whole site.
- By 7pm all spaces are occupied.
- The poor condition of the existing car park limits its use.
- The area is used for drug dealing and is poorly lit and the lights not maintained.
- The proposal creates a good place for drug dealing.
- This will lead with other schemes to overdevelopment of the area.
- The ward councillor further objects that asbestos has been found rendering development unsafe and restating previously expressed concerns regarding parking.

Consultations – External

5.3 Norfolk County Council – Local Highways Authority – No objection.

The amended plans show a technical shortfall of one space, however, in an email dated 18.3.21, the Highway officer agrees that if spaces are not hypothecated to this scheme then that is not objectionable, subject to a condition requiring that prior to the first occupation of the development the proposed access, on-site car and cycle parking and turning area shall be laid out in full, to ensure the availability of this space.

5.4 Historic Environment Service – No objection, nor recommendation for archaeological conditions.

5.5 Lead Local Flood Authority: No comments. This is a minor development below LLFA threshold for comment.

5.6 Norfolk Fire and Rescue. No objection and standard comments regarding provision for firefighting to accord with the Building Regulations.

5.7 Norfolk Police: CCTV is required to maximise surveillance at access points. The footpath is close to an area known for anti-social behaviour and should be gated with access for occupants only. Ideally the entire site will be fenced to 1.8m height. Access to the stairs should be by electronic key. Bin stores should be gated and key fob access to prevent arson. Good lighting combined with CCTV is recommended. Robust, secure lit cycle storage is required. 'Private residents only' signage needed. Access control to parking might be required.

Note, a submission was received 6 May 2021 providing a revised 'Secured by Design' scheme and this has been sent to the police for further comment.

5.8 Norfolk Environment Team. A Preliminary Ecological Assessment (PEA) has been produced; and agreed as offering suitable mitigation subject to inclusion of bird boxes, these are now shown on revised drawings. Further comment awaited at the time of writing (though expected to confirm satisfactory).

Consultation - Internal to GYBC

5.9 Head of Housing: Supports.

Normally no affordable housing would be required on this site by policy. The proposal is however for a 100% affordable scheme, designed to meet the increased need for childless couples and single persons created by the pandemic. The application is supported. There is a waiting list for smaller accommodation of roughly ten times the size of the provision offered on the three modular housing sites being brought forward.

5.10 Tree Officer: No objections.

Trees within the Beaconsfield park need to be protected during the development with their Root Protection Area fenced off (measured 4m from stem location) as shown in the submitted Arboriculture method statement. No dig construction techniques shall be used for the new pedestrian footpath within the RPA with timber edging and a permeable surface laid to allow for water to access tree roots underneath.

5.11 Resilience officer: No objection.

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

No objections:

A condition is required for contaminated land matters to be mitigated on site and validated before construction proceeds further, as the phase 1 and 2 studies showed some asbestos particles in one location. Construction work period should be restricted to protect adjacent residents and maintain air quality during construction works.

5.13 Building Control – Were critical of the originally submitted design showing open balcony access, but the revised scheme addresses the issue and allows firefighting hoses access within the prescribed 45m distance.

5.14 Natural England – No comments as below threshold so refer to standing advice and local ecology service.

5.15 Anglian Water - Below threshold for comment

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:

- HOU7 – New residential development
- HOU9 – Developer contributions
- HOU16 – Layout and design of housing proposals
- HOU17 – Housing density and sub-division

Core Strategy 2013:

- CS1 - Focussing on a sustainable future
- CS2 – Achieving sustainable growth

- CS3 – Addressing the Borough's housing need
- CS4 – Delivering affordable housing
- CS9 – Encouraging well-designed, distinctive places
- CS11 – Enhancing the natural environment
- CS12 – Utilising natural resources
- CS13 – Protecting areas at risk of flooding or coastal change
- CS14 – Securing contributions from new developments
- CS16 – Improving accessibility and transport

Other material considerations:

National Planning Policy Framework:

- Section 5: Delivering a sufficient supply of homes
- Section 8: Promoting healthy and safe communities
- Section 11: Making effective use of land
- Section 12: Achieving well-designed places

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:

- A1 – Amenity

The following emergent policy carry lesser weight as objections have been received:

- H3 - sets a minimum housing density
- E4 - Trees and Landscape
- E7 - Water conservation

Principle of development

- 6.2** Great Yarmouth Borough adopted Local Plan Policy CS1 - "Focusing on a sustainable future" seeks to create sustainable communities where growth is of a scale and in a location that complements the character and supports the function of individual settlements.
- 6.3** This is a small-scale development within development limits in a sustainable location, with excellent access to goods and services.
- 6.4** This site is within Great Yarmouth. Policy CS2 is considered to support the proposal in that it identifies that approximately 35% of new development will take place in the borough's Main Towns at Gorleston-on-Sea and Great Yarmouth.

Provision of housing

- 6.5** Notwithstanding that the Borough Council can report a healthy Five-Year Land Supply, the Development Plan supports windfall residential developments in sustainable locations where there are no overriding policy conflicts / objections or material considerations to suggest otherwise.
- 6.6** Policy CS3(d) specifically expects new housing to address local housing need by incorporating a range of tenures, sizes and types of homes to create mixed and balanced communities. The dwellings are all 1-bedroom flats, and all proposed to be affordable housing, which is contrary to the aspirations of policy CS3(d) in the broadest strategic sense, but the site has been specifically designed to provide smaller units for those in the greatest housing need, to meet a pressing demand in the Borough. Given the demand to provide both affordable homes and smaller dwelling units this combined additional benefit is of considerable weight.
- 6.7** Ordinarily a scheme of 8 dwellings would not be required to provide affordable housing by legal agreement as national policy only allows general needs affordable housing to be secured on schemes of 10 dwellings or more. Nevertheless, the proposal is offered as 100% affordable housing in order to secure more public benefits, and it is considered a significant factor in the planning balance and overall decision-making process.
- 6.8** The delivery of an all-affordable housing scheme however provides considerable material benefit and weight in the proposal's consideration.
- 6.9** This scheme will very rapidly deliver a significant contribution to smaller housing accommodation, tailored to specific needs.

Design

- 6.10** Policy CS3 paragraph (g) promotes design-led housing developments with layouts and densities that appropriately reflect the characteristics of the site and surrounding areas, and in this the layout mirrors the layout to the south in terms of general density of footprint, albeit one storey lower than the existing flats.
- 6.11** Policy CS9 - "Encouraging well-designed, distinctive places" and saved Policy HOU16 also seek a high quality of design. The amended proposal is considered clean modern design, with spare detailing employed to provide an unfussy minimal design aesthetic that is distinctive in its own right in comparison to surrounding property, but without jarring with the existing property.
- 6.12** The street-scene is not considered harmed, these properties are set back from adopted highways and form a continuation of the development pattern.
- 6.13** The design offers a form which while of little architectural pretention, is well detailed, and of a type rarely found elsewhere in the Borough. The amendment to the roof profile provides a stronger roof aesthetic, and the

revised layout also eliminates the external landings linking the stairs to the front door which were proposed in the earlier iteration of the scheme.

Residential amenity

- 6.14** Core Strategy policy CS9 also considers matters of amenity both for existing and future residents. The properties to the immediate south of the proposal have larger overlooking windows of some significance, but these are 23.5m from the larger overlooking windows on the central block with a direct relationship. Other windows within the proposal are either at 90 degrees relationship to the flats to the south where privacy impact is reduced to a degree where it is not considered material, or they are narrow windows with limited privacy implications and which are set in the gable ends with an angular relationship to the existing, rendering them of no material impact.
- 6.15** The amended proposal places the flats across the north boundary in an east-west direction slightly further from the existing north windows of the existing flats. It achieves close to the 24m separation distance normally accepted as good practice for cases where there may be direct overlooking, so it is considered acceptable.
- 6.16** The revised proposal does make the gable end of the westernmost pair of flats more architecturally satisfying by arranging the four principal windows on this façade. This does occur at a relatively close distance to the closest existing neighbour, but it is not considered to materially harm privacy as the relationship is oblique, so someone standing close to those windows would only see a tiny sliver of the neighbour's room. This is considered acceptable.
- 6.17** Similarly, the H block to the east faces towards a part of the neighbouring existing properties where there are no windows directly within view and those that are have an oblique relationship.

Highways and parking

- 6.18** At public consultation a considerable number of respondents cited concerns over car parking capacity being lost from the area. Appendix 3 of the submitted planning statement contains a parking survey conducted in October this year. This identifies the surfaced unmarked car parking area that forms the site as having a potential capacity for 44 vehicles, but at all times of the survey 23 spaces were shown as being unused, so development here would be expected to displace 21 vehicles.
- 6.19** The survey provided details of other parking available and taking the figures for the six other sites analysed there are 31 free spaces in the evenings at minimum. Some of these alternative sites which are located on the course of the old link line between Yarmouth Beach and the Breydon (railway) Viaduct (as was) are some distance from this site, however the nearer one is only 75m to the north and well overlooked by other property and offers total capacity for 55 vehicles. It was pointed out by local Councillors during the Planning Committee's site meeting that these spaces are used at certain times of the

day by the Council's own refuse and maintenance service staff attending the nearby depot. There are however other parking opportunities for those staff on Churchill Road and the other parking areas to the west on Beaconsfield Road offering a shorter distance to the depot, and the 55-space parking area mentioned is open to all.

- 6.20** The Local Highway Authority's consultation response to the scheme as initially presented criticised the shortfall of parking provision dedicated to the proposal scheme's flats, but did not consider the loss of spaces for current users to be a problem, given the other various sites available for parking in the locality. The updated amended plans however reduced the shortfall to one space and allowed space for disabled access to one bay, on the basis that the spaces be made available to all in a flexible manner; the Highways Officer has accepted this in combination with the other factors as it is considered sufficient provision in the round, and so has been able to remove their initial objection.
- 6.21** Although the police suggest the spaces should be hypothecated to the development, in this case it is considered entirely appropriate to leave the spaces flexible and communal, and not minimise the number of spaces available to the wider area by restricting use of any spaces for the new residents.
- 6.22** Objection letters make the point that there are other users of the parking spaces, however, of those listed many are trade-related which tend to be daytime rather than overnight users. The use by persons visiting nearby sports facilities could also be controlled or prevented, by the Borough housing and estates team, using common law provisions as landlord.
- 6.23** One contributor notes the lack of disabled parking within the whole estate. It is axiomatic that planning proposals cannot be expected to correct problems already arising outside site boundaries, however in the context of this proposal one wider 3.3m bay is available and the Highway Officer has supported this level of provision in relation to this scheme.
- 6.24** Another objector raised the issue of mothers with children and shopping needing to have dedicated spaces with close access to their homes. As some parking does remain in the scheme the opportunity to drop off and park elsewhere does exist. It is accepted this is less than ideal as reduced opportunity to park will lead to times when there is no space. This is discussed in the concluding planning balance comments.
- 6.25** Objection has referenced another proposal locally (recently received) which might under-provide parking. There are two reasons why no weight can be accorded to this; firstly, that scheme provides sufficient parking as drafted and, secondly, unless approved at the time of decision making could not receive consideration within the determination process for this application.
- 6.26** For the above reasons parking provision is considered in the balance to be acceptable both for existing and new users and not offer a sound reason for refusal of the proposal.

Contamination

- 6.27** The Environmental Health Officer's response reflects the completion of intrusive survey and laboratory work so that the existing area of contamination within the site is fully understood and a remediation proposal is in place. This means the only pre-commencement work required is the carrying out of the agreed mitigation, in advance of other works that might give rise to risk to building operatives. This is as minimal a pre-commencement requirement as can be arrived at when there is some contamination on site and should allow the swift delivery of the accommodation that is so needed at this time.
- 6.28** A precautionary condition will be used to require remediation of any unexpected contamination which might be discovered during construction and is entirely usual.
- 6.29** Asbestos presence on the open ground represents historic dumping of material. One objector states that the presence of asbestos traces on site should preclude development, but this is not correct as the discovery demonstrates proper characterisation of contamination present, and offers an appropriate remediation proposal which has been accepted as the proper remedy of that problem, leaving only the validation process to determine that the site is clean. This is the normal way in which sites are made acceptable for development.

Trees and landscape

- 6.30** An Arboricultural Impact Assessment has been produced, and the Tree Officer is content with the proposals, subject to protective fencing being used to protect trees on the adjacent playing field during the works. This can be required by planning condition.

Ecology and biodiversity

- 6.31** A Preliminary Ecological Assessment (PEA) has been prepared, given the low sensitivity identified this has been carried out as a desk-based study. No on-site mitigation is suggested in the submitted PEA. The County Council's Ecologist has recommended small scale habitat enhancement is needed by way of providing swift boxes and hedgehog "gaps". These have been indicated on revised drawings provided, and can be required by planning condition.
- 6.32** The usual (cumulative based) indirect Habitat Regulations impacts do require mitigation payment, as below.

Impact on internationally designated ecological sites - Shadow Habitats Regulation Assessment

- 6.33** The applicant has submitted a bespoke Shadow Habitat Regulations Assessment (HRA). It is confirmed that the shadow HRA submitted by the

applicant has been assessed as being suitable for the Borough Council as competent authority to use as the HRA record for the determination of the planning application, in accordance with the Conservation of Habitats and Species Regulations 2017.

- 6.34** The report rules out direct effects in isolation; but accepts that in-combination likely significant effects cannot be ruled out from increased recreational disturbance on the Broads SPA and recreational access (and potential for disturbance) is extremely limited. An Appropriate Assessment (AA) has been carried out. The AA considers that there is the potential to increase recreational pressures on the Broads SPA and North Denes / Winterton SPA, but this is in-combination with other projects and can be adequately mitigated by a contribution to the Borough Council's Habitats Monitoring & Mitigation Strategy (£110 per dwelling) to ensure that there will be no adverse effects on the integrity of the internationally protected habitat sites.
- 6.35** The Local Planning Authority as "competent authority" agrees with the conclusions of this assessment. To meet the mitigation requirements, it is recommended (as this is a smaller scheme of 8 dwellings) that the appropriate contribution is secured by payment under the provisions of S.111 of the Local Government Act.

Drainage and Flood Risk

- 6.36** As this site is at increased risk of flooding (zone 2) it is the duty of the Council to consider other sites when determining the application, in the form of a sequential test for flood risk. Officers have considered other available land in the Yarmouth urban area. The application has come forward due to the delivery support available from the Government's funding of housing schemes that can be delivered quickly in response to the Covid-19 Pandemic. As such, there are timescale constraints relating to the development being achieved pursuant to this application, so it has been considered necessary to only consider alternative sites of lesser flood risk on land owned by the Council, because that is available and "deliverable" (in terms of the NPPF definition) in the timescales required to enable this development to proceed. In effect, the need to achieve rapid delivery defines the criteria for testing the availability of other land in lower flood risk, and largely rules other sites out unless in the Council's ownership.
- 6.37** Members will note that there are two alternative sites available for modular housing construction that fall within the Council's ownership: one with planning permission resolved to be granted at the Beach Coach Station, Yarmouth, and one recommended for approval at Crab Lane, Gorleston, at this same meeting of the Planning Committee. It cannot be said that this is the only site available for delivery of a scheme of 8 dwellings within the same timescale, but it can be said that the site is the only one which can provide his scale of development in addition to those two other schemes under consideration. As such, given the pressing importance of delivery of affordable housing in the Borough, it is considered that this is the most appropriate

available and deliverable site for 8 homes from a flood risk sequential assessment point of view.

Security

- 6.38** It is considered that the introduction of the new housing will add natural surveillance at the gable ends of the existing properties and that within the estate there will be good surveillance overall of the new parking areas.

Utilities

- 6.39** Policy CS12 - Utilising natural resources paragraph (e) suggests working with water utility providers to ensure that new developments match the provision of water supply and wastewater/sewerage treatment capacity. This is a small-scale development in a highly populated area where capacity will exist for mains water supply and foul water drainage treatment.

Access to open space and play facilities

- 6.40** Saved policy REC8 "Provision of recreational, amenity and play space" requires all schemes with over 20 children's bed-spaces to provide recreational and amenity space or play space, in proportion to the scheme. This principle continues in emerging policy H4 of Local Plan Part 2. However, this proposal does not create children's bed space as the flats are specifically for couples or singles without children these policies would not apply.

Economic benefits

- 6.41** There will be short term construction jobs with little long-term economic benefit associated with the proposal other than some employment to maintain the buildings and grounds.
- 6.42** The encouragement of modular housing delivers on the aims of recent government reports and will further the adoption of offsite manufacture of housing, where lack of scale has been shown to act to discourage general adoption.

Local Finance Considerations:

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

- 6.44** Although the Council owns the land, there has been no consideration given to any possible financial implications linked to the development of the site. A small grant of 'new homes bonus' may arise, should this scheme qualify, but that is not considered a significant material factor in the weighting of this assessment.

7. Conclusion: The Planning Balance

- 7.1** The planning balance in this case is heavily weighted towards an approval recommendation for these vitally needed all-affordable form of housing directed at single persons and couples without children, where there is a substantial shortfall of such accommodation and of accommodation of this type that meets good standards of provision. The site offers a contribution to housing supply and is well located in relation to the pattern of the settlement
- 7.2** Against this there will be some impact on existing residents from the reduction in parking provision, however there are alternative sites for parking in the locality, and while these may not always be practical solution for mothers with children, for example, occurrences where there is no space to drop off are considered sufficiently rare so as to be outweighed by the public benefits of the provision of affordable homes.
- 7.3** Other matters such as amenity impact are considered satisfactory and a lot of work has been conducted to remove the need for pre-commencement conditions to expedite the delivery of homes.
- 7.4** By virtue of its modular construction and the relatively unconstrained nature of the site, this scheme will very rapidly deliver a significant contribution to smaller housing accommodation where there is a significant shortfall in the overall housing stock, so is tailored to specific needs.
- 7.5** Notwithstanding the applicant being the Borough Council, and the site being owned by the Borough Council, it is recommended that any permission be subject to a legal agreement or other appropriate mechanism to require all homes to be used only for affordable housing. If this were not the case, Officer's would need to reappraise the exercise of planning balance.

8. RECOMMENDATION: -

Approve subject to:

- completion of legal agreement or appropriate alternative mechanism to secure all 8 dwellings as affordable housing
- the payment for Habitat Regulations mitigation (£880)

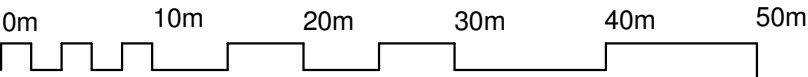
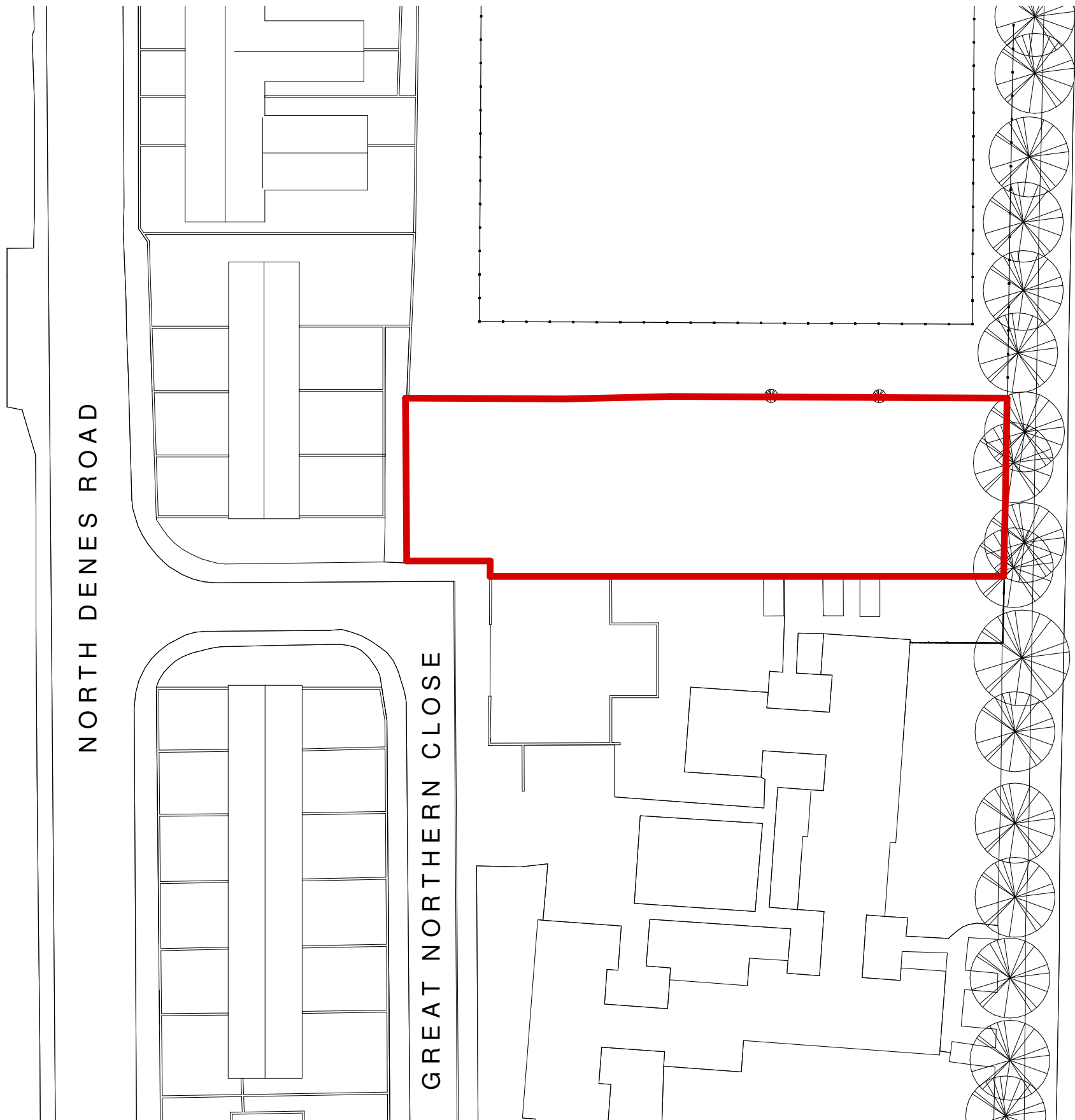
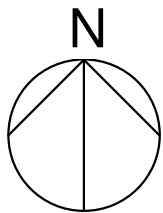
and subject to conditions for:

- Timing.

