

Reference: 06/19/0625/F

Parish: Mautby

Officer: Mr G Bolan

Expiry Date: 17-03-2020

Applicant: Mr S Hewitt

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

Site: Hall Farm
Hall Road
Mautby

REPORT

1. Background / History :-

- 1.1 The application site is part of a field, measuring 1756m² (0.18ha) to the south of the group of farm buildings at Hall Farm, at the southern end of Hall Road, Mautby. There is a dwelling to the north east of the site (Hall Farm Cottage) and another to the west (Hall Farm House), as well as the occupied recent barn conversion within Paston Farm adjacent to Hall Farm, to the west.
- 1.2 The land to the south is open farm land. The application site is approximately 35 metres from the boundary with the Broads Authority National Park to the south.
- 1.3 The application site land is currently without an authorised planning use, but is being used as part of the operations of Maple Tree Services, a business operated by the applicant from the farm buildings at Hall Farm, directly to the north of the field which forms the application site.
- 1.4 The applicant's business at Hall Farm involves importing, cutting splitting, storage and distribution of firewood. This use within the buildings at Hall Farm was regularised when a Certificate of Lawful Use was granted approval on 13th July 2016 (GYBC ref. 06/16/0280/EU).
- 1.5 Over time, storage of logs for the business has extended onto the field to the south without planning permission; originally the external storage began on part of the field to the east of this application site and has since expanded westwards into this application site land. Temporary permission was originally granted for a period of one year for the use of the land to the east of this application site

(06/16/0590/CU). That permission expired on 17th November 2017 and a subsequent planning permission for temporary storage on the same site was granted permission for two years, until 1st December 2019 (06/17/0743/F). As a result, all permissions for use of the land to the east of this site for wood storage have now expired, and since 01 December 2019 the applicant has continued to store wood on the land without the benefit of planning permission whilst the LPA, the applicant and the landowner (Norfolk County Council) explored alternative options to relocate the storage if not the entire business.

1.6 The previous temporary planning permission was subject to a number of conditions in addition to being temporary in nature, and included the following:

- the permission was made personal to the applicant, such that only the applicant could benefit from the permission;
- no deliveries to the site or movement of wood within the site shall take place outside the following hours:- 08:00 to 18:30 Monday to Friday;
- the site shall be used for the storage of timber/firewood only;
- no mechanically powered cutting, sawing or splitting of timber (or other similar operation) shall take place within the site.

The reason for granting temporary approval subject to the above restrictions was in order for the LPA to retain control over the use of the site until the effects of the proposal have been experienced and in the interest of the amenities of the locality.

1.7 In the meantime, Norfolk County Council submitted an application proposing an alternative location for the applicant's existing business, proposing to relocate to Decoy Wood, Mautby, which was subsequently refused at Development Control Committee (application ref no. 06/18/0384/F).

1.8 The current application is proposed to continue the same use as was previously permitted on the adjoining part of the same wider field. This is a different area of land but is more central to the overall site and covers 1756 sqm in area.

1.9 The current application is to regularise the use which has already started on this application site without planning permission, as this is due to wood being relocated from the area of land to the east, i.e. from the site of the expired planning permissions into the centre of the land which is subject to this application. It is therefore a retrospective application, at least on part of the site.

2. Consultations :-

2.1 Parish Council – No objections.

2.2. Highways – No objection.

2.3 Environmental Health – No objections subject to use of conditions: Working hours to be 0800 – 1700 Mon-Fri and 0800 – 1300 Sat only, with no work on Sundays or

Public Holidays; and the site shall only be used for storage of timber and not for plant and machinery. Comments are provided for information at the Appendix.

2.4 Neighbours – Objections – see comments attached at the Appendix.

2.5 Broads Authority – Object – see comments attached at the Appendix.

3. Policies:

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

Core Strategy 2013 – 2030 policies:

- CS1 – Focussing on a sustainable future
- CS6 – Supporting the local economy
- CS11 – Enhancing the natural environment

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

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

Policy CS6 – Supporting the local economy, are:

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

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

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

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

- Working with local education and skills agencies and local business organisations to establish training facilities to enhance workforce skills
- Encouraging the provision of new training facilities on employment sites

See also National Planning Policy Framework (NPPF) –

Paragraph 83. Planning policies and decisions should enable:(partial)

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

Paragraph 84. Planning policies and decisions should recognise that sites to meet local business and community needs in rural areas may have to be found adjacent to or beyond existing settlements, and in locations that are not well served by public transport. In these circumstances it will be important to ensure that development is sensitive to its surroundings, does not have an unacceptable impact on local roads and exploits any opportunities to make a location more sustainable (for example by improving the scope for access on foot, by cycling or by public transport). The use of previously developed land, and sites that are physically well-related to existing settlements, should be encouraged where suitable opportunities exist.

