

## Decisions made by Officers under Delegated Powers

Report by Head of Development and Regeneration

**Broads Authority  
Planning Committee**

06 February 2009

Agenda Item N 10

Summary: This report sets out the delegated decisions made by officers on planning applications 16 December 2008 to 26 January 2009  
 from Recommendation: That the report be noted.

| Application                   | Site  | Applicant                         | Proposal  | Decision                            |
|-------------------------------|---|-----------------------------------|---|-------------------------------------|
| <b>Beccles Town Council</b>   |   |                                   |   |                                     |
| <b>BA/2008/0360/FUL</b>       | <b>Riverside Plot 11<br/>Puddingmoor Beccles<br/>Norfolk NR34 9PJ</b>   | <b>Mr Robin De Vere<br/>Green</b> | <b>Installation of four photo voltaic cells to<br/>provide power for lighting inside of boathouse<br/>and clubroom with three external security and<br/>safety lights</b> | <b>Approved with<br/>conditions</b> |
| 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.<br><br>(2) The development hereby permitted shall be carried out in accordance with the submitted Planning Application, Sharp photovoltaic information sheet, emails from applicant stating location and intensity of lighting (dated: 17th December 2008 and 22nd December 2008) and Plans (titled: 'Site Location Plan' and 'Beccles Rowing Club') received by the Local Planning Authority on 18th November 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.<br><br>(2) For the avoidance of doubt and to ensure the satisfactory development of the site in accordance with the specified approved plans.   |                                   |   |                                     |
| <b>Belaugh Parish Meeting</b> |   |                                   |   |                                     |
| <b>BA/2008/0363/CON</b>       | <b>Harriers View 10 Top<br/>Road Belaugh Norwich<br/>Norfolk NR12 8XB</b>   | <b>Mr Andrew Hayden</b>           | <b>Proposed demolition of a flat-roofed garage<br/>and removal of concrete base.</b>  | <b>Approved with<br/>conditions</b> |
| Condition(s)                  | (1) This conservation area consent is granted subject to the condition that the works to which it relates must be begun not later than the expiration of three years beginning with the date on which the consent is granted  |                                   |   |                                     |

| Application  | Site  | Applicant | Proposal | Decision |
|--------------|---|-----------|----------|----------|
| Condition(s) | (2) The development hereby permitted shall be carried out in accordance with the submitted plan (drawing titled 'Block Plan') received by the Local Planning Authority on 18 November 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 18(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2005.<br>(2) For the avoidance of doubt and to ensure the satisfactory development of the site in accordance with the specified approved plans. |           |          |          |

### Ditchingham Parish Council

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| <b>BA/2008/0282/FUL</b> | <b>1 Ditchingham Dam<br/>Ditchingham Bungay<br/>Norfolk NR35 2JQ</b>  | <b>Captain Peter<br/>Holloway</b> | <b>Conversion of existing garage and outbuilding<br/>to dining room with link to dwelling.<br/>Demolition of existing lean-to outbuilding and<br/>link and extension to garage and porch with<br/>formation of cloakroom and replacement<br/>french doors in rear elevation</b> | <b>Approved with<br/>conditions</b> |
| Condition(s)            | (1) This conservation area consent is granted subject to the condition that the works to which it relates must be begun not later than the expiration of three years beginning with the date on which the consent is granted<br>(2) The development hereby permitted shall be carried out in accordance with the submitted Application Form, submitted Design and Access Statement, Flood Risk Tick Sheet and Plans titled ('Site Plan', 'Existing Elevations'- drawing No. HL/080112/PH/06, 'Proposed Elevations Roof Plan Site Block Plan'- drawing No. HL/08/0112/PH/04 as in part amended by the letter and plan- title 'Proposed north east elevation, Proposed amended garage doors, Proposed amended rear area' dated the 19th Decemeber 2008 and 'Proposed and existing Floor Plans'- drawing No. HL/08/0122/PH/05) received by the Local Planning Authority on 5th November, unless otherwise first agreed in writing by the Local Planning Authority.<br>(3) Prior to the commencement of development, a scheme for the provision and implementation of flood proofing measures shall be submitted to and agreed, in writing, with the Local Planning Authority. The scheme shall be completed before the development is first occupied and constructed in accordance with the approved plans and in line with the CLG publication 'Flood Resilient Construction – Improving the flood performance of new buildings'.<br>(4) No development shall be commenced until precise details of the materials to be used in the construction of the extension to the outbuilding and porch 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. |                                   |   |                                     |
| Reason(s)               | (1) The time limit condition is imposed in order to comply with the requirements of Section 18(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2005.<br>(2) For the avoidance of doubt and to ensure the satisfactory development of the site in accordance with the specified approved plans.<br>(3) In accordance with the requirments of Policy INF2- Protection Against Flooding of the adopted Broads Local Plan.   |                                   |   |                                     |

