

Broads Authority

Planning Committee

Minutes of the meeting held on 5 November 2010

Present:

Mrs S Blane	Mr C Gould
Mrs J Brociek-Coulton	Dr J S Johnson
Mr M C Broom	Mr G W Jermany
Mr N Dixon	Mr A S Mallett
Mr A Duce	Mr J Sharpe
Mr S Dorrington	Mrs C Sheridan
Dr J M Gray	

In Attendance:

Mrs S A Beckett – Administrative Officer
Mr S Bell – for the Solicitor
Mr F Bootman – Planning Officer
Mr B Hogg – Head of Cultural Heritage and Design
Ms A Long – Director of Planning and Strategy
Mrs A McNab – Planning Officer
Mr A Presslee – Planning Policy Officer
Ms C Smith – Head of Development and Regeneration

Members of the public in attendance who spoke:

BA/2010/0129/FUL Land at Former Whitlingham Quarry Plant Site, Trowse

Mr Roly Beazley	Agent on behalf of Applicant, Arminghall Trust and Whitlingham Charitable Trust (Trustee)
Mr Trevor Lewis	Local District Member

BA/2010/0292/FUL and BA/2010/0295/FUL The Tree House, Main Road, Ormesby St Michael

Mr Robert Arbon	The Applicant
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BA/2010/0306/FUL Bide-A-Wee, Brimbelow Road, Hoveton

Mr John Norfolk	Applicant 's agent
Mr Peter Freeman	Applicant

2/1 Apologies for Absence and Welcome

The Chairman welcomed everyone to the meeting and members and officers introduced themselves.

No Apologies for absence were received.

2/2 Declarations of Interest

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

2/3 Minutes

The minutes of the meeting held on 8 October 2010 were confirmed as a correct record and signed by the Chairman.

2/4 Points of Information arising from the Minutes

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

2/5 To note whether any items have been proposed as matters of urgent business

There were no items of urgent business.

2/6 Chairman's Announcements and Introduction to Public Speaking

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

(2) Parish Pop-In

The next Parish Pop-In would be held at Ludham on 24 November 2010.

(3) Local List

Officers would be holding a workshop for parish council representatives on the possibility of compiling a local list of buildings/artefacts of particular interest within the Broads. This would be on 17 November 2010 at Wroxham Church Hall.

(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.

2/7 Requests to Defer Applications Included in this Agenda

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

2/8 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/2010/0307/FUL Ferry Marina, Ferry Road, Horning**
Resubmission of BA/2010/0257/FUL Demolition of boatshed and erection of full residential dwelling (transfer of BA/2008/0155/FUL) to adjacent
Applicant: Ferry Marina Ltd

The Head of Development and Regeneration explained that the proposal involved transferring an extant planning permission for a new residential dwelling from one part of the site currently occupied by a boatshed, at the east of Ferry Marina to the site of a larger boatshed on the west of the site. The extant planning permission required the demolition of the smaller boatshed. However, given that this was in a better state of repair than the larger western boatshed, it was proposed to retain the smaller boatshed to be used for boat building and replace the western boatshed with a new dwelling very similar to that already approved. The extant planning permission could be implemented at any time. However, an additional unrestricted residential unit would not be acceptable. The principle of the development had already been accepted. However there were no mechanisms for transferring permissions from one site to another and therefore a Section 106 Agreement would be necessary to prevent the earlier permission being implemented so as not to increase the number of dwellings. The applicant had agreed to enter into such an agreement.

In conclusion, the Head of Development and Regeneration recommended that the application be approved subject to the Section 106 Agreement as the proposal was not considered to result in any significant adverse impacts on the residential amenities of the adjoining occupiers or wildlife, protected species or trees. The access had been amended in accordance with the Highways Authority and since writing the report they had recommended approval with conditions to be included.

Members endorsed the officer's assessment and

RESOLVED unanimously

that, subject to the prior completion of a Section 106 Agreement in relation to extant permission BA/2010/0155/FUL, the application be approved subject to conditions as set out in the schedule at Appendix 2 to these minutes and the conditions recommended by the Highways Authority, since the application is in accordance with saved Policies C8, C9, B11 and H11 of the Broads Local Plan (1997) and Policy CS1 of the adopted Core Strategy (2007).

