

Broads Authority

Planning Committee

Minutes of the meeting held on 5 March 2010

Present:

Ms C Sheridan – in the Chair

Mrs S Blane	Mr C Gould
Mrs E A Burrows	Mr G W Jermany
Mr A Duce	Dr J S Johnson
Mr S Dorrington	Mr A S Mallett
Dr J M Gray	Mr J Sharpe

In Attendance:

Mrs S Beckett – Administrative Officer
Mr S Bell – Norfolk Legal Services
Mr F Bootman – Planning Officer
Mr J Coles – Planning Officer (Compliance and Implementation)
Miss M Hammond – Planning Assistant
Mr S Hayden – Arboricultural Consultant
Mr B Hogg – Head of Cultural Heritage and Design
Ms A Long – Director of Planning and Strategy
Mr A Scales – Planning Officer, NPS Consultants Ltd
Ms C Smith – Head of Development and Regeneration
Miss K Wood – Planning Assistant

Members of the public in attendance who spoke:

BA/2009/0325/FUL Compartment 25a, River Waveney and Geldeston Dyke, between Geldeston and Dunburgh

Mr J Halls Applicant

Mr J Crowfoot Member of Parish Council when Parish Plan compiled.

BA/ 2010/0012/FUL Eagle Cottage, Kingline Cottages, Ferry Road, Horning

Mr R Hale-Sutton Agent for Applicant

BA/2009/0354/FUL Ormesby St Margaret Model Flying Club, Land to West of A1064 Fleggburgh

Mr Tipple Applicant

6/1 Apologies for Absence and Welcome

The Chairman welcomed everyone to the meeting. She introduced members and officers and explained the composition of the Planning Committee.

Apologies for absence were received from Mr M C Broom, Mrs J Brociek-Coulton and Mr N Dixon.

6/2 Declarations of Interest

Members expressed declarations of interest as set out in Appendix 1 to these minutes.

6/3 Minutes

The minutes of the meeting held on 5 February 2010 were confirmed as a correct record and signed by the Chairman.

6/4 Points of Information arising from the Minutes

There were no points of information to be reported.

6/5 To note whether any items have been proposed as matters of urgent business

There were no items of urgent businesses.

6/6 Chairman's Announcements and Introduction to Public Speaking

(1) The Chairman gave notice of the Fire Regulations.

(2) Parish Forum – Pop-In Sessions

The Chairman reported that the fourth of the Parish Pop-In Sessions was due to be held on 31 March 2010 between 2.00pm and 7.00pm at the Dussindale Centre, Pound Lane, Thorpe St Andrew, Norwich.

(3) Broads Plan Review Workshop

The Chairman confirmed that the Broads Plan Review Workshop to consider the first draft of the Broads Plan would be held on Friday 9 April 2010 starting at 9.15am for 9.30am.

(4) Presentation and Training from the Environment Agency - 23 April 2010

Mr William Todd from the Environment Agency had offered to provide members of the Planning Committee with a presentation and briefing on PPS25 Development and Flood Risk and other matters including how the Environment Agency assess applications. This was welcomed. The briefing would be after the Planning Committee on 23 April 2010.

(5) **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. Those who wished to speak were requested to come up to the public speaking desk at the beginning of the presentation of the relevant application.

6/7 Requests to Defer Applications Included in this Agenda

It was noted that no formal requests for deferrals of items had been received.

6/8 Applications for Planning Permission

The Committee considered applications 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 in Appendix 2 to these minutes on the blue pages. Acting under its delegated powers the Committee authorised the immediate implementation of the decisions.

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

(1) **BA/2009/0175/FUL Former Mooring Basin Thorpe Island, Thorpe St Andrew**

Installation of replacement quay heading and five pontoons to mooring basin, to reinstate private mooring facilities for private leisure craft
Applicant: Mr G Yell

The Director of Planning and Strategy informed the Committee that the application had been withdrawn by the applicant.

