

Planning Committee

AGENDA

Friday 23 June 2017

10.00am

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|---|--------|
| 1. To receive apologies for absence and introductions | |
| 2. To receive declarations of interest | |
| 3. To receive and confirm the minutes of the previous meeting held on 26 May 2017 (herewith) | 3 – 11 |
| 4. Points of information arising from the minutes | |
| 5. To note whether any items have been proposed as matters of urgent business | |

MATTERS FOR DECISION

- | | |
|--|---------|
| 6. Chairman's Announcements and Introduction to Public Speaking
Please note that public speaking is in operation in accordance with the Authority's Code of Conduct for Planning Committee. Those who wish to speak are requested to come up to the public speaking desk at the beginning of the presentation of the relevant application | |
| 7. Request to defer applications included in this agenda and/or to vary the order of the Agenda
To consider any requests from ward members, officers or applicants to defer an application included in this agenda, or to vary the order in which applications are considered to save unnecessary waiting by members of the public attending | |
| 8. To consider applications for planning permission including matters for consideration of enforcement of planning control: <ul style="list-style-type: none">• BA/2017/0078/FUL Tipperary Cottage, Thimble Hill, Wayford Road, Smallburgh | 12 – 17 |

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9	Enforcement Update Report by Head of Planning (herewith)	18 - 23

POLICY

10	Broads Local Plan – June Bite Size Piece Report by Planning Policy Officer (herewith)	24 – 29
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- Appendix A – Soils

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MATTERS FOR INFORMATION

12	Appeals to the Secretary of State: Update Report by Administrative Officer (herewith)	38 - 40
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13	Decisions made by Officers under Delegated Powers Report by Director of Planning and Resources (herewith)	41 - 43
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14	To note the date of the next meeting – Friday 21 July 2017 at 10.00am at Yare House, 62-64 Thorpe Road, Norwich	
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Broads Authority
Planning Committee

Minutes of the meeting held on 26 May 2017

Present:

Sir Peter Dixon – in the Chair

Mr M Barnard
Prof J Burgess
Mr W Dickson

Mr H Thirtle
Mr V Thomson

In Attendance:

Mrs S A Beckett – Administrative Officer (Governance)
Ms N Beal – Planning Policy Officer
Mr B Hogg – Historic Environment Manager
Ms A Long – Director of Planning and Resources
Ms C Smith – Head of Planning

Members of the Public in attendance who spoke:

BA/2017/065/CUHall Farm, Staithe Road, Repps with Bastwick

Mr Sam Mitchell The Applicant

12/1 Apologies for Absence and Welcome

The Chairman welcomed everyone to the meeting. Apologies were received from Mr P Rice and Ms Gail Harris.

12/2 Declarations of Interest

Members indicated their declarations of interest in addition to those already registered, as set out in Appendix 1 to these minutes.

12/3 Chairman's Announcements and Introduction to Public Speaking

The Chairman reported on the following:

(1) The Openness of Local Government Bodies Regulations

The Chairman gave notice that the Authority would be recording this meeting following the decision by the full Authority on 27 January to record all its public meetings on a trial basis. The copyright remained with the Authority and the recording was a means of increasing transparency and openness as well as to help with the accuracy of the minutes. The minutes would be as a matter of record. If a member of

the public wished to have access to the recording they should contact the Monitoring Officer.

- (2) **Introduction to Public Speaking** The Chairman reminded everyone that the scheme for public speaking was in operation for consideration of planning applications, details of which were contained in the Code of Conduct for members and officers. (This did not apply to Enforcement Matters.)
- (3) **Planning Design Tour- 16 June 2017** All members were requested to confirm whether or not they would be able to attend. Further details with a programme would be sent out nearer the event.

12/4 Minutes: 28 April 2017

The minutes of the meeting held on 28 April 2017 were agreed as a correct record and signed by the Chairman.

12/5 Points of Information Arising from the Minutes

There were no further points of information to report.

12/6 To note whether any items have been proposed as matters of urgent business

No items had been proposed as matters of urgent business.

12/7 Requests to Defer Applications and /or Vary the Order of the Agenda

No requests to defer or vary the order of the agenda had been received.

12/8 Applications for Planning Permission

The Committee considered the following application submitted under the Town and Country Planning Act 1990, as well as matters of enforcement (also having regard to Human Rights), and reached decisions as set out below. Acting under its delegated powers the Committee authorised the immediate implementation of the decision.

The following minutes relate to further matters of information, or detailed matters of policy not already covered in the officers' report, and which were given additional attention.

- (1) **BA/2017/065/FUL Hall Farm, Staithe Road, Repps with Bastwick**
Poultry unit with egg store, packaging room and welfare facilities
Applicant: Mr Sam Mitchell

The Head of Planning explained that no objections had been received but the proposal was before the Committee as it was a major application. She provided a detailed presentation of the application

proposing the development of a free-range egg producing unit as part of a farm diversification scheme. This involved the erection of a unit to accommodate 32,000 birds with associated egg store, packaging room, office and welfare facilities. The building would open on to a roaming area of 16 hectares (not 17 hectares as stated in the report), which would conform to the minimum requirement. The building would be orientated in order to minimise its presence within the landscape particularly from the views from various public vantage points. The application also included a comprehensive landscaping scheme of indigenous planting that would result in planting along site boundaries, around the proposed unit and as copses within the site. No further comments had been received since the report had been written.

Having provided a detailed assessment having regard to the main issues of the principle, landscape impacts weighed against the in principle support deriving from the economic benefits, design and amenity, waste disposal, ecology and impact on the highway network, the Head of Planning concluded that there would be no significant adverse effects on the special quality of the area in landscape or neighbourhood amenity terms and the benefit to the rural economy was to be welcomed. Any neighbourhood amenity aspects could be dealt with by way of a Management plan to be submitted and agreed to ensure the operation complied with good practice. Therefore, the Head of Planning recommended approval as the application was in accordance with NPPF and local planning policies.

Mr Mitchell, the applicant was able to provide assurances in response to members' questions concerning the management of the enterprise particularly in relation to disposal of waste and risks from pollution. The solar panels would face south and would not provide glare from the river view. He also confirmed that there would be traffic movements with two collections of the eggs per day plus traffic dealing with the removal of waste, but these would not be significantly more than previously since the farm was no longer producing potatoes and had reduced its sugar beet quota, both of which generated traffic movements.

Members noted that the site had the benefit of planning permission for a pig unit although this as yet, had not been built and therefore they wished to have clarification that if permission was granted for the egg production unit, the permission for the pig unit would not be implemented in order to protect the interests of the area. The applicant commented that there was no intention of implementing the permission for the pig unit since chickens and pigs were not compatible and he would willingly comply with however the Authority decided to deal with the extant permission.

Members considered that the proposals had been well thought out and were acceptable subject to the applicant undertaking to only implement one permission ie for the egg production unit. They requested that the

Solicitor provide advice on the most straightforward way of dealing with the extant permission.

The Chairman put the officer's recommendation to the vote and it was

RESOLVED unanimously

that the application be approved subject to conditions as outlined within the report and for the applicant to undertake implementing only one permission by means to be determined after consultation with the Solicitor. The proposed development is considered to be acceptable in respect of Planning Policy and in particular in accordance with Policies DP1, DP2, DP3, DP4, DP7, DP11, DP18, DP19 and DP28 and the NPPF.

12/9 Enforcement Update

The Committee received an updated report on enforcement matters already referred to Committee. The Head of Planning provided further information on the following together with photographs to illustrate where compliance was being achieved:

Thorpe Island: (Western end formerly known as Jenners Basin) The site was in the process of being cleared in compliance with the enforcement notices and the Injunction. Two boats remained in the basin but the owners had now signed these over to the new landowners and the boats were in the process of being disposed of. The quayheading was being removed and the bank was to be re-profiled. It was understood that the landowners intended to remove the remaining two sunken vessels, in order to comply with the requirement of the Injunction. A meeting was due to take place with officers, including the Authority's ecologist, and the landowners within the next two weeks. It was noted that Policy TSA2 (Thorpe Island) had been amended in accordance with the Planning Inspector's decision. The costs awarded to the authority by the courts had been received following the sale of the site.

