

Planning Committee

21 June 2024

Agenda item number 11

Consultation responses

Report by Planning Policy Officer

Summary

This report informs the Committee of the officer's proposed response to planning policy consultations received recently and invites members' comments and guidance.

Recommendation

To note the report and endorse the nature of the proposed response.

1. Introduction

- 1.1. Appendix 1 shows selected planning policy consultation documents received by the Authority since the last Planning Committee meeting, together with the officer's proposed response.
- 1.2. The Committee's comments, guidance and endorsement are invited.

Author: Natalie Beal

Date of report: 14 May 2024

Appendix 1 – [Planning Policy consultations received](#)

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Belton with Browston, Burgh Castle, and Fritton with St Olaves Parish Councils

Document: Belton with Browston, Burgh Castle, and Fritton with St Olaves Neighbourhood Plan. www.great-yarmouth.gov.uk/planning-consultations

Due date: 05 July 2024

Status: Regulation 16

Proposed level: Planning Committee Endorsed

Notes

The Neighbourhood Plan says:

Working on behalf of the community, Belton with Browston, Burgh Castle, and Fritton with St Olaves NP Steering Group has prepared this Plan that will be used to shape and influence future development and change across the parishes.

Proposed response

Summary of response

Generally, the Neighbourhood Plan is welcomed. There is one objection however and some points of detail.

Neighbourhood Plan

Para 13: says 'In these circumstances, the Parish Councils will assess the need or otherwise of a full or partial review of a made Plan within six months of the adoption of the emerging Local Plan'. Which Local Plan adoption will trigger the review? Or should it be plural: Local Plans?

Para 20: plans – in second sentence

Para 23: there is a chart of the types of planning permissions granted between 2017-2023. The figures come from GYBC but ideally the figures for the BA should also be included.

Para 27: says 'St Olaves Bridge, a suspension bridge, is the first bridging point on the Waveney above Great Yarmouth'. Is 'above' the right word?

Para 66 randomly says 'We issued consultation questionnaires and had considerable public engagement'. This does not really make sense in this paragraph. I have raised this before. I think you have lifted text from somewhere. But who is 'we' and what has that got to do with the paragraph?

Objection.

Para 68 and 69 and policy 4 are contrary to national policy. NPPF at para 73b says that community-led development sites should be **adjacent to settlements**, whereas policy 4 says '**well related**'. I am also confused about the start of Policy 4 where it says 'The affordable housing element...'. It is not clear why this does not say 'Community-led development'.

Images need to have alt text.

Formatting on pages 43 and 49 has gone a bit wrong.

Para 105 – not sure what GNLP policy has to do with this Neighbourhood Plan? And the paragraph merges RAMS payments and BNG into one and they are different things.

Policy 12: Historic Buildings and Heritage:

- In the third paragraph they say 'The use of contrasting contemporary materials close to key heritage assets...' - what do they mean by close? Adjacent? Or within the setting of? I think the latter would be most appropriate.
- In the same paragraph they make reference to '**key** heritage assets'. What do they mean by key? A site is either a heritage asset or not a heritage asset, unless they want to be more specific about what type of heritage asset they are referring to (e.g. designated heritage assets only; or listed buildings only; or grade I and II* listed buildings only?). I would think that just referring to heritage assets and removing the word 'key' would be most appropriate.
- In the fourth paragraph it states 'new developments are encouraged to take the opportunity to enhance the setting', I think it should be more forceful e.g. 'New developments must enhance the setting'. In the same paragraph it also refers to historic assets, this should be changed to heritage assets which is the official term for the sake of clarity.
- Last paragraph states that 'development proposals should not exceed the scale or massing of **adjacent** or **surrounding landmark** historic buildings'. Firstly, the reference to landmark historic buildings seems to suggest buildings such as Burgh Castle or church buildings, which are large landmarks, the scale of which is certainly not something that you would want new buildings to be reaching. It would be more appropriate for new development to reflect the scale of the predominant vernacular buildings. The use of adjacent or surrounding is also a bit vague. I think this is really covered by the Design Policy already, but if it is considered necessary perhaps it should be worded to state something along the lines of 'New Development should reflect the scale and massing of historic vernacular buildings in the area'.

Appendix C - formatting issues with lots of blank spaces.

Design Guide

Page 24 in the section stating 'code', Policy 12 of the Neighbourhood Plan is repeated and so the points above apply.

Page 25, 3.2: reference to the Norfolk Broads, should just say the Broads, or the Norfolk and Suffolk Broads.

Page 29 is intended to show examples of good materials I think. However, the top right hand side photo of a sash window is definitely UPVC and other window examples may also be UPVC I think – the text on the preceding page suggests fenestration should be timber and UPVC will be discouraged so some good examples of timber windows should be shown. In the

section on roof tiles – the photo of ‘black and grey pantile or slate’ looks like concrete interlocking tiles – could a good example of black clay pantiles or slate be used? The photo beneath is states ‘red concrete pantiles’, I would suggest ideally good quality clay pantiles should be the preference and a photo of these shown; with the colour range shown it is not clear what these colours are intended for? Both joinery and render? There is no colour shown for the ‘sea green’. I also wonder how the colours were chosen? The coral colour is a very bright peachy pink, and I can’t really imagine it being appropriate for either render or joinery, likewise with the ochre.