

Broads Authority

Planning Committee

Minutes of the meeting held on 21 May 2010

Present:

Dr J M Gray– in the Chair

Mrs S Blane	Mr C Gould
Mrs J Brociek-Coulton	Mr G W Jermany
Mr A Duce	Dr J S Johnson
Mr N Dixon	Mr A S Mallett

In Attendance:

Mrs S A Beckett – Administrative Officer
Mr S Bell – Solicitor, Norfolk Legal Services
Miss M Hammond – Planning Assistant
Mr B Hogg – Head of Cultural Heritage and Design
Ms A Long – Director of Planning and Strategy
Mr A Scales – Planning Officer (NPS)
Ms C Smith – Head of Development and Regeneration
Miss K Wood – Planning Assistant

Mr K Marsh – Environment Agency
Mr P Millar – Environment Agency

Members of the public in attendance who spoke:

BA/2010/0084/FUL Compartment 6, Left bank of River Thurne between Ludham and Potter Heigham

Mr K Marsh On behalf of Applicant Environment Agency
Mr P Millar

BA/2010/0122/FUL 3 Riverside Estate, Brundall

Mr A Knights Agent on behalf of applicant
Mr A Proctor District Ward Member

9/1 Apologies for Absence and Welcome

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

Apologies for absence were received from, Mr M C Broom, Mr S Dorrington, Mr J Sharpe and Mrs C Sheridan.

9/2 Declarations of Interest

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

9/3 Minutes

The minutes of the meeting held on 23 April 2010 were confirmed as a correct record and signed by the Chairman.

9/4 Points of Information arising from the Minutes

There were no points of information arising from the Minutes to report.

9/5 To note whether any items have been proposed as matters of urgent business

There were no items of urgent business.

9/6 Chairman's Announcements and Introduction to Public Speaking

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

(2) **Jimmy James – Planning Officer (Compliance and Implementation)**

The Chairman announced that this would be Jimmy James' last meeting with the Authority after three years. He would be leaving to pursue his sailing interests including a post as Instructor with the Hunters Fleet based at Womack Water. Members thanked him for his valuable contribution to the work of the Authority.

(3) **RTPI East of England Annual Conference for Councillors: 5 July 2010**

The RTPI East of England Annual Conference for Councillors would be taking place at Writtle College, near Chelmsford, Essex with the title "Positive Planning in Challenging and Changing Times: Planning Perspectives for Councillors". Those interested in attending were requested to contact the Administrative Officer.

(4) **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.

9/7 Requests to Defer Applications Included in this Agenda

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

9/8 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/2010/0048/FUL Compartment 28 Peto's Marsh, Carlton Colville**
Flood defence work including the construction of new setback flood bank and excavation of new soke dykes for material sourcing plus permanent footpath diversion
Applicant: Environment Agency

The Planning Officer explained that during the processing of the planning application a number of issues had been raised which the Planning and Legal services departments were considering further. These concerned the Environmental Impact Assessment Requirements, the adequacy of supporting information, alternative flood defence option, and the impacts on flooding, habitat and ecology, recreation, landscape and access to the adjacent area. It was suggested that in order to gain a fuller appreciation of the context of the proposal, members have a site visit prior to more detailed consideration at a future meeting.

Members recognised that a site visit would be beneficial. However, they wished to receive the report which provided a full appraisal of the issues involved prior to carrying out the visit. It was therefore agreed that a visit be arranged between the publication of the full report and the meeting at which the application was to be considered.

RESOLVED

that a site visit be arranged to assess the full context of the application prior to detailed consideration at a future meeting of the Planning Committee; the meeting to take place following publication of the report and before the Planning Committee meeting when it is to be considered.

(2) **BA/2010/0084/FUL Compartment 6, Left bank of River Thurne between Ludham and Potter Heigham**

Flood defence improvement works including soke dyke excavation for material sourcing and permanent footpath diversion

Applicant: Environment Agency

In presenting the report the Planning Officer explained that the application contained two extensive areas of SSSI, part of the Upper Thurne Broads and Marshes SSSI in the eastern end and the Ludham and Potter Heigham Marshes SSSI at the western end which fell within the application itself. He emphasised that no objections had been received from Natural England who also stated their recognition that certain elements of the Broads Flood Alleviation Project had provided essential protection to the integrity of designated wetlands sites in the Broads. All the techniques to be used had been used previously by BESL in other compartments to provide improved flood defences.