The Head of Development and Regeneration gave a summary of the history of the application and reported on Counsels Opinion following the report to Committee in December 2009 relating to planning consents given in the 1960's. The Committee noted that the conclusion of Counsel was that the development permitted by the 1967 planning permission had been abandoned and that a resumption of that use would be a new use for which planning permission was required. The report to committee had therefore been prepared on this basis. A letter from the applicant's agent had since been received on 2 March 2010 withdrawing the application and requesting a meeting with officers. Local residents and Thorpe St Andrew Town Council had been notified of the withdrawal of the application. Members would be updated in due course.

- (2) **BA/2009/0325/FUL Compartment 25a left bank of the River Waveney and Geldeston Dyke, between Geldeston and Dunburgh**
Flood defence improvements to embankments including online strengthening of the floodbanks and excavation of soke dykes with temporary site compounds and associated works
Applicant: Environment Agency

In presenting the application, the Planning Officer explained that the proposed flood defence works formed the second phase in the eastern section of Compartment 25a following completion of the works undertaken to the west. The flood defence improvement works would provide a new flood defence line along the disused railway to the north of the existing floodbank as well as provide first time defences around the well established business of Rowan Craft. The retired flood bank would be left on the river and this would be reshaped to create a more level surface for continued use as a public footpath; the new defence using the disused line and new cross wall linking these would create a new circular footpath. The application would involve a small loss of grazing marsh and BESL had confirmed that the Environment Agency would create replacement habitat elsewhere.

The Planning Officer confirmed that the limited mooring within the area was privately owned and administered and would be retained. There were no Broads Authority 24 hour moorings within this section.

The Planning Officer explained that no further comments had been received since the report had been written. He drew attention to the comments in the officer's report to the Navigation Committee and confirmed that these had been supported at its meeting on 25 February 2010 although they had requested more details and monitoring of the erosion protection measures.

The main issues to consider were those of the impact on the ecology and habitat and recreation. In conclusion, subject to appropriate conditions, the scheme was considered to be acceptable as it provided enhanced flood defence as well as protecting nature conservation management and interest, and enhanced recreational opportunities.

Mr Crowfoot, who had been a Geldeston parish councillor for some years and was involved in the development of the Parish Plan was given the opportunity to address the Committee. He drew attention to the concerns of the residents over flood risk and explained that the parish had contributed to the development of the application. Although welcoming the proposed improvements, he wished to emphasise and draw attention to the fact that there were still some concerns over the detail and fine tuning of the project; the non-return valves along the concrete road; and the footpath along the river bank which was very important to the locals and provided one of the only free access points for anglers in the Broads.

Members sought clarification and assurances on a number of issues relating to the ownership of land, continued access to the grazing marshes, the status of the moorings, and bank strengthening and erosion protection measures. With regard to erosion protection it was noted that the techniques had been tried elsewhere and would be used in appropriate pockets in this location.

With regard to providing a compensatory grazing marsh, this was a regional Defra target and responsibility and consequently also that of the Environment Agency. All were required to work within the regional framework. The Broads Authority could continue to apply pressure. It was noted that the overall target was to create 300 hectares of compensatory grazing marsh and to date 100 hectares had been created. With regard to the possibility of a condition and/ or means of a Section 106 Agreement, the Solicitor advised that the imposition of such in this case would not comply with the tests given in the planning circular. The original Memorandum of Understanding had provided the necessary means so far and BESL was aware of the Authority's concerns. It was noted that a summary of the situation regarding grazing marshes was provided in the technical summaries for each BFAP application. The Director of Planning and Strategy suggested that officers could investigate the compiling of a schedule of the position concerning loss and compensatory grazing marsh, which could be provided for Committee on a periodic basis.

Members welcomed the scheme.