Members welcomed the successful progress made after such a considerable time.

Staithe N Willow: Unauthorised erection of fencing. Members noted the visual improvements that had been made in lowering the height of the majority of the fencing and that the advice from the Authority had been taken. Although the result was not fully in accordance with the enforcement notice, Members were reluctantly satisfied that no further action should be taken.

Marina Quays Great Yarmouth: Section 215 Notice Untidy land and buildings. Members welcomed the considerable efforts that had been made by the owners to tidy up the buildings through the removal of the graffiti, replacement of cladding and painting. There were still some further details for improvement although it was recognised that the site was a magnet for and vulnerable to vandalism. The site was allocated for some redevelopment

although the use would need to reflect the flood risk nature of the site. Officers had been in discussions with the owners over the last year. Members wished to thank Great Yarmouth Borough for their advice and collaboration on this matter and were satisfied with the progress. They agreed that officers should continue to encourage the owner to make the necessary outstanding repairs and requested that monitoring of the site be continued.

RESOLVED

that the Enforcement Update report be noted.

12/10 Broads Local Plan: Preferred Options

The Committee received a report introducing the latest topics to inform the publication version of the Local Plan set out as the May 2017 Bite Size pieces.

These included:

- Appendix A: Preferred Options – responses including Comments on those responses
- Appendix B: Local Green Space – revised topic paper
- Appendix C: SFRA position statement
- Appendix D: Flood Risk – revised policy
- Appendix E: Surface water – revised policy
- Appendix F: Spinnakers St Olaves – revised policy
- Appendix G: TSA2 Thorpe Island, Thorpe St Andrew– revised policy
- Appendix H: Hoveton Town Centre Policy
- Appendix I: Thunder Lane, Thorps St Andrew site assessment
- Appendix J: Stokesby site assessment

Members gave detailed attention to the reports. Members gave particular attention to the comments received under Appendix A and endorsed the responses. It was noted that the Authority's consultation process went beyond those required by the regulations and therefore members were satisfied that suitable efforts were being made to constructively engage with communities and there was sufficient liaison with the neighbouring local authorities. It was noted that many of the comments received as indicated, would be taken into account when revising the policies and this was endorsed.

Members noted that with regard to the SFRA there was a gap as the BESL model was in the process of being revised and would not be available until 2019. However, this did not prohibit the progression of the Local Plan as the

Environment Agency had contributed to the position statement and the Flood risk section took on board the Supplementary Planning Document (SPD).

With reference to Appendix G Policy TSA2 Thorpe Island, it was noted that the policy had been amended to reflect the various decisions by the Planning Inspectorate. It was intended to have a follow-up focussed consultation with stakeholders. Members were satisfied with the approach being taken.

With reference to Appendix I, Thunder Lane, this was an open space at present with a green infrastructure function, very accessible on the edge of Norwich but effectively in a flood plain. Members gave careful consideration to the assessment which had focussed on consultation with various stakeholders. The Planning Policy Officer reported on the additional points which the landowner's agent had requested be drawn to the attention of the Committee. These were that the site was capable of development which would be designed appropriately for the Conservation Area and the Broads, retaining the views of the landscape and minimising impact and would help to meet housing needs. There were sufficient public transport facilities and additional parking could be provided. However, members considered that these matters had been addressed and well covered in the assessment and did not alter the overall conclusion provided by officers which they endorsed.

Appendix J Tiedam, Stokesby site assessment. Members supported the recommendation that the site be allocated for residential development and endorsed the Draft Policy.

Members noted that the documents would not necessarily be the final text or approach, but were part of the development of that text. There could be other considerations that came to light between now and the final version to be presented to the Planning Committee.

RESOLVED

that the comments and responses in Appendix A and the proposed revised policies within the May Bite Size Pieces (Appendices B to J) for the Broads Local Plan be endorsed.

12/11 Wroxham Neighbourhood Plan - Designating Wroxham as a Neighbourhood Area

The Committee received a report on the proposal to designate Wroxham as a Neighbourhood Area for the purposes of a Neighbourhood Plan. The nomination was received on 5 May 2017 and there were no known or obvious reasons to not agree the Neighbourhood Area.

Members endorsed the proposal but suggested that those developing the Neighbourhood Plan should work closely with the residents of Hoveton.

RESOLVED

that Wroxham be designated as a Neighbourhood Area in order to produce a Neighbourhood Plan.

12/12 Appeals: Response to Design Issues raised on Appeal

The Committee received a report and presentation which provided a review of three recent planning appeal decisions where the issues of design, particularly relating to the use of upvc for windows and cladding, and roller shutter doors had been highlighted. It was noted that the Authority had previously had success on such appeals and therefore the most recent decisions by the Planning Inspectors were disappointing.

Members recognised and emphasized that the aim of the Authority's policies was to promote the use of traditional materials where possible and in particular to achieve a high standard of design. It was recognised that the use of upvc was popular because it was readily available and was beneficial to applicants in cost terms. However, the material was not without its problems and members considered it would be useful to have a life cycle analysis and discuss the matter with the industry. Members recognised that there was a variety of standards of upvc and technology was constantly enabling improvements to be made. There were also good and bad examples in all materials, although at present traditional materials were hard to replicate in upvc. One main issue was around sustainability in a protected landscape.

Members agreed that it was important to consider the local context of any proposed development. In Conservation Areas and for Listed Buildings the use of traditional materials should always be advocated. Where sites and developments were open and/or iconic, or of a large scale the use of traditional materials may be more significant but there may be occasions when the Authority need not be too prescriptive. What was considered important was to assess the design of the upvc where proposed in terms of its colour and texture and overall visual quality whilst taking account of the location as well as the scale of the development. The use of upvc for cladding was considered to be more of an issue than its use for windows. Detailed design advice guidance might be useful both in making this assessment and clarifying the position for agents and applicants. It would be useful if guidance could include detailed life cycle analysis.

Members concluded that there did not need to be a change in the Authority's policies but care taken in their interpretation, always bearing in mind the aim of achieving high standards of design in a designated area. Members also considered that the policies in relation to roller shutter doors be considered in the same vein as for the use of upvc taking account of location, context, materials, practicalities and quality.

RESOLVED

that the report and presentation be noted and that the Authority take a pragmatic approach in interpreting policies but always aim to achieve a high standard of design in a protected area.

12/13 Appeals to Secretary of State

The Committee received a report on the current appeals against the Authority's decisions since January 2017. It was noted that start dates had been received for appeals relating to:

- BA/2016/0343/FUL The Workshop at Ludham – 18 May 2017 Appeal against refusal for change of use of outbuilding to residential dwelling.
- BA/2015//0026/UNAUP2 Burghwood Barnes, Ormesby St Michael – 22 May 2017, Appeal against enforcement for unauthorised development of agricultural land as residential curtilage.

An additional appeal had been received concerning BA/2017/0060/CU Eagles Nest, Horning – appeal against refusal for Change of use of first floor of boathouse to residential manager's accommodation (Class C3) associated with the adjacent King Line Cottages.

RESOLVED

that the report be noted.

12/14 Decisions Made by Officers under Delegated Powers

The Committee received a schedule of decisions made by officers under delegated powers from 18 April 2017 to 11 May 2017. It was noted that two applications for reroofing a boathouse in Ranworth and alterations to a previous permission at a property in Beech road Wroxham had come about as a result of the Authority's monitoring programme.

RESOLVED

that the report be noted.

12/15 Date of Next Meeting

The next meeting of the Planning Committee would be held on Friday 23 June 2017 starting at 10.00 am at Yare House, 62- 64 Thorpe Road, Norwich.

The meeting concluded at 12.40 pm.

