

## Decisions made by Officers under Delegated Powers

Report by Director of Planning and Strategy

**Broads Authority  
Planning Committee**

01 May 2009

Agenda Item N 12

Summary: This report sets out the delegated decisions made by officers on planning applications from 24 March 2009 to 20 April 2009  
 Recommendation: That the report be noted.

Application	Site	Applicant	Proposal	Decision
<b>Ashby, Herringfleet And Somerleyton PC</b>				
<b>BA/2009/0036/FUL</b>	<b>Dukes Head Slugs Lane Somerleyton Lowestoft Suffolk NR32 5QR</b>	<b>The Trustees Of 1971 Somerleyton Settlement</b>	<b>Proposed extensions and alterations to include change of use at ground floor level from existing managers accommodation to bed and breakfast accommodation</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 (Revised), photographs, Arboricultural Implication Study titled 'Arboricultural Implication Study Relating to Dukes Head Public House Somerleyton' with associated plan titled 'Site Layout Including Data Provided by Arboricultural Consultant' (drawing number 6553-P11A), sketches titled, 'Principle of timber structure' (sketch number, SK01), 'Principle of glazing fixing' (sketch number, SK02), 'Principle of vent/ roof arrangement' (sketch number, SK03), 'Terrace and handrail' (sketch number SK04A), 'Typical window section illustrations' (sketch number, SK05A), 'Typical boarded door illustration' (sketch number, SK06), 'Sun tube sheet1' (sketch number SK07), 'Sun tube sheet 2' (sketch number SK08), 'Velux roof light- conservation type' (sketch number, SK09) and 'Weatherboarding' (sketch number SK10) and plans titled 'Site Location' (drawing number, 6553-SLO1A), 'Existing Ground Floor' (drawing number, 6553-PO1), 'Existing First Floor' (drawing number, 6553-PO2), 'Existing Elevations' (drawing number, 6553- PO3), 'Proposed Ground Floor Plan' (drawing number, 6553-PO4A), 'Proposed First Floor and Roofscape' (drawing number, 6553-PO5A), 'Proposed Elevations' (drawing number, 6553-PO6A), ' Proposed Sections' (drawing number, 6553- PO7A), 'Proposed View from Lane' (drawing number, 6553- PO8A), '3D Overview Sheet 1' (drawing number, 6553-PO9A) and '3D Overview Sheet 2' (6553-p10A) and letter dated 03/02/2009 received by the Local Planning Authority on 10/02/2009 unless otherwise first agreed in writing by the Local Planning Authority.</p>			

Application	Site	Applicant	Proposal	Decision
Condition(s)				<p>(3) (a) Prior to the commencement of the development hereby approved, a landscaping scheme shall be submitted to and approved in writing by the Local Planning Authority.(b) The scheme shall indicate the species, number and size of new trees and shrubs at the time of their planting along with a five year management plan to ensure the establishment of any such newly planted trees. (c) The scheme shall also include indications of all existing trees and hedgerows on the land, with details of any to be retained (which shall include details of species and canopy spread). (d) The scheme as approved shall be carried out not later than the next available planting season following the commencement of development or such further period as the Local Planning Authority may allow in writing.</p> <p>(4) The existing hedgerow along the east boundry (running parrallel with the highway named Slugs Lane) shall be retained and maintained, at a minimum height of 2.5m from ground level for a period of not less than ten years from the date of this permission.</p> <p>(5) Prior to the installation of any external lighting, details shall be submitted to and approved in writing by the Local Planning Authority. The lighting shall thereafter be installed in accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority.</p> <p>(6) Prior to the installation of any solar/photovoltaic panels/cells, details shall be submitted to and approved in writing by the Local Planning Authority. The panels/cells shall thereafter be installed in accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority.</p> <p>(7) Prior to the development hereby permitted being first used, the existing access onto Slugs Lane shall be properly surfaced with a bound impervious material for a minimum distance of 10 metres from the edge of the metalled carriageway, in accordance with details previously submitted to and approved in writing by the Local Planning Authority.</p> <p>(8) The proposed service vehicle access onto Slugs Lane shall be a minimum width of 4.5 metres over a minimum distance of 20 metres from the edge of the metalled carriageway.</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> <p>(4) To protect and enhance the visual amenities of the area, in accordance with the requirements of policy C11 of the adopted Broads Local Plan.</p> <p>(5) In the interests of the visual amenities/residential amenities of the area and in the interests of highway safety and convenience, and to avoid light pollution in accordance with Policy B11 of the adopted Broads Local Plan.</p> <p>(6) To enhance and protect the appearance of the building, in accordance with policy B11 of the adopted Broads Local Plan.</p> <p>(7) To secure appropriate improvements to existing vehicular access in the interests of highway safety having regard to the increase in its use which will result from the development permitted and to prevent hazards caused by loose materials being carried out into the highway.</p>

Application	Site	Applicant	Proposal	Decision
Reason(s)	(8) To ensure vehicles can enter and leave the site in a safe manner.			

### Fritton And St Olaves Parish Council

<b>BA/2009/0018/FUL</b>	<b>Wavalley Rise Priory Road St Olaves Fritton And St Olaves Great Yarmouth Norfolk NR31 9HQ</b>	<b>Mr A Geere</b>	<b>Proposed erection of new porch to front of dwelling with erection of detached double garage</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', (drawing number, 75.1124/2B) 'Proposed Garage and Porch at Waveney Rise, