



**GREAT YARMOUTH**  
BOROUGH COUNCIL

# Development Control Committee

**Date:** Tuesday, 09 February 2016

**Time:** 18:30

**Venue:** Council Chamber

**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 one week 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**

## 1 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.

## **2 APOLOGIES FOR ABSENCE**

To receive any apologies for absence.

## **3 MINUTES**

**5 - 8**

To confirm the minutes of the meeting held 15 December 2015.

## **4 PLANNING APPLICATIONS**

### **5 APPLICATION 06/15/0545/F POTTERS LEISURE RESORT COAST ROAD HOPTON**

**9 - 34**

Proposed Coastal Protection Scheme.

Report attached.

### **6 APPLICATION 06/15/0580/F LOWESTOFT ROAD HOPTON ON SEA**

**35 - 63**

Erection of 15 dwellings.

Report attached.

### **7 APPLICATION 06/15/0685/O PEACEHAVEN YARMOUTH ROAD HEMSBY**

**64 - 95**

Demolition of existing bungalow and redevelopment of site to provide 8 bungalows.

Report attached.

### **8 APPLICATION 06/15/0749/SU EUSTON ROAD GREAT YARMOUTH**

**96 - 122**

Change of use from bowling green to car park, with lighting columns, pay and display equipment and signage.

Report attached.

### **9 APPLICATION 06/15/0631/F GLEBE FARM MAIN ROAD FILBY**

**123 -  
148**

Demolition of Glebe Farmhouse and construction of four new dwellings with associated garaging and parking.

Report attached.

- 10     PLANNING APPLICATIONS CLEARED UNDER DELEGATED     149 -**  
**POWERS AND BY DEVELOPMENT CONTROL COMMITTEE     158**  
**FROM 1 JANUARY - 31 JANUARY 2016.**

Report attached.

**11     ANY OTHER BUSINESS**

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

**12     EXCLUSION OF PUBLIC**

In the event of the Committee wishing to exclude the public from the meeting, the following resolution will be moved:-

"That under Section 100(A)(4) of the Local Government Act 1972, the public be excluded from the meeting for the following item of business on the grounds that it involved the likely disclosure of exempt information as defined in paragraph 1 of Part I of Schedule 12(A) of the said Act."



# Development Control Committee

## Minutes

Tuesday, 15 December 2015 at 18:30

### PRESENT:

Councillor Reynolds (in the Chair); Councillors, Andrews, Annison, Collins, Jermany, Lawn, Linden, Sutton and T Wainwright.

Councillor Robinson-Payne attended as a substitute for Councillor Blyth.

Councillor Jeal attended as a substitute for Councillor Wright.

Mr D Minns, Miss G Manthorpe, Miss J Smith and Mrs C Webb (GYBC Officers)

### **1 DECLARATIONS OF INTEREST**

It was noted that there were no declarations of interest declared at the meeting.

### **2 APOLOGIES FOR ABSENCE**

Apologies for absence had been received from Councillors Blyth, Grant and Wright.

### **3 MINUTES**

The minutes of the meeting held on 17 November 2015 were confirmed.

### **4 PLANNING APPLICATIONS**

### **5 APPLICATION 06/15/0579/F 101 CHURCHILL ROAD GREAT YARMOUTH**

The Chairman reported that this application had been deferred.

### **6 APPLICATION 06/15/0618/F LIDL PASTEUR ROAD GREAT YARMOUTH**

The Committee received and considered the comprehensive report from the Planning Group Manager

It was reported that the Lidl store was situated between Pasteur Road to the north west and Station Road to the south east. There was housing to the north east at Plevna Terrace and the main residential area of Southtown was on the opposite side of Station Road to the south east.

The application was to vary the opening hours of the store to allow it to open for an extra hour in the evenings, 10 pm instead of 9 pm on Monday to Saturday.

It had been reported that there had been one letter of objection citing noise and disturbance caused by the increased activity. Since the store has been open, complaints had been made to the planning department on a regular basis regarding deliveries being made to the store outside the permitted hours.

The Senior Planning Officer reported that the application was recommended for approval on a temporary one year permission.

Mr Robertson, an objector, reported that he strongly objected to the proposed change of trading hours. The application overrides the original planning application and subsequent applications for changes to deliveries and opening hours which had been refused. He was concerned that further relaxation of the original condition would result in activities leading to significant disturbance to local residents. He asked that the Committee refuse the application.

Councillor Linden, Ward Councillor, reported that she had sympathy for the local residents and that the management of Lidl no longer listened to local residents concerns regarding the correct operation of their store and did little to rectify any concerns raised and asked that the Committee support Mr Robertson and the other residents and refuse the application.

The Chairman asked how many local residents had been informed of the proposal and how many letters of objection had been received. The Senior Planning officer reported that 32 letters had been sent out by the Planning Department and only 1 letter of objection had been received.

A Member reported that there were no objections from Environmental Health and that breaches of the delivery times was an enforcement and not a planning issue.

A Member reported that he was unhappy that Lidl's breached the conditions of their planning application on a regular basis and therefore this latest application should be refused as it would have an adverse impact on residential amenity.

RESOLVED:

That against the advice of the Planning Group Manager, that application number 06/15/0618/F be refused as it would have an adverse impact on residential amenity.

## **7 APPLICATION 06/15/0607/F 57A TAN LANE CAISTER**

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

The application sought to remove the north-east corner of no.57 Tan Lane and reposition the entrance doors to facilitate the development. No. 57A Tan Lane was currently used as a hairdresser and adjoined 57 Tan Lane. The corner which was the subject of the application was adjacent to a narrow private access. The building was not within a Conservation Area and it was not listed.

It was reported that 18 letters of objection had been received citing objections relating to the ownership and rights of use of the access, increased risk of pedestrian and vehicle collision, there was no improvement to visibility, damage to a historic asset and the application proceeded other proposals.

The Senior Planning Officer reported that the application site was freehold and the correct notifications had been served to that effect.

The Parish Council objected on the grounds that insufficient information had been provided by the applicant on the application and the proposed works would not improve vehicular access. No objections had been received from Highways or the Public Rights of Way Officer and Building Control had no adverse comments.

The Committee was reminded that they should consider Policy BNV18 whilst determining the application. The Planning Group Manager reported that this application was for the removal of the corner only and had been assessed on its own merit and not in conjunction with any current or forthcoming applications.

Mr Botwright, applicants agent, reiterated the salient areas of the application and asked that the application be approved as it would improve the safety for both pedestrians and vehicles.

Mr Hacon, objector, addressed the Committee and reported that his family felt constantly harassed by the continuing stream of planning applications for this property which could affect his home.

A Ward Councillor reported that a search on the Land Registry could not confirm who owned the land adjacent to the access. The ownership and rights of use of the access was a civil matter between the applicant and the owner. The Chairman reported that legal arguments had nothing to do with the determination of this planning application.

The Senior Planning Officer reported that the application was recommended for approval as it conformed to Policy BNV18 of the Boroughwide Local Plan.

A Member reported that he was against this application as it would have a detrimental effect on the street scene.

RESOLVED:

That against the recommendation of the Planning Group Manager, that application number 06/15/0607/F be refused as it would have a detrimental effect on the street scene.

## **8 PLANNING APPLICATIONS CLEARED UNDER DELEGATED POWERS AND BY DEVELOPMENT CONTROL COMMITTEE FROM 1 NOVEMBER - 30 NOVEMBER 2015**

The Committee noted the planning applications cleared under delegated powers and by the Development Control Committee for the period 1 November 2015 to 30 November 2015.

## **9 OMBUDSMAN AND APPEAL DECISIONS**

The Planning Group Manager reported that planning application number 06/14/0825/F - Erection of nine single storey dwellings with associated open space and road widening at land off Hall Road, Martham, Great Yarmouth. This appeal was dismissed and the original application was an officer delegated refusal.

The Planning Group Manager reported that with regard to the Pointer's East application, the Secretary of State had decided not to call in the application so the Council was now free to determine it.

## **10 ANY OTHER BUSINESS**

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

## **11 EXCLUSION OF PUBLIC**

The meeting ended at: 20:30

**Reference:** 06/15/0549/F

**Parish:** Hopton on Sea

**Officer:** D Minns

**Expiry Date:** 21-01-2016

**Applicant:** Potters Leisure Resort

**Proposal:** Proposed Coastal Protection Scheme

**Site:** Hopton Beach (Adj to Potters Leisure) Coast Road

## **REPORT**

### **1. Background / History :-**

1.1 This is full planning application accompanied by an Environmental Statement to construct a coastal protection scheme at Hopton-on-Sea. Located approximately 4.5km south of Great Yarmouth, the beach at Potters Leisure runs for approximately 0.5km within the stretch of shoreline from Gorleston from the north to near Corton to the south close to the border of Great Yarmouth and Waveney Borough/District Councils.

1.2 Members will be familiar with the fact that this was once a wide sandy beach which has been subject to significant erosion in recent years. As a consequence the present coastal defences are being degraded and without protection of the sandy beach the existing sea wall is at risk of being undermined with eventual collapse resulting in erosion of the soft cliffs behind and the eventual loss of hinterland.

1.3 The propose of the scheme is to halt erosion of the cliff and protect Potters Leisure Village which is located on the cliff immediately landward of the beach.

1.4 The beach is publically accessible from Potters Leisure Escort (owned and operated by Potters Leisure Ltd) set on the approximately 8m to 15m high sandy cliffs located immediately landward of the sea with convenient access to the beach for guests. Potters Resort was established in 1920 and has been on the site since the 1930's.

1.5 The complex comprises of a substantial hotel development and mixture of chalets with an extensive of high quality sporting and leisure facilities. Currently the site accommodates 800 resident guests all year round

1.6 Historically the beach was protected by two main man - made features which as outlined above are in a poor state of repair and are ineffective at protecting the landward cliff and attendant Leisure Resort namely:

- 1) Five wooden groynes;
- 2) An existing concrete sea wall running parallel to the cliff with a steel sheet pile toe to the beach which has been exposed due to the depletion of the sand. The sea wall and steel toe provide protection to the cliffs from wave action during storms around high tide.

1.7 Due to recent coastal erosion taking place along Hopton Beach, which has caused severe depletion of the beach itself and exposed the sheet pile toe to the existing sea wall the scheme proposals to help protect the toe of the sea wall and to stabilise the beach at this location. By implementing the scheme, it is anticipated a satisfactory level of protection will be restored to the coast, managing the erosion that it is currently effecting it and thereby protecting Potters Leisure which is located on the cliff top.

1.8 It is predicted that if the currently experienced level of erosion is allowed to continue without any mitigation then the shoreline will relocate around 50m to landward of present over next 20 years.

1.9 The severe coastal erosion experienced at the site is of concern on a number of levels, including: degradation of the coast's recreational and visual attractiveness; safety of beach users and of guests of Hopton Holiday Village; severance of beach access; economic impacts to local businesses in an area largely dependent on tourism; and long-term concerns over the threat to the village itself and associated infrastructure.

1.10 The scheme will be entirely financed by applicant's Potters Leisure Limited (the owners of the holiday village) with no impact on the public purse.

1.11 In January 2014 planning permission was granted for a similar privately financed scheme to that proposed for the stretch of Hopton Beach below the Hopton Holiday Village owned by Bourne Leisure. Construction works are now complete. The proposal for the Coastal defence to Hopton Beach below Potters Leisure will be contiguous with the completed Bourne Leisure coastal defences.

## **2.0 The Proposal**

2.1 The proposed scheme will consist of two main features;  
a) a linear rock protection to the toe of the sea wall and  
b) rock groynes

2.2 A 500m long rock protection to the sea wall will be placed along the toe of the sea wall against the vertical sheet piled in front of Potters Leisure. This structure will be approximately 6.0m wide with a 1:2 gradient from beach to sea wall. The top of the rocks will be at a level 0.5 to 1.0m above the existing concrete sea wall promenade. The rocks will be located on smaller rocks to facilitate access underlain by a heavy duty filter cloth where required. The final toe depth will accommodate up to 1.0m of beach erosion with the final toe depth varying along the frontage. Any



displaced sand will be used will be used within the scheme and no spoil/sand will be transported to or from the site.

2.3 In terms of the rock groynes, four are proposed to be constructed over a 500m stretch of coastline immediately in front of Potters Leisure and the linear rock toe protection described above. The groynes are to be placed at around 100m intervals and approximately 50m in length jutting out in to the North Sea from the base of the linear toe protection.

2.4 The groynes would be constructed of similar sized rock armour to the toe protection to the sea wall. The groynes will be set at levels to keep the the strong tidal flows offshore across the extremities and to control wave interaction with the structures to minimise disturbance to any beach deposits which may accrete in the more sheltered embayments between the groynes.

2.5 One of the four groynes constructed will be utilised to provide a quay facility with a concrete access walkway top the top of the groynes. The proposed access walkway to the top of the groynes would gated and not accessible to the general public for safety reasons. The upper parts of the groynes will be located in the inter-tidal zone(i.e between High Water (HW) and Low water whilst the seaward end will be located below the low water mark. It is possible that additional protection maybe required on thje adjacent beach to the south side of the groynes and on-going coastal processes modelling will confirm whether such mitigation would be required and if so its form and scale.

2.6 The construction phase is once the appropriate approvals have been obtained is considered by the applicants approximately 6months to complete and will be staged to minimise exposure risks between removal of the old and construction of the new defences. Normal working hours will be Monday to Friday 07:30 – 17:00 and Saturdays 08:00 – 1300 with no working on Sundays or Bank Holidays, unless there is an emergency.

2.7 However, it is recognised that the rock dumping from the barge is tidally dependant and some, infrequent working outside of these hours may be required in to the evening in front of Potters Holiday Village (not residential properties), although no night time work is anticipated (e.g. 22:00 to 05:00). Any working outside of normal working hours will be agreed in advance with Councils Environmental Heath Officers.

2.8 The historical, wooden defences will be removed using land based plant and the large rock deliveries from Scandinavia will be brought to the beach by flat topped barge where they will be deposited in 'dump zones' and moved in to location by plant operating on the beach.

2.9The applicants propose that three site compounds will be established: in Potters Leisure Resort car park (workers car park, general storage and workshop); off Beach Road on the field owned by Potters Leisure Resort, Potters Leisure field just off Beach Road and as previously used when the Bourne Leisure protection works were undertaken. There may, on occasion, be the need to bring in smaller stone, terram and other similar materials and any such deliveries will be made to Potters Leisure Resort car park and transferred to the site compound using dumper trucks along Beach Road.

2.10 All construction will be carried out in line with good industry practice and a Construction Environmental Management Plan (CEMP) will be prepared and approved prior to commencement of construction.

2.11 Potters Leisure has undertaken an Environmental Impact Assessment (EIA) for the scheme, to ensure that no unacceptable, adverse effects result to the environment or local residents. The EIA has been undertaken in line with the following two pieces of legislation, relevant to the planning application and marine works the Town & Country Planning (Environmental Impact Assessment) Regulations (2011) and Marine Works (Environmental Impact Assessment) Regulations 2007 (as amended) and covers the following aspects; .

- Geology (construction phase);
- Water quality (construction phase);
- Sediment quality;
- Marine ecology;
- Fish and Fisheries (construction phase);
- Ornithology;
- Marine Navigation;
- Terrestrial Ecology;
- Traffic and Transport;
- Noise and Vibration (Operational phase); and
- Air Quality

### **3.0 Consultations :-**

**3.1 Hopton-on-Sea Parish Council:** No objection

**3.2 Corton Parish Council:** Any comments to be reported

**3.3 Notice/Neighbours:** 23 emails/letters of support which are summarised below;

- We are totally in favour of the defences scheme proposed. This is completely in accord with the "Hold the line" policy that the vast majority of the village favours. Though there is obviously an element of vest interest we should be grateful that Potters are prepared to invest in this scheme that will benefit all residents and visitors.
- Bourne Leisure have completed their defences and we hope Potters will be successful in their scheme which will therefore help to secure our properties and other residents against coastal erosion for many years to come.
- I believe it is imperative for work to be carried out in order to help safeguard Potters business , surrounding homes and, in the long term, the future of Hopton Village
- We support this proposal because Potters are a major employer and brings finance into the Borough. It will also enable Potters to develop new projects with confidence.
- I would most certainly support the scheme I have witnessed the benefits of the rocks it makes sense to continue the protection as far as possible



- I believe it would be good for the village and for the coastline and would love it if it could go ahead
- I fully support this application to protect the coastline for the public interest and the private land at the top of the cliffs

### 3.4 Waveney District Council Coastal Management –

#### **Comments by WDC on the GYBC Planning Application 06/15/0549/F regarding: Private coast protection works at Hopton by Potters Leisure Ltd.**

The proposed development falls outside of, but is immediately adjacent to, the northern boundary of Waveney DC's zone of coastal management authority at Corton. It therefore has potential to affect WDC's coastal management interests. This response assumes that Great Yarmouth BC, as the relevant Coastal Management Authority, will provide primary feedback on the development and that GYBC will consult with others, including WDC, on the development under section 16 of the Coast Protection Act.

This response deals only with the implications for WDC coastal frontages. It is primarily based upon current adopted Shoreline Management Plan (SMP) policy but additionally considers the potential change in policy arising from an ongoing Coastal Strategy Study (CSS) for the Gorleston to Lowestoft frontage. Furthermore the response is based on information supplied with the application which did not include the Environmental Statement Appendices (that by reference included a report on Coastal Process Modelling which is key to WDC's interest in the development).

Current SMP policy for the WDC frontage is described in SMP

*It may be summarised as follows: The long term plan is to allow cliff retreat to create a naturally functioning eroding coast that releases sediment to feed other higher priority frontages. Defences will not be maintained and not replaced when they fail. Management of an ex-MoD bunker located on the frontage requires further detailed assessment.*

Current SMP policy for the Hopton frontage in SMP

*It is summarised as follows: Defences will be sustained by repair and maintenance up to ~2025, under a policy of Hold the Line, but would not be enhanced or replaced. The policy would then revert to Managed Realignment subject to identification of social mitigation measures that would aid community adaptation.*

Assessment under current SMP policy.

The planned works over the GYBC frontage go beyond the scope of potential works identified in the SMP but are reasonable as a means of achieving the SMP outcome for Hopton, (to extend the defence life to beyond 2025) assuming that the investment plan allows for their removal when policy changes to Managed Realignment. Their impact on the WDC frontage is therefore potentially more significant in that there is greater potential for interruption of sediment movement which may increase the rate of erosion over the WDC frontage. In the context of the WDC policy for no intervention other than defence ruin management, and with regard to natural

variability in erosion rates, the additional risk of the planned works to WDC interests is low. The most significant issue is that the work may bring forward the exposure by erosion of a MoD bunker which could have major environmental impacts.

Another notable issue is the identified potential for the planned works to be extended further south, to prevent outflanking, if future monitoring reveals significant erosion. To be compliant with the current SMP the proposal should be designed with a south end termination included that can manage future outflanking, which is highly probable. The proposal is lacking in this respect. This gap is probably linked to other works underway by Potters to extend the life of the remaining intact part of the WDC seawall immediately south of the planned development.

Assessment under the CSS.

The CSS has developed an 'aspirational direction' that may lead to a change in policy over the Hopton and North Corton frontages. The CSS preliminary preferred approach allows / encourages new works to resist erosion over the Hopton and north Corton frontage. The southern extent of allowable / desirable new works is not yet fixed but is likely to extend into the WDC frontage by up to 300 metres.

If confirmed this would allow protection of the MoD bunker frontage and thereby avoid the consequences of it being exposed by erosion. Implementation of this policy by the construction and maintenance of new defences will require private funding and be subject to several consents and so is not certain to proceed. In the context of emerging CSS output the proposed works are compliant. The absence of a termination at the WDC boundary is less significant as the CSS output is likely to allow / encourage and extension of defences into the WDC frontage.

Management of the risk of early exposure of the MoD bunker is a key issue linked to this and any subsequent southern extension of the defence.

To summarise:

- 1 The proposed works are probably compliant with current SMP policy.
- 2 The impact on WDC frontages is to potentially increase erosion rates over the northern part of the Corton frontage which may accelerate exposure of a significant environmental hazard.
- 3 The proposed works are compliant with a potential policy change arising from the CSS that would allow new defences to be built over the north Corton frontage that may mitigate the significant environmental hazard.
- 4 The proposal includes an impact monitoring plan which is key. The preparation and implementation of an agreed monitoring plan together with a requirement for mitigation of any significant negative impacts on the WDC frontage, should be made a condition of approval.
- 5 Subject to acceptance of action described in item 4 above, the risk to WDC is acceptable. Furthermore WDC recognises the strategic net benefit of the proposed works based upon new thinking on management

**Further comments by WDC on the GYBC Planning Application 06/15/0549/F regarding:**  
Private coast protection works at Hopton by Potters Leisure Ltd.  
Revision 2 18/1/2016.

Rev 2

I refer to the undated Dr P Barbour note received via GYBC email on 14/1/2016. My further observations after reading it are as follows:

I am satisfied that the replies provided by Dr Barber give a reasonable response to the questions posed in my recent correspondence. I wish to record that in my view there is a high probability that the proposed works will be threatened by outflanking at the southern end within 5 years as the abandoned WDC defence that adjoins it deteriorates. The developer will be required by WDC to submit proposals, for prior approval by WDC, of any future works to protect the proposed defence against this risk.

**3.5 Great Yarmouth Port Company Ltd** – Commissioned HR Wallingford to assess the application. 2 representations have received both are attached to the report. The second representation followed receipt of additional information from the applicants.

Thank you for your email of 24 November regarding our recent site visit and assessment of the proposed new coastal defenses to protect Potters Leisure Resort at Hopton.

Our responses follow herein. We hope that the following will be of interest and assistance to officers of Great Yarmouth Borough Council when assessing this planning application, in particular, in respect of the following: on why the scheme has become necessary, how it will affect coastal processes and how the plans of Potters Leisure Resort to monitor the coastline may affect the existing multi-party monitoring agreement. Neither the ES nor the ABPmer modelling report set out a clear explanation for the lowering of the beach levels along this frontage.

In the main ES, the authors (Paul Robinson Partners, 2015) have used reports commissioned by Bourne Leisure and have repeated some of the statements made in those regarding the possible causes of erosion and losses of the beaches along the Hopton frontage in recent years; however, they do not appear to have independently evaluated those statements. There is no mention in the main ES document, for example, of the independent review by CEFAS (CEFAS, 2014). In the first part of the ABP report, the authors provide their appreciation of the physical processes operating at Hopton and the wider region. In this section, the complexities of the wider hydrodynamic regime are acknowledged, including the influence of the 'discontinuous offshore sand banks'.

They refer to the hypothesis of SMP (2013) regarding the supposed impact of the Outer Harbour (OH) on sand passing it from north to south but provide no new evidence to support the assertion that the OH could have affected a sediment supply to the beaches at Hopton as a result of the deflection of the tidal streams. As we repeat below, this is not a hypothesis which HR Wallingford considers to be sound. We note that in quoting both HR Wallingford and SMP together in their discussion of past beach lowering at Hopton, ABP's subsequent reference to SMP's claim that the Outer Harbour was a cause for this erosion has the effect of also implying that HR Wallingford concur with this hypothesis.

This is not the case. As we have stated previously, HR Wallingford refutes the alleged link between the Outer Harbour and beach lowering at Hopton. Indeed, ABPmer explicitly states that the Outer Harbour has not affected tidal flows near

Hopton and it is clear that it cannot have affected wave conditions there either. There is scant acknowledgement in their report or the ES of the importance of the constantly shifting nearshore sand banks and they did not carry out sensitivity tests to ascertain how the naturally changing sand bank configuration could affect their modelling results or conclusions.

Turning now to the future, the proposed new defenses along the Potters Leisure Resort frontage are essentially an extension of those built by Bourne Leisure. We agree that these will only have a localised influence on coastal processes; they will certainly not affect the coastline north of the entrance to the Yare in the foreseeable future.

If in the future the net drift is southward, we are of the view that the proposed new defenses in front of Potters Leisure Resort will relocate the existing beach lowering problems further south rather than solve them. We note the commitment made in the ES (page 57) to monitor and remedy such problems as they arise to the south and the north of the proposed defenses by using armour rock from their stockpile; it is unclear, however, how far this commitment extends both along the coastline and in time. This proposed mitigation may be something Great Yarmouth Borough Council could discuss with the applicants.

If the drift is northward, the proposed new defences may affect part of the Bourne Leisure frontage but no further afield than this. Finally, as with the Bourne Leisure scheme, the Potters Leisure Resort scheme will affect beach levels in the area which is currently covered in the Monitoring Agreement which is subject to agreement from various stakeholders (including Great Yarmouth Port Company). We note the further commitment made in the ES for coastal monitoring by Potters Leisure Resort, which refers to a 'monitoring protocol to be agreed with relevant parties in advance of any construction, which will complement the existing agreed monitoring for the recently completed Bourne Leisure scheme'. We would suggest that such extra data collection covers the frontage north, south and in front of the defenses at more closely spaced intervals than at present and is carried out in co-operation with the existing Monitoring Agreement.

It is also important that any new monitoring plan associated with the Potters scheme makes clear how impacts associated with this scheme will be identified, how any mitigating measures will be assessed, and detail on any actions to be undertaken. I trust that this letter may be of interest and of some use to those in Great Yarmouth Borough Council involved in managing coastal processes and defenses.

### **3.13 Ramblers Association – No comment received**

**3.14 Natural England:** No objection does not consider that that this application poses any likely or significant risk to those features of the natural environment for which would otherwise provide a more detailed consultation response and does not wish to make specific comment on the details of the consultation.



**3.15 Hopton Coastal Action Group** – fully supports Potters Leisure Resort in their plans for a sea defence in front of their property, this will finally give total security to businesses and properties for the whole of Hopton from the sea.

**3.16 Footpaths Officer-** The public right of way is aligned along the beach and in parts along the existing concrete defence and so the applicant will need to apply to Norfolk County Council for appropriate temporary enclosure orders of public footpath Hopton No.2a for period that the works are active. Please Note that it takes approx.. 6-8 weeks to process an application.

**3.17 Norfolk County Highways:** “whilst I have no objection to the proposals, and whilst noting the applications proposal in terms of highway access, never the less I would recommend that the following conditions be appended to any grant of permission if your authority is minded to grant approval.” (These relate to 3 conditions requiring the submission of a Construction Management and Access Plan compliance with the plan and ensuring that the existing drainage outfalls, their grills and tidal flaps are kept free of obstruction at all times.

**3.18 Environment Agency:** Flood Defences – We have no objections to the proposals and they will not impact on any of our assets. We would recommend that the GYBC Coast Protection Team agrees coastal monitoring programme with the applicant as a condition of consent.

**3.19 Environmental Health:** No objection subject to conditions (see attached Appendix 7)

**3.20 Norfolk Historic Environment Service:** No objection subject to imposition of archaeological condition- *Response to new application below\_*

*“Thank you for consulting the Historic Environment Service on the proposed coastal protection scheme at Hopton Beach (planning reference 06/15/0549/F).*

*As described in the Environmental Statement submitted with the application, the proposed groynes and rock armour would be installed in an area with known heritage assets and the potential for previously undiscovered heritage assets (Chapter 8). The most important heritage assets believed to exist within the proposed development area are marine and freshwater sediments deposited during the Cromerian interglacial (Cromer Forest-Bed Formation). Discoveries of artefacts within these sediments at Happisburgh (to the north) and Pakefield (to the south) are evidence for pre-glacial human activity, include the earliest known evidence of human occupation in northwestern Europe and are of international significance.*

*The authors of the Environmental Statement highlight the potential for Cromerian sediments to survive within the development area (pages 111-112). This potential is supported by the interpretations of geological records that suggest during the 19<sup>th</sup> century Cromerian sediments could have survived beneath glacial till and sands below the level of the beach (the level as it was when the records were compiled; information provided to the Historic Environment Service by the Norfolk Geodiversity Partnership). Unfortunately, as no geotechnical investigations are presented in the*

*Environment Statement, the current survival of sediments below beach level is uncertain.*

*The Environment Statement states that if Cromerian deposits survive and were found to contain artefacts these would be 'important nationally, if not internationally' (page 118). The Historic Environment Service believes such discoveries would be of international importance.*

*If Cromerian sediments and artefacts of international importance are present on Hopton Beach, the groundworks included in the proposed development would harm the significance of these. In order to fully understand the level of this harm, it would be necessary to establish whether or not Cromerian sediments and artefacts are present on Holme Beach and, if so, where they are located.*

*Given the potential for deposits and artefacts of international importance to survive within the development area and the uncertainty about how they would be harmed by the development, the Historic Environment Service recommends the applicant is required to submit further information before the determination of the application (in accordance with paragraph 128 of the National Planning Policy Framework). In this instance, this should include a field evaluation (by borehole survey) carried out by an archaeological contractor with proven experience of working on Palaeolithic sites. The results of the borehole survey would be used to fully understand the impact of the proposed development and enable the making of a fully informed planning decision.*

*Although the Environment Statement states the Historic Environment Service was consulted about the scope of the Environmental Statement (page 108), we have no records of this consultation having taken place. We were consulted on another scheme proposed for land to the north of the development area (06/13/0685/F) and we have reason to believe the advice we gave on this project has been used to inform the applicant's Environmental Statement. Since this advice was provided in November 2013/February 2014 new information has become available and new archaeological approaches to coastal protection schemes have been applied elsewhere on the Norfolk coast. This information and these approaches have been used to inform our recommendations for this proposed development.*

*The Marine Management Organisation (MMO) has indicated that a marine licence will be required before this proposed development can proceed (email to the Borough Council dated 15 October 2015). When an application is submitted for a marine licence, we would expect the MMO to consult Historic England and possibly the Historic Environment Service."*

**3.21 Marine Management Organisation** – Please can you inform the applicant that they may require a licence under the Marine and Coastal Act (2009)

#### **4. Policy :-**

##### **4.1 National Planning Policy**

4.2 The National Planning Policy Framework(NPPF) sets out the Governments planning policies. The principles of sustainable development underpin the NPPF and its associated technical guidance with the three pillars of sustainable development (environment, social and economic) viewed as the golden thread running through.

4.3 The document in 'Meeting the challenge of climate change, flooding and coastal change' in (Paragraphs 93 to 108).

4.4 (Paragraph 93) states that planning plays a key role in minimising vulnerability and providing resilience to the impacts of climate change (Para 94) and (reiterated Para 99) states that local planning authorities adopt proactive strategies to mitigate and adapt to climate change, taking full account of flood risk, coastal change and water supply demands and considerations.

4.5 (Para 105) states that in coastal areas, local planning authorities should take account of the UK Marine Policy Statement and marine plans and apply Integrated Coastal Zone management across local authority and land/sea boundaries, ensuring integration of the terrestrial and marine planning regimes.

4.6 (Para 106) states that local planning authorities should identify as a Coastal Change Management Area any area likely to be affected by physical changes to the coast, and at (Para 107) when assessing applications, authorities should consider development in a Coastal Change Management Area appropriate where it is demonstrated that:

- it will be safe over its planned lifetime and will not have an unacceptable impact on coastal change;
- the character of the coast including designations is not compromised;
- the development provides wider sustainability benefits; and
- the development does not hinder the creation and maintenance of a continuous signed and managed route around the coast.

## **5.0 Marine Planning and East Inshore and East Offshore Marine Plans 2014**

5.1 The Marine and Coastal Access (2009) established a legislative basis for a system of marine planning in England. The aim of the system is to achieve sustainable development in the marine area. The UK Marine Policy Statement 2011 provides the overarching policy framework and a number of geographically based plans will translate the Marine Policy Statement into detailed policy and guidance for particular areas. Parts of the Statement relevant and with specific ref to here states that coastal erosion risk management if not managed properly, may result in direct effects on the coastline, seabed marine ecology, heritage assets and biodiversity.

5.2 It states that indirect changes to the coastline and seabed might also arise as a result in response to some of these direct changes. This could lead to localised or more widespread coastal erosion or accretion and changes to offshore features such as submerged banks and ridges. Interruption or changes to the supply of sediment due to infrastructure has the potential to affect physical habitats along the coast or in estuaries.

### **Role and scope**



5.3 . Plan policies are central to the role of marine plans in giving effect to, and conformity with, national policy. For example the Marine Policy Statement states that 'Marine plans will set out how the Marine Policy Statement will be implemented in specific areas...' (Marine Policy Statement 1.1.3), and also 'Marine plans will provide a clear, spatial and locally-relevant expression of policy, implementation and delivery' (Marine Policy Statement 2.2.1).

5.4. Other national policy that the plan policies need to take account of includes that set out in the National Planning Policy Framework (see chapter 1 'National policy context'). As such, the plan policies do not establish new requirements but rather apply or clarify the intent of national policy to the East plan areas taking into account the specific characteristics of those areas, including the available evidence. The plan policies therefore add value by directing activities to the most suitable locations, building on best practice and integrating the marine and terrestrial planning systems.

5.5 The plan policies directly contribute to delivery of the vision and objectives for the East Inshore and East Offshore Marine Plans, particularly by informing how decisions should be made. The Marine Policy Statement states that plan policies will provide detailed policy and spatial guidance for an area, and help ensure that decisions within a marine plan area contribute to delivery of United

5.6 The East Inshore and East Offshore Marine Plans seek to support and complement existing plans wherever appropriate. Signposting is used in these marine plans to point towards relevant information and policies held in other existing plans. This avoids replication of policies and ensures new plan policies and supporting information focus on issues where they can add value.

5.7 Examples of other plans of relevance include Local Plans and their equivalents such as Local Development Frameworks/Core Strategies, River Basin Management Plans, Shoreline Management Plans, Estuary Management Plans, European Marine Site management schemes, Area of Outstanding Natural Beauty management plans, and the Broads Authority plan. To enable integrated coastal planning, specific attention has been given to assessing the policies in local development frameworks and other plans thereby informing the production of these marine plans.<sup>24</sup>

5.8 Marine policy states that Marine plan authorities should be satisfied that activities and developments will themselves be resilient to risks of coastal change and flooding and will not have an unacceptable impact on coastal change. A precautionary and risk-based approach, in accordance with the sustainable development policies of the UK Administrations, should be taken in terms of understanding emerging evidence on coastal processes.

5.9 Marine plan authorities should consider existing terrestrial planning and management policies for coastal development under which inappropriate development should be avoided in areas of highest vulnerability to coastal change and flooding. Development will need to be safe over its planned lifetime and not cause or exacerbate flood and coastal erosion risk elsewhere.

5.10 Marine plan authorities should not consider development which may affect areas at high risk and probability of coastal change unless the impacts upon it can be managed. Marine plan authorities should seek to minimise and mitigate any



geomorphological changes that an activity or development will have on coastal processes, including sediment movement.

5.11 The East Inshore and Offshore Marine Plan (MMO 2014) was adopted and published in April 2014 by the Marine Management Organisation. The East Inshore Marine Plan Area includes the coastline stretching from Flamborough Head to Felixstowe, extending from mean high water out to 12 nautical miles, including inland areas such as the Broads and other waters subject to tidal influence, and covers an area of 6,000 square kilometres. The aim of marine plans is to help ensure the sustainable development of the marine area. Marine plans will contribute to economic growth in a way that benefits society whilst respecting the needs of local communities and protecting the marine ecosystem.

5.12 The discusses coastal change management that during the preparation of an application for development, there is significant value in looking at these SMPs to ensure the activity does not increase the risk of coastal erosion or flooding stating at that 'compatibility and integration with these plans is paramount to managing the risk of coastal erosion and flood risk'. This approach is consistent with the Marine Policy statement and the approach advocated in the NNPF.

5.13 The East Inshore area includes part of the scheme at Hopton and comes under new Marine planning regime. A licence for and approval of the works will be required from the MMO and the application has been published stating as much in local papers in Suffolk and Norfolk.

5.14 The Marine plans come into effect once they are adopted by the Secretary of State and published. The MCAA requires that all public authorities taking authorisation or enforcement decisions, must do so in accordance with marine policy documents (marine plans and the Marine Policy Statement) unless relevant considerations indicate otherwise. Where a relevant decision is not taken in accordance with the marine plans, the public authority must state its reasons.

5.15 The Marine Plan incorporates a number of policies that accord with the National Planning Framework objectives to promote sustainable development, economic growth and social welling particularly Policy EC1, EC2, EC3 and SOC1 and this proposal is considered compatible with those Policy objectives.

## **6.0 Great Yarmouth Local Plan 2001 saved policy INF16 states:**

When considering applications for new development in coastal areas where there are no significant environmental or landscape conservation considerations, but which may be in an area susceptible to marine erosion and associated land instability as shown on the proposals map, the Council will require the application to demonstrate conclusively that:

- a) there would be no significant risk that the proposal would be adversely affected by marine erosion or land instability within its lifetime; or,
- b) the proposed development would be capable of withstanding the effects of any anticipated erosion/instability or would be protected from it.

## **Core Strategy**

Policy CS13 – Protecting areas at risk of flooding or coastal erosion states the risk of flooding and coastal change is expected to increase with climate change. This presents a challenge for property business owners and service providers in susceptible areas. It goes on to state that the Council will ensure a practical and sustainable approach to flood risk and coastal protection.

## **7.0. Further Information and Clarification**

7.1 In response to the comments raised by Waveney District Council the following comments were received by the applicants consultant Dr. P Barber 24/11/15 and 14/12/15

7.2 The effects of the proposed scheme on the MoD bunker are considered to be negligible with the shortened terminal groyne and the distance south from this groyne to the bunker location. The quoted maximum extent of southerly scheme influence of 200m assumes a net southerly drift and no shortening of the terminal groyne.

7.3 Recent work carried out for Bourne Leisure and made available to CH2MHILL carrying out the CSS shows how the beach sand exchanges on-offshore extend out to around 100m from the shoreline in water depths of around 5m below OD.

7.4 The on-offshore extents of the new groynes at around 50m recognises this exchange distance allowing sand exchanged from and to the beach to pass across the groyne extremities. As this sand bypasses the scheme alongshore limits it takes around 100/150m to return to the shoreline and it is from around 50m to 150m beyond the scheme limit where any scheme impact on beach levels is likely.

7.5 This is where the mitigation would be targeted with a stockpile of rock included as part of the scheme to allow prompt mitigation if needed. If the mitigation was fully utilised then it would serve as outflanking protection and be available for future modification as actual shoreline evolution required.

7.6 The model study report is over 12 months old but the results have been reviewed against present conditions and are considered to remain relevant. Regarding in-combination effects with the BL scheme then the boundary between the schemes is seamless. The volume of sand moving across the groyne seaward extremities in both alongshore directions is plentiful and there are no significant effects anticipated on the BL beaches.

7.7 Observation of the BL scheme impacts to the north since scheme completion in early 2015 are that the effects conform to forecast providing confidence in the design approach here which is similar to that adopted for the Potter's scheme.

7.9 Great Yarmouth Port Authority- HR Wallingford (HRW) conclude that there is no effect north of the River Yare but volunteer considerations for the LPA in dealing with this application.

7.10 Any observations of beach behaviour along the Potters frontage in February

2015 would be influenced by the temporary stockpiles of rock there for use in the Bourne Leisure scheme rendering them to be potentially transient and thereby of no relevance to future beach behaviour.

7.11 Tidal currents will be altered along the Potter's frontage with the proposed scheme in place but since the groynes extend similar distances on-offshore to the BL scheme the effect on tidal currents across the BL scheme will be minor and localised to the boundary between the two schemes.

7.12 HRW exhibit a lack of appreciation of the significance of cliff erosion to the beach regime. This significance has been recognised as minor in the recent CSS work undertaken by CH2MHILL and by the work carried out by BL for their recent scheme to the north.

7.13 The recent CEFAS report is concerned with the effects of the harbour where HRW consider effects of the proposed scheme to be negligible.

7.14 Regarding comments on the changes to the offshore banks it is true that HRW examined three different bathymetries for the banks in their work in 1998 for the outer harbour but only to reach the conclusion that such bank changes could be significant as shown by their limited model.

7.15 More recent work carried out by Bourne Leisure and made available to the CSS shows that the use of historic bank configurations over the last 40 years is not relevant as the banks have undergone trend changes over this period rather than cyclical and that since 2005/8 the banks have exhibited a stability in form and location supporting the assumption adopted in the current SMP of taking the banks and channels as configured in 2005 as the context for future policy.

7.16 Finally HRW raise the issues of mitigation and monitoring. This is to be similar to the measures accepted for the Bourne Leisure scheme with the monitoring integrated to provide an overall coherence.

## **8.0 Appraisal**

8.1 The proposal can be divided into two parts for coastal engineering purposes; the first is the linear rock protection to the toe of the sea wall set above mean high water. This is intended to provide protection to the toe of the cliffs and control the existing erosion caused by the wave action during adverse storm or surge conditions. As this part of the defence would normally be out of the sea it should not impede the coastal processes. With the use of rock, there will be a reduction in the effect of reflected wave as compared to that of the existing defence structures which will help to encourage the retention of the beach.

8.2 The second part of the proposal is to construct ten number rock fishtail groynes 50m long and at 110m spacing along the length of the area covered by the rock revetment. The existing groynes along this section are considered to be in a poor condition and it is proposed that they are removed following the installation of the

rock groynes. Similarly the existing timber revetment will be removed as the work progresses.

8.3 It is intended to have in place a monitoring agreement and an agreed action plan with trigger levels to enable all concern to understand any changes, should they occur, to the coastal processes and respond appropriately. From the reports the areas that may be affected are those immediately to the north and south of the proposed scheme location. It is intended to include the neighbouring authority (Waveney District Council) in the monitoring agreement and any other relevant authority or agency with a direct interest in this area.

8.4 The Shoreline Management Plan (SMP) policy for this area states “hold the line” up to year 2025 and then “managed realignment”. Following consultation with the SMP delivery group it is proposed to review this policy within the current Gorleston to Lowestoft Strategy Review which is currently underway and to take account of the more recent information. It is not considered that the proposed works will present an obstacle to the objective of the SMP, which is to provide a sustainable coastline for this area.

8.5 Norfolk Geodiversity Partnership and the Historic Environmental Services – Norfolk County Council have concerns about excavation and damage to features of geological conservation importance. On the Bourne Leisure scheme it was accepted by NCC that there are no excavation requirements for the permanent works. The rock is to be placed on the beach sand however a condition can be imposed to address the matter if still considered necessary in the light of the consultation response.

8.7 A Marine Management Organisation (MMO) licence is required, the applicant has stated that discussions have been held with the MMO and an application is in the process of being made.

8.8 In conclusion It is recognised that these works will help the sustainability of the Potters Leisure site, provide stability to the remaining defence structures and help alleviate the concerns of the local community.

## **9.0 Assessment**

9.1 In the main there is little overall objection in the statutory consultees responses to this application. Local support is weighed heavily in favour of the proposal which continues the emergency works already undertaken to reinforce the coastline and is anticipated to give some 20 years protection to the coast.

9.2 Operational details in as far as they amount to onshore activities associated with the works are in the main considered to be minimal and subject to controlling conditions on of hours of working etc the concerns of Environmental Health can be addressed. The recently completed works at Bourne Leisure demonstrate that the works can be carried out with the minimum of disturbance to the amenity of area and indeed the operations of Potters Leisure.

9.3 In terms of highway movements apart from those identified above these are anticipated to be minimal with the heavy duty rock being transported to the site by



water and not road. The requirement for a Construction Management Plan and compliance with the plan should again be imposed if approved. A further condition should also address the concerns regarding ensuring the Highway surface water should also be imposed.

9.4 On the technical side there are comprehensive responses to the proposals from the Great Yarmouth Port Authority Ltd consultation which states that they agree that the defences will only have a localised influence on coastal processes and will not affect the coastline north of the entrance to the River Yare in the foreseeable future. They do highlight a similar issue to take raised by Waveney regarding the possible impact of a change in the net drift from north to south and the potential impact of this - a point of detail the applicant has responded to – including comments on the monitoring agreement and stakeholders party to the agreement. The monitoring agreement used for the Bourne Leisure will form the template for this proposal.

9.5 Waveney District Councils Coastal engineers have set out the context of the Shoreline Management Plan and how it relates to this scheme. It is clear in procedural terms that the scheme - which does not involve the public purse- has support including an acknowledgement that the baseline data has changed to that on which the SMP policy was formulated. The policy is in the process of being modified to incorporate private investment and the potential impact of such schemes on the coastline.

9.6 Concern has also been raised reference the potential of the proposal on land at the southern (Corton) end of the scheme. This will need to be monitored as part of the overall monitoring agreement to assess the impact of the process to ensure no adverse impact occurs as a direct result of this scheme if Members are minded to approve the proposal. Again a similar monitoring agreement to that formulated for the Bourne Leisure will be used and condition on planning notice.

9.7 In this respect and to give an overall of the scheme the views of the GYBC Coastal Manager are set out below and set out the officer view and recommendations for these proposals.

9.8 Private coast protection works at Hopton by Potters Leisure Ltd.

9.9 This application is for a proposed coastal defence works intended to protect the coastline fronting Potters Leisure Ltd site at Hopton. The works will consist of a rock revetment running along the toe of the existing concrete sea wall and four rock groynes.

9.10 Having read through the supporting documentation together with the technical comments from other reviews I believe that this scheme will offer protection to the existing defences and a degree of stability to the area.

9.11 The documentation explains the areas where there may be adverse effects and the mitigation measures that will be taken should these occur. The proposed works are effectively a continuation of the scheme recently completed in front of the Bourne Leisure site and the intention is to implement similar monitoring and mitigation measures. With these monitoring and mitigation measures in place I would recommend approval of this application.

9.12 In conclusion It is recognised that these works will help the sustainability of the Potters Leisure site, provide stability to the remaining defence structures, contribute to alleviate the concerns of the local community and continue to promote the social and economic activity in the area whilst protecting the substantial and future financial investment in Potters Leisure.

#### **10.0 RECOMMENDATION :-**

**10.1 APPROVE- the proposal complies with Policy INF16, CS16 and the aims of the NNPF and Marine Policy subject to the conditions outlined above including a monitoring agreement including trigger levels and subject to referral to the Secretary of State in accordance Environment Assessment Regulation 2011 as necessary**

Background Papers and full list of residents comments available on planning file 06/15/0549/F and Council website.

# GREAT YARMOUTH PORT COMPANY LIMITED

Eastport House UK  
South Beach Parade  
Great Yarmouth  
Norfolk NR30 3GY

**By Email Only**

Great Yarmouth Borough Council

Local Planning Authority

Fao Mr D Minns

30 October 2015

Dear Sirs,

**Planning Application Ref 06/15/0549/F**

**Coastal Defences – Potters Leisure Resort**

**Letter of Representation**

Please see the attached letter of even date from HR Wallingford to us which contains our representations on the aforementioned planning application in advance of the due deadline for the same.

Please can HR Wallingford's letter and observations be drawn to the attention of, and taken into consideration by the Planning Committee in its deliberations in respect of this application. We anticipate that the Council's coastal processes engineers and scientific advisers will consider the scientific issues raised and will advise the Committee accordingly of the concerns raised, and implications arising therefrom.

Yours faithfully,



pp Eliza O'Toole  
Deputy Chair

Attachment: HR Wallingford letter dated 30 October 2015 to Great Yarmouth Port Company

[3 pages in total]

Eliza O'Toole  
Deputy Chair  
Great Yarmouth Port Company Ltd  
EastPort UK House  
South Beach Parade  
Great Yarmouth  
Norfolk  
NR30 3GY

30 October 2015

Dear Eliza

**Great Yarmouth Borough Council Planning Application 06/15/0549/F  
Coastal Defence application at Potters Leisure Resort, Hopton.**

Following your request to us we have reviewed the planning application information on the GYBC website, and we have sent two of our specialists to site to review the conditions at the site.

From our assessment we draw the following conclusions:

- The scheme itself will aim to increase beach levels along this frontage which would therefore not only benefit the amenity value of the coastline, but also protect and/or increase the value of the adjoining land by way of reducing the risk of cliff top recession;
- Our observations indicated there had been a substantial southward drift of beach sand prior to our most recent site visit this week, contrasting with the situation on the day of our visit earlier in the year in February 2015, when the drift was apparently northward. The beach loss along the frontage to the south of the new rock groynes is consistent with what could be expected given a net southerly drift and following the construction of the new groyne scheme at the Bourne Leisure site.
- As with the region immediately to the north (at the Bourne Leisure frontage) we consider that the low beach levels at this location are not caused by the Outer Harbour;
- The planning application information provided on the website is missing appendices to the Environmental Statement (ES) so that a full review of the supporting studies for the Potters Scheme has not been possible. We do note however that the authors to the ES refer to the work carried out on behalf of Bourne Leisure, and some of the statements made in these reports in respect of possible causes of erosion are repeated in the ES.
- We stress therefore that whilst the scheme will help to promote an improved amenity, and reduce the risk of cliff erosion and land loss at Potters we reconfirm our considered opinion that the low beach levels at Potters are not caused by the Outer Harbour at Great Yarmouth.

*continued.....*



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- We agree with the finding in the ES that the scheme will not affect the tidal currents as far north as the entrance to the Haven or the Outer Harbour. We disagree with the statement, however, that the scheme will not have changed the tidal currents *along the Hopton frontage*.
- One of the objectives of the proposed new defences for the Potters Resort is to increase beach levels and that implies a reversal of the recent trend of loss of sand from those beaches. There will certainly be changes in the movements of sediment (principally sand) caused by the defences and their construction locally. The obvious concern is where and to what extent such changes may affect coastal morphology, particularly beaches, along the adjacent coastline.

There is no doubt that sand moves along the beaches at and near Hopton in different directions at different times, in response to changing tidal and more importantly wave conditions.

- If in the future the net drift is southward, the proposed new defences in front of Potters Resort will relocate the terminal groyne scour problem further south rather than solve it entirely. We note the commitment made in the ES to monitor and remedy such problems as they arise. But in this situation, there will be no effect of those new defences on longshore sediment transport as far north, i.e. 'upstream', as the entrance to the Haven or the Outer Harbour at Great Yarmouth.
- If in the future the net drift is northward, the new defences may have some effect on beach morphology further north by altering the both the longshore drift and reducing the possible supply of sediment from cliff erosion. However, such effects are only likely to be felt within the bays between the new groynes fronting Hopton Holiday Village. These large structures will very effectively filter the effects of any changes along or south of the Potters Resort frontage, so ensuring they will not affect the coast as far north as the entrance to the Haven or the Outer Harbour at Great Yarmouth.
- Clearly, the scheme at Potters will affect the beach levels there, and in the vicinity. This is an important point also to be made to GYBC, since the area in question falls within the monitoring area currently under survey as part of the ongoing Monitoring Agreement with GYPC to which GYBC, amongst others, is a party.

Yours sincerely

Tim Chesher  
Group Manager, Coasts and Estuaries Group

# GREAT YARMOUTH PORT COMPANY LIMITED

Eastport House UK  
South Beach Parade  
Great Yarmouth  
Norfolk NR30 3GY

8 December 2015

By Email and Hand Delivery

Fao Dean Minns

Dear Sirs,

## Planning Application Ref 06/15/0549/F

Please find a letter from HRW to Great Yarmouth Port Company ("the Port") dated 30 November in respect of Planning Application Ref 06/15/0549/F following your email to us of 16 November.

Please treat HRW's letter as comprising further representations of the Port in respect of the aforementioned planning application and the appendices supplied to us on 16 November. Please confirm our representations will be considered fully and taken into account in respect of the application process.

Yours sincerely



Eliza O'Toole  
Deputy Chair  
Great Yarmouth Port Company Ltd

Enc Letter to Great Yarmouth Port Company Ltd from HR Wallingford.

*4 pages in total*

Eliza O'Toole  
Deputy Chair  
Great Yarmouth Port Company Ltd  
EastPort UK House  
South Beach Parade  
Great Yarmouth  
NR30 3GY

Our Ref: DDM7024

30 November 2015

Dear Eliza

### **PROPOSED NEW COASTAL DEFENCES, POTTERS LEISURE RESORT, HOPTON**

Thank you for your email of 24 November regarding our recent site visit and assessment of the proposed new coastal defences to protect Potters Leisure Resort at Hopton. Our responses follow herein.

We hope that the following will be of interest and assistance to officers of Great Yarmouth Borough Council when assessing this planning application, in particular, in respect of the following: on why the scheme has become necessary, how it will affect coastal processes and how the plans of Potters Leisure Resort to monitor the coastline may affect the existing multi-party monitoring agreement.

There is no doubt that beach levels fronting Potters Leisure Resort have become very low directly in front of the vertical sheet-steel piled wall fronting the promenade. If the front edge of that seawall is undermined, and this is the normal way in which a seawall ultimately fails, landslips and recession of the edge of cliffs will soon follow. The Environmental Statement (ES) prepared for Potters Leisure Resort (Paul Robinson Partnership, 2015) mentions 'failure of the coastal defences at two locations', apparently during the very stormy winter of 2012/13, but does not describe these failures further.

Neither the ES nor the ABPmer modelling report set out a clear explanation for the lowering of the beach levels along this frontage. In the main ES, the authors (Paul Robinson Partners, 2015) have used reports commissioned by Bourne Leisure and have repeated some of the statements made in those regarding the possible causes of erosion and losses of the beaches along the Hopton frontage in recent years; however, they do not appear to have independently evaluated those statements. There is no mention in the main ES document, for example, of the independent review by CEFAS (CEFAS, 2014).

In the first part of the ABP report, the authors provide their appreciation of the physical processes operating at Hopton and the wider region. In this section, the complexities of the wider hydrodynamic regime are acknowledged, including the influence of the 'discontinuous offshore sand banks'. They refer to the hypothesis of SiMP (2013) regarding the supposed impact of the Outer Harbour (OH) on sand passing it from north to south but provide no new evidence to support the assertion that the OH could have affected a sediment supply to the beaches at Hopton as a result of the deflection of the tidal streams. As we repeat below, this is not a hypothesis which HR Wallingford considers to be sound.

*continued.....*



#### *Address and contact details*

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We note that in quoting both HR Wallingford and SMP together in their discussion of past beach lowering at Hopton, ABP's subsequent reference to SMP's claim that the Outer Harbour was a cause for this erosion has the effect of also implying that HR Wallingford concur with this hypothesis. This is not the case. As we have stated previously, HR Wallingford refutes the alleged link between the Outer Harbour and beach lowering at Hopton. Indeed, ABPmer explicitly states that the Outer Harbour has not affected tidal flows near Hopton and it is clear that it cannot have affected wave conditions there either. There is scant acknowledgement in their report or the ES of the importance of the constantly shifting nearshore sand banks and they did not carry out sensitivity tests to ascertain how the naturally changing sand bank configuration could affect their modelling results or conclusions.

Turning now to the future, the proposed new defences along the Potters Leisure Resort frontage are essentially an extension of those built by Bourne Leisure. We agree that these will only have a localised influence on coastal processes; they will certainly not affect the coastline north of the entrance to the Yare in the foreseeable future.

If in the future the net drift is southward, we are of the view that the proposed new defences in front of Potters Leisure Resort will relocate the existing beach lowering problems further south rather than solve them. We note the commitment made in the ES (page 57) to monitor and remedy such problems as they arise to the south and the north of the proposed defences by using armour rock from their stockpile; it is unclear, however, how far this commitment extends both along the coastline and in time. This proposed mitigation may be something Great Yarmouth Borough Council could discuss with the applicants.

If the drift is northward, the proposed new defences may affect part of the Bourne Leisure frontage but no further afield than this.

Finally, as with the Bourne Leisure scheme, the Potters Leisure Resort scheme will affect beach levels in the area which is currently covered in the Monitoring Agreement which is subject to agreement from various stakeholders (including Great Yarmouth Port Company). We note the further commitment made in the ES for coastal monitoring by Potters Leisure Resort, which refers to a 'monitoring protocol to be agreed with relevant parties in advance of any construction, which will complement the existing agreed monitoring for the recently completed Bourne Leisure scheme'. We would suggest that such extra data collection covers the frontage north, south and in front of the defences at more closely spaced intervals than at present and is carried out in co-operation with the existing Monitoring Agreement.

It is also important that any new monitoring plan associated with the Potters scheme makes clear how impacts associated with this scheme will be identified, how any mitigating measures will be assessed, and detail on any actions to be undertaken.

*continued.....*

I trust that this letter may be of interest and of some use to those in Great Yarmouth Borough Council involved in managing coastal processes and defences. If you would like us to do so, we would be pleased to take part in technical discussions with officers from the Council on the ES and the ABPmer modelling report in connection with this planning application.

