

Decisions made by Officers under Delegated Powers

Report by Director of Planning and Strategy

**Broads Authority
Planning Committee**

04 April 2008

Agenda Item N 13

Summary: This report sets out the delegated decisions made by officers on planning applications from 27 February 2008 to 20 March 2008
 Recommendation: That the report be noted.

Application	Site	Applicant	Proposal	Decision
Barsham And Shipmeadow PC				
BA/2008/0025/FUL	The Cottage Low Road Shipmeadow Beccles Suffolk NR34 8HP	Cosy Cat Developments Ltd	Proposed two storey extension and alterations	Approved with conditions
Condition(s)	(1) The development to which this permission relates must be begun not later than the expiration of three years beginning with the date on which this permission is granted. (2) The development hereby permitted shall be carried out in accordance with the application form, design and access statement and plans (Titled 'Site Location Plan', 'Plans and Elevations as Proposed' Drawing number 792 02A) received by the Local Planning Authority on 21 January 2008, unless otherwise first agreed in writing by the Local Planning Authority. (3) The single first floor window on the south eastern elevation of the dwelling hereby permitted shall be installed with obscured glazing with a degree of obscurity equivalent to Pilkington level 5. The glazing shall thereafter be retained in accordance with this detail unless otherwise agreed in writing by the Local Planning Authority.			
Reason(s)	(1) The time limit condition is imposed in order to comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004. (2) For the avoidance of doubt and to ensure the satisfactory development of the site in accordance with the specified approved plans. (3) To prevent undue loss of privacy to the neighbouring property, in accordance with policy H11 of the adopted Broads Local Plan.			
Cantley Parish Council				
BA/2008/0002/FUL	The Lodge Station Road Cantley Norwich Norfolk NR13 3SH	Mr And Mrs Scott	Proposed rear extension	Approved with conditions

Application	Site	Applicant	Proposal	Decision
Condition(s)	(1) The development to which this permission relates must be begun not later than the expiration of three years beginning with the date on which this permission is granted.			
	(2) The development hereby permitted shall be carried out in accordance with the application form and design and access statement received by the Local Planning Authority on 31 December 2007 and amended plan received by the Local Planning Authority 14 March 2008, unless otherwise first agreed in writing by the Local Planning Authority.			
Reason(s)	(1) The time limit condition is imposed in order to comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.			
	(2) For the avoidance of doubt and to ensure the satisfactory development of the site in accordance with the specified approved plans.			

Dilham Parish Council

BA/2008/0009/FUL	Plot 12a Tylers Dyke The Street Dilham Norfolk NR28 9PS	Mr J W Robinson	Replacement quay heading and formation of wet dock.	Approved with conditions
Condition(s)	(1) The development to which this permission relates must be begun not later than the expiration of three years beginning with the date on which this permission is granted.			
	(2) The development hereby permitted shall be carried out in accordance with the application form, design and access statement and plans (Drawing number 2079 1B Titled 'site location and block plans quayheading details' received by the Local Planning Authority on 7 January 2007, unless otherwise first agreed in writing by the Local Planning Authority.;			
	(3) All quay heading shall be constructed with timber piling, capping and waling, and any preservative shall be applied only by pressure treatment with non-toxic chemicals			
	(4) The soil and/or other material which is removed as part of the works hereby permitted may be used only for the backfilling of land immediately adjacent to the new quayheading, subject to a maximum distance from the rear edge of the quayheading of 1 metre and subject to a maximum depth of 30cm. The soil and/or other material which is removed as part of the works hereby permitted shall not be used or deposited elsewhere on the site without the prior written consent of the Local Planning Authority. No soil and/or other materials shall be imported on to the site for the purposes of backfilling, either adjacent to the new quayheading or elsewhere on the site			
	(5) The mooring cut hereby permitted shall be used for side-on mooring only and no boat shall be moored which has a width of greater than 3 metres.			
Reason(s)	(1) The time limit condition is imposed in order to comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.			
	(2) For the avoidance of doubt and to ensure the satisfactory development of the site in accordance with the specified approved plans.			
	(3) To ensure that the development is visually appropriate for the Broads and does not pollute the water environment, in accordance with Policy B11 of the Broads Local Plan			

