

Decisions made by Officers under Delegated Powers

Report by Head of Development and Regeneration

**Broads Authority
Planning Committee**

09 January 2009

Agenda Item No 10

Summary:	This report sets out the delegated decisions made by officers on planning applications	24 November 2008	to 16 December 2008
from Recommendation:	That the report be noted.		

Application	Site	Applicant	Proposal	Decision
Cantley Parish Council				
BA/2008/0345/FUL	1-5 Hill Farm Cottages The Hill Cantley Norwich Norfolk NR13 3HT	Mr Paul Dunthorne	Renovation and extensions to form 3no cottages and associated garages for farm workers	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 constructed in accordance with the application form, Design and Access Statement, Flood Risk 'Tichsheet', Protected Species Survey, Building Survey, Bat Survey and plans (Ref 'PJK230508/1' Titled 'Proposed renovations/alterations and extension to 1 Hill Cottage, Limpenhoe, Norwich', 'PJK230508/2' Titled 'Hill Farm Cottages', 'PJK230508/3' Titled '2-3 Hill Farm Cottages Limpenhoe Scheme B', 'PJK230508/4' Titled '2-3 Hill Farm Cottages Limpenhoe Scheme B', 'PJK230508/4' Titled '2-3 Hill Farm Cottages Limpenhoe Scheme B' and 'PJK230508/6' Titled 'Garage/cartsheds Hill Farm Cottages') received by the Local Planning Authority on 5 November 2008.</p> <p>(3) The occupation of the dwellings hereby permitted shall be limited to a person solely or mainly working, or last working, in the locality in agriculture, or a widow or widower of such a person, and to any resident dependents.</p> <p>(4) No development shall be commenced until samples of the external materials to be used in the construction of the buildings 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.</p> <p>(5) Prior to the first occupation of the development hereby permitted the on-site parking area shall be laid out, demarcated, leveled and surfaced in accordance with the approved plan and retained thereafter available for that specific use.</p> <p>(6) Prior to the commencement of the development hereby permitted a scheme for the erection of bat and bird boxes shall be submitted to and agreed in writing by the Local Planning Authority and implemented in full. This scheme shall as a minimum include the location of four boxes as well as specifications of these boxes. These boxes shall be retained in perpetuity in accordance with the agreed scheme.</p>			

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Condition(s)	<p>(7) The development hereby permitted shall be carried out outside of the bird breeding season (1 March - 31 July).</p> <p>(8) The bathroom window on the first floor rear elevation of the dwelling marked on plot 1 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.</p> <p>(9) 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.</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 of this proposal lies outside an area in which the Local Planning Authority normally permits residential development and permission has been granted in this instance having regard to the agricultural need for a dwelling on this site, and in accordance with Policy H3 of the adopted Broads Local Plan</p> <p>(4) 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>(5) In the interests of highway safety.</p> <p>(6) In the interests of enhancing biodiversity</p> <p>(7) In the interests of enhancing biodiversity.</p> <p>(8) To prevent undue loss of privacy to the neighbouring property, in accordance with policy H3 of the adopted Broads Local Plan</p> <p>(9) 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>			

Somerton Parish Council

BA/2008/0328/FUL	Wherries End The Staithe West Somerton Somerton Great Yarmouth Norfolk NR29 4EB	Mr Roy Wilton	Resubmission of withdrawn application BA/2007/0241/FUL for the excavation of a new mooring cut and installation of new 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 constructed in accordance with the application form and plans (Titled 'Site Location Plan', 'General Piling Details' and 'General Site details') received by the Local Planning Authority on 20 October 2008.</p>			

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Condition(s)	<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 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.</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>			