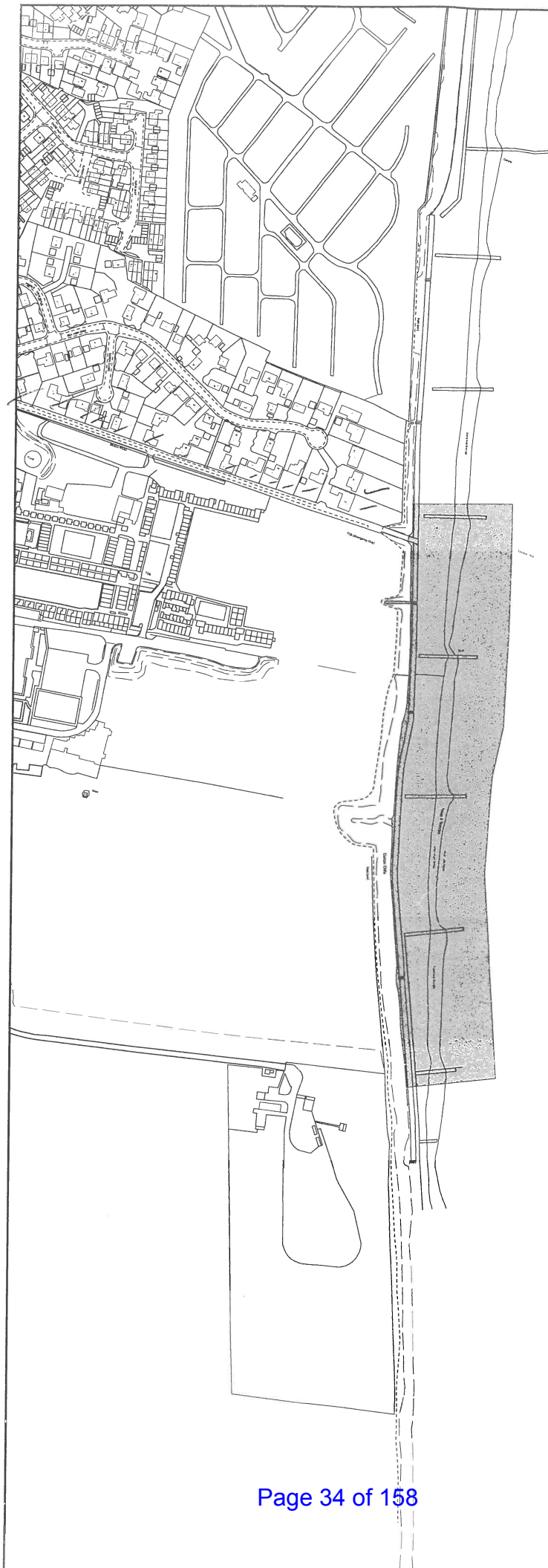
Yours sincerely



Tim Chesher  
Group Manager, Coasts & Estuaries

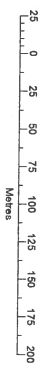


GREAT YARMOUTH  
BOROUGH COUNCIL

Planning and Development Department,  
Trafalgar House, Greyfriars Way,  
Great Yarmouth, Norfolk. NR30 2QE

06/15/0549/F



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Ordnance Survey

Scale = 1:5000 @ A4

## Gemma Manthorpe

---

**Subject:** FW: 06/15/0580/F - Land to the west of Lowestoft Road

**From:** Hopton Parish Council [<mailto:hoptonparishclerk@hotmail.com>]

**Sent:** 29 January 2016 11:14

**To:** Gemma Manthorpe

**Subject:** RE: 06/15/0580/F - Land to the west of Lowestoft Road

Hello Gemma

There were many objections, but the main one was to do with sewerage and water drainage, as that area is already under pressure. Cllr. David Ramsden will be supplying further information at the meeting.

Thank you

Regards

Julie

Clerk and RFO to Hopton-on-Sea Parish Council

Office at the Village Hall, Station Road, Hopton-on-Sea, NR31 9BE open Monday, Tuesday, Thursday and Friday from 9.30am to 1.30pm Telephone 01502 730768.

Website [www.hopton-on-sea-parish-council.norfolkparishes.gov.uk/](http://www.hopton-on-sea-parish-council.norfolkparishes.gov.uk/)

This e-mail and any files transmitted with it are confidential and intended solely for the use of the individual or entity to whom they are addressed. If you received this e-mail in error please notify the sender.

## Gemma Manthorpe

---

**Subject:** FW: #4403 Hopton on Sea Phase 2 - Site Layout Amendments  
**Attachments:** 4403 hopton ph2 700 rev c site plan 151217.pdf

**From:** Worsfold, Graham [<mailto:graham.worsfold@norfolk.gov.uk>]  
**Sent:** 21 December 2015 09:12  
**To:** Gemma Manthorpe; plan  
**Cc:** [mark.nolan@chaplinfarrant.com](mailto:mark.nolan@chaplinfarrant.com)  
**Subject:** RE: #4403 Hopton on Sea Phase 2 - Site Layout Amendments

Hi Gemma

Thank you for your re-consultation regarding the above application.

It is understood your Authority are minded to support the application in its current form. On this basis it is recommended the following conditions be appended to the consent notice:

### **SHC 01 (Variation)**

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

Reason:

To ensure satisfactory development of the site and a satisfactory standard of highway design and construction.

### **SHC 02 (Variation)**

No works shall be carried out on roads, footways, foul and surface water sewers otherwise than in accordance with the specifications of the Local Planning Authority in consultation with the Highway Authority.

Reason:

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

### **SHC 03A**

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

Reason:

To ensure satisfactory development of the site.

### **SHC 29A (Variation)**

Prior to the commencement of any works on site a Construction Traffic Management Plan, to incorporate details of on-site parking for construction workers, access arrangements for delivery vehicles and temporary wheel washing facilities for the duration of the construction period shall be submitted to and approved in writing with the Local Planning Authority in consultation with Norfolk County Council Highway Authority.

Reason:

In the interests of maintaining highway efficiency and safety

### **SHC 29B (Variation)**

For the duration of the construction period all traffic associated with the construction of the development will comply with the Construction Traffic Management Plan and unless otherwise approved in writing with the Local Planning Authority in consultation with the Highway Authority.



Reason:

In the interests of maintaining highway efficiency and safety

Regards

Graham

**Graham Worsfold**

**Assistant Engineer Estate Development**

Community and Environmental Services

Direct Dial Telephone Number: 01603 223274

E-mail: [graham.worsfold@norfolk.gov.uk](mailto:graham.worsfold@norfolk.gov.uk)

General enquiries: 0344 800 8020 or [information@norfolk.gov.uk](mailto:information@norfolk.gov.uk)

Website: [www.norfolk.gov.uk](http://www.norfolk.gov.uk)



## **Planning Applications – Suggested Informative Statements and Conditions Report**

AW Reference:	00011493
Local Planning Authority:	Great Yarmouth District (B)
Site:	Lowestoft Road, Hopton-on-Sea
Proposal:	Erection of 15 dwellings
Planning Application:	06/15/0580/F

**Prepared by Carl Lee**  
**Date 01 February 2016**

If you would like to discuss any of the points in this document please  
contact me on 01733 414690 or email [planningliaison@anglianwater.co.uk](mailto:planningliaison@anglianwater.co.uk)

## **ASSETS**

### **Section 1 – Assets Affected**

- 1.1 Our records show that there are no assets owned by Anglian Water or those subject to an adoption agreement within the development site boundary.

## **WASTEWATER SERVICES**

### **Section 2 – Wastewater Treatment**

- 2.1 The foul drainage from this development is in the catchment of Lowestoft Water Recycling Centre that will have available capacity for these flows.

### **Section 3 – Foul Sewerage Network**

- 3.1 The sewerage system at present has available capacity for these flows. If the developer wishes to connect to our sewerage network they should serve notice under Section 106 of the Water Industry Act 1991. We will then advise them of the most suitable point of connection.

### **Section 4 – Surface Water Disposal**

- 4.1 From the details submitted to support the planning application the proposed method of surface water management does not relate to Anglian Water operated assets. As such, we are unable to provide comments on the suitability of the surface water management. The Local Planning Authority should seek the advice of the Lead Local Flood Authority or the Internal Drainage Board. The Environment Agency should be consulted if the drainage system directly or indirectly involves the discharge of water into a watercourse.
- 4.2 Should the proposed method of surface water management change to include interaction with Anglian Water operated assets, we would wish to be re-consulted to ensure that an effective surface water drainage strategy is prepared and implemented.

### **Section 5 – Trade Effluent**

- 5.1 Not applicable.

Elaine Helsdon

---

From: Albone, James <james.albone@norfolk.gov.uk>  
Sent: 16 November 2015 15:03  
To: plan; Gemma M. Manthorpe  
Subject: 06/15/0580/F Land West of Lowestoft Road, Hopton on Sea

Our Ref: CNF46450\_1

Dear Miss Manthorpe,

**06/15/0580/F Land West of Lowestoft Road, Hopton on Sea**

An archaeological trial trenching evaluation has identified the presence of significant heritage assets with archaeological interest (buried archaeological remains) of Neolithic to Roman date at the proposed development site including a large ring ditch feature and an enclosure containing two smaller ring ditches. The trenching results are supported by the information from the recent archaeological excavation of the area immediately to the south of the proposed development site which also recorded significant archaeological remains of Neolithic and Roman date.

If planning permission is granted, we therefore ask that this be subject to a programme of archaeological mitigatory work in accordance with *National Planning Policy Framework* para. 141. We suggest that the following conditions are imposed:-

*A) No development shall take place until an archaeological written scheme of investigation has been submitted to and approved by the local planning authority in writing. The scheme shall include an assessment of significance and research questions; and 1) The programme and methodology of site investigation and recording, 2) The programme for post investigation assessment, 3) Provision to be made for analysis of the site investigation and recording, 4) Provision to be made for publication and dissemination of the analysis and records of the site investigation, 5) Provision to be made for archive deposition of the analysis and records of the site investigation and 6) Nomination of a competent person or persons/organization to undertake the works set out within the written scheme of investigation.*

and,

*B) No development shall take place other than in accordance with the written scheme of investigation approved under condition (A).*

and,

*C) The development shall not be occupied until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the archaeological written scheme of investigation approved under condition (A) and the provision to be made for analysis, publication and dissemination of results and archive deposition has been secured.*

In this case the programme of mitigatory work will comprise an archaeological excavation in accordance with a brief to be issued by Norfolk County Council Historic Environment Service. If you have any questions or would like to discuss our recommendations, please do not hesitate to contact me.

Yours sincerely  
James Albone

---

James Albone MA ACIfA  
Planning Archaeologist

Historic Environment Service  
Environment and Planning  
Community and Environmental Services  
Norfolk County Council  
Union House  
Gressenhall, Dereham  
Norfolk NR20 4DR

Direct dial: 01362 869279

Mob: 07769 887053

Email: [james.albone@norfolk.gov.uk](mailto:james.albone@norfolk.gov.uk)

Please note that as of September 1<sup>st</sup> 2015 we will be charging for some of our services. Details can be found on our website [http://www.norfolk.gov.uk/Environment/Historic\\_environment/index.htm](http://www.norfolk.gov.uk/Environment/Historic_environment/index.htm)

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To see our email disclaimer click here <http://www.norfolk.gov.uk/emaildisclaimer>

ACK 19/11/15

8

Application Reference 06/15/0580/F

Attachments

Invalid Consultee Comment? ☐Copy to existing Consultee? ☐

Name Jan Windsor-Luck

Address 11 Groomes Close

Hopton-on-sea

Great Yarmouth

Norfolk

Post Code NR31 9DG

Telephone

Email Address

For or Against OBJ Object

Speak at Committee

The developers are of the opinion that the existing infra-structure can cope with an additional 15 bungalows (a 50% increase in the size of the development).

Residents are of the opinion that it can not.

The slip roads from the A12 into Hopton and from Lowestoft Road to the A12 are already congested and additional vehicles will mean that traffic is backed up either on the A12 or on Lowestoft Road. That existing junction is already

Date Entered 18-11-2015

Internet Reference OWPC580

# Internet Consultees

Application Reference 06/15/0580/F

Attachments

Invalid Consultee Comment? ☐

Copy to existing Consultee? ☐

Name Jan Windsor-Luck

Address 11 Groomes Close

Hopton-on-sea

Great Yarmouth

Norfolk

Post Code NR31 9DG

Telephone

Email Address

For or Against

OBJ

Object

Speak at Committee

at 'breaking point' at peak traffic times with buses turning both left and right, traffic using the petrol station and cars ferrying pupils to school.

The population of Hopton is predominately aged and there are a large number of care workers and emergency services entering the village at peak times.

The Lowestoft Road (which was the old A12) cannot cope with anymore traffic. Parking is required along there for people using the recreation ground (this is particularly busy at weekends when there are football matches played).

Date Entered 18-11-2015

Internet Reference OWPC580



## Internet Consultees

Application Reference 06/15/0580/F

Attachments

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Name Jan Windsor-Luck

Address 11 Groomes Close

Hopton-on-sea

Great Yarmouth

Norfolk

Post Code NR31 9DG

Telephone

Email Address

For or Against OBJ Object

Speak at Committee

The church has no off-road parking and people attending services or other functions there are required to park in the road. The church is busy most of the week. There is also the bowls club to the rear of the church which attracts people throughout the summer months. A number of learner drivers use the Lowestoft Road for practicing 3 point turns.

The Lowestoft Road junction with Noel Close is already exceptionally busy and since the creation of the new development has been plagued by drivers attempting to execute U-turns from Lowestoft Road into the mouth of Noel Close.

Date Entered 18-11-2015

Internet Reference OWPC580

# Internet Consultees

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Name Jan Windsor-Luck

Address 11 Groomes Close

Hopton-on-sea

Great Yarmouth

Norfolk

Post Code NR31 9DG

Telephone

Email Address

For or Against OBJ Object

Speak at Committee

Although Lowestoft Road is no longer a through road it is a busy cyclist and pedestrian route.

If the proposed development were to be granted the likelihood of existing residents being denied access to their amenities is greatly increased on safety grounds.

The original planning application was limited to no more than 30 homes and in just over two years the developer

Date Entered 18-11-2015

Internet Reference OWPC580

## Internet Consultees

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Name Jan Windsor-Luck

Address 11 Groomes Close

Hopton-on-sea

Great Yarmouth

Norfolk

Post Code NR31 9DG

Telephone

Email Address

For or Against OBJ Object

Speak at Committee

wants to increase this by 50%. The proposed development is for bungalows which are predominately purchased by people of retirement age or those with disabilities. These people will by nature be requiring more medical service and the only GP surgery in the village is already stretched.

The proposed development is on land that has been used by villagers for over 30 years and also on a Roman burial site. Development would reduce amenities for existing residents and would be detrimental to the village as a whole. Further more the existing Cripps development has not been carefully thought out and too many homes have been

Date Entered 18-11-2015

Internet Reference OWPC580

## Internet Consultees

Application Reference 06/15/0580/F

Attachments

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Name Jan Windsor-Luck

Address 11 Groomes Close

Hopton-on-sea

Great Yarmouth

Norfolk

Post Code NR31 9DG

Telephone

Email Address

For or Against

OBJ

Object

Speak at Committee

crammed in small plots without consideration as to the number of cars that people have or to the requirement of parking for visitors, health workers etc. Consequently people are parking on the Lowestoft Road. The road layout on the estate is particularly narrow and could foreseeably cause problems particularly if emergency vehicles require access.

Since the building of the new housing more people are and will be using Noel Close rather than Station Road to get to the shops, pharmacy, post office, school and beach. Noel Close, Rogers Close, Potters Drive and St Margarets Way

Date Entered 18-11-2015

Internet Reference OWPC580

## Internet Consultees

Application Reference 06/15/0580/F

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Name Jan Windsor-Luck

Address 11 Groomes Close

Hopton-on-sea

Great Yarmouth

Norfolk

Post Code NR31 9DG

Telephone

Email Address

For or Against OBJ Object

Speak at Committee

are roads of many curves with cars parked on both sides, ( this is a necessity as the garages that were built 30+ years ago cannot accommodate the modern car which is wider due to side impact protection). It is already like a slalom course and hazardous now, it would be even more dangerous if the new proposal were allowed.

The proposed site is on the last unmanaged meadow in the area, where grass grows to its natural height. It is a natural habitat for hedgehogs, foxes, harvest and wood mice as well as slow worms, snakes, butterflies and wild flowers. Let us not allow the ecology of this wilderness to be destroyed but preserve it for future generations.

Date Entered 18-11-2015

Internet Reference OWPC580



## Internet Consultees

Application Reference 06/15/0580/F

Attachments

Invalid Consultee Comment? ☐Copy to existing Consultee? ☐

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Telephone

Email Address

For or Against

OBJ

Object

Speak at Committee

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The proposed site is on the last unmanaged meadow in the area, where grass grows to its natural height. It is a natural habitat for hedgehogs, foxes, harvest and wood mice as well as slow worms, snakes, butterflies and wild flowers. Let us not allow the ecology of this wilderness to be destroyed but preserve it for future generations. There are already plans to extend the Persimmon estate in the village. This would be too much.

Date Entered 18-11-2015

Internet Reference OWPC580



Application Reference 06/15/05801F

Attachments

Invalid Consultee Comment? ☐Copy to existing Consultee? ☐

Name zandra ward

Address 47 noel close

hopton on sea

Post Code NR31 9RT

Telephone

Email Address

For or Against OBJ Object

Speak at Committee

I would like to object to these plans as living in a bungalow dead opposite the original land and watching all that get turned into an estate of bungalows was bad enough let alone taking it further up the road to develop more properties. Hopton was originally a lovely little village and the bungalow was originally purchased on the corner of Noel close partly because of the scenery and because it was tranquil. That has since gone, listenign to diggers, etc all day and looking out of the bedroom window now to face other properties. The thought of looking out the front door and seeing more properties bewilders me. Also the fact it will bring more tenants to the village, and there would be an overflow of children for schools/ jobs/ village hall/ shops,etc.

Date Entered 22-11-2015

Internet Reference OWPC587

## Internet Consultees

Application Reference 06/15/0580/F

Attachments

Invalid Consultee Comment? ☐Copy to existing Consultee? ☐

Name zandra ward

Address 47 noel close

hopton on sea

Post Code NR31 9RT

Telephone

Email Address

For or Against

OBJ

Object

Speak at Committee

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Thank you

Date Entered 22-11-2015

Internet Reference OWPC587

Application Reference **06/15/0580/F**

Attachments

Invalid Consultee Comment? ☐

Copy to existing Consultee? ☐

Name **Linda Price**

Address **9 TEULON CLOSE**
**HOPTON ON SEA**
**Norfolk**

Post Code **NR319BF**

Telephone

Email Address

For or Against **OBJ** **Object**

Speak at Committee

I am a new owner of plot 5 ( NO 9) Teulon close. when I purchased this plot I thought it would be a small 30 home development, now I have read in the Parish magazine that Cripps want to develop another 15 bungalows, I am worried that the way the land lies with a large slope, we may be subject to surface water flooding,, Also I have not seen the plan as I cant open it for some reason on my computer, but if this development is to go ahead I hope there will be a New road opened NOT attached to Teulon close for access to the new 15 homes, or at least make an additional IN and OUT road,, the road is very narrow and parking in the close is tight,,also we don't want another year of diggers, lorries, noise, and dust and tradesmen , passing out doors, we want our close road adopted by the

Date Entered **08-12-2015**

Internet Reference **OWPC611**

## Internet Consultees

Application Reference 06/15/0580/F

Attachments

Invalid Consultee Comment? ☐Copy to existing Consultee? ☐

Name Linda Price

Address 9 TEULON CLOSE

HOPTON ON SEA

Norfolk

Post Code NR319BF

Telephone

Email Address

For or Against OBJ Object

Speak at Committee

development, now I have read in the Parish magazine that Cripps want to develop another 15 bungalows, I am worried that the way the land lies with a large slope, we may be subject to surface water flooding,, Also I have not seen the plan as I cant open it for some reason on my computer, but if this development is to go ahead I hope there will be a New road opened NOT attached to Teulon close for access to the new 15 homes, or at least make an additional IN and OUT road,, the road is very narrow and parking in the close is tight,,also we don't want another year of diggers, lorries, noise, and dust and tradesmen , passing out doors, we want our close road adopted by the council soon and finished..so we can get on living in our homes...Many Thanks, Linda Price

Date Entered 08-12-2015

Internet Reference OWPC611

Jill K. Smith

ACK 9/11/15

S

From:  
Sent: 06 November 2015 08:09  
To: plan  
Cc: Julie McNair  
Subject: Re: Planning Application 06/15/0580/F

Dear Sir,

I wish to make the following comments on the Planning Application at Lowestoft Road, Hopton.

1) I consider the trees fronting Lowestoft Road (opposite Noel Close) and the small copse adjoining, to be of significant landscape value in the village. Can these trees be retained and protected under Planning Law?

2) This application significantly increases the number of dwellings needing access from the existing access onto Lowestoft Road. This will increase turning movements, causing congestion (especially at peak times). Lowestoft Road already suffers from high traffic flows generated by existing development in the north east sector of Hopton and the village sports ground which is hindered by many parked vehicles and is a favourite "Learner driver" area. The location of the present access to the site is opposite the entrance to the village sports field which becomes congested during football matches and the village fete. Further development will make this worse. Can parking restriction be placed on Lowestoft Road, at the developers expense, to mitigate this problem?

Can you please also confirm that there will be no further development of the adjoining land to the north, that would be accessed from the existing junction onto Lowestoft Road?

3) There appears to be quite a large area undeveloped area, in the north east corner of the proposed site. I understand this includes the trees mentioned in (1) above and the site of an archaeological Ring Ditch. I also understand that this will be included in gardens adjoining the new dwellings which will give them a larger than average garden and may NOT protect the archaeology or the trees). May I suggest that this area be designated as Public Open Space to be managed by the Parish or District Council? This WILL protect the archaeology in that area.

4) Are there any noise abatement proposals for this site and if so, What are they?

Thank you.

Donald Wheeler  
3 Rackham Close  
Hopton  
NR31 9RN

Sent from Windows Mail



Elaine Helsdon

---

ACK 9/11/15

S

**From:**  
**Sent:** 04 November 2015 22:49  
**To:** plan  
**Subject:** Planning Application 06/15/0580/F

I would like to make the following comments about this application:

I am very keen that the trees on the boundary to Old Lowestoft road should remain.

How will it be ensured that the ring ditch is not destroyed as it will be in the gardens of bungalows and the owners may decide to landscape the garden and accidentally on purpose dig it up. Can it be made a feature so the public can see it.

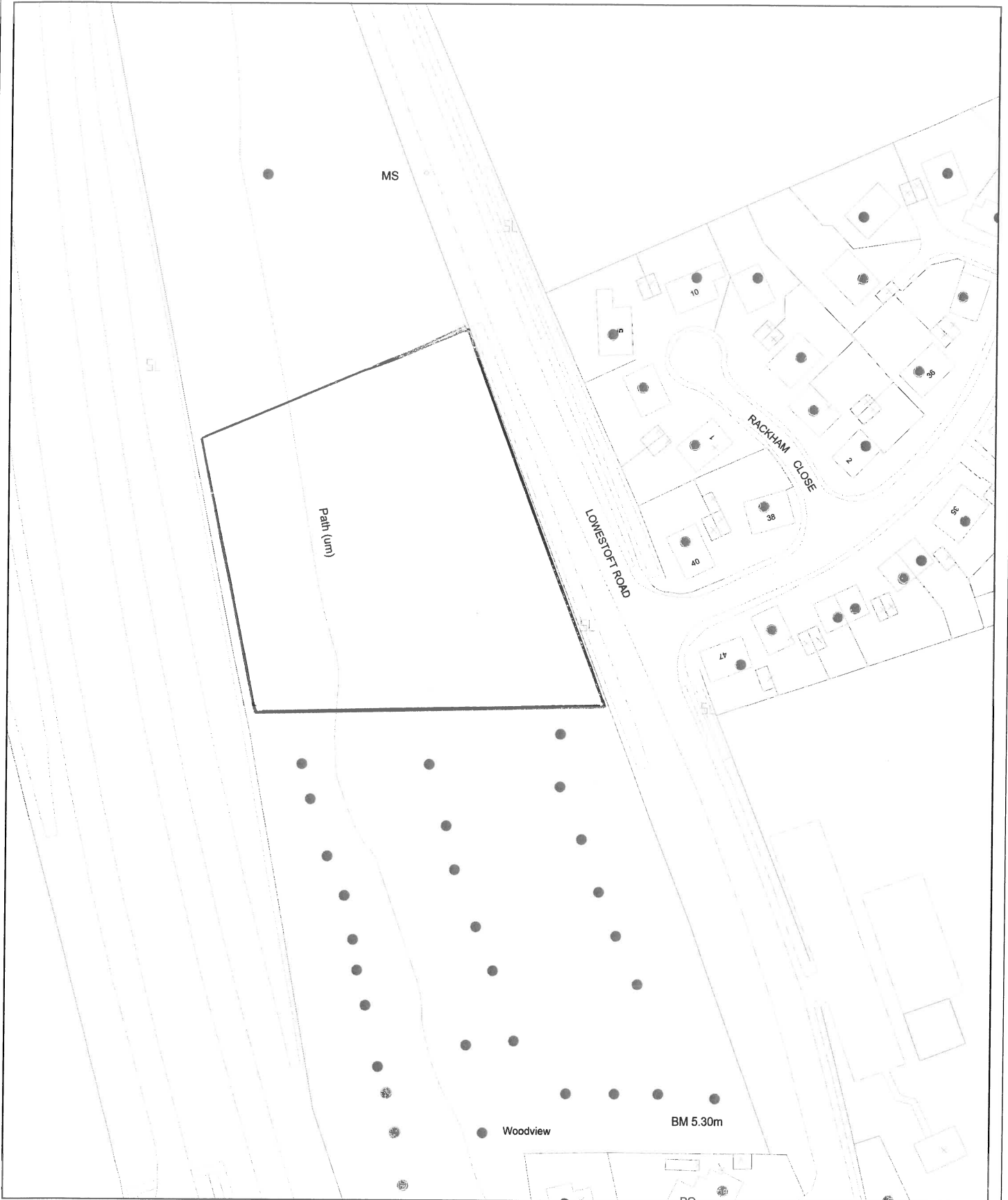
Maybe there are too many bungalows and the two near the boundary should be omitted allowing for a copse and the ring ditch to be not in gardens.

I think there should be some land designated for public open space as Hopton desperately needs some allotments.

I am not against the site in principle and I live opposite the ring ditch, at 3 Rackham Close.

Yours

Angela Wheeler



UPRN:



**GREAT YARMOUTH**  
BOROUGH COUNCIL  
**Planning and Business Services**  
**Enforcement**

Page 56 of 158

Town Hall, Hall Plain, Great Yarmouth NR30 2QF  
01493 856100 [enquires@great-yarmouth.gov.uk](mailto:enquires@great-yarmouth.gov.uk)



Date: 01:02:16

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Ordnance Survey [100018547]

**Reference:** 06/15/0580/F

**Parish:** Hopton

**Officer:** Miss Gemma Manthorpe

**Expiry Date:** 22<sup>nd</sup> December 2015

**Applicant:** Cripps Development Ltd

**Proposal:** 15 Single storey dwellings

**Site:** Lowestoft Road Hopton on Sea Great Yarmouth

## **1. REPORT**

- 1.1 This is a full planning application which seeks approval for 15 single storey dwellings.
- 1.2 The site is bounded on one side by the A12 and accessed via Lowestoft Road. There has been a previous approval on the land adjacent to the site to the south for 30no. private and affordable dwellings. A local play area is immediately opposite the site. There are cycle links and public transport links close by.
- 1.3 The site was subject to planning applications for residential development in the 1950's, 60's and 70's all being refused. The site was allocated for development in the 1970's in the old Hopton on Sea local plan but development of the site was considered premature pending the construction of the A12 by passing Hopton. The site was subsequently deleted from the development plan.
- 1.4 In 1990 outline planning permission was granted for a trunk road service area and 60 person restaurant immediately to the north of this site. The permission was subsequently renewed until 2007 when it was refused because there was no proven need for a service station in this location following the approval of a service station to the south of the Hopton A12 roundabout which has since been constructed. A further reason for refusal was an infringement of the strategic gap between Hopton and Gorleston.
- 1.5 The site is outside the defined development limits and has been identified in the Strategic Housing Land Availability Assessment (SHLAA) 2010 and 2012 as being a deliverable site, the site was removed from the 2014 SHLAA as planning permission had been granted on a portion of the site to the south for 30 residential dwellings.

## **2. Consultations :-**

- 2.1 **Parish Council-** The Parish Council has objected to the application stating that they have many objections and shall be addressing the Development

Control Committee. The main objection is regarding sewerage and water drainage stating that the area is already under pressure.

**2.2 Neighbours** – 3 objections to the proposal. In summary the objections raised are as follows

- Trees at the boundary to Lowestoft Road should remain.
- Surface water flooding.
- Protection of ring ditch.
- Is there going to be noise abatement?
- Not sufficient infrastructure.
- Increased traffic in particular parking and the current road network can't cope.
- Loss of wildlife habitat.
- Loss of view.
- Construction noise.

2 letters with no objection to the proposal in principle but would like ring ditch to be a public feature, can the trees be protected, could parking restrictions be placed on Lowestoft Road and some designated open space provided. Confirmation that no further development to the north shall take place.

**2.3 Natural England** – No objection.

**2.4 Norfolk County Council - Historic Environment Service** - The proposed development has been subject of an archaeological evaluation by trial trenching which revealed the presence of significant heritage assets with archaeological interest of Neolithic to Roman date at the proposed development site including a large ring ditch feature and an enclosure containing two smaller ring ditches.

In accordance with paragraph 141 of the NPF it is recommended that a programme of archaeological mitigatory work is carried out and conditions are imposed.

**2.5 Highways Agency** – No objection.

**2.6 Norfolk County Council as Highway Authority** – No objections, conditions requested. Full consultation response attached to this report.

**2.7 Anglian Water** – The sewerage system has adequate capacity for the flows and the surface water drainage does not relate to any Anglian Water assets. No conditions requested.

**2.8 Norfolk County Council** – Sufficient capacity at both primary and secondary level, library contribution requested.

**2.9 Norfolk County Council** – Fire Service requirements indicate that an additional hydrant (on a minimum 90mm main) to serve the proposed development. The location is to be agreed in consultation with Norfolk Fire and Rescue Service.