He explained that there would be loss of grazing marsh but BESL had indicated that in the SSSI this had been replaced by arable reversion at Halvergate and in the non-SSSI grazing marsh the Environment Agency would create replacement habitat to ensure no net loss.

He drew attention to the comments from the Navigation Committee which endorsed the comments from the officer's report to its 22 April meeting and recommended approval subject to conditions covering erosion protection, new piling and any channel marking, as well as a further planning application for piling removal. It was recognised that the majority of works would not affect navigation and there was only a very small immediate loss of piling.

The Planning Officer further reported on the comments received since the report had been written:

- Repps with Bastwick Parish Council – requested that the application be refused due to the impact of the proposal on the opposite river bank, concerns over the impact on the pilot station located near to the bridge, and susceptibility to flooding.
- Water Management Alliance (former Broads IDB) – no objection.

He also drew attention to the concerns from local residents of the Thurne riverside bungalows about the need to take account of the location of the main drain pipes. It was noted that the pipes were believed to belong to Anglian Water. BESL had undertaken surveys to map the location of the pipes and assess their condition and were in discussions with Anglian Water regarding measures to avoid damage to those pipes.

In assessing the application, the Planning Officer concluded that although there would be loss of grazing marsh, the flood defences would provide enhanced protection to agricultural and nature

conservation interests, existing undefended properties and businesses, and limit impact on residential amenity, including the Thurne bungalow occupants, as well as preserve recreational opportunities. He therefore recommended approval.

Members welcomed the proposal and in particular the provision for the loss of grazing marsh, whilst seeking further clarification as to where the loss would be replaced. It was noted that it would not be appropriate to impose a condition to provide compensatory grazing marsh as it was not entirely within the control of the applicant to provide it.

Mr Marsh and Mr Millar from the Environment Agency confirmed that some of the compensatory grazing marsh for this application would be provided in the Halvergate area. It was clarified that the targets for providing compensatory grazing marsh were devised on a national/regional basis. It was often more difficult to provide the biodiversity habitat within the Broads. The Environment Agency had been able to create three sites within Broadland to offset the loss, but much depended on successful negotiations with landowners and attempting to restore the poorer quality arable land or grassland to good biodiversity quality grazing marsh. With regard to the concerns about the water levels in relation to the pilot station at Potter Heigham Bridge, this was still being investigated with the properties concerned. If the banks were to be built up further, not allowing the high level water to overflow onto the marsh or car park, this would put the pilot office at greater risk.

Members welcomed the professional attention to detail and consultation on such complex technical applications now being provided by BESL. They welcomed the proposal and, subject to conditions, considered it an appropriate form of flood defence work for this location.

RESOLVED unanimously

that the application be approved subject to conditions as set out in the schedule at Appendix 2 to these minutes including those conditions suggested by the Navigation Committee, as the application is considered to meet the requirements of saved Broads Local Plan Policies and those of the adopted Core Strategy, in particular Policy INF5, and would not materially conflict with other policies in the Plan and Strategy.

- (3) **BA BA/2010/0122/FUL 3 Riverside Estate Brundall**
Erection of riverside chalet for holiday occupation on site of former chalet
Applicant: Mr John Coxhead

The Planning Assistant explained that the application site fell outside the development boundary and within flood Risk Zone 3b where residential or otherwise flood sensitive development was considered inappropriate. However, the site was surrounded by a variety of scales and styles of largely single storey relatively modest chalets, many restricted to holiday use. The site was currently vacant, although it was acknowledged that a holiday chalet had previously been on the site until 2004. Following legal advice and extensive discussion, it had been concluded that the former use of the site had been abandoned and the application had to be considered as a new development rather than replacement. The main issues to consider were the principle of the development, flood risk and design and Policies BRU1, H2, H6 and INF1 of the Broads Local Plan applied as well as government advice PPS25 and the Authority's Development and Flood Risk Supplementary Planning Document. On this basis, development on the site would be contrary to these policies and the Environment Agency had also raised an objection. A previous application had been refused for a replacement chalet in 2007 and no appeal was lodged. It was acknowledged that the design, scale, form and mass of the chalet would be appropriate to the riverside setting. However, the development was unacceptable in flood risk terms and the Planning Assistant concluded that the application should be refused.

