

Decisions made by Officers under Delegated Powers

Report by Director of Planning and Strategy

**Broads Authority
Planning Committee**

06 March 2009

Agenda Item No 12

Summary: This report sets out the delegated decisions made by officers on planning applications from 26 January 2009 to 24 February 2009
 Recommendation: That the report be noted.

Application	Site	Applicant	Proposal	Decision
Barton Turf And Irstead PC				
BA/2008/0382/FUL	Kingfishers Hall Road Barton Turf Norfolk NR12 8AR	Mrs J Mitchell	Proposed replacement quay heading	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 submitted planning application, design and access statment, and plans titled; (Proposed replacemnt quay heading (drawing no. 4063)) received by the Local Planning Authority on 16th December 2008, unless otherwise first agreed in writing by the Local Planning Authority. (3) 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 control the raising of land due to the impact on the landscape character and local hydrology.			

Application	Site	Applicant	Proposal	Decision
Burgh Castle Parish Council				
BA/2008/0375/FUL	The Old Rectory Church Road Burgh Castle Great Yarmouth Norfolk NR31 9QG	Mr Brian Webster	Conversion and extension of stables to form one detached dwelling	Application Refused
Reason(s)	<p>(1) The application seeks consent for the conversion of a rural building outside of the development boundary for use as a open market residential dwelling. The development includes raising the height of the building from one to two storey's, addition of ground floor extensions including a conservatory, alterations to the shape of the roof, addition of a chimney and changes to the existing openings. These changes are considered to result in extensive alterations to the original form and style of the building and the proposal is therefore contrary to saved Policy H7 of the adopted Broads Local Plan.</p> <p>(2) The development includes substantial changes to the existing building to a point where its original form, design and style is no longer recognisable. Given the scale of these changes the proposal is considered to result in a significant adverse effect on the character and appearance of the building and is therefore contrary to saved Policy H7 of the adopted Broads Local Plan.</p>			
BA/2008/0396/COND	Greenacres Marsh Lane Burgh Castle Great Yarmouth Norfolk NR31 9QH	Mr Derek Friend	Variation of planning condition 2 of previous permissionm 06/00/0252 - To restrict the use of the stables to the occupiers of the dwelling house known as "Greenacres"	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 submitted plans (drawing titled 'Not to scale Site Plan') received by the Local Planning Authority on 07 January 2009, unless otherwise first agreed in writing by the Local Planning Authority.</p> <p>(3) The use permitted by 06/00/0252 shall be carried on only by the occupiers of the dwellinghouse known as 'Greenacres' for purposes incidental to the quiet enjoyment of the dwellinghouse only.</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 enable the Local Planning Authority to retain control over the use of the site in the interests of public and highway safety.</p>			

Application	Site	Applicant	Proposal	Decision
Coltishall Parish Council				
BA/2008/0356/FUL	Coltishall Post Office 24 Wroxham Road Coltishall Norwich Norfolk NR12 7EA	Mr Steve Haines	Proposed single storey rear extension	Approved with conditions
Condition(s)	<p>(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</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: 'Location Plan/ Site Plan' (drawing no. 2410.0808B Sheet no.1), 'Existing Ground Floor plan' (drawing no. 2410.0808B Sheet no.2), 'Existing Elevations' (drawing no. 2410.0808B Sheet no.3), all received by the Local Planning Authority on 09/12/2009 and AMENDED- 'Proposed Ground Floor Plan Section A-A/ Tanking Detail' (drawing no. 2410.0808B Sheet no.4, Revision A), AMENDED- 'Proposed Elevations' (drawing no. 2410.0808B Sheet no.5, Revision A) and AMENDED- 'Construction Notes' (drawing no. 2410.0808B Sheet no.7, Revision A), all received by the Local Planning Authority on 03/02/2009 unless otherwise first agreed in writing by the Local Planning Authority.</p> <p>(3) Before the development is started samples of the facing materials to match those of the existing building (brickwork) 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.</p> <p>(4) No development shall be commenced until precise details of the dummy doors, including their treatment and colour, to be used in the construction of the blocking over of the west elevation of the building 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) Plan 2410.0808B, sheet no.6 and plan 2410.0808B sheet no.5 dated: 20/08/2008 submitted in support of the application have been superseded and this planning permission does not convey any consent for advertisements.</p>			
Reason(s)	<p>(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.</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) 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) For the avoidance of doubt.</p>			