- Compliance with approved plans.
- Development to be in accordance with the contamination report.
- Securing parking and cycling spaces to be available before occupation.
- Passive EV provision and external lighting positions as shown on latest drawings, a pre-occupation condition to agree lighting intensity.
- Highway conditions.
- A security condition to reflect the recently received “secured by design” or alternative features, in discussion with the police as consultee.
- Provision of the agreed Ecology mitigation.
- Construction to be in accordance with the Arboricultural Method Statement.
- Contamination precautions during development.
- Hours of construction and noise controls.

Appendices:

- Appendix 1 - Location plan
- Appendix 2 - Site plan
- Appendix 3 - Aerial View
- Appendix 4 - Elevations



Scale Bar 1:500

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P1	Issued for Planning	29.10.20	MM	JK	
Rev	Comment	Date	Chk	Apr	
Project No: 304886		Scale @ A3: 1 : 500		Drawn By: JK	

Project:
Great Northern Close
Great Yarmouth

Client:
Broadland Development Services

Title: Site Location Plan		
Drawing Number: GTNORTH-IW-SA-XX-DR-A-1007		
Status: D5	Purpose of Issue: INFORMATION	Revision: P1

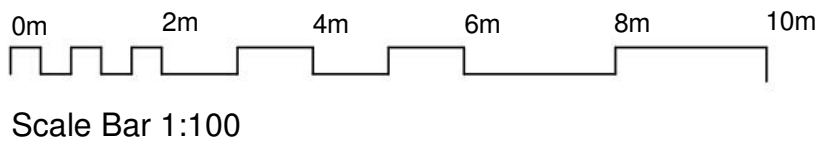
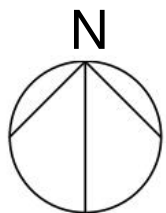


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Proposed Site Layout
1 : 100



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Site Plan Legend

1 : 200

- Public Footpath**
Asphalt to match existing
- Entrance Paths & Patios**
Brett Bronte Weathered Stone
600x600 and 600x300 slab sizes
- Hedge - New**
- Existing grass**
- New planting area**
- New grass area**
- New wild flower**
- Gravel with geo grid**
- Seeded geo grid**
- Existing/Proposed tree**
- Drying Area**

- BW&T1.8m 1.5m high brick wall with 0.3m trellace
- BW1.8m 1.8m high brick wall with capping detail
- BMF1.8m 1.8m black metal fence
- BMG1.6m 1.6m black metal gate
- BMG1.8m 1.8m black metal gate
- CBG1.5m 1.5m close boarded gate
- H1.2m 1.2m native hedge
- H1.5m 1.5m native hedge
- PW1.5m 1.5m post & wire fence

****Refer to Material Specification document for further details****

Landscape shown indicatively,
refer to landscape plans

Site Area: 1140m²

P12 Issued for Planning	10.03.21	-	JK
P11 Issued for information	09.03.21	-	JK
P10 Issued for information	02.03.21	-	JK
P9 Issued to GYBC	23.02.21	-	JK
P8 Issued for information	19.01.21	-	JK
P7 Issued for Planning	15.01.21	-	JK
P6 Issued for Planning	18.12.20	-	JK
P5 Issued for Planning	06.11.20	BR	JK
P4 Issued to project team	05.11.20	-	JK
P3 Issued for Planning	29.10.20	MM	JK
P2 Issued for team meeting with Mod Pod	27.10.20	-	JK
P1 Issued to ModPod	16.10.20	MM	JK
Rev / Comment	Date	Crk	Apr
Project No: 304886	Scale @ A1: As indicated	Drawn By: MM/JK	

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Project:
Great Northern Close
Great Yarmouth

Client:
Broadland Development Services

Title:
Proposed Site Layout

Drawing Number: GTNORTH-IW-SA-XX-DR-A-1000		
Status: D5	Purpose of Issue: PLANNING	Revision: P12



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Ordnance Survey 100018547

Material Legend

- 1 Buff Brick
- 2 Grey Slate Roof Tile
- 3 Anthracite Composite Cladding
- 4 Anthracite UPVC Casement Windows
- 5 Black UPVC Rain Water Goods
- 6 Grey metal fence
- 7 UPVC Anthracite Patio Doorset
- 8 Juliet Balcony
- Ob. Obscured Glazing



South Elevation
1 : 50



North Elevation
1 : 50

P9	Update to Planning	22.03.21	JK
P8	Issued for Planning	10.03.21	
P7	Issued for information	03.03.21	-
P6	Issued for information	02.03.21	-
P5	Issued for information	18.01.21	
P4	Issued for Planning	06.11.20	BR
P3	Issued for Planning	29.10.20	MM
P2	Issued for team meeting with Mod Pod	27.10.20	
P1	Issued to ModPod	16.10.20	MM
Rev	Comment	Date	Chk
Project No	304886	Scale @ A3	1 : 50
		Drawn By	MM



Vision, form and function

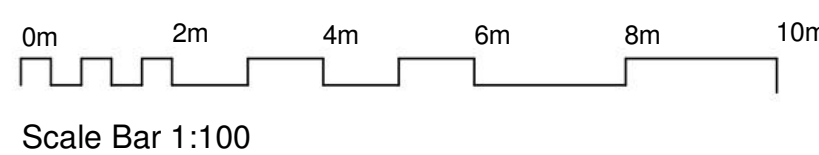
Project:
Great Northern Close
Great Yarmouth

Client:
Broadland Development Services

Title:
Proposed Elevations 1/2

Drawing Number:		
GTNORTH-IW-XX-XX-DR-A-1004		
Status:	Purpose of Issue:	Revision:

All levels and dimensions are approximate and subject to detailed design development



Reference: 06/20/0514/F

Parish: Bradwell

Officer: Mr G Bolan

Expiry Date: 01/12/2020

Applicant: Mrs R Cramer

Proposal: Variation of condition 3 of Planning Permission Consent 06/05/0582/F, to: 1. Reduce the height of lighting poles from 15m to 10m; and, 2. Replace bulbs with energy efficient LED bulbs

Site: Lynn Grove Academy
Lynn Grove
Gorleston

REPORT

1. Background / History:-

1.1 Lynn Grove Academy occupies a large rectangular site in the parish of Bradwell, which is surrounded by residential dwellings. Most of the school buildings are to the north east part of the site with the remainder of the site being occupied by two sports pitches and a playing field surrounding the site. The school is accessed off one singular point of access located on Lynn Grove.

1.2 The most relevant planning applications are: -

- 06/03/0633/F – New sports centre building and all-weather courts – Approved 24/09/2003
- 06/05/0582/F – Floodlighting to synthetic sports pitch – refused 19/09/2005, Appeal allowed 03/11/2006
- 06/20/0379/F – Variation of condition 2 of Planning Permission Consent – 06/13/0167/F – change to lighting specification (Tennis court) – Approved 09/12/2020

1.3 The application is to vary condition 3 of Planning Permission Consent 06/05/0582/F which was allowed on appeal on the 3rd November 2006. Condition 3 states:

*Notwithstanding the details shown on the approved drawings, **each lighting column shall be not more than 15 metres high and shall support 2 KW asymmetric floodlights mounted horizontally, with zero degrees of tilt.** The floodlights shall be retained in their approved configuration and shall not be replaced or altered except with prior written approval of the local planning authority. [Officer's emphasis].*

- 1.4 The application relates to the larger all-weather pitch located centrally to the site. Since floodlighting was approved in 2006, the sports pitch has been in constant use and until May 2020 the lights were operated under the lighting scheme approved by the appeal decision. The use of floodlights has generally proven successful in providing much-needed facilities for the school and supporting the wider community outside school hours, and the principle of retaining lighting around the pitch is still appropriate.
- 1.5 The current set up involves 8 flood lights, with 4 floodlights located on both the north and south sides of the pitch.
- 1.6 The floodlights are currently conditioned to not operate outside of the following hours:

09:00 to 21:30 hours on Mondays to Thursdays

09:00 to 21:00 hours on Friday

09:00 to 20:00 hours on Saturdays, Sundays, Bank Holidays and during the period from Christmas Eve to New Year's Day inclusive.
- 1.7 This application is submitted because the applicant (Lynn Grove Academy) wishes to change the types of lighting around the sports pitch, to allow more energy-efficient bulbs to be used. Unfortunately, the process undertaken has caused a degree of concern amongst local residents.
- 1.8 When the Academy first considered changing to more energy-efficient bulbs they undertook testing during May 2020. In the trial they changed the existing filament bulbs for LED bulbs within the existing 15m tall lighting poles; this proved unsuccessful because the lights were so bright that the poles were too tall and projected light far beyond the boundary and into the nearby residents' gardens and properties. This was exacerbated because the existing poles don't have appropriate cowling shields attached.
- 1.9 The Borough Council received complaints about the light overspill during the trial period, and on a site meeting with Officers the applicant agreed not to use the new LED bulbs and would await the application to be submitted and determined before using the floodlights. It should be noted that the applicant is still able to use the original lighting as approved already, as that permission remains extant.
- 1.10 Notwithstanding, Lynn Grove Academy have not used any floodlighting on the application site since the testing in May 2020; whilst this has not been too

problematic in the high summer months of 2020 and whilst lockdown was in force, the easing of lockdown restrictions means that a resolution becomes a pressing issue to enable community use in a manner compatible with neighbouring amenity.

2. Consultations :-

- 2.1 Parish Council – No objections.
- 2.2. Highways – No objection.
- 2.3 Environmental Health – No objections
- 2.4 Neighbours – Support and Objections – see comments attached at the Appendix.

3. Relevant Policies:

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

Core Strategy 2013 – 2030:

- CS15 – Providing and protecting community assets and green infrastructure

Remaining Borough Wide Local Plan Policies 2001:

- EDC3 – Redevelopment of school buildings and grounds

Other material considerations:

National Planning Policy Framework (NPPF)

- Paragraphs 51 – 55: planning controls and conditions.
- Section 8 – Promoting healthy and safe communities

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

- A1 - Amenity
- C1 – Community Facilities

Policy CS15 – Providing and protecting community assets and green infrastructure (partial)

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

c) Take a positive approach to the development of new and enhanced community facilities, including the promotion of mixed community uses in the same building, especially where this improves choice and reduces the need to travel

e) Promote healthy lifestyles by addressing any existing and future deficiencies in the provision and quality of sports facilities, including access to these facilities, playing pitches, play spaces and open spaces throughout the borough

Policy EDC3 - Redevelopment of school buildings and grounds:

Proposals to redevelop or change the use of school buildings or their grounds will only be permitted if the applicant can demonstrate that: -

a) the buildings and/or grounds are surplus to education requirements (either wholly or in part);

b) the proposal will not prejudice the long-term future use of the school or site for future education purposes;

c) the school buildings and/or grounds are not required for a community use; and

d) access, servicing and amenity requirements can be met

See also National Planning Policy Framework (NPPF) –

Paragraph 91 - Planning policies and decisions should aim to achieve healthy, inclusive and safe places which:

a) promote social interaction, including opportunities for meetings between people who might not otherwise come into contact with each other – for example through mixed-use developments, strong neighbourhood centres, street layouts that allow for easy pedestrian and cycle connections within and between neighbourhoods, and active street frontages;

b) are safe and accessible, so that crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion – for example through the use of clear and legible pedestrian routes, and high quality public space, which encourage the active and continual use of public areas; and

c) enable and support healthy lifestyles, especially where this would address identified local health and well-being needs – for example through the provision of safe and accessible green infrastructure, sports facilities, local shops, access to healthier food, allotments and layouts that encourage walking and cycling.

Paragraph 92 - To provide the social, recreational and cultural facilities and services the community needs, planning policies and decisions should:

- a) plan positively for the provision and use of shared spaces, community facilities (such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship) and other local services to enhance the sustainability of communities and residential environments;
- b) take into account and support the delivery of local strategies to improve health, social and cultural well-being for all sections of the community;
- c) guard against the unnecessary loss of valued facilities and services, particularly where this would reduce the community's ability to meet its day-to-day needs;
- d) ensure that established shops, facilities and services are able to develop and modernise, and are retained for the benefit of the community; and
- e) ensure an integrated approach to considering the location of housing, economic uses and community facilities and services.

4. Public Comments received:

4.1 There have been 5 objections received from residents close to Lynn Grove Academy; the issues raised are summarised as below:

- Spill of light and glare into nearby properties
- Floodlit pitch encourages longer use and increase noise late at night
- Effect on bats in the local vicinity
- Health issues associated with bright lights

4.2 There have been many support letters received by the Borough Council. In response to a social media campaign in the two weeks immediately prior to the meeting the LPA has received approximately 400 additional representations of further support, although it must be noted these are predominantly from groups who had previously used the pitches before 'lockdown' and who are keen to use the pitches again beyond sunset.

The reasons for supporting the application are summarised below:

- Provide much needed facilities for the local and wider community
- Closest facility to this standard within the Borough is at Fleggburgh High School
- More energy efficient and improvement to current lighting

5. Assessment: -

5.1 The proposal

The application seeks to amend condition 3 of Planning Permission 06/05/0582/F, to:

- Reduce the height of lighting poles from 15m to 10m; and,
- Replace bulbs with energy efficient LED bulbs

The designs will also be required to include a cowling / shield attached to the light fittings to stop glare from the all-weather pitch.

There will still be 8 flood lights in total, with 4 floodlights located on both the north and south sides of the pitch.

A lighting plan and site layout is available at Appendix 2 of the report

5.2 The application is not to include any changes to the hours of use condition from permission 06/05/0582/F, and so the extant operating hours will still be in force, as below:

5.3 There shall be no use (of floodlights) outside the hours of:

- 09:00 to 21:30 hours on Mondays to Thursdays (except between Christmas Day and New Year's Day as provided below)
- 09:00 to 21:00 hours on Friday (except between Christmas Day and New Year's Day as provided below)
- 09:00 to 20:00 hours on Saturdays, Sundays, Bank Holidays and during the period from Christmas Eve to New Year's Day inclusive.

Neighbouring amenities

5.4 The lighting scheme provided shows that the light will be directed downwards onto the pitch and the amount of light falling outside of the pitch will be an average of 20m from the pitch boundaries (i.e. 'overspill'). By comparison, the previous scheme included overspill of 13m. The nearest property to the South of the pitch is located 145m away and to the north 150m, so overspill will not reach the neighbouring residents.

5.5 This will be further prevented by the use of cowling / light shields attached to the poles to direct light towards the pitch and minimise overspill.

5.6 Re: comparing former and proposed illuminance levels: Assessing the Lux (Luminous Flux) levels between the previously approved applications and the current proposal the lux level of light directed at the centre of the pitch is lower than the previous approval with an average level of 96 – 140 compared to previously 140 – 190 lux values, and around the perimeter of the pitch the values are similar which average out at 190 – 219 lux levels, which is consistent as these areas are closer to the floodlights. The reason that there

is a further overspill over the boundary is due to the lowering of the poles, however the overspill is calculated to extend a further 6m and is not considered to detrimentally harm the amenities of the nearby residents.

- 5.7 To the north of the multi-weather pitch is a concrete tennis/netball court which recently had approval under application 06/20/0379/F to amend the lighting scheme around those courts, to include LED bulbs on their 10m poles. The concrete court is located on the boundary of residents to the north, and since approval and implementation there has been no complaints made to the Borough Council regarding any light nuisance from the tennis and netball courts – though it must be noted that those new LED lights were only approved in December 2020 and because of Lockdown restrictions the opportunity to use them outside school hours has only been available since mid-April 2021.
- 5.8 Nevertheless, the current application proposal matches the same fundamental methods approved for the adjacent site in December 2020, with the same height poles and same type of bulbs being used. Due to the proposed site being located in the centre of the school playing field and the distances from residential properties being much greater at this site than the aforementioned approved scheme, it is considered that his proposal will not cause such a significant detrimental effect on the enjoyment of the resident's residential amenities as to warrant refusal of the application.

Supporting the local community

- 5.9 The proposed site has supported the local community since lighting was first installed, as the applicant claims that over 900 community members make use of the multi-weather pitch. Since the floodlights stopped being used in May 2020, regular users of the pitch have been forced to re-locate to other similar facilities. Currently the closest multi-use all-weather pitch is located 13 miles away at Fleggburgh High School, and whilst there has been a recent approval of a similar facility at East Norfolk Sixth Form College this has not been constructed.

Ecology and bats

- 5.10 Objections include the concern for the impacts on bats in the area, but these are not considered to cause unacceptable harm. There may be a small area of increased light overspill from the pitch, but this does not reach the foraging routes around the perimeter of the school grounds. The lower height of columns may even mean there is less vertical light pollution.

Inspectors comments on previous Appeal (06/05/0582/F)

- 5.11 The previous application for floodlights around the all-weather pitch was initially refused by the Borough Council on the grounds that the floodlighting would have an unacceptably intrusive impact on local residents and the extended evening use of the sports pitch would result in significant disturbance to those living in the area by reason of noise and the increase in vehicular movements along Lynn Grove. At the subsequent appeal the inspector considered all of these

issues and decided that the floodlights and increased use would not cause significant harm to local residents and their residential amenity and allowed the appeal subject to conditions (a copy of the appeal decision is attached as appendix to this report).

Conclusion

- 5.12 The proposed site has current permission for floodlighting to the proposed all-weather pitch which was allowed at appeal (planning reference 06/05/0582/F). The main reason for the objections to this application is due to the effects the proposal would cause on nearby residential amenities. The proposed lighting scheme provided has accommodated these concerns and the light spill from the floodlights does not extend into the neighbouring properties on the boundary. It is possible that the main concerns from neighbouring properties were raised due to the testing of the LED bulbs in the current set up, before this amended proposal was put forward. That testing process found that the current approved set up could not use the more energy efficient bulbs on the existing 15m poles without causing unacceptable impacts, and the scheme was duly amended into the proposed scheme considered in this application.
- 5.13 The application site provides a much need facility for the school and wider community and already benefits from floodlighting under a different scheme. The proposed scheme is considered to not cause any more harm than what is currently allowed on site and with the introduction of LED bulbs it is a much more energy efficient option than what is currently being used.
- 5.14 The application is therefore considered appropriate for the area and use as required. Whilst all objections have been taken into account, it is noted that the information supplied supporting the application provides proof that the residential amenities of nearby residents will not be detrimentally affected by the proposal, and the Environmental Health officer has accepted the proposal. Subject to the same conditions around hours of use of the floodlights as already exist, the development as proposed is considered acceptable.

6. RECOMMENDATION :-

Approve –

Subject to the use of conditions as set out below, the proposal will comply with the aims (c) and (e) of policy CS15 of the Great Yarmouth Local Plan: Core Strategy, remaining Borough Wide Local Plan Policy EDC3 and Paragraphs 91 and 92 of the NPPF, and is consistent with the aims set out in emerging policies of the final draft Local Plan Part 2.

Proposed Conditions:

1. Standard time limit.
2. In accordance with approved plans.

3. The floodlights shall not be operated outside the following hours:

09:00 to 21:30 hours on Mondays to Thursdays (except between Christmas Day and New Year's Day as provided below)

09:00 to 21:00 hours on Friday (except between Christmas Day and New Year's Day as provided below)

09:00 to 20:00 hours on Saturdays, Sundays, Bank Holidays and during the period from Christmas Eve to New Year's Day inclusive.
4. No floodlighting or external lighting shall be installed other than in accordance with the SEEKING LED - lighting plan received by the Local Planning Authority on 6th October 2020
5. There shall be no use of the floodlights until they have been reduced to 10m tall poles, and thereafter each lighting column shall be no more than 10 metres high and shall support 2 KW asymmetric floodlights mounted horizontally, with zero degree of tilt. The floodlights shall be retained in that configuration and shall not be replaced or altered except with prior written approval of the local planning authority.
6. A 'Use Management Plan' for the lights – to be implemented, brought into use and published to all users prior to first use of this form of lighting.
7. The perimeter gate to the school site adjoining Heron Close shall be locked between the hours of 17:00 hours on any day and 08:00 hours on the following day.