Mr Knights, the agent on behalf of the applicant, was given the opportunity to address the Committee. He asserted that the proposal complied with the Authority's policies for encouraging provision for visitor facilities. He explained that he had written a detailed letter to the Environment Agency in terms of flood risk to which he had not had a satisfactory response. He explained that planning permission had been accepted for replacement chalets elsewhere in the immediate area (either side of the current application site) and for which similar Flood Risk Assessments had been accepted. He commented that the Authority had acknowledged that a holiday chalet had existed on the site and that the parish council supported the application. He therefore urged the Committee to consider the pattern of replacement and renewal in the vicinity and accept the proposal.

Mr Proctor, the Local District Council member, was given the opportunity to address the Committee explaining his support for the application and focussing on the risks, constraints and policy objections. He referred to one of the objectives of the Authority to promote opportunities for encouraging understanding and providing facilities for visitors to the area. He considered that the abandonment of the use of the plot was a harsh conclusion and that the proposal should not be regarded as new development, but that there should be a presumption in favour rather than against. He considered that the risks of flooding could be mitigated and that a chalet development in this location would enhance the area and should be encouraged in order to assist the vibrancy and regeneration of the riverside area of Brundall.

In answer to members' questions, the Solicitor clarified that when considering whether there had been an abandonment of use, it was necessary to take into account a number of criteria and the circumstances concerned, such as the physical condition of the building, the length of time for which the building had not been used and whether it had been used for any other purposes. Case law had been taken into account when considering the matter. The surrounding properties and area were not factors that were considered in determining whether the use had been abandoned.

Members recognised that the site was prominent and set where there were a substantial number of riverside chalets and holiday residences and boatyards within which a replacement chalet could fit appropriately. Some expressed concern that there was too narrow an interpretation of "abandonment" and the surrounding and prevailing character of the area should be taken into account. Some members considered that on balance, and in the interests of the local economy, the flood defence arguments could be overcome, and the application approved, subject to appropriate conditions.

Other members considered that Policy BRU1 should be reinforced, since it was designed to limit development in the flood plain and this had been reinforced through the advice from the Environment Agency of which the Authority had to be mindful. Although recognising the argument for a continuation of development of the riverside chalets in this location, flood risk in the Broads was a major factor to consider and they were mindful that clear advice had been given on abandonment.

Mr Mallett proposed, seconded by Mr Dixon, that the application be approved subject to appropriate conditions. On being put to the vote, the motion was lost by 4 votes to 5.

Dr Johnson proposed, seconded by Mr Gould, that the officers' recommendation be accepted and the application be refused. On being put to the vote the motion was lost by 4 votes to 5.

Mr Jermany proposed, seconded by Mr Gould, that the application be deferred for further information and clarification, in the light of no clear conclusion having been reached.

RESOLVED by 7 votes to 0

that the application be deferred for further information and clarification as set out in the schedule at Appendix 2 to these minutes.

- (4) **BA/2010/0102/FUL 1 Bure Cottages, Riverside Road, Hoveton**
Proposed side extension resubmission of BA/2009/0249/FUL for a two storey side extension
Applicant: Mr and Mrs J Rumsby

The Planning Assistant explained that the application was before members in view of the objection received from the Parish Council relating to the privacy of the neighbouring property. She explained that the design, scale, form and materials of the proposed extension and balcony were considered to be appropriate and to complement the existing dwelling and terrace and to be a visual improvement on the two storey flat roof extension that was first proposed. The form of the balcony was set into the roofline which reduced the potential for overlooking to the west and there would be no overlooking from the opening internally. Overall, the proposal was not considered to result in any significant adverse impact on the residential amenities of the adjoining occupiers and it was recommended for approval.

The local member considered that the proposal was inappropriate and would produce an enclosed undesirable tunnel effect and was not in keeping with the character of the area. Other members considered that the proposal would provide an overall improved appearance to the site and would not have a significant adverse impact.

RESOLVED by 7 votes to 1

that the application be approved subject to conditions as set out in the schedule at Appendix 2 to these minutes as the proposal is considered to be in accordance with saved policies B11 and H11 of the Broads Local Plan (1997) and Policy CS1 of the adopted Core Strategy (2007).

(5) **BA/2010/0135/FUL Worlingham Staithe, Worlingham**

Installation of ten angling platforms

Applicant: Broads Authority

Mr Duce, having declared an interest, left the meeting for the consideration of this application.