- 2.10 **Environmental Health** – No response received however the adjoining development has been conditioned and this shall be carried over to the current application:

Previous condition recommendation:

Development shall not begin until a scheme for the protecting residents in the proposed dwellings from noise from the A12 has been submitted to and approved in writing by the Local Planning Authority.

All works which form part of the approved scheme shall be completed before occupation of the permitted dwellings unless otherwise agreed in writing by the Local Planning Authority. When the details of the development are finalised the applicant shall demonstrate that predicted internal noise levels will not exceed those recommended by the either BS8233(good standard) or World Health Organisation's Guidelines for Community Noise.

Construction and Demolition- In order to reduce the impact of noise on local residents recommend control on hours of work and piling should it be required

- 2.11 **Police** – The development should be designed to Secure by Design Standards.

### 3. **National Planning Policy Framework**

- 3.1 The presumption in favour of sustainable development is set out in paragraph 4.
- 3.2 To boost significantly the supply of housing, local planning authorities should identify key sites which are critical to the delivery of the housing strategy over the plan period (paragraph 47).
- 3.3 In paragraph 216 the NPPF states that decision-takers may also give weight to relevant policies in emerging plans according to:
- The stage of preparation of the emerging plan (the more advanced the preparation, the greater the weight that may be given);
  - The extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given); and
  - The degree of consistency with the NPPF.

### 4. **Saved Great Yarmouth Borough-Wide Local Plan Policies (2001)**

- The site is beyond the settlement boundaries (**Policy HOU7**) therefore residential development is contrary to the 2001 Local Plan.



- **Policy HOU9:** sets out the requirement for developer contributions towards facilities needed as a result of the development.
- **Policy HOU10:** sets out the criteria for residential development in the open countryside.
- **Policies HOU16 and 17:** sets out the site requirements for new residential development.

## 5. **Core Strategy:**

- 5.1 **Policy CS2:** This policy identifies the broad areas for growth by setting out the proposed settlement hierarchy for the borough. It is expected that Primary Villages, such as Hopton would see some additional growth during the plan period to help support the local facilities in the area.
- 5.2 **Policy CS4:** This policy specifies the mix of housing required in new residential development and includes the affordable housing target. In the Hopton area, there is the expectation that proposals over 5 dwellings should contribute at least 10% affordable dwellings.
- 5.3 **Policy CS9:** This policy seeks to encourage well designed and distinctive places, particularly conserving and enhancing biodiversity, landscape quality and the impact on and opportunities for green infrastructure.

## 6 **Interim Housing Land Supply Policy (July 2014)**

- 6.1 The Interim Housing Land Supply Policy seeks to facilitate residential development outside but adjacent to development limits by setting out criterion to assess the suitability of exception sites. The criterion is based upon policies with the NPPF and the Core Strategy and has been subject to public consultation.
- 6.2 It should be noted that the Interim Policy will only be used as a material consideration when the Council's Five Year Housing Land Supply utilises sites identified in the Strategic Housing Land Availability Assessment (SHLAA). The Council has 7.04 year housing land supply, including a 20% buffer (5 Year Housing Land Supply Position Statement September 2014). This 5 year land supply includes sites within the SHLAA as such the Interim Policy can be used as a material consideration in the determination of planning applications.

## 7. **Conclusions**

- 7.1 The proposal is located outside the current development limits of Hopton-on-Sea therefore development is contrary to the Borough-wide Local Plan (2001).
- 7.2 The Local Plan Core Strategy identifies Hopton-on-Sea as a 'Primary Village' and there is the expectation that limited growth in primary villages will occur over the future plan period to help sustain local facilities. The Strategic

Housing Land Availability Assessment provides part of the evidence base in support of future housing growth for the borough. The proposal forms part of an existing expression of interest site (ref HO03) which was assessed as being potentially deliverable in both the 2010 and 2012 SHLAA although removed as partially developed.

## **8. Appraisal**

- 8.1 The site is currently outside any defined development boundary in the local plan and is adjacent to the current boundary. The site including land to the south of the application site had been put forward for potential development has part of the Strategy Housing Land Availability Assessment (SHLAA) and subject to modification of the site area was considered suitable and available for development.
- 8.2 The site assessment in the SHLAA concludes 'The site is adjacent to the village development limits. The site is considered to have good access to a range of facilities - access to two (range of shops and GP surgery). There are no other major constraints identified that impact upon the site, however the sites location adjacent to a major transport corridor, and the irregular shape of the site should be taken into consideration.
- 8.3 Overall, the site is potentially suitable for residential development however the acceptance of the site will be dependent upon the Council's eventual distribution strategy for development and whether or not urban extension to larger villages will be pursued'
- 8.4 The assessment went on to state 'From the information available, there are not considered to be any major constraints hindering the developability of the site, therefore there is a reasonable prospect that housing will be delivered on site. Taking into account appropriate sales and construction costs and alternative land values, the site is considered to be economically viable and the capacity for a developer to complete the site in the medium term is good.
- 8.5 Due to the location and irregular shape of the site, it would be appropriate to limit the site's size by adjusting its northern boundary to be in parallel with the existing northern development limits of Hopton at Noel Close. By reducing the area, the site is more uniform in shape and is much more tightly drawn to the settlement. The southern area of the site is also much lower than the north, therefore development could potentially merge into the existing settlement with less impact than development on the sites northern periphery. The revised area of land for this site would be reduced to 1.69ha potentially yielding 50 units at 30 dph.

## **9. Assessment**

- 9.1 This proposal is for a reduced site area than that put forward in the SHLAA report following the approval of 30 residential dwellings comprising the area directly to the south of the site which comprised 0.98 hectares. The application is for 0.58 hectares to the north of the approved development and

stops in line with the rear boundary of 5 Rackham Close. In physical terms it is in a sustainable location and does not impinge upon the existing gap between Hopton and Gorleston and is located with good access to the A12 corridor of movement.

- 9.2 The proposed dwellings are all single storey and shall form a continuation of the development to the south. Following discussion with the agent the garages proposed to serve plot 9/J have been moved to close off the roadway and prevent continued development to the north. Further development would be resisted as it would have extended the built form past the existing development limits impinging on the area between settlements.
- 9.3 Neighbour concerns were raised with regards the protection of the ring ditch. The archaeological conditions will ensure the preservation and recording of any significant findings. The plots that the ring ditch is within can be adequately conditioned by the removal of permitted development rights to prevent development occurring which would be detrimental to the archaeological remains.
- 9.4 The proximity to the A12 in terms of noise had previously been highlighted as an issue that needs to be addressed although was not highlighted by Environmental Health for this application however again this can be overcome subject to the conditions as suggested by Environmental Health on the previous application to the south of the site.
- 9.5 The Parish Council have objected on the grounds of drainage. Anglian water have stated that the sewerage system at present has available capacity for these flows. Surface water has also been highlighted as an issue however Anglian water have not objected to the proposed surface water management system and have advised that the IDB be consulted; at the time of writing no comments had been received, should any comments be received these shall be verbally reported. The surface water management plan states that all surface water for each dwelling is to discharge to onsite soakaways within the site and the driveways and private access way to plots 2 and 3 shall be constructed from permeable paving and shall discharge within the site.
- 9.7 The impact upon the residential amenity of the adjacent neighbours if development in this location is considered acceptable is a matter for consideration and this should be considered in establishing the parameters for development of the site to mitigate any adverse impact in developing the site which should include retention and enhancement of the existing landscaping on the site. The arboricultural report notes the retention of the trees which can be conditioned to remain for a limited period and then, if worthy, protected by preservation order.
- 9.8 The proposed development lies outside of the village development limits however the Interim Housing Land Supply Policy (IHLSP) has been drafted and adopted in order that developments, specifically those for housing outside of the village development limits can be assessed with a view to meeting housing targets prior to the adoption of the site specific allocations. The

IHLSP is a material consideration and as such shall be afforded appropriate weight as a means of assessing development for housing outside of village development limits.

- 9.9 The National Planning Policy Framework sets out central government policies and is a key material consideration in determining planning applications (NPPF, Para 196). Under the NPPF, local plan policies can still be given 'due weight' where they are consistent with the NPPF. An assessment of saved policies in Great Yarmouth Borough Wide Local Plan and their consistency with the NPPF and whether they are superseded by the Core Strategy has been undertaken by planning policy and the policies referred to above can still be given due weight.
- 9.10 The extension to the previously approved development will not have a significantly detrimental effect on the character of the area or the village identity. The modest development of 12 three bedroom and 3 one bedroom properties will provide a conclusion to the development of this section of Hopton.

## **10. Recommendation**

- 10.1 **APPROVE** subject to conditions required to provide a satisfactory form of development and the completion of a Section 106 Agreement for the provision of affordable housing, library books, play space and maintenance provision and highway requirements. The proposal is considered to comply with Policy HOU4, HOU9, of the Great Yarmouth Borough-Wide Local Plan 2001 CS2 and CS4 of the Core Strategy, the Interim Housing Land Supply Policy and the National Planning Policy Framework.

**Reference:** 06/15/0685/O

**Parish:** Hemsby

**Officer:** Mr J Beck

**Expiry Date:** 31-12-2016

**Applicant:** Marsden Builders 1979 Ltd

**Proposal:** Demolition of existing bungalow and redevelopment of site to provide 8 bungalows

**Site:** Peacehaven  
Yarmouth Road  
Hemsby

## **REPORT**

### **1. Background / History :-**

1.1 The application site is to the rear of Yarmouth Road and is accessed through the existing property Peacehaven. The site is behind the properties at Old Thatche Close and Easterly Way. The site is currently used as a rear garden for Peacehaven although it was largely overgrown at the time of the site visit. The site is adjacent, but outside of the village development limit.

1.2 The application is for outline permission for the demolition of the existing property and the erection of 8 bungalows. The outline permission is for reserved matters for access and scale with the appearance, landscaping and layout to be agreed via a detailed application.

#### **1.3 Planning History:**

06/97/0951/O – Development of five single storey properties with garages off private drive. Refused. 29-01-1998

06/99/0067/O – Development of three dwellings with garages off private drive. Approved with conditions. 04-05-1999



06/99/0251/A. Directional signs. Advert refusal. 29-04-1999

06/00/0195/O. One detached dwelling with garage off private drive. Approved with conditions. 17-07-2000

## **2. Consultations :-**

2.1 Parish Council – Objection. Overdevelopment of the land and concerns over visibility exiting the land.

2.2 Highways – No objection subject to conditions. They are satisfied with the visibility splay after an amended plan. Concerns were still raised about some of the internal parking.

2.3 Building Control – No comment.

2.4 Fire Service – No objection.

2.5 Norfolk Constabulary – No objection, but provided recommendations.

2.6 UK Power Networks – Requested that the nearby substation is considered as it generates noise.

2.7 Neighbours/public – 9 letters of objection have been received, the main concerns are an incorrect boundary, disturbance during construction, wildlife preservation, pressure on local services and drainage. A further public object was received but contained no address.

## **3. Policy and Assessment:-**

3.1 Saved policies from the Borough Wide Local Plan:

### **POLICY HOU7**

New residential development may be permitted within the settlement boundaries identified on the proposals map in the parishes of Bradwell, Caister, Hemsby, Ormesby st Margaret, and Martham as well as in the urban areas of Great Yarmouth and Gorleston. New smaller scale residential developments\* may also be permitted within the settlement boundaries identified on the proposals map in the villages of

Belton, Filby, Fleggburgh, Hopton-on-sea, and Winterton. In all cases the following criteria should be met:

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

(Objective: To ensure an adequate supply of appropriately located housing land whilst safeguarding the character and form of settlements.)

\* ie. developments generally comprising not more than 10 dwellings.

#### POLICY HOU17

In assessing proposals for development the borough council will have regard to the density of the surrounding area. Sub-division of plots will be resisted where it would be likely to lead to development out of character and scale with the surroundings.

(objective: to safeguard the character of existing settlements.)

#### POLICY HOU10

Permission for new dwellings in the countryside will only be given if required in connection with agriculture, forestry, organised recreation, or the expansion of existing institutions.

The council will need to be satisfied in relation to each of the following criteria:

- (i) the dwelling must be required for the purpose stated
- (ii) It will need to be demonstrated that it is essential in the interests of good agriculture or management that an employee should live on the holding or site rather than in a town or village nearby
- (iii) there is no appropriate alternative accommodation existing or with planning permission available either on the holding or site or in the near vicinity
- (iv) the need for the dwelling has received the unequivocal support of a suitably qualified independent appraiser
- (v) The holding or operation is reasonably likely to materialise and is capable of being sustained for a reasonable period of time. (in appropriate cases evidence may be required that the undertaking has a sound financial basis)
- (vi) the dwelling should normally be no larger than 120 square metres in size and sited in close proximity to existing groups of buildings on the holding or site
- (vii) a condition will be imposed on all dwellings permitted on the basis of a justified need to ensure that the occupation of the dwellings shall be limited to persons solely or mainly working or last employed in agriculture, forestry, organised recreation or an existing institution in the locality including any dependants of such a person residing with them, or a widow or widower or such a person
- (viii) where there are existing dwellings on the holding or site that are not subject to an occupancy condition and the independent appraiser has indicated that a further dwelling is essential, an occupancy condition will be imposed on the existing dwelling on the holding or site
- (ix) applicants seeking the removal of any occupancy condition will be required to provide evidence that the dwelling has been actively and widely advertised for

a period of not less than twelve months at a price which reflects the occupancy conditions\*

In assessing the merits of agricultural or forestry related applications, the following additional safeguard may be applied:-

- (x) Where the need for a dwelling relates to a newly established or proposed agricultural enterprise, permission is likely to be granted initially only for temporary accommodation for two or three years in order to enable the applicant to fully establish the sustainability of and his commitment to the agricultural enterprise
- (xi) where the agricultural need for a new dwelling arises from an intensive type of agriculture on a small acreage of land, or where farm land and a farm dwelling (which formerly served the land) have recently been sold off separately from each other, a section 106 agreement will be sought to tie the new dwelling and the land on which the agricultural need arises to each other.

Note: - this would normally be at least 30% below the open market value of the property.

### 3.2 Core Strategy:

#### CS1 - Focusing on a sustainable future

A) Sustainable growth, ensuring that new development is of a scale and location that complements the character and supports the function of individual settlements

B) Mixed adaptable neighbourhoods, that provide choices and effectively meet the needs and aspirations of the local community

F) Distinctive places, that embrace innovative high quality urban design where it responds to positive local characteristics and protects the borough's biodiversity, unique landscapes, built character and historic environment

#### CS3 - Addressing the borough's housing need

D) Ensure that new housing addresses local housing need by incorporating a range of different tenures, sizes and types of homes to create mixed and balanced communities. The precise requirements for tenure, size and type of housing units will

be negotiated on a site-by-site basis, having regard to the Strategic Housing Market Assessment, Policy CS4 and the viability of individual sites

G) Promote design-led housing developments with layouts and densities that appropriately reflect the characteristics of the site and surrounding areas and make efficient use of land in accordance with Policy CS9 and Policy CS12

#### CS4 – Delivering affordable housing

- A) Maximise the provision of additional affordable housing within the overall provision of new residential developments. Table 8 below indicates the affordable housing thresholds and percentage targets that will be sought through negotiation for each of the housing sub-market areas. In deciding whether a particular site qualifies as being above the requisite site size thresholds set out above, the Council will assess not merely the proposal submitted but the potential capacity of the site. Affordable housing provision for key sites will be considered separately in accordance with policies CS17 and CS18
- B) Ensure that affordable housing is either: Provided on-site using this contribution to deliver homes of a type, size and tenure agreed by the developer and the local authority based on local evidence and where appropriate, delivered in partnership with a Registered Provider; or Provided via an off-site financial contribution in exceptional circumstances

#### CS9 – Encouraging well designed distinctive places

- A) Respond to and draw inspiration from the surrounding areas distinctive natural and built characteristics such as scale, form, massing and materials to ensure that the full potential of the development site is realised, making efficient use of land and reinforcing the local identity

### 3.3 Interim Land Supply Policy

### 3.4 National Planning Policy Framework:

Paragraph 57. It is important to plan positively for the achievement of high quality and inclusive design for all development, including individual buildings, public and private spaces and wider area development schemes.

## **4. Assessment and Recommendation:**



4.1.1 The application site is situated at the south of Hemsby off Yarmouth Road. The site is adjacent Easterly Way on the western boundary with Yarmouth Road and Old Thatche Close to the north. The land is currently used as residential curtilage. Part of the land encompassing the donor property and the access is within the village development under policy HOU07 whilst the majority of the site is outside the village development limits in an area important for the setting of the landscape.

The proposal is contrary to the Borough Wide Local Plan in that the development is outside the village development limit and the dwellings are not related to rural practices. However the site is directly adjacent the village development limit meaning the Interim Housing Land Supply Policy can apply.

4.1.2 The site is generally at a scale and size acceptable within a primary village such as Hemsby. The location has reasonable access to the services and facilities of Hemsby with a shop within close distance at the junction between Ormesby Road and Yarmouth Road. The development of this size is not expected to significantly add to pressures on the surrounding services.

4.1.3 Policy CS4 of the Core Strategy states that affordable housing will be sought for developments in the rural north with over 5 units. The percentage sought is 20%. For an 8 unit development this would equate to 2 affordable units. A section 106 will be required if members are minded to approve the application and the applicant has stated they would be willing to agree this policy.

4.1.4 The current proposed layout appears to be contrived. In its current proposed form the layout would be considered unacceptable as the angle and positioning of the properties creates an inefficient use of land and some plots with uncharacteristic and constrained curtilages. However the application is outline only and reserved matters have not been sought on the layout. Subject to an acceptable layout which provides sufficient levels of curtilage and parking, the density of the proposal is considered acceptable as it is of a similar density to nearby new developments such as Old Thatche Way. It is noted that the new development does not reflect the more ordered nature of Easterly Way which contains larger and regular patterns of curtilage.

4.1.5 The access has been submitted as a reserved matter. Initially highways raised objections to the access particularly regarding the visibility splay. However an amended drawing overcame this concern and highways have withdrawn their initial comments. They have still raised concerns regarding the parking and layout, but this can be resolved at a detailed stage.

4.1.6 The site is currently used as a residential garden and is largely an open space. Concerns from the public have been raised regarding wildlife on this site. However the site is not protected and removal of the undergrowth is not restricted. The proposal has included an area of landscape at the front of the property which would aid the visual aesthetics of the development and would also offset the loss of foliage.

4.1.7 The character of the landscape is largely open forming a transition from the main built up area of Hemsby into an open agricultural setting. Retaining the transitional landscape is recommended within the Landscape Character Assessment. A single storey environment with reasonable curtilage and sporadic, but key planting of trees would ensure the development retains its landscape character. The landscaping details will require formalising with a detailed application. The development should be limited to single storey dwellings as this is the character of the surrounding properties. However the design is still to be agreed at a detailed stage, given the location of the development a traditional approach would be desirable.

4.1.8 The boundary of the site was a matter of dispute and has been remarked upon by several objectors; however a certificate A was signed stating the applicant is the owner.

4.1.9 Concerns were raised from UK power regarding possible noise disruption from the nearby substation. Any layout plans would need to be mindful of this and locate properties appropriately or use appropriate landscaping.

**4.2 RECOMMENDATION :- Recommended for approval,** subject to conditions regarding drainage, parking provision which includes materials, a limit on the size of the properties, construction time limits, boundary treatments, highway conditions and slab levels. Reserved matters for design and appearance, landscape and layout are to be subject to a detailed application. The approval is subject to a section 106 agreement regarding affordable housing.



Jason Beck  
Great Yarmouth Borough Council  
Town Hall  
Hall Plain  
Great Yarmouth  
Norfolk  
NR30 2QF

Community and Environmental  
Services  
County Hall  
Martineau Lane  
Norwich  
NR1 2SG

NCC contact number: 0344 800 8020  
Textphone: 0344 800 8011

Your Ref: 06/15/0685/O  
Date: 22 January 2016

My Ref: 9/6/15/0685  
Tel No.: 01603 638070  
Email: stuart.french@norfolk.gov.uk

Dear Jason

**Hemsby: Demolition of existing bungalow and redevelopment of site to provide 8 no. new bungalows**  
**Peacehaven Yarmouth Road Hemsby GREAT YARMOUTH NR29 4NJ**

Thank you for your recent notification of submission of revised plans with respect to the above.

Having reviewed the revised plans I would comment as follows.

The amended plan includes revisions to the visibility splay at the proposed access with Yarmouth Road, and I am now satisfied these accord with the current guidance in this respect.

I do still have some reservations in relation to the parking layouts for Plots 1, 7 and 8. The parking for Plots 1 and 8 is shown parallel to the access road, but ideally this should be perpendicular to the access road. With respect to Plot 5, notwithstanding the drive is accessed off the turning head the driveway is not sufficient length to accommodate a vehicle and open/close the garage doors. Likewise, along with Plot 3 the garages for these plots will need to comply with minimal internal dimensions if they are to be included in the parking allocation. However, these issues are reserved matters and can be considered further when further details are submitted in relation to these matters.

Inn terms of the application as now submitted, in highway terms only I have no objection to he proposals but would recommend the following conditions and informative notes be appended to any grant of permission your Authority is minded to make.

*Continued/...*

[www.norfolk.gov.uk](http://www.norfolk.gov.uk)



Continuation sheet to: Jason Baeck

Dated: 22 January 2016

-2-

SHC 05 Prior to the commencement of the development hereby permitted full details (in the form of scaled plans and / or written specifications) shall be submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority to illustrate the following: -

- i) Roads and footway.
- ii) Parking provision in accordance with adopted standard.
- iii) Turning areas.

SHC 11 Notwithstanding the submitted details unless otherwise agreed in writing by the Local Planning Authority the proposed private drive shall be maintained in perpetuity at a minimum width of 5.0 metres for its complete length and shall be constructed perpendicular to the highway carriageway for a minimum length of 10 metres as measured from the near edge of the highway carriageway.

Reason: In the interest of highway safety and traffic movement.

SHC 19 Prior to the first occupation of the development hereby permitted a visibility splay, namely 43m x 2.4m x 43m, shall be provided in full accordance with the details indicated on the approved plan (drawing no.1046/1 Rev A) . The splay shall thereafter be maintained at all times free from any obstruction exceeding 0.225 metres above the level of the adjacent highway carriageway.

Reason: In the interests of highway safety.

SHC 39A Notwithstanding the details indicated on the submitted drawings no works shall commence on site unless otherwise agreed in writing until a detailed scheme for the off-site highway improvement works, provision of footway fronting the site and linking to Olde Thatche Close have been submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority.

Reason: To ensure that the highway improvement works are designed to an appropriate standard in the interest of highway safety and to protect the environment of the local highway corridor.

SHC 39B Prior to the first occupation of the development hereby permitted the off-site highway improvement works referred to in Part A of this condition shall be completed to the written satisfaction of the Local Planning Authority in consultation with the Highway Authority.

Reason: To ensure that the highway network is adequate to cater for the development proposed.

Continued/...

Continuation sheet to: Jason Beck

Dated: 22 January 2016

-3-

Inf 1 It is an OFFENCE to carry out any works within the Public Highway, which includes a Public Right of Way, without the permission of the Highway Authority. This development involves work to the public highway that can only be undertaken within the scope of a Legal Agreement between the Applicant and the County Council. Please note that it is the Applicant's responsibility to ensure that, in addition to planning permission, any necessary Agreements under the Highways Act 1980 are also obtained and typically this can take between 3 and 4 months. Advice on this matter can be obtained from the County Council's Highways Development Management Group based at County Hall in Norwich. Please contact Developer Services 0344 800 8020.

Public Utility apparatus may be affected by this proposal. Contact the appropriate utility service to reach agreement on any necessary alterations, which have to be carried out at the expense of the developer.

If required, street furniture will need to be repositioned at the Applicants own expense.

Yours sincerely

*Stuart French*

Highways Development Management & Licensing Officer  
for Executive Director for Community and Environmental Services



Mr J Beck  
Great Yarmouth Borough Council  
Planning Services  
Development Control  
Town Hall, Hall Plain  
Great Yarmouth NR30 2QF

Please ask for: Jonathan Wilby  
Direct Dial: 01493 339901  
Email: [jonathan.wilby@fire.norfolk.gov.uk](mailto:jonathan.wilby@fire.norfolk.gov.uk)  
My Ref: 00071616  
Your Ref:

Dear Sir

02 December 2015

**Planning Application No: 06/15/0685/O**  
**Development at: Peacehaven, Yarmouth Road, Hemsby, Great Yarmouth NR29 4NJ**  
**For: Demolition of existing bungalow and redevelopment of site to provide 8 no. new bungalows.**

Thank you for your consultation letter dated 24 November 2015.

I acknowledge receipt of the above application and I do not propose to raise any objections providing the proposal meets the necessary requirements of the current Building Regulations 2000 – Approved Document B (volume 1 – 2006 edition, amended 2007) as administered by the Building Control Authority.

Should you require any further assistance please do not hesitate to contact me on the number shown above.

Yours faithfully



Jonathan Wilby  
for Chief Officer



2

~~28 EASTERLY WAY~~  
HEMSBY  
GREAT YARMOUTH  
NORFOLK  
NR 29 4LB

FAO Miss J. Smith  
Planning Services  
Development Council  
Town Hall Hall Plain  
Great Yarmouth  
Norfolk NR30 2QF

Dear Miss Smith  
Reference Planning App. 06/15/0685/0  
Proposed site to provide 8 new bungalows  
Peacehaven, Yarmouth Rd, Hemsby, NR29 4NJ.

Thank you for advising us of the situation.  
Listed herewith our objections against the planning application.

- 1) Firstly, please note the boundary is wrongly indicated on the plan.  
There is a white post boundary marker on site. See copy of plan enclosed.
- 2) The majority of residents are elderly, retired people and would be greatly distressed and stressed by loud noise etc, from a very busy building site. This project could last in excess of 2 years.
- 3) The proposed site is a haven for wildlife, and I feel strongly this should be preserved, not destroyed. See enclosed.
- 4) Extra population would put even more pressure on Doctors, Dentists and Schools.
- 5) Extreme drainage problems exist in our village and I feel that this project will add to the problem, with extra properties.

I would appreciate you taking these objections into consideration when deciding on the application.

Yours faithfully

~~28 EASTERLY WAY~~  
~~HEMSBY~~  
~~GREAT YARMOUTH~~  
~~NORFOLK~~  
~~NR 29 4LB~~

4<sup>TH</sup> DECEMBER





**GREAT YARMOUTH**  
BOROUGH COUNCIL

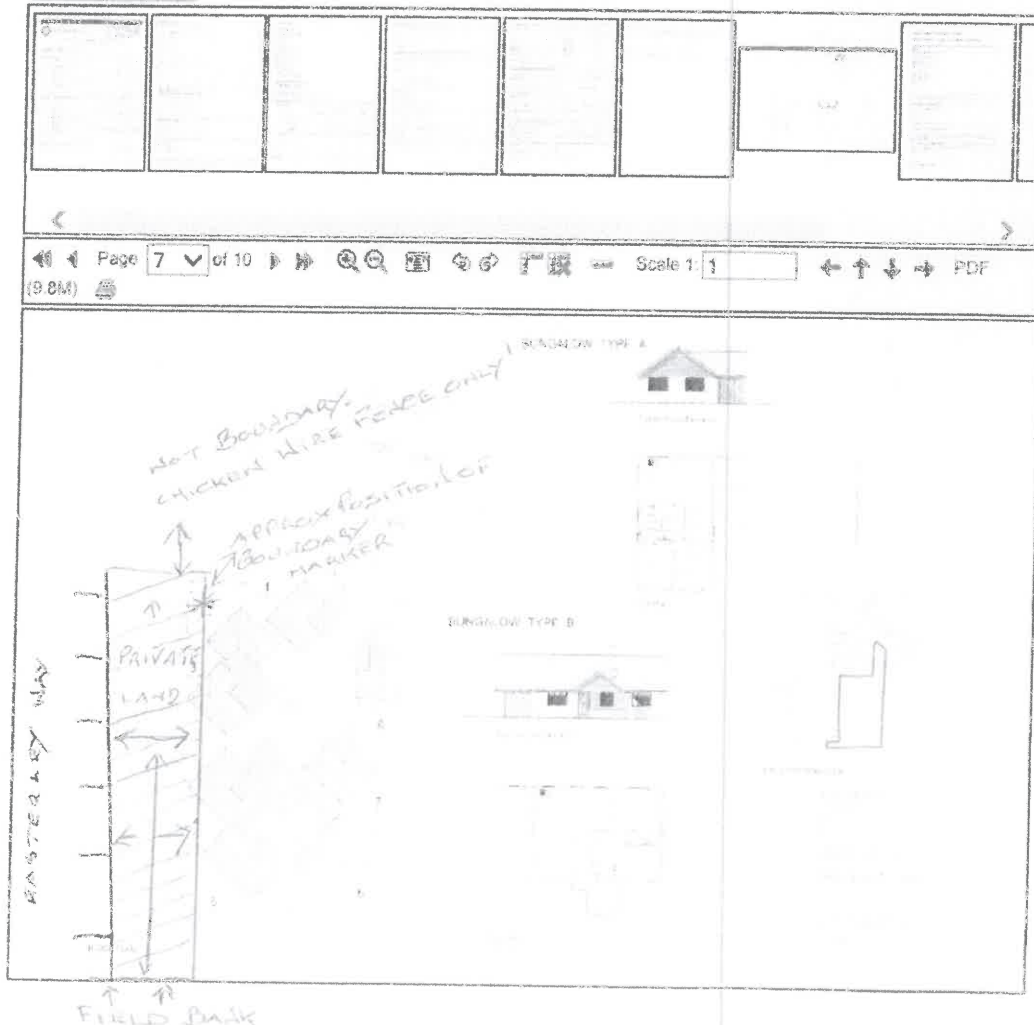
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DC Planning App - New App & Plans  
06/15/0685/O



FAO Miss J. Smith  
Planning Services  
Development Council  
Town Hall Hall Plain  
Great Yarmouth  
Norfolk NR30 2QF

Dear Miss Smith  
Reference Planning App. 06/15/0685/0  
Proposed site to provide 8 new bungalows  
Peacehaven, Yarmouth Rd, Hemsby, NR29 4NJ.