RESOLVED unanimously

- (i) that the application be approved subject to conditions and the Informatives as set out at Appendix 2 to these minutes. The proposal is considered to meet the requirements of the saved Broads Local Plan policies and Core Strategy DPD policies in particular Policy INF5 (Broadland Flood Alleviation Strategy) and would not materially conflict with other policies in the development plan; and
 - (ii) that officers provide a schedule to the Committee on a periodic basis setting out the situation with regard to grazing marsh habitat, compensation loss and compensatory area.
- (3) **BA/2010/0012/FUL Eagle Cottage, Kingline Cottages, Ferry Road, Horning**
Replacement Boathouse
Applicant: Mr and Mrs R King

The Planning Assistant reminded members that two previous applications for this site had been refused, one under delegated powers and the second at Committee following a site visit in October 2009 on the grounds of design, scale and form, and impact on the

area. She gave a detailed description of the differences between the previous application BA/2009/0197/FUL and the present one. The Planning Assistant concluded that whilst the present proposal did not represent a significant reduction in scale and mass and the amendments were small on all dimensions, the cumulative effect did mitigate and reduce the dominance of the boathouse in the surrounding area and improved the relationship with Eagle Cottage. Subject to further negotiations and appropriate conditions, including a restriction on the use of the boathouse being ancillary to the cottage, it was considered that the application was acceptable and would not have a significant adverse effect on the residential amenities of the adjoining occupiers.

Mr Hale Sutton, the applicant's agent, confirmed that he, the applicant, and officers had worked hard to achieve the current proposal which he considered successful.

In general members considered that the small changes resulted cumulatively in an acceptable improved solution and it was a tribute to the applicant and the Authority's officers in achieving a successful outcome.

RESOLVED by 9 votes to 1 against

that the application be approved subject to conditions as set out at Appendix 2 to these minutes including a materials condition as the proposal is considered to be in accordance with adopted Broads Local Plan Policies B11 and B12 and Policy CS1 of the adopted Core Strategy.

- (4) **BA/2010/0011/FUL Norfolk Broads Direct, The Bridge, Wroxham**
Re-alignment of quayheading, demolition of two wet boatsheds and associated works
Applicant: Norfolk Broads Direct

The Planning Assistant explained that the application had come before the Committee since the applicant was a member of the Authority's Navigation Committee. She gave a detailed account of the proposals for the site, which had recently been acquired by the applicant. The aim of these was to rationalise the layout of the basin, moor hire vessels and facilitate the expansion of the Norfolk Broads Direct hire fleet. The proposals would result in five additional moorings for hire cruisers which could be used for other visitors when the hire boats were out. This use was acceptable as it would support the continued operation of an existing boatyard.

The removal of the two wet boatsheds represented a tidying up and improvement to the appearance of the site. A new access would be created directly through from Norwich Road which would prevent any additional traffic using Staithe Way Road and security to this access was

proposed by way of a barrier. This was now acceptable to the Highways Authority.

It was considered that the proposal would not have a significant adverse impact on the amenities of the neighbours, navigation or wildlife and was considered to be acceptable. The development was outside the Wroxham Conservation Area. It was confirmed that the access would be created before the moorings were to be used.

Members concurred with the officer's assessment and considered that the application represented a positive improvement to the operation of the site.

RESOLVED unanimously

that the application be approved subject to conditions as set out at Appendix 2 to these minutes as it was considered to be acceptable and in accordance with saved Policies B11, C8 and EMP3 of the Broads Local Plan 1997 and Policies CS1 and CS23 of the adopted Core Strategy 2007.

(5) **BA/2010/0008/FUL and BA/2010/0013/CON North Bay House, Borrow Road, Oulton Broad, Lowestoft**

Re-submission of PP BA/2009/0182/FUL for proposed extension to provide four additional rooms along with lounge, office and staff accommodation

Applicant: Hellendorm Healthcare Ltd.

In presenting the report the Planning Assistant reminded members that they had considered a previous application in August and September 2009 which had been the subject of a site visit and refused. In giving a detailed presentation of the application she pointed out the differences between the previous application and the present one which was of a reduced scale, single storey in form, set further down into the landscape and restricted to the western side of the terrace, and maintained the view of the balustrade of the existing house. Nine letters of objection had been received from neighbours.