The Planning Assistant explained that there were no objections to the application but that it was before the Committee because the Authority was the applicant. Since the report had been written, comments had been received from the Broads Society and the Parish Council, both of which had no objections, although the Parish Council had expressed some concerns about the possible increase in traffic from those using the platform facilities. The proposal was considered to be visually unobtrusive in the natural landscape and would improve an existing visitor facility which was historically popularly used by anglers. It was considered that there would not be a significant increase in the use of the site as the scheme was meeting rather than creating demand. It was considered that there would not be adverse impacts on the wildlife habitats, highway, access, or navigation and therefore the proposal was recommended for approval.

Members concurred with the officer's recommendation and welcomed the provision of improved facilities.

RESOLVED unanimously

that the application be approved as set out in the schedule at Appendix 2 to these minutes as the proposal is considered to be in accordance with development plan Policies C7, TR26, B11, TR21, TR19 and INF12 of the Broads Local Plan and CS1, CS11 and CS17 of the Core Strategy,

9/9 Consultations Document Update and Proposed Response

The Committee received a report together with a schedule of consultation documents received by the Authority since the last Planning Committee meeting in April 2010 together with the nature of the response made or proposed. These related to:

- Waveney District Council's Lowestoft Lake Lothing and Outer Harbour-Area Action Further Preferred Options; and
- Broadland District Council's Sustainability Appraisal Scoping Report for Old Catton, Sprowston, Rackheath, Thorpe St Andrew – Growth Triangle SPD Consultation.

RESOLVED

that the report and the nature of responses proposed or made be endorsed.

9/10 Enforcement of Planning Control

(1) Item for Update and Consideration: Land known as OS4229 adjacent to North End Thurlton: Unauthorised change of use of land and deposition of soil and other material

The Committee received a report setting out the position concerning the unauthorised change of use of land and deposition of soil and other material on land known as OS 4229 adjacent to North End, Thurlton, which had been the subject of a number of reports to Planning Committee. In particular members noted that compliance had been achieved concerning clearance of the site of the non-agricultural artefacts and the majority of the spoil, although not within the original timescale set by the notice.

Members welcomed the compliance that had been achieved and commended officers on the considerable efforts made to achieve the outcome. They also commented on the resource implications of a case of this nature.

RESOLVED

- (i) that a prosecution notice for the offence of failure to comply with the Enforcement Notices within the timescales be not pursued.
- (ii) that the report be noted that full compliance has been achieved with one Enforcement Notice and partial compliance with the other; and
- (iii) that it be noted that the result had been achieved through extensive negotiations and mediation.

(2) **Item for Consideration: Unauthorised Storage of Non-Agricultural Items on Land at North End, Thurlton, (OS 4229)**

The Committee received a report concerning the unauthorised standing and storing of non-agricultural items on land at North End, Thurlton. A Temporary Stop Notice had been served and the land was covered by an earlier Enforcement Notice as detailed at Minute 9/10(i) and was now in new ownership.

RESOLVED

- (i) that authority be given to serve any further necessary notices under Section 172 of the Town and Country Planning Act 1990 requiring the removal of non-agricultural items and other structures and materials from the site; and
- (ii) that authority be given to prosecute the landowner if necessary and reclaim any costs incurred.

(3) **Item for Consideration: Land at North End Farm, North End, Thorpe next Haddiscoe – Unauthorised erection of fencing and stationing of caravans**

The Committee received a report (with appropriate amendments to the dates from 2010 to 2009) concerning unlawful development of land at North End Farm, Thorpe next Haddiscoe, Thurlton, for the standing and occasional residential use of a number of caravans, plus the erection and use of other structures. It was noted that there was no planning consent for the use of the site for residential purposes, or for the standing of caravans or other structures. It was not an area where the Authority would wish to permit such use as the site was within open countryside where national and local policies (particularly B11, C14 and H2 of the Broads Local Plan and CS1 of the Core Strategy) advised that such development would be inappropriate. Negotiations were taking place with the landowner to agree a timescale for the removal of certain objects.

RESOLVED

that authority be given to serve any necessary enforcement notices under Section 172 of the Town and Country Planning Act 1990 requiring the removal of the fence, caravans, and other structures and material from the site as appropriate.

(4) Item for Consideration: The Croft, Romany Road, Oulton Broad

The Committee received a report updating them on the unauthorised development of a converted garage in the grounds of the property known as The Croft, Romany Road, Oulton Broad, following a previous report in October 2009 relating to application BA/2009/0181/CU. Planning permission had been refused for conversion of the entire building on three occasions, although the plans relating to the first application that was refused had been submitted for Building Regulation approval. Only part of the building for conversion had been granted permission in 2001 with conditions (W15372/3BA). This provided for living accommodation but no kitchen with a third of the property being retained as garage. A condition required that the annexe should be used for purposes ancillary to the residential use of The Croft only.

