

Decisions made by Officers under Delegated Powers

Report by Director of Planning and Strategy

**Broads Authority
Planning Committee**

03 April 2009

Agenda Item N 11

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

Application	Site	Applicant	Proposal	Decision
Beccles Town Council				
BA/2008/0391/FUL	Lime Kiln House Puddingmoor Beccles Suffolk NR34 9PL	Mrs Valerie Hills	Installation of wood burning stove with internal flue which will project 600mm above ridge and skimming and raising 50 cms quay heading to bring in line with neighbouring properties.	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 Assessment, and plans titled, 'Site Location Plan', drawing no- SK1184507, 'Stove Solutions', 'The new improved range', 'A.J.S Riverside Maintenance', drawing number- 07900954101, 'Cross section of proposed quay heading' and 'Lime Kiln House' received by the Local Planning Authority (LPA) on 27 January 2009 and email from applicant to LPA dated 09 February 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 quay heading, 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 new quay heading or elsewhere on the site.</p> <p>(4) 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>			
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 control the raising of land due to the impact on the landscape character and local hydrology.</p>			

Application	Site	Applicant	Proposal	Decision
Reason(s)	(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.			
BA/2009/0011/LBC	St Peters House Old Market Beccles Suffolk NR34 9AP	Mr Kevin Shewell	Repairs to garden wall and gate, following collision damage.	Approved with conditions
Condition(s)	<p>(1) This listed building 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 and plans titled 'Location Plan' (drawing number 1051.01), 'Gate Proposed Repairs' (drawing number 1051.05), 'Plan, Elevations, Sections- Proposed Repairs'(drawing number 1051.04), 'Plan, Elevations, Sections- As Existing' (drawing number 1051.02) and 'Gate- As Existing' (drawing number 1051.03) received by the Local Planning Authority on 15th January 2009 and email of 28th January 2009 covering materials, unless otherwise first agreed in writing by the Local Planning Authority.</p> <p>(3) Any damage to the adjoining fabric which occurs as a result of the proposal shall be made good with immediate effect to the satisfaction of the Local Planning Authority.</p> <p>(4) Prior to the commencement of development details of the mortar mix, pointing and brick bond on a sample panel of brickwork shall be first submitted to the Local Planning Authority and approved in writing.</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 to ensure the character and visual amenity of the site is protected and enhanced, in accordance with saved Broads Local Plan policies B9 and B11.</p> <p>(4) In order to ensure the character and visual amenity of the site is protected and enhanced, in accordance with saved Broads Local Plan policies B9 and B11.</p>			

Application	Site	Applicant	Proposal	Decision
Broome Parish Council				
BA/2008/0270/CU	The Grain Store Pirnhow Street Wainford Bungay	Mr Jonathan Brundle	For change of use from grain store to residential dwelling with erection of new garage	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, Ecology Report and plans (Drawing number ALS4412/200/01 and ALS4412/1000/01) received by the Local Planning Authority on 4 November 2008, plans (Titled 'Conversion of the Grainstore Wainford, Bungay' detailing the location and floor plans and 'Conversion of the Grainstore Wainford, Bungay' detailing elevations of dwelling and garage received by the Local Planning Authority on 21 November 2008 and Flood Risk Assessment received by the Local Planning Authority on 30 December 2008, unless otherwise agreed in writing with the Local Planning Authority.</p> <p>(3) No development shall be commenced until precise details of the external materials to be used in the conversion of the building referred to as the 'Grain Store' and construction of the garage 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 commencement of the development hereby permitted a 1:20 scale drawing of the balcony and windows shall be submitted to and agreed in writing with the Local Planning Authority. The development shall then be constructed in accordance with the agreed details and retained in perpetuity.</p> <p>(5) No development shall occur on sites between the dates of 1 March - 15 July (inclusive).</p> <p>(6) Details of 3 bat boxes to be installed on site and access for bats to roof voids shall be submitted to and agreed in writing with the Local Planning Authority. These bat boxes shall then be installed prior to the demolition of the existing dwelling and retained in perpetuity in accordance with the agreed details.</p> <p>(7) 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> <p>(8) No part of the development shall be commenced until all details of works to the access area, including the position of any gates and fences to be erected, kerbing and edging lock, drainage works and visibility splays, and means of demarcation of the Highway boundary, have been submitted to and approved in writing by the Highways Authority.</p> <p>(9) Before the development is commenced details shall be submitted to and approved in writing by the Local Planning Authority showing the means to prevent the discharge of surface water from the development onto the highway. The approved scheme shall be carried in its entirety before the access is first used and shall be retained thereafter in its approved form.</p> <p>(10) Finished floor levels are set no lower than 5.02m above Ordnance Datum (AOD) as stated in paragraph 3d of the Flood risk Assessment accompanying the application.</p>			