And any other conditions considered appropriate by the Planning Manager.

Appendices.

1. Aerial Site Plan.
2. Copy of Planning Inspector's decision in approving application **06/05/0582/F**.
3. Proposed floodlight layout and specifications.
4. Floodlight unit model.



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Appeal Decision

Hearing held on 3 October 2006

Site visit made on 3 October 2006

by **Richard Ogier BA MRTPI**

an Inspector appointed by the Secretary of State for
Communities and Local Government

The Planning Inspectorate
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Date: 3 November 2006

Appeal Ref: APP/U2615/A/06/2008348

**Lynn Grove Voluntary Aided High School, Lynn Grove, Gorleston, Great Yarmouth
NR31 8AP**

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
- The appeal is made by Lynn Grove Voluntary Aided High School against the decision of Great Yarmouth Borough Council.
- The application Ref 06/05/0582/F dated 22 July 2005, was refused by notice dated 19 September 2005.
- The development proposed is floodlighting to a synthetic sports pitch.

Summary of Decision: The appeal is allowed, and planning permission granted subject to the conditions set out below in the Formal Decision.

Procedural Matters

1. At the Hearing an application for costs was made by Lynn Grove Voluntary Aided High School against Great Yarmouth Borough Council. This application is the subject of a separate Decision.
2. I made two accompanied site inspections in connection with the appeal, the first during the hours of daylight shortly after the close of the hearing and the second, at the request of a third party participant, after darkness had fallen at 19:30 hours on the same day.
3. The subject application drawings indicated that each of the eight proposed lighting columns would have a height of between 15 and 18 metres. The officer report to the Council's Development Control Committee referred to that information. The appellant's pre-hearing statement also indicated that the height of the columns would be between 15 and 18 metres. However a report from a lighting engineer commissioned by the appellant and completed in April 2006 refers to a column height of 15 metres.
4. This clarification of the height of the proposed columns at 15 metres was confirmed by the appellant at the hearing. I shall base my consideration of this appeal on the clarified information regarding column height, and on the lighting column positions shown on application drawing EA4108/01B.

Main issue

5. I have identified the main issue in this case to be the effect of the proposed floodlighting on the amenity of residents adjoining the school site and its access road off Lynn Grove and on Lynn Grove itself, in terms of lighting impact, noise and other disturbance.

Planning Policy

6. The development plan for this area includes the Great Yarmouth Borough-wide Local Plan (LP), adopted in 2001. LP Policy EDC4 indicates that the Council will view favourably proposals for joint provision for community/education facilities on land in educational use. LP Policy REC1 carries a presumption in favour of the provision of sports and recreational facilities, subject to specified criteria being satisfied. These include adequate access, parking or servicing facilities, the approach roads being able to accommodate the traffic likely to be generated, the development or associated activities not being significantly detrimental to the residential amenity of those living in the area and the scale, form and design of the development being compatible with its surroundings and not detracting significantly from the character of the area or its landscape.
7. LP Policy REC3 states that the Council will actively pursue the joint provision of a further full size floodlit playing pitch to serve the urban area, subject to the requirements of Policy REC1. The Council indicated that so far as its own initiatives were concerned, no such project had reached a firm proposal stage. LP Policy REC10 states that the Council will, in conjunction with the education authority and school governors, encourage the joint provision of recreation facilities on school sites, and seek to maximise the dual use of school buildings and playing fields for community recreation purposes.
8. LP Policy BNV27 seeks to resist permanent laser or high intensity light projection systems. Applicants are expected to demonstrate that development involving advertisements or other potentially light-intrusive devices will not cause unnecessary glare and light spillage intrusive for local residents and highway users, or affect public safety. Although the appellant contends that this policy was not primarily intended for circumstances such as those of this appeal, the policy is in my view of relevance.

Reasons

Main issue – residential amenity

Light impact

9. The proposed floodlighting relates to an all-weather synthetic sports pitch in the playing field area of the High School. The pitch has received planning permission but had not at the time of the hearing been laid out. That planning permission is subject to a condition restricting the use of the pitch to between 07:00 and 22:30 hours on any day. The practical effect of the proposed floodlighting would be to extend the hours during which the pitch could be used into some of the hours of darkness.
10. The appellant sought a permission which would enable the pitch to be used with the floodlights on until 22:00 on each evening, but indicated that compromise cessation times of 21:30 on Mondays to Thursdays, 21:00 on Fridays, 20:00 hours on Saturdays and Sundays and 20:00 on Bank Holidays would be acceptable. The report to the Development Control Committee recommended that planning permission should be granted for the floodlighting subject to a condition restricting the hours of operation of the floodlights to between 08:30 and 20:30, but this recommendation was not accepted.
11. The synthetic pitch would occupy a central position in relation to the whole of the school and playing field site, to the west of the main school buildings. There is no dispute that the

boundary of the nearest residential property would be about 70 metres from the pitch. No professional lighting report was submitted to the Council to assist in its consideration of the application, but a report subsequently commissioned concludes that direct light spillage from the proposed floodlights would be restricted to a band of about 10 metres beyond the edge of the perimeter of the pitch. The report also notes that the proposed lighting equipment would be of good quality, capable of being set horizontally and cowed so that the illumination emitted by each light is directed onto the playing surface of the pitch.

12. The Council has offered no technical evidence to refute or qualify these findings. I accept that the impact of the floodlighting would as suggested by one participant at the hearing include a measure of 'skyglow' resulting from the refraction of light from the floodlights off the playing surface. It is clear to me that the general illumination of the playing area would be visible from many of the residential properties surrounding the playing field and, despite artificial light from existing street lights and security lights associated with the school buildings and sports hall, would bring about a discernable change in the dark character of the open space as a whole during the hours of darkness affected, although given the general urban surroundings and existing school lighting already mentioned, that character is not absolute.
13. The visual impression of the lighting would be experienced by many residents living adjacent to the school playing field. However that impact would be mitigated in some cases by garden boundary treatment including vegetation, and by distance. The retained poplar trees adjoining the proposed pitch on its southern side would offer a partial masking of the view of the pitch for some residents in Tern Gardens. For the greater number of residents for which the trees would provide no mitigation, there is no convincing evidence that they would suffer any loss of amenity due to glare, given the technical evidence put forward by the appellant and the distance between the floodlights and the housing. I am not therefore convinced that in visual or light pollution terms the proposed floodlighting would result in any significant loss of residential amenity for neighbouring residents.

Noise from on- and off-pitch activity, traffic

14. Some residents have recounted in written representations and at the hearing that games played on the existing school playing field give rise to considerable levels of noise from raised voices, and sometimes feature bad language. I accept that if the existing planning permission for the synthetic playing pitch is implemented, there is likely to be an increased incidence of noise on the playing field audible to many of the residents living around the site. The extension of the use of the pitch that the proposed floodlighting would facilitate would be likely to increase these effects further.
15. I understand that on some occasions when noise or bad language has been experienced, tournaments have been taking place with playing pitches laid out over the wider expanse of the whole school playing field. As the proposed synthetic pitch would be centrally sited within the playing field area, it is likely that whilst noise from participants and any spectators would be audible, the speech of those participating would be less distinctly heard. The key factor is to what extent the existence of such circumstances during the hours when the floodlights were operating would cause a material loss of residential amenity.
16. The greatest perception of noise from the use of the synthetic playing pitch would be by neighbouring residents in their gardens during the hours of daylight including early

evenings in summer, although I accept that the floodlights would be switched on when the natural light began to fail. In these circumstances the extended use of the pitch would have a small but discernable effect on residents' enjoyment of their gardens. On-pitch activity could be audible through windows, particularly when open during warm weather. However given attenuation due to distance from the pitch, boundary features and to some degree by walls and windows, the use of the pitch under floodlights during prescribed hours would not in my judgement result in any significant disturbance for residents.

17. I accept that the extended use of the playing pitch would be likely to increase its total use. This would result in some increase in the number of vehicles using Lynn Grove and the short cul-de-sac leading to the School's main entrance. I was informed that these vehicles would arrive and depart at two separate sessions and would not therefore result in either continuous traffic or a concentration of traffic at a single time. From the evidence given by the appellant and notwithstanding the levels of traffic anticipated by other hearing participants, I am satisfied that vehicle numbers would not be excessive. I note that no dwelling faces the cul-de-sac. I find no convincing evidence that the existing car park would be unable to accommodate the vehicles thus generated. Whilst Lynn Grove is a relatively narrow residential estate road, I foresee no undue traffic difficulties at the time when the floodlights are likely to be operating. It might be difficult to drive large coaches through the School gates, but no objection in principle to the proposed floodlights has been made by the highway authority in this or in any other respect.
18. A further representation is that the use of the playing field has attracted persons engaging in noisy or other anti-social activity on the edge of the playing field area that has caused annoyance to residents. Whilst recognising that such activity may take place from time to time I regard this as a matter for the management of the site, and am not convinced that the installation of floodlighting would have any noticeable effect in encouraging an increase in that activity.

Other amenity effects

19. Some residents have provided photographic evidence of accumulated litter on the edge of the playing field, arguing that the extended use of the synthetic pitch would increase the dropping of litter. I saw litter on the north side of the playing field which I agree is unsightly. In my view this is a matter which ought to be dealt with through the general management of the school site, as it is likely to arise from the use of the site as a whole, rather than the specific use of the synthetic sports pitch, whether flood-lit or not. It is not therefore a consideration that materially affects my assessment of the main issue.

Conclusion on main issue

20. I have identified the main factors influencing the impact of the proposed floodlighting on the amenity of neighbouring residents as visual impact, light glare and noise. I conclude in all the circumstances considered that the proposed development would result in no significant harm to neighbouring residents in these terms, subject to the imposition of appropriate conditions, including one to specify times of operation of the floodlights. It follows that I find no fundamental conflict with LP Policies REC1 and BNV27, including the criteria mentioned in paragraphs 6 and 8 above.

Other matters

21. I have also considered the appeal proposal in the context of general development plan policy in relation to the provision of synthetic sports pitches and their illumination by floodlights. The proposal would accord with LP Policy EDC4 and with the presumption in favour of sports and recreational provision in Policy LP REC1. In response to a question from me to the Council at the Hearing it was confirmed that the Council has not made any firm progress under the terms of LP Policy REC3 to secure the provision elsewhere in the urban area of any full size floodlit playing pitch. The appeal proposal would accord with the objectives of LP Policy REC10. All these matters therefore weigh in favour of the grant of planning permission for the appeal development.

Conditions

22. I have considered what conditions should be imposed on any planning permission granted against the tests of necessity, relevance to planning and the development to be permitted, enforceability, precision and reasonableness in all other respects, set out in paragraph 14 of Circular 11/95 *The Use of Conditions in Planning Permission*. Of conditions discussed at the hearing, the reference to revised drawing EA4108/01/B would be more appropriately incorporated into the decision paragraph itself than as a condition.
23. It was argued by a local representative that if floodlights were operating until 22:00 hours, it would be the very late evening before the school site was free of activity with the potential to cause noise disturbance for residents, because post-session showering, changing and moving off the site could take up to one and a half hours. This seems to me likely to be an overestimate and, in any event, such activity would in the main be less obvious to those living around the site than activity on the pitch. Even so, I consider that a finishing time for the flood lighting facility of 21:30 would be more reasonable than 22:00. The compromise hours of operation the appellant considers the minimum for funding to be forthcoming for the facility would apply such a finishing time to Mondays to Thursdays, with an earlier time of 21:00 on Fridays, and 20:00 on Saturdays and Sundays.
24. The Council suggested that there should be no floodlight use on Bank Holidays, Easter Sunday and during the period from Christmas Eve to New Year's Day. Given my conclusions about the limited impact of the floodlighting facility on residential amenity and the extent to which the synthetic pitch could be used on Bank Holidays during the hours of daylight, I regard these restrictions as unnecessarily onerous. In my view the same finishing time should apply to Bank Holidays and the other times mentioned as would apply on Saturdays and Sundays, namely 20:00 hours.
25. I support a condition specifying the height of each lighting column and the general specification and method of installation of each floodlight, given the clarification made to the column height and the sensitivity of the floodlights in residential amenity terms. However, the reference in the Council's draft condition list to the floodlights being installed 'vertically, with zero degrees of tilt' is clearly wrong. The condition should be based on the wording in the appellant's consultant's report, which refers to the installation as having 'zero degrees of tilt, i.e. the floodlight is mounted horizontally'. The horizontal configuration is confirmed by the diagram attached to drawing no. DWG.MDBH-00.
26. A condition which requires a user and management agreement to be drawn up prior to the installation of the floodlights would in principle serve the interests of residential amenity.

Such an agreement insofar as it was intended to provide for the monitoring of the floodlit facility should not however be regarded as negating or otherwise affecting the general terms of the planning permission. I therefore consider that the wording of the condition should be adjusted to make this clearer.

27. The condition suggested by the highway authority appears to be intended primarily to safeguard highway safety. The reference in that condition to the impact of the floodlights on residential amenity is therefore inappropriate in my view. The interests of residents are catered for by the condition that would specify the manner in which the floodlights were installed and retained. In any event, I cannot see the relevance of the suggested condition. It is inconceivable in my view, given the purpose for which the floodlights are intended and the manner in which they are therefore to be installed, that they would cause any hazardous distraction to motorists in the culs-de-sac north of the school playing field. The ends of these public roads are beyond the northern boundary of the playing field, dimensioned on the appellant's drawing 1172-D as being over 78 metres from the nearest of the proposed lighting columns.
28. A resident at the Hearing suggested that consideration should be given to the locking of the existing gate that affords access between the school site and Heron Close, when the synthetic pitch is in use in the evenings. I see some justification in planning terms for such a condition, given the greater measure of access control to the site it would give site managers and the consequent benefits to residents living north of the site. The School confirmed at the Hearing that it would have no objection to the gate being locked between the hours of 17:00 on any day and 08:00 on the next day.

Conclusions

29. For the reasons given above and having regard to all other matters raised, I conclude that the appeal should be allowed.

Formal Decision

30. I allow the appeal, and grant planning permission for floodlighting to a synthetic sports pitch at Lynn Grove Voluntary Aided High School, Lynn Grove, Gorleston, Great Yarmouth NR31 8AP in accordance with the terms of the application ref 06/05/0582/F dated 22 July 2005 and the plans submitted therewith as amended by drawing no. EA4108/01/B received by the local planning authority on 26 August 2006, subject to the following conditions:
- 1) The development hereby permitted shall begin before the expiration of three years from the date of this decision.
 - 2) The floodlights shall not be operated outside the following hours:
09:00 to 21:30 hours on Mondays to Thursdays (except between Christmas Day and New Year's Day as provided below)
09:00 to 21:00 hours on Fridays (except between Christmas Day and New Year's Day as provided below)
09:00 to 20:00 hours on Saturdays, Sundays, Bank Holidays and during the period from Christmas Eve to New Year's Day inclusive.

- 3) Notwithstanding the details shown on the approved drawings, each lighting column shall be not more than 15 metres high and shall support 2 KW asymmetric floodlights mounted horizontally, with zero degrees of tilt. The floodlights shall be retained in their approved configuration and shall not be replaced or altered except with the prior written approval of the local planning authority.
- 4) Prior to the erection of the columns and floodlights a user and management agreement for the use of the synthetic all-weather pitch particularly under floodlights shall be submitted to and approved by the local planning authority. The agreement shall incorporate a Code of Practice for Users and the means of monitoring the performance of the floodlights in their approved configuration.
- 5) The perimeter gate to the school site adjoining Heron Close shall be locked between the hours of 17:00 hours on any day and 08:00 hours on the following day.

Richard Ogier

Inspector

APPEARANCES

FOR THE APPELLANT:

Mr S Wheatman BSc MRTPI	Principal of Wheatman Planning Ltd of Haddiscoe, Norwich, agents for the appellant.
Mr N Smith MILE IEng	Director of Nick Smith Associates, Lighting Design Consultants of Chesterfield.
Mr J Fox BEd MEd	Chief Executive, Lynn Grove Voluntary Aided High School.
Mr R Thorpe MRICS MB Eng	Director of MMBL Chartered Surveyors.

FOR THE LOCAL PLANNING AUTHORITY:

Mr D Minns BSc(Hons) MRTPI	Development Control Manager, Great Yarmouth Borough Council.
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INTERESTED PERSONS:

Councillor G Plant	Elected representative for Bradwell North Ward, Great Yarmouth Borough Council.
Councillor T Wainwright	Elected representative for Bradwell North Ward, Great Yarmouth Borough Council.
Mrs C Watker	Resident at <i>Ashleys</i> , Smiths Loke, Bradwell, Great Yarmouth.
Mr T S & Mrs F Swanston	Resident at <i>Sunnydene</i> , Smiths Loke, Bradwell, Great Yarmouth.
Mr M Tabbitt	Resident at 5 Dove Close, Bradwell, Great Yarmouth

DOCUMENT

Document 1 List of draft conditions (put in by the Council).

PLANS

Application plans:

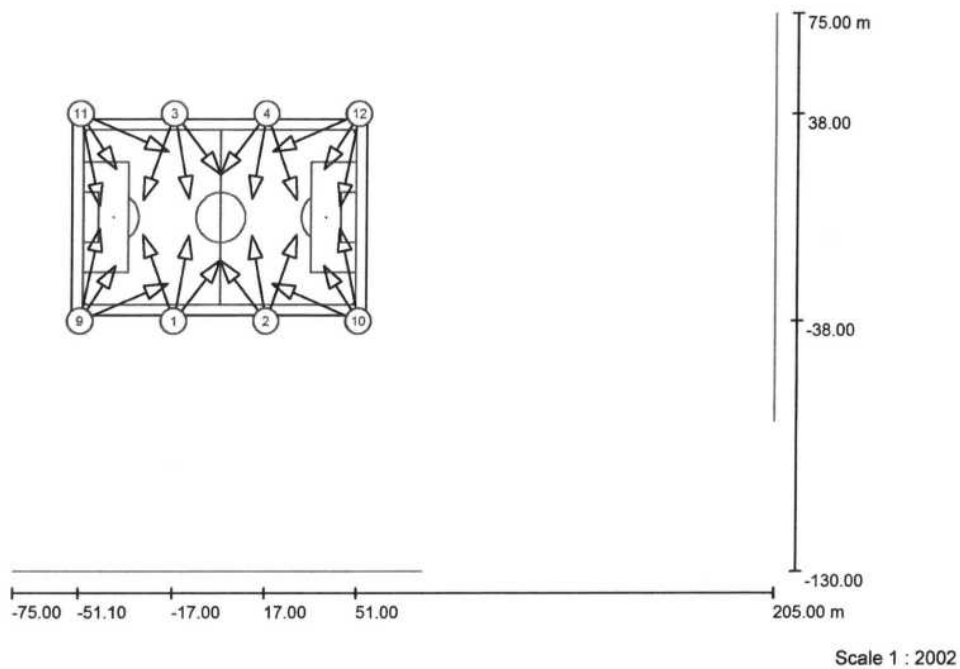
Plan A	EA4108/01A – site layout plan and floodlighting performance specification (superseded).
Plan B	EA4108/01B - site layout plan and floodlighting performance specification (revised).
Plan C	EA4108/03 – site layout plan with luminaire data.
Plan D	DWG.MDBH-00 – elevation of lighting column, and associated details.