(2) **BA/2010/0129/FUL Land at Former Whitlingham Quarry Plant Site, Trowse**

Change of use to enable provision of car and bus parking and access to the wider Whitlingham Country Park
Applicant: Lafarge Stuart Anderson

The Planning Officer explained that the application at the former Whitlingham Quarry Plant Site at Trowse was in three parts to provide an overflow car and bus park, an alternative access to be used on limited occasions for special events and in cases of emergency, and a storage building for tools and equipment all of which would help to improve the management of an ever increasingly popular Whitlingham Country Park. He referred to the representations received and the Traffic Management Statement submitted with the application which addressed many of the concerns regarding access. The Trustees of the Park were under a legal obligation to provide an additional car park since the site was established in 2001. The principal issues to consider were the scale, siting and design of the proposed car park.

In conclusion the Planning Officer stated that the proposed car park and storage building were appropriately located within the site and of a scale which would not have any significant detrimental impact on the landscape of the country park and the basic principles of landscaping provided were acceptable. With regard to the controversial element of the application, the proposed upgrading of the access road as an alternative entrance to the Country Park, the Traffic Management Statement submitted by the applicant set out clear parameters as to how the access was to be used and managed and no objections had been received from highways. He therefore recommended approval.

Mr R Beazley, on behalf of the Arminghall Trust and as a Trustee of the Whitlingham Charitable Trust, was given the opportunity to address the Committee. He outlined the context for the application referring to the scheme approved by the Authority currently being carried out to improve and upgrade Whitlingham Lane. This would then restrict parking along Whitlingham Lane and the provision of a third car park off the lane would provide the extra capacity required particularly at weekends, for specialist events and at peak times. The building was required for storing specialist equipment. Although appropriate siting was limited, it was of a simple design and to be located where it would

not be seen in the wider landscape. Due to the concerns expressed by residents, particularly of Whitlingham Hall, Mr Beazley explained that the Traffic Management Statement had been drawn up. He stressed that Whitlingham Lane from the Trowse end would remain the main access to the site and the access via Kirby Bedon would only be used for specialist events and/or in cases of emergency. He urged the Committee to support the application.

Mr Lewis, the Local District Member, referred to his comments within the officer's report expressing strong support for the application. He emphasised that the upgrading of Whitlingham Lane was designed to remove cars from the side of Whitlingham Lane and the new car park to be made available would do more than deal with the demand. He requested that members note the opposition and take account of the Parish Council's concerns. He did express some concern that the provision of the new car park and the improved access would increase demand for the park, lead to possible increase in social disorder problems and queried whether the new car park would have pay and display machines, be secured after dark and whether there were management safeguards.

The Planning Officer, endorsed by Mr Beazley, emphasised that the main access to Whitlingham Country Park was and would remain from Trowse and Whitlingham Lane and this would be the normal access for the new car park. In times of special events, temporary signs would be erected. The access for Whitlingham Hall residents would not be restricted. With regard to parking, this would be charged for but the application did not include provision of pay and display machines. If required, officers would negotiate with the applicants on whether consent was needed for such structures.

Members sought clarification and reassurance on a number of issues relating to the opening of the access from the Kirby Bedon end, particularly concerning its possible use as a "rat run". However, they were satisfied that the Traffic Management Statement associated with the application would help to regulate its use for specific events and therefore did not wish to place specific restrictions on the number of days the access was to be used. It was suggested that a sign be erected at the Kirby Bedon end, stating that there was "No Access to Whitlingham Country Park" and temporary signs erected when necessary. Members were also satisfied that the fuel contamination issue had been addressed by the Environment Agency and surface water drainage would be adequate for the car park. In terms of the storage building, members accepted its functional design as a utilitarian building. Members noted that management of car parking along Whitlingham Lane would remain a challenge to Whitlingham Country Park staff.

RESOLVED unanimously

that the application be approved subject to conditions as set out in the schedule at Appendix 2 to these minutes including an additional condition required to cover the provision for a sign at the Kirby Bedon end of access stating "No Access to Whitlingham Country Park". The proposal by virtue of its size, scale, materials and use would have no adverse impact on the character of the area, and as such is in accordance with adopted Core Strategy Policies CS1 and CS9, and saved Policies TC07, TC08, B11 and TROW1 of the Broads Local Plan (1997).