The Head of Cultural Heritage and Design confirmed that officers had worked closely with the applicant and that the arboriculturalist was satisfied that a scheme could be implemented, and that the resulting scheme represented an acceptable form of development to fit in with the Conservation Area. The Head of Cultural Heritage confirmed that in his view the revised proposal with complementary materials and a high standard of brickwork would be appropriate to the Conservation Area. He also confirmed that the arboricultural consultant was satisfied that an appropriate landscaping and screening scheme could be developed which would provide appropriate mitigation and ensure adequate protection of trees during and post construction. It was suggested that conditions requiring the resubmission of an arboricultural and

landscaping scheme be imposed and replace two of the proposed conditions within the report.

Members recognised that there was an important need for such facilities which the care home provided. In general, members considered that the proposals represented an improvement on the previous scheme and met the concerns of the Authority, although one member was not satisfied with the design. The provision of the parking and the way in which it was to be demarcated together with the proposals provided a more sympathetic development which retained the residential feel to the character of the building.

RESOLVED by 8 votes to 1 against with 1 abstention

that the application be approved subject to conditions as set out at Appendix 2 to these minutes including amended conditions relating to arboricultural assessment. The proposal is considered to be in accordance with saved Broads Local Plan Policies H12, H11, B7, B8, B9, B11 and C9 and appropriate to the Conservation Area.

- (6) **BA/2010/004/FUL Anchor Cottage, Stokesby with Herringby**
Proposed renovations and extensions
Applicant: Mrs W Martin

The Planning Assistant explained that the application had been amended following refusal of a previous application for change of use to holiday accommodation with two bedrooms, a bathroom, kitchen, dining and living area. This was considered an inappropriate amount of accommodation for a detached annexe building, the existing access was inadequate and the development of new holiday accommodation would prejudice highway safety. The present application comprised one bedroom with a bathroom and no kitchen, and was considered to provide an adequate standard of accommodation as an annexe and as such would not significantly adversely affect neighbouring properties.

Members concurred with the officer's assessment.

RESOLVED unanimously

that the application be approved subject to conditions as set out at Appendix 2 to these minutes to include an additional condition relating to the annex being incidental to the use of the main dwelling house and not to be used for holiday letting. The proposal is considered to be in accordance with saved Broads Local Plan Policies B11, C12 and H11 and Policies CS1 and CS5 of the adopted Core Strategy.

- (7) **BA/2009/0354/FUL Ormesby St Margaret Model Flying Club Land to West of A1064, Fleggburgh**
Erection of Field Shelter and Toilet Facilities on Flying Club Site
Applicant: Ormesby St Margaret Model Flying Club

The Planning Officer explained that the proposal for a field shelter and toilet facilities was intended to replace a number of unauthorised structures on the site as well as some of those which were not the subject of planning control. The design proposed was the result of negotiations with the applicant to reflect traditional buildings on the marshes and for the purposes of housing equipment and shelter for those using the site in inclement weather. The siting proposed was to take advantage of the natural screening when viewed from the boundary and road in order to minimise its impact. Officers considered that additional screening around the proposed shelter would be a further intrusion into the landscape.

Members noted that the principle of the use of the site had been established for some years. However, there was some concern that approval could result in further development by stealth or be used as a formal training facility.

In general, members considered that the application was acceptable in the context of the surrounding area and that there were no planning considerations to warrant a refusal, particularly as the proposal would result in the removal of unauthorised development and tidy up the site.

RESOLVED by 8 votes to 1 against:

that the application be approved subject to conditions as set out in Appendix 2 to these minutes. The proposal is considered to be in accordance with Broads Local Plan Policies B11 and Policy CS1 of the adopted Core Strategy.