CHAIRMAN

Code of Conduct for Members

Declaration of Interests

Committee: **Planning Committee**

Date of Meeting: 26 May 2017

Name	Agenda/ Minute No(s)	Nature of Interest (Please describe the nature of the interest)
Bill Dickson	-	-
Haydn Thirtle	12/10	Broads Local Plan APPENDIX I Land at Stokesby Assessment. (<i>Great Yarmouth Borough Councillor and Norfolk County Councillor for the Area</i>)
Vic Thomson	12/10	Broads Local Plan May Bite Size pieces – Chedgrave (<i>South Norfolk and Norfolk County Councillor for the area</i>)

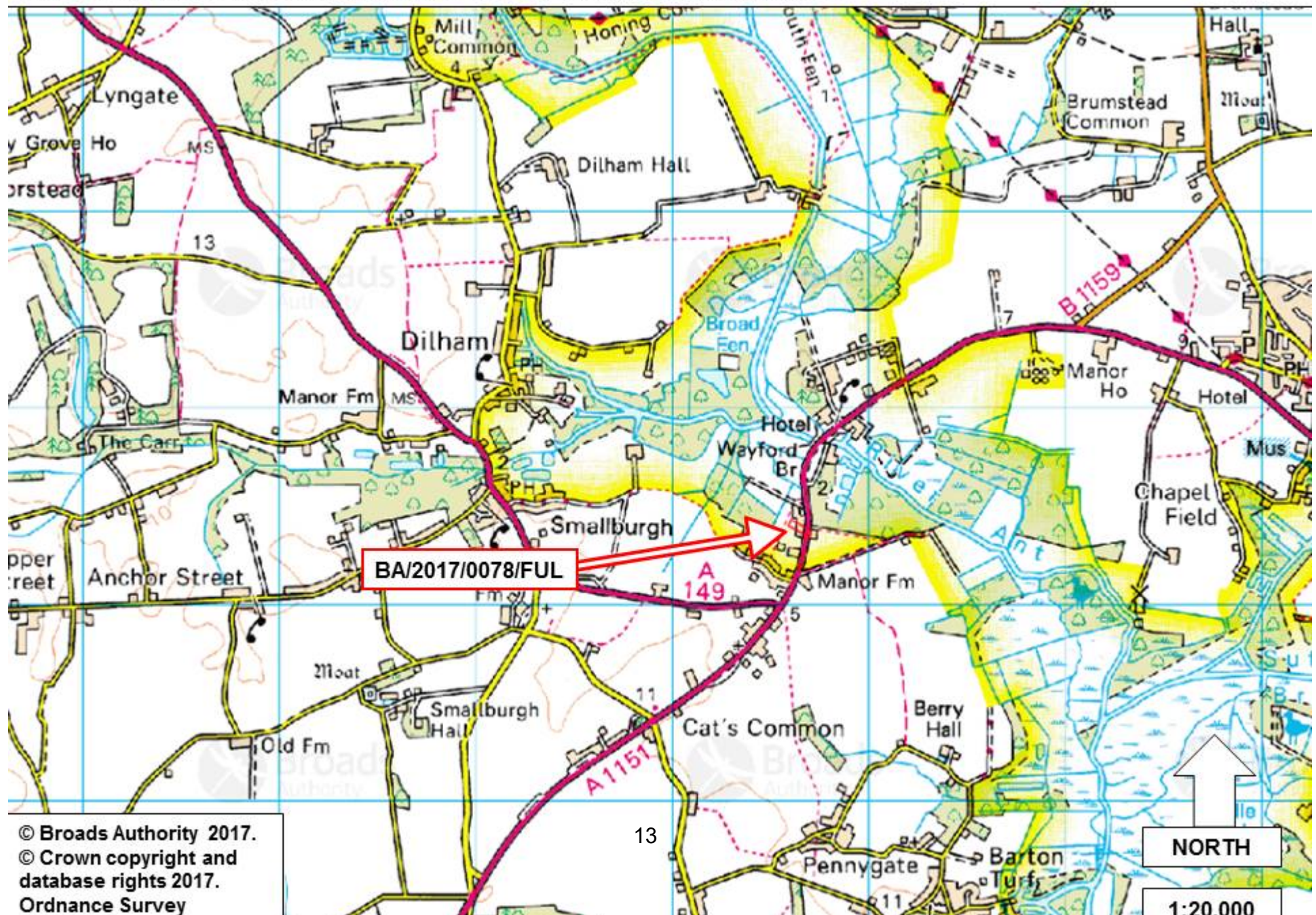
Reference:

BA/2017/0078/FUL

Location

Tipperary Cottage, Thimble Hill, Wayford Road,
Smallburgh

BA/2017/0078/FUL - Tipperary Cottage, Thimble Hill, Wayford Road, Smallburgh



Application for Determination

Parish	Smallburgh		
Reference	BA/2017/0078/FUL	Target date	02 May 2017
Location	Tipperary Cottage, Thimble Hill, Wayford Road, Smallburgh		
Proposal	Single storey dwellinghouse to be used as an annexe to the existing dwellinghouse on the site.		
Applicant	Mr Neil Cousins		
Recommendation	Site Visit		
Reason for referral to Committee	Director's discretion		

1 Background

- 1.1 The application site is on the western side of the A1151 on Thimble Hill, approximately 500m south of Wayford Bridge. The site is rectangular measuring 34m wide by 114m long. The original dwelling is positioned close to the road frontage and equidistant from the side boundaries, the dwelling has been extended to both sides and to the rear. The remainder of the site is garden. The southern boundary of the site is created by a screen of evergreen trees. A 2m high close boarded fence with trellising above defines the eastern end of the northern boundary of the site with the remainder of this boundary comprising a high evergreen hedge. A single residential property and Fairview Park static caravan park adjoin the site to the north. The boundary to the east fronts the public highway and is well screened aside from the vehicle access opening. The boundary to the west is adjacent to a public right of way and is well screened along its entire width. The site slopes downhill from east to west.
- 1.2 The dwelling is set back from the highway by a small soft landscaped area and an area of hardstanding which allows for vehicle parking. The hardstanding continues down the site parallel to the southern boundary allowing access to three quite different outbuildings all of which are sited adjacent to the southern boundary, and access to the septic tank which is sited beneath the rear amenity space. The outbuildings comprise a modestly sized building of brick construction with tiled roof sited alongside the dwellinghouse which appears older than the dwellinghouse itself, this structure features an adjoining squat outhouse which appears to have been added at a later date. A short distance to the rear of the brick outbuilding is a pent style corrugated tin shed of modest size. Further down the site is a dry boatshed of timber construction with a corrugated roof, to the rear of which is an open-fronted timber lean-to, this

outbuilding is by far the largest of the three in terms of footprint. The rear amenity space is effectively split into sections, to the immediate rear of the dwelling is a formalised lawn area which has been levelled, to the rear of this is an area of a more scrubby appearance beneath which is the septic tank, this area includes a number of small trees. Further down the site, roughly where the land levels out somewhat is an area utilised as an 'allotment', with a further scrubby area at the very rear of the site.

- 1.3 The surrounding sites comprise a property known as White Chimneys and the Fairview Caravan Park to the north, a meadow to the west, and a wooded area to the south. The curtilage of White Chimneys lies alongside the dwelling and formal lawn area of the subject site. The remainder of the northern boundary is alongside the caravan park which comprises a mix of residential and holiday uses and features approximately 24 units. The caravan park site extends further westwards than the subject site.
- 1.4 The existing dwellinghouse has been extended extensively at ground floor but at first floor retains the original level of accommodation and as such is still a dwelling with three modestly sized bedrooms.

2 Proposals

- 2.1 The application proposes a residential 'annexe' to be sited in the rear garden. The 'annexe' would be utilised by a family member who can be described for the purposes of this application as a dependent.
- 2.2 The proposed accommodation is in the form of a bungalow with a width of 8.3m, a depth of 14.2m, and a maximum height of 4.85m, falling to 2.6m at eaves. The plans show it internally to provide an open plan lounge and kitchen, two bedrooms, two smaller rooms marked on the plans as 'utility' and 'hobby room', a bathroom and separate WC. The siting of the building is towards the rear of the site in the area described above as an 'allotment'.

3 Consultation

- 3.1 Parish Council - Smallburgh Parish Council does not wish to make a recommendation as to refusal or approval.
It does wish to comment - that if permission is granted it suggests that the condition that the building should remain ancillary to the main house.
It also wishes to make the comment: The proposed "annexe" appears to be a significant distance from the existing building to be classed as an annexe.

3.2 Representations

None received.

4 Policies

- 4.1 The following Policies have been assessed for consistency with the National Planning Policy Framework (NPPF) and have been found to be consistent and

can therefore be afforded full weight in the consideration and determination of this application.