4. Public Comments received:

- 4.1 There have been 12 objections to the application. The main objection is from the occupiers of Hall Farm Cottage which is the closest neighbour to the north east (see Appendix to this report) and other objections were received mainly by visitors to the area. The reasons for objecting include:
 - Noise Nuisance
 - Expansion of business not appropriate
 - Industrial operation encroaching into the countryside
 - Impacts on high quality agricultural land

5. Assessment:-

Landscape impacts

- 5.1 The site involved in the application is an area of land in an adjoining field to the south of Hall Farm. The site is within very close proximity to the boundary with the Broads Authority and is visible from the south as Hall Lane continues south as a public bridleway and a popular route to the Broads footpath network.

5.2 Core Strategy Policy CS11 requires development to avoid harmful impacts on landscape assets and [at part (d)] “ensure that...the Broads and their settings are protected and enhanced; and, (e) safeguard and where possible enhance the borough’s wider landscape character...”.

5.3 Although not yet adopted, the principles of Final Draft Local Plan Part 2 policy E4 should also be noted, as these are considered consistent with the requirements of National Planning Policy Framework paragraph 170, and state:

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

5.4 The site is screened from Hall Road to the east by a mature hedge and trees and is only visible from the road to the south / south-east of the site. The applicant has planted some trees along part of the southern boundary which helps to screen some of the site, but these have only had varying success and any approval must be subject to a landscaping and tree planting scheme to ensure improved planting and screening establishment measures.

5.5 The applicant has stated that they will carry out additional planting to further screen the application site from view, so a condition is recommended to be attached to any planning permission granted. The condition would expect an appropriate landscape plan to be provided within 3 months of the decision date, with the landscape plan to be implemented in the next planting season (October / November 2021), in line with the Council Arboriculturist’s suggestions with regards to species and locations.

5.6 The Broads Authority have objected ‘strongly’ to the application (see their comments attached at the Appendix to this report). Their objection concerns the impact on the environment and on the setting of the Broads, with specific reference to the encroachment of an industrial process into the open countryside, and an erosion of the remoteness of the area within the Broads landscape and national park qualities. Furthermore, the Broads Authority has concerns that the activities, operations and noise created are incongruous with the sense of empty and undeveloped setting, as distinct from occasional agricultural noise and activity. The Broads Authority considers that retaining the use within this location will be incompatible with the quiet environment and character. This should be considered when taking into account the proposal, given the status of the Broads Authority area being equal to a National Park.

5.7 When considering the landscape importance of the site, the location is also affected by both paragraphs 170 (a) and (b), and 172 of the National Planning Policy Framework (NPPF). Paragraph 170 states:

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

- a) protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan);
- b) recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland;...”

- 5.8 Paragraph 172 of the National Planning Policy Framework also requires that “Great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, the Broads...[and] the scale and extent of development in these designated areas should be limited.”
- 5.9 These are important principles, the aims of which should be applied to sites such as this which are likely to have an impact on the setting of the Broads. As the site is close to the boundary of the designated Broads area, it is appropriate to minimise the visual impact of the proposed operations and ensure the development is as recessive and low-profile as possible.
- 5.10 The open and unspoilt area to the south of Mautby provides a complementary landscape or even a ‘buffer’ to the Broads area, but it is noted that in some instances there has been encroachment which has eroded the setting of the Broads by the creep of industrial processes into the open landscape, and this should be prevented from continuing unchecked.
- 5.11 However, it is considered that the proposal is for the storage of timber, wood fuel and firewood in association with an industrial process, and will be ancillary to the industrial process that takes place within the established use to the north. Although linked to that industrial activity, and supporting the industrial process, the use proposed for this site in isolation does not cause any further significant detrimental harm to character, appearance and special qualities of the Broads Authority area. There are a range of conditions proposed to be added as part of any permission to be granted, which will ensure the development retains a suitable, low-impact appearance more in keeping with the rural nature of the site.
- 5.12 It is noted that the Broads Authority has concerns that any proposed tree screening will either be seasonal and less effective as a visual screen, or will need to include inappropriate species of trees, such as conifers which bring their own problems. Whilst some types of conifers are native such as Scots Pines, the existing screening has used conifers which are seen to be unusual and rather incongruous in appearance. A sensitive landscape plan and site layout plan will need to take these concerns into account but it is considered possible to achieve a balance, which should reduce the site’s prominence year round.
- 5.13 The proposed controls are intended to ensure the operations are seen against the backdrop of the industrial process, which will to some extent actually screen the established industrial uses of the woodyard at Hall Farm behind this site. Subject to the conditions being agreed within a suitable timeframe, to reflect the retrospective nature of the application, the proposal will satisfy paragraph 170