(3) **B A/2010/0317/EXT8W Resubmission of pp BA/2007/0245/FUL Heronby, Beech Road, Wroxham**

Extension of time for proposed extension to include master bedroom suite, home cinema, utility room and extended breakfast area

Applicant: Mr R Plaster

The Planning Officer explained that due to changes in the legislation since the original planning permission had been granted in 2007, instead of putting in a new application for planning permission, the applicant was able to apply for an extension of time. The principle of the original application and details of the scheme in design, form and materials were considered acceptable and unless there had been a change in policy, there was a strong presumption in favour of development. The only change in policy had been the designation of the Wroxham Conservation Area which included the site. On reviewing the proposal, the Planning Officer concluded that it was in accordance with policy, the extension would preserve and enhance the character and appearance of the Conservation Area and therefore recommended approval.

Members concurred with the officer's assessment. They noted the concerns raised but given that the principle of development had been accepted and there had been no significant changes in policy since planning permission had originally been granted, they were of the view that all the necessary considerations had been taken into account and

RESOLVED unanimously

that the application be approved subject to conditions as set out in the schedule at Appendix 2 to these minutes as the proposal is in accordance with saved Policies B9, B11 and H11 of the Broads Local Plan (1997) and Policy CS1 of the adopted Core Strategy (2007).

- (4) **BA/2010/0288/FUL The Ted Ellis Trust, Wheatfen Broad, The Covey, Surlingham**
New Study Centre Building
Applicant: The Ted Ellis Trust

The Planning Officer explained that the proposal was before the Committee as the applicant was related to a member staff of the Authority. She explained that the application was designed to enhance the existing facilities to the Ted Ellis Nature Reserve by erecting a study centre to the east side of the existing car park. No objections had been received and there was a strong policy presumption in support of the improvement of existing visitor facilities. Since the report had been written, details of a sewerage treatment plant had been submitted. The proposal was considered to be appropriately located and of an appropriate design and scale, and there would not be a detrimental impact on highway safety or neighbour amenity. The loss of trees could be mitigated by a replanting condition in accordance with an arboricultural assessment and subject to the submission of a flood evacuation plan, the proposal was considered acceptable in terms of flood risk. The application, therefore, was recommended for approval.

Members considered that the provision of such an educational facility met one of the Authority's main purposes, the building was appropriate in its setting and therefore was acceptable.

RESOLVED unanimously

that the application be approved subject to conditions as detailed in the schedule at Appendix 2 to these minutes as the proposals are in accordance with national policies on flood risk and adopted Core Strategy Policies CS1, CS4 and CS9 and saved Policies TR19, TR20, TR21, INF12, INF13, TC8 and B11 of the Broads Local Plan (1997).

- (5) **BA/2010/0292/FUL The Tree House, Main Road, Ormesby St Michael**
Erection of detached garage
BA/2010/0295/FUL Land adjacent to The Tree House, Main Road, Ormesby St Michael
Proposed detached bungalow with garage and detached two storey dwelling with garage
Applicant: Mr R Arbon

The Head of Development and Regeneration explained that, unusually for the Authority, the applications were for infill development. As the site was within the development boundary the principle of new development was established and the relevant policy criteria to consider were that of Policy H2. The first proposal involved the demolition of the existing detached garage and the erection of a replacement garage whilst the second application involved the erection of two new dwellings, one being a bungalow, the other two storey, both

with garages. An existing mobile home would be removed and the bungalow would be located on the site of the present greenhouse.

In response to objections from the neighbours the two storey dwelling had been re-sited. In general, it was considered that there was sufficient distance between the dwellings to partly mitigate impact on the residential amenities of the neighbouring dwellings. It was recognised that there would still be some impact on the current level of privacy of two neighbouring dwellings but this was not significant enough to warrant refusal on these grounds.

Since the report had been written, Essex and Suffolk Water had objected to the application due to the sensitivities over water quality of the Ormesby and Rollesby Broads and concerns that the effluent treatment plant would be discharging into a ditch. This would be subject to building control regulations and advice from the Environment Agency, and government advice was not to duplicate controls of other bodies.