Thank you for advising us of the situation.  
Listed herewith our objections against the planning application.

1) Firstly, please note the boundary is wrongly indicated on the plan.  
There is a white post boundary marker on site. See copy of plan enclosed.

WITH LETTER  
FROM N3-28

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greatly distressed and stressed by loud noise etc, from a very busy  
building site. This project could last in excess of 2 years.

3) The proposed site is a haven for wildlife, and I feel strongly this should  
be preserved, not destroyed. See enclosed.

4) Extra population would put even more pressure on Doctors, Dentists  
and Schools.

5) Extreme drainage problems exist in our village and I feel that this  
project will add to the problem, with extra properties.

I would appreciate you taking these objections into consideration  
when deciding on the application.

Yours faithfully

~~Mr. J. Smith~~  
~~MP~~

6/12/15

25 Easterly Way NR29 4LR



29, EASTERLEY WAY  
HEMSBY

FAO Miss J. Smith  
Planning Services  
Development Council  
Town Hall Hall Plain  
Great Yarmouth  
Norfolk NR30 2QF

Dear Miss Smith  
Reference Planning App. 06/15/0685/0  
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FOR NO. 29

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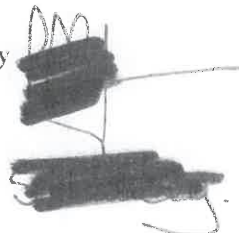
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5/12/15





6.12.15

FAO Miss J. Smith  
Planning Services  
Development Council  
Town Hall Hall Plain  
Great Yarmouth  
Norfolk NR30 2QF

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Reference Planning App: 06/15/0685/0  
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Yours faithfully

A handwritten signature in black ink, followed by a redacted address consisting of two blacked-out lines of text.

30 EASTERLEY WAY  
HEMSBY  
GTYARMOUTH  
NORFOLK  
NR29 4NJ

FAO Miss J. Smith  
Planning Services  
Development Council  
Town Hall Hall Plain  
Great Yarmouth  
Norfolk NR30 2QF

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Yours faithfully

K McOmins

A handwritten signature in dark ink, appearing to be 'K McOmins', with some scribbles underneath.

6/12/15

31, Easterley Way  
Hemsby  
NR29 4LB

36 EASTERLEY WAY  
HEMSBY.  
NR29 4LB.

FAO Miss J. Smith  
Planning Services  
Development Council  
Town Hall Hall Plain  
Great Yarmouth  
Norfolk NR30 2QF

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5/12/15



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Planning Services  
Development Council  
Town Hall Hall Plain  
Great Yarmouth  
Norfolk NR30 2QF

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Yours faithfully

 J. Raven

38 Easterley Way

Hemsby

6/12/15

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Planning Services  
Development Council  
Town Hall Hall Plain  
Great Yarmouth  
Norfolk NR30 2QF

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WITH LETTER  
FROM 10-20

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Yours faithfully

  
MR J. S. J. CLAPP  
27. EASTERLEY WAY  
HEMSBY.  
5/12/15





3/12/15

MR D.I. KING  
3 Orde Thatche Close  
Hemsby  
Gr Yarmouth NR29 4NJ

FAO Miss J. Smith  
Planning Services  
Development Council  
Town Hall Hall Plain  
Great Yarmouth  
Norfolk NR30 2QF

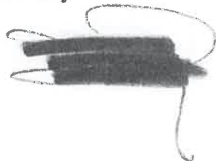
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I would appreciate you taking these objections into consideration when deciding on the application.

Yours faithfully



**Jill K. Smith**

---

**From:** Harrison, Dale <dale.harrison@ukpowernetworks.co.uk>  
**Sent:** 27 November 2015 14:23  
**To:** plan  
**Subject:** Hemsby - Development at Yarmouth Road

FAO Mr J Beck

Dear Sir/Madam

Your reference 06/15/0685/O

Thank you for consulting with UK Power Networks in respect to the above.

UK Power Networks has an existing electricity substation close to the boundary with the property. The substation contains an electrical transformer that can be a source of noise. Please can you consider the transformer when planning the layout for the development; building close to the boundary and/or siting opening windows on any walls facing our installation should be avoided.

To the east of the development is an 11kV overhead line. Whilst the overhead line does not appear to be within the boundary of the development its existence should be noted, particularly if there is a need to access the construction site across third party land. Should this be the case then the developer must seek safety advice from UK Power Networks.

Yours faithfully  
Dale Harrison

Dale Harrison  
Distribution Planning Engineer  
Asset Management  
UK Power Networks  
Tel: 07875 114301  
Fax: 08701 963753  
Email: [Dale.Harrison@UKPowerNetworks.co.uk](mailto:Dale.Harrison@UKPowerNetworks.co.uk)

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UK Power Networks Holdings Limited

Registered in England and Wales No. 7290590.

Registered Office: Newington House, 237 Southwark Bridge Road, London SE1 6NP

**Elaine Helsdon**

---

**From:** Shirley Weymouth <[shirleyweymouth@outlook.com](mailto:shirleyweymouth@outlook.com)>  
**Sent:** 19 December 2015 07:17  
**To:** plan  
**Subject:** HEMSBY PLANS

06/15/0685/0 → overdevelopment of the land and concerns over visibility exiting the land  
06/15/0717/A -- no objections  
06/15/0677/0 -- no objections  
06/15/0719/F -- no objections

Kind Regards,  
Shirley Weymouth.

\*\* Please note my new email address: [shirleyweymouth@outlook.com](mailto:shirleyweymouth@outlook.com)



**NORFOLK**  
CONSTABULARY  
*Our Priority is You*

FAO  
Mr J BECK

Great Yarmouth Borough Council  
Planning Department  
Town Hall  
Hall Plain  
Great Yarmouth  
Norfolk  
NR30 2QF

Norfolk Constabulary

Operational Partnership Team  
Police station  
Howard St North  
GT Yarmouth  
NR30 1PH

Tel: 01493 333349  
Mobile: 07920 878216  
Email: wolseyr2@norfolk.pnn.police.uk

[www.norfolk.police.uk](http://www.norfolk.police.uk)  
Non-Emergency Tel: 101

Ref: 06/15/0685/O

Date: 15/12/15

### Planning Application

**Demolition of existing bungalow and redevelopment of site to provide 8 no. new bungalows at Peacehaven, Yarmouth Road, Hemsby, GREAT YARMOUTH, NR29 4NJ**

Dear Mr Beck,

Thank you for inviting me to comment on the above Planning Application. I have inspected the proposals on-line and have visited the site. Crime records for this area in the previous 12 months show low occurrences of criminality but burglary incidents are a statistical feature. There are no indications as to how crime prevention measures have been considered in this application and therefore would like to make the following comments:

I would concur with the applicant regarding robust boundary treatment for security and privacy purposes and be of the close boarded type. However, 1.8m close boarded fencing is adequate for crime prevention purposes in these circumstances to prevent unauthorised access from adjoining areas.

I recommend sub division boundary treatment between the properties will prevent unauthorised access to rear gardens where the majority of burglaries occur. It should comprise of 1.8m fencing but this could be 1.5m close boarded fencing and 0.3m trellis topping to enable a good degree of beneficial natural surveillance across the gardens. If gating is to be provided to access the rear it would need to be of the same design and attributes as the fencing and locks and fixings reflect the standards found within Secured by Design, New Homes 2014. Fencing between properties should wherever possible be

We will answer letters within 10 working days, where information is available.  
Where this is not possible, an explanation will be given for any delay.





brought forward to run flush with the front building line so there are no recesses for criminals to hide.

The cul de sac design, though sweeping, does permit occupiers a good view of visitors coming onto the development which will deter criminals. I am concerned that there is a lack of beneficial active room cover across the in-curtilage parking bays/garages for Type A bungalows where such rooms are designed facing the rear gardens. The Type B properties have this beneficial security feature as active rooms do face to the front and cover parking bays and integral garages. In effect without active room cover, vehicles are not overlooked and at present should occupiers hear anything suspicious, they will have to leave the safety of their property to investigate, putting them potentially at risk. I strongly recommend Type A property layout is reconsidered to permit active rooms to overlook parking bays and garages, thereby enabling occupants to identify suspicious activity early and safely.

I recommend all entrance doors, single garage doors and double doors reflect PAS 24 attack resistant standards found within Secured by Design, New Homes 2014 and the integral vehicle doors are fitted with LPS 1175 SR1 standard doors as these specifications have a proven track record in defeating known criminal methods of committing crime.

For the same attack resistance benefit I would recommend all accessible windows across the development be fitted with PAS 24 attack resistant windows.

I recommend the fitting of vandal resistant 'dusk to dawn' sensed security lighting to cover the entrance doors, single garage doors, double doors and garage doors, meaning that should the occupiers hear anything suspicious they won't need to leave the property to investigate, meaning parking will be safer and criminal activity deterred or identified early. When considering security lighting, due regard should be given to preventing a nuisance to residents and minimising light pollution.

There is plan to plant trees along the entrance roadway leading onto site. Ideally, trees should be columnar in habit to provide beneficial visual surveillance below 2m and other landscaping should not exceed 1m in height to avoid hiding places for criminals.

I would encourage the adoption of the principles contained within New Homes 2014 which can be downloaded from [www.securedbydesign.com](http://www.securedbydesign.com). If the applicant wishes to discuss how Secured by Design could be delivered or requires any further assistance, please do not hesitate to contact me.

Yours sincerely

Mr Dick Wolsey  
**Architectural Liaison Officer**  
GT Yarmouth Police station  
[www.securedbydesign.co.uk](http://www.securedbydesign.co.uk)



Jason Beck  
Great Yarmouth Borough Council  
Town Hall  
Hall Plain  
Great Yarmouth  
Norfolk  
NR30 2QF

Your Ref: 06/15/0685/O  
Date: 14 December 2015

My Ref: 9/6/15/0685  
Tel No.: 01603 638070  
Email: stuart.french@norfolk.gov.uk

Dear Jason

**Hemsby: Demolition of existing bungalow and redevelopment of site to provide 8  
no. new bungalows  
Peacehaven Yarmouth Road Hemsby GREAT YARMOUTH NR29 4NJ**

Thank you for your recent consultation with respect to the above, and in principle I have  
no objection to the proposals

It is noted that this is an outline application for with reserved matters for access and layout  
being sought.

It is acknowledged that pre-application advice was given in relation to the access and  
development of the site ahs been given as follows "... I would confirm that I have no  
fundamental issues with the proposals shown provided the appropriate standards in terms  
of parking, visibility, etc. are met together with the offsite highway improvements with  
regards to the provision of footway along the Yarmouth Road frontage of the site and  
adjacent property to link to Olde Thatche Close. The latter will assist in helping to achieve  
visibility standards as well as providing a footway link to the village."

In terms of visibility the drawings show a 2.4m x 30m visibility splay in both traffic  
directions, but there is no supporting evidence to show how this has been derived at. Even  
with offsite highway works (footway provision as indicated) it appears from the proposals  
presented that this is the maximum achievable splay within the land wither in the  
applicant's ownership or within the public highway. Based on speed limit alone, current  
standards requires a minimum of 43m visibility within 30 mph speed limits, as given in  
Manual for Streets. Given the current characteristics of the road and notwithstanding the  
current local speed limit of 30mph Certainly I am not of the opinion that speeds would be  
compliant with a 30m visibility splay, unless demonstrated to the contrary.

Continued/...

Given the local road width in the vicinity of the development it may be that providing both a footway and verge and reducing the carriageway width may increase the possibility of complying with visibility requirements.

Whilst layout is not included as part of this application I would comment that some of the parking provision appears somewhat contrived, but subject to garages meeting minimum parking standard requirements this is

Whilst minded to recommend refusal given the foregoing I consider the applicant should give further consideration to the visibility requirements and the offsite highway works that may help to achieve this and resubmit these for further consideration.

Upon receipt of the revised plans I would wish to be consulted so that I may recommend appropriate conditions.

Yours sincerely

*Stuart French*

Highways Development Management & Licensing Officer  
for Executive Director for Community and Environmental Services

*Alons*

To: Building Control Manager

My Ref: 06/15/0685/O

From: Development Control Manager

Date: 24th November 2015

Case Officer: Mr J Beck  
Parish: Hemsby 8

Development at:-

Peacehaven  
Yarmouth Road Hemsby  
GREAT YARMOUTH  
NR29 4NJ

For:-

Demolition of existing  
bungalow and redevelopment of  
site to provide 8 no. new  
bungalows

Applicant:-

Marsden Builders 1979 Ltd  
1 Arlington Smith Close  
Oulton  
LOWESTOFT

Agent:-

Mr A Middleton  
23 Regent Street  
GREAT YARMOUTH  
Norfolk

The above mentioned application has been received and I would be grateful for your comments on the following matters:-

Please let me have any comments you may wish to make by 8th December 2015.

COMMENTS:

*NO adverse comments*



*10.12.15*

Development Control  
Town Hall  
Great Yarmouth  
Norfolk, NR30 2QF.

2 December 2015

For the attention of Mr Dean Minns

Dear Sir

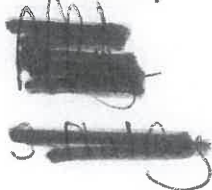
Reference Planning Application 06/15/0685/0  
Proposed site to provide 8 new Bungalows.

I write in connection with the above planning application. Having examined the plans, I wish to object to the development of these bungalows in this location.

- 1) On the site there is clearly a boundary marker, which is shown incorrectly on the plans.
- 2) The majority of residents are retired people and I am concerned about the noise, which a building site would entail. Building would be in progress in excess of two years and the disturbance would affect residents. Local wildlife would seriously be destroyed and trees and hedgerows demolished.
- 3) The drains from our property, run into the proposed site and have experienced problems in the past, with blocked drains etc. With the addition of more properties, we fear the drains would not be able to cope. In 2014, due to heavy rain our gardens were flooded and also Yarmouth Road.
- 4) Pressure on local amenities eg: Doctors, Dentist and Schools.
- 5) The proposed site is a haven for wildlife, and I feel strongly that this should be preserved.

I would appreciate you taking these objections into consideration when deciding on the application.

Yours faithfully





NO ADDRESS  
TO ACKNOWLEDGE





## SITE LOCATION PLAN

1:1250

Andrew Middleton

23, Regent Street,

Great Yarmouth

NORFOLK

NR30 1RL

Tel. (01493) 858611

Project

Residential development.

Page 95 of 158

Site to rear of Peacehaven, Yarmouth Road,  
Hemsby.

Client

**Reference:** 06/15/0749/SU

**Parish:** Great Yarmouth

**Officer:** Mr J Beck

**Expiry Date:** 01-02-2016

**Applicant:** Great Yarmouth Borough Council

**Proposal:** Change of use from bowling green to car park, with lighting columns, pay and display equipment and signage

**Site:** Euston Road  
Great Yarmouth

## REPORT

### 1. Background / History :-

1.1 The application site is adjacent the junction between North Drive and Euston Road and is the most southerly of a set of three bowling greens. The application site encompasses an existing car park to the south of the bowling green which will remain. The beach is situated to the east and the site is within the seafront conservation area.

1.2 The proposal is to change the use of the bowling green into a car park. The existing ornamental stone balustrade is to be retained with the exception of the access to the car park which will be on the south boundary through the existing car park.

1.3 Planning History:

06/04/0471/F – 8m high cctv column. Approved with conditions. 06-07-2004

### 2. Consultations :-

2.1 Highways – Had no objection to the proposal subject to conditions ensuring the lighting does not pose a hazard to the highway.

2.2 Conservation – Object. Conservation recommend that other locations are considered which would be more appropriate to the wider conservation area and less costly.

2.3 British Pipeline Agency – No objections subject to restrictions when developing close to a pipeline.

2.4 Health and Safety Executive – No comments received.

2.5 Environmental Health – No comments received.

2.6 Property Services – No comments received.

2.7 Great Yarmouth Tourism Authority – No comments received.

2.8 Strategic Planning – No comments received.

2.9 Neighbours/public – 10 letters of objection have been received, the main concerns are the loss of green space and amenities, whether there is a need for additional car parking, disruption during construction and whether the site is the optimum location.

### **3. Policy and Assessment:-**

3.1 Saved policies from the Borough Wide Local Plan:

#### **POLICY REC11**

The borough council will refuse proposals which would erode the provision of amenity, open space or any other land which contributes positively to the community or street scene, as identified on the proposals map. Where not identified proposals will be treated on their individual merits.

(Objective: To safeguard important amenity and open space in urban areas.)

#### **POLICY TR21**

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

(A) Maintain and enhance the status of Great Yarmouth's golden mile (the seafront between Euston road and the pleasure beach) as the main focus of the borough's

traditional tourist industry, and provide the balance and range of facilities and attractions within this area that meets the needs and expectations of all sections of the potential market;

(B) Protect the predominant character of the different areas of the seafront by:

- i Retention of the uncommercialised open character of the area to the north of the Britannia pier;
- ii Retention of the open character of areas to the east of marine parade between Britannia pier and the pleasure beach, including the areas of public open space; and,
- iii Steering proposals of a highly commercial nature to areas predominantly in such uses;

(C) Subject to aesthetic, conservation and other land-use considerations, extend the seafront illuminations scheme;

(D) Subject to proven need, permit additional gaming facilities, including a casino;

(E) Subject to the likely effect on adjoining or neighbouring land-uses, favourably consider proposals for entertainment development within areas designated as prime holiday attraction or prime commercial holiday areas on the proposals map;

(F) Maintain and enhance the existing character of the area to the east of Marine Parade;

(G) Subject to scale and design, favourably consider any proposal to extend the Marina Leisure centre northwards;

(H) Subject to a design which retains the pier deck and pavilion, favourably consider redevelopment of the Wellington pier complex.

### 3.2 Core Strategy:

#### CS8 - Promoting tourism, leisure and culture

- 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
- 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

### CS9 - Encouraging well designed distinctive places

- A) Respond to and draw inspiration from the surrounding areas distinctive natural and built characteristics such as scale, form, massing and materials to ensure that the full potential of the development site is realised, making efficient use of land and reinforcing the local identity
- C) Promote positive relationships between existing and proposed buildings, streets and well-lit spaces, creating safe, attractive, functional places with active frontages that limit the opportunities for crime
- E) Provide vehicular access and parking suitable for its use and location, reflecting the Councils adopted parking standards
- H) Fulfil the day-to-day social, technological and economic needs of residents, visitors and businesses and are flexible enough to respond to future needs, including capacity for high speed digital connectivity, the provision of integrated play space within housing developments, planning for cycle storage and ensuring appropriate waste and recycling facilities are provided

### CS15 – Providing and protecting community assets and green infrastructure

- A) Resist the loss of important community facilities and/or green assets unless appropriate alternative provision is made of equivalent or better quality 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
- D) Promote healthy lifestyles by addressing any existing and future deficiencies in the provision, quality and access to sports facilities, playing pitches, play spaces and open spaces throughout the borough

### 3.3 National Planning Policy Framework:

Paragraph 56) The Government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.

Paragraph 73) Access to high quality open spaces and opportunities for sport and recreation can make an important contribution to the health and well-being of communities. Planning policies should be based on robust and up-to-date assessments of the needs for open space, sports and recreation facilities and opportunities for new provision. The assessments should identify specific needs and



quantitative or qualitative deficits or surpluses of open space, sports and recreational facilities in the local area. Information gained from the assessments should be used to determine what open space, sports and recreational provision is required.

Paragraph 74) Existing open space, sports and recreational buildings and land, including playing fields, should not be built on unless:

- An assessment has been undertaken which has clearly shown the open space, buildings or land to be surplus to requirements; or
- The loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or
- The development is for alternative sports and recreational provision, the needs for which clearly outweigh the loss.

#### **4. Assessment and Recommendation:**

4.1.1 The application site is within an area marked under policy REC9 and TR21 in the Borough Wide Local Plan. Policy REC9 has been subsequently superseded by the Core Strategy. The use of the land is currently a bowling green and forms one of three adjacent bowling greens with the beach to the east, an existing car park to the south, predominantly holiday accommodation to the west and further leisure uses to the north. The site is within the seafront conservation area, a flood zone and close to the underground pipelines.

4.1.2 It is recognised that the loss of a bowling green will not visually improve the wider conservation area. A number of public objections have been received concerned at the aesthetic loss of the bowling green. However the proposal is not considered to be unsympathetic to the wider conservation area given the developed nature of the Seafront. The land shall remain generally open and will not impinge on the vistas to and from the Beach itself. Important features are to be retained such as the stone balustrade. The lighting columns and pay and display machines are to be in a style matching the existing adjacent car park.

4.1.3 The lower land levels of the existing bowling greens will reduce the visual impact of the proposed car park. The proposal conforms to policy CS9 part C in creating a safe, well-lit functional space and part E in providing parking.

4.1.4 Conservation has raised concerns regarding the siting of the proposed car park and has eluded that other locations maybe more suitable from a conservation perspective. However the proposed location is adjacent an existing car park and extending an existing car park will reduce the aesthetic impact whereas utilising

other locations would add greater disruption to the continuous lines of open leisure facilities (for instance bowling greens and tennis courts).

4.1.5 The proposal will result in a loss of community facilities which promote sport and fitness activities. The loss of the bowling green is contrary to the aims of part D of policy CS15. However part A of policy CS15 and paragraph 74 of the National Planning Policy Framework state that the loss of community sports facilities should be resisted unless it can be demonstrated that the facility is surplus to requirements. The design and access statement which accompanied the application states that more car parking spaces are required whilst the bowling greens are no longer commercially viable and only receive visitors during the summer months.

4.1.6 The open space study of 2013 detailed the sporting facilities and amenity spaces throughout the borough and provides data on the use of the facilities. The open space study estimated that 2.92% of the adult population plays bowls equating to 2,327 bowls players within the borough, but this is a declining figure. It is noted that the sport is most popular amongst older age groups, but is also tourist attraction in its own right. The study finds that there were 3,535 bookings of the council owned North Drive bowling greens in 2008, this fell to 2,346 in 2010. Overall the greens receive 6-10 players per green per day assuming there are 182 days of play available in a year.

4.1.7 The report concluded that most bowls players do not use the council bowls greens, however it should be noted that the North Drive bowls facilities are the most popular of the council run bowls greens. If the number of greens at North Drive was reduced from 3 to 2 it is likely that the capacity could be absorbed by the remaining 2 greens. On this basis the change of use is not likely to significantly reduce the facilities available within the borough. It is noted that the loss of the greens will result in a loss of a tourist attraction however a sufficient level of bowling greens will remain.

4.1.8 An additional car park will provide parking facilities for both local residents and visitors to the town. It is noted that application 06/15/0764/CU has been received by the planning department to create a further carpark on Euston Road.

4.1.9 The car park is within a flood area (partially flood zone 2 and partially flood zone 3) and a flood risk assessment has been provided. The development is considered less vulnerable. The Flood Risk Assessment states that the impact of surface water drainage is neutral. The area is at risk of flooding so a flood response plan should be made available for users of the car park and should be updated in

accordance with changes in environmental conditions. No consultation responses regarding flooding have been received.

**4.2 Recommended for approval** - subject to conditions regarding the BPA recommendations, the highways conditions and a flood response plan.

# Internet Consultees

Application Reference 06/15/0749/SU

Attachments

Invalid Consultee Comment? ☐

Copy to existing Consultee? ☐

Name Sharon wilson

Address 51 sturdee avenue

Post Code NR30 4HJ

Telephone

Email Address

For or Against OBJ Object

Speak at Committee

Why???? Try listening to the people on facebook page great yarmouth photos and webcams there is plenty of opposition. We do not need any more car parks we need things for people to do. Stop turning great yarmouth into a big car park...

Date Entered 31-12-2015

Internet Reference OWPC633

# Internet Consultees

Application Reference **06/15/0749/SU**

Attachments

Invalid Consultee Comment? ☐

Copy to existing Consultee? ☐

Name **Shearing Mr & Mrs**

Address

**12**

**Caysteward**

**Norfolk**

Post Code **NR30 4AR**

Telephone

Email Address

For or Against

**OBJ**

**Object**

Speak at Committee

We strongly object to yet another car park on what is left of the main sea front. There is plenty of car parking the only problem with it is the fact it is too expensive for people to use. There should be at least 1-2 hours free to encourage people to use them and spend money in local shops and cafe's.

Date Entered **03-01-2016**

Internet Reference **OWPC638**



# Internet Consultees

Application Reference **09457041353**

Attachments

Invalid Consultee Comment? ☐

Copy to existing Consultee? ☐

Name **Janice Bean**

Address **55 Grenville Place**

**Great Yarmouth**

Post Code **NR30 4BL**

Telephone **01493 258223**

Email Address **janice@55grenville.co.uk**

For or Against **OBJ** **Object**

Speak at Committee ☐

**NO, the way to go is Park and Ride leaving the streets safer. We have lost enough of the sea front attractions already.**

Date Entered **31-12-2015**

Internet Reference **OWPC626**



# Internet Consultees

Application Reference 06/15/0749/SU

Attachments

Invalid Consultee Comment? ☐

Copy to existing Consultee? ☐

Name mr christopher ralph

Address 74 hamilton road

norfolk

Post Code NR30 4LZ

Telephone

Email Address

For or Against OBJ Object

Speak at Committee

we do not need more car parking, please keep some amenities for locals, not everyone is a tourist.

Date Entered 31-12-2015

Internet Reference OWPC627

# Internet Consultees

Application Reference 06/15/0749/SU

Attachments

Invalid Consultee Comment? ☐

Copy to existing Consultee? ☐

Name Mr. C. Trubshaw

Address 44, High Road,  
Gorleston-on-Sea,  
Great Yarmouth,  
Norfolk

Post Code NR31 0PE

Telephone

Email Address

For or Against OBJ Object

Speak at Committee

The town needs more green spaces and recreational facilities, not more car parks and Tarmac!

Date Entered 31-12-2015

Internet Reference OWPC628

# Internet Consultees

Application Reference 06/15/0749/SU

Attachments

Invalid Consultee Comment? ☐

Copy to existing Consultee? ☐

Name james greeves

Address 26 marsh road

great yarmouth

Norfolk

Post Code NR31 0BP

Telephone 01693 74007

Email Address [REDACTED]

For or Against OBJ Object

Speak at Committee ☐

is yarmouth trying to make the golden mile the golden concrete mile? more parking? why? beach coach station is never full of cars and if people cant walk that short distance then they will have a blue badge to park on yellow lines. whats wrong with the land beyond the pleasure beach if you must have car parking? you know the bit between the pleasure beach and the white elephant of an outer harbour!!!  
you do not need to increase traffic levels down euston road and north drive just so the Councillors with sea front businesses can take more money.....for just once think of the locals for gods sake

Date Entered 31-12-2015

Internet Reference OWPC629

Internet Consultees

Application Reference 06/15/0749/SU

Attachments

Invalid Consultee Comment? ☐

Copy to existing Consultee? ☐

Name Michael Chambers

Address 4 Jellicoe Road

(Great) Yarmouth

Post Code NR304AW

Telephone

Email Address

For or Against OBJ Object

Speak at Committee

I object to removing yet another leisure facility on Yarmouth seafront. Is there no other potential site ie at South Denes. Could there not be a park and ride site on South Denes? Is the car park adjacent to the pleasure beach used to capacity? Is the land south of pleasure beach council owned?

Date Entered 31-12-2015

Internet Reference OWPC630



Internet Consultees

Application Reference 06/15/0749/SU

Attachments

Invalid Consultee Comment? ☐

Copy to existing Consultee? ☐

Name Simon Moore

Address Eastern Avenue

Caister

Post Code NR305JA

Telephone

Email Address

For or Against OBJ Object

Speak at Committee

Soon there will be nothing to visit GY for except to look at car parks.