Application	Site	Applicant	Proposal	Decision
Reason(s)	(4) To control the raising of land due to the impact on the landscape character and local hydrology (5) In the interests of navigation, and in accordance with Policy TR2 of the adopted Broads Local Plan			

Geldeston Parish Council

BA/2008/0033/FUL	Piccolo Dunburgh Road Geldeston Beccles Norfolk NR34 0LL	Mr And Mrs P Muttitt	Erection of double garage and caravan hardstanding	Approved with conditions
Condition(s)	(1) The development to which this permission relates must be begun not later than the expiration of three years beginning with the date on which this permission is granted. (2) The development hereby permitted shall be carried out in accordance with the application form, design and access statement and plans (Titled 'OS Sitemap' , 'Proposed double garage and hardstanding at Piccolo, Dunburgh Road, Geldeston' Drawing number GP/07/04 AND 'Proposed double garage and hardstanding at Piccolo Dunburgh Road, Geldeston' Drawing number GP/07/05) received by the Local Planning Authority on 30 January 2008, unless otherwise first agreed in writing by the Local Planning Authority.			
Reason(s)	(1) The time limit condition is imposed in order to comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004. (2) For the avoidance of doubt and to ensure the satisfactory development of the site in accordance with the specified approved plans.			

Hickling Parish Council

BA/2007/0314/FUL	Hickling Sailing Club Staithe Road Hickling Norfolk	Mr Ian Turner	Replacement of existing timber quayheading and slipway	Approved with conditions
Condition(s)	(1) The development to which this permission relates must be begun not later than the expiration of three years beginning with the date on which this permission is granted. (2) The development hereby permitted shall be carried out in accordance with the application form and plans (titled 'site location plan' and 'General Piling Details SK0002') received by the Local Planning Authority on 8 January 2008, unless otherwise first agreed in writing by the Local Planning Authority. (3) All quay heading shall be constructed with timber piling, capping and waling, and any preservative shall be applied only by pressure treatment with non-toxic chemicals.			

Application	Site	Applicant	Proposal	Decision
Condition(s)	(4) The soil and/or other material which is removed as part of the works hereby permitted may be used only for the backfilling of land immediately adjacent to the new quayheading, subject to a maximum distance from the rear edge of the quayheading of 1 metre and subject to a maximum depth of 30cm. The soil and/or other material which is removed as part of the works hereby permitted shall not be used or deposited elsewhere on the site without the prior written consent of the Local Planning Authority. No soil and/or other materials shall be imported on to the site for the purposes of backfilling, either adjacent to the new quayheading or elsewhere on the site			
Reason(s)	(1) The time limit condition is imposed in order to comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004. (2) For the avoidance of doubt and to ensure the satisfactory development of the site in accordance with the specified approved plans. (3) To ensure that the development is visually appropriate for the Broads and does not pollute the water environment, in accordance with Policy B11 of the Broads Local Plan. (4) To control the raising of land due to the impact on the landscape character and local hydrology			

Horning Parish Council

BA/2007/0315/FUL	Heronshaw Ropes Hill Dyke Horning NR12 8JS	Mr D Broad	Proposed sun room with study area over, extended balcony and dormer window	Approved with conditions
Condition(s)	(1) The development to which this permission relates must be begun not later than the expiration of three years beginning with the date on which this permission is granted. (2) The development hereby permitted shall be carried out in accordance with the application form, design and access statement received by the Local Planning Authority on 27 December 2007 and plans (Drawing number 5398.11a, Titled 'elevations' and drawing number 5398.10a Titled 'First and second floor plans and north east elevations) received by the Local Planning Authority 22 February 2008, unless otherwise first agreed in writing by the Local Planning Authority. (3) Prior to the commencement of development samples of the facing materials including joinery to match those of the existing building shall be submitted to and approved by the Local Planning Authority in writing. The development shall then be constructed and retained in full accordance with the approved details in perpetuity. (4) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order) no building or structure permitted by Classes A,B,C,D,E and H of Schedule 2 Part 1 shall be erected without the prior written consent of the Local Planning Authority.			
Reason(s)	(1) The time limit condition is imposed in order to comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004. (2) For the avoidance of doubt and to ensure the satisfactory development of the site in accordance with the specified approved plans.			