In conclusion, the Head of Development and Regeneration recommended approval of the application as it was not considered to be out of character with the pattern of development in the immediate area and the impact was not considered to be significantly adverse as to warrant refusal.

The applicant, Mr Arbon, was given the opportunity to address the Committee in support of his applications, explaining that he had tried to address the concerns of the neighbours. Instead of the Lleylandi hedge he hoped to provide natural hedging. He hoped members would support the application.

Members were generally supportive of the proposals although there were some concerns over sewerage treatment as raised by Essex and Suffolk Water, although it was recognised that this was principally a matter for Building Regulations, the Environment Agency and water companies. With regards to this application, the proposals were acceptable.

Members considered that the question of sewage treatment plants and their discharge should be a matter for future consideration in overall policy terms in association with Building Regulations and the Environment Agency.

RESOLVED unanimously

that the applications for the garage and the proposed detached bungalow and garage and detached two storey dwelling and garage be approved subject to conditions as set out in the schedule at Appendix 2 to these minutes as application BA/2010/0292/FUL is in accordance with saved Policies B11 and H11 of the Broads Local Plan (1997) and

application BA/2010/0295/FUL is in accordance with saved Policies B11, H1, INF1 and TC8 of the Broads Local Plan (1997) and Policies CS1 and CS24 of the adopted Core Strategy (2007).

- (6) **BA/2010/0306/FUL Bide-A-Wee, Brimbelow Road, Hoveton**
Demolition of existing bungalow and erection of replacement dwelling
Applicant: Mr R Freeman

The Head of Development and Regeneration explained that the application was before the Committee as the Parish Council was supportive of the application whilst officers were recommending refusal. No further consultation responses had been received since the report had been written but she drew attention to the comments from the Broads Society and the Parish Council as well as the concerns of the Environment Agency particularly in relation to the footprint of the proposed building and flood risk zone 3b.

She explained that the application site was in a very prominent position, on the river frontage, and within the development boundary where the principle of replacement was acceptable. Many elements of the proposal were considered acceptable and the design was considered to be a successful solution following previous unsuccessful applications and extensive discussions with officers. However, the addition of the car port was considered to be incongruous and detrimental to the overall design resulting in an adverse impact on the character of the surrounding area. It was also considered that the increased footprint of the proposal was contrary to the Authority's Development and Flood Risk SPD. Therefore the recommendation was regrettably for refusal.

Mr Norfolk, the applicant's agent was given the opportunity to address the Committee. He understood from his discussions with North Norfolk District Council and the Environment Agency that they were satisfied with the proposed footprint. They accepted that the proposed dwelling was not safe and therefore would not object to its replacement. The new dwelling was being raised in order to reduce the impact of flooding. The car port was intended to be placed where the existing garage stood at present and would be of a slim profile and reduced width. He considered the car port to be in keeping with the development. The applicant, Mr Freeman, explained that he had lived in Hoveton for 10 years and wished to build a more eco-friendly home where he could spend the rest of his days.

Members considered that there appeared to be conflicting information and advice being given which were critical to the decision the Committee was required to make, particularly with regard to the footprint of the existing and the proposed property, scale of the plans and the basis on which the Environment Agency was giving its advice. Whilst the design of the dwelling was considered to be acceptable, that of the car port, given the prominence of the location and its visibility

from the river, was of some concern. One member considered that as the car port was unacceptable the application should be refused.

Mr Mallett proposed, seconded by Mr Dixon, that the application be deferred for further discussions with the applicant on the car port and clarification from the Environment Agency on the criteria for assessing the application, in relation to footprint within the floodplain.

RESOLVED by 7 votes to 1 against

that the application be deferred:

- (i) for officers to discuss and clarify with the applicant and the Environment Agency the exact footprint of the existing dwelling and that of the proposed dwelling and the criteria used by the Environment Agency to assess the application; and
- (ii) for detailed discussions on the issue of provision of the car port, its impact and related car parking provision.

2/9 Local Development Framework: Development Management Policies DPD (Revised following Consultation)

The Committee received a report updating it on the preparation of the Development Management Policies Development Plan Document (DPD), the results of the most recent stage of consultation, further Preferred Options, officer responses and proposed changes to the DPD. It was noted that analysis and assessment of representations had been completed and these were set out in Appendix 1, circulated separately to members together with officer comments and recommendations. Members also received a Revised (Proposed Submission) Document at Appendix 2 incorporating comments and recommended changes. Members' views were requested. These would be submitted to the Authority on 19 November subject to any further comments. The Authority would be asked to endorse the publication of the Proposed Submission Document for further consultation before being submitted to the Secretary of State at the end of the year. The policies would be the subject of public examination in Spring/Summer 2011.