[NPPF](#)

Core Strategy (adopted 2007) [Core Strategy Adopted September 2007 pdf](#)

CS1 - Landscape Protection and Enhancement

CS5 - Historic and Cultural Environments

Development Management Policies DPD (adopted 2011)

DP4 - Design

- 4.2 The following Policies have been assessed for consistency with the NPPF and have found to lack full consistency with the NPPF and therefore those aspects of the NPPF may need to be given some weight in the consideration and determination of this application.

Development Management Policies DPD (adopted 2011)

[DEVELOPMENTPLANDOCUMENT](#)

DP28 - Amenity

4.3 **Neighbourhood plans**

There is no neighbourhood plan in force in this area.

5 **Conclusion and Recommendation**

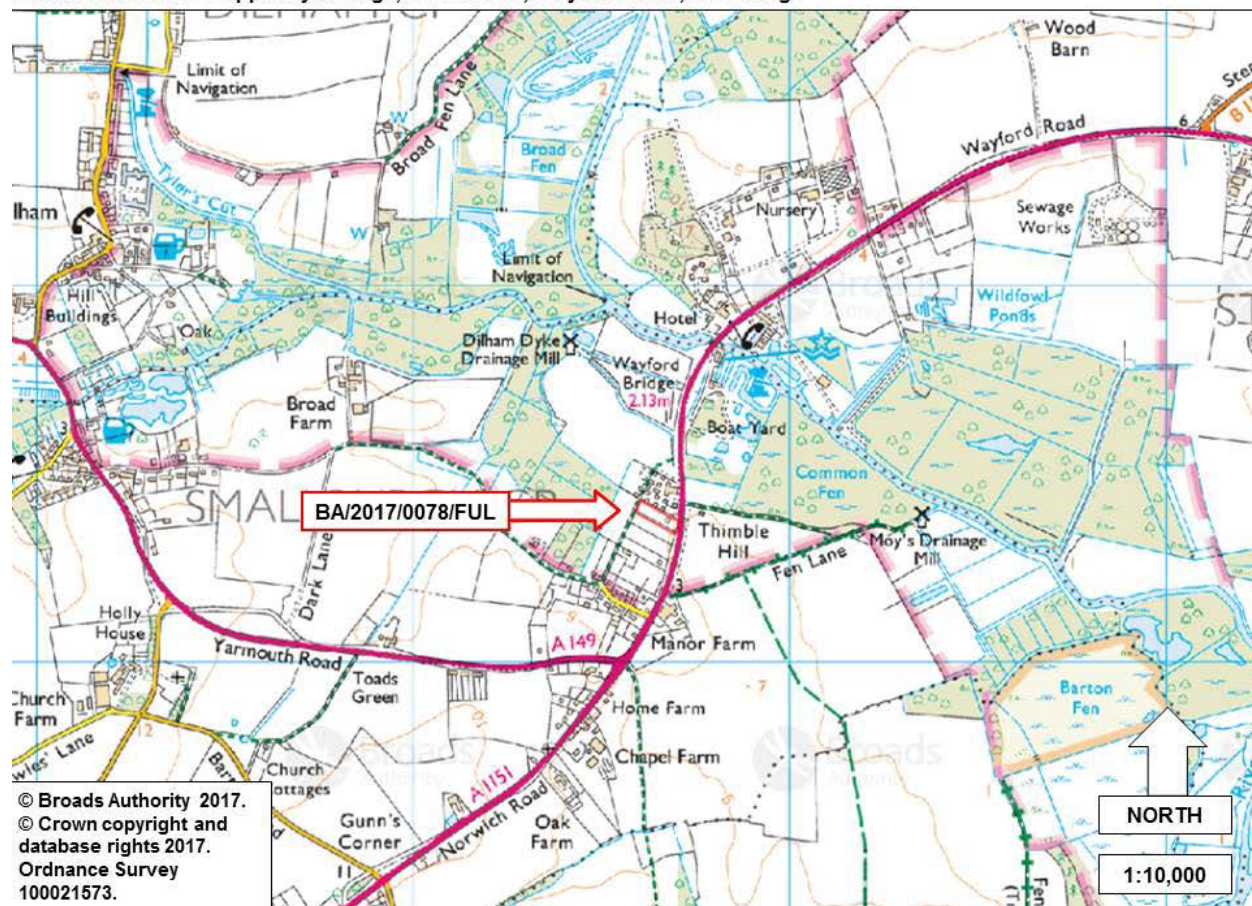
- 5.1 The application proposes a new form of residential accommodation in the form of a detached 'annexe' where the two built forms will share access and amenity space. The definition of an annexe in planning terms is not precise and can in some cases result in a level of ambiguity as to where a proposal ceases to be for an 'annexe' and is in fact for an independent form of residential accommodation.
- 5.2 Given the separation between the existing residential accommodation and the proposed residential accommodation it is recommended that members undertake a site visit in order to fully appreciate the relationship between existing and proposed in the specific local context prior to determining the application.

List of Appendices: Location Plan

Background papers: Application File BA/2017/0078/FUL

Author: Nigel Catherall

Date of Report: 07 June 2017



Enforcement Update
Report by Head of Planning

Summary: This table shows the monthly updates on enforcement matters.

Recommendation: That the report be noted.

1 Introduction

1.1 This table shows the monthly update report on enforcement matters.

Committee Date	Location	Infringement	Action taken and current situation
5 December 2008	"Thorpe Island Marina" West Side of Thorpe Island Norwich (Former Jenners Basin)	Unauthorised development	<ul style="list-style-type: none"> Enforcement Notices served 7 November 2011 on landowner, third party with legal interest and all occupiers. Various compliance dates from 12 December 2011 Appeal lodged 6 December 2011 Public Inquiry took place on 1 and 2 May 2012 Decision received 15 June 2012. Inspector varied and upheld the Enforcement Notice in respect of removal of pontoons, storage container and engines but allowed the mooring of up to 12 boats only, subject to provision and implementation of landscaping and other schemes, strict compliance with conditions and no residential moorings Challenge to decision filed in High Court 12 July 2012 High Court date 26 June 2013 Planning Inspectorate reviewed appeal decision and

Committee Date	Location	Infringement	Action taken and current situation
21 August 2015			<p>agreed it was flawed and therefore to be quashed</p> <ul style="list-style-type: none"> • “Consent Order “has been lodged with the Courts by Inspectorate • Appeal to be reconsidered (see appeals update for latest) • Planning Inspector’s site visit 28 January 2014 • Hearing held on 8 July 2014 • Awaiting decision from Inspector • Appeal allowed in part and dismissed in part. Inspector determined that the original planning permission had been abandoned, but granted planning permission for 25 vessels, subject to conditions (similar to previous decision above except in terms of vessel numbers) • Planning Contravention Notices issued to investigate outstanding breaches on site • Challenge to the Inspector’s Decision filed in the High Courts on 28 November 2014 (s288 challenge) • Acknowledgment of Service filed 16 December 2014. Court date awaited • Section 73 Application submitted to amend 19 of 20 conditions on the permission granted by the Inspectorate • Appeal submitted to PINS in respect of Section 73 Application for non-determination • Section 288 challenge submitted in February 2015 • Court date of 19 May 2015 • Awaiting High Court decision • Decision received on 6 August – case dismissed on all grounds and costs awarded against the appellant. Inspector’s decision upheld • Authority granted to seek a Planning Injunction subject to legal advice

Committee Date	Location	Infringement	Action taken and current situation
			<p>with further documents subsequently submitted. Under review</p> <ul style="list-style-type: none"> • Planning application validated 13 October 2016. Further information requested by 27 October 2016 • Application as submitted does not comply with High Court requirements. Legal advice sought on how to proceed regarding Injunction • Application being processed • Legal advice on Injunction sought. • Preparation for High Court referral under consideration • Site sold 31 March 2017. New owners working towards compliance with Enforcement Notice and Injunction. • Planning application withdrawn 4 April 2017. • Site in process of being cleared in accordance with Enforcement Notice and Injunction
10 October 2014	Wherry Hotel, Bridge Road, Oulton Broad –	Unauthorised installation of refrigeration unit.	<ul style="list-style-type: none"> • Authorisation granted for the serving of an Enforcement Notice seeking removal of the refrigeration unit, in consultation with the Solicitor, with a compliance period of three months; and authority be given for prosecution should the enforcement notice not be complied with • Planning Contravention Notice served • Negotiations underway • Planning Application received • Planning permission granted 12 March 2015. Operator given six months for compliance • Additional period of compliance extended to end of December 2015 • Compliance not achieved. Negotiations underway • Planning Application received 10 May 2016 and under