Application	Site	Applicant	Proposal	Decision
Reason(s)	<p>(3) In order for the appearance of the approved development to merge satisfactorily with its surroundings, in accordance with policy B11 of the adopted Broads Local Plan</p> <p>(4) In the interests of the satisfactory appearance of the development and to safeguard the character and appearance of the area in accordance with Policy B11 of the adopted Broads Local Plan.</p>			
BA/2008/0006/FUL	Harnser Ropes Hill Dyke Horning NR12 8JS	Mr D Broad	Proposed extension to boathouse	Approved with conditions
Condition(s)	<p>(1) The development to which this permission relates must be begun not later than the expiration of three years beginning with the date on which this permission is granted.</p> <p>(2) The development hereby permitted shall be carried out in accordance with the application form, design and access statement and plans (Drawing number 5398.4 title 'plan and north elevation' and 5398.5 titled 'elevation and section' received by the Local Planning Authority on 2 November 2007, unless otherwise first agreed in writing by the Local Planning Authority</p>			
Reason(s)	<p>(1) The time limit condition is imposed in order to comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.</p> <p>(2) For the avoidance of doubt and to ensure the satisfactory development of the site in accordance with the specified approved plans.</p>			
BA/2008/0018/FUL	Birch And Jada Woodlands Way South Quays Horning Norfolk	Mr B Read	Proposed replacement boathouse.	Approved with conditions
Condition(s)	<p>(1) The development to which this permission relates must be begun not later than the expiration of three years beginning with the date on which this permission is granted.</p> <p>(2) The development hereby permitted shall be carried out in accordance with the application form, design and access statement and plans (Titled 'design drawing' Drawing number 5394.2d and title 'Survey' Drawing number 5394.1a) received by the Local Planning Authority on 14 January 2008 and Floodrisk Assessment Ticksheet received by the Local Planning Authority on 22 January 2008, unless otherwise first agreed in writing by the Local Planning Authority.</p> <p>(3) The boathouse hereby permitted shall not be used at any time for human habitation, including overnight accommodation</p>			
Reason(s)	<p>(1) The time limit condition is imposed in order to comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.</p> <p>(2) For the avoidance of doubt and to ensure the satisfactory development of the site in accordance with the specified approved plans.</p> <p>(3) The site is situated in an area where the provision of residential accommodation is inappropriate and contrary to Policies H2 and B12 of the Broads Local Plan.</p>			

Application	Site	Applicant	Proposal	Decision
BA/2008/0019/FUL	Mooring Plot Adjacent Grebe Island Access Road Lower Street Horning Norwich NR12 8PF	Mr Kevin Monk	New mooring cut with timber quayheading	Approved with conditions
Condition(s)	<p>(1) The development to which this permission relates must be begun not later than the expiration of three years beginning with the date on which this permission is granted.</p> <p>(2) The development hereby permitted shall be carried out in accordance with the application form and plans (reference SK002) received by the Local Planning Authority on 14 January 2008, unless otherwise first agreed in writing by the Local Planning Authority.</p> <p>(3) All quay heading shall be constructed with timber piling, capping and waling, and any preservative shall be applied only by pressure treatment with non-toxic chemicals.</p> <p>(4) The soil and/or other material which is removed as part of the works hereby permitted may be used only for the backfilling of land immediately adjacent to the new quay heading, subject to a maximum distance from the rear edge of the quay heading of 1 metre and subject to a maximum depth of 30 cms. The soil and/or other material which is removed as part of the works hereby permitted shall not be used or deposited elsewhere on the site without the prior written consent of the Local Planning Authority. No soil and/or other materials shall be imported on to the site for the purposes of backfilling, either adjacent to the new quay heading or elsewhere on the site.</p> <p>(5) Prior to the commencement of the excavation of the mooring cut, the Local Planning Authority must be advised in writing when the works are to be undertaken. The removal of material within a radius of 8 metre radius from the base of the trees on site, during the excavation of the mooring cut, must be undertaken by hand, and any tree roots which extend into the area must be cut with minimal distress to the tree.</p>			
Reason(s)	<p>(1) The time limit condition is imposed in order to comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.</p> <p>(2) For the avoidance of doubt and to ensure the satisfactory development of the site in accordance with the specified approved plans.</p> <p>(3) To ensure that the development is visually appropriate for the Broads and does not pollute the water environment, in accordance with Policy B11 of the Broads Local Plan.</p> <p>(4) To control the raising of land due to the impact on the landscape character and local hydrology.</p> <p>(5) To ensure the protection of trees within the conservation area, which may be affected by the development.</p>			
BA/2008/0021/FUL	Bonnington South Quays Lane Horning Norfolk NR12 8JR	Barry Pritchard And Julie Greer	Raising and extending existing bungalow	Approved with conditions