Application	Site	Applicant	Proposal	Decision
Condition(s)	(11) Prio to the commencement of any development, a flood response plan shall be submitted to, and agreed in writing with, the Local Planning Authority. This plan shall be made available to future occupants of the site by means of a fixed notice within the building prior to habitation.			
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) 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 Conservation</p> <p>(6) In order to protect the existing bats on site.</p> <p>(7) 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> <p>(8) To ensure that the access is designed and constructed to an appropriate specification and made available for use at an appropriate time in the interests of highway safety.</p> <p>(9) To prevent hazards caused by flowing water or ice on the highway</p> <p>(10) To reduce the impact of flooding on the proposed development and future occupants and ensure that the owners and visitors of the site are aware that the land around the building is at risk of flooding.</p> <p>(11) To reduce the impact of flooding on the proposed development and future occupants and ensure that the owners and visitors of the site are aware that the land around the building is at risk of flooding.</p>			

Horning Parish Council

BA/2008/0389/FUL	The Boat House Ferry Road Horning Norwich NR12 8PS	Mr & Mrs. P. Goshawk	Proposed alterations and extension [To convert boatshed into part of dwelling]	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.			

Application	Site	Applicant	Proposal	Decision
Condition(s)	<p>(2) The development hereby permitted shall be carried out in accordance with the submitted application form, Design and Access Statement, Flood Risk Assessment, plans titled 'Existing Layout', drawing number- 5293.2, 'Site and Location Plan, Elevations and Sections', drawing number- 08/27/1 and 'Proposed Floor Plans', drawing number- 08/27/2, received by the Local Planning Authority on 7th January 2009, and letter from case officer to applicant dated 9th February 2009 and email from applicant to case officer dated 01st March 2009, unless otherwise first agreed in writing by the Local Planning Authority.</p> <p>(3) No development shall be commenced until precise details of the design and materials to be used in the construction of the external ballastrading around the first floor balcony of the 'Boat House' 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>			
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>			
BA/2009/0008/FUL	The Boat House Ferry Road Horning Norwich NR12 8PS	Mr Peter Goshawk	Resubmission of BA/2008/0311/FUL for a proposed new mooring cut	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 forms and plans titled 'Site Plan', 'Proposed new mooring cut' and 'designation, material, dimension etc' received by the Local Planning Authority on 15th January 2009, unless otherwise first agreed in writing by the Local Planning Authority.</p> <p>(3) The moorings and boat cut within the site shall be used only for the mooring of craft (excluding houseboats) required for a purpose incidental to the enjoyment of the dwellinghouse named 'The Boat House'.</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>			

Application	Site	Applicant	Proposal	Decision
Reason(s)	(3) In the interests of amenity and to ensure that the development is not used for commercial purposes, and to comply with the provisions of Policies H2 and B12 of the Broads Local Plan. (4) To control the raising of land due to the impact on the landscape character and local hydrology.			
BA/2009/0009/COND	The Boat House Ferry Road Horning Norwich NR12 8PS	Mr Peter Goshawk	Removal of condition 5 of PP B1/93/1180/PF which states "No mooring shall take place on this site other than the mooring of boats directly associated with the operational requirements of the boatyard".	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 and plans titled 'site location plan' received by the Local Planning Authority on 15th January 2009, unless otherwise first agreed in writing by the Local Planning Authority. (3) The moorings within the site shall be used only for the mooring of craft (excluding houseboats) required for a purpose incidental to the enjoyment of the 'Boat House'.			
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 enable the Local Planning Authority to retain control over the development which has been permitted.			