It was noted that the unauthorised use of the property for holiday accommodation had now ceased and that enforcement action in this regard was not required provided that such use did not recommence. Members were mindful that some of the works could have taken place under permitted development if the conversion had taken place in accordance with the planning permission which had been granted (i.e. W15372/3BA). It was noted that the planning policies for the area had not changed within the time period.

On balance it was concluded that it was expedient to take enforcement action to remedy the breaches of planning control for the purpose of regulating development in the public interest as well as to support the credibility of the planning system. It was agreed that the building did not have to be restored to a garage and that restoration to a development in accordance with the permission granted under W15372/3BA would be sufficient.

RESOLVED by 8 votes to 0.

that the report be noted and that enforcement action be taken to ensure that the building is developed in accordance with the planning permission that had been granted, (W15372/3BA).

(5) Item for Information: Vessel 610R on South Side of Thorpe Island

The Committee received a report on the successful removal of Vessel 610R from mooring on the south side of Thorpe Island, Thorpe St Andrew which had been the subject of an Enforcement Notice. The

owner of the vessel had now withdrawn his appeal against the notice relating to the period of compliance being too short.

RESOLVED

that the successful compliance with the Enforcement Notice be noted.

The presentation on Grazing Marsh 9/16 was taken at this point in the meeting.

9/11 Enforcement Update

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

RESOLVED

that the report be noted.

9/12 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.

RESOLVED

that the report be noted.

9/13 Decision on Appeal to the Secretary of State: Mr and Mrs Allen, Site at 16 Crabbetts Marsh, Horning

The Committee received a report relating to the decision on an appeal made by the Secretary of State concerning the Authority's decision to refuse permission for the demolition on an existing bungalow and replacement chalet at 16 Crabbetts Marsh, Horning. Members noted the Inspector's decision that the proposed height of the new dwelling would be inappropriate to its setting and harmful to the character and appearance of the area and therefore he had dismissed the appeal on the basis that the development would be contrary to Broads Plan Policies B11 and H6.

RESOLVED

that the report be noted.

9/14 Decisions Made by Officers under Delegated Powers

The Committee received a schedule of decisions made by officers under delegated powers from 9 April 2010 to 10 May 2010.

RESOLVED

that the report be noted.

9/15 Circular 28/83: Publication by Local Authorities of Information about the Handling of Planning Applications

The Committee received a report setting out the development control statistics for the quarter ending 31 March 2010.

Members congratulated officers on the targets being met and the speed of determination of applications. In particular it was noted that 97% of applications received had been approved. This was in part due to the considerable amount of attention given to pre-application advice and successful discussions with officers.

RESOLVED

that the report be noted.

9/16 Presentation on Broads Grazing Marsh

The Committee received a report and presentation giving an update on the amount of grazing marsh that has been lost as a result of the Broadland Flood Alleviation Project (BFAP) and some detail about the provision of replacement. Members noted that to date, the BFAP had resulted in a loss of 257.6 hectares of grazing marsh (Biodiversity Action Plan, non-BAP and SSSI) and a creation of 272 hectares of other habitat within the BESL Compartments. Compensation within the Broads Area had provided 138 hectares of replacement grazing marsh, some of which had been created from poor quality conservation grassland.

Members welcomed the fact that efforts were continuing to secure further replacement habitat. It was noted that replacement of grazing marsh within the region was a national biodiversity target but that this was more difficult to achieve specifically within the Broads. Reaching agreement with landowners was an important factor. It was also noted that the BFAP was providing the area with enhanced flood defence and protection of agricultural and nature conservation interest as well as preserving recreational opportunities.

RESOLVED

that the report be noted and that a further updated report be provided in two years time (2012) or sooner, if the target was achieved.

9/17 Date of Next Meeting

It was noted that the next meeting of the Planning Committee would be held on Friday 18 June 2010 at 10.00am at Dragonfly House, 2 Gilders Way, Norwich.