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Condition(s)	<p>(1) The development to which this permission relates must be begun not later than the expiration of three years beginning with the date on which this permission is granted.</p> <p>(2) The development hereby permitted shall be carried out in accordance with the application form, design and access statement and plans (Plan B, Proposed ground floor plan Drawing number 111a, Proposed piling and Steel Layout Drawing number 109, Proposed Site Plan Drawing number 110, Proposed ground floor plan Drawing number 111, Proposed South Elevations Drawing number 113, Proposed South Elevations Drawing number 114, Proposed South Elevations Drawing number 115, Propose West elevation Drawing number 116 and Proposed Section B-B Drawing number 117) received by the Local Planning Authority on 16 January 2008 and Flood Risk 'Ticksheet' received by the Local Planning Authority on 18 January 2008, unless otherwise first agreed in writing by the Local Planning Authority.</p> <p>(3) The development shall be constructed with a minimum finished floor level of 1.6m AODN, as detailed in the Flood Risk Assessment paragraph 2.5</p> <p>(4) Prior to the commencement of development, a scheme for the provision and implementation of flood proofing measures up to 2.12m AODN shall be submitted and agreed, in writing, with the Local Planning Authority. The scheme shall include measures set out in the Wet Proofing Measures section of the submitted Flood Risk Assessment and shall be carried out in its entirety before the development is first occupied. The scheme shall be constructed and completed in accordance with the approved plans and in line with the Communities and Local Government publication 'improving the Flood Performance of New Buildings - Flood resilient Construction'.</p>			
Reason(s)	<p>(1) The time limit condition is imposed in order to comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.</p> <p>(2) For the avoidance of doubt and to ensure the satisfactory development of the site in accordance with the specified approved plans.</p> <p>(3) The ensure the development remains dry in the event of flooding for the adequate protection of the occupants.</p> <p>(4) To minimise the damage in the event of flooding and enable a faster recovery once floodwaters have subsided.</p>			
BA/2008/0024/FUL	Little Birches Crabbetts Marsh Horning Norfolk	Mr B Ward	Erection of single storey boathouse	Approved with conditions
Condition(s)	<p>(1) The development to which this permission relates must be begun not later than the expiration of three years beginning with the date on which this permission is granted.</p> <p>(2) The development hereby permitted shall be carried out in accordance with the application form, Design and Access Statement and Plans (Site Location Plan and Drawing number 5262.1 Titled 'Proposed new boathouse at 'Little Biorches') received by the Local Planning Authority on 21 January 2008, unless otherwise first agreed in writing by the Local Planning Authority.</p> <p>(3) The development hereby permitted shall be constructed with a maximum ridge height of 5.5m above existing key heading level of 0.95m AOD.</p>			