Mettingham Parish Council

BA/2008/0393/FUL	Homestead Farm Beccles Road Bungay Suffolk NR35 1HX	Mr D Utting	Erection of a loose housed cattle 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.			

Application	Site	Applicant	Proposal	Decision
Condition(s)	<p>(2) The development hereby permitted shall be carried out in accordance with the submitted application form, photographs, Design and Access Statement, Flood Risk Tick Sheet, Landscaping Information Sheet titled 'Hedging names and approx percentages' and plans titled 'Homestead Farm' and 'Proposed Cattleshed Extension' received by the Local Planning Authority on 15/01/2009, email and attached scan outlining details of landscaping scheme dated 02/02/2009 and Flood Risk Assessment received by the Local Planning Authority on 10/03/2009 unless otherwise first agreed in writing by the Local Planning Authority.</p> <p>(3) The landscaping scheme as indicated on the approved plan titled 'Hedging names and approx percentages' received by the Local Planning Authority on 15/01/2009 and associated email and attached scan outlining the details of landscaping scheme dated 02/02/2009 shall be carried out no 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>			
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 protect and enhance the visual amenities of the area, in accordance with the requirements of policy C11 of the adopted Broads Local Plan.</p>			

Norwich City

BA/2008/0399/FUL	River Wall New Mills Yard Norwich Norfolk	Norwich City Council	Sheet piling work to underwashed river wall down stream of New Mills Pump Station	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 and plans (Titled 'Location Plan' Drawing number '280000.08.01/001', 'Site Plan' Drawing number '280000.08.01/002', 'Sheet Metal Piling Details' Drawing number '006' and 'Proposed Wall Section' Drawing number '005') received by the Local Planning Authority on 27 January 2009.</p> <p>(3) Any preservative applied to the timber piling shall only by pressure treatment with non-toxic chemicals.</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>			

Application	Site	Applicant	Proposal	Decision
Reason(s)	(3) To ensure that the development does not pollute the water environment.			

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 Januaray 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
BA/2009/0045/FUL	Sunsets Broadview Road Lowestoft Suffolk NR32 3PL	Mr John Keen	Alterations and Extensions to dwelling	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, Bat Survey Report and Plans (Titled 'Site Location Plan', 'Site Plan-Proposed', 'Ground Floor Plan -Proposed', 'First Floor Plan - Proposed', 'Elevations - proposed - north and east' and 'Elevations - proposed - south and west') received by the Local Planning Authority on 17 February 2009 and email received by the Local Planning Authority at 16:54 on 5 March 2009, unless otherwise agreed in writing with the Local Planning Authority.</p> <p>(3) No development shall be commenced until samples of the external materials (roof, balustrading, window joinery, staircase and balcony) to be used in the construction of the extension 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 commencement of development details of 3 bat boxes to be installed on site shall be submitted to and agreed in writing with the Local Planning Authority. These bat boxes shall be installed within 6 months from the date of the commencement of development and retained in perpetuity in accordance with the agreed details.</p> <p>(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, F, G and H of Schedule 2 Part 1 and Classes A and C of Part 2 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) 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 the interests of enhancing opportunities for bat roosting.</p> <p>(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</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. 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 buildign unless otherwise agreed in writing with the Local Planning Authroity.</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 an 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, unless otherwise agreed in writing with the Local Planning Authority.</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 58m ³ 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>			

Wroxham Parish Council

BA/2008/0364/FUL	Windboats Marine Limited Grange Walk Norwich Road Wroxham Norwich Norfolk NR12 8RX	Windboats Marine Limited	Alteration and extension to existing building including partial demolition of existing.	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 teh application form, Design and Access Statement and plans (titled 'Site Location plan' Drawing number C-541-01', 'Site Plan' Drawing number 'C-541-A' and 'Porposed floor plans and sections' Drawing number 'C-541-2') recieved by the Local Planning Authority on 12 December 2008, letter (Reference C541/PJB/SJB) received by the Local Planning Authority on 25 November 2008 and fax dated 11.02.2008 received by the Local Planning Authority on 24 February 2008, unless otherwise agreed in writing with the Local Planning Authority.</p>			

Application	Site	Applicant	Proposal	Decision
Condition(s)	(3) The two first floor windows on the south west elevation of the building 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 EMP1 of the adopted Broads Local Plan.			