In particular attention was drawn to specific policies upon which the Navigation Committee had commented at its meeting on 21 October 2010.

Policy DP2 Landscape and Trees – As a result of the discussions criteria “(e) Have regard to its impact on navigation” had been added. Members were asked that this be endorsed.

Policy DP10 Advertisement and Signs – The Norfolk and Suffolk Boating Association had requested that reference be made to advertisements not being permitted where the degree of their illumination could affect the night vision of those who were navigating the waterway. However Advertisement Regulations were limited to specific criteria and therefore officers considered

that the wording in the policy was sufficient to address the concerns and therefore it was recommended that the policy remain as stated.

Since writing the report a number of minor changes had been made to Appendix 2 to incorporate comments made by English Heritage in order to clarify matters.

With regard to Policy DP2, in response to some members' concerns about the detrimental effect trees could have on river banks and navigation and the possibility of excluding the planting of trees unless there was sufficient reason for them, officers considered that in terms of planning policy it would be extremely difficult to justify such a policy to a planning inspector. The policy was designed to be flexible and, in general, members considered that the inclusion of (e) should cover other members' concerns.

Members also raised queries concerning Policy DP12 Access to the Water and Policy DP16 Moorings but on balance it was considered that the policies were sufficiently flexible to accommodate detailed concerns subject to some minor amendments to wording.

RESOLVED

- (i) that the contents of Appendices 1 and 2 be endorsed subject to amendments as discussed, for consideration by the Authority on 19 November 2010; and
- (ii) that authority be delegated to the Director of Planning and Strategy to make any additional comments/ amendments to the draft Proposed Submission document as deemed appropriate, for consideration by the Broads Authority.

2/10 Neatishead Conservation Area Reappraisal Public Consultation

The Committee received a report and presentation on the detailed reappraisal work carried out on the existing Neatishead Conservation Area and the proposal for an extension to that Conservation Area. Copies of the draft Reappraisal and draft proposed boundary had been circulated to members separately as Appendix 1 and a copy of the proposed leaflet containing a summary of the appraisal together with a map and a summary of the effects of designation had also been circulated as Appendix 2. Members were asked for their comments prior to the proposed reappraisal being published for consultation.

Members noted the three proposed changes to the Conservation Area boundary and the consultation process. It was also noted that once this had been completed a report would be brought back to the Planning Committee setting out the response together with a recommendation as to whether or not to formally adopt the Conservation Area appraisal, revised boundary and management plan for that part of Neatishead which fell within the Authority's boundary. North Norfolk District Council would need to consider designation

of that part which fell within its boundary. Members were supportive of the reappraisal being published for consultation subject to some minor revisions to the colours being used for the Conservation Area boundary and proposed amendments.

RESOLVED

that the Neatishead Conservation Area Reappraisal be noted and endorsed for the purposes of public consultation.

2/11 Consultation Documents: Update and Proposed Responses

Dr Gray and Mr Gould left the meeting for this item.

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

South Norfolk LDF: Site Specific Policies and Allocations (First Stage) Consultations.

RESOLVED

that the report be noted and the nature of the proposed response be endorsed.

Mrs Sheridan left the meeting, Dr Gray in the Chair

2/12 Enforcement Update

The Committee received an updated report on enforcement matters already referred to Committee. The Head of Development and Regeneration further reported on:

- (1) **Thorpe Island, "East End", Norwich:** Structure subject of appeal. A site visit by the Planning Inspectorate had been confirmed for late November 2010.
- (2) **Broome Marshes, Land off the A143 in Waveney Valley:** Unauthorised use of land for buildings and storage. The site had now been cleared and therefore the case was closed.
- (3) **Sotshole Cottage, School Road, Woodbastwick:** Unauthorised conservatory on a listed building. The Enforcement Notice had been issued. Appeal documents had been received.

RESOLVED

that the report be noted.