Date Entered 31-12-2015

Internet Reference OWPC631

# Internet Consultees

Application Reference **06/15/0749/SU**

Attachments

Invalid Consultee Comment? ☐

Copy to existing Consultee? ☐

Name **Phillip Wheeler**

Address **418 The Glebe**

**Hemsby**

**Great Yarmouth**

Post Code **NR29 4JA**

Telephone **01493 883100**

Email Address **phillip.wheeler@hemsby.gov.uk**

For or Against **OBJ** **Object**

Speak at Committee ☐

This proposal is contrary to the government announcement by Department for Communities and Local Government at the time led by Eric Pickles Titled "Communities get power to protect green spaces" and therefore the application should be turned down. Link here <https://www.gov.uk/government/news/communities-get-power-to-protect-green-spaces>

Date Entered **31-12-2015**

Internet Reference **OWPC632**



**Jill K. Smith**

**From:** Nicki Farenden <NickiFarenden@bpa.co.uk>  
**Sent:** 30 December 2015 15:44  
**To:** plan  
**Cc:** Simon Ashdown  
**Subject:** 06/15/0749/SU Euston Road Gt Yarmouth  
**Attachments:** PAPLX2015-32 1263.pdf; paplx2015-32 1263 paperwork.pdf



BPA Ref: PAPLX2015/32 1263	MR J BECK
Your Ref 06/15/0749/SU	GT YARMOUTH BOROUGH COUNCIL
	Tel. 01493 846388
Location EUSTON ROAD JCN MARINE PARADE	Works CHANGE OF USE OF BOWLING GREEN TO CAR PARK
Date 30/12/2015	

Dear MR J BECK

## LOCATION: EUSTON RD JCN MARINE PARADE GT YARMOUTH

Thank you for the consultation regarding the above Planning Application.

BPA do not have any objection, in principle to the proposals, but wish to ensure that any works in the vicinity of this major accident hazard high pressure gas pipeline does not affect the overall integrity, and that they are carried out in accordance with our safety requirements.

Please find enclosed a GIS plot of our pipeline in relation to the above application and a Special Requirements for Safe Working in close proximity to high-pressure pipelines (see [www.linewatch.co.uk](http://www.linewatch.co.uk)).

We would also point out the proposed constructions fall within the outer/middle/inner consultation zone, of this major accident hazard pipeline and as such, you should consult with the HSE on this matter. You need to consult with the Chelmsford office:

Wren House  
Hedgerows Business Park  
Colchester Road  
Springfield  
Chelmsford  
Essex  
CM2 5PF

Tel 01245 706228 or 0845 3450055

The most important points to consider are as follows:

- 1) These are Major Hazard Pipelines

- 2) **Any** construction must be kept to a minimum of 6m from the pipeline
- 3) All excavations (including hand trail holes) within 6m of the pipeline **must** be approved and supervised by BPA.
- 4) The exact location of the pipeline to be marked by BPA in consultation with the developer prior to detailed design.
- 5) Nominal cover is only 0.9m (3').
- 6) Normal vertical clearance for new services is 600mm.
- 7) These Pipelines are protected by cathodic protection and you should consult the BPA if you are laying HV cables or ferrous services (with or without cathodic protection).
- 8) Heavy vehicular crossing points to be approved before use across the easement.
- 9) Tree planting is prohibited within the 6m easement.
- 10) No lowering or significantly raising of ground level throughout the easement.
- 11) Roadways should, where possible, cross the pipelines using the appropriate protection detailed in Appendix 1 of the enclosed booklet and not run along the pipeline route.
- 12) A Continuous site presence will be required whilst the pipeline/s are exposed.

To obtain more detail of the pipeline's location, please contact Adam Canning on 01442 218846 and quote the BPA reference.

Yours faithfully  
for BPA

Adam Canning  
Lands Team Leader  
01442 218846

c.c BPA Site Supervisor: Simon Ashdown 07778 817880  
Agent: Canham Consulting Ltd The Old School , School Lane, Thorpe St Andrew,  
Norwich.

Nicki Farenden  
Lands Administration  
Assistant

☎ +44(0)1442 218911  
✉ nickifarenden@bpa.co.uk



British Pipeline Agency Limited  
BPA Head Office • 5-7 Alexandra Road  
Hemel Hempstead • Hertfordshire • HP2 5BS • UK  
☎ +44 (0)1442 342200 • [www.bpa.co.uk](http://www.bpa.co.uk)



This year we are donating the money we would normally spend  
on corporate Christmas cards to MacMillan Cancer Support.

*Merry Christmas from all at BPA*

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Number 100017560

The data provided on this plan is  
indicative only. It may not be accurate  
and should not be relied upon. The  
actual pipeline location will require  
confirmation on site by BPA staff.

Location:  
EUSTON ROAD JCN  
MARINE PARADE  
GT YARMOUTH

3rd Party Enquiry  
Number:  
REF: 2015/1263

External Reference Number  
REF: 06/15/0749/SU

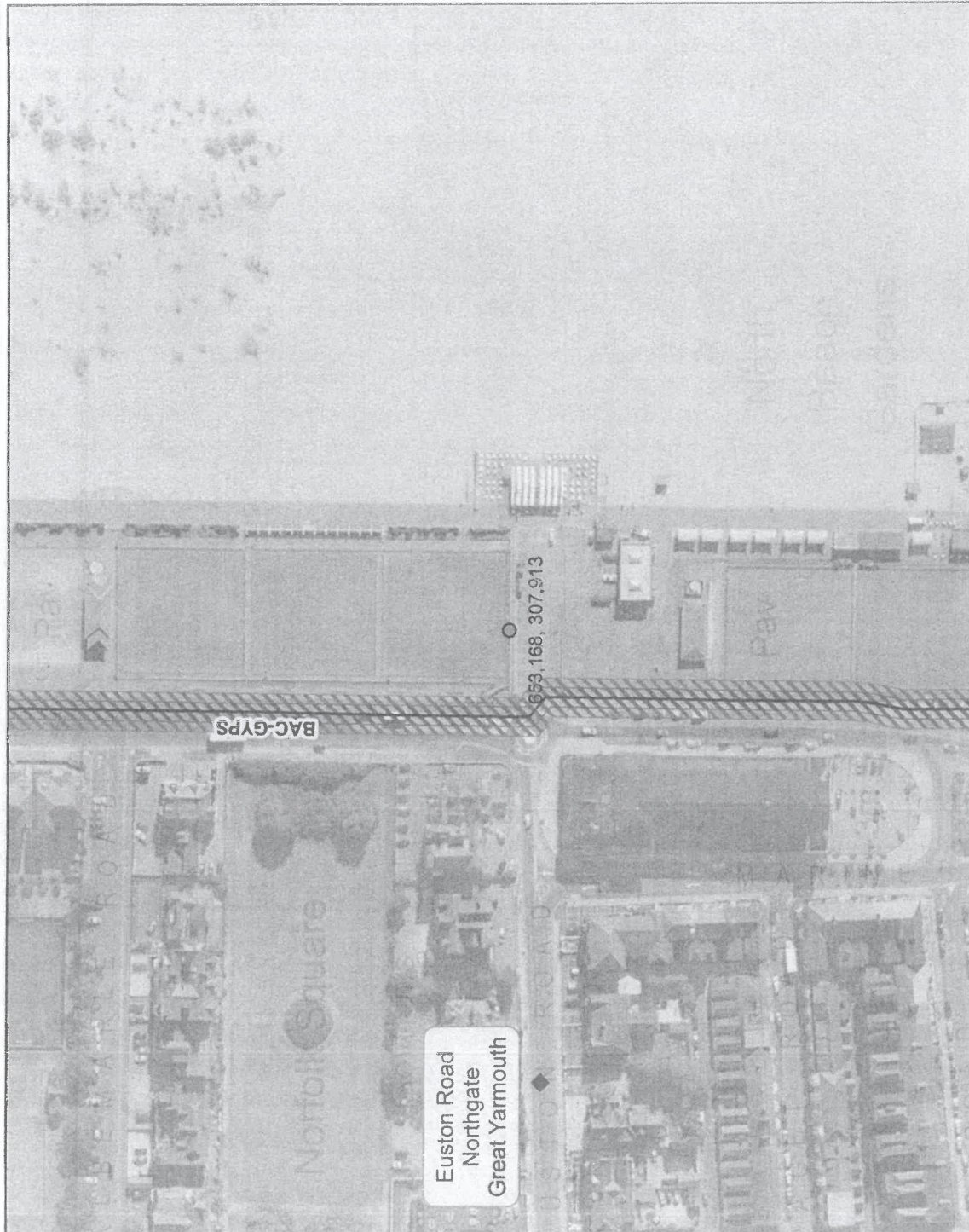
BPA Contact Details:  
SIMON ASHDOWN  
01692 403527

Client: MR J BECK  
GT YARMOUTH  
BOROUGH COUNCIL

Scale: 1:1,677

57 Alascombe Road  
Purton  
Hemel Hempstead  
HP23 5SS  
United Kingdom

Tel: 44(0)1492 912200  
Fax: 44(0)1492 214977  
bpa@bpa.co.uk  
www.bpa.co.uk



WARNING: BPA fuel pipeline. Prior approval required. Phone 0800 585 387 prior to starting work





14 Alexandra Ave  
Gt Yarmouth  
NR30 4ED

19th January 2016

Gt Yarmouth Borough Council  
Town Hall

For the attention of Mr J Beck case officer

Dear Sir

Planning Application 06/15/0749/SU  
Proposal, Plan to remove bowling green  
to create car park extension

Dear Sir

I would like to raise my objections to the above proposal on two levels as follows  
Firstly as a resident of Great Yarmouth I am saddened that this scheme will see yet another loss of green space and amenities, which like others along the seafront will be lost forever

There is only a shortage of long stay  
Cheaper carparking in the peak weeks

The council used this as their reasoning for building on the coach park, The proposed car park will not fulfill the needs of our day trippers as it is too expensive

If Yarmouth is successful with their plans for big events like the airshow for example then we will need much larger capacity car parks



and this I believe is what the council should focus on.

Secondly as the leaseholder of Beach Terrace Tea Rooms I am very worried that this work if undertaken during our season (mid Feb to Oct) will be very damaging on our trade.

Yesterday thanks to Mr Tim Noble I had the opportunity to view the plans and to discuss possible start time, access routes, car park closure etc. Our Cafe is just a few yards away from the green, and the inevitable noise, dust and commotion will certainly deter customers from using our terrace and buying ice creams etc from our take-away windows.

I would like to ask the council to consider starting work, if planning is approved, at the end of September.

This would give them a window of four to five months to carry out the project.

Also there would be barely no loss of revenue from car park closure.

Yours faithfully

~~Tim Noble~~

C.C. Mr T. Noble



Jason Beck  
Great Yarmouth Borough Council  
Town Hall  
Hall Plain  
Great Yarmouth  
Norfolk  
NR30 2QF

Community and Environmental  
Services  
County Hall  
Martineau Lane  
Norwich  
NR1 2SG

NCC contact number: 0344 800 8020  
Textphone: 0344 800 8011

Your Ref: 06/15/0749/SJ  
Date: 7 January 2016

My Ref: 9/6/15/0749  
Tel No.: 01603 638070  
Email: stuart.french@norfolk.gov.uk

Dear Jason

**Great Yarmouth: Change of use bowling green to car park, with lighting columns, pay and display equipment and signage  
Euston Road GREAT YARMOUTH Norfolk**

Thank you for your recent consultation with respect to the above.

In highway terms only I have no objection to the proposals but I would recommend that the following conditions be appended to any grant of permission your Authority is minded to make

SHC 34 No external lighting shall be installed other than in accordance with the lighting plan as illustrated and described on the submitted plans and is to be retained such that it will not cause glare beyond the site boundaries.

Reason: In the interests of highway safety.

SHC 50 The external lighting should be installed and directed in such a manner as to cause no inconvenience or hazard to the users of the adjacent highway. The County Council reserves the right to inspect the installation to confirm that this condition is met and to request the fitting of louvers or baffles if required.

Reason: In the interests of highway safety

Yours sincerely

*Stuart French*

Highways Development Management & Licensing Offi  
for Executive Director for Community and Environmental Services

[www.norfolk.gov.uk](http://www.norfolk.gov.uk)



To: Conservation Officer

My Ref: 06/15/0749/SU

From: Development Control Manager

Date: 23rd December 2015

Case Officer: Mr J Beck

Parish: Great Yarmouth 15

Development at:-

Euston Road  
GREAT YARMOUTH  
Norfolk

For:-

Change of use bowling green to  
car park, with lighting  
columns, pay and display  
equipment and signage

Applicant:-

Great Yarmouth Borough Council  
Town Hall Hall Plain  
Hall Plain  
GREAT YARMOUTH

Agent:-

Canham Consulting Limited  
The Old School School Lane  
Thorpe St Andrew  
Norwich

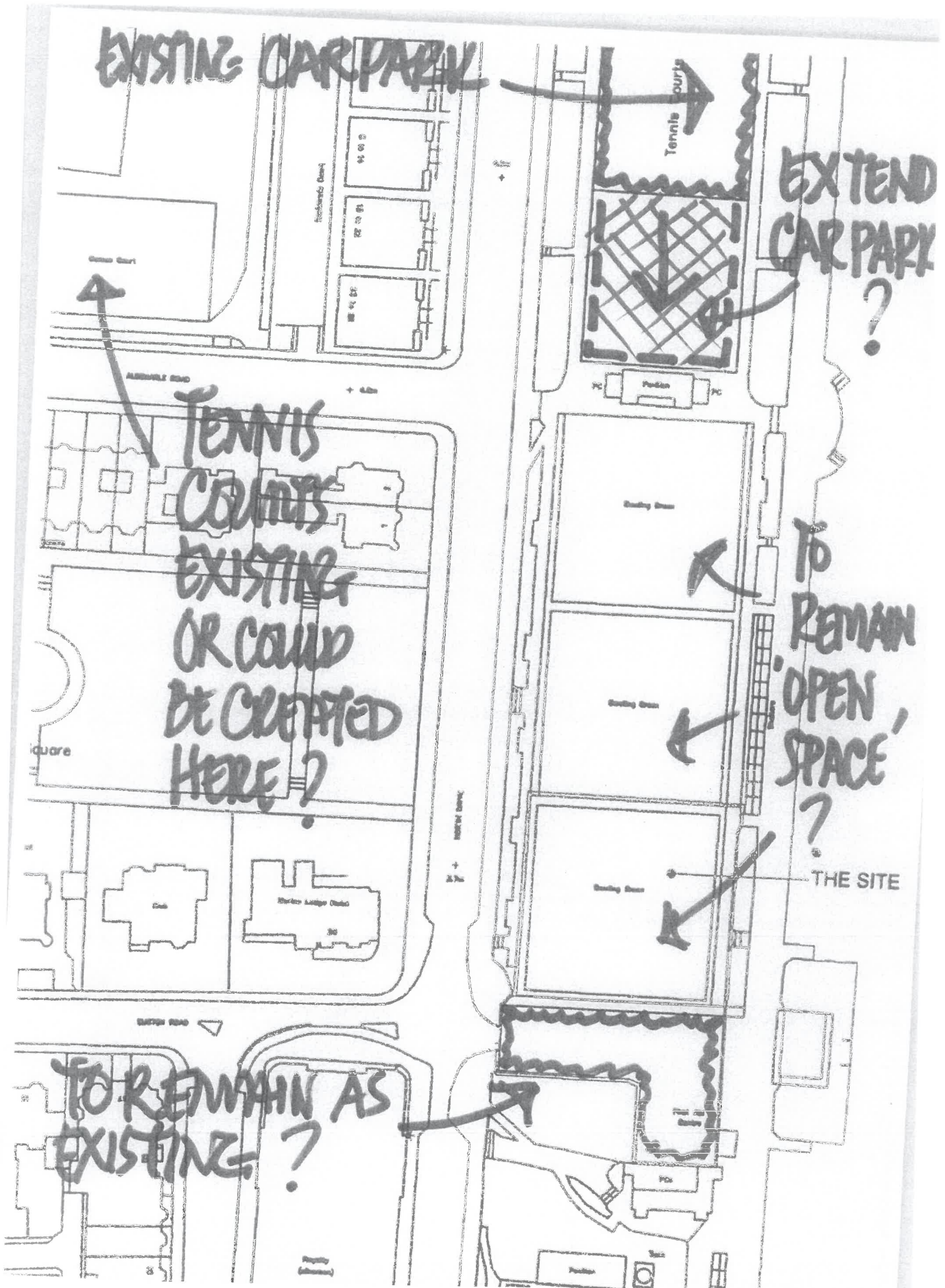
The above mentioned application has been received and I would be grateful for your comments on the following matters:-

Please let me have any comments you may wish to make by 6th January 2016.

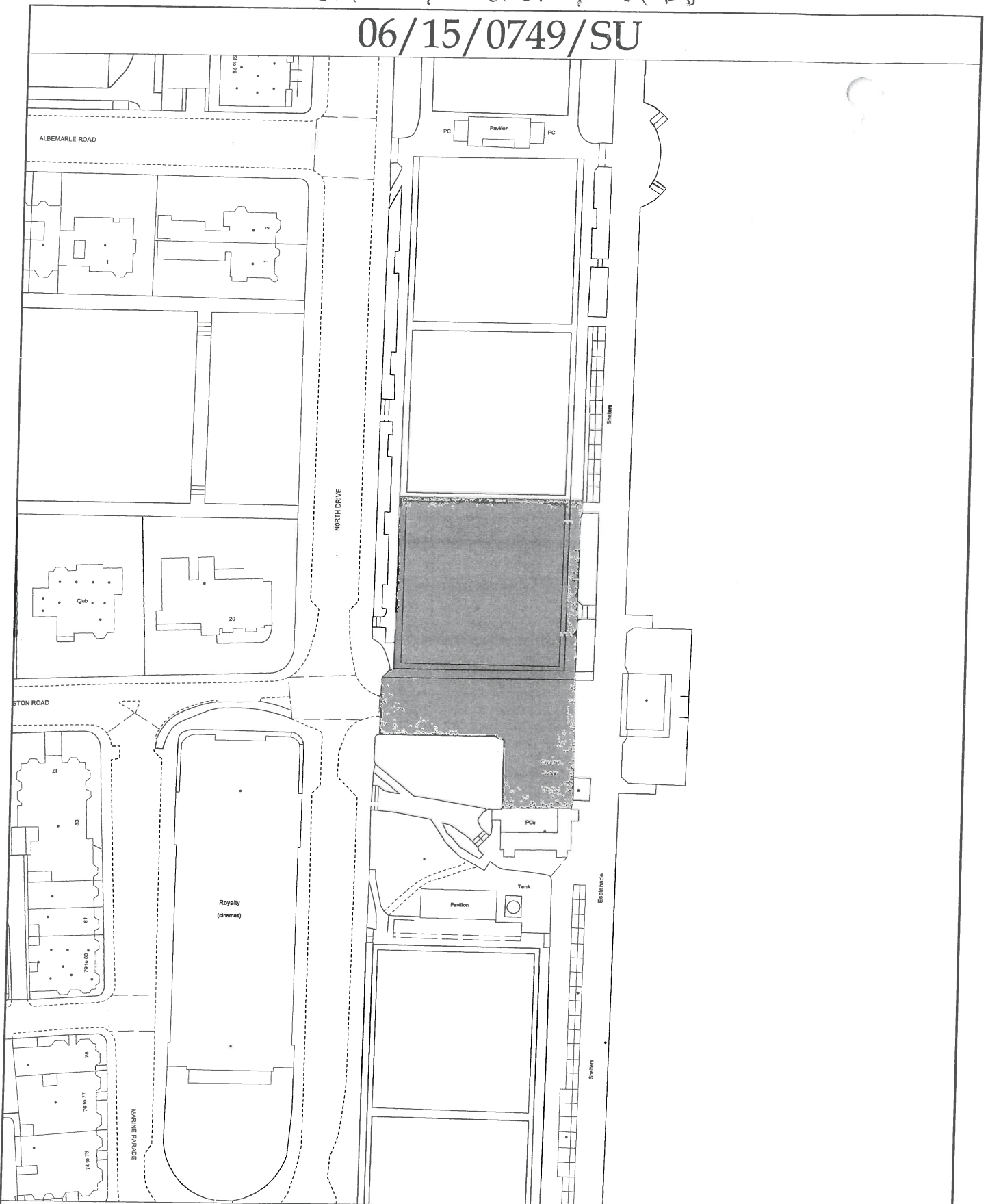
COMMENTS:

- PAUL HARDY 8 JAN 16
- THIS PROPOSAL IS NOT SUPPORTED BY CONSERVATION IN THE FORM IT'S PRESENTED.
  - A MORE PRACTICAL, LESS COSTLY AND MORE APPROPRIATE FOR RETAINING THE CHARACTER OF THE CONS AREA IS TO RE-LOCATE THE EXTENSION PLEASE SEE ATTACHED



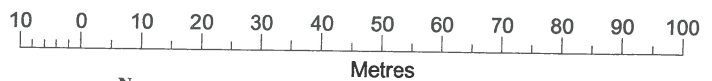


06/15/0749/SU

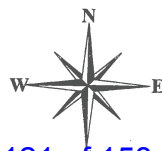


**GREAT YARMOUTH**  
BOROUGH COUNCIL

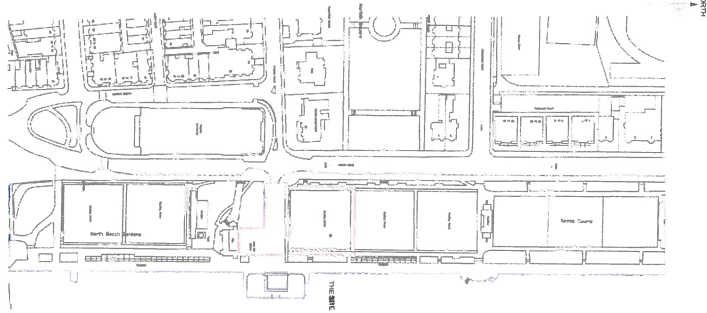
Planning and Development Department,  
Trafalgar House, Greyfriars Way,  
Great Yarmouth, Norfolk. NR30 2QE



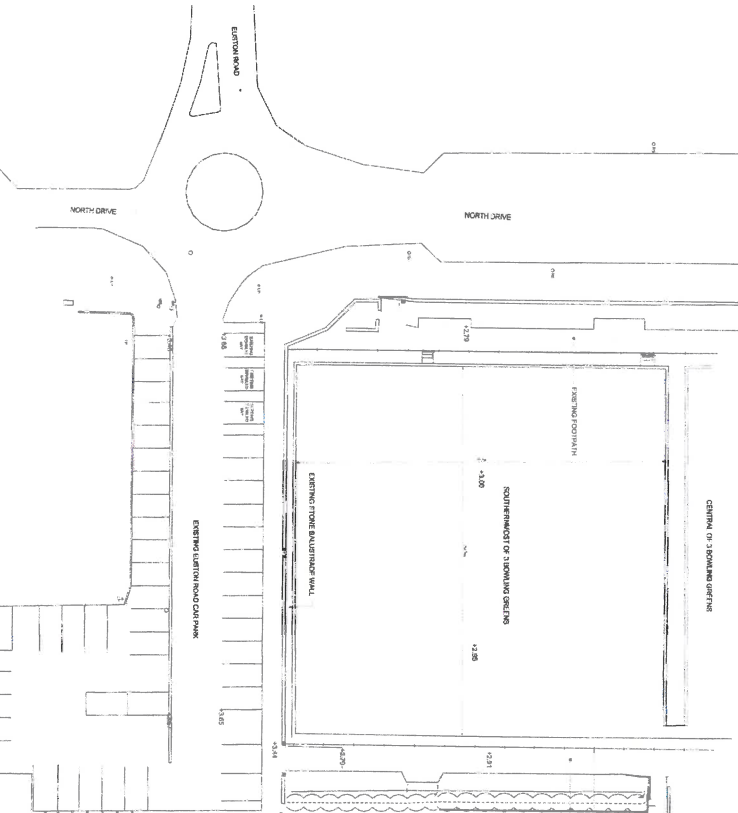
Scale = 1:1250 @ A4







LOCATION PLAN  
SCALE 1:1500



EXISTING LAYOUT  
SCALE 1:250



THIS LAYOUT DRAWING  
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IT IS THE RESPONSIBILITY OF THE  
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DRAWING IS USED IN ACCORDANCE  
WITH THE INTENT OF THE  
DRAWING.

REV	DATE	DESCRIPTION	BY	CHKD
01	04-12-15	ISSUED FOR TENDER	ALD	ALD
02	04-12-15	REVISED FOR TENDER	ALD	ALD

DATE	BY	CHKD
04-12-15	ALD	ALD
04-12-15	ALD	ALD

LOCATION PLAN  
AND EXISTING LAYOUT  
200777-400-P1

**Canham Consulting**  
Structural Civil Building  
Engineers Engineers Surveyors

08/11/2015  
7 DEC 2015  
08/11/2015

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**Reference:** 06/15/0631/F

**Parish:** Filby

**Officer:** Mr G Clarke

**Expiry Date:** 18-12-2015

**Applicant:** Executors of Miss P Dixon & Mrs B Blaxell

**Proposal:** Demolition of Glebe Farmhouse and construction of four new dwellings with associated garaging and parking

**Site:** Glebe Farm  
Main Road  
Filby

## REPORT

### 1 Background / History :-

- 1.1 The application site is on the north side of Main Road, there are houses to either side and open farm land to the rear, the site is currently occupied by two dwellings, Glebe Farmhouse and New House. Glebe Farmhouse is an older dwelling which is to be demolished as part of the new development, New House which was built in the grounds of the original farmhouse (planning permission granted in 1988 – 06/87/1219/F) is to be retained. There is a small group of barns in the south west corner of the site which are not part of the current application but which are indicated as being subject of a separate application for conversion to a dwelling in the future.
- 1.2 The proposal is to erect two pairs of semi-detached houses towards the rear of the site with an open parking shelter, turning area and new access drive which will serve the proposed houses and New House.

### 2 Consultations :-

- 2.1 Highways – Initially had concerns about layout, access and visibility - following the receipt of these concerns the proposed layout and design was amended and the Highways Officer now has no objections subject to standard conditions

including the provision of visibility splays, the driveway to be a minimum width of 4.5m for a minimum length of 10m and footway widening.

- 2.3 Parish Council – Objects on the following grounds: the site is not within the Borough-Wide Plan area and for this reason to grant approval to this proposal would open the floodgates for similar parcels of land outside the village development area; the access road is inadequate in width to cater for emergency vehicles; concern is raised at the apparent inadequacy of the visibility splay on leaving the site onto Main Road, parking standards have not been complied with together with the inadequacy of turning space for other vehicles entering the site.
- 2.4 Building Control – No adverse comments.
- 2.5 Norfolk Fire & Rescue Service – No objections providing the proposal meets the necessary requirements of the current Building Regulations 2000 – Approved Document B, as administered by the Building Control Authority.
- 2.6 Norfolk Constabulary – General comments regarding security aspects of the new development.
- 2.7 Neighbours – 5 letters of objection have been received, the main concerns are parking, visibility, access, the amount of new development in Filby and loss of privacy.

### **3 Policy :-**

#### **3.1 National Planning Policy Framework (NPPF)**

- 3.2 The core planning principles set out in the NPPF (Para. 17) encourage local planning authorities to always seek to secure high quality design and a good standard of amenity for all existing and future occupants.
- 3.3 Para. 50 states that to deliver a wide choice of high quality homes, widen opportunities for home ownership and create sustainable, inclusive and mixed communities, local planning authorities should: a) plan for a mix of housing based on current and future demographic trends, market trends and the needs of different groups in the community (such as, but not limited to, families with children, older people, people with disabilities, service families and people wishing to build their own homes); b) identify the size, type, tenure and range of housing that is required in particular locations, reflecting local demand;

- 3.4 Para. 54 states that in rural areas... local planning authorities should be responsive to local circumstances and plan housing development to reflect local needs. In addition, Para. 55 states that to promote sustainable development in rural areas new housing should be located where it will enhance or maintain the vitality of rural communities.

#### 4 Local Plan Core Strategy

- 4.1 Policy CS1: supports the National Planning Policy Framework's (NPPF) presumption in favour of sustainable development, ensuring that the Council will take a positive approach working positively with applicants and other partners. In addition the policy encourages proposals that comply with Policy CS1 and other policies within the Local Plan to be approved without delay unless other material considerations indicate otherwise
- 4.2 Policy CS2: states that approximately 5% of all new residential development should be located throughout the Secondary and Tertiary Villages which include Filby.
- 4.3 Policy CS3: sets out criteria for ensuring a suitable mix of new homes. This includes ensuring that designed layout and density of new housing reflects the site and surrounding area. Policy CS3 also encourages all dwellings including small dwellings, to be designed with accessibility in mind providing flexible accommodation.

#### 4.4 Interim Housing Land Supply Policy

- 4.5 This policy only applies when the Council's Five Year Housing Land Supply utilises sites identified in the Strategic Housing Land Availability Assessment (SHLAA)
- 4.6 New Housing development may be deemed acceptable outside, but adjacent to existing Urban Areas of Village Development Limits providing criteria (a) to (n), where relevant to development, have been satisfactorily addressed.