Committee Date	Location	Infringement	Action taken and current situation
			<p>consideration</p> <ul style="list-style-type: none"> • Scheme for whole site in preparation, with implementation planned for 2016/17. Further applications required
9 December 2016	Eagle's Nest, Ferry Road, Horning	Non-compliance with conditions 3 and 6 of BA/2010/0012/ FUL relating to materials and unauthorised use of boathouse for holiday and residential accommodation.	<ul style="list-style-type: none"> • Authority given for breach of condition notices to be issued requiring <ul style="list-style-type: none"> (i) the replacement of the black composite boarding with black feather board finish in timber with a compliance period of 6 months; and (ii) requiring the removal of all fittings facilitating the holiday and/or residential use of the first floor and the cessation of any holiday and/or residential use of the first floor, with a compliance period of 3 months. And (iii) prosecution in consultation with the solicitor in the event that the Breach of Condition Notice is not complied with. • Invalid CLEUD application for materials received; subsequently validated • Application to remove materials condition received • Planning Contravention Notice served 30 December 2016. • Breach of Condition Notice served 19 January 2017. Compliance date 19 April 2017. • Retrospective application for retention of manager's flat submitted 20 February 2017. Application under consideration. • CLEUD for materials issued • Retrospective application for retention of manager's flat refused planning permission. • Correspondence with landowner over compliance

Committee Date	Location	Infringement	Action taken and current situation
			<ul style="list-style-type: none"> • Appeal received (See Appeals schedule)
3 March 2017	Burghwood Barns Burghwood Road, Ormesby St Michael	Unauthorised development of agricultural land as residential curtilage	<ul style="list-style-type: none"> • Authority given to serve an Enforcement Notice requiring the reinstatement to agriculture within 3 months of the land not covered by permission (for BA/2016/0444/FUL; • if a scheme is not forthcoming and compliance has not been achieved, authority given to proceed to prosecution. • Enforcement Notice served on 8 March 2017 with compliance date 19 July 2017. • Appeal against Enforcement Notice submitted 13 April 2017, start date 22 May 2017 (See Appeals Schedule) • Planning application received on 30 May 2017 for retention of works as built.
31 March 2017 26 May 2017	Former Marina Keys, Great Yarmouth	Untidy land and buildings	<ul style="list-style-type: none"> • Authority granted to serve Section 215 Notices • First warning letter sent 13 April 2017 with compliance date of 9 May. • Some improvements made, but further works required by 15 June 2017. Regular monitoring of the site to be continued.

2 Financial Implications

2.1 Financial implications of pursuing individual cases are reported on a site by site basis.

Background papers: BA Enforcement files

Author: Cally Smith

Date of report: 6 June 2017

Appendices: Nil

Broads Local Plan – June Bite Size Piece
Report by Planning Policy Officer

Summary: This report introduces the following topics for the Publication version of the Local Plan: Soils

Recommendation: Members' views are requested.

1.0 Introduction

- 1.1 This report introduces the following topics for the Publication version of the Local Plan: Soils
- 1.2 Members' views are requested to inform the draft policy approach in the Publication version of the Local plan.
- 1.3 It is important to note that this is not necessarily the final text or approach, but is part of the development of the final text. There could be other considerations that come to light between now and the final version being presented to Planning Committee.

2.0 Topics covered in this report:

- 2.1 Soils – a new strategic policy on soils with some amendments to the peat policy. Note that it is intended to undertake a single issue focussed consultation on this section.

5.0 Financial Implications

- 5.1 Generally officer time in producing these policies and any associated guidance as well as in using the policies to determining planning applications.

Background papers:None

Author: Natalie Beal
Date of report: 8 June 2017

Appendices: APPENDIX A Soils

Broads Local Plan –Bite Size**1. Soils****Policy PUBSPxxx Soils**

Proposals shall address the following in relation to soils in the Broads:

- i) protect the best and most versatile agricultural land;
- ii) address decontamination where needed in order to improve quality;
- iii) re-use top soil locally;
- iv) take particular care in the transportation and disposal of soil during development to prevent possible movement of invasive species; and
- v) address soil erosion and possible contamination of the water environment

The Authority will refer to the principles in the DEFRA safeguarding soils strategy.

Reasoned Justification

The NPPF (at paragraph 109 and 143) seeks the protection and enhancement of soils as well as preventing development from contributing to unacceptable levels of soil erosion. The NPPF also seeks the safeguarding of the best and most versatile agricultural land.

The NPPG identifies soils as *‘an essential finite resource that provides important ‘ecosystem services’, for example as a growing medium for food, timber and other crops, as a store for carbon and water, as a reservoir of biodiversity and as a buffer against pollution.’*

The map at Appendix S shows the best and most versatile agricultural land. The best and most versatile land is defined as Grades 1, 2 and 3a of the Agricultural Land Classification.

Soil pollution can arise from different sources including agricultural activities and fuel storage. Where development is proposed on land that could be contaminated, a site investigation will usually be required.

The Broads have a number of Non-Native Invasive plant and invertebrate species which are easily transferable between sites via machinery, soil and damp equipment. These species can alter entire ecosystems by displacing or outcompeting local species, spreading disease, changing the ecology and physically clogging the waterways. Any proposal for development on or near water, or on land with record of invasive species present should include appropriate biosecurity measures:

- Clean, Check, Dry - machinery, equipment and clothing before moving between sites. More information can be found on www.nonnativespecies.org/checkcleandry
- Avoid transfer of vegetation or viable seeds or propagules in topsoil or other material. If possible reuse soil on the same site.
- Avoid importing topsoil which is unscreened.

Soils are susceptible to erosion which can pollute ditches and waterbodies via sedimentation or addition of nutrient contained in the soil and the Authority actively works with landowners to address this. The sediment and nutrient released into water can smother vegetation and invertebrate life, and result in algal blooms which cause further damage to the ecology. Mitigation strategies should include:

- Leaving an appropriately sized buffer strip (3-5m wide) of vegetation between worksite and surrounding ditch network. If necessary use appropriate ground protection system to keep machinery disturbance of vegetation to a minimum in the buffer area.
- Rapidly re-establishing native vegetation cover over exposed and disturbed ground. Where it is necessary to store soil, keep it covered to avoid erosion.
- Use of sediment traps, such as earth bunds or via creation of new ponds to slow the flow of water and prevent sediment reaching ditches

Soil runoff can carry sediment and nutrients into the local watercourses where they can reduce water quality, smother fish spawning grounds and increase the risk of local flooding. Soil runoff can come from many sectors including construction sites, eroded rural roads and agriculture, for example heavy rainfall on compacted soils or cropped fields which are not properly managed. There is much advice available for the agricultural sector on minimising runoff and managing soils. Construction sites shall be required through the planning process to take adequate steps to minimise soil runoff.

The peat and alluvial gley soils on the grass marshes are rich in carbon.

As part of the Government's 'Safeguarding our Soils' strategy¹, Defra has published a code of practice on the sustainable use of soils on construction sites, which may be helpful in development design and setting planning conditions.

¹ https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/69308/pb13298-code-of-practice-090910.pdf

Policy PODM10: Peat soils

See map: Appendix K: Location of Peat soils

Sites of peat soils will be protected, enhanced and preserved. Where it is considered necessary in cases where development coincides with the location of peat an evaluation will be required to assess the impact of the proposal in relation to palaeoenvironments, archaeology, biodiversity provision and carbon content.

There will be a presumption in favour of preservation in-situ for peat and development proposals that will result in unavoidable harm to, or loss of, peat will only be permitted if it is demonstrated that:

- i) there is not a less harmful viable option;
- ii) the amount of harm has been reduced to the minimum possible;
- iii) satisfactory provision is made for the evaluation, recording and interpretation of the peat before commencement of development; and
- iv) the peat is disposed of in a way that will limit carbon loss to the atmosphere.