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Horning Parish Council				
BA/2008/0336/FUL	Ranworth House The Moorings Ferry Cott Lane Horning Norfolk NR12 8PP	Mr And Mrs D Herriott	Proposed erection of conservatory	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 submitted application form, Flood Risk Tick Sheet, photograph and plans titled; ('Quotation', 'Notice Plan'- (Drawing no. TG3416NE), 'Front Drive Access' and 'Proposed Conservatory Ranworth House'- (Drawing no. H.C.H.01)) received by the Local Planning Authority on 09/12/2008 unless otherwise first agreed in writing by the Local Planning Authority.</p> <p>(3) The external materials to be used on the development hereby permitted shall be in full accordance with the details submitted in the planning application, unless otherwise 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> <p>(3) To accord with the expressed intentions of the applicant, in the interests of the visual amenities of the area and because the Local Planning Authority wishes to retain control over the type of possible alternative materials to be used in the approved development and to ensure the acceptable appearance of the building in accordance with policy B11 of the adopted Broads Local Plan.</p>			
Loddon Parish Council				
BA/2008/0374/FUL	35 Mill Road Loddon Norwich Norfolk NR14 6DR	Mr Chris Williams	Erection of two, single storey rear extensions	Approved with conditions
Condition(s)	<p>(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</p>			

Application	Site	Applicant	Proposal	Decision
Condition(s)	(2) The development hereby permitted shall be carried out in accordance with the submitted application form, design and access statement and plans titled; 'Location Plan', 'Existing Plan Layout and Elevations'- drawing no. 08/308 A, 'Proposed Plan layout and elevations'- drawing no. 08/309 and 'Sections and Various Details'- 08/310 A received by the Local Planning Authority on 7th Januray 2009 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. (2) For the avoidance of doubt and to ensure the satisfactory development of the site in accordance with the specified approved plans.			

Martham Parish Council

BA/2008/0383/FUL	Ferry Boatyard Ferrygate Lane Martham Norfolk	Martham Ferry Partnership	Replacement quay heading and boardwalks	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 submitted application form, letter from agent (recieved by the authority on 19th Janurary 2009) and AMENDED plans titled; ('Details of Replaycment Quay Heading'- drawing number (5413.2) and 'Quay Heading') received by the Local Planning Authority on 16th December 2008, unless otherwise first agreed in writing by the Local Planning Authority. (3) 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 control the raising of land due to the impact on the landscape character and local hydrology.			

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Oulton Parish Council				
BA/2008/0400/FUL	3 Romany Road Lowestoft Suffolk NR32 3PJ	Mr George Prior	Retrospective application for a front facing boundary wall and rebuilt boatshed. Additional works include refurbished slipway and quay heading.	Approved with conditions
Condition(s)	<p>(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</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; 'Proposed front boundry wall, boatshed and slipway improvments "Wavaney" Romany Road Oulton Broad'- Drawing Number. 1220.07.8 received by the Local Planning Authority on 07 Januaray 2009 and letter from agent dated 19th Januaray 2009, 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 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> <p>(4) The external materials to be used on the development hereby permitted shall be in full accordance with the details submitted in the planning application and letter submitted from the agent dated 19th January 2009, unless otherwise 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 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.</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 control the raising of land due to the impact on the landscape character and local hydrology.</p> <p>(4) To accord with the expressed intentions of the applicant, in the interests of the visual amenities of the area and because the Local Planning Authority wishes to retain control over the type of possible alternative materials to be used in the approved development and to ensure the acceptable appearance of the building in accordance with policy B11 of the adopted Broads Local Plan.</p>			