of the NPPF and accord with the principles of emerging Local Plan Part 2 policy E4, and adopted policy CS11 of the Core Strategy.

5.14 These controls to be secured by conditions include:

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

Loss of agricultural land

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

5.16 According to the Local Plan Policies Map, which is part of the Great Yarmouth Local Plan: Core Strategy, the nearest grade 1 agricultural land is just over 300 metres to the north of Hall Farm, and it appears that the site itself is not grade 1 land so the proposal will not result in the loss of grade 1 or grade 2 agricultural land.

5.17 Notwithstanding, it is suggested that any permission granted should be made personal to the applicant, and conditions will expect the land to revert to agricultural use if the applicant relocates from the existing site.

Noise and disturbance to neighbouring amenity

5.18 The proposed use of the site is for storage of timber, that is awaiting processing on the established woodyard site at Hall Farm to the north, so the only noise that will occur from an approved storage use is when material is delivered to the site or when it is moved to the processing area. Environmental Health officers have raised no objections in respect of noise and have suggested hours of work to be restricted to 0800 hours to 1700 hours Monday to Friday and 0800 hours to 1300 hours Saturday with no work on Sundays or bank holidays. This will restrict operations at unsociable hours, and is an acceptable control.

5.19 The application site field and the farm buildings comprising the woodyard at Hall Farm to the north are owned by Norfolk County Council, and the cluster of buildings and immediate curtilage of Hall Farm has an established lawful use for the current activities at the buildings to the north; the storage operations in

the adjoining field the subject of this application site will be ancillary in nature and associated with those activities.

- 5.20 It is proposed that any permission granted should be subject to a condition which allows the permission to only be used by the applicant, which will ensure the Local Planning Authority retains control over the future use of the land in question, and will ensure the operations are limited to those specifically requested by the applicant and their current business model. The use, though permanent, would be linked to the established use of Hall Farm, and would benefit the business and ensure any impacts on surrounding properties are limited.
- 5.21 The proposed controls to be imposed through planning conditions can continue to restrict the operations to those of the applicant, which can also be monitored and controlled by the landowner, and can prevent sales of timber from the site.
- 5.22 The application has been submitted for a permanent use of the land and the use of the application site would allow the applicant to continue to store a volume of logs consistent with that allowed by the temporary planning permissions previously granted on adjacent land, in a manner more sympathetic to its surroundings.

Economic benefits

- 5.23 Facilitating the expansion of an appropriately-sited industrial use can have benefits to the economy; these must be assessed against the physical impact and the environmental impact and the scale of such proposals.
- 5.24 Core Strategy Policy CS1 seeks sustainable growth which will ensure development is of appropriate scale to the location, character and function of individual settlements. By restricting the use, hours and nature of operations the development will be ancillary as an associated function of the woodyard, and will comply with policy CS1.
- 5.25 Policy CS6 (i) also applies, stating it: "Supports the provision of development essential to sustain a rural workforce."
- 5.26 Emerging policy B1 of the Local Plan Part 2 (final draft) also expects development to be allowed where it is small scale and rural in character, or where it comprises an extension to an existing business premises which does not result in a major change in the scale and impact of the premises or use.
- 5.27 It is recommended that any permission to be granted should be subject to the proposed controls set out in the draft conditions, as doing so will ensure the business operates as expected by both existing and emerging policy.

Conclusion

- 5.28 The applicant has previously been granted temporary permissions for the use on this area of land, which has allowed the Local Planning Authority a chance to monitor if this is an acceptable use in principle, and establish possible areas which should be controlled.