Proposals to enhance peat and protect its qualities will be supported.

Reasoned Justification

Peat is an abundant soil typology in the Broads and an important asset, providing many ecosystem services (put simply, what nature does for us):

- **Climate change:** The soils formed by the Broads wetland vegetation stores 38.8 million tonnes of carbon (NCA Profile 80, Natural England and the Broads Authority's Carbon Reduction Strategy²). Peat soils release previously stored carbon when they are dry. UK peats represent both a threat and an opportunity with respect to greenhouse gas emissions. Correct management and restoration could lead to enhanced storage of carbon and other greenhouse gases in these soils, while mismanagement or neglect could lead to these carbon sinks (which have absorbed carbon dioxide from the atmosphere) becoming net sources of greenhouse gases.
- **Biodiversity:** Peat soils support internationally important fen, fen meadow, wet woodland and lake habitats. 75% of the remaining species-rich peat fen in lowland Britain is found in the Broads. Milk parsley only grows on peat soils and this is the food plant of the Swallowtail caterpillar. Fen orchids have their UK stronghold in the Broads so the peat soils are critical for the survival of this species. Rare plant and invertebrate communities (collection of species) are supported by the peaty soils.
- **Archaeology:** From around the 11th Century the demand for timber and fuel was so high that most woodland was felled, and the growing population then began digging the peat in the river valleys to provide a suitable fuel alternative. Rising sea levels then flooded these early commercial diggings and, despite numerous drainage attempts, the flooding continued and subsequently today's broads were formed. Historic England has identified the Broads as an area of *exceptional waterlogged heritage*. Fundamentally, because of the soil conditions in the Broads, there is great potential for archaeology to be well preserved, giving an insight into the past. Archaeology is discussed in more detail in the Heritage section of this document.

² http://www.broads-authority.gov.uk/_data/assets/pdf_file/0011/400052/Carbon-reduction-strategy.pdf
NB/SAB/rptpc230617Page 3 of 5/070617

- **Palaeoenvironments:** The peat has accumulated over time and thus incorporates a record of past climatic and environmental changes that can be reconstructed through, for example, the study of its stratigraphy and pollen content, leading to increased knowledge of the evolution of the landscape.
- **Water:** Peaty soils help prevent flooding by absorbing and holding water like a sponge as well as filtering and purifying water. Peat can absorb large quantities of nutrient and other pollutants, although peat soils can under certain conditions release these chemicals back into the surrounding water.

While there is a certain irony in protecting the peat soils in an area where the lakes originated from peat extraction, peat is a finite resource taking thousands of years to form. Land management that could impact on the quality of the peat soil includes land drainage, introduction of polluted water, burying the peat under hard surfaces or gardens, compacting peat and peat removal to change the land use.

Lowland fen is a priority habitat under the UK Biodiversity Action Plan and the EU Habitats Directive because of the quality and diversity of species it supports. Peat is not a habitat that can be recreated elsewhere as the deep soils take thousands/millions of years to form.

It should be noted that on occasion, for nature conservation benefits, peat can be removed to create very shallow turf ponds or scrapes (areas of temporary open water) on areas of fen or scrub habitat to maximise the biodiversity value and hold back succession to woodland habitat. It is noted that the removal of peat can be necessary for conservation management, e.g. the most biodiverse areas of UK fen occur on areas where the turf has been stripped and vegetation subsequently grown back.

The NPPF (paragraphs 143 and 144) and NPPG only mentions peat soils in relation to its excavation as a mineral resource rather than the issue in the Broads relating to impact due to groundworks from development and inappropriate land management.

The policy seeks protection of peat soils through changes in the location of development in the first instance and then designing proposals in such a way so as to minimise disturbance to the qualities of the peat and the amount of peat removed. Development proposed on areas of peat would require justification for the need to site development and subsequently a peat assessment that shows how efforts have been made to reduce adverse impacts on peat. Proposals that would result in removal of peat are required to assess the archaeological and paleo environment potential of peat and make adequate recordings prior to removal.

In order to then prevent the loss of carbon to the atmosphere that is sequestered in peat soils, disposal is of great importance. The Authority expects peat to be disposed of in a way that maintains the carbon capture properties. Peat needs to go somewhere where it can remain wet (and hence retain its function to lock up carbon and prevent it being released into the atmosphere) or potentially provide a seedbank (the potential for ancient peat to provide a viable seedbank may need to be evidenced) or be reused for local benefit (for example by boosting organic matter in

degraded arable soils). When dry, peat loses its properties and oxidizes, so transfer to the receiving site would need to be immediate.

The Authority has undertaken projects to emphasise the importance of peat:

- 'For Peat Sake' is a Broads Authority education project and education resource document to help students understand what peat is and why it's so precious. It outlines some of the science of peat in the Broads and its history, and explains how and why it is worth studying.
- The Authority provides soil carbon protection advice to land owners, land managers and agri-advisors, arising from its peat survey in 2009/2010. The survey looked at the type and quality of peat soils outside of conservation designated fen and wet woodland habitats, and included fen meadow, grazing marsh and arable sites. These peat soils account for over 4,500 hectares which could potentially be improved for carbon storage mainly through water management. This document was distributed to Farm Advisers working in the Broads.
- Surveys and mapping: Extensive cores have been taken in the past by numerous researchers (Parmenter and Lambert). In recent years peat survey in the Waveney and Ant valley and collating records of peat from partners and surveyors. Current work is scoping out the mapping of historic peat cutting and the collation of peat records

Evidence used to inform this section

- NCA Profile: 80 The Broads (NE449), Natural England: <http://publications.naturalengland.org.uk/publication/11549064>
- Positive Carbon Management of Peat Soils, Broads Authority:
http://www.broads-authority.gov.uk/_data/assets/pdf_file/0010/416494/BA_PeatCarbonManagement.pdf
- Peatlands and Climate Change, Worrall et al, Scientific Review, December 2010:
<http://www.iucn-uk-peatlandprogramme.org/sites/www.iucn-uk-peatlandprogramme.org/files/Review%20Peatlands%20and%20Climate%20Change,%20June%202011%20Final.pdf>
- FEN PLANT COMMUNITIES OF BROADLAND. Results of a Comprehensive Survey 2005-2009 (Broads Authority and Natural England):
http://www.broads-authority.gov.uk/_data/assets/pdf_file/0006/416391/Fen-plant-report-summary.pdf
- Wetland and Waterlogged Heritage Survey NHPP Activity 3A5, Historic England, 2011 to 2015:
<http://historicengland.org.uk/research/research-results/activities/3a5>

Monitoring Indicators

- Development in areas of peat soils.
- Development on best and most versatile agricultural land

Customer Satisfaction

Report by Head of Planning and Planning Technical Support Officer

Summary: The Broads Authority's Planning Department has recently undertaken a Customer Satisfaction Survey and held an Agents' forum, both of which show a high level of satisfaction with the planning service. This report provides details.

Recommendation: That the report be noted.

1.0 Introduction

1.1 As part of its commitment to best practice in delivery of the planning service, the Broads Authority as Local Planning Authority (LPA) engages regularly with its service users to seek their views on the quality of the service. This usually occurs annually (although most of the National Parks now undertake this on a two yearly cycle) and takes the forms of a customer satisfaction survey and the holding of an Agents' forum.

1.2 This report sets out the results of this engagement in 2017.

2.0 Customer satisfaction survey

2.1 The customer satisfaction survey was undertaken by sending a questionnaire to all applicants and agents who had received a decision on a planning application during the period 1st January and 31st March 2017. A total of 54 survey forms were sent out. This is the standard methodology used by all of the National Parks over a period of time. The contact details used were those submitted on the relevant application form.

2.2 The questionnaire asked the recipients to respond and rate the service in respect of the following areas:

- 1) Advice prior to, and during, the application process
- 2) Communication on the progress of the application
- 3) Speed of Response to queries
- 4) Clarity of the reasons for the Decision
- 5) Being treated fairly and being listened to
- 6) The overall processing of the application

2.3 The survey also gave the opportunity for users to rate the service on things it did well and things which could be improved, as well as giving a general comments section. A copy of the questionnaire is attached at Appendix 1.