Other plans:

Plan E	1172-D – site layout, showing predicted extent of light spillage.
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Operator
 Telephone
 Fax
 e-Mail

Exterior Scene 1 / Sport Luminares (Coordinates List)



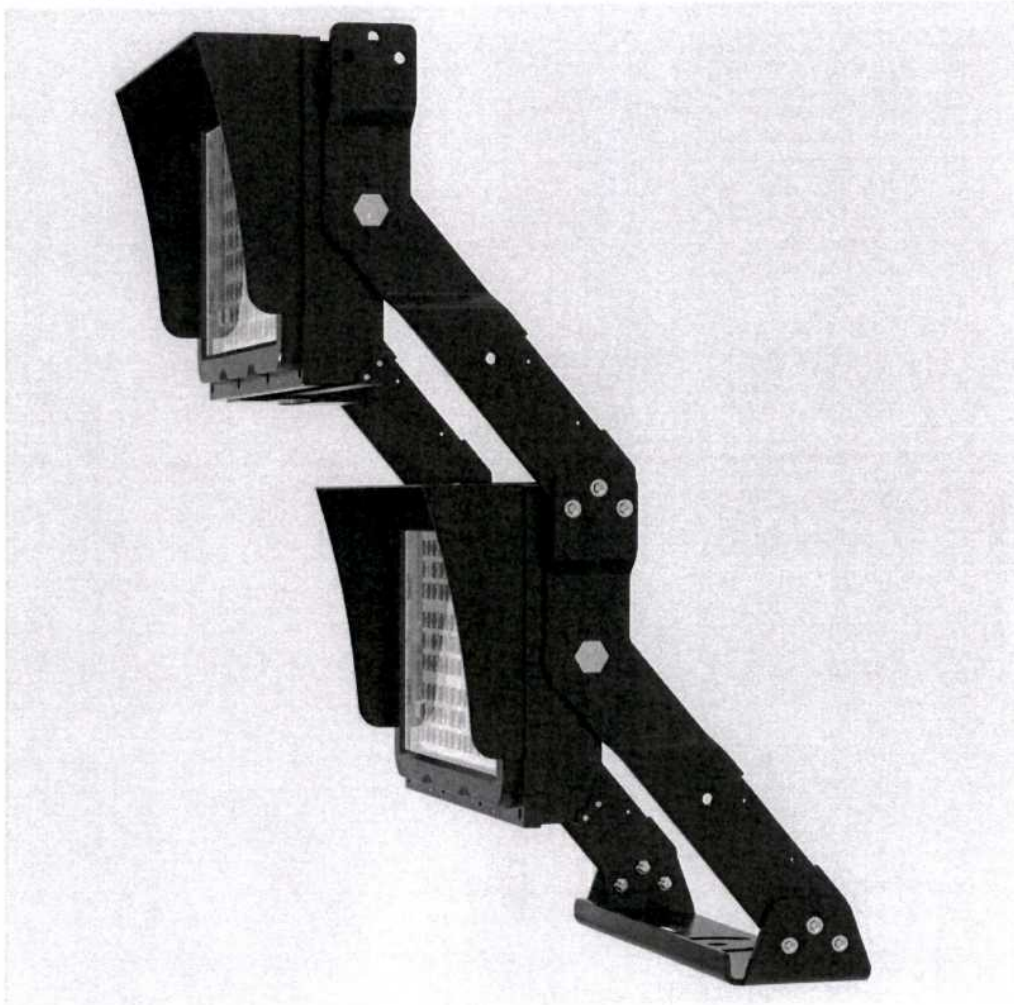
Scale 1 : 2002

List of the Sport Luminares

Luminaire	Index	Position [m]			Aiming Point [m]			Angle [°]	Alignment	Pole
		X	Y	Z	X	Y	Z			
SEEKING XJ-TFL480W-A-5050-CW-20	1	-17.000	-38.000	10.000	-11.567	-6.692	0.000	17.5	(C 90, G 0)	/
SEEKING XJ-TFL480W-A-5050-CW-20	2	17.000	-38.000	10.000	11.567	-6.692	0.000	17.5	(C 90, G 0)	/
SEEKING XJ-TFL480W-A-5050-CW-20	3	-17.000	38.000	10.000	-11.567	6.692	0.000	17.5	(C 90, G 0)	/
SEEKING XJ-TFL480W-A-5050-CW-20	4	17.000	38.000	10.000	11.567	6.692	0.000	17.5	(C 90, G 0)	/

CGC Group UK Ltd

Lighting & Interiors Project Design
& Supply



CGC Group UK Ltd
Network House
Danefield Rd
Sale
M33 7WR

Reference: 06/19/0625/F

Parish: Mautby

Officer: Mr G Bolan

Expiry Date: 17-03-2020

Applicant: Mr S Hewitt

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

Site: Hall Farm, Hall Road, Mautby, NR29 3JB

REPORT

This application was previously considered by Development Control Committee on 17 March 2021; at that meeting the Committee voted to defer its determination in order to fully consider a late representation received at 16:59 on 15 March 2021. Members will recall being briefed verbally during the meeting, and requesting a written report and assessment of the issues raised.

This report is an updated version of the Report considered on 17 March 2021. It has incorporated all representations and officer responses and should ensure the application can be considered 'afresh'.

Members may wish to note that in the intervening period since March the applicant has been asked to provide additional information to address some of the issues which Officers identified as needing to be subject to proposed planning conditions. Further information has not been forthcoming, and there has been no requirement for additional public consultation and as at 10/05/21 no additional public or consultee comments have been received.

Notwithstanding the matters raised on 15th March, the recommendation remains for approval, subject to new / revised conditions proposed herein.

1. Background / History :-

- 1.1 The application site is part of a field, measuring 1756m² (0.18ha) to the south of the group of farm buildings at Hall Farm, at the southern end of Hall Road, Mautby. There is a dwelling to the north east of the site (Hall Farm Cottage) and another to the west (Hall Farm House), as well as the occupied recent barn conversion within Paston Farm adjacent to Hall Farm, to the west.
- 1.2 The land to the south of the application site is open farm land. The application site is approximately 35 metres from the boundary with the Broads Authority National Park to the south.

- 1.3 The application site land is currently without an authorised planning use, but is being used as part of the operations of Maple Tree Services, a business operated by the applicant from the farm buildings at Hall Farm, directly to the north of the field which forms the application site.
- 1.4 The applicant's business at Hall Farm involves importing, cutting, splitting, storage and distribution of firewood. This use within the buildings and their immediate curtilage at Hall Farm was established when a Certificate of Lawful Existing Use was granted approval on 13th July 2016 (GYBC ref. 06/16/0280/EU) following 10 years' continuous woodyard use / activity. The planning use of the group of buildings is now established as a permanent woodyard use for: *"importing, cutting, splitting, storage and distribution of firewood with an average of 60 loads to 668 loads being bough to the Site each year (one load weighing between 0.7 tonnes and 0.9 tonnes)."*
- 1.5 Over time, storage of logs for the business has extended beyond the existing buildings and shelters of Hall Farm and onto the field to the south of the woodyard.
- 1.6 Originally, without the benefit of planning permission, external storage began on part of the field to the east of this application site, for which temporary planning permission was subsequently granted for a period of one year (ref. 06/16/0590/CU), which expired on 17th November 2017.
- 1.7 A subsequent planning permission for temporary wood storage on that same site was granted permission for two years, which expired on 1st December 2019 (ref. 06/17/0743/F). As a result, all planning permissions for use of the land to the east of this current application site for wood storage have now expired, and wood has gradually been moved from the original temporary site to the east across towards the current application site.
- 1.8 The previous temporary planning permissions were granted subject to a number of conditions in addition to being temporary in nature, and included the following:
- the permission was made personal to the applicant, such that only the applicant could benefit from the permission;
 - no deliveries to the site or movement of wood within the site were to take place outside the following hours:- 08:00 to 18:30 Monday to Friday;
 - the site was to be used for the storage of timber/firewood only;
 - no mechanically powered cutting, sawing or splitting of timber (or other similar operation) shall take place within the site.

The reason for granting temporary approval subject to the above restrictions was in order for the LPA to retain control over the use of the site until the effects of the proposal have been experienced, and in the interest of protecting the amenities of the locality. When the applicant applied for a temporary two-year permission in December 2017 they did so with the expectation that a temporary permission would allow the applicant's business to operate whilst an alternative location was being arranged for the entire business, and with

that the cessation of the permission would allow the site to be cleared. Relocation may not have proven possible in practice, but the LPA's reasons for issuing temporary permissions were only for the purposes of monitoring the activities and impacts and being able to control the use overall, as stated on the decision notices.

- 1.9 Norfolk County Council did propose an alternative location for relocating the applicant's business to Decoy Wood, Mautby. However, the formal application was subsequently refused by Development Committee on 11/09/19, in line with the Officers' recommendation (application ref no. 06/18/0384/F).
- 1.10 The current application is for open storage on the field south of the woodyard, and is proposed to continue the same use as was previously permitted on the adjoining part of the same wider field. This is a different area of land but is more central to the overall site and covers 1756 sqm in area.
- 1.11 The current application is to regularise the use which has already begun on this site without planning permission. It is therefore a retrospective application, at least on part of the site.

2. Consultations :-

- 2.1 Mautby Parish Council – No objections.
- 2.2 Cllr Adrian Thompson, Fleggburgh Ward - supports the application due to the potential economic benefits for the rural area.
- 2.3 Highways Authority – No objection.
- 2.4 Environmental Health Officer – No objections subject to use of conditions: Working hours to be 0800 – 1700 Mon-Fri and 0800 – 1300 Sat only, with no work on Sundays or Public Holidays; and the site shall only be used for storage of timber and not for plant and machinery.

Comments are provided for information at the Appendix to this report.

- 2.5 GYBC consultant Arboriculturalist – comments –
 - Tree screening is an imperative, and requires a mix of native species.
 - A recommended list of trees to be planted includes Oak, Ash, Sycamore, Monterey Cypress, Rowan, Bird Cherry, Beech, Crab Apple, Hazel, Hawthorne, Blackthorn, and Scott's Pine.
 - At least 50 trees would be needed, with specimens of 12-14cm 'stem diameter', to both extend the tree line and infill any gaps.
 - This will create a habitat and food source for wildlife in the winter months, as well as screening throughout the year, complementing the existing conifer trees which are now c. 7 years old which cause concern to the Broads Authority.

2.6 Broads Authority – Objection –

Full comments are discussed in the report and attached at the Appendices.

2.7 Neighbours / Public Representations – Objections – See Section 4.

Detailed comments from the closest neighbouring residents are provided attached at the Appendix to this report.

3. Policies:

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

Borough Local Plan 2001:

- EMP18 – Small scale businesses within existing settlements
- NNV6 – Areas of local landscape importance

Great Yarmouth Core Strategy 2013 – 2030, adopted policies:

- CS 1 – Focussing on a sustainable future
- CS 6 – Supporting the local economy
- CS 11 – Enhancing the natural environment

Policy CS6 – Supporting the local economy, states:

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

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

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

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

- *Encouraging the provision of new training facilities on employment sites”*

Other Material Planning Considerations:

Local Plan Part 2 (final draft) emerging policies:

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

National Planning Policy Framework (NPPF) policies –

- Section 4: Decision making
- Section 6: Building a strong, competitive economy
- Section 11: Making effective use of land
- Section 15: Conserving and enhancing the natural environment

In particular, the principle of rural economic growth is considered by:

NPPF Paragraph 83.

Planning policies and decisions should enable:(partial)

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

and

NPPF Paragraph 84.

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

4. Public Comments received:

- 4.1 There have been 13 objections to the application. The main objection is from the occupiers of Hall Farm Cottage which is the closest neighbour to the north east (see Appendix to this report). Other objections were received, including submissions from visitors to the area. The reasons for objecting include:

- Noise Nuisance.
- The storage facility will lead to much larger and longer-duration operations at the woodyard site to the north, with consequent noise, dust and fume impacts.
- Expansion of business not appropriate to the location.
- Industrial operation encroaching into the countryside and open rural area.
- Detriment to the setting and character of the Broads National Park landscape
- Impacts on high quality agricultural land.
- The proposed hours of use should exclude use of the site on Saturdays, as well as Sundays and public / bank holidays.
- Detriment to the enjoyment of using the Public Rights of Way network.

The above list includes comments from local interest / amenity groups the Broads Society and The Ramblers (formerly the Ramblers Association).

5. Assessment:-

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.

Principle of development

- 5.1 The proposal is to provide a facility to extend and support the operations of an existing business in a rural location. Although the application site is very remote, and inaccessible by means other than the private car, the intention to use the site for the same business as exists in the adjoining woodyard is considered to be sustainable growth. The scale of development proposed is not so extensive as to represent significant growth or result in notable levels of additional employees creating additional traffic movements, and will provide ongoing operational support to the existing business.
- 5.2 It has been suggested that the storage use should be located elsewhere and that previous temporary permissions were granted only to enable relocation. That argument becomes problematic given that the woodyard is an established use in planning law, with no restrictions on the length of time that the woodyard use can continue.
- 5.3 Seeking an alternative location for just the woodyard storage would be problematic for the applicant, operationally, and for the nearest residents; the storage site is so interlinked with the woodyard operation that separation would create more movements between the two sites and lead to a spread of activity further afield from the woodyard. Relocating the storage area would also not remove the established woodyard use from Hall Farm. Previous temporary permissions have provided an insight into the nature of the woodyard storage operations in this location, and these are considered able to be accommodated on a permanent basis (see below).

- 5.4 As such, Officers do not consider it to be reasonable to restrict this application to a temporary use if the reason to do so were to provide more time to relocate the storage activity.
- 5.5 Subject to resolving the impacts on landscape, rights of way, highways and amenity, the principle of this scale and nature of development is appropriate to this location and will enable sustainable expansion of the existing rural business in line with Core Strategy policy CS6, NPPF paragraphs 83 and 84, and emerging policy E4 of the Local Plan Part 2.

Landscape impacts

- 5.6 The application site is an area of land in an adjoining field to the south of Hall Farm. The site is within very close proximity to the boundary with the Broads Authority National Park area, and is visible from the south. Hall Lane passes the site as it continues south and is a public bridleway and a popular route into and connecting with the Broads footpath network.
- 5.7 The site is screened from Hall Road to the east by a mature hedge and trees and is only visible from the road to the south / south-east of the site. The applicant has planted some trees along part of the southern boundary which helps to screen some of the site, but these have only had varying success
- 5.8 Core Strategy Policy CS11 requires development to avoid harmful impacts on landscape assets and requires applications to:
- “(d) ensure that...the Broads and their settings are protected and enhanced; and, (e) safeguard and where possible enhance the borough’s wider landscape character...”*
- 5.9 When considering the landscape importance of the site, the location is also affected by both paragraphs 170 (a) and (b), and 172 of the National Planning Policy Framework (NPPF).

NPPF Paragraph 170 states:

“Planning policies and decisions should contribute to and enhance the natural and local environment by:

a) protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan); [and]

b) recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland;...”

- 5.10 NPPF Paragraph 172 also requires that:

“Great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, the Broads...[and] the scale and extent of development in these designated areas should be limited.”

- 5.11 Notwithstanding that NPPF Paragraph 172 is directed towards development within designated areas, these are nevertheless still considered important principles which should be applied to proposals which are likely to have an impact on the setting of the Broads.
- 5.12 Although not yet adopted, the principles of Final Draft Local Plan Part 2 policy E4 should also be noted, as these are considered consistent with the requirements of National Planning Policy Framework paragraph 170, and is considered to ‘bridge the gap’ between sites within designated areas, where paragraph 172 is most relevant, and out with the boundary but where there is nevertheless the potential for causing an impact.

Draft Local Plan Part 2 policy E4 states:

“Development which is...inter-visible within, or otherwise affecting the landscape of...the designated Broads area, will be carefully controlled to avoid adverse impacts on their natural beauty, and the enjoyment of their special qualities, including views out from those areas...”

- 5.13 As the site is close to the boundary of the designated Broads area, it is therefore appropriate to minimise the visual impact of the proposed operations and ensure the development is as recessive and low-profile as possible.
- 5.14 The Broads Authority has objected ‘strongly’ to the application (see their comments attached at the Appendix to this report). The Authority’s objection concerns the impact on the environment and on the setting of the Broads, with specific reference to the encroachment of an industrial process into the open countryside, and an erosion of the remoteness of the area within the Broads landscape and erosion of its National Park qualities. Furthermore, the Broads Authority has concerns that the activities, operations and noise created are incongruous with the sense of empty and undeveloped setting, as distinct from occasional agricultural noise and activity. The Broads Authority considers that retaining the use within this location will be incompatible with the existing quiet environment and character of the surroundings.
- 5.15 The open and unspoilt area to the south of Mautby may stand outside the designated area but it nevertheless provides a complementary landscape and ‘buffer’ to the Broads area. It is noted that in some instances there has been encroachment by the creep of industrial processes and development into the open landscape, which has eroded the setting of the Broads, and this should be prevented from continuing unchecked.
- 5.16 However, it is considered that the proposal is for the storage of timber, wood fuel and firewood in association with an industrial process, and the appearance and character of the use will appear to be ancillary to the industrial process that already

takes place within the established use at the adjacent site to the north. As the use can be required to be linked to that industrial activity, and supports the established industrial process, the use proposed will not cause any further significant detrimental harm to the character, appearance and special qualities of the Broads Authority area.

- 5.17 There are a range of mitigation measures available which can be secured by planning conditions as part of any permission, which will ensure the development retains a suitable, low-impact appearance in keeping with the rural and open nature of the site.
- 5.18 Officers therefore consider that the use can be accepted on a permanent basis in the location proposed, without long-term significant detrimental effect on the landscape, as long as it is controlled by conditions and monitored accordingly.
- 5.19 Wood stockpiles at the site have to date been at least 3m high, due to 3m being the height of the haulier bucket when offloading. Officers and the applicant propose a 2.5m perimeter around the edge of the site, arranged in accordance with a plan for stockpile orientation and boundary markers to be agreed by condition. The height would rise to 3.0m further into the site, which works with the site levels and graduates the impacts on views from south.
- 5.20 Due to the combination of the site's proximity to the Broads, the sensitivity of the location and prominence in the Broads' setting, and the failure of some of the recent planting around the site boundaries, it is considered that any approval must also be subject to a landscaping and tree planting scheme to ensure improved planting and screening establishment measures.
- 5.21 The applicant has stated that they will carry out additional planting to further screen the application site from view, so a condition is recommended to be attached to any planning permission granted. When Development Committee considered this proposal in March 2021 it was proposed that a condition would require an appropriate landscape plan to be provided within 3 months of the decision date, but if a decision is reached in May 2021 it is recommended that the landscape and planting plan should be submitted for approval within 2 months of the decision. An approved landscape plan should still be required to be implemented in the next planting season (October / November 2021).
- 5.22 The landscaping screening planting plan shall need to be undertaken in line with the Council Arboriculturist's suggestions with regards to species and locations, and the applicant has already provided their agreement to the LPA's proposed list.
- 5.23 The Broads Authority has raised concern that any proposed tree screening will either be seasonal, and therefore less effective as a visual screen, or will need to include inappropriate species of trees, such as conifers to provide year-round screening, which bring their own problems. Whilst some types of conifers are native such as Scots Pines, the existing screening has used conifers which are seen to be unusual and rather incongruous in appearance. A sensitive landscape plan and site layout plan will need to take these concerns into account, but the Council's consultant arboriculturalist has confirmed it should be possible to

achieve a balance, which should reduce the site's prominence year round whilst still providing the greatest screening during the summer months and busiest tourism season.

5.24 As the adjoining site has now been cleared of wood storage, Officers recommend this area should be sown with a native seed mix, in accordance with a scheme to be agreed by conditions. This will improve the site's biodiversity enhancement contributions, alongside the enhancements to be provided by using mixed native tree species.

5.25 The range of landscape impact mitigation measures to be secured by conditions include:

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

5.26 The proposed controls are intended to ensure the operations are seen against the backdrop of the industrial process, which will to some extent actually screen the established industrial uses of the woodyard adjoining this site.

5.27 Subject to the conditions being agreed within a suitable timeframe, to reflect the retrospective nature of the application, the proposal will satisfy paragraph 170 of the NPPF and accord with the principles of emerging Local Plan Part 2 policy E4, and adopted policy CS11 of the Core Strategy.

Impacts on public footpath / rights of way network and highways

5.28 Mautby Restricted Byway RB8 connecting Mautby and the River Bure shares a short section of Hall Road required for the access to the application site. Route RB8 includes a half-mile walk between the Bure and Mautby Bridleway 18, and is noted for its important link to the Broads, and benefits of tourism that offers, as identified by The Ramblers. With hours of use restricted to Monday – Friday, there may be a small detrimental impact for passers-by during working hours, on occasion when the site is in use, but this is temporary and short-term. In general, the proposed hours of use will ensure that quiet enjoyment of the network is maintained during its period of greatest visitor demand at weekends.

5.29 Any suggestion that storage use should be relocated to an alternative site would actually likely increase use of Hall Road and cause more impacts on the footpath route from the increased traffic movements between two separate sites.

5.30 Taken as a whole, it is considered that the mitigations proposed in relation to protecting and mitigating any harm to the character and rural environment of the area would apply equally to minimising the impact on the enjoyment of the footpath.

5.31 A public objection is concerned that NPPF paragraph 98 has not been addressed adequately. NPPF para 98 states:

“Planning policies and decisions should protect and enhance public rights of way and access, including taking opportunities to provide better facilities for users, for example by adding links to existing rights of way networks including National Trails.”

In line with the expectation of Para 98, the proposal avoids a direct impact on the public rights of way network, although the experience of using the route may be diluted slightly on occasion.

5.32 On the other hand, providing a storage area for the woodyard potentially minimises the number of vehicle movements that would otherwise be needed to access the woodyard via the short length of Restricted Byway RB8, and affords the opportunity to provide screening of the woodyard through additional planting along the southern and eastern boundaries which has not been possible to date.

5.33 The application does not anticipate any additional vehicle movements above and beyond those which have occurred over the last 3-4 years already, and the proposal would theoretically minimise trips to and from the woodyard and any other storage locations. As such there is no discernible highways safety impact.

Loss of agricultural land

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

5.35 According to GYBC and Norfolk County Council mapping data the site is not part of either Agricultural Grade 1 or Grade 2 land. The nearest such areas are at least 300 metres to the north of Hall Farm, so the proposal will not result in the loss of ‘best and most versatile’ agricultural land.

5.36 Notwithstanding, to ensure that the loss of agricultural land is minimised to a use which is related to an existing business, it is suggested that any permission granted should be made personal to the applicant, and conditions will expect the land to revert to agricultural use if the applicant relocates from the existing site.