- (8) **BA/2010/0007/FUL Nancy Oldfield Trust Ltd, Roanoak, Irstead Road, Barton Turf, Neatishead**
New shed for boat storage and repair
Applicant: Nancy Oldfield Trust

In presenting the report the Planning Officer explained that the application fell within the Neatishead Conservation Area and had been submitted to Committee due to objections received from local residents, particularly concerned about overdevelopment of the site and a non-residential use in a residential area. Since writing the report, an additional letter from a neighbour to the east of the application site had been received, stating that they were not objecting to the principle subject to additional screening being provided and a restriction on operating hours.

The proposed shed was of an appropriate design and size to accommodate the storage and maintenance of three boats and their trailers which were currently stored off site. Unfortunately, the development would result in the loss of some trees which although of importance to the Conservation Area, were of moderate to low amenity value. The applicant had submitted an arboricultural assessment and had undertaken to carry out supplementary planting and provide additional screening where considered necessary. With regard to the concerns raised by objectors concerning the principle, the site had been operating to all intents and purposes commercially as a base to provide water based activities for persons with disabilities or disadvantage for over twenty years and therefore the use had been established. Following negotiations, officers considered that the scheme proposed subject to conditions was acceptable.

Members considered that the application was to be welcomed. The site had been tastefully developed in the past and it was hoped that this high standard could be retained. Members had sympathy with the concerns over potential noise and impact on residential amenity with regard to the use of tools within the shed and advocated the imposition of the proposed condition relating to hours of operation and that this should also relate to the site as a whole. The proposal, subject to conditions, was considered to preserve the Conservation Area.

RESOLVED unanimously

that the application be approved subject to conditions as set out in the schedule at Appendix 2 to these minutes as the application is in accordance with saved Broads Local Plan Policies B7, B11 and EMP3.

6/9 Enforcement of Planning Control

(1) Land adjacent to Bridge Stores, Haddiscoe and St Olaves

The Committee received a report concerning the unauthorised change of use of land and development of quay heading on land adjacent to Bridge Stores, Haddiscoe and St Olaves. No planning permission existed or had been sought for the use of the land for storage of vessels, vehicles, and scrap, or for the development of quayheading. The existing use would be contrary to Broads Local Plan policies and Core Strategy Policy CS1 and an application was likely to be resisted. Some limited storage and associated operations might be acceptable but they needed to be the subject of permissions. Negotiations with the landowner had provided limited success and he had declined to submit a retrospective planning application.

Revised location plans had been circulated.

RESOLVED

- (i) that authority be given to serve an Enforcement Notice on the owner(s) of the land requiring the removal of all vessels, vehicles, scrap and unauthorised material from the site and return the land to its original open grassed condition and to remove the unauthorised wooden quay heading at the north end of the site and that a compliance period of three months be given from the date that the Notice takes effect; and
- (ii) that authority be given to commence prosecution proceedings should the Enforcement Notice not be complied with and to take direct action and claim costs, should this be necessary.

6/10 Tree Preservation Orders Update and Confirmation of Tree Preservation Orders

The Committee received a report relating to the completion of the review of Tree Preservation Orders (TPOs) since the report to the July 2009 meeting of the Planning Committee. It was noted that 32 revised Orders had been re-issued on 3 July 2009 and that two new TPOs had been served. The Head of Cultural Heritage and Design gave a detailed presentation on the proposed two new TPOs, explaining the reasons for their designation. It was noted that the Crabbetts Marsh TPO was one of the first carr woodland TPOs to be served in the Broads area and the Authority's Head of Conservation had confirmed that this was a significant area of woodland for Broads biodiversity. It was confirmed that since writing the report, the objection to the Crabbetts Marsh TPO had been withdrawn.

Members were supportive of the service of the TPOs and congratulated staff on the detailed and thorough work which had been undertaken.

RESOLVED

- (i) that the two new Tree Preservation orders that had been served since July 2009 be confirmed :
 - BA/2009/0039/TPO Woodland Order – Land adjacent to the Old School, 28 Church Lane, Wroxham, Norfolk
 - BA/2009/0140/TPO Woodland Order – Land at Crabbetts Marsh, South Quays Lane, Horning;
- (ii) that powers be delegated to officers to confirm the revised 32 TPOs served as a result of the comprehensive resurvey and revoke the existing inaccurate Orders as set out in the schedule listed at Appendix 2 to the report and Appendix 3 below; and
- (iii) that the continuing programme of review on designation of trees worthy of protection as previously agreed be noted and that confirmation of

any new orders will be a matter to be determined by the Planning Committee.