#### 5 Assessment :-

- 5.1 The proposal is to demolish the older dwelling on the site (Glebe Farmhouse) and replace it with two pairs of semi-detached houses, the houses will be built to the rear of the site with parking and turning provision in the area where the existing dwelling stands. A new vehicular access and driveway will be constructed which will serve the proposed dwellings, New House, and the barns (if permission is granted for conversion at a later date).

- 5.2 The drawings show two of the houses as having three bedrooms and the other two as having two bedrooms and a study on the first floor. The end house on the eastern side has an attached garage with parking and turning to the front, the parking for the remaining houses is within an open shelter sited between the proposed houses and the old barns. There are also parking spaces to the front of the shelter so there will be two spaces for each dwelling which meets the current standards for car parking.
- 5.3 The concerns raised by the Parish Council and local residents are that the site is outside the village development limit as shown on the proposals map of the Borough-Wide Local Plan, access, visibility and parking. The occupier of the dwelling to the west of the site (South View) is also concerned about overlooking and loss of privacy.
- 5.4 The Highways Officer had concerns regarding the layout as originally proposed; these were regarding the angle of the access to the road, visibility splays not being shown and the lack of a formal turning area. In addition to this there was also a requirement for the footpath along the front of the site to be widened to 2 metres. The agent for the application subsequently submitted a revised drawing taking these concerns into account and the Highways Officer now has no objections subject to the imposition of conditions regarding provision of visibility splays, the driveway to be a minimum width of 4.5m for a minimum length of 10m and footway widening amongst other standard conditions.
- 5.5 Although there are two existing dwellings on the application site it was not included within the village development limit on the proposals map but the houses on either side are (copy of map attached). The Council has adopted the Interim Housing Land Supply Policy to deal with developments such as this and also the relevant paragraphs of the National Planning Policy Framework have to be taken into consideration when deciding the application.
- 5.6 The criteria of the Interim Housing Land Supply Policy (*a to n*) should be given appropriate weight as a material consideration, in addition to, appropriate weight being given under Paragraph 216 of the NPPF for Core Policy CS2 in respect to potential development in Filby.
- 5.7 There are barns along the road frontage and existing houses on the site so it is developed land unlike the open spaces to the west which contribute to the character of the village. The development of this site would appear to be a logical infilling between existing houses and would not result in any harm to the street scene. The site adjoins the village development limit, the scale of the development is appropriate to the size, character and role of the settlement and the density is appropriate for the area. It is therefore considered that the



proposal complies with the relevant criteria within the Interim Housing Land Supply Policy.

- 5.8 The dwelling to the west of the site (South View) has been extended to the side and rear and has a large first floor window at the rear which faces the proposed dwellings. The proposed houses each have two first floor dormer windows at the front, one of these is to a bathroom and the other to a bedroom, the nearest window of the proposed houses will be approximately 30m from the rear of South View. The pitched roof car shelter will be sited between the houses and South View and this together with the existing barns will restrict the outlook from the proposed dwellings towards the rear of South View. It is considered that, because of the distance between the dwellings and siting of the car shelter, the proposal will not have such a significant adverse effect on the neighbour as to justify refusal on the grounds of overlooking.

## **6 RECOMMENDATION :-**

- 6.1 Approve – the proposal complies with the Interim Housing Land Supply Policy.
- 6.2 Approval should be subject to the conditions required by Highways in addition to any standard planning conditions.

ACK 12/1/16

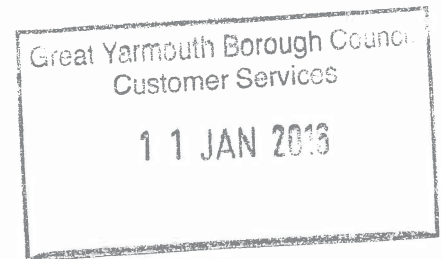
S



1, The Old Smithy,  
Main Road,  
Filby,  
Great Yarmouth,  
Norfolk,  
NR29 3HS.

7<sup>th</sup> January 2016.

Mr. Dean Minns,  
Group Manager (Planning),  
Planning Services Development Control,  
Great Yarmouth Borough Council,  
Town Hall,  
Hall Plain,  
Great Yarmouth,  
Norfolk,  
NR30 2QF.



Dear Sir,

**Planning application 06/15/0631/F Glebe Farm, Filby.**

I am in receipt of your letter of 29<sup>th</sup> December 2015 in respect of the planning application for the above premises at Glebe Farm, Main Road, Filby, for which I am very grateful. I have examined the amended plans and also discussed the issues with Mr. French, the Highway Development Management Officer of Norfolk County Council both on-site and by letter. I have also had an on-site meeting with Mr. David Balls, Filby Parish Clerk who is a former engineer with your Borough Council.

I would therefore like to make the following observations addressing the issues that I detailed in my letter of 21<sup>st</sup> November 2015.

**Borough Wide Plan 2001.**

I made the point that the application does not accord with the Borough Wide Plan and I understand that this will not necessarily be a ground for refusal of the application. However I reiterate the point that with several of these 'small building schemes' having taken place or taking place in our village, the whole ethos of Filby is being eroded.

**Glebe Farm property and the front boundary.**

I submitted Land Registry documents and photographs suggesting that there had been an amount of encroachment at the front of the property. I raised this with Mr. French who is of the opinion that there does not appear to be any encroachment. Whilst I respect the opinion of Mr. French and I appreciate the

assistance he has given me, I am not minded to agree with that opinion and am considering taking legal advice.

However, my objective in raising this issue is to allow me adequate visibility when exiting my property in order that I can do so safely. In order to facilitate that it would be necessary to have the current footpath in front of the property subject to this application increased in width from 1.3 metres to 2 metres. The existing front wall/fence to this property is 1.6 metres in height and needs to be removed.

The above can be achieved if the recommendations of Mr. French are followed. He recommends the footpath being widened and also a splay from the proposed entrance which would reach some 43 metres in length either side of that entrance. The proposed plan mentions low level planting where the wall/fence is situated.

If the above is insisted upon then my safety issues can be resolved and I would be able to leave my premises safely. I would therefore have no need to pursue the matter in legal terms.

#### **Proposed new development.**

I have noted the issues raised by Mr. French and as a result the amended plans allow for a new access drive perpendicular to the highway, an increase in the width of that drive and a new turning circle achieved by moving the garages and parking places. This will no doubt enhance the safety aspect.

However it will still mean a large increase in vehicular movements to and from a main road and I have no doubt that parking issues will arise very quickly. It has been suggested that if necessary parking restrictions could be applied in the future. The problem with that concept is that there are no other places for people to park in this part of the village.

#### **Barn Conversion.**

I made mention of my concern that a future application will be made for the barns on site. The applicant mentioned at the Parish Council meeting that there would be an application in the future but that would only be for 1 dwelling in terms of the barns. I look forward to that application.

In conclusion I would urge the Development Control Committee to take regard of the recommendations made by Mr. French and insist upon the frontal development as outlined above.

I am grateful to you for the opportunity to comment upon these proposals.

Yours faithfully,

Brian R J McDonnell.

ACK 7/12/15

## Internet Consultees

S

Application Reference 06/15/0631ME

Attachments

Invalid Consultee Comment? ☐Copy to existing Consultee? ☐

Name Mr M Bartlett

Address southview

Main Road

Filby

Post Code NR29 3HS

Telephone 07736233282

Email Address Matt.bartlett@rocketmail.com

For or Against OBJ Object

Speak at Committee

I would like to object this planning application. I believe this application constitutes as over development. It would appear that very little consideration has been given to the position of the properties within the proposed site and the access that will be required to safely access the development from the main road. I believe this will cause an unexceptable disturbance and safety hazard to the local existing residents. When extending my own property I gave very careful consideration to the neighbouring properties ensuring that my extension and windows were not directly looking into other properties existing windows to avoid infringing on anyone's privacy. This development would result in all four of the properties windows on the front elevation directly facing my property and giving them a view into my main bedroom window as well as my kitchen and dining room. I'm not opposed to any form of development, however I feel the current proposed plans will have a negative impact on the local area are will only serve to make the owners a substantial profit!

Date Entered 06-12-2015

Internet Reference OWPC604



ACK 2/12/15

S

1 Archway Cottages  
Main Road  
Filby  
Great Yarmouth  
Norfolk NR29 3HS



Mr. Dean Minns,  
Group Manager (Planning),  
Planning Services,  
Development Control,  
Town Hall,  
Hall Plain,  
Great Yarmouth  
NR30 2QF.

Dear Sir.

**Planning Application 06/15/0631/F  
Glebe Farm, Main Road, Filby.**

Having looked at the plans for the proposed development for the above, I have major concerns over the access and exit of the properties.

The entry/exit is my main concern. I do not think the width of the existing entrance to the driveway is suitable for the amount of vehicles expected to use this point. Also there is a safety issue of visibility of cars seeing traffic approaching from the left and right on the main A1064 road with the existing brick wall. This could be a potential black-spot resulting in damage to the front of our property, mainly the grass bank which is already showing signs of erosion by passing traffic. You may recall several years ago there was a terrible accident involving a young person on this road at this point.

As I see it there could be a potential of 10 cars between these two properties, i.e. using today's allocation of one car per bedroom. According to the plans I believe there are only 4 allocated parking spaces, meaning that the natural tendency would be to park on the main A1064 road, opposite our driveway, making this almost impossible to safely exit our property. An example of this already exists with visiting people to the cottages further down the road parking day and night on the footpath, affecting the traffic flow particularly when the main A47 is closed and all traffic has to use this main road. It is very difficult at times for pedestrians to pass these vehicles as they have to move off the footpath into the main road.

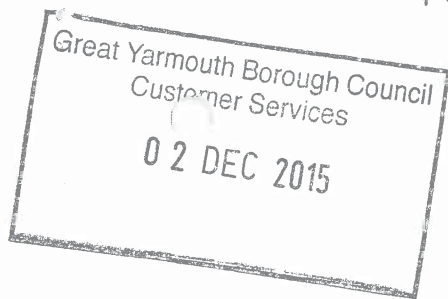
I believe looking at the plans there is to be a detached garage to the barn conversion. Any cars for this development will only add to the increased volume of traffic using this entry/exit.

Yours faithfully

Neil Muffitt  
c.c. The Clark, Filby Parish Council



ACK 3/12/15



MISS K NEWHAM  
THE BUNGALOW  
MAIN ROAD  
FILBY  
GT YARMOUTH  
NR29 3HS

24th November 2015

Dear Sir,

RE PLANNING APPLICATION NO 06/15/0631/F  
GL606 FARMHOUSE - MAIN ROAD, FILBY.

Thank you for your letter dated 11th November 2015 regarding the above Planning Application.

I have seen copies of the plans & would ask you to consider the following when dealing with this application.

My Father owns the above property which is opposite the Glebe Farm & New House built within the plot. We are on a high bank & the intended access road (with adaptation) opposite our bank. This will lead out onto the main road (A1064) from GT Yarmouth or Acle way. Any traffic coming out of the road will cause potential for accidents. & should one happen the vehicles will have nowhere to go - except be crossing traffic on A1064 to travel from GT Yarmouth or Acle way. We have no path or kerb on this side of the road, our bank is currently suffering from large vehicles <sup>that</sup> have moved about bins of soil because they come too close & squashed it down. If any accident caused by crossing traffic happens, & our bank is further damaged it may well cause movement of ground that our home is on damaging our property, & our water main comes up in the middle of the lawn. Perhaps you should come to view the layout & you will see how high our bank is, it would be like hitting a solid wall. Furthermore, whilst New House is being sold separately another concern I have is with access onto the A1064 if the property has more than one vehicle. Should the purchaser decide to use the garden for parking & apply for a dropped kerb for access, we would have a second access ~~point~~ point opposite our bank.

Glebe Farmhouse & New House were the residences of two old ladies. They rarely used the gated driveway for New

House & one vehicle using access opposite is very different to it becoming a road for use by four new dwellings & the one five bedroom house currently on site.

Please would you consider my comments when reviewing this application - trying to do gardening on the bank is difficult enough without more hazards of turning traffic when I am weeding the bank. Thank you for the opportunity to comment on the Planning Application.

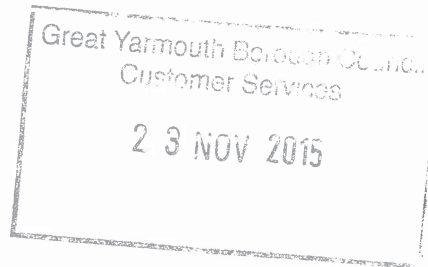
Yours faithfully

Kathryn Newham

ACK 24/11/15

S  
Mr Thomas Lilley  
3 The Old Smithy  
Main Road  
Filby  
Great Yarmouth  
Norfolk  
NR293HS.

Mr Dean Minns  
Group Manager  
Planning Services  
Development Control  
Town Hall  
Hall Plain  
Great Yarmouth  
Norfolk  
NR30 2QF



Cc: Clerk, Filby Parish Council.

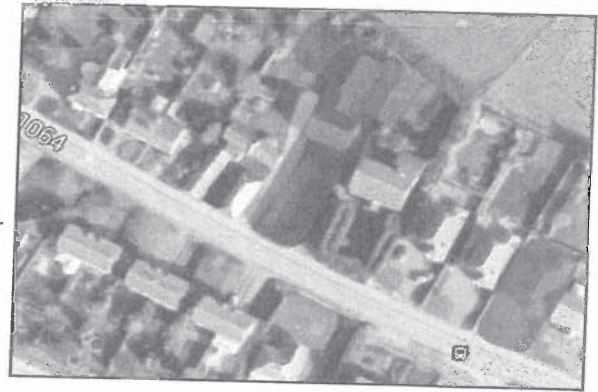
19<sup>th</sup> November 2015

Dear Sir,

**Reference: 06/15/0631/F – Glebe Farm, Filby.**

Please refer to the attached image in relation to my objections listed below.

- Proposed planning application shown in BLUE.
- My property shown in RED.
- Available safe off road parking in YELLOW.



My concerns to this application are as follows:

1. It seems based on the proposed layout of the application that at some point a further application will be made to develop the front left of the site into additional dwellings. I feel the developer should identify their intent for the entire site under a single application, or have conditions for further development applied. Perhaps the developer feels a site wide application would be more difficult to achieve and so has sought to scale back their ambitions in order to make approval for the next stage more likely?
2. Parking provision does is not suitable for the number of properties proposed. This would cause occupiers to overflow either onto the busy A1064 causing congestion or at worst an accident black spot (visibility is poor in this location). Or, park in a very limited (five cars) off-road parking area (YELLOW) which is currently oversubscribed by residents of adjoining properties. Either way parking is of major concern and should be addressed.
3. The current boundary (brick wall) of the proposed plot is not correct, in fact land registry does not show it. It's my belief that this was built at some point but upon highways land and therefore reducing the width of the pavement. Regardless of proposal outcome the pavement should be fully re-instated for pedestrian use, and therefore the boundary wall moved back within the registered plot.
4. Development in Filby is at an all time high, how much more is acceptable under the Interim Housing and Land Supply Policy before enough is too much.

Thank you for your attention in this matter.

Yours faithfully

Mr Thomas Lilley

ACK 30/11/15

1, The Old Smithy,  
Main Road,  
Filby,  
Great Yarmouth,  
Norfolk,  
NR29 3HS.

21<sup>st</sup> November 2015.

Mr. Dean Minns,  
Group Manager (Planning),  
Planning Services,  
Development Control,  
Town Hall,  
Hall Plain,  
Great Yarmouth,  
NR30 2QF.



Dear Sir,

**Planning Application 06/15/0631/F  
Glebe Farm, Main Road, Filby.**

I refer to your letter of 11<sup>th</sup> November 2015 in respect of the above application, and your invitation to me to comment upon the proposal for which I am very grateful. I live next door on the eastern side of the premises and whilst I anticipated a development to the barns would take place, I query the suitability of these proposals. I would therefore like to make the following observations:-

**Borough Wide Plan 2001.**

The application form states that this application does not accord with the Borough Wide Plan of 2001 in that this land is not allocated for housing. However, having spoken to your Mr. Clarke I was informed that such planning permission could be granted under the Interim Housing and Land Supply Policy because there is already a dwelling on the land and there are other dwellings either side of the property. My only comment on this is that other properties in Filby have been approved under the same policy and quite a number of new dwellings have been constructed in the village increasing its size markedly.

### **Glebe Farm property and its front boundary.**

Glebe Farm consisted of a farmhouse and barns nearby. A second house was built possibly in the 1980's to accommodate a sister who was bereaved at that time. A Conveyance was made on the house on 21<sup>st</sup> April 1989.

Document A is a District Land Registry document dated 18<sup>th</sup> July 1984 showing that the property has a front boundary in line with other properties either side of it.

Document B is another Land Registry document dated June 2001 showing my property next to Glebe farm showing the front boundary clearly in line with other properties.

Document C is another Land Registry document dated 17<sup>th</sup> November 2015 clearly showing the front boundary in line with all other properties.

All the above documents at different dates show clearly the front boundary of the property. Unfortunately the reality is different. I am given to understand that as the new house was built in the 1980's the garden at the front was adjacent to the footpath. Therefore a wall was built around that garden ignoring the fact that it was taking in part of the footpath and reducing its width of from 2 metres to 1.3 metres. This is not recorded on Land Registry documents and it would appear that no permission was obtained for this expansion.

Documents D and E clearly show the extent to which the property extends over its boundary line.

This has serious safety implications in that if one attempts to leave my property by car or other vehicle, the fence and wall completely block my view of the road and oncoming traffic.

Document F shows the view from my car when the front of the car is at the bottom of my drive.

Document G shows the view from my car when the front of the car is at the kerb of the footpath.

One can see that the visibility along the road is severely restricted.

The reduction in width of the footpath creates safety problems for pedestrians. Some time ago a lady walking along the footpath was hit by the wing mirror of a lorry as she walked on that footpath.

Document H shows the extent to which the fence and wall extends onto the footpath.

The application states that the current vehicular and pedestrian access will remain unchanged. That is not satisfactory. The wall along the front of this



property needs to be removed and the pavement restored to its 2 metre width. Any replacement wall or fence needs to be of such construction as to afford me vision when leaving my driveway.

The question would be asked as to why, after living here for 15 years, I have done nothing about this matter until now. My neighbours were elderly ladies who had lived there for quite some time. The last thing I wanted to do was to upset them and cause undue worry to them. I therefore left it until an opportune time arose. Now is the obvious time to have this resolved.

### **Proposed new development.**

The development proposes the construction of 4 semi detached dwellings. Two houses will have 2 bedrooms and the other 2 will have 3 bedrooms.

(I must make comment here that the drawings of the houses proposed are wrong. The elevation facing south west show a garage on the end of the right hand house. The elevation facing north east shows the garage on the right hand house which is the other end of the properties.)

The major concern I have is in terms of the increase in the number of vehicles using the site and the parking facilities. The 4 properties will have 10 bedrooms and yet only 4 parking places for vehicles are available. Three will park under an open car parking shelter and one will park in the garage attached to the end house on the eastern end if indeed it is a garage. I cannot see where else vehicles could park especially visitors. This parking allocation is totally insufficient and will result in cars being parked on the main A. 1064 road. This will reduce the A. 1064 to single lane creating a serious accident risk. Additionally it would be extremely difficult if not impossible for those people living opposite in Archway cottages to access their driveways. There are no other car parking facilities within the village within reasonable distance.

The application also makes no mention of the number of car parking spaces allocated to the large house remaining. This property has one garage. It also fails to mention how many dwellings will be accommodated in the barn conversions to be applied for at a later date. Two garages have been identified for this part of the plan which again will possibly be insufficient.

A further safety issue involving the amount of traffic using the site concerns the proposed use of existing access for vehicles and pedestrians. I have already mentioned the high walls but the increase in the amount of vehicles entering or exiting the site to and from a main A. class road will potentially create an accident black spot. The width of the entrance and the drive is unsuitable for the amount of vehicles expected to use same. In the event of an accident the high mounds of the properties opposite are not conducive to a safe escape.

The main A. 1064 is a busy road in its own right but it is also the main and obvious diversionary route when the A. 47 is closed. This has happened more this year than ever before and traffic is exceedingly heavy at these

times. Access to this development will need to be of a standard to ensure safety.

### **Barn Conversion.**

It should be noted that the plans cater for existing barns to be converted to residential use and I have no doubt a future application will be made. In my view this is impractical. Any proposed development of this site should be dealt with as a single application at the same time. It needs consideration in the whole especially in terms of parking and vehicle access. The barn development has major implications for the current proposals.

I must say that I am highly suspicious of the motive behind this as it is an integral part of the site and development and needs to be considered at the same time.

I am very grateful to you for your time and consideration in this matter.

Yours faithfully,



B.R.J. McDonnell.

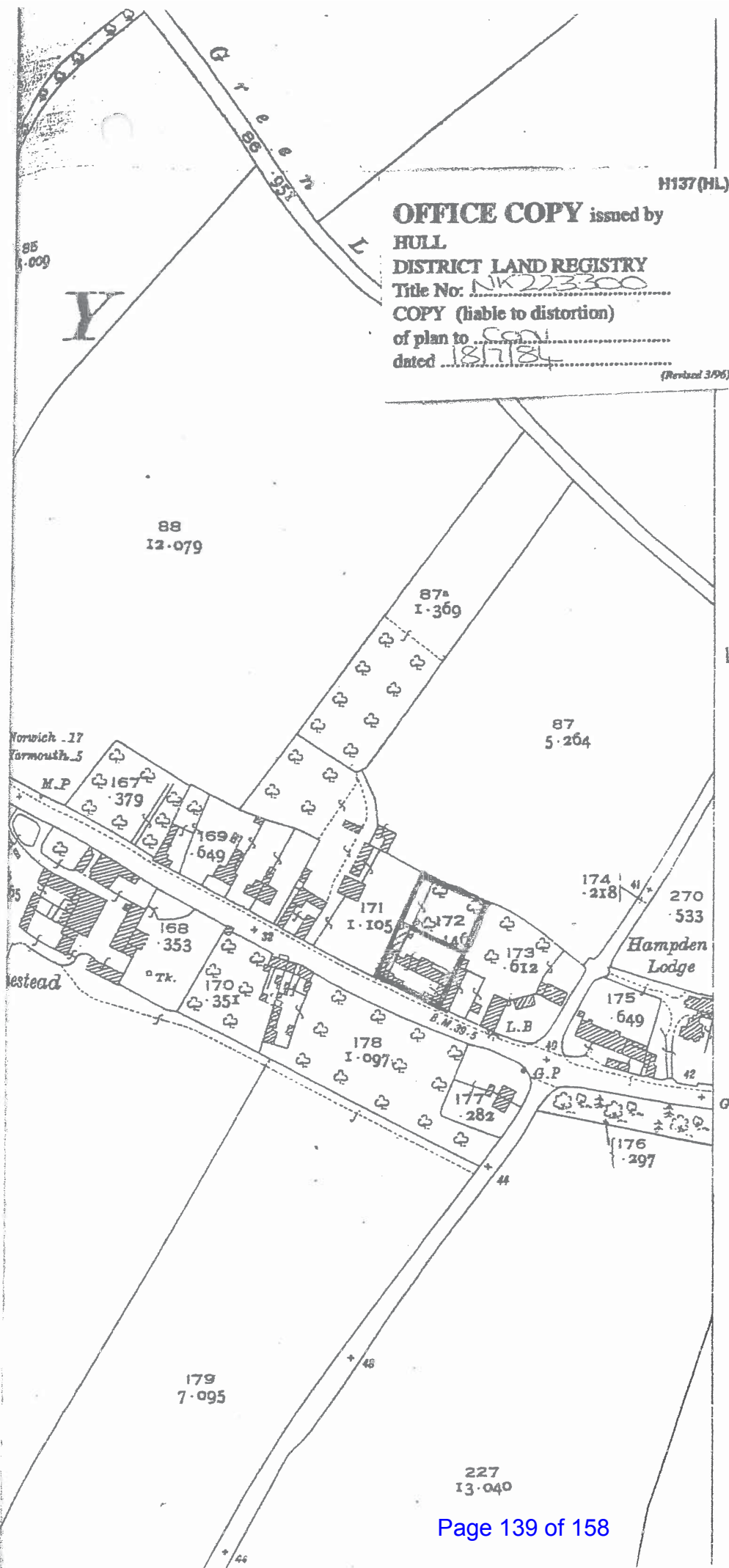
cc. The Clerk, Filby Parish Council

A

H137(HL)

**OFFICE COPY** issued by  
**HULL**  
**DISTRICT LAND REGISTRY**  
 Title No: NK 223300  
 COPY (liable to distortion)  
 of plan to SEA  
 dated 18/7/84

(Revised 3/96)



LXVI. 2.

 40 Chains  
 10 1/2 Miles  
 2600 Feet

2500

35

2000

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To  
Great Yarmouth

25

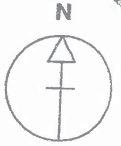
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TITLE NUMBER  
**NK262815**

**NORFOLK : GREAT YARMOUTH**



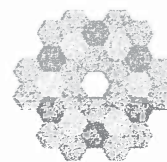
ORDNANCE SURVEY MAP REFERENCE:

TG4813SW

SCALE 1:1250 Enlarged from 1/2500

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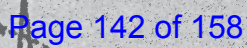




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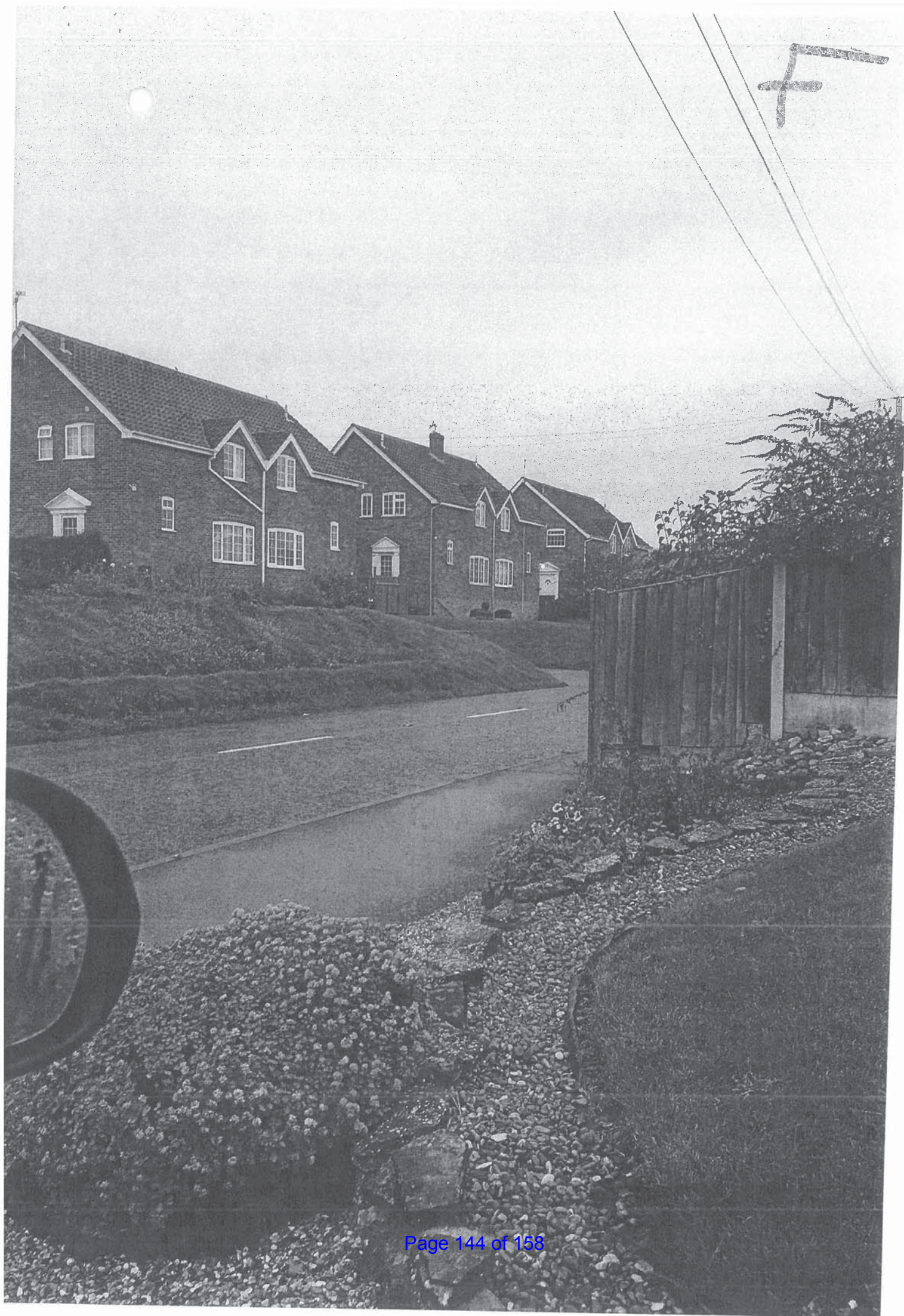