Noise and disturbance to neighbouring amenity

- 5.37 The proposed use of the site is for storage of timber awaiting processing at the established adjacent woodyard site at Hall Farm to the north, so the only direct noise that will occur is when material is delivered to the site or when it is moved to the processing area. However, another consequence is that the storage does allow for longer-duration operations at the woodyard. Objectors are concerned that the storage area will allow 'larger operations' at the woodyard, but the capacity of processing will still be limited to the scale of the woodyard operations itself. Whilst the storage area will allow a quicker 'turnaround' of processing the timber, the hours of use of the actual woodyard are not able to be controlled by this application and timber could be imported at any time of day or night from storage off-site, with consequential movements, in contrast to having an ability to control hours of use of this site.
- 5.38 Within the storage area, some of the related impacts will be the associated revving, manoeuvring and idling of lorry and tractor engines, and the noise of reversing alarms. It is not impossible to remove or disable reversing alarms on occasion, and replace them with other safety features such as white noise alarms or requiring banksmen to attend the delivery, for example, but any such measures must be proportionate to the circumstance. Whilst concerns have been raised about the noise of forklifts and reversing alarms, it is not considered necessary or reasonable to require their removal during the relatively infrequent occasions of making deliveries or moving stock to the woodyard. Furthermore the applicant is understood to usually be the only employee at the site so to introduce a banksman could be disproportionately expensive and impractical.
- 5.39 The applicant proposed hours of use of the storage site within their application on 11/12/19, as: 0800 – 1700 Monday – Friday with no proposed use on Saturdays, Sundays or Bank Holidays. In comparison, the temporary permissions on the adjoining land previously allowed use during more unsociable hours, of up to 1830 Mon-Fri.
- 5.40 Although neighbours have raised concerns about noise, the Council's Environmental Health officers have raised no objections, and have suggested hours of work could be restricted to 0800 hours to 1700 hours Monday to Friday and 0800 hours to 1300 hours Saturday with no work on Sundays or Bank Holidays.
- 5.41 If Saturday morning operations were to be allowed this would be more detrimental to neighbours and to tourism and visitors using the Public Rights of Way network, both in terms of noise and traffic. Notwithstanding that the use proposes an industrial character, it is close to residential neighbours and in a prominent location on public footpaths so it is considered necessary to prevent Saturday operations. The hours of use are therefore recommended to be only 0800 – 1700 Mondays - Fridays, with no use on Saturdays, Sundays or Bank / Public Holidays. This has been discussed with the applicant who has confirmed these are suitable to his operations.

- 5.42 In terms of disturbance and sense of activity, the rural setting and proximity of neighbours are relevant. As proposed, the application site field and the buildings of the woodyard at Hall Farm are both owned by Norfolk County Council, and it is expected that the storage operations in the field the subject of this application site will be ancillary in nature and associated with the woodyard activity.
- 5.43 It is proposed that any permission granted should be subject to a condition which enables the permission to be used only by the applicant, which will ensure the Local Planning Authority retains control over the future use of the land in question. This prevents aggregation of more industrial or commercial activity in an otherwise-inappropriate and unsuitable location for business uses not linked to the operations of established businesses in the immediate locality.
- 5.44 Such a condition will also ensure the operations are limited to those specifically requested by the applicant and their current business model. The use, though permanent, would be linked to the established use of Hall Farm, and would benefit the business whilst ensuring any impacts on surrounding properties are limited to those which have been monitored and understood over recent years.
- 5.45 Furthermore, a condition would be used to prevent sales of timber from the site, in the interests of minimising traffic, disturbance and impact on neighbouring amenity.
- 5.46 The proposed conditions can therefore restrict the operations to those of the applicant, which can also be monitored and controlled by the landowner and the Local Planning Authority.
- 5.47 Any permission granted should also include conditions limiting deliveries to Monday to Friday, and prohibit mechanically powered cutting, sawing work etc. taking place on the application site, in order to prevent activities on the open sided storage area creating noise and dust which could affect neighbours or visitors.
- 5.48 In summary, whilst the application seeks permission for permanent use of the land to store a volume of logs, the nature of activities would be consistent with that allowed by the two temporary planning permissions previously granted on adjacent land. As the proposal would be subject to more controls than those which were imposed previously, and the site is located slightly further from neighbouring residents to the east, it is therefore considered that a long-term use will have an acceptable impact on nearby residential amenity.

Economic benefits

- 5.49 Expanding an appropriately-sited industrial use can have benefits to the local economy but these must be assessed against the social and environmental impacts and scale of the proposal.
- 5.50 Core Strategy Policy CS1 seeks sustainable growth through development of an appropriate scale to the location, character and function of individual settlements. By restricting the use, hours and nature of operations the development will be

ancillary in its role as an associated function of the woodyard, and will comply with policy CS1.

- 5.51 Whilst not necessarily directly creating additional employment, the proposal will improve stability and resilience of the existing business, so engaging Policy CS6(i) which states it: *“Supports the provision of development essential to sustain a rural workforce.”*
- 5.52 Emerging policy B1 of the Local Plan Part 2 (final draft) also expects development to be allowed where it is small scale and rural in character, or where it comprises an extension to an existing business premises which does not result in a major change in the scale and impact of the premises or use. This should attract notable ‘weight’ in the decision making process as the policy intent is consistent with NPPF paragraphs 83 and 84.
- 5.53 As such, whilst the proposal can be acceptable in principle to support the local business in its established location, it is recommended that any permission to be granted should be subject to the controls set out in the proposed conditions, as doing so will ensure the business operates as expected by both existing and emerging policy.

Conclusion

- 5.54 The applicant has previously been granted temporary permissions for the same use on an adjoining area of land, which has enabled the Local Planning Authority to assess whether the character and activity of the use can be acceptable in principle, and establish possible areas which should be controlled.
- 5.55 As the use proposed is for storage of timber only, it is unlikely to cause any significant harm to the amenities of the nearest dwellings and it is considered that the use can be controlled to an acceptable level, and the arrangement of wood storage on site can be compatible with the landscape impacts.
- 5.56 Taking all the above issues into account, it is considered that the potential harm associated with the proposed use of the site solely for storage of timber will be minimal if appropriately conditioned, and the economic benefits will outweigh the limited extent of detrimental impacts.
- 5.57 The proposal will therefore comply with Policies CS1, CS6 and CS11 of the Great Yarmouth Local Plan: Core Strategy, and Paragraphs 83, 84, 98 and 170 of the NPPF, and is consistent with the aims set out in emerging policy E4 of the final draft Local Plan Part 2.

6. RECOMMENDATION :-

Approve – subject to the imposition of conditions as listed below:

Conditions:

1. Permission shall be granted on a personal basis, for the benefit of the applicant only.
2. The site shall only be used whilst the applicant operates from Hall Farm.
3. Within 1 month of the use ceasing or if the applicant relocates from the existing site, the land shall be cleared of all wood and woodchip and activity and shall be reverted to agricultural use.
4. An appropriate tree planting and landscape plan to be submitted within 2 months of the decision date. The mix of trees shall be native, semi-mature 12-14cm stem diameter, mixed species of Oak, Ash, Sycamore, Monterey Cypress, Rowan, Bird Cherry, Beech, Crab Apple, Hazel, Hawthorne, Blackthorn, and Scott's Pine. The landscape plan and tree protection measures to be implemented in the next planting season following approval of those details.
5. The former temporary use site to the east to be planted with native meadow species in the first planting season in accordance with a scheme to be submitted within 2 months of the decision date.
6. The storage area is to be defined and marked by an appropriate boundary scheme (such as 2.5m tall poles) in accordance with a boundary scheme details to be agreed. Scheme to be submitted within 2 months, and implemented in accordance with the approved details within 2 months.
7. A plan for the layout of the site shall be submitted within 2 months of the date of this permission, detailing areas for wood piles in the site, including areas for woodchip and orientation of logs, distribution of woodpile heights etc – with the aim to appear more recessive in views from the south, and shall be laid out within 1 month.
8. Details of a scheme for the provision of improved surfacing within the Hall Farm environment to prevent debris being brought into the public highway and/or scarring the landscape, shall be submitted within 2 months, and implemented in accordance with the approved details within 2 months.
9. No woodpiles shall be any more than 3.0m in height, at any part of the site at any time.
10. Use / operations within the site to be restricted to hours of 0800 – 1700 Mondays – Fridays only, with no work on Saturdays, Sundays, Bank holidays or Public holidays;
11. There shall be no deliveries to the site outside 0800 – 1700 Mon - Fri.
12. The site shall only be used for storage of timber and not for plant and machinery and apparatus, and there shall be no parking or storage of vehicles on the site when those vehicles are not in use.

13. There shall be no storage of machinery, plant, apparatus or vehicles on any adjoining land in the applicant's ownership / control not covered by the established Hall Farm woodyard use under application ref. 06/16/0280/EU.
14. There shall be no mechanically powered cutting, sawing work, or splitting of timber (or other similar operation) taking place on the application site.
15. No sales of wood, fuel or timber from the site.

And any other conditions considered appropriate by the Planning Manager.

Appendices.

1. Site location plan
2. Location plan and aerial photo
3. Block plan and indicative landscaping / screening proposals
4. Comments from the Broads Authority.
5. Comments from the Environmental Health Officer.
6. Comments from neighbouring resident (Hall Farm Cottage) no.1.
7. Comments from neighbouring resident (Hall Farm Cottage) no.2.



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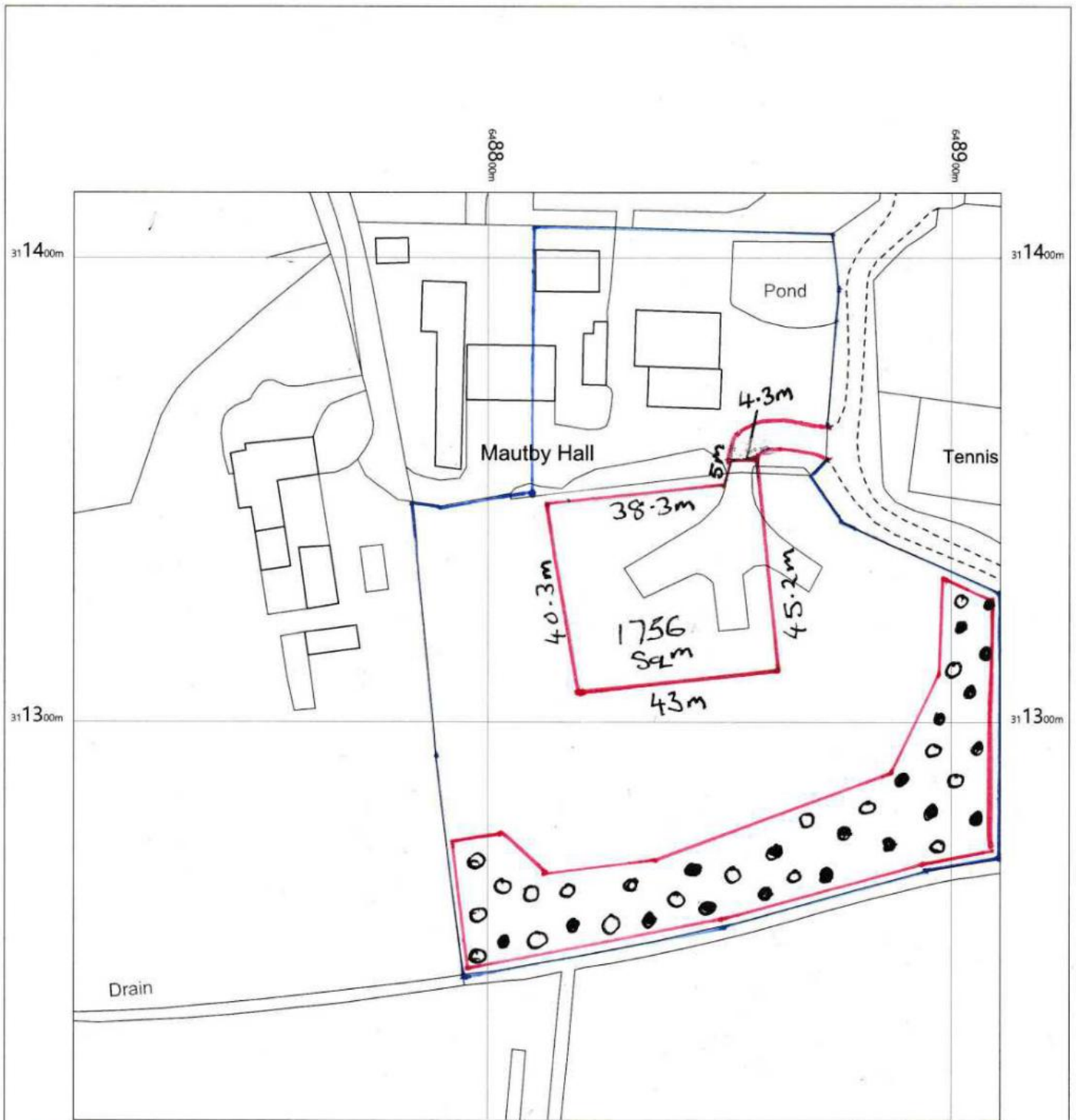


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Hall Farm Mautby



RED line

BLUE line

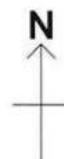
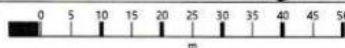


PROPOSED STORAGE AREA AND TREE PLANTING

TENANCY AREA

EXISTING TREES

ADDITIONAL TREE PLANTING



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

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

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GREAT
YARMOUTH
BOROUGH COUNCIL

(S)

copied to Agent 26/11



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

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

Date 25 November 2019

Our ref BA/2019/0403/NEIGHB

Your ref 06/19/0625/F

Dear Mrs Manthorpe

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

I write further to the above planning application.

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

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

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



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

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

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

Yours sincerely

A handwritten signature in black ink, appearing to be 'CS' or 'Cally Smith'.

Ms Cally Smith
Head of Planning

MEMORANDUM

From Environmental Health

To: Head of Planning and Development
Attention: Dean Minns

Date: 6th February 2020

Our ref: SRU/071687

Your ref: 06/19/0625/F

Please ask for: Richard Alger

Extension No: 622

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

The following comments are made:-

Hours of Work:

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

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

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

Noise from Site:

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

Richard Alger
Environmental Health Officer

06/19/0625/F - (S)

Dear Ms Manthorpe

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

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

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

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

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

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

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

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

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

Sincerely

Gail Younge

Helen Ayers

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

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

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



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

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

Dear Ms Manthorpe

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

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

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

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

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

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

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

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

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

Sincerely

Gail Young (also on behalf of Ruder Young)



Parish: Ormesby St. Margaret w.
Scratby

Case Officer: Mr R Tate

Expiry Date: 26-05-21

Proposal: Change of use from C3 residential to C2 care home facility and extensions

Site: 32 Beach Drive, Scratby, GREAT YARMOUTH, NR29 3NP

REPORT

1. Context and History :-

- 1.1 The site area is 581 sqm and contains 32 Beach Drive Scratby, a 4-bedroom bungalow dwelling typical of this part of Scratby. The site is a corner plot, located at the junction with Nightingale Close from which it is accessed. The original bungalow has previously been extended south-east to provide a garage and car port. Parking space exists for 3 cars on-site, in addition to the garage.
- 1.2 The bungalow fronts Nightingale Close, and benefits from an open front garden to both roads enclosed by a low brick wall and a 'rear' garden to the south east enclosed by a 1.8m close board timber fence, sited for its most part alongside the drive and garage of 1 Nightingale Close to the east.
- 1.3 The site is located within the development limits of Scratby and is linked to the shopping area via lit footpaths.
- 1.4 The proposal is to extend and convert the dwelling into a 6-bedroom residential care home for adults with learning disabilities. This would involve the removal of the existing car port, extensions to the south-east side and rear (north) and the addition of a 6-space parking area to the front, accessed off Nightingale Close.
- 1.5 The below table shows the relevant planning history for 32 Beach Drive:

06/06/0915/F	APPROVED 12-12-06	Garage extension and internal alterations
06/97/0698/F	APPROVED 18-09-97	Single storey extension – car port
06/91/0999/F	APPROVED 22-11-91	Extension to provide suite for handicapped child
06/75/0867/F	APPROVED	Extension (PD)

2 Consultations :-

2.1 The Parish Council objects to the application for the following reasons:

- Lack of outside space for residents
- Lack of parking, leading to highway safety concerns
- Lack of public transport

2.2 Neighbours:

There have been 12 letters objecting to the scheme and 1 letter with no objection.

The objections raise the following material planning considerations:

- Little outside space
- Parking – insufficient spaces for staff, medics and visitors
- Impact on character of the area
- Additional traffic and highways safety concerns, especially on a corner plot
- Noise from deliveries
- Inappropriate location
- Concerns about the types of residents living there
- Impact on property prices
- Bins are in a dangerous place
- Light pollution

2.3 Norfolk County Council's Highways Authority – No objection subject to the following conditions:

- Existing access to be widened to at least 17m, prior to use.
- Access and parking needs to be provided prior to use.

3 Relevant Policy :-

Local Plan 2001

3.1 The principle policy is:

POLICY HOU21:

PROPOSALS FOR THE CHANGE OF USE OR CONSTRUCTION OF NEW RESIDENTIAL HOMES OR NURSING HOMES FALLING WITHIN USE CLASS C2 OF THE TOWN AND COUNTRY PLANNING (USE CLASSES) ORDER 1987 WILL BE PERMITTED PROVIDED THE APPLICANT CAN DEMONSTRATE THAT THE PROPOSAL MEETS THE FOLLOWING CRITERIA:

- (a) the site has good access, approach roads and footways and has reasonable access to a range of public transport, community facilities, a library/mobile library, places of worship, places of entertainment, a doctor's surgery and shopping facilities, including a post office.
- (b) the site should be reasonably level and be located in the urban area of Great Yarmouth, Gorleston or Caister, or within the village development limits shown on the proposals map;
- (c) garden space is provided sufficient in area to meet the needs of the residents of the development;
- (d) implementation of the proposal would not result in more than 10% of similar establishments in any one block of development enclosed by the public highway system;
- (e) so far as possible, existing landscape features of significance on the site are preserved;
- (f) access arrangements are suitable for ambulances, with parking and servicing space provided in accordance with Appendix (a) of chapter 3 of the plan;
- (g) the site is outside an area shown as prime holiday accommodation on the proposals map; and,
- (h) compliance with other relevant policies of the plan. Where the proposal involves conversion of an existing building, the following additional criteria will apply:
 - (i) conversion could be achieved without need for major extension which would significantly impinge on the character of the building;
 - (j) the development and/or its operation would not significantly affect the amenities of the occupiers of adjoining or neighbouring buildings; and, (where appropriate)
 - (k) in the case of a listed building, the development would preserve the building or its setting or any features of special architectural or historic interest it possesses

Other relevant Local Plan policies:

- **EMP18** – Small scale business within existing settlements
- **BNV18** – Alterations and extensions to buildings

Core Strategy (2013):

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 In particular CS3 (e) - Support the provision of housing for vulnerable people and specialist housing provision, including nursing homes, residential and extra care facilities in appropriate locations and where there is an identified need.
- 3.6 **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
- 3.7 **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).
- 3.8 **Other material considerations:**
- **NPPF Chapter 5 - Delivering a sufficient supply of homes.** In particular **NPPF Paragraph 61** - 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, travellers, people who rent their homes and people wishing to commission or build their own homes).
 - **NPPF Paragraph 109** - 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 127** - 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 users⁴⁶; 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 some 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.

Policy H11: Housing for the elderly and other vulnerable users

The provision of accommodation especially suitable for elderly and other vulnerable people will be encouraged. The following types of development will be permitted:

- a. bungalows within Development Limits;
- b. accessible apartments within Development Limits; and
- c. grouped accommodation with appropriate elements of support, shared facilities and/or nursing care/wardening where either:

- i. it is located within Development Limits, and

- close to town or village shops, public transport, community facilities and medical services; and
 - these are easily reached by those without access to a car, as appropriate to the needs and level of mobility of potential residents;

or

- ii. it is located outside Development Limits, and

- is adjacent to the Development Limits of a Main Town, Key Service Centre or Primary Village;
 - a Travel Plan shows how residents without cars will have access to shops, community facilities and medical services, as appropriate to the needs and level of mobility of potential residents. The plan should also demonstrate how visitors and staff without cars can access the premises. Measures included in the plan will need to be secured by planning condition and/or a planning obligation;
 - a planning condition restricts the occupancy to older people or people with a need for care.

Where sites close to Great Yarmouth or Gorleston-on-Sea town centres become available which are suitable for grouped accommodation under 3(l) above, preference will be given to such accommodation over other potential uses.

For elderly accommodation covered by this policy, the design should facilitate the provision of:

- d. generous internal space standards;
- e. high levels of energy efficiency with good ventilation;
- f. suitable storage space for items that aid mobility;
- g. sheltered external recreational space, and where this cannot be achieved, to the provision of external balconies; and
- h. an attractive outlook and/or activity from within this accommodation.