2/13 Appeals to the Secretary of State: Update

The Committee received a table showing the position regarding appeals against the Authority since May 2010 as set out in Appendix 1 to the report.

RESOLVED

that the report be noted.

2/14 Decisions Made by Officers under Delegated Powers

The Committee received a schedule of decisions made by officers under delegated powers from 27 September 2010 to 25 October 2010.

RESOLVED

that the report be noted.

2/15 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 30 September 2010.

RESOLVED

that the report be noted.

2/16 Date of Next Meeting

It was noted that the next meeting of the Planning Committee would be held on Friday 3 December 2010 at 10.00am at Dragonfly House, 2 Gilders Way, Norwich.

The meeting concluded at 13.30 pm

CHAIRMAN

Code of Conduct for Members

Declaration of Interests

Committee: Planning Committee

Date: 5 November 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 2/3minutes 2/8(4) and (5) 2/9 2/12(1)	Regurgitation of previous interests declared Personal Interest: applicant and applicant's agent known to me LDF Porfolio on Broadland District Council, BA representative on GNDP (Greater Norwich Development Partnership) Vice-Commodore of Norwich Frostbite Sailing Club (NFSC) (If item discussed will withdraw self from meeting if necessary)	√ √
G W Jermany	2/8 (1)	General as member of Great Yarmouth Borough Council Toll Payer Boat Moored at Ferry Marina Ltd (personal)	
C Gould	2/11	Member of GNDP, South Norfolk council (responses to LDF DPD)	
S Blane	2/8 (2)	Whitlingham Charitable Trust Trustee. Was in attendance at meeting when this was discussed but did not take part in discussion	

N Dixon	All General 2/8(5)	Appointed by Norfolk County Council – any item that may affect NCC App. BA/2010/0306/FUL Had discussions with applicant but these were about process and procedure, not about the detail of the application	
J M Gray	2/9 2/11	LDF: Member of South Norfolk Council and Member of Norfolk Geodiversity partnership which has made comments	√
M C Broom	2/9 2/12	Tollpayer, a number of boating organisations Frostbite Sailing Club	√
S Dorrington		Toll Payer	

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

District / Ref No / Parish	Situation	Applicant	Proposal
BA/2010/0307/FUL Horning	Ferry Marina, Ferry Road,	Ferry Marina Ltd	Resubmission of BA/2010/0257/FUL Demolition of boatshed and erection of full residential dwelling (transfer of BA/2008/0155/FUL) to adjacent
<p>Decision unanimous</p> <p>Subject to prior completion of Section 106 Agreement , in relation to extant permission (BA/2010/0155/FUL) the application be approved subject to conditions:</p> <ul style="list-style-type: none"> • standard time limit; • in accordance with amended plans; • samples of materials; • details of bat and bird compensatory and enhancement features; • no demolition between March and July and works to be carried out in accordance with mitigation strategy; • minimum finished floor level; • highway conditions as suggested by Highways Authority; and • prior to commencement of development, removal of caravan and store and erection of protective fencing around oak tree. <p>Reason for Decision</p> <p>The proposal is considered to be in accordance with saved Policies C8, C9, B11 and H11 of the Broads Local Plan (1997) and Policy CS1 of the adopted Core Strategy (2007).</p>			

Ref No /Parish	Situation	Applicant	Proposal
BA/2010/0129/FUL Trowse	Land at Former Whitlingham Quarry Plant Site	Lafarge Stuart Anderson	Change of use to enable provision of car and bus parking and access to the wider Whitlingham Country Park

Decision unanimous

Approved subject to conditions:

- standard time limit;
- in accordance with approved plans;
- all works carried out in accordance with the approved protected species survey;
- the use of the private access road leading north from Kirby Bedon Road as an alternative entrance/exit to the Country Park shall at all times be managed in strict accordance with the approved Traffic Management Statement;
- prior to commencement of works full details of the hereby approved cycle parking shall be submitted to and approved in writing by the Local Planning Authority. The approved cycle parking shall then be installed in accordance with the approved details and retained in perpetuity;
- prior to commencement of development vehicular access to Whitlingham Lane should be upgraded in accordance with the Norfolk County Council Industrial Access specification;
- prior to commencement of development visibility splays shall be provided to the east of the access where it meets Whitlingham Lane;
- prior to commencement of development coach, car and cycle parking shall be laid out, demarcated and retained thereafter for these specific uses; and
- sign to be placed at the Kirby Bedon road end to indicate "No Access to Whitlingham Country Park".