- 2.4 Seventeen completed questionnaires were returned, representing a response rate of 31.5%. This is an improved response rate compared to recent years, however, more can be done to encourage a higher response rate and this will be explored for next year's survey. This will give a better understanding of the level of satisfaction of the customers.
- 2.5 In considering the results from the questionnaire and assessing the level of satisfaction, the scoring parameters used are based on information published by Info Quest, a company that specialises in customer satisfaction surveys and analysis. These note that a goal of 100% satisfaction is commendable, but probably unattainable as people tend to be inherently critical and it's virtually impossible to keep everyone satisfied all the time, and consider that a customer that has awarded a score of 4 or above (out of 5) is a satisfied customer. It should be noted that applicants for all decisions – approvals and refusals were included. They also note that, on average, any measurement that shows a satisfaction level equal to or greater than 75% is considered exceptional. The scoring parameters are:

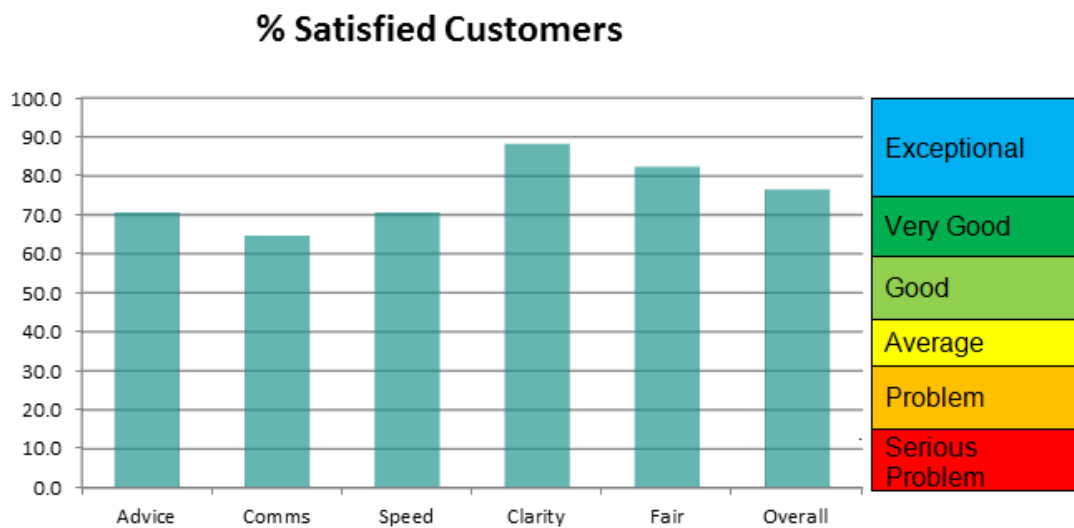
% Satisfaction	Qualitative assessment	
75% +	Exceptional	There is little need or room for improvement
60% - 75%	Very Good	You are doing a lot of things right
45% - 60%	Good.	Most successful companies are at this level.
30% - 45%	Average.	Bottom line impact is readily attainable.
15% - 30%	Problem.	Remedial actions are needed
0% - 15%	Serious Problem	Urgent Remedial actions are needed

Results of the customer satisfaction survey

- 2.6 The questionnaire asked customers to rate the service on a scale of 1 – 5, where 5 was the highest score. The results are as follows:

Question	Score 1 – 5 and number of respondents					
	5	4	3	2	1	No answer
1 Advice	9	3	2	1	0	2
2 Communications	7	4	4	0	2	0
3 Speed of response	10	2	3	0	1	1
4 Clarity of decision	11	4	1	1	0	0
5 Treated fairly	11	3	1	0	2	0
6 Overall	9	4	3	0	1	0

- 2.7 It is noted that over 50% of respondents scored the service at either 4 or 5 out of 5 on each of the aspects. The overall results are represented under the satisfaction parameters detailed at 2.5 as follows:



2.8 The survey also provided an opportunity for customers to comment on what the planning team did well, and where improvements could be made. These comments are summarised, respectively, below.

2.9 The things that were done well were identified as:

- Approved the application
- Helpful approach
- Friendly approach
- Answered the phone
- Prepared to discuss the application
- Communication around need for planning permission
- Engaged in discussion around materials
- Continue to provide an excellent service
- Pre-application procedure very helpful
- Accept postal submissions
- Prompt responses
- Clear and concise presentations at Planning Committee

One customer recorded that nothing was done well.

2.10 The areas for improvement were identified as:

- Determine simple applications before 8 week deadline
- Discuss concerns promptly to allow a quick resubmission
- Allocate to another officer if case officer is on holiday
- Simplify application processes
- Website can be hard to navigate
- Ensure Planning Committee Members have read the papers

One customer noted that there needed to be better communication and understanding and that they had found the whole process demoralising and stressful and hoped never to have to go through it again.

- 2.11 The areas for improvement are noted, and will be considered, although a number of them – for example the simplification of the process – are beyond the control of the planning team.
- 2.12 The final question on the form sought suggestions on what other improvements could be made more generally, with the question designed to pick up examples of best practice from elsewhere. No such examples were provided and the comments around areas for improvement were broadly as above.
- 2.13 Overall, the comments received were useful in highlighting particular areas, but it was clear that in a number of cases the detailed comments were as a direct result of a single, particular application and the experience (for good or bad) may not be representative of an ‘average’ application. This suggests the more extreme results, both for good (“The Broads Authority are probably the best Authority Planning Department that I have ever dealt with ...”) and bad (“Things we did well – nothing”) should be treated with some caution.

3.0 Planning agents’ forum

- 3.1 In common with many other LPAs, the planning team hosts a regular planning forum for planning agents. The standard format is for it to comprise a half day (usually a morning) with presentations from officers on changes to planning legislation since the last forum, updates on the work of the planning team and any new projects or process changes and a summary of progress on the Local Plan. There is usually also an item on some aspect of development in the Broads, for example the local list, or the importance of materials, and then an opportunity for questions and answers at the end. It is also a good opportunity to ask the agents for any feedback on the service, and this is done both on the day at the event and prior to the session as part of the invitation letter.
- 3.2 This year’s agents’ forum was held on 21 April. It was attended by 15 planning agents, many of whom regularly submit applications to the LPA.
- 3.3 The invitation letter asked agents to advise what they thought the LPA did well and comments were received from 6 attendees. The things that these agents felt are done well may be summarised as follows:
 - Approachable and helpful
 - Obtainable
 - Communicate well
 - Solution focused
 - Setting out the case and explaining issues
 - Meeting planning deadlines

- Protecting our buildings and environment
- Enforcement

One agent commented that the LPA did 'everything' well.

- 3.4 The invitation letter also asked agents to advise what could be improved on and responses were received from 4 attendees. The areas for improvement were identified as follows:

- Image
- Demonstrate efficiency
- Take a more proactive response to development and look for solutions
- Give early indication of officer recommendation
- Facilitate twin tracking of application with EA consent notification and works licence.

One agent commented that that there was 'not much' that could be improved on.

- 3.5 The areas for improvement are noted, and will be considered, although it should be noted that the LPA has no ability to facilitate twin-tracking of applications that are made under separate legislation and processes.
- 3.6 In respect of the event itself, there was an open discussion of development within the Broads. The free pre-application advice was commented on positively, and the approach to design and materials was welcomed. All of the 11 agents who completed the feedback form agreed that the session was useful and a number of very positive comments were received, including

"Excellent - keep on going";

"Always informative – some other LPAs could learn something"; and

"Covered a lot of information very efficiently"

4.0 Conclusion

- 4.1 The planning process is highly prescribed and tightly regulated and LPAs have little discretion as to its operation. Planning is also a process which affects individuals directly and can have a major bearing on where and how people live, work and manage their lives. Consequently it is a process on which people often have strong opinions.
- 4.2 The results of the customer satisfaction survey and the feedback from the agents forum demonstrate a generally high level of satisfaction with the planning service at the Broads Authority. This is welcome, although it some caution needs to be exercised given the small sample size.

Background papers:None

Appendices:	Appendix 1: Questionnaire for Customers
Author:	Cally Smith and Asa Coulstock
Date of report:	8 June 2017

Customer Satisfaction Survey

Your comments on the Broads Authority's Planning Service.