5.29 Due to the use being for storage only it is unlikely to cause any significant harm to the amenities of the nearest dwellings and it is considered that the use is acceptable and will comply with the aims of Policy CS6 of the Core Strategy and Paragraphs 83 and 84 of the NPPF. Any consent should also include conditions limiting deliveries to Monday to Friday, limit working hours, prohibit mechanically powered cutting, sawing work, etc. taking place on the site, require a landscape plan being received 3 months from the date of issuing decision with the plan implemented at next planting season, restricting the height of the log piles and orientation and restrict use to the storage of wood only and prevent any plant or machinery remaining on this site outside working hours.

5.30 The application for a permanent use of land is located further from the closest neighbour than has previously been considered acceptable on a temporary basis. Taking all the above considerations into account, it is the Officer's opinion that the harm or potential harm associated with the proposed use of the site solely for storage of timber, when appropriately conditioned, will be minimal, and that the economic benefits outweigh the levels of detrimental impact.

6. RECOMMENDATION :-

- a) Approve – subject to the imposition of conditions, the proposal will comply with Policies CS1, CS6 and CS11 of the Great Yarmouth Local Plan: Core Strategy, and Paragraphs 83, 84 and 170 of the NPPF, and is consistent with the aims set out in emerging policies of the final draft Local Plan Part 2.
- b) Approval should be subject to the conditions suggested below:.

Conditions:

- 1. Permission shall be granted on a personal basis, for the benefit of the applicant only.
- 2. The site shall only be used whilst the applicant operates from Hall Farm.
- 3. The land shall be cleared of all wood and woodchip and activity and shall be reverted to agricultural use within 1 month of the use ceasing or if the applicant relocates from the existing site.
- 4. An appropriate tree planting and landscape plan to be submitted within 3 months of the decision date. The landscape plan and tree protection measures to be implemented in the next planting season following approval of those details.
- 5. A plan for the layout of the site shall be submitted within 3 months of the date of this permission, detailing areas for wood piles in the site, including areas for woodchip and orientation of logs etc – with the aim to appear more recessive in views from the south, and shall be laid out within 1 month.

6. Details of a scheme for the provision of improved surfacing within the Hall Farm environment to prevent debris being brought into the public highway and/or scarring the landscape, shall be submitted within 3 months, and implemented in accordance with the approved details within 2 months.
7. No woodpiles shall be any more than 2.50m in height.
8. Working hours to be 0800 – 1700 Mon-Fri and 0800 – 1300 Sat only, with no work on Sundays or Public Holidays;
9. There shall be no deliveries to the site outside 0800 – 1700 Mon - Fri.
10. The site shall only be used for storage of timber and not for plant and machinery and apparatus, and including no parking of vehicles overnight.
11. There shall be no mechanically powered cutting, sawing work, or splitting of timber (or other similar operation) etc. taking place on the site.
12. No sales of wood, fuel or timber from the site.

And any other conditions considered appropriate by the Planning Manager.

Appendix.

1. Site location plan
2. Location plan and aerial photo
3. Block plan and indicative landscaping / screening proposals
4. Comments from the Broads Authority.
5. Comments from the Environmental Health Officer.
6. 2no. Comments from neighbouring residents.