6/11 Decisions Made by Officers under Delegated Powers

The Committee received a schedule of decisions made by officers under delegated powers from 26 January 2010 to 22 February 2010.

RESOLVED

that the report be noted.

6/12 Appeals to the Secretary of State: Update

The Committee received a table showing the position regarding appeals against the Authority since August 2009 as set out in Appendix 1 to the report. It was noted that a further two decisions on appeals had been received relating to Romany Road, Oulton Broad and Crabbetts Marsh, Horning. The first had been dismissed and the latter allowed. A full report would be brought to the next meeting.

RESOLVED

that the report be noted.

6/13 Enforcement Update

The Committee received an updated report on enforcement matters already referred to Committee.

RESOLVED

that the report be noted.

6/14 Date of Next Meeting

It was noted that the next meeting of the Planning Committee would be held on Friday 26 March 2010 at 10.00am at Dragonfly House, 2 Gilders Way, Norwich NR3 1UB.

The meeting concluded at 12.54 pm

CHAIRMAN

Code of Conduct for Members

Declaration of Interests

Committee: Planning Committee

Date: 5 March 2010

Name	Agenda Item/Minute No(s)	Nature of Interest (Please describe the nature of the interest)	Please tick here if the interest is a Prejudicial interest √
G W Jermany		Toll Payer Member of Great Yarmouth Borough Council	
C Gould		Member of Navigation Committee	
A S Mallett	General 6/8(2) (6/136/16)	Member of Navigation Committee did not take part in discussion or vote when item discussed. Member of Norwich Frostbite Sailing Club (If item discussed will absent self from meeting)	√
J S Johnson	6/8(1)	A relative of his spouse lives opposite	
S Dorrington	General 6/8 (4)	Toll Payer Care Home operator	

APPENDIX 2

Decisions on Planning Applications considered by the Planning Committee on 5 March 2010

District / Ref No / Parish	Situation	Applicant	Proposal
BA/2009/0175/FUL Thorpe Island Thorpe St Andrew	Former Mooring Basin, Thorpe Island	Mr G Yell	Installation of replacement quay heading and five pontoons to mooring basin, to re-instate private mooring facilities for private leisure craft
Application withdrawn			

District / Ref No / Parish	Situation	Applicant	Proposal
BA/2009/0325FUL Compartment 25a Geldeston	Left Bank of River Waveney and Geldeston Dyke, between Geldeston and Dunburgh	Environment Agency	Flood defence improvements to embankments including online strengthening of floodbanks and excavation of soke dykes with temporary site compounds and associated works

Decision unanimous

Approved subject to the following conditions:

- Standard time limit condition
- Landscape/planting
- Archaeological investigation
- Site access/delivery route
- Navigation hazard markers (if necessary)
- Restoration of working/mitigation measures
- Hours of working
- Phasing of works to flood banks
- Erosion protection details to be agreed with Broads Authority

The following informative be specified on the decision notice of the planning application:

- The permission shall be granted in the context of the Memorandum of Understanding between the Broads Authority and the Environment Agency dated 25 April 2003

- Works may need separate consents under the Water Resources Act and Land Drainage By-Laws

Reasons for Decision

The application is considered to meet the requirement of the Broads Local Plan and Core Strategy DPD Policies, in particular Policy INF5 (Broadland Flood Alleviation Strategy) and would not materially conflict with other policies in the Plan and Strategy. The proposal is considered to represent an appropriate design of development associated with flood defence work in this location.