Application	Site	Applicant	Proposal	Decision
Condition(s)	(4) The boathouse hereby permitted shall not be used at any time for human habitation, including overnight accommodation.			
	(5) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order) no building or structure permitted by Classes A,B,C,D,E and H of Schedule 2 Part 1 shall be erected without the prior written consent of the Local Planning Authority.			
Reason(s)	(1) The time limit condition is imposed in order to comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.			
	(2) For the avoidance of doubt and to ensure the satisfactory development of the site in accordance with the specified approved plans.			
	(3) To ensure the satisfactory development and appearance of the site in accordance with the specified approved plans and Policy B11 of the adopted Broads Local Plan.			
	(4) The site is situated in an area where the provision of residential accommodation is inappropriate and contrary to Policies H2 and B12 of the Broads Local Plan			
	(5) In the interests of the satisfactory appearance of the development and to safeguard the character and appearance of the area in accordance with Policy B11 of the adopted Broads Local Plan.			
BA/2008/0051/FUL	The Bungalow Woodlands Way Road Horning NR12 8JR	Mr Mark Dennis	Raise existing timber dwelling by 750mm and provide raised walkway around building	Approved with conditions
Condition(s)	(1) The development to which this permission relates must be begun not later than the expiration of three years beginning with the date on which this permission is granted.			
	(2) The development hereby permitted shall be carried out in accordance with the application form, design and access statement and plans (Plan B, Proposed ground floor plan Drawing number 111a, Proposed piling and Steel Layout Drawing number 109, Proposed Site Plan Drawing number 110, Proposed ground floor plan Drawing number 111, Proposed South Elevations Drawing number 113, Proposed South Elevations Drawing number 114, Proposed South Elevations Drawing number 115, Proposed West elevation Drawing number 116 and Proposed Section B-B Drawing number 117) received by the Local Planning Authority on 16 January 2008 and Flood Risk 'Ticksheet' received by the Local Planning Authority on 18 January 2008, unless otherwise first agreed in writing by the Local Planning Authority.			
	(3) The development shall be constructed with a minimum finished floor level of 1.6m AODN, as detailed in the Flood Risk Assessment paragraph 2.5			
	(4) Prior to the commencement of development, a scheme for the provision and implementation of flood proofing measures up to 2.12m AODN shall be submitted and agreed, in writing, with the Local Planning Authority. The scheme shall include measures set out in the Wet Proofing Measures section of the submitted Flood Risk Assessment and shall be carried out in its entirety before the development is first occupied. The scheme shall be constructed and completed in accordance with the approved plans and in line with the Communities and Local Government publication 'improving the Flood Performance of New Buildings - Flood resilient Construction'.			

Application	Site	Applicant	Proposal	Decision
Reason(s)	<p>(1) The time limit condition is imposed in order to comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.</p> <p>(2) For the avoidance of doubt and to ensure the satisfactory development of the site in accordance with the specified approved plans.</p> <p>(3) The ensure the development remains dry in the event of flooding for the adequate protection of the occupants.</p> <p>(4) To minimise the damage in the event of flooding and enable a faster recovery once floodwaters have subsided.</p>			

Hoveton Parish Council

BA/2008/0022/FUL	Burwood House Horning Road Hoveton Norfolk NR12 8JW	Mr Bill Simm	Proposed construction of a mooring stage and access walkway to link existing pond to dyke.	Approved with conditions
Condition(s)	<p>(1) The development to which this permission relates must be begun not later than the expiration of three years beginning with the date on which this permission is granted.</p> <p>(1) The development to which this permission relates must be begun not later than the expiration of three years beginning with the date on which this permission is granted.</p> <p>(2) The development hereby permitted shall be carried out in accordance with the application form and plans (titled 'Site Location Plan' Drawing number SK001, 'General Site details' Drawing number 'SK002', 'Timber Piling detail' and ' General Walkway Details') received by the Local Planning Authority 21 January 2008, unless otherwise first agreed in writing by the Local Planning Authority.</p> <p>(3) The soil and/or other material which is removed as part of the works hereby permitted may be used only for the raising of the applicants rear garden, subject to a maximum depth of 50cm. The soil and/or other material which is removed as part of the works hereby permitted shall not be used or deposited elsewhere on the site without the prior written consent of the Local Planning Authority. No soil and/or other materials shall be imported on to the site for the purposes of backfilling, either adjacent to the mooring stage or elsewhere on the site</p> <p>(4) The mooring stage and access walkway shall be constructed with timber and any preservative shall be applied only by pressure treatment with non-toxic chemicals.</p>			
Reason(s)	<p>(2) For the avoidance of doubt and to ensure the satisfactory development of the site in accordance with the specified approved plans.</p> <p>(3) To control the raising of land due to the impact on the landscape character and local hydrology.</p> <p>(4) To ensure that the development is visually appropriate for the Broads and does not pollute the water environment, in accordance with Policy B11 of the Broads Local Plan.</p>			