4 Assessment :-

The Proposal

- 4.1 The proposal is for the change of use of an existing residential dwelling bungalow (C3 use class) to a 'residential institution' (C2 use class) to provide a care home facility for adults with learning disabilities. It should be noted that Sections 16 and 17 of the application form originally failed to indicate the loss of C3 accommodation. Although, all consultations have been carried out with the current description of the application and therefore the proposed change of use has been clear and understood by consultees. An updated section of the application form has nevertheless now been received and is accurate.
- 4.2 The proposal will create 6 ensuite individual bedrooms with the rest of the bungalow being set aside for communal areas and an office space. The bedrooms will have an area of:
- Bedroom 1: 9.0sqm
 - Bedroom 2: 10.3sqm
 - Bedroom 3: 10.9sqm
 - Bedroom 4: 10.5sqm
 - Bedroom 5: 7.6sqm
 - Bedroom 6: 8.3sqm
- 4.3 To facilitate the change of use two extensions are required. The rear extension measures 1 metre out from the rear wall of the dwelling for a length of 3.5m. This is in line with the existing rear wall of the dwelling. The side extension measures 3.5 metres out from the southern wall for the full width of the bungalow. The hipped roof will be extended, retaining the appearance of the existing bungalow.
- 4.4 Further to the extensions, the existing carport will be removed and then in its place the garden will be enlarged, to extend over the current car port area and by moving the fenced area closer to Nightingale Close with planting proposed to the front.
- 4.5 At the front, off Nightingale Close, 6 parking spaces will be provided. A bin collection area is proposed just off the pavement but the bins will be stored

securely within the enclosed garden area, ensuring that they do not have a harmful effect on the street scene. A condition can require the bin area provision and use.

- 4.6 For the avoidance of doubt, these are not independent living units, and all catering and medical care is provided for each resident. The applicant expects 13 full time and 2 part time members of staff to be employed directly at the new care home, working on a shift pattern.

Principle of Development

- 4.7 Saved policy HOU21 from the Borough-Wide Local Plan allows for changes of use to C2 accommodation within the village development limits subject to meeting the criteria specified. The application site is located within walking distance to the village shop, approximately 700m away, and Scratby also benefits from a number of Holiday Parks whose amenities are accessible to the neighbouring residents. Furthermore, the site is in close proximity to the beach and therefore residents would be able to enjoy activities outside of the facility.
- 4.8 The removal of the car port will allow for the rear garden to be extended, and excluding paving and planting areas this will measure 72sqm. Saved Policy HOU21 (c) requires sufficient garden space to be provided for residents. The Parish Council and neighbours noted concerns about the extent of outside space provided. It is recognised that this enclosed area is not the only garden area available, and in combination with the grassed area at the front there would be sufficient space for residents and staff and the activities that would normally be associated within these spaces.
- 4.9 Core Policy CS03 “[Supports] the provision of housing for vulnerable people and specialist housing provision, including nursing homes, residential and extra care facilities in appropriate locations and where there is an identified need”. Whilst no empirical evidence has been provided, the design and access statement notes the need for this type of accommodation in Norfolk. The proposal would therefore be compliant with CS03 (e).

Design

- 4.10 Although the proposal would require an extension, what is being proposed is not excessive and would not impact the character of the property. Its appearance would remain essentially as a residential dwelling with no impact on the wider character of the area. The extension would add mass to the bungalow, however, this would be offset by the removal of the carport and therefore would not have an adverse effect on the street scene. Moreover, the space required for the change of use is minimised by conversion of the garage.

Highways Impacts

- 4.11 A number of neighbour responses raised concerns around the increase in vehicle movements, additional parking and highway safety. Revised plans were sought to ensure adequate parking provision for staff, visitors and residents to the satisfaction of the Local Highways Authority (Norfolk County Council). The County

Parking Standards (2007) require 1 car parking space / 3 beds, plus 1 space / resident staff, plus 1 space / 3 staff present during the busiest period. There is no turning space or separate area available for deliveries available in the parking area, however when considering that this is a lightly trafficked area this is not considered to pose a significant issue.

- 4.12 Paragraph 109 of the NPPF states that '*development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.*' In this case, it is not considered that the proposal represents a severe highway danger and therefore complies with the NPPF guidance and Core Policy CS09 criteria (e).
- 4.13 Policy HOU21(f) requires care homes to demonstrate suitable access arrangements for ambulances and parking and service space provided in accordance with Local Plan standards. The plans show no specific medical or ambulance space, nor servicing area.
- 4.14 However, this is accepted because a flexible approach has been taken due to the need for this type of accommodation. Restricting the use to 6 residents only mitigates the frequency of the pressures on the highway. Furthermore, it is recognised that being a home for those with learning disabilities can reasonably be expected to involve less frequent servicing and visitations than a care home for the elderly or those of ill-health, for example. Planning conditions are proposed to maintain this restriction.
- 4.15 The proposal includes 6 parking spaces. The applicant has confirmed (by email 11/05/21) that Parking Space 1 will be for the pool car, 3 spaces will be for the staff travelling by car, and 2 will be for professional visitors and deliveries. This appears appropriate to accommodate the demands and conditions can require the provision, allocation, signage and management as so.
- 4.16 It is noted that there is no general space provision planned for visitors of each resident, but this is accepted to be of relatively low demand with visits of low frequency. As such it is considered unlikely that up to 6 cars for visitors would arrive at the same time, and any space that couldn't be used on the site would not create an unacceptable impact on the surrounding streets that wouldn't already be felt through pre-existing C3 residential dwelling use.
- 4.17 The creation of 6 parking spaces off Nightingale Close will have an impact on the street scene by removing the low wall adjacent the footpath and the removal of some of the garden area. However, whilst the street does have a shared character, there is not uniformity and the creation of the parking spaces is not considered to have an unduly harmful effect on the street scene.
- 4.18 Officers consider that highways impacts are largely minimised due to the nature of care provision being proposed for adults with learning disabilities, and the intended occupants being unlikely to drive but requiring care in the form of communal services. These equate to a lesser demand for parking, servicing and medical treatments that might be required with other forms of care homes, be that caring

for residents with greater physical health needs or being more elderly. As such it is considered necessary to restrict the form of occupancy by planning conditions, in the interests of preserving highways safety and neighbouring amenity.

Impact on Neighbouring Amenity

- 4.19 Policy HOU21(j) requires a conversion to a care home to avoid significantly affecting the amenities of occupiers of adjoining or neighbouring buildings.
- 4.20 Neighbours raised concerns that additional traffic movements would be detrimental to their amenity. Whilst it is noted that the proposal would likely generate more vehicle movements, through the arrival of staff, deliveries and services, to mitigate concerns regarding additional disturbance, it can be required by condition to restrict deliveries to only occur between 08:00 and 18:00.
- 4.21 This assessment is made however on the assumption that residents of the care home will be aged at least 18 yrs old. Therefore, levels of noise generated by residents are likely to be lower than if rooms were available to those under 18. It is recommended to restrict the C2 use to residents 18 or above to ensure that the care home is used as intended. This has been confirmed by the applicant to be as expected.
- 4.22 It was also raised as part of the consultation response that the proposal would result in adverse levels of light pollution to neighbouring properties. No additional outside lighting is shown on the submitted plans. Furthermore, due to the nearby presence of street lighting any additional lighting is unlikely to be severely adverse.
- 4.23 By virtue of its scale and positioning, in combination with its hipped roof, the extension is unlikely to have a significantly adverse or overbearing impact on the neighbouring residents. The main habitable rooms of 1 Nightingale Close are at a sufficient distance away that there would not be significant levels of overshadowing, as they are separated by the garage and drive. The rear extension, by virtue of its small scale and remaining in line with the existing rear building line, would not have an adverse effect on amenity of no.34 Beach Drive.

Amenity for Residents

- 4.24 Each resident will have their own private bedroom and wet-room / shower room. Bedrooms range in size from 7.6sqm to 10.9sqm. Whilst it is noted that bedroom 5 in particular is on the smaller side, for a comparison this is above the minimum requirements for a single occupancy room in an HMO (7.5sqm) in emerging policy H12. It should be noted that there are communal rooms within the dwelling as well, meaning residents would not be expected to spend all their time in their private spaces.
- 4.25 The proposal does offer some private outdoor space. Whilst it is recognised that this is limited, Scratby also benefits from a number of Holiday Parks whose amenities are accessible to the neighbouring residents. Furthermore, the site is in close proximity to the beach and therefore residents would be able to enjoy

activities outside of the facility. This is considered on balance therefore to offset any concerns about provision of private outdoor space.

Biodiversity (and impact on internationally designated ecological sites)

- 4.26 The proposal is located within the Orange 400m to 2.5km Indicative Habitat Impact Zone, although due to the nature of the proposal and as there will be no net change in the number of dwellings equivalent, no HMMS contribution or HRA has therefore been required as there would not be any additional impacts on the designated sites as a result of this development - six bed spaces are expected to put equivalent pressure on designated sites as a single residential property. Notwithstanding this, due to the type of accommodation proposed, it would not have required a HRA or a HMMS payment as due to their restricted abilities, residents are unlikely to be visiting frequently the designated sites within the Borough.
- 4.27 Being located in a residential area there is limited opportunities to secure biodiversity net gain on this scheme; however, a bird box has been indicated on the northern gable of the bungalow and an area of the garden set aside for planting, such as wild flowers and shrubs. The proposal would therefore be compliant with Core Policy CS11 from the adopted Core Strategy and the aims of the NPPF in paragraph 175.

5 RECOMMENDATION :-

Approve, subject to conditions.

The proposal is a care facility that will comply with saved policy HOU21 from the Borough-Wide Local Plan when subject to conditions.

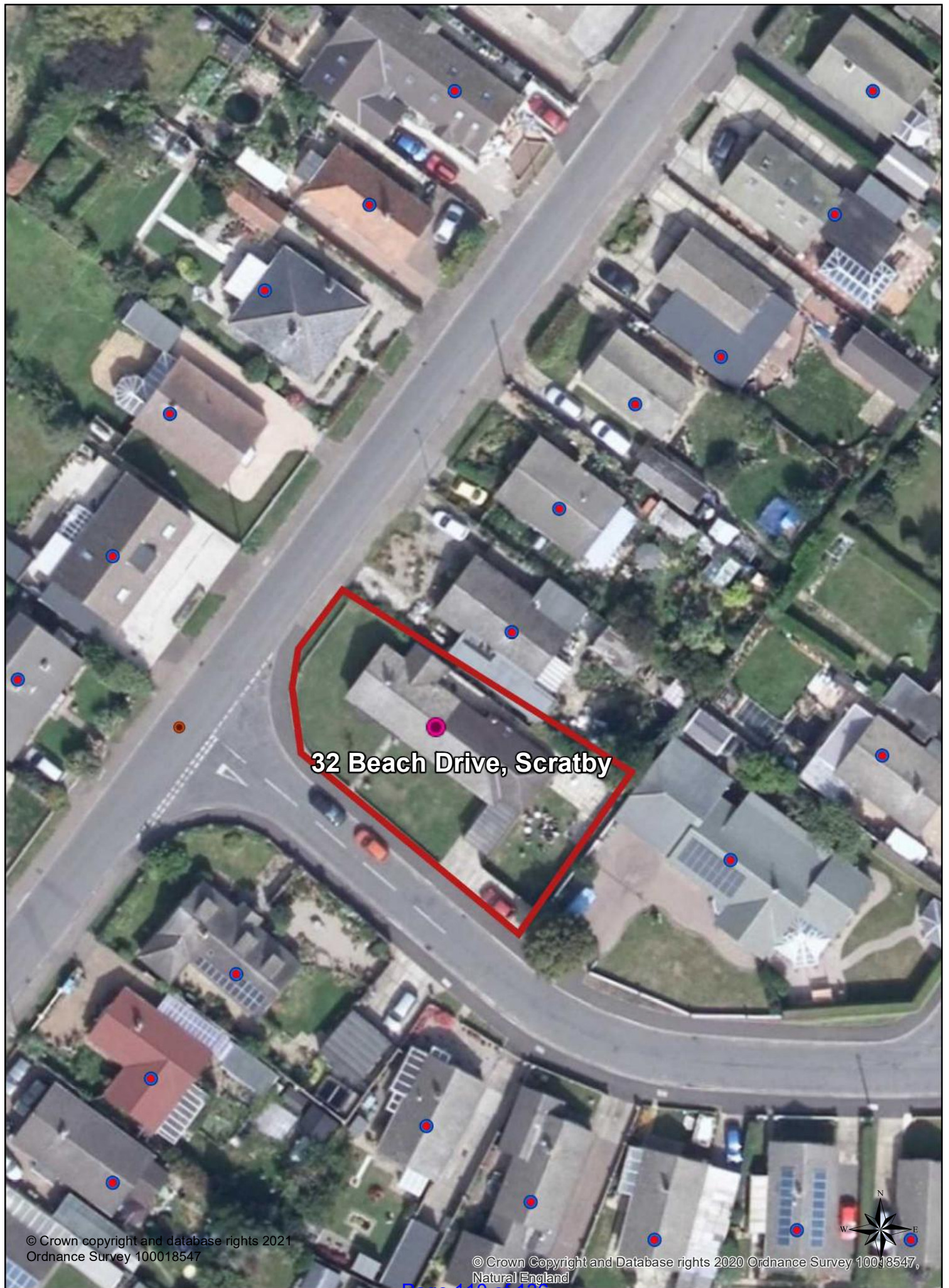
Conditions:

- Standard time limit
- To accord with plans
- Restricting use to a care home for people with learning disabilities
- Restrict to only 6 residents
- Restricting residents to 18+ only
- Widening of access
- Parking area to be provided
- Parking spaces to be used as follows: Parking Space 1 will be for the pool car, 3 spaces will be for the staff travelling by car, and 2 will be for professional visitors and deliveries (unless otherwise agreed)
- Restricting hours of delivery to only occur between 08:00 and 18:00
- Bird box to be installed
- Landscaping and boundary treatments to be provided

And any others considered appropriate by the Planning Manager.

Appendices

1. Site location plan
2. Location plan aerial photo image
3. Proposed Block plan, Elevations and Floorplan



32 Beach Drive, Scratby

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Natural England



Site Location 1 /1250



Site Location 1 /200

NOTE:
The client should be aware of his/her statutory requirement to appoint a principle designer and principle contractor under the CDM 2015 regulations.
Peter Codling Architects does not undertake this H&S role unless specifically appointed.



D May 2021 Bins shown
C March 2021 revised
B Jan 2021 revised
A Nov 2020 revised

PRELIMINARY

PETER CODLING ARCHITECTS

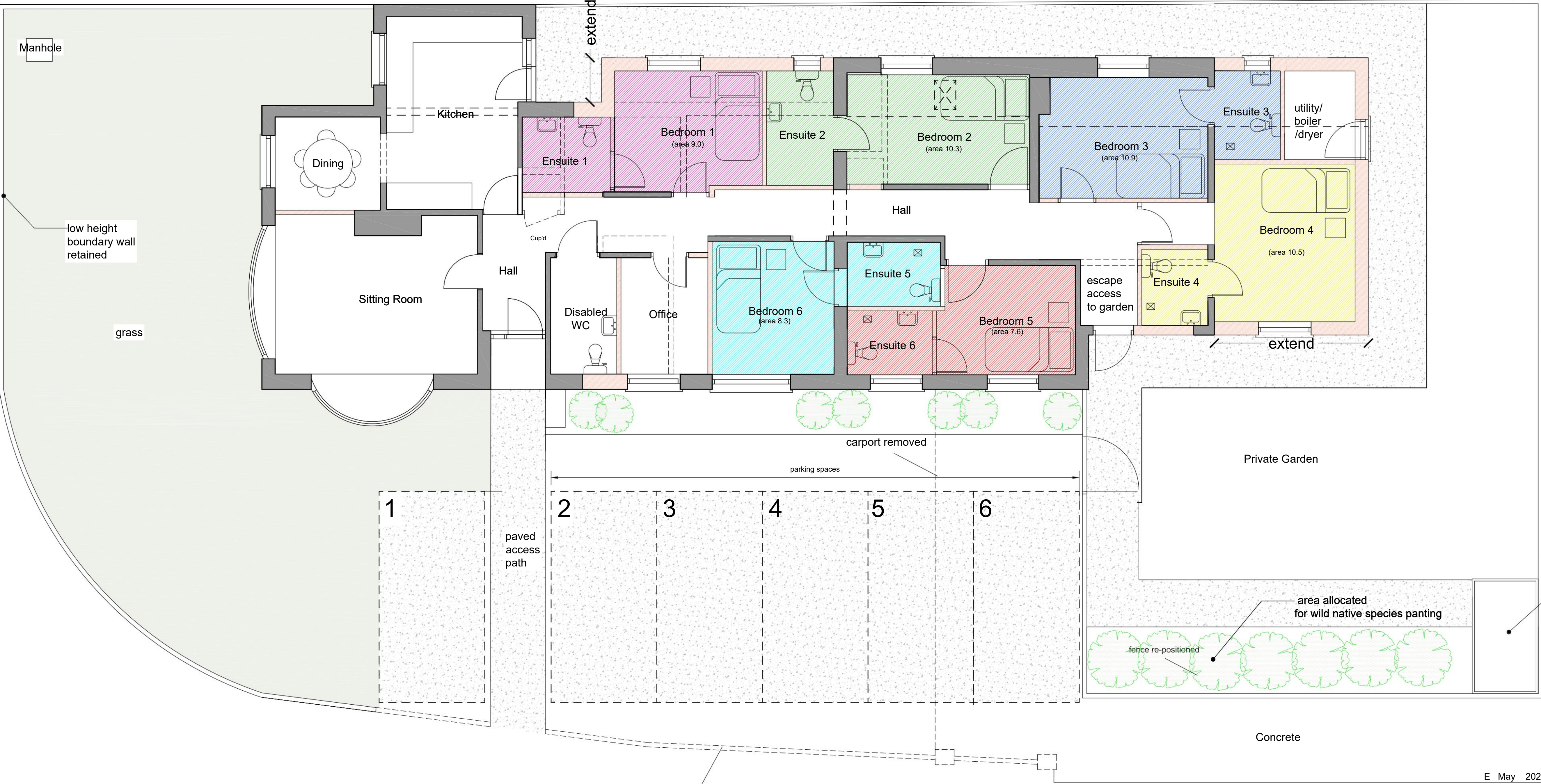
7 THE OLD CHURCH, ST. MATTHEWS ROAD, NORWICH, NR1 1SP Tel: 01603 660408 Fax: 01603 630339

Mr Jochen Self
32 Beach Drive
Sratby

Proposed Site and Elevations

SCALE 1 / 200 1 / 100 @ A1			
JOB NO	6206	03	D
DATE	Nov 2020	DRAWN BY Sarah Boosey	

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ALL DIMENSIONS ARE TO BE CHECKED BY THE GENERAL CONTRACTOR ON SITE AND ANY DISCREPANCY CLARIFIED BY THE ARCHITECT BEFORE THE WORK PROCEEDS.



E May 2021 parking revised as site
D May 2021 Bins shown
C Jan 2021 revised
B Jan 2021 revised
A Nov 2020 revised

PRELIMINARY

PETER CODLING ARCHITECTS
7 THE OLD CHURCH, ST. MATTHEWS ROAD, NORWICH, NR1 1SP Tel: 01603 866408
Fax: 01603 630330

Mr Jochen Self
32 Beach Drive
Scratby

Proposed Floor Plan

SCALE 1 / 50 1 / 100 @ A1

JOB NO 6206 02 E

DATE Oct 2020 DRAWN BY Sarah Boosey

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NOTE:
The client should be aware of his/her statutory requirement to appoint a principle designer and principle contractor under the CDM 2015 regulations.
Peter Codling Architects does not undertake this H&S role unless specifically appointed.

Reference: 06/21/0019/F

Parish: Ormesby St Margaret
with Scratby

Officer: Mr G Bolan

Expiry Date: 12/03/2021

Applicant: Councillor A Grant

Proposal: Re-instatement of single storey holiday chalet

Site: Site of 341 California Sands Estate
California Road
Ormesby St Margaret with Scratby

REPORT

1. Background / History:-

- 1.1 This application ref. 06/21/0019/F is for the re-instatement of a single storey holiday chalet at California Sands Estate, this has been put forward to members of the Development Control Committee due to the applicant being elected member Councillor A Grant.
- 1.2 California Sands Estate occupies an area of land to the north of California Road. It is surrounded to the north by Summerfields Holiday Village and Green Farm Caravan Park and to the east by Sunbeach Holiday Village.
- 1.3 California Sands Estate is located within the Prime Holiday Accommodation area as identified in the Local Plan Core Strategy; the estate is made up of single storey holiday chalets and is a well-established area for holiday accommodation.
- 1.4 The application is to reinstate a single storey holiday chalet onto a plot that previously contained holiday chalets. It is located to the west side of the California Sands Estate and formally made up a cluster of four holiday chalets. Since the removal of previous holiday chalet 341, the cluster has been divided into one detached unit and two semi detached units, so the reinstatement of number 341 would revert to the provision of four units again.
- 1.5 California Sands Estate currently has an occupancy restriction placed upon the site to allow holiday occupation to occur between the 1st March in any year to the 14th January in the following year. It will also be suggested that any permission granted should be subject to a condition that the holiday chalet shall only be used for holiday purposes, to keep it consistent with the remainder of the site.

2. Consultations :-

2.1 Parish Council – No Comments.

2.2 Coastal Engineer – No Objections.

2.3 Natural Environment Team – No objections.

2.4 Neighbouring Chalets – No Objections received.

3. Policies:

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

Core Strategy 2013 – 2030 policies:

- CS8 – Promoting tourism, leisure and culture

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

- L1 - Holiday accommodation areas

Policy CS8 – Promoting tourism, leisure and culture

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

- a) Encourage and support the upgrading, expansion and enhancement of existing visitor accommodation and attractions to meet changes in consumer demands and encourage year-round tourism
- b) Safeguard the existing stock of visitor holiday accommodation, especially those within designated holiday accommodation areas, unless it can be demonstrated that the current use is not viable or that the loss of some bed spaces will improve the standard of the existing accommodation
- c) Safeguard key tourist, leisure and cultural attractions and facilities, such as the Britannia and Wellington Piers, Pleasure Beach, Hippodrome, the Sea Life Centre, the Marina Centre, Great Yarmouth Racecourse, St Georges Theatre and Gorleston Pavilion Theatre
- d) Maximise the potential of existing coastal holiday centres by ensuring that there are adequate facilities for residents and visitors, and enhancing the public realm, where appropriate
- e) Support the development of new, high quality tourist, leisure and cultural facilities, attractions and accommodation that are designed to a high standard, easily accessed and have good connectivity with existing attractions

- f) Encourage a variety of early evening and night time economy uses in appropriate locations that contribute to the vitality of the borough and that support the creation of a safe, balanced and socially inclusive evening/night time economy
 - g) Support proposals for the temporary use of vacant commercial buildings for creative industries, the arts and the cultural sector, where appropriate
 - h) Seek to 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
 - i) Support proposals for new tourist attractions and educational visitor centres that are related to the borough's heritage, countryside and coastal assets, and emerging renewable energy sector
 - j) Ensure that all proposals are sensitive to the character of the surrounding area and are designed to maximise the benefits for the communities affected in terms of job opportunities and support for local services
 - k) Encourage proposals for habitat-based tourism, especially where these involve habitat creation and the enhancement of the existing environment, in particular the areas linked to the Broads Core Strategy – Adopted December 2015 / Page 67
- Understanding the value of tourism 4.8.1 Tourism is an integral part of the sub-regional and local economy. In 2011, the Borough of Great Yarmouth attracted over 1 million⁷ staying visitors and almost 4 million day visitors per year, with an estimated total visitor spend of £398 million and a total supplier and income based spend of almost £134 million, meaning that the total worth of the visitor economy in 2011 was over £531 million. In addition, approximately 30% of all employment in 2011 was tourism related.
- 4.8.2 To ensure that the sub-regional and local visitor economy remains buoyant, it is important that the quality and range of the facilities and accommodation within the borough continue to meet the requirements and expectations of existing visitors and attract new visitors. Safeguarding current visitor facilities and attractions
- 4.8.3 The borough offers a wide range of visitor facilities and attractions, with each of the borough's holiday centres providing a different offer in terms of their own identity and character. This variety widens the borough's appeal to a larger variety of holiday markets, ranging from day visitors, short breaks, business tourism and traditional summer holiday makers.
- 7 Tourism South East Economic Impact of Tourism Great Yarmouth - 2011 Results
- l) Protect rural locations from visitor pressure by ensuring that proposals for new tourist, leisure and cultural facilities are of a suitable scale when considering relevant infrastructure requirements and the settlement's position in the settlement hierarchy, in accordance with Policy CS2
 - m) Protect environmentally sensitive locations, such as Winterton-Horsey Dunes Special Area of Conservation (SAC), from additional recreational pressure by seeking to provide facilities to mitigate the impact of tourism. In addition, the Council and its partners will seek to develop a series of 'early warning' monitoring measures which will be set out in the Natura 2000 Sites Monitoring and Mitigation Strategy along with the identified mitigation measures
 - n) Support proposals involving the conversion of redundant rural buildings to self-catering holiday accommodation and/or location appropriate leisure activities, particularly where these would also benefit local communities and the rural economy
 - o) Support the development of navigational links to the Broads and beyond where possible
 - p) Work with partners to improve accessibility and public transport links to make it as easy as possible for visitors to travel to and around the borough

Policy L1: Holiday accommodation areas

Within the 'Holiday Accommodation Areas' as defined on the Policies Map, the Council principally aims to:

- a) encourage year-round, sustainable tourism;
- b) support proposals which upgrade or enhance existing or replacement visitor accommodation and ancillary tourist facilities;
- c) resist the loss of tourism uses to non-tourism uses; and
- d) maintain and improve the public realm and the area's open spaces. In order to achieve those aims, the following tourist uses will be generally encouraged within the Holiday Accommodation Areas, subject to consideration of compatibility with the existing surrounding uses and the potential impacts on the character of the immediate local area.
- e) Hotels.
- f) Camping and caravan pitches.
- g) Self-catering accommodation.
- h) Bed and Breakfast establishments where the owner is resident on the premises and the clients wholly or predominantly there for short term holiday accommodation.
- i) Food and drink use.
- j) Holiday entertainment.
- k) Visitor attractions.
- l) Amusement arcades.
- m) Small-scale retail units appropriate to serving the needs of the holiday accommodation.

4. Assessment: -

Character and amenities

- 4.1 The proposal is to allow the construction of a new holiday chalet into an existing group of 3 holiday chalets, to make 4 in total. Currently, since the demolition of the previous unit, there is one detached unit (Chalet 342) and two joined units (Chalets 340 and 349), and this proposal intends to attach the new chalet to Chalet 342 to then allow all 4 units to be attached together. This is consistent within the California Sands Estate with clusters of 4 holiday chalets placed throughout the site.
- 4.2 The proposed chalet is to be of similar design to the neighbouring chalets with a flat grey felt roof, white UPVC windows and doors and buff cement fibre weatherboarding. This is similar to other chalets that have been upgraded over time. The size and layout mirror the adjoining chalets and is considered in keeping with its surroundings
- 4.3 The amenities of adjoining holiday chalets have been considered however the site itself and surrounding area is prime holiday accommodation, and it is not expected to detrimentally harm the amenities of the adjoining units, especially as a previous holiday chalet occupied the site. As conditions will be used to

maintain holiday occupancy only, it is expected that amenity will continue to be acceptable to holiday makers through a turn-around of holiday occupation which is consistent with the use of the site.

Tourism and economic benefits

- 4.4 The location of the site is with Prime Holiday Accommodation and although it is for the re-instatement of 1 holiday chalet and will only contribute on a small scale, it is still considered to benefit the local economy by boosting the use of tourist facilities across the Borough and attracting visitors, which is consistent with the aims set out in Core Strategy policy CS8.
- 4.5 Holiday let accommodation is normally required to make payment towards the international designated site protection (HMM) payment in accordance with the Habitat Regulations but in this instance it is appropriate to be exempt as the proposal reinstates a chalet where previously one existed.

Conclusion

- 4.6 The proposal is considered acceptable in the proposed location and area; the area is Prime Holiday Accommodation and will bring much needed benefits to the tourism and leisure industry. The proposed chalet is considered in keeping with the design and character of the California Sand Estate and with the application site previously occupying a holiday chalet it is considered the re-instatement of the holiday chalet will have an acceptable relationship in amenity terms, subject to imposition of appropriate conditions.

5. RECOMMENDATION:-

Approve –

Subject to restricting the use to holiday only and restrictions on occupancy over the year, the proposal will comply with the aims set out in policy CS8 of the Great Yarmouth Local Plan: Core Strategy, and is consistent with the aims set out in emerging policy L1 of the final draft Local Plan Part 2.

Approval is recommended to be subject to the conditions suggested below:

Conditions:

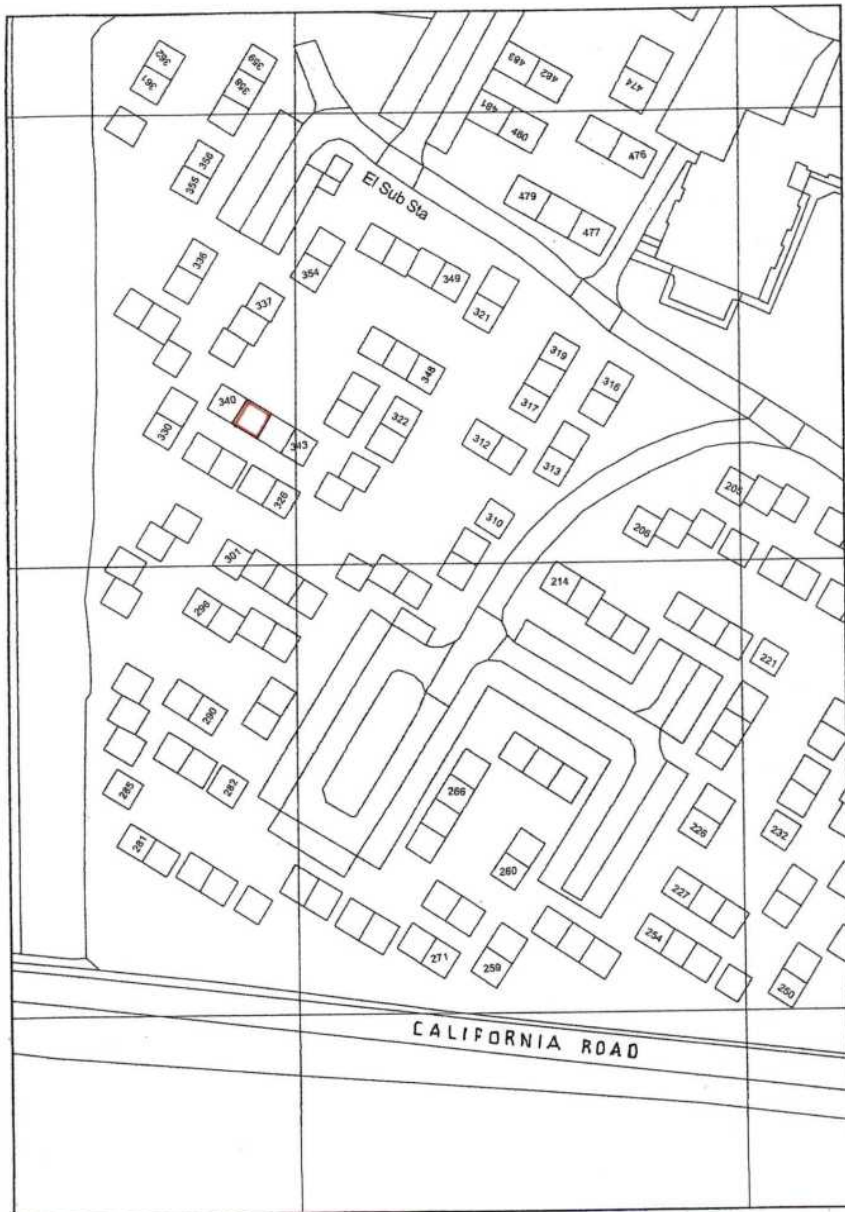
1. The development must be begun not later than three years from the date of this permission.
2. The development shall be carried out in accordance with the application form and approved plans (drawing reference: 2587.02 and location) received by the local planning authority on the 7th January 2021.
3. The Holiday chalet hereby approved shall only be used for holiday purposes.

4. Holiday chalet hereby approved as shown on approved plan (location plan) received by the Local Planning Authority on the 7th January 2021, shall only be occupied during the period of the 1st March in any year to 14th January in the following year.
5. The holiday unit hereby permitted shall not be occupied as a person's sole or main place of residence.
6. The owner of the unit shall maintain an up-to-date register of the names and home addresses of all of the occupiers of the holiday units and shall make this available at all reasonable times for inspection by the Local Planning Authority.
7. The holiday unit hereby permitted shall not be used by an individual or family group for more than a single period of more than four weeks at any one time.

And any other conditions considered appropriate by the Planning Manager.

Appendices.

1. Location Plan
2. Aerial Site Plan
3. Proposed Elevations and Floor Plans



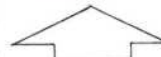
LOCATION 1:1250

1:1250

SCALE:

0 5 10 20 30 40 50

METRES



NORTH

CHALET 341

CALIFORNIA SANDS ESTATE

SCRATBY

GT. YARMOUTH

NR29 3QL



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Ordnance Survey 100018547



PROPOSED PLAN

SCALES

PLAN 1:50at A3



ELEVATIONS 1:100at A3



PROPOSED RE-INSTATEMENT
OF CHALET 341
CALIFORNIA SANDS ESTATE,
CALIFORNIA ROAD,
SCRATBY,
GT. YARMOUTH, NR29 3QL.

**ARCHITECTURAL
DRAUGHTING**

Howard Willmott 17 Hall Quay, Great Yarmouth, Norfolk NR30 1HJ
Tel: Gt. Yarmouth 01493 658576

Drawn	Date	Scale	Ref
B WILLMOTT	DEC 2020	AS SHOWN	2587.02

PLANNING APPLICATIONS CLEARED BETWEEN 01-APR-21 AND 30-APR-21 FOLLOWING DETERMINATION BY THE GROUP MANAGER (PLANNING) UNDER DELEGATED POWERS

REFERENCE	06/20/0707/F
PARISH	Belton & Browston 10
PROPOSAL	Retrospective application for 18no. 20 foot storage containers
SITE	Fairview Farm Stepshort Belton GREAT YARMOUTH
APPLICANT	Mr A Edwards
DECISION	APPROVE
<hr/>	
REFERENCE	06/21/0030/F
PARISH	Belton & Browston 10
PROPOSAL	Proposed side extension, porch and rear alterations at first floor
SITE	The Willows Cherry Lane Browston GREAT YARMOUTH
APPLICANT	Mr & Mrs Brady
DECISION	APPROVE
<hr/>	
REFERENCE	06/21/0115/F
PARISH	Belton & Browston 10
PROPOSAL	CONVERSION OF BUNGALOW TO FORM 4 BEDROOM CHALET STYLE DWELLING
SITE	Windmill View River Way Belton GREAT YARMOUTH
APPLICANT	Mr & Mrs Leighton
DECISION	APPROVE
<hr/>	
REFERENCE	06/21/0131/F
PARISH	Belton & Browston 10
PROPOSAL	Two storey rear extension.
SITE	72 Station Road North Belton GREAT YARMOUTH Norfolk
APPLICANT	Mr & Mrs G & L Henderson
DECISION	APPROVE
<hr/>	
REFERENCE	06/21/0137/O
PARISH	Belton & Browston 10
PROPOSAL	The demolition of a stable and the erection of a dwelling
SITE	Land south of Short Road Browston GREAT YARMOUTH Norfolk
APPLICANT	Mr R Edwards
DECISION	REFUSED
<hr/>	

PLANNING APPLICATIONS CLEARED BETWEEN 01-APR-21 AND 30-APR-21 FOLLOWING DETERMINATION BY THE GROUP MANAGER (PLANNING) UNDER DELEGATED POWERS

REFERENCE	06/21/0176/F
PARISH	Belton & Browston 10
PROPOSAL	Proposed demolition of conservatory and construction of a two storey extension to rear; add first floor
SITE	6 The Cove Belton GREAT YARMOUTH Norfolk
APPLICANT	Mr A Stubbs
DECISION	REFUSED
<hr/>	
REFERENCE	06/20/0698/CU
PARISH	Bradwell N 1
PROPOSAL	Change of use from B1/B2/B8 light industrial storage to D1 Day Centre
SITE	Yare House Morton Peto Road Gapton Hall Industrial Estate GREAT YARMOUTH
APPLICANT	Ms D Staines
DECISION	APPROVE
<hr/>	
REFERENCE	06/21/0018/F
PARISH	Bradwell N 1
PROPOSAL	Extension to form interconnected granny annexe
SITE	Rivendell Jews Lane Bradwell GREAT YARMOUTH
APPLICANT	Mr M Middleton
DECISION	APPROVE
<hr/>	
REFERENCE	06/21/0100/F
PARISH	Bradwell N 1
PROPOSAL	Proposed roof conversion to provide 2 extra bedrooms and a single storey rear extension
SITE	5 Clydesdale Rise Bradwell GREAT YARMOUTH Norfolk
APPLICANT	Ms K Hodds & Mr J Bilyard
DECISION	APPROVE
<hr/>	
REFERENCE	06/21/0134/F
PARISH	Bradwell N 1
PROPOSAL	Proposed rear flat roof dormer extension
SITE	47 Mill Lane Bradwell GREAT YARMOUTH Norfolk
APPLICANT	Ms F Williams
DECISION	APPROVE
<hr/>	
REFERENCE	06/21/0181/F
PARISH	Bradwell N 1
PROPOSAL	Rear extension to dwelling, ground floor to be extended full width of house, & first floor to be extended half
SITE	2 Turner Close Bradwell GREAT YARMOUTH Norfolk
APPLICANT	Miss G Francis
DECISION	APPROVE
<hr/>	

PLANNING APPLICATIONS CLEARED BETWEEN 01-APR-21 AND 30-APR-21 FOLLOWING DETERMINATION BY THE GROUP MANAGER (PLANNING) UNDER DELEGATED POWERS

REFERENCE	06/21/0244/NMA
PARISH	Bradwell N 1
PROPOSAL	SINGLE ROOM TO GROUND FLOOR REAR EXTENSION WITH SINGLE FULL HEIGHT FRAME TO REAR ELEVATION
SITE	3 Kittiwake Close Bradwell GREAT YARMOUTH Norfolk
APPLICANT	Mr R Suttie
DECISION	Accept Amend Notice
<hr/>	
REFERENCE	06/20/0609/F
PARISH	Bradwell S 2
PROPOSAL	rear extension to detached bungalow. 4 metre by 4 metre (16 sum). no more than 4 metres high.
SITE	94 Kings Drive Bradwell GREAT YARMOUTH Norfolk
APPLICANT	Mr N Graver
DECISION	APPROVE
<hr/>	
REFERENCE	06/20/0670/F
PARISH	Bradwell S 2
PROPOSAL	New boundary fence & gates
SITE	Hopton House Hall Road Hopton GREAT YARMOUTH
APPLICANT	Mr & Mrs A & C Wood
DECISION	APPROVE
<hr/>	
REFERENCE	06/21/0080/F
PARISH	Bradwell S 2
PROPOSAL	Proposed two storey rear extension
SITE	6 Ollands Road Bradwell GREAT YARMOUTH Norfolk
APPLICANT	Mr D Clarke
DECISION	APPROVE
<hr/>	
REFERENCE	06/21/0114/F
PARISH	Bradwell S 2
PROPOSAL	Single storey side extension and modification to the existing conservatory at the rear of the property
SITE	17 Kings Drive Bradwell GREAT YARMOUTH Norfolk
APPLICANT	Mr S Cannon
DECISION	APPROVE
<hr/>	
REFERENCE	06/21/0130/F
PARISH	Bradwell S 2
PROPOSAL	Single storey and first floor rear extension
SITE	103 Beccles Road Bradwell GREAT YARMOUTH Norfolk
APPLICANT	Ms E Jarvis
DECISION	APPROVE
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PLANNING APPLICATIONS CLEARED BETWEEN 01-APR-21 AND 30-APR-21 FOLLOWING DETERMINATION BY THE GROUP MANAGER (PLANNING) UNDER DELEGATED POWERS

REFERENCE	06/21/0156/F
PARISH	Bradwell S 2
PROPOSAL	Proposed single storey front extension and a two storey side extension
SITE	57 Homefield Avenue Bradwell GREAT YARMOUTH Norfolk
APPLICANT	Mr Carass
DECISION	REFUSED
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REFERENCE	06/21/0171/F
PARISH	Bradwell S 2
PROPOSAL	Proposed single storey rear extension and front porch
SITE	16 Long Lane Bradwell GREAT YARMOUTH Norfolk
APPLICANT	Mr B Barron
DECISION	APPROVE
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REFERENCE	06/20/0671/F
PARISH	Burgh Castle 10
PROPOSAL	Laying of ground loop collector array for heat pump serving domestic heating
SITE	The Laurels High Road Burgh Castle GREAT YARMOUTH
APPLICANT	Dr N Gould
DECISION	APPROVE
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REFERENCE	06/21/0101/F
PARISH	Caister On Sea 3
PROPOSAL	Proposed 6ft boundary fence facing Paston Drive
SITE	27 Reynolds Avenue Caister GREAT YARMOUTH
APPLICANT	Mrs M Rice
DECISION	REFUSED
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REFERENCE	06/21/0164/F
PARISH	Caister On Sea 3
PROPOSAL	Two-storey side extension and single storey rear extension with alterations to windows/ doors; canopy to front
SITE	29 Breydon Way Caister GREAT YARMOUTH
APPLICANT	Mr and Mrs L and C Jacobs
DECISION	APPROVE
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REFERENCE	06/21/0148/NMA
PARISH	Caister On Sea 4
PROPOSAL	Application for non-material amendment for pp. 06/20/0581/F - 1. Insertion of window to first floor
SITE	67 Eastern Avenue Caister-on-Sea GREAT YARMOUTH Norfolk
APPLICANT	Mr & Mrs B & T Hewitt
DECISION	Accept Amend Notice
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PLANNING APPLICATIONS CLEARED BETWEEN 01-APR-21 AND 30-APR-21 FOLLOWING DETERMINATION BY THE GROUP MANAGER (PLANNING) UNDER DELEGATED POWERS