The Broads Authority is doing a brief survey of people who have submitted planning applications to us and is asking them for their feedback on the quality of service they received. The comments that we receive are really important to help us understand what we do well and what we need to improve. We know these sorts of questionnaires can be time consuming to complete so we have kept it really simple, but if you want to add further details (or even email or telephone with further comments) these would be very welcome.

Thanking you in anticipation of your feedback.

Yours sincerely

Cally Smith
Head of Planning
Broads Authority

T: 01603 756029

E: cally.smith@broads-authority.gov.uk

Please tell us about your overall satisfaction level around:

5 = very good 4 = good 3 = okay 2 = poor 1 = very poor

- | | | |
|---|--|-------|
| 1 | The advice and help you were given in submitting your application | _____ |
| 2 | How well you were kept informed of progress on your application | _____ |
| 3 | How promptly we dealt with your queries | _____ |
| 4 | How clearly you understood the reasons for the decision | _____ |
| 5 | Whether you felt you were treated fairly and your views were listened to | _____ |
| 6 | The overall processing of your planning application | _____ |

Please tell us about:

7 Things we did well

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8 Things we could improve

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9 Any other things we could do to improve the service

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Thank you for your time in completing this.

Appeals to the Secretary of State: Update
Report by Administrative Officer

Summary: This report sets out the position regarding appeals against the Authority since April 2017.

Recommendation: That the report be noted.

1 Introduction

- 1.1 The attached table at Appendix 1 shows an update of the position on appeals to the Secretary of State against the Authority since April 2017.

2 Financial Implications

- 2.1 There are no financial implications.

Background papers: BA appeal and application files

Author: Sandra A Beckett
Date of report 9 June 2017

Appendices: APPENDIX 1 – Schedule of Outstanding Appeals to the Secretary of State since April 2017

APPENDIX 1

Schedule of Outstanding Appeals to the Secretary of State since April 2017

Start Date of Appeal	Location	Nature of Appeal/ Description of Development	Decision and Date
3 April 2017	APP/E9505/W/17/3169091 BA/2016/0284/CU Violet Cottage, Irstead Road, Neatishead Mr Simon Ciappara	Appeal against refusal Retrospective application to use annexe building as holiday accommodation	Delegated Decision 3 October 2016 Questionnaire and Notification Letters sent 4 April 2017 Statement of Case sent by 8 May 2017 ALLOWED with conditions 6-6-17
18 May 2017	APP/E9505/W/17/3170595 BA/2016/0343/FUL The Workshop Yarmouth Road LUDHAM NR29 5QF Dr Rupert Gabriel	Appeal against refusal Change of use of outbuilding (MT Shed) to residential dwelling	Delegated Decision 20 January 2017 Questionnaire and Notification letters sent by 25 May 2017 Statement of Case due by 22 June 2017
22 May 2017	APP/E9505/C/17/3173753 APP/E9505/C/17/3173754 BA/2015/0026/UNAUP2 Burghwood Barnes Burghwood Road, Ormesby St Michael Mr D Tucker Miss S Burton	Appeal against Enforcement Unauthorised development of agricultural land as residential curtilage	Committee Decision 3 March 2017 Notification Letters and Questionnaire by 5 June 2017 Statement of case due by 3 July 2017
Awaited	APP/E9505/W/17/3174937 BA/2016/0356/COND Waveney Inn and River Centre Staithe Road Burgh St Peter Waveney River Centre	Appeal against conditions 1 and 6 (Temporary approval and passing bay signs) of permission BA/2016/0064/CON D (April 2016)	Committee Decision 9 December 2016 re BA/2016/0356/COND (<i>condition re passing bay signs removed under this application.</i>)
Awaited	App/E9505/W/17/3176423 BA/2017/0060/CU	Appeal against refusal	Committee Decision 28 April 2017

Start Date of Appeal	Location	Nature of Appeal/ Description of Development	Decision and Date
	Eagles Nest, Ferry Road, Horning Mr Robert King	Change of use of first floor of boathouse to residential managers accommodation (Class C3) associated with the adjacent King Line Cottages	(2 May 2017 Decision notice)

Decisions made by Officers under Delegated Powers

Report by Director of Planning and Resources

**Broads Authority
Planning Committee**

23 June 2017

Agenda Item No.13

Summary:	This report sets out the delegated decisions made by officers on planning applications from 12 May 2017	to 08 June 2017
Recommendation:	That the report be noted.	

Application	Site	Applicant	Proposal	Decision
Broome Parish Council				
BA/2017/0092/HOUSEH	Tuns Barn Pirnhow Street Broome NR35 2RS	Mr William Peall	Construction of new single storey extension to rear.	Approve Subject to Conditions
BA/2017/0102/LBC	Tuns Barn Pirnhow Street Broome Norfolk NR35 2RS		Single storey rear extension.	Approve Subject to Conditions
Burgh Castle Parish Council				
BA/2017/0110/NONMAT	Church Farm Church Road Burgh Castle Norfolk NR31 9QG	Mr And Mrs Swallow	Revision to opening sizes, and addition of openings, non-material amendment of BA/2016/0318/HOUSEH.	Approve
BA/2017/0111/LBC	Church Farm Church Road Burgh Castle NR31 9QG	Mr & Mrs Swallow	Demolition of three extensions, replacement windows, change of use of outbuilding to annexe, three bay garage within car park, remove hard-landscaping, proposed landscaping.	Approve Subject to Conditions
Dilham Parish Council				
BA/2017/0097/CU	Land South Of Railway Bridge Honing Road Dilham Norfolk	Mr Tom Wright	Change of Use to tent-only campsite with timber toilet and shower blocks.	Approve Subject to Conditions

Application	Site	Applicant	Proposal	Decision
Freethorpe Parish Council				
BA/2017/0072/LBC	2 Church Farm Cottages Church Road Freethorpe Norwich Norfolk NR13 3PB	Mr Trevor Hilditch	Installation of window and single door to rear elevation.	Approve Subject to Conditions
Hoveton Parish Council				
BA/2017/0157/NONMAT	Little Crabbetts Horning Road Hoveton Norfolk NR12 8JW	Mrs Wendy Reid	Alteration from rebated feather edge profile cladding fixed horizontally to tongue and groove/shiplap profile fixed vertically, non-material amendment to previous permission BA/2015/0425/HOUSEH.	Approve
Mettingham Parish Council				
BA/2017/0132/NONMAT	The Long House Low Road Mettingham Suffolk NR35 1TS	Mr James Gowing	Alterations to cart shed, non-material amendment to permission BA/2017/0031/HOUSEH.	Approve
Ormesby St Michael Parish Council				
BA/2017/0119/APPCON	Burghwood Barns Burghwood Road Ormesby St Michael Norfolk NR29 3NA	Mr D Tucker And Miss S Burton	Discharge of Condition 3 Ecological and Landscape Enhancements, Conditions 4 and 8 Building Alterations, Condition 5 Bat Boxes, Condition 6 External Lighting Scheme, Condition 7 Five Year Management Plan for permission BA/2016/0444/FUL.	Approve
Rollesby Parish Council				
BA/2017/0125/HOUSEH	Broadlands Main Road Rollesby Norfolk NR29 5EF	Mr And Mrs Saunders	Replacement boathouse.	Approve Subject to Conditions
BA/2017/0127/HOUSEH	Woodland Lodge Main Road Rollesby Norfolk NR29 5EF	Mr & Mrs Cowie	Side extension to form additional bedroom, bathroom and lounge.	Approve Subject to Conditions

Application	Site	Applicant	Proposal	Decision
Thorpe St Andrew Town Council				
BA/2017/0073/CU	Solar Flare 3 The Moorings Yarmouth Road Thorpe St Andrew Norwich Norfolk NR7 0EW	Miss Lucy Dent	Change of use to holiday accommodation.	Approve Subject to Conditions
Wroxham Parish Council				
BA/2017/0128/COND	Barnes Brinkcraft Formerly Moore & Co Staitheway Road Wroxham Norwich Norfolk NR12 8TH	Barnes Brinkcraft	Variation of conditions 2: approved plans, and 7: parking details of permission BA/2015/0381/FUL.	Approve Subject to Conditions