Potter Heigham Parish Council

Application	Site	Applicant	Proposal	Decision
BA/2008/0003/FUL	Repps Haven MIA South East Riverbank Potter Heigham NR29 5JZ	Mr R J Broom	Proposed new boathouse	Approved with conditions
Condition(s)	<p>(1) The development to which this permission relates must be begun not later than the expiration of three years beginning with the date on which this permission is granted.</p> <p>(2) The development hereby permitted shall be carried out in accordance with the application form, design and access statement and plans (Titled 'Demolish existing boat house and re-build new in timber', Drawing number 0001) received by the Local Planning Authority on 14 January 2008 and Floodrisk Assessment Ticksheet received by the Local Planning Authority on 22 January 2008, unless otherwise first agreed in writing by the Local Planning Authority.</p> <p>(3) Prior to the commencement of the development, details of the external colour finish to the walls and roof of the boatshed hereby approved shall be submitted to and approved in writing by the Local Planning Authority. The development shall then be completed and retained in accordance with the approved details in perpetuity.</p> <p>(4) The development shall be constructed with a minimum finished floor level that is no owner than existing.</p> <p>(5) Prior to the commencement of any development, a flood response plan shall be submitted to, and agreed in writing with, the Local Planning Authority. This flood response plan, shall be made available to future occupants of the site by means of a fixed notice within the building prior to habitation.</p> <p>(6) Prior to the commencement of development, a scheme for the provision and implementation of flood proofing measures up to 1.07m AOD shall be submitted and agreed, in writing , with the Local Planning Authority. The scheme shall be carried out in its entirety before the development is first occupied and constructed and completed in accordance with the approved plans and in line with the CLG publication 'Flood Resilient Construction – Improving the flood performance of new buildings'</p>			
Reason(s)	<p>(1) The time limit condition is imposed in order to comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.</p> <p>(2) For the avoidance of doubt and to ensure the satisfactory development of the site in accordance with the specified approved plans.</p> <p>(3) In order for the Local Planning Authority to be satisfied that the materials to be used will be visually appropriate for the approved development and its surroundings, in accordance with policy B11 of the adopted Broads Local Plan</p> <p>(4) To prevent the increased risk of flooding</p> <p>(5) To ensure that the owners and visitors of the site are aware that the land is at risk of flooding</p> <p>(6) To minimise the damage to the development in the event of flooding and enable a faster recovery once flood waters have subsided as is set out in paragraph 5.41 of the PPS25 Practice Guide.</p>			

Application	Site	Applicant	Proposal	Decision
BA/2008/0023/FUL	Somerton Village Hall Cottage Road West Somerton Great Yarmouth NR29 4AB	Somerton Village Hall	Proposed erection of concrete based storage shed	Approved with conditions
Condition(s)	(1) The development to which this permission relates must be begun not later than the expiration of three years beginning with the date on which this permission is granted. (2) The development hereby permitted shall be carried out in accordance with the application form, design and access statement and plans (OS Site Map Titled 'VILLAGE HALL', Drawing number 01 Titled 'PROPOSED SHED superimposed on plan') received by the Local Planning Authority on 21 January 2008 and plans (Titled 'Capital Steel Buildings') received 18 January 2008, unless otherwise first agreed in writing by the Local Planning Authority.			
Reason(s)	(1) The time limit condition is imposed in order to comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004. (2) For the avoidance of doubt and to ensure the satisfactory development of the site in accordance with the specified approved plans.			

Surlingham Parish Council

BA/2008/0013/FUL	Surlingham Church Marsh RSPB Nature Reserve Adjacent To River Yare Surlingham Norfolk	Mr Tim Strudwick	Construction of a timber shelter with seating and associated fencing and surfacing	Approved with conditions
Condition(s)	(8) Flood warning notices shall be erected in suitable positions with clear wording to be agreed with the Local Planning Authority. The notices shall be kept legible and clear of obstruction. (8) To ensure that occupants of the development are aware that the site is at risk of flooding. (1) The development to which this permission relates must be begun not later than the expiration of three years beginning with the date on which this permission is granted. (2) The development hereby permitted shall be carried out in accordance with the application form and plans (drawing number(s) ^IN;) received by the Local Planning Authority on ^IN;, unless otherwise first agreed in writing by the Local Planning Authority. (3) No development shall be commenced until precise details of the materials to be used in the construction of the external ^IN; of the building(s) hereby permitted, have been submitted to and approved by the Local Planning Authority in writing. The development shall then be constructed and retained in full accordance with the approved details in perpetuity.			