Reason for Decision

The proposal, by virtue of its size, scale, materials and use would have no adverse impact on the character of the area, and as such is in accordance with adopted Core Strategy Policies CS1 and CS9, and saved Policies TC07, TC08, B11 and TROW of the Broads Local Plan (1997).

Ref No /Parish	Situation	Applicant	Proposal
B A/2010/0317/EXT8 W Resubmission of pp BA/2007/0245/FUL Wroxham	Heronby, Beech Road,	Mr R Plaster	Extension of time for proposed extension to include master bedroom suite, home cinema, utility room and extended breakfast area
<p>Decision unanimous</p> <p>Approved subject to conditions:</p> <ul style="list-style-type: none"> • standard time limit; and • in accordance with previously approved plans. <p>Reason for Decision</p> <p>The proposal is considered to be in accordance with saved Policies B9, B11 and H11 of the Broads Local Plan (1997) and Policy CS1 of the adopted Core Strategy (2007).</p>			

Ref No /Parish	Situation	Applicant	Proposal
BA/2010/0288/FUL Surlingham	Wheatfen, The Covey, Surlingham	Ted Ellis Trust	New Study Centre Building
<p>Decision unanimous</p> <p>Approved subject to the following conditions:</p> <ul style="list-style-type: none"> • time limit; • in accordance with plans and submitted Arboricultural Assessment; • flood warning information to be submitted; • flood Evacuation Plan to be submitted; and • landscaping and replanting scheme plan to be submitted. <p>Reason for Decision</p> <p>The development is in accordance with national policies on flood risk and Local Policies of the Core Strategy CS1, CS4 and CS9 and TR19, TR20, TR21, INF12, INF13, TC8 and B11 of the Broads Local Plan.</p>			

Ref No /Parish	Situation	Applicant	Proposal
BA/2010/0292/FUL Ormesby St Michael	The Tree House, Main Road,	Mr R Arbon	Erection of detached garage
<p>Decision unanimous</p> <p>Approved subject to conditions:</p> <ul style="list-style-type: none"> • standard time limit; • in accordance with amended plans; • samples of materials; and • aboricultural assessment and tree protection methods. <p>Reason for Decision</p> <p>The proposed garage is considered to be acceptable in accordance with saved Policies B11 and H11 of the Broads Local Plan (1997).</p>			

Ref No /Parish	Situation	Applicant	Proposal
BA/2010/0295FUL Ormesby St Michael	Land Adjacent to The Tree House, Main Road	Mr R Arbon	Proposed detached bungalow with garage and detached two storey dwelling with garage
<p>Decision</p> <p>Approved subject to conditions:</p> <ul style="list-style-type: none"> • standard time limit; • in accordance with amended plans; • samples of materials; • noise impact assessment and mitigation measures for construction period; • construction work only between 0730 and 1800 hrs Monday to Friday, 0800 to 1300 hrs Saturdays, no work on Sundays or Bank Holidays; • access, car parking and turning areas to be laid out in accordance with agreed plans prior to first occupation; • vehicular access to be widened and upgraded prior to first occupation; • access drive to be maintained at minimum width of 4.2 metres; • landscaping scheme; • aboricultural assessment and tree protection methods; and • remove Permitted Development rights. 			

Reason for Decision

The proposed new dwellings are considered to be acceptable in accordance with saved Policies B11, H1, INF1 and TC8 of the Broads Local Plan (1997) and Policies CS1 and CS24 of the adopted Core Strategy (2007).

District / Ref No / Parish	Situation	Applicant	Proposal
BA/2010/0306/FUL Hoveton	Bide-A-Wee, Brimbelow Road	Mr R Freeman	Demolition of existing bungalow and erection of replacement dwelling

Decision by 7 votes to 1

That the application be deferred

- (i) for officers to discuss and clarify with the applicant and the Environment Agency the exact footprint of the existing dwelling and that of the proposed dwelling and the criteria used by the Environment Agency to assess the application; and
- (ii) for detailed discussions on the issue of provision of car port, its impact and related car parking provision.