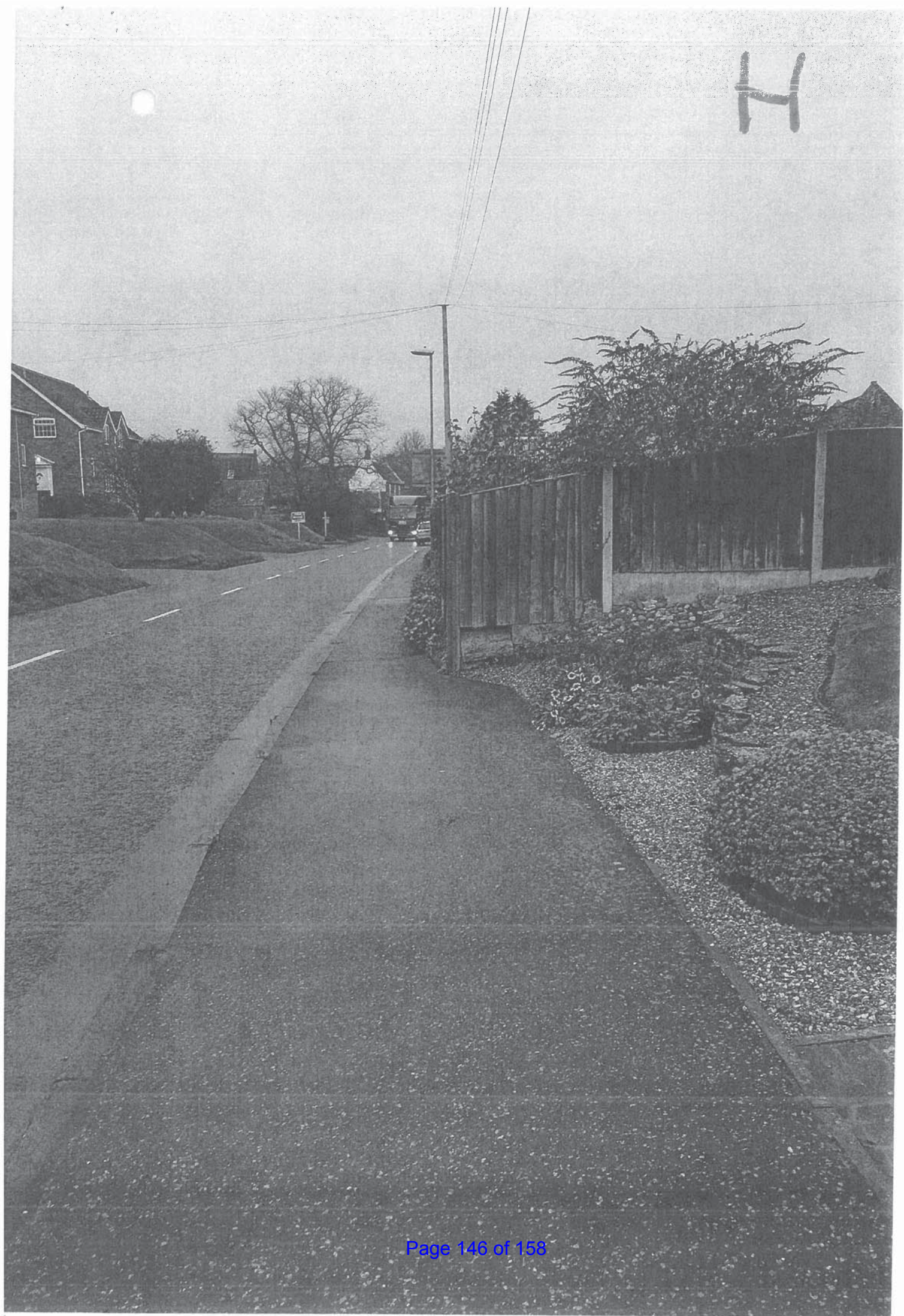




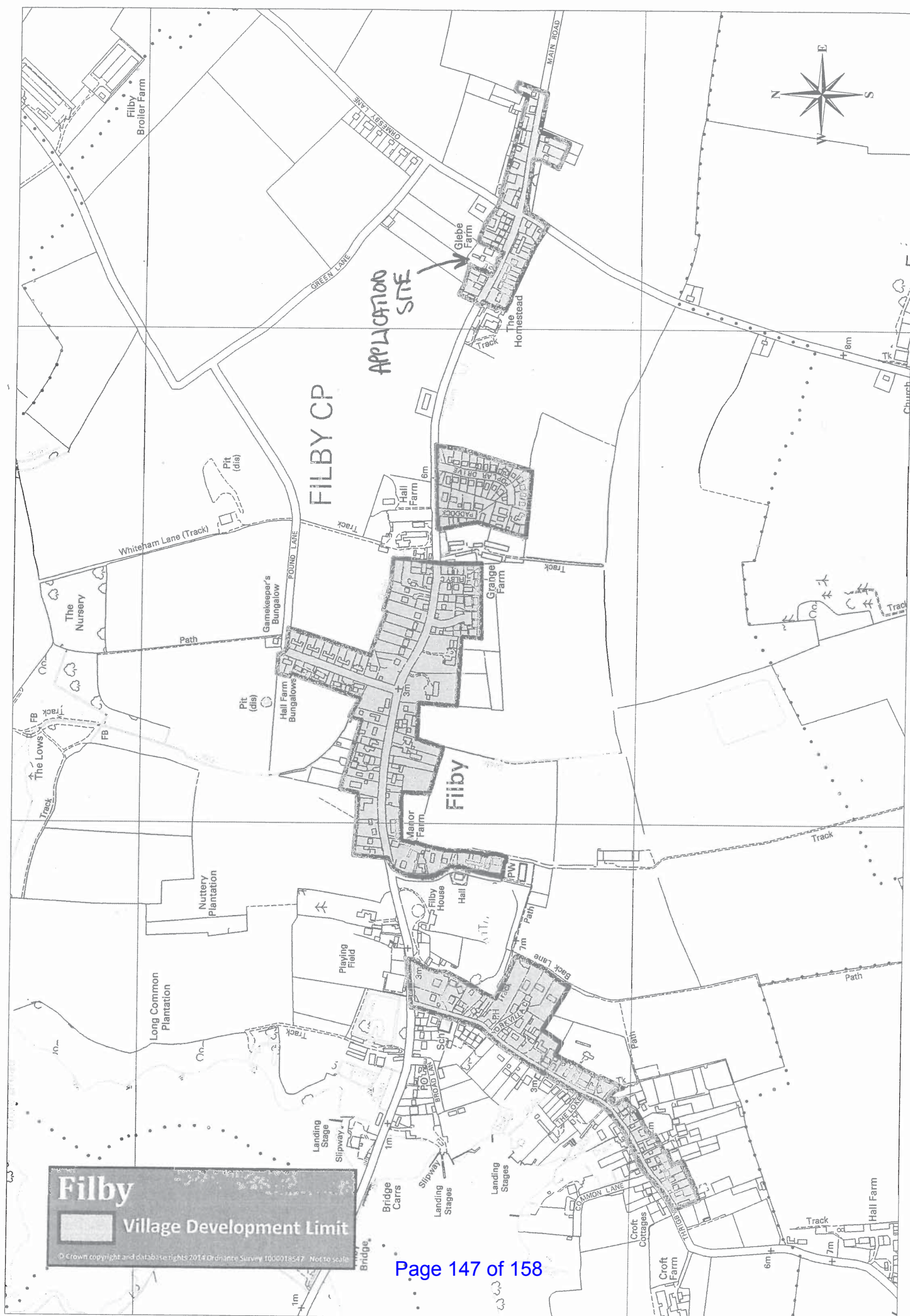




H







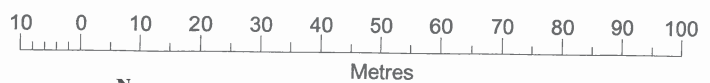
# SITE NOTICE

## 06/15/0631/F

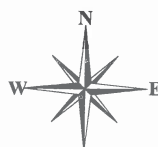


**GREAT YARMOUTH**  
BOROUGH COUNCIL

Planning and Development Department,  
Trafalgar House, Greyfriars Way,  
Great Yarmouth, Norfolk. NR30 2QE



Scale = 1:1250 @ A4



**PLANNING APPLICATIONS CLEARED BETWEEN 01-JAN-16 AND 31-JAN-16 FOLLOWING DETERMINATION BY THE GROUP MANAGER (PLANNING) UNDER DELEGATED POWERS**

REFERENCE **06/15/0703/F**  
 PARISH Belton & Browston 10  
 PROPOSAL Proposed new car port (cartshed style)

SITE Barn 3 Hall Farm Beccles Road  
 Belton GREAT YARMOUTH

APPLICANT Mr A P Lowe  
 DECISION **APPROVE**

REFERENCE **06/15/0633/F**  
 PARISH Bradwell N 1  
 PROPOSAL Proposed rear extension and extension over garage with balconies

SITE 32 Blake Drive Bradwell  
 GREAT YARMOUTH NR31 9GW

APPLICANT Mr & Mrs Holmes  
 DECISION **APPROVE**

REFERENCE **06/15/0706/F**  
 PARISH Bradwell N 1  
 PROPOSAL Extension to existing dwelling, loft space storage with windows

SITE West Holme Burgh Road  
 Bradwell GREAT YARMOUTH

APPLICANT Mrs C Howes  
 DECISION **APPROVE**

REFERENCE **06/15/0713/F**  
 PARISH Bradwell N 1  
 PROPOSAL New garage to front of dwelling

SITE 52 Beccles Road Bradwell  
 GREAT YARMOUTH NR31 8DQ

APPLICANT Mr J Cooke  
 DECISION **APPROVE**

REFERENCE **06/15/0722/F**  
 PARISH Bradwell N 1  
 PROPOSAL Removal of existing conservatory. Construct timber clad conservatory with tiled roof. Construct rear balcony

SITE 6 Blake Drive Bradwell  
 GREAT YARMOUTH NR31 9GW

APPLICANT Mr D Easeman  
 DECISION **APPROVE**

**PLANNING APPLICATIONS CLEARED BETWEEN 01-JAN-16 AND 31-JAN-16 FOLLOWING  
DETERMINATION BY THE GROUP MANAGER (PLANNING) UNDER DELEGATED POWERS**

REFERENCE	<b>06/15/0725/F</b>
PARISH	Burgh Castle 10
PROPOSAL	Installation of 20m x 40m all weather riding and turn out surface with lighting to be installed around perimeter
SITE	Fairfields Mill Road Burgh Castle GREAT YARMOUTH
APPLICANT	Mr J Collier
DECISION	<b>APPROVE</b>
<hr/>	
REFERENCE	<b>06/15/0731/F</b>
PARISH	Burgh Castle 10
PROPOSAL	Out building extension. The former pig pen building, I would like to extend its length by 3 300mm and raise the roof by 30
SITE	Fairfields Mill Road Burgh Castle GREAT YARMOUTH
APPLICANT	Mr J Collier
DECISION	<b>APPROVE</b>
<hr/>	
REFERENCE	<b>06/15/0412/F</b>
PARISH	Caister On Sea 3
PROPOSAL	Proposed conservatory
SITE	30 Rockall Way Caister GREAT YARMOUTH Norfolk
APPLICANT	Mr L Mullen
DECISION	<b>APPROVE</b>
<hr/>	
REFERENCE	<b>06/15/0676/F</b>
PARISH	Caister On Sea 3
PROPOSAL	Erection of boundary fence
SITE	6 Diana Way Caister GREAT YARMOUTH NR30 5TP
APPLICANT	Mr & Mrs Standen
DECISION	<b>APPROVE</b>
<hr/>	
REFERENCE	<b>06/15/0715/F</b>
PARISH	Caister On Sea 3
PROPOSAL	Revised app for det garage & single storey larger home ext at rear - ext increased width with window to sth elevation
SITE	10 Humber Close Caister GREAT YARMOUTH NR30 5UF
APPLICANT	Mrs J Cannell
DECISION	<b>APPROVE</b>
<hr/>	
REFERENCE	<b>06/15/0757/F</b>
PARISH	Caister On Sea 3
PROPOSAL	Proposed first floor extension, garage conversion and new garage
SITE	7 Hanly Court Caister GREAT YARMOUTH NR30 5XB
APPLICANT	Mr O Nutt
DECISION	<b>APPROVE</b>
<hr/>	



**PLANNING APPLICATIONS CLEARED BETWEEN 01-JAN-16 AND 31-JAN-16 FOLLOWING  
DETERMINATION BY THE GROUP MANAGER (PLANNING) UNDER DELEGATED POWERS**

REFERENCE	<b>06/15/0658/F</b>
PARISH	Caister On Sea 4
PROPOSAL	Proposed conversion from store/office to residential dwelling
SITE	70A Yarmouth Road Caister on Sea GREAT YARMOUTH NR30 5BT
APPLICANT	Mrs J Rowlands
DECISION	<b>REFUSED</b>
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REFERENCE	<b>06/15/0723/PDE</b>
PARISH	Caister On Sea 4
PROPOSAL	Notification of a larger home extension - single storey rear extension to form living room
SITE	6 St Hilda Road Caister GREAT YARMOUTH NR30 4lh
APPLICANT	Mr C Cann
DECISION	<b>PERMITTED DEV.</b>
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REFERENCE	<b>06/15/0744/F</b>
PARISH	Caister On Sea 4
PROPOSAL	Enlargement of front dormer to form enlarged bedroom and new w.c.
SITE	70 Westerley Way Caister-on-Sea Norfolk
APPLICANT	Mr D George
DECISION	<b>APPROVE</b>
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REFERENCE	<b>06/15/0695/LB</b>
PARISH	Filby 6
PROPOSAL	Proposed new 2m high garden wall
SITE	Grange Farm House Main Road Filby GREAT YARMOUTH
APPLICANT	Mr J Abel
DECISION	<b>LIST.BLD.APP</b>
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REFERENCE	<b>06/15/0702/F</b>
PARISH	Filby 6
PROPOSAL	Rebuilding of detached garage - damaged by fire
SITE	Wedgewood Main Road Filby GREAT YARMOUTH
APPLICANT	Mr R A Hess
DECISION	<b>APPROVE</b>
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REFERENCE	<b>06/15/0704/A</b>
PARISH	Filby 6
PROPOSAL	Replacement post mounted sign
SITE	Corner Main Road/Browns Lane Filby GREAT YARMOUTH NR29 3JQ
APPLICANT	Ms J Nicholls
DECISION	<b>ADV. CONSENT</b>
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**PLANNING APPLICATIONS CLEARED BETWEEN 01-JAN-16 AND 31-JAN-16 FOLLOWING  
DETERMINATION BY THE GROUP MANAGER (PLANNING) UNDER DELEGATED POWERS**

REFERENCE	<b>06/15/0692/F</b>
PARISH	Fleggburgh 6
PROPOSAL	Change of use of land for the provision of all weather riding arena
SITE	High House Main Road Billockby GREAT YARMOUTH NR29 3BE
APPLICANT	Mr H J Alston
DECISION	<b>APPROVE</b>
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REFERENCE	<b>06/15/0729/F</b>
PARISH	Fleggburgh 6
PROPOSAL	Extension and alterations, construction of garage
SITE	The Bungalow Broiler Farm Mill Lane Fleggburgh GREAT YARMOUTH
APPLICANT	Mr P Pearson
DECISION	<b>APPROVE</b>
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REFERENCE	<b>06/15/0712/F</b>
PARISH	Fritton/St Olaves 10
PROPOSAL	First floor extensions and general alterations and new pedestrian entrance - amended scheme
SITE	Heath Mount Priory Road St Olaves GREAT YARMOUTH NR31 9HQ
APPLICANT	Mr & Mrs C Julian
DECISION	<b>APPROVE</b>
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REFERENCE	<b>06/15/0743/CD</b>
PARISH	Great Yarmouth 5
PROPOSAL	Dem of garages & const of 2 storey building comprising 1 ground floor & one 1st fl flat DoC 3,4,5 PP 06/15/0292/F
SITE	Danby Road Gorleston GREAT YARMOUTH NR31 8BP
APPLICANT	RLL Construction
DECISION	<b>APPROVE (CONDITIONS)</b>
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REFERENCE	<b>06/15/0656/F</b>
PARISH	Great Yarmouth 7
PROPOSAL	Renewal of PP:06/14/0612/F - To allow opening times 8:00 - 23:00 Monday to Saturday and 9:00 - 22:00 on Sundays
SITE	58 Bells Road Margo's Lounge Gorleston GREAT YARMOUTH
APPLICANT	Mrs K Halladay
DECISION	<b>APPROVE</b>
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REFERENCE	<b>06/15/0691/F</b>
PARISH	Great Yarmouth 7
PROPOSAL	Single storey extension to rear, side and front
SITE	15 Marine Parade Gorleston GREAT YARMOUTH NR31 6DX
APPLICANT	Dr C Banim
DECISION	<b>APPROVE</b>
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**PLANNING APPLICATIONS CLEARED BETWEEN 01-JAN-16 AND 31-JAN-16 FOLLOWING  
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REFERENCE	<b>06/15/0700/F</b>
PARISH	Great Yarmouth 7
PROPOSAL	Proposed extension to front of existing bungalow
SITE	6 Waunci Crescent Gorleston GREAT YARMOUTH NR31 6EB
APPLICANT	Mr H Grand
DECISION	<b>APPROVE</b>
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REFERENCE	<b>06/15/0650/F</b>
PARISH	Great Yarmouth 9
PROPOSAL	Conversion to two houses
SITE	104 Anson Road Southtown GREAT YARMOUTH NR31 0EG
APPLICANT	Mrs L Smith
DECISION	<b>APPROVE</b>
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REFERENCE	<b>06/15/0659/CU</b>
PARISH	Great Yarmouth 9
PROPOSAL	Change of use from offices to showroom for bathroom products
SITE	Cooke House (Unit 5) Morton Peto Road Harfreys Estate GREAT YARMOUTH
APPLICANT	Mr B Robson
DECISION	<b>APPROVE</b>
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REFERENCE	<b>06/15/0664/A</b>
PARISH	Great Yarmouth 9
PROPOSAL	6 Fascia signs, 1 non- illuminated double sided twin post sign & 2 non-illuminated internal applied window vinyls
SITE	Unit 2 (adj. Matalan) Southtown Road GREAT YARMOUTH NR31 0JB
APPLICANT	Farm Foods Head Office
DECISION	<b>ADV. CONSENT</b>
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REFERENCE	<b>06/15/0724/CU</b>
PARISH	Great Yarmouth 9
PROPOSAL	Change of use from B1/B8 (business and storage) to commercial laundry B2 (general industry)
SITE	9-11 Brinell Way Harfreys Industrial Estate GREAT YARMOUTH NR31 0LU
APPLICANT	Mr P Lord
DECISION	<b>APPROVE</b>
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REFERENCE	<b>06/15/0709/F</b>
PARISH	Great Yarmouth 11
PROPOSAL	Demolish existing garage, new new side extension & front porch extension, solid roof over existing conservatory
SITE	145 Brasenose Avenue Gorleston GREAT YARMOUTH NR31 7EE
APPLICANT	Mr & Mrs Browne
DECISION	<b>APPROVE</b>
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**PLANNING APPLICATIONS CLEARED BETWEEN 01-JAN-16 AND 31-JAN-16 FOLLOWING DETERMINATION BY THE GROUP MANAGER (PLANNING) UNDER DELEGATED POWERS**

REFERENCE	<b>06/15/0721/F</b>
PARISH	Great Yarmouth 11
PROPOSAL	Partial demolition of sub- standard rear extensions. Proposed two storey and single storey extensions
SITE	29 Elm Avenue Gorleston GREAT YARMOUTH NR31 7PL
APPLICANT	Mr S Applegate
DECISION	<b>REFUSED</b>
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REFERENCE	<b>06/15/0555/F</b>
PARISH	Great Yarmouth 14
PROPOSAL	Proposed 2 no. residential flats
SITE	152 King Street (land rear of) GREAT YARMOUTH Norfolk
APPLICANT	Mr S Ismail
DECISION	<b>REFUSED</b>
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REFERENCE	<b>06/15/0605/F</b>
PARISH	Great Yarmouth 14
PROPOSAL	Change of use from offices to a single dwelling, residential annexe. Internal alterations.
SITE	20 South Quay Custom House GREAT YARMOUTH NR30 2RG
APPLICANT	Mr P and Mrs C Jay
DECISION	<b>APPROVE</b>
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REFERENCE	<b>06/15/0687/PDC</b>
PARISH	Great Yarmouth 14
PROPOSAL	Details of prior approval - proposed change of use from ground floor shop to flat
SITE	28 Southgates Road GREAT YARMOUTH Norfolk NR30 3LL
APPLICANT	Mr R Thompson
DECISION	<b>REFUSED</b>
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REFERENCE	<b>06/15/0714/F</b>
PARISH	Great Yarmouth 14
PROPOSAL	Variation of conditions 3 and 4 re: PP 06/15/0174/F - extend permitted use to 2.30 am
SITE	39 St Peters Road GREAT YARMOUTH Norfolk NR30 3AA
APPLICANT	B J Phillips Architechtrual Services
DECISION	<b>APPROVE</b>
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REFERENCE	<b>06/15/0718/CU</b>
PARISH	Great Yarmouth 14
PROPOSAL	Change of use from private hot el guest house to residential dwellinghouse
SITE	5 Kent Square GREAT YARMOUTH Norfolk NR30 2EX
APPLICANT	Mr & Mrs J Smith
DECISION	<b>APPROVE</b>
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**PLANNING APPLICATIONS CLEARED BETWEEN 01-JAN-16 AND 31-JAN-16 FOLLOWING DETERMINATION BY THE GROUP MANAGER (PLANNING) UNDER DELEGATED POWERS**

REFERENCE	<b>06/15/0740/F</b>
PARISH	Great Yarmouth 14
PROPOSAL	Retrospective application for alterations to front elevation
SITE	Crooks Public House 89 St Peters Road GREAT YARMOUTH NR30 3AY
APPLICANT	Mrs J Skitterall
DECISION	<b>APPROVE</b>
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REFERENCE	<b>06/15/0648/CU</b>
PARISH	Great Yarmouth 15
PROPOSAL	Proposed change of use from shop (A1) to hot food takeaway (A5)
SITE	204 Northgate Street GREAT YARMOUTH Norfolk NR30 1DB
APPLICANT	Mr A Yildiz
DECISION	<b>APPROVE</b>
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REFERENCE	<b>06/15/0657/F</b>
PARISH	Great Yarmouth 19
PROPOSAL	Construction of a pair of semi detached cottage style residential dwellings
SITE	Number 1 Bar & Kitchen Pier Walk Gorleston GREAT YARMOUTH
APPLICANT	Mr J Norman
DECISION	<b>APPROVE</b>
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REFERENCE	<b>06/15/0745/CD</b>
PARISH	Great Yarmouth 19
PROPOSAL	Renewal of PP 06/10/0420/F for pair of semi-detached three bedroom houses - discharge of condition 3 re PP 06/13/0637/F
SITE	21/21A Colomb Road Gorleston GREAT YARMOUTH NR31 8BT
APPLICANT	Mr P Taylor
DECISION	<b>APPROVE (CONDITIONS)</b>
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REFERENCE	<b>06/15/0753/PDE</b>
PARISH	Great Yarmouth 19
PROPOSAL	Notification of a larger home extension - utility room and bathroom
SITE	27 Lower Cliff Road Gorleston GREAT YARMOUTH NR31 6AZ
APPLICANT	Mr J Woodrow
DECISION	<b>PERMITTED DEV.</b>
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REFERENCE	<b>06/15/0716/F</b>
PARISH	Hemsby 8
PROPOSAL	Proposed new shop front and wheelchair friendly ramp
SITE	2 and 3 Kingsway Hemsby GREAT YARMOUTH NR29 4JT
APPLICANT	Mrs D Whyatt
DECISION	<b>APPROVE</b>
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**PLANNING APPLICATIONS CLEARED BETWEEN 01-JAN-16 AND 31-JAN-16 FOLLOWING DETERMINATION BY THE GROUP MANAGER (PLANNING) UNDER DELEGATED POWERS**

REFERENCE	<b>06/15/0717/A</b>
PARISH	Hemsby 8
PROPOSAL	Replace shop sign on No 2 w/identical on No 3. 3 LED lights. Int lit, green cross pharmacy to replace existing
SITE	2 and 3 Kingsway Hemsby GREAT YARMOUTH NR29 4JT
APPLICANT	Mrs D Whyatt
DECISION	<b>ADV. CONSENT</b>
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REFERENCE	<b>06/15/0719/F</b>
PARISH	Hemsby 8
PROPOSAL	Subdivision of garden to form 2 plots for detached bungalow and house. Revised submission alterations to bungalow garage
SITE	8 Beach Road (rear of) Hemsby GREAT YARMOUTH NR29 4HJ
APPLICANT	JCB Developments (EA) Ltd
DECISION	<b>APPROVE</b>
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REFERENCE	<b>06/15/0623/F</b>
PARISH	Martham 13
PROPOSAL	Variation of condition 2 re: PP 06/11/0667/F - revised fenestration
SITE	Barde Cottage 12 Playing Field Lane Martham GREAT YARMOUTH
APPLICANT	Mr and Mrs B Hindle
DECISION	<b>APPROVE</b>
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REFERENCE	<b>06/15/0707/A</b>
PARISH	Martham 13
PROPOSAL	Retrospective application two free-standing advert boards
SITE	10 White Street Durban House Martham GREAT YARMOUTH
APPLICANT	Mr G Heal Persimmon Homes
DECISION	<b>ADV. CONSENT</b>
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REFERENCE	<b>06/15/0711/F</b>
PARISH	Martham 13
PROPOSAL	Retrospective application removal of hedge and erection of 1.8m high fence
SITE	37 Cess Road Martham GREAT YARMOUTH NR29 4QX
APPLICANT	Mr M Shields
DECISION	<b>APPROVE</b>
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REFERENCE	<b>06/15/0720/F</b>
PARISH	Martham 13
PROPOSAL	Conservatory to rear
SITE	6 Welbeck Avenue Martham GREAT YARMOUTH
APPLICANT	Mr D Middleton
DECISION	<b>APPROVE</b>
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**PLANNING APPLICATIONS CLEARED BETWEEN 01-JAN-16 AND 31-JAN-16 FOLLOWING DETERMINATION BY THE GROUP MANAGER (PLANNING) UNDER DELEGATED POWERS**

REFERENCE	<b>06/15/0726/F</b>
PARISH	Ormesby St.Marg 16
PROPOSAL	Proposed sub division of plot and erection of new dwelling with sedum roof
SITE	16 Penguin Road Roselea Scratby GREAT YARMOUTH NR29 3NU
APPLICANT	Mr D Scaife
DECISION	<b>REFUSED</b>
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REFERENCE	<b>06/15/0754/F</b>
PARISH	Ormesby St.Marg 16
PROPOSAL	Two storey side extension
SITE	44 Leathway Ormesby St Margaret GREAT YARMOUTH NR29 3QA
APPLICANT	Mr R Turrell
DECISION	<b>APPROVE</b>
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REFERENCE	<b>06/15/0660/CD</b>
PARISH	Rollesby 13
PROPOSAL	Discharge of condition 3 of planning permission 06/12/0731/F (dwelling) in respect of materials
SITE	2A Coronation Avenue Rollesby GREAT YARMOUTH NR29 5EP
APPLICANT	Miss C Allen
DECISION	<b>APPROVE (CONDITIONS)</b>
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REFERENCE	<b>06/15/0694/F</b>
PARISH	Somerton 8
PROPOSAL	Conversion of barn to a residential dwelling with addition of rear extension
SITE	5 Collis Lane East Somerton GREAT YARMOUTH NR29 4DS
APPLICANT	Mr M Watson MDJC Ltd
DECISION	<b>APPROVE</b>
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REFERENCE	<b>06/15/0576/F</b>
PARISH	Winterton 8
PROPOSAL	Remove existing fencing and create additional parking spaces and mini bus space
SITE	Broadview King Street Winterton GREAT YARMOUTH NR29 4AT
APPLICANT	Royal Mencap Society
DECISION	<b>APPROVE</b>
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REFERENCE	<b>06/15/0699/F</b>
PARISH	Winterton 8
PROPOSAL	Proposed first floor rear extension and front extension to form porch
SITE	Low Road Greenways Winterton GREAT YARMOUTH NR29 4BJ
APPLICANT	Mr A J Hughes
DECISION	<b>APPROVE</b>
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**PLANNING APPLICATIONS CLEARED BETWEEN 01-JAN-16 AND 31-JAN-16 FOLLOWING  
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REFERENCE	06/15/0708/F
PARISH	Winterton 8
PROPOSAL	Front & rear extensions
SITE	26 Long Beach Estate Winterton on Sea
	GREAT YARMOUTH
APPLICANT	Mrs S Anderson
DECISION	<b>APPROVE</b>

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REFERENCE	06/15/0741/A
PARISH	Winterton 8
PROPOSAL	Replacement sign on front elevation
SITE	Fishermans Return Public House The Lane Winterton
	GREAT YARMOUTH
APPLICANT	Mr D Winter
DECISION	<b>ADV. CONSENT</b>

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\* \* \* \* End of Report \* \* \* \*