District / Ref No / Parish	Situation	Applicant	Proposal
BA/2009/0012/FUL Horning	Eagle Cottage, Kinglyne Cottages, Ferry Road	Mr and Mrs King	Replacement boathouse

Decision by 9 votes to 1

Approved subject to conditions:

- Standard time limit
- In accordance with submitted plans (as amended if necessary)
- Materials to be submitted and agreed with the Authority prior to development taking place
- To be used solely for the mooring of boats and storage of equipment required for a purpose incidental to the use of the boathouse for mooring boats and the utility area shall only be used in connection with the holiday properties of Eagle Cottage and Kinglyne Cottages
- Swallow mitigation and enhancement measures (as necessary)

Reason for Decision

The proposal is considered to be in accordance with saved Policies B11 and B12 of the Broads Local Plan (1997) and Policy CS1 of the adopted Core Strategy DPD (2007).

District / Ref No / Parish	Situation	Applicant	Proposal
BA/2010/0011/FUL Wroxham	Norfolk Broads Direct, The Bridge	Norfolk Broads Direct	Realignment of quayheading, demolition of two wet boatsheds and associated works
<p>Decision unanimous</p> <p>That planning permission be granted subject to conditions to include:</p> <ul style="list-style-type: none"> • Standard time limit • In accordance with submitted plans • Details of security to access to be agreed • All timber quayheading to be in pressure treated timber • New access to be created prior to first use of new moorings <p>Reason for Decision</p> <p>The proposal is considered to be in accordance with saved Policies B11, C8, EMP3 and EMP5 of the Broads Local Plan (1997) and Policies CS1 and CS23 of the adopted Core Strategy (2007).</p>			

District / Ref No / Parish	Situation	Applicant	Proposal
BA/2010/008/FUL BA/2010/0013/CON Oulton Broad Lowestoft	North Bay House, Borrow Road	Hellendoorn Healthcare Ltd	Resubmission of PP BA/2009/0182/FUL for proposed extension to provide four additional rooms along with lounge, office and staff accommodation
<p>Decision by 8 votes to 1 against with 1 abstention</p> <p>Approve subject to the following conditions:</p> <ul style="list-style-type: none"> • Standard time limit • In accordance with plans • Samples of materials to be submitted • Prior to demolition and removal of trees a species survey shall be submitted • Any mitigation measures outlined in the species survey shall be agreed and undertaken in full 			

- Prior to the commencement of development the strengthening of the eastern boundary shall be agreed and erected
- Prior to the use of the extension the car parking shall be marked out
- No development shall commence until an Arboricultural Method Statement is submitted and approved in writing by the Local Planning Authority
- No development shall commence on site until a Monitoring Schedule, detailing trigger points for arboricultural input, has been submitted and approved in writing by the Local Planning Authority
- A detailed monitoring report shall be submitted and approved by the Local Planning Authority
- Re-planting of trees to be agreed in writing and undertaken within the next available planting season

Reason for Decision

The set down nature, positioning and sympathetic design ensures that the proposal is considered to preserve and enhance the character of the Conservation Area. It is not considered that there will be a significant adverse effect on neighbouring amenity and any effect can be mitigated against by screening. On balance the proposals are therefore considered acceptable and in accordance with Policies H12, H11, B7, B8, B9, B11 and C9 of the Broads Local Plan.

District / Ref No / Parish	Situation	Applicant	Proposal
BA/2010/0004/FUL resubmission of A/2009/0006/FUL Stokesby with Herringby	Anchor Cottage, Mill Road, Stokesby	Mrs W Martin	Proposed renovations and extensions

Decision unanimous

Approve subject to conditions:

- Standard time limit
- In accordance with amended plans
- East elevation windows to be obscure glazed
- Materials to match existing
- Remove permitted development rights
- Annexe to be used as incidental to main residential dwelling and not to be used for holiday lets

Reason for Decision

The proposal is considered to be in accordance with saved Policies B11, C12 and H11 of the Broads Local Plan (1997) and Policies CS1 and CS5 of the adopted Core Strategy (2007).