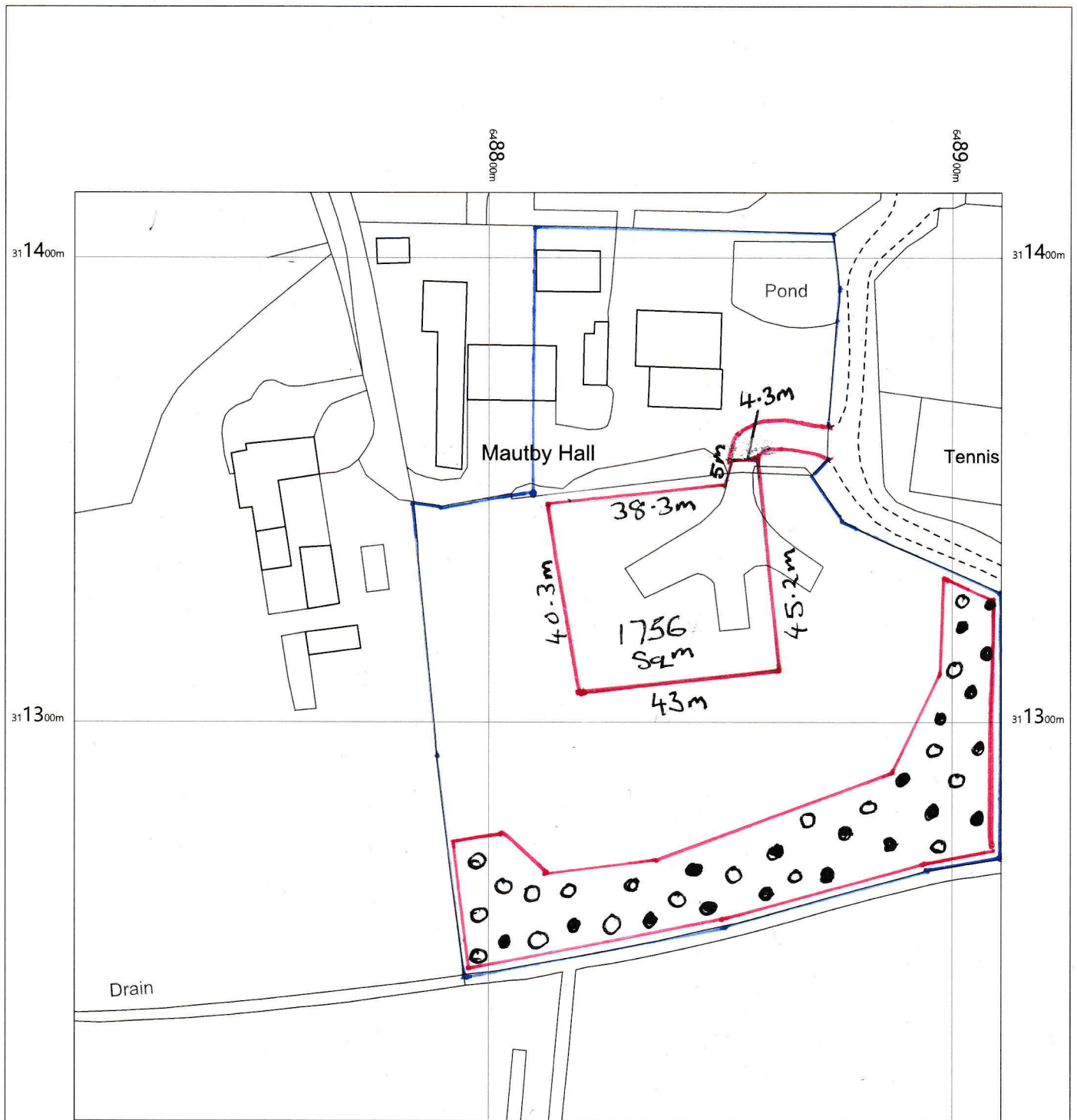




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Hall Farm Mautby



RED line

Blue line

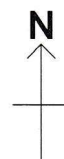
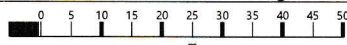


PROPOSED STORAGE AREA AND TREE PLANTING

TENANCY AREA

EXISTING TREES

ADDITIONAL TREE PLANTING



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

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

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GREAT YARMOUTH
BOROUGH COUNCIL

(S)

copied to Agent 26/11



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

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

Date 25 November 2019

Our ref BA/2019/0403/NEIGHB

Your ref 06/19/0625/F

Dear Mrs Manthorpe

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

I write further to the above planning application.

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

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

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

**National
Parks**



**INVESTORS
IN PEOPLE** Silver
Chairman: Bill Dickson
Chief Executive: Dr John Packman

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

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

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

Yours sincerely

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

Ms Cally Smith
Head of Planning

MEMORANDUM

From Environmental Health

To: Head of Planning and Development
Attention: Dean Minns

Date: 6th February 2020

Our ref: SRU/071687

Your ref: 06/19/0625/F

Please ask for: Richard Alger

Extension No: 622

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

The following comments are made:-

Hours of Work:

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

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

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

Noise from Site:

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

Richard Alger
Environmental Health Officer

06/19/0625/F - (S)

Dear Ms Manthorpe

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

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

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

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

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

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

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

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

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

Sincerely

Gail Younge

Helen Ayers

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

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

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



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

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

Dear Ms Manthorpe

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

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

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

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

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

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

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

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

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

Sincerely

Gail Younge (also on behalf of Ruder Younge)