| Application                 | Site  | Applicant                                | Proposal  | Decision                        |
|-----------------------------|---|--|---|---------------------------------|
| Reason(s)                   | (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.   |  |   |                                 |
| <b>Filby Parish Council</b> |   |  |   |                                 |
| <b>BA/2008/0342/OUT</b>     | <b>Garden Land Part Of Loke Cottage Thrigby Road Filby Great Yarmouth Norfolk NR29 3HJ</b>  | <b>Executors Of H R Tennant Deceased</b> | <b>Erection of four detached two storey dwellings with double private garages</b> | <b>Application Refused</b>      |
| Reason(s)                   | <p>(1) The proposal is for the erection of four detached two storey dwellings in a linear layout along Thrigby Road. The size of the dwellings proposed is out of scale and character with the surrounding area and, combined with the linear layout and location in a prominent position on a bend in the road, would result in a development which is inappropriate and intrusive and would have an adverse impact on the character and appearance of Thrigby road. The proposal is therefore contrary to adopted Broads Local Plan H11 and B11.</p> <p>(2) The dwellings numbered 1 and 4 are located within the root protection area of two separate rows of prominent trees which make a positive contribution to the character of the area. The construction of these dwellings in the proposed position will compromise the health and subsequent lifespan of these trees and will so detract from the quality of the built environment. The proposal is therefore contrary to Policy C9 of the adopted Broads Local Plan.</p>   |  |   |                                 |
| <b>BA/2008/0347/FUL</b>     | <b>The Flints Thrigby Road Filby Great Yarmouth Norfolk NR29 3HJ</b>  | <b>Mr Paul Bessey</b>                    | <b>Erection of two gate pillars and adjoining wall to front of dwelling</b>       | <b>Approved with conditions</b> |
| 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 submitted Application Form, Design and Access Statement and Plans titled ('Site Location Plan', 'Thrigby Road' and 'The Flints') received by the Local Planning Authority on 18th November 2008, unless otherwise first agreed in writing by the Local Planning Authority.</p> <p>(3) HDC 08 Prior to the first commencement of the use hereby permitted the access gates shall be hung to open inwards only and shall be set back a minimum distance of 5 metres from the near edge of the adjoining highway carriageway. Any sidewalls adjacent to the access shall be splayed at an angle of 45 degrees from each of the gateposts to the front boundary of the site.</p> <p>(4) HDC 12 No part of the proposed boundary wall shall overhang or encroach upon the highway boundary and no gate shall open towards over highway land.</p> |  |   |                                 |
| 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.   |  |   |                                 |

| Application                   | Site   | Applicant                | Proposal   | Decision                        |
|-------------------------------|--|--------------------------|--|---------------------------------|
| 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 ensure safe access to the site in accordance with policy TC8 of the adopted Broads Local Plan.</p> <p>(4) In the interests of highway safety.</p>  |                          |  |                                 |
| <b>Horsey Parish Council</b>  |  |                          |  |                                 |
| <b>BA/2008/0353/FUL</b>       | <b>Burnley Hall Estate<br/>Dark Lane East<br/>Somerton Somerton<br/>Great Yarmouth<br/>Norfolk NR29 4DZ</b>  | <b>Mr Theodore Agnew</b> | <b>Erection of wind pump to enable water to be pumped from dyke onto marsh</b>   | <b>Approved with conditions</b> |
| 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, plan (Drawing number 'D.1581') and photograph received by the Local Planning Authority on 18 November 2008 and email received by the Local Planning Authority at 11:17 on 3 December 2008.</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>   |                          |  |                                 |
| <b>Hoveton Parish Council</b> |  |                          |  |                                 |
| <b>BA/2008/0346/FUL</b>       | <b>Woodbury Horning<br/>Road Hoveton Norfolk<br/>NR12 8JW</b>  | <b>Mr D Pritchard</b>    | <b>Erection of new conservatory with terrace, new fireplace and stack, ground floor extensions to North and South elevations and construction of new loggia.</b> | <b>Approved with conditions</b> |
| 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 submitted Application Form, submitted Design and Access Statement, and submitted Plans Titled- ('Site Location Plan', 'East and West Elevations'-drawing no. 5353.5, 'East and West Elevations Plans of Loggia'-drawing no.5353.9, 'North and South Elevations'-drawing no.5353.8, 'North and South Elevations'-drawing no.5353.4, 'Ground Floor Plan'-drawing no.5353.6, 'First Floor Plan'-drawing no.5353.7and 'Ground and First Floor Plans'-drawing no.5353.3) received by the Local Planning Authority on 4th November 2008, unless otherwise first agreed in writing by the Local Planning Authority.</p> |                          |  |                                 |