Application	Site	Applicant	Proposal	Decision
Trowse With Newton Parish Council				
BA/2008/0333/FUL	Norwich Rowing Club Whitlingham Lane Trowse Norwich Norfolk NR14 8TR	Mr Max Heron	Resubmission of BA/2007/0082/FUL for the erection of a 2 storey rowing and canoeing club with boat storage on the ground floor and club facilities on the first floor.	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 Assessment and plans (Titled 'Proposed Site Plan' Drawing number (08)002, 'Drainage Layout' Drawing number '4049/100, 'Proposed Section A-A' Drawing number '(08)007, 'Proposed Elevations' Drawing number '(08)005 REV A', 'Proposed First Floor' Drawing number '004 REV B', 'Proposed Ground Floor' Drawing number '003' and 'Proposed Elevations' Drawing number '(08)006 REV A) received by the Local Planning Authority on 21 October 2008.</p> <p>(3) No development shall be commenced until precise details of the materials and treatment including colour of the cladding, roof and window joinery to be used in the construction of the building 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>(4) Prior to the first use of the site hereby permitted full details of the bicycle storage facilities shall be submitted to and approved in writing by the Local Planning Authority. The development shall then be constructed and retained in full accordance with the approved details in perpetuity.</p> <p>(5) The building hereby permitted shall be used solely between the hours of 06:00 - 23:00, seven days per week including bank holidays. No use of the building shall be permitted outside of this time unless otherwise agreed in writing with the Local Planning Authority.</p> <p>(6) No loudspeaker or amplified sound system shall be used outside of the building unless otherwise agreed in writing with the Local Planning Authority.</p> <p>(7) Prior to the commencement of the development hereby permitted a scheme for the excavation of the materials to be removed from Whitlingham Little Broad to facilitate this development shall be submitted to and agreed in writing with the Local Planning Authority. This scheme shall include details of the method of excavation, the programme schedule of work, hours of work, where the material is to be stockpiled prior to deposition and the area of deposition and a scheme for making good of the area.</p> <p>(8) Before the development hereby permitted is commenced, a tree protection plan detailing the method(s) of protection of the trees as identified on the plan (Titled 'Proposed Site Plan', Drawing number (08)002) received by the Local planning Authority on 21 October 2008 shall be submitted to and agreed in writing with the Local Planning Authority. The development shall then be carried out in accordance with this plan.</p> <p>(9) Finished floor levels shall be set no lower than 1.415m above Ordnance Datum (AOD).</p>			

Application	Site	Applicant	Proposal	Decision
Condition(s)	(10) Prior to the commencement of development the provision of a compensatory flood storage scheme for a volume of 58m3 as detailed in paragraph 7a of the FRA shall be carried out and agreed in writing with the Local Planning Authority in consultation with the Environment Agency. (11) Flood-resilient measures as detailed in paragraph 8 a, b in the accompanying Flood Risk Assessment shall be incorporated in the development (12) Flood warning notices shall be erected in numbers, positions and with wording to be agreed with the Local Planning Authority. The notices shall be kept legible and clear of obstruction (13) Prior to the occupation of this development, a flood response plan shall be submitted to, and agreed in writing with, the Local Planning Authority. Once agreed this shall form part of the Health and Safety File for the building, under the Construction, Design and Management (CDM) Regulations (14) The buildings hereby permitted shall be used solely for the purposes of the canoe and/or rowing club operated by Norwich Canoe Club and Norwich Rowing Club or any other club to be agreed in writing with the Local Planning Authority. (15) Prior to the commencement of the development hereby permitted details of the signage to be erected on the west elevation of the building hereby permitted shall be submitted to and agreed in writing with the Local Planning Authority. The development shall then be constructed and retained in full accordance with the approved details in perpetuity (16) In order for the Local Planning Authority to be satisfied that the development will not adversely affect the river valley landscape in accordance with policy TROW01 of the adopted Broads Local Plan. (17) Prior to the first use of the site hereby permitted full details of the car parking spaces to be provided shall be submitted to and approved in writing by the Local Planning Authority. 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 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 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. (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. (5) In the interests of the residential amenities of the area, and in accordance with policy TROW1 of the adopted Broads Local Plan (6) To control the noise emitted from the site in the interests of residential amenity in accordance with policy TROW01 of the adopted Broads Local Plan. (7) In the interests of the residential amenities of the area. (8) In order to protect trees on the site, in accordance with the requirements of policy C11 of the adopted Broads Local Plan.			

Application	Site	Applicant	Proposal	Decision
Reason(s)	<p>(9) To reduce the impact of flooding on the proposed development and future</p> <p>(10) To prevent flooding elsewhere by ensuring tha compensatory storage of flood water is provided</p> <p>(11) To minimise the damage to the development in the event of flooding and enable a faster recovery once floodwaters have subsided</p> <p>(12) To ensure that the owners and visitors of the site are aware that the land is at risk of flooding</p> <p>(13) To ensure that the owners and visitors of the site are aware that the land is at risk of flooding and that the flood plan information is passed onto any subsequent owners of the building.</p> <p>(14) In the interests of the other users of the country park, and in accordance with policy TROW01 of the adopted Broads Local Plan.</p> <p>(15) 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>(16) Prior to the first occupation of the developemnt hereby granted consent deatils of all external lighting shall be submitted to and agreed in writing with the Local Planning Authority. The development shall then be constructed and retained in full accordance with the apporved details in perpetuity.</p> <p>(17) 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>			