Application	Site	Applicant	Proposal	Decision
Condition(s)	<p>(4) (a) Prior to the commencement of the development hereby approved, a landscaping scheme shall be submitted to and approved in writing by the Local Planning Authority.(b) The scheme shall indicate the species, number and size of new trees and shrubs at the time of their planting.(c) The scheme shall also include indications of all existing trees and hedgerows on the land, with details of any to be retained (which shall include details of species and canopy spread), together with measures for their protection during the course of development.(d) The scheme as approved shall be carried out not later than the next available planting season following the commencement of development or such further period as the Local Planning Authority may allow in writing.</p> <p>(5) No signs shall be erected or attached to the building hereby permitted without the prior approval in writing of the Local Planning Authority.</p> <p>(6) There shall be no development or storage of any materials allowed, including soil or raising of ground levels, within that part of the site shown to be within Flood Zone 2 or 3, as delineated on the Environment Agency's Flood Zone Map.</p> <p>(7) A flood response plan shall be submitted to and agreed, in writing with the Local Planning Authority, in consultation with the Environment Agency before occupancy of any part of the proposed development.</p>			
Reason(s)	<p>(1) The time limit condition is imposed in order to comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.</p> <p>(2) For the avoidance of doubt and to ensure the satisfactory development of the site in accordance with the specified approved plans.</p> <p>(3) In order for the Local Planning Authority to be satisfied that the materials to be used will be visually appropriate for the approved development and its surroundings, in accordance with policy B11 of the adopted Broads Local Plan.</p> <p>(4) To protect and enhance the visual amenities of the area, in accordance with the requirements of policy C11 of the adopted Broads Local Plan.</p> <p>(5) To protect and enhance the visual amenities of the area, in accordance with the requirements of policy C11 of the adopted Broads Local Plan.</p> <p>(6) To prevent the increased risk of flooding.</p> <p>(7) To ensure that occupants of the development are aware that the site is at risk of flooding.</p>			

Thorpe St Andrew Town Council

BA/2007/0307/FUL	19 Thorpe Hall Close Thorpe St Andrew Norwich Norfolk NR7 0TH	Robert Evans And John Landin	Erection of replacement single storey rear extension with balcony above	Approved with conditions
Condition(s)	<p>(1) The development to which this permission relates must be begun not later than the expiration of three years beginning with the date on which this permission is granted.</p>			

Application	Site	Applicant	Proposal	Decision
Condition(s)	(2) The development hereby permitted shall be carried out in accordance with the application form and plans (Titled 'OS site plan', 'site plan as proposed', 'Section A-A As Existing & As proposed' and 'Plans & Elevations As Proposed' received by the Local Planning Authority on 20 December 2007, and design and access statement received by the Local Planning Authority on 8 January 2008 unless otherwise first agreed in writing by the Local Planning Authority.			
Reason(s)	(1) The time limit condition is imposed in order to comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004. (2) For the avoidance of doubt and to ensure the satisfactory development of the site in accordance with the specified approved plans.			
BA/2008/0004/CON	19 Thorpe Hall Close Thorpe St Andrew Norwich Norfolk NR7 0TH	Mr Robert Evans And Mr John Landin	Erection of replacement single storey rear extension with balcony above - existing single storey building to be removed	Approved with conditions
Condition(s)	(1) The development to which this permission relates must be begun not later than the expiration of three years beginning with the date on which this permission is granted. (2) The development hereby permitted shall be carried out in accordance with the application form and plans (Titled 'OS site plan', 'site plan as proposed', 'Section A-A As Existing & As proposed' and 'Plans & Elevations As Proposed' received by the Local Planning Authority on 20 December 2007, and design and access statement received by the Local Planning Authority on 8 January 2008 unless otherwise first agreed in writing by the Local Planning Authority.			
Reason(s)	(1) The time limit condition is imposed in order to comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004. (2) For the avoidance of doubt and to ensure the satisfactory development of the site in accordance with the specified approved plans.			