District / Ref No / Parish	Situation	Applicant	Proposal
BA/2009/0354/FUL Ormesby St Margaret Model Flying Club Fleggburgh	Ormesby St Margaret Model Flying Club, Land to West of A1064	Ormesby St Margaret Model Flying Club	Erection of field shelter and toilet facilities on flying club site
<p>Decision by 8 votes to 1 against</p> <p>Approve subject to conditions:</p> <ul style="list-style-type: none"> • Standard time limit • Development to be constructed in accordance with submitted plans. <p>Reason for Decision</p> <p>The proposed development is considered to be acceptable in terms of design and would have no significant detrimental impact on the landscape or character of the Broads. Accordingly the development is in accordance with Policy B11 of the Broads Local Plan and Policy CS1 of the adopted Core Strategy DPD</p>			

District / Ref No / Parish	Situation	Applicant	Proposal
BA/2010/0007/FUL Neatishead	Nancy Oldfield Trust, Roanoak Irstead Road, Barton Turf	Nancy Oldfield Trust	New shed for boat storage and repair
<p>Decision unanimous</p> <p>Approve subject to conditions:</p> <ul style="list-style-type: none"> • Standard time limit • Development to be constructed in accordance with submitted plans • Restriction on hours of operation of electrical and mechanical machinery. Hours restricted to between 08:30 and 17:00 Monday to Friday, with no use of such tools at weekends or bank holidays • Submission of a landscaping scheme detailing proposed boundary improvements 			

Reason for Decision

The proposed development is considered to be acceptable in terms of design and would have no significant detrimental impact on the privacy or amenity of adjoining occupiers. Sympathetic design and improvements in screening result in a scheme that would preserve and enhance the character of the Conservation area. As such the development is in accordance with Policies B7, B11 and EMP3 of the Broads Local Plan.

APPENDIX 3

List of Tree Preservation Orders (Revised) (March 2010)

2003/0009	Burfield and Burfield Cottage, Horning
2009/0021	Riverwalk, Great Yarmouth
2009/0023	Land to rear of Castle Villa, Church Road, Burgh Castle
2009/0024	Pyghtle, Sandy Lane, West Somerton
2009/0025	The Grange, West Somerton
2009/0026	5 and 7 Romany Road, Lowestoft
2009/0028	Update of old order
2009/0029	The Rectory, Church Road, Reedham
2009/0031	Land adjacent to Bridge Broad Close, Wroxham
2009/0032	The Old Rectory, Church Road, Burgh Castle
2009/0033	Bryn House, Broads House and Yeoman House, Beech Road, Wroxham
2009/0034	Gransden House, April Cottage and Cornerways, Meadow Drive, Hoveton
2009/0040	Horning Road, Hoveton
2009/0041	Stalham Marina, Stalham
2009/0042	Stevens Moorings, Horsefen Road, Ludham
2009/0043	Dunburgh House, Dunburgh Road, Geldeston
2009/0044	Sheriff House, Beech Road, Wroxham
2009/0047	Wherry Hotel, Bridge Road, Lowestoft
2009/0048	Broadholme and the landings, Caldecott Road, Lowestoft
2009/0061	Campbell Cottage, Beech Road, Wroxham
2009/0075	St Olaves Priory, Beccles Road, St Olaves
2009/0077	Hill View, Hill House Road, Bramerton
2009/0083	Dabchick, Broadview Road, Lowestoft
2009/0084	Ice House Quay, Commodore Road, Lowestoft
2009/0085	Land to the East of Plot 4, Boathouse Lane, Lowestoft
2009/0088	37 and 45 Bridge Street, Bungay
2009/0090	Tubby Marina, Marsh Road, Lowestoft
2009/0094	Fen Ditton, Kilgreggan, Mere House and Waterside, Broadview Road, Lowestoft
2009/0096	Belvedere House and Chartwell, Waveney Hill, Lowestoft
2009/0098	Church Farm, Church Road, Freethorpe
2009/0018	Various locations in and around Filby
2009/0020	Land at Filby Bridge Cottages