The meeting concluded at 13.25 p.m

CHAIRMAN

Code of Conduct for Members

Declaration of Interests

Committee: Planning Committee

Date: 21 May 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 √
A S Mallett	General 9/3 minutes 9/8(1)&(2) 9/8(3) 9/9(ii) 9/10(v) 9/11	Regurgitation of previous interests declared Member of BA Navigation Committee – did not participate in debate when considered Witness known personally to me Member of Broadland District Council. BA Member of GNDP Member of Norwich Frostbite Sailing Club (If item discussed will absent self from meeting)	√ √
G W Jermany		Member appointed by Great Yarmouth Borough Council	
N Dixon	General	Member of Norfolk County Council	
C Gould	9/8 (1) and (2)	Member of Navigation Committee but did no participate in debate when considered.	
A Duce	9/8(i)	Petos Marsh Member of Waveney District Councillor, Ward Councillor for Worlingham	√

APPENDIX 2

Decisions on Planning Applications considered by the Planning Committee on 21 May 2010

District / Ref No / Parish	Situation	Applicant	Proposal
BA/2010/0048/FUL Carlton Colville	Compartment 28, Petos Marsh	Environment Agency	Flood defence work including the construction of new setback flood bank and excavation of new soke dykes for material sourcing plus permanent footpath diversion
<p>Decision unanimous</p> <p>That prior to determination at a future meeting of the Planning Committee, a site visit take place in order to assess the context of the proposals in light of the issues raised by the application.</p> <p>The meeting to take place within the week prior to the Planning Committee meeting when the application is to be considered.</p>			

District / Ref No / Parish	Situation	Applicant	Proposal
BA/2010/0084/FUL Ludham and Potter Heigham	Compartment 6, Left Bank of River Thurne between Ludham and Potter Heigham	Environment Agency	Flood defence improvement works including soke dyke excavation for material sourcing and permanent footpath diversion.
<p>Decision unanimous</p> <p>Approved subject to the following conditions:</p> <ul style="list-style-type: none"> • standard time limit condition; • amended plan; • landscape/planting; • P D Rights removed – piling. Further specific planning consent required for piling removal; 			

- archaeological investigation;
- temporary footpath closure/signage;
- site access/delivery route/pipe crossing;
- hours of working;
- phasing / timing of works to flood banks;
- piling, pile maintenance and erosion protection details to be agreed with Broads Authority;
- detail of measures for crossing existing pipes by construction vehicles;
- installation of navigation markers as suggested by Navigation Committee.

In addition, an Order be prepared under Section 257 of the 1990 Town and Country Planning Act to deliver a length of public footpath to the new line, as shown on plan WNBWHB/400/010 as it is necessary to do so in order to enable development to be carried out.

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 on 25 April 2003.
- Works may need separate consents under the Water Resources Act and Land Drainage by-Laws for flood defence consent.

Reason for Decision

The application is considered to meet the requirements 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/2010/0122/FUL Brundall	3 Riverside Estate	Mr John Coxhead	Erection of riverside chalet for holiday occupation on site of former chalet

Decision by 7 votes to 0

That the application be deferred for further information and clarification.

District / Ref No / Parish	Situation	Applicant	Proposal
BA/2010/0102/FUL Ranworth	1 Bure Cottages, Riverside Road, Hoveton	Mr and Mrs J Rumsby	Proposed side extension Resubmission of BA/2009/0249/FUL for a two storey side extension
<p>Decision unanimous</p> <p>Approve subject to conditions:</p> <ul style="list-style-type: none"> • standard time limit; • in accordance with submitted plans; and • samples of bricks to be submitted. <p>Reason for Decision</p> <p>The proposal is considered to be in accordance with saved Policies B11 and H11 of the Broads Local Plan (1997) and Policy CS1 of the adopted Core Strategy (2007).</p>			

District / Ref No / Parish	Situation	Applicant	Proposal
BA/2010/0135/FUL Worlingham	Worlingham Staithe	Broads Authority	Installation of ten angling platforms
<p>Decision unanimous</p> <p>Approve subject to the following conditions:</p> <ul style="list-style-type: none"> • standard time limit; • in accordance with plans; • at least two but not more than six weeks prior to the commencement of development and outside the bird breeding season, a three metre wide swathe shall be strimmed from the path down to each platform. The cut vegetation shall be removed to the landward side of the footpath and uncut areas shall not be 			

disturbed. The LPA shall be notified within seven days of this work being carried out;

- prior to the first use of the development hereby permitted, details of a scheme for the safe and tidy maintenance of the angling platforms shall be submitted to and agreed in writing by the Local Planning Authority, then implemented in perpetuity.

Reasons for Decision

The proposals are considered to be in accordance with development plan Policies, C7, TR26, B11, TR21, TR19 and INF12 of the Broads Local Plan and CS1, CS11 and CS17 of the Core Strategy.