REFERENCE	06/21/0103/F
PARISH	Filby 6
PROPOSAL	Extension and Alterations to dwelling
SITE	Bramley Lodge Main Road Filby GREAT YARMOUTH
APPLICANT	Mr & Mrs Western
DECISION	APPROVE
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REFERENCE	06/21/0078/TRE
PARISH	Fleggburgh 6
PROPOSAL	T1 - Lime - fell, T2 - Sycamore - fell
SITE	5 Bygone Close Fleggburgh GREAT YARMOUTH
APPLICANT	Mr D Flowerdew
DECISION	APPROVE
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REFERENCE	06/21/0123/O
PARISH	Fleggburgh 6
PROPOSAL	Sub-division of land to form 1no. proposed dwelling plot with car spaces and provision of car spaces fro existing
SITE	Rose Cottage Rollesby Road Fleggburgh GREAT YARMOUTH
APPLICANT	Miss C Brown
DECISION	REFUSED
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REFERENCE	06/21/0191/NMA
PARISH	Fleggburgh 6
PROPOSAL	Various alterations to the material finishes of Plot 5.
SITE	Plot 5 Church View (Land rear of) Fleggburgh GREAT YARMOUTH
APPLICANT	Mr G Tibenham
DECISION	Accept Amend Notice
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REFERENCE	06/21/0175/F
PARISH	Fritton/St Olaves 10
PROPOSAL	Renovation of Existing Store to create New Office/Reception Building for Holiday Caravan Park
SITE	Caldecott Hall Beccles Road Fritton GREAT YARMOUTH
APPLICANT	Mr P Spriggins
DECISION	APPROVE
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REFERENCE	06/21/0182/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 Beccles Road Fritton GREAT YARMOUTH
APPLICANT	Mr P Spriggins
DECISION	APPROVE
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PLANNING APPLICATIONS CLEARED BETWEEN 01-APR-21 AND 30-APR-21 FOLLOWING DETERMINATION BY THE GROUP MANAGER (PLANNING) UNDER DELEGATED POWERS

REFERENCE	06/21/0041/F
PARISH	Great Yarmouth 5
PROPOSAL	Erection of first floor extension, ground floor rear and side extensions to existing bungalow.
SITE	270 Beccles Road Gorleston GREAT YARMOUTH Norfolk
APPLICANT	Mr R McGarvey
DECISION	APPROVE
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REFERENCE	06/21/0157/F
PARISH	Great Yarmouth 5
PROPOSAL	Demolition of existing garage and construction of a single storey extension
SITE	11 Claydon Grove Gorleston GREAT YARMOUTH Norfolk
APPLICANT	Mr & Mrs D Gooch
DECISION	APPROVE
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REFERENCE	06/21/0166/CD
PARISH	Great Yarmouth 5
PROPOSAL	Environmental improvement works (remediation) 06/20/0337/F Conditions(s) 3 and 4
SITE	Former Southtown Gasworks Suffolk Road Gorleston-On-Sea GREAT YARMOUTH
APPLICANT	National Grid
DECISION	APPROVE
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REFERENCE	06/20/0675/F
PARISH	Great Yarmouth 7
PROPOSAL	Proposed 2 storey front and side extensions and single storey side and rear extensions.
SITE	6 The Fairway Hopton-On-Sea GREAT YARMOUTH NR31 6JS
APPLICANT	Mr & Mrs Graham
DECISION	APPROVE
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REFERENCE	06/21/0085/F
PARISH	Great Yarmouth 7
PROPOSAL	Front, Rear and Side Extensions.
SITE	2 Gournay Avenue Gorleston GREAT YARMOUTH Norfolk
APPLICANT	Mrs Millar
DECISION	APPROVE
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REFERENCE	06/21/0161/F
PARISH	Great Yarmouth 7
PROPOSAL	Demolition of existing residential dwelling and replacement with one new residential dwelling and
SITE	70 Marine Parade Gorleston GREAT YARMOUTH Norfolk
APPLICANT	Mr & Mrs A & S Fuller
DECISION	APPROVE
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PLANNING APPLICATIONS CLEARED BETWEEN 01-APR-21 AND 30-APR-21 FOLLOWING DETERMINATION BY THE GROUP MANAGER (PLANNING) UNDER DELEGATED POWERS

REFERENCE	06/21/0203/CD
PARISH	Great Yarmouth 7
PROPOSAL	Demolition of existing dwelling and replacement with one new dwelling. 06/20/0521/F Conditions(s) 3
SITE	45 Marine Parade Gorleston GREAT YARMOUTH Norfolk
APPLICANT	Mr & Mrs Ainslie
DECISION	APPROVE (CONDITIONS)

REFERENCE	06/20/0639/CU
PARISH	Great Yarmouth 9
PROPOSAL	Using three of the rooms of the flat as a home office for my own business as an accountant. The rooms are
SITE	Flat 2 1 Tyrrells Road GREAT YARMOUTH Norfolk
APPLICANT	Mr K Clarke
DECISION	APPROVE

REFERENCE	06/20/0642/F
PARISH	Great Yarmouth 9
PROPOSAL	Change of use from a storage building to a venue, a training space for circus performers, an education
SITE	The Ice House Bridge Road GREAT YARMOUTH Norfolk
APPLICANT	Mr J Mackintosh
DECISION	APPROVE

REFERENCE	06/20/0643/LB
PARISH	Great Yarmouth 9
PROPOSAL	Change of use from a storage building to a venue, a training space for circus performers, an education
SITE	The Ice House Bridge Road GREAT YARMOUTH Norfolk
APPLICANT	Mr J Mackintosh
DECISION	LIST.BLD.APP

REFERENCE	06/21/0102/F
PARISH	Great Yarmouth 9
PROPOSAL	Proposed demolition of existing conservatory and outbuilding and erection of new orangery and motorcycle
SITE	Sefton House 24 Southtown Road GREAT YARMOUTH Norfolk
APPLICANT	Mr J Donnelly
DECISION	APPROVE

REFERENCE	06/21/0179/F
PARISH	Great Yarmouth 9
PROPOSAL	Single storey rear extension
SITE	23 Cobholm Road GREAT YARMOUTH Norfolk
APPLICANT	Mr I McEwen
DECISION	APPROVE

PLANNING APPLICATIONS CLEARED BETWEEN 01-APR-21 AND 30-APR-21 FOLLOWING DETERMINATION BY THE GROUP MANAGER (PLANNING) UNDER DELEGATED POWERS

REFERENCE	06/21/0242/NMA
PARISH	Great Yarmouth 9
PROPOSAL	Please refer to covering letter
SITE	Land Adjoining to the East, Jones (Gc) Way Pasteur Road GREAT YARMOUTH Norfolk
APPLICANT	Pretty Investments
DECISION	APPROVE
REFERENCE	06/21/0257/CD
PARISH	Great Yarmouth 9
PROPOSAL	Variation of conditions 2 and 11 re: PP 06/16/0332/F - highway changes and internal layout reconfigured to
SITE	Land Adjoining to the East Jones (Gc) Way Pasteur Road GREAT YARMOUTH Norfolk
APPLICANT	Pretty Investments Ltd
DECISION	APPROVE
REFERENCE	06/21/0258/CD
PARISH	Great Yarmouth 9
PROPOSAL	Demolition of the existing warehouse and redevelopment to provide a 68-bed hotel and an associated family
SITE	Land Adjoining to the East Jones (Gc) Way Pasteur Road GREAT YARMOUTH Norfolk
APPLICANT	Pretty Investments Ltd
DECISION	APPROVE
REFERENCE	06/20/0677/F
PARISH	Great Yarmouth 11
PROPOSAL	New roof to rear ground floor structures, loft conversion with dormer roof window and change from hip to gable on
SITE	43 Middleton Road Gorleston GREAT YARMOUTH Norfolk
APPLICANT	M Collins
DECISION	APPROVE
REFERENCE	06/20/0713/F
PARISH	Great Yarmouth 11
PROPOSAL	Provide one concrete hard-standing for relocatable CT scanner and one concrete hard-standing for relocatable
SITE	James Paget Hospital Lowestoft Road Gorleston GREAT YARMOUTH
APPLICANT	Mr D Adams
DECISION	APPROVE
REFERENCE	06/21/0058/F
PARISH	Great Yarmouth 11
PROPOSAL	Proposed new flat roof garage
SITE	Plot 1 9 St Hughs Green Gorleston GREAT YARMOUTH Norfolk
APPLICANT	Mr Hall
DECISION	APPROVE

PLANNING APPLICATIONS CLEARED BETWEEN 01-APR-21 AND 30-APR-21 FOLLOWING DETERMINATION BY THE GROUP MANAGER (PLANNING) UNDER DELEGATED POWERS

REFERENCE	06/21/0060/O
PARISH	Great Yarmouth 11
PROPOSAL	Sub-division of land to form dwelling plot for 1 x 3 bedroom house
SITE	1 Somerville Avenue Gorleston GREAT YARMOUTH Norfolk
APPLICANT	Mrs I Wright
DECISION	APPROVE
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REFERENCE	06/20/0652/CU
PARISH	Great Yarmouth 14
PROPOSAL	Change of use from holiday lets to residential lets
SITE	4 Camperdown GREAT YARMOUTH Norfolk
APPLICANT	Mrs G Webb
DECISION	APPROVE
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REFERENCE	06/20/0653/LB
PARISH	Great Yarmouth 14
PROPOSAL	Change of use from holiday lets to residential lets
SITE	4 Camperdown GREAT YARMOUTH Norfolk
APPLICANT	Mrs G Webb
DECISION	LIST.BLD.APP
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REFERENCE	06/21/0053/CU
PARISH	Great Yarmouth 14
PROPOSAL	Change of use of existing store to coffee shop/cafe
SITE	Hippodrome Circus St Georges Road GREAT YARMOUTH Norfolk
APPLICANT	Mr P Jay
DECISION	APPROVE
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REFERENCE	06/21/0065/A
PARISH	Great Yarmouth 14
PROPOSAL	Change of use of existing store to coffee shop/cafe
SITE	Hippodrome Circus St Georges Road GREAT YARMOUTH Norfolk
APPLICANT	Mr P Jay
DECISION	ADV. CONSENT
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REFERENCE	06/21/0066/LB
PARISH	Great Yarmouth 14
PROPOSAL	Change of use of existing store to coffee shop/cafe and two fascia signs
SITE	Hippodrome Circus St Georges Road GREAT YARMOUTH Norfolk
APPLICANT	Jays (UK) Limited
DECISION	LIST.BLD.APP
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PLANNING APPLICATIONS CLEARED BETWEEN 01-APR-21 AND 30-APR-21 FOLLOWING DETERMINATION BY THE GROUP MANAGER (PLANNING) UNDER DELEGATED POWERS

REFERENCE	06/21/0074/CU
PARISH	Great Yarmouth 14
PROPOSAL	Conversion of former Guest House to 3no. self contained flats and demolition of open frame outbuilding to rear
SITE	11 Bath Hill Terrace GREAT YARMOUTH Norfolk
APPLICANT	Great Yarmouth Borough Council
DECISION	APPROVE
REFERENCE	06/21/0093/F
PARISH	Great Yarmouth 14
PROPOSAL	Proposed construction and operation of 50m x 48m Ferris Wheel with 36 six person capacity gondolas; Temporary
SITE	South Beach Gardens Marine Parade GREAT YARMOUTH Norfolk
APPLICANT	Mr J De-Koning
DECISION	APPROVE
REFERENCE	06/21/0109/F
PARISH	Great Yarmouth 14
PROPOSAL	To replace the currently damaged wooden sashes (4 panes, kitchen) with new sashes
SITE	54B Deneside GREAT YARMOUTH Norfolk
APPLICANT	Dr C Penine
DECISION	REFUSED
REFERENCE	06/21/0110/LB
PARISH	Great Yarmouth 14
PROPOSAL	To replace the currently damaged wooden sashes (4 panes, kitchen) with new sashes
SITE	54B Deneside GREAT YARMOUTH Norfolk
APPLICANT	Dr C Penine
DECISION	LIST.BLD.REFUSE
REFERENCE	06/21/0152/F
PARISH	Great Yarmouth 14
PROPOSAL	Erection of 2no. flume exhausts to external elevation on Middle Road East.
SITE	Endeavour House Admiralty Road GREAT YARMOUTH Norfolk
APPLICANT	Mr P Lines
DECISION	APPROVE
REFERENCE	06/20/0506/F
PARISH	Great Yarmouth 15
PROPOSAL	Change of use from offices to residential dwelling
SITE	21 Church Plain GREAT YARMOUTH
APPLICANT	Miss J Dyball
DECISION	APPROVE

PLANNING APPLICATIONS CLEARED BETWEEN 01-APR-21 AND 30-APR-21 FOLLOWING DETERMINATION BY THE GROUP MANAGER (PLANNING) UNDER DELEGATED POWERS

REFERENCE	06/20/0650/F
PARISH	Great Yarmouth 15
PROPOSAL	Ext to provide Goods Online fac; loading bay/serv area/ canopy; plant; relocate recycle area; 2 C&C park bays
SITE	J Sainsbury Supermarket St Nicholas Road
APPLICANT	GREAT YARMOUTH
DECISION	Sainsburys Supermarkets Ltd APPROVE
REFERENCE	06/20/0651/A
PARISH	Great Yarmouth 15
PROPOSAL	Various new signage
SITE	J Sainsbury Supermarket St Nicholas Road
APPLICANT	GREAT YARMOUTH
DECISION	Sainsburys Supermarkets Ltd ADV. CONSENT
REFERENCE	06/20/0680/F
PARISH	Great Yarmouth 15
PROPOSAL	Change of use of first and second floors to create two self-contained flats
SITE	19 Market Place GREAT YARMOUTH
APPLICANT	Mr I Howkins
DECISION	APPROVE
REFERENCE	06/21/0155/PAD
PARISH	Great Yarmouth 19
PROPOSAL	Conversion of a disused shop unit to convert to a self contained 2 bedroom flat. The development is detailed on
SITE	34 Lower Cliff Road Gorleston
APPLICANT	GREAT YARMOUTH Norfolk
DECISION	Mr C Polidano APPROVE
REFERENCE	06/21/0222/NMA
PARISH	Great Yarmouth 19
PROPOSAL	Non-material amendment of pp. 06/19/0558/F - Change front porch from two storey to one storey
SITE	5 East Anglian Way Gorleston
APPLICANT	GREAT YARMOUTH Norfolk
DECISION	Mr W Redmond Accept Amend Notice
REFERENCE	06/20/0599/D
PARISH	Great Yarmouth 21
PROPOSAL	Approval of reserved matters for pp 06/19/0312/O - appearance and landscaping
SITE	1 Fisher Avenue GREAT YARMOUTH
APPLICANT	Mr D Broadwater
DECISION	APP. DETAILS

PLANNING APPLICATIONS CLEARED BETWEEN 01-APR-21 AND 30-APR-21 FOLLOWING DETERMINATION BY THE GROUP MANAGER (PLANNING) UNDER DELEGATED POWERS

REFERENCE	06/21/0163/F
PARISH	Great Yarmouth 21
PROPOSAL	Variation of condition 10 of pp. 06/19/0312/O - rear bedroom window not to be obscure glazed
SITE	1 Fisher Avenue GREAT YARMOUTH Norfolk
APPLICANT	Mr D Broadwater
DECISION	APPROVE
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REFERENCE	06/20/0023/F
PARISH	Hemsby 8
PROPOSAL	Create 5 res units, through conversion of existing bldgs, demo of modern ag bldgs. new/ replacement bldgs and extns
SITE	Home Farm Waters Lane Hemsby GREAT YARMOUTH
APPLICANT	Mr & Mrs S Daniels
DECISION	APPROVE
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REFERENCE	06/20/0024/LB
PARISH	Hemsby 8
PROPOSAL	Create of 5 res units, through conversion of existing bldgs, demo of modern ag bldgs. new/ replacement bldgs & extensions
SITE	Home Farm Waters Lane Hemsby GREAT YARMOUTH
APPLICANT	Mr & Mrs S Daniels
DECISION	LIST.BLD.APP
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REFERENCE	06/21/0068/F
PARISH	Hemsby 8
PROPOSAL	Proposed single storey front extension, changes to the facade, proposed single storey side extension,
SITE	Field View North Road Hemsby GREAT YARMOUTH
APPLICANT	Mr and Mrs Halse
DECISION	APPROVE
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REFERENCE	06/21/0185/PDE
PARISH	Hemsby 8
PROPOSAL	Prior approval notification of larger home extension - proposed single storey rear
SITE	19 Taylors Loke Hemsby GREAT YARMOUTH
APPLICANT	Mr and Mrs Bunting
DECISION	APPROVE
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REFERENCE	06/21/0009/F
PARISH	Hopton On Sea 2
PROPOSAL	Side ground and first floor extensions
SITE	3 St Andrew Close Hopton-on-Sea GREAT YARMOUTH Norfolk
APPLICANT	Mr J Baldock
DECISION	APPROVE
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PLANNING APPLICATIONS CLEARED BETWEEN 01-APR-21 AND 30-APR-21 FOLLOWING DETERMINATION BY THE GROUP MANAGER (PLANNING) UNDER DELEGATED POWERS

REFERENCE	06/21/0047/D
PARISH	Hopton On Sea 2
PROPOSAL	Consent is requested for appearance and landscaping as shown on submitted drawings. Outline planning application
SITE	Land adjacent to Lowestoft Road Hopton GREAT YARMOUTH Norfolk
APPLICANT	P. Muskett
DECISION	APP. DETAILS
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REFERENCE	06/20/0617/F
PARISH	Martham 13
PROPOSAL	Construction of garage.
SITE	66 Black Street Martham GREAT YARMOUTH Norfolk
APPLICANT	Mr A Holden
DECISION	APPROVE
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REFERENCE	06/21/0072/CD
PARISH	Martham 13
PROPOSAL	Erection of 2 bungalows with garages 06/19/0047/F Conditions(s) Conditions 7, 8, 12,14,15,16 and 17
SITE	Selwyn House 28 The Green Martham
APPLICANT	Mr A Pembroke
DECISION	APPROVE (CONDITIONS)
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REFERENCE	06/21/0121/F
PARISH	Martham 13
PROPOSAL	Proposed alterations and extension to existing garage to create a residential annex to 6 Pyman close
SITE	6 Pyman Close Martham GREAT YARMOUTH Norfolk
APPLICANT	Mr & Mrs S Holland
DECISION	APPROVE
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REFERENCE	06/21/0127/CD
PARISH	Martham 13
PROPOSAL	Erection of 46 residential dwellings, together with associated highway and landscaping works
SITE	Repps Road (Land South of) Martham GREAT YARMOUTH Norfolk
APPLICANT	Mr M Wright
DECISION	APPROVE (CONDITIONS)
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REFERENCE	06/21/0043/F
PARISH	Ormesby St.Marg 16
PROPOSAL	Change of use from kitchen, shower toilet and dining block to a cafe and farm shop and associated facilities
SITE	Mill Farm North Road Ormesby St Margaret GREAT YARMOUTH
APPLICANT	Mr R Hirst
DECISION	APPROVE
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PLANNING APPLICATIONS CLEARED BETWEEN 01-APR-21 AND 30-APR-21 FOLLOWING DETERMINATION BY THE GROUP MANAGER (PLANNING) UNDER DELEGATED POWERS

REFERENCE	06/21/0146/F
PARISH	Ormesby St.Marg 16
PROPOSAL	Detached self-build four-bedroomed dwelling
SITE	35 Yarmouth Road Ormesby St Margaret GREAT YARMOUTH (adjacent)
APPLICANT	Mr D Porter
DECISION	REFUSED
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REFERENCE	06/21/0070/F
PARISH	Rollesby 13
PROPOSAL	Two-storey side and rear extensions
SITE	12 Coronation Avenue Rollesby GREAT YARMOUTH
APPLICANT	Mr J Benton and Miss V Timblin
DECISION	APPROVE
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REFERENCE	06/21/0136/F
PARISH	Rollesby 13
PROPOSAL	Erection of 1No. detached single storey dwelling with integrated garage and garden/amenity space.
SITE	Oak Farm Court Road Rollesby GREAT YARMOUTH (land west of)
APPLICANT	Mr and Mrs Souster
DECISION	REFUSED
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REFERENCE	06/21/0083/F
PARISH	Winterton 8
PROPOSAL	Retrospective application for replacement shop windows/door; replacement shop front and re-wiring lights above fascia
SITE	Poppy's at Winterton Beach Road Winterton GREAT YARMOUTH
APPLICANT	Mrs J Farace
DECISION	APPROVE
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REFERENCE	06/21/0133/F
PARISH	Winterton 8
PROPOSAL	Erection of detached garage with home office suite above, along with redesign of existing highways access to
SITE	Pebble Lodge The Craft Winterton-On-Sea GREAT YARMOUTH
APPLICANT	Mrs S White
DECISION	APPROVE
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* * * * End of Report * * * *

**PLANNING APPLICATIONS CLEARED BETWEEN 01-APR-21 AND 30-APR-21 FOLLOWING
DETERMINATION BY THE DEVELOPMENT CONTROL COMMITTEE**

REFERENCE	06/18/0436/O
PARISH	Fleggburgh 6
PROPOSAL	Residential development of 13 dwellings with estate road, private drive, garages and parking
SITE	New House (land adj) off Rollesby Road Fleggburgh GREAT YARMOUTH
APPLICANT	Mr F Brown
DECISION	APPROVE

* * * * End of Report * * * *