| Application  | Site  | Applicant | Proposal | Decision |
|--------------|---|-----------|----------|----------|
| Condition(s) | <p>(3) Prior to the commencement of any work on the site all existing trees shall be protected by the erection of a one metre high chestnut pale fence to be positioned beneath the extremities of the crown spread, to the satisfaction of the Local Planning Authority and in accordance with the requirements of BS 5837 (2005) "Trees in Relation to Construction". All such fencing shall be retained and maintained in good condition for the duration of the construction period and shall not be removed until work has been completed and all plant and machinery and surplus materials have been removed from the site. During the construction period: (a) the storage of vehicles, fuel, materials, site huts or other buildings or ancillary equipment will not take place within the fenced areas. (b) The existing ground levels within the fenced areas will not be raised or lowered; (c) No services shall be laid within the fenced areas; (d) No trees shall be lopped, topped or felled without the prior written consent of the Local Planning Authority. In the event that any tree(s) become damaged during construction, the Local Planning Authority shall be notified and remedial action agreed and implemented. In the event that any tree(s) dies or is removed without the prior approval of the Local Planning Authority, it shall be replaced within the first available planting season, in accordance with details to be agreed with the Local Planning Authority.</p> <p>(4) Prior to the commencement of any development on site, details of the proposed line of all service trenches to the front (North) elevation shall be submitted for approval to the Local planning Authority and shall be then be carried out in accordance with the details as approved.</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 existing trees are protected during site works in the interests of the visual amenity of the area and the satisfactory appearance of the development in accordance with policies C11 of the adopted Broads Local Plan.</p> <p>(4) To ensure existing trees and hedges are not adversely affected by the provision of services, in the interests of the visual amenity of the area and the satisfactory appearance of the development in accordance with policies C11 of the adopted Broads Local Plan.</p>  |           |          |          |

**Potter Heigham Parish Council**

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| <b>BA/2008/0334/FUL</b> | <b>The Pines Decoy Road<br/>Potter Heigham Great<br/>Yarmouth Norfolk<br/>NR29 5LX</b>  | <b>Mr And Mrs D<br/>Pickering</b> | <b>Proposed two storey extension to rear</b> | <b>Approved with<br/>conditions</b> |
| 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 submitted Application Form, submitted Design and Access Statement , submitted Flood Risk Tick Sheet and submitted plans Titled- ('Site Location Plan'- drawing No. a4.03, 'Plans and Elevations as Proposed'- drawing No. 794.01 and 'Plans and Elevations as Proposed'- drawing No. 794.02 ) received by the Local Planning Authority on 4th November 2008 , unless otherwise first agreed in writing by the Local Planning Authority.</p> |                                   |  |                                     |

| Application                       | Site  | Applicant              | Proposal   | Decision                        |
|-----------------------------------|---|------------------------|--|---------------------------------|
| Condition(s)                      | (3) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, (or any Order revoking, amending or re-enacting that Order)) no enlargement of or alteration to the ^IN; hereby permitted shall be undertaken and no building, structure or means of enclosure within the curtilage of the ^IN; shall be erected unless planning permission has been first granted by the Local Planning Authority. |                        |  |                                 |
| Reason(s)                         | (4) The external materials to be used on the development hereby permitted shall match the external materials on the existing dwelling, unless otherwise agreed in writing by the Local Planning Authority.  |                        |  |                                 |
|                                   | (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) In order to ensure that any future extensions to the dwelling are carried out in accordance with Policy H11 (extensions and annexes) of the adopted Broads Local Plan.  |                        |  |                                 |
|                                   | (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.   |                        |  |                                 |
| <b>BA/2008/0335/FUL</b>           | <b>Plot 53 Potter Heigham River Bank Potter Heigham Great Yarmouth Norfolk</b>  | <b>T B M C Ltd</b>     | <b>Proposed extension to existing boathouse to provide additional storage space.</b>                           | <b>Approved with conditions</b> |
| 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 submitted Application Form, submitted Design and Access Statement, submitted Flood Risk Tick Sheet and submitted Plans ('Site Location Plan' and 'Proposed Boathouse Extension'-drawing No.809.01) received by the Local Planning Authority on 5th November 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.  |                        |  |                                 |
| <b>Stokesby With Herringby PC</b> |   |                        |  |                                 |
| <b>BA/2008/0351/COND</b>          | <b>The Homestead Mill Road Stokesby Great Yarmouth Norfolk NR29 3EY</b>   | <b>Ms Janet Duncan</b> | <b>Variation of condition 3 of PP 06/03/0248/BF to allow granny annexe to be used as holiday accommodation</b> | <b>Approved with conditions</b> |

| Application  | Site   | Applicant | Proposal | Decision |
|--------------|--|-----------|----------|----------|
| 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 submitted plans (drawing number(s) ^IN;) received by the Local Planning Authority on ^IN;, unless otherwise first agreed in writing by the Local Planning Authority.</p> <p>(3) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, (or any Order revoking, amending or re-enacting that Order)) no enlargement of or other alteration to the ^IN; hereby permitted shall take place unless planning permission has been first granted by the Local Planning Authority.</p> <p>(4) The accommodation hereby permitted shall be occupied either for purposes which are incidental to the use of the property as a dwellinghouse or for a short-term holiday let only. It shall not be used as a separate dwellinghouse either for permanent residential use or as a second or holiday home.</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 safeguard the appearance of the building and the amenities of nearby dwellings in accordance with Policy H1/H6 of the adopted Broads Local Plan.</p> <p>(4) To ensure that caravans are restricted to holiday use only and not used as permanent residential accommodation in accordance with Policy H12 of the adopted Broads Local Plan</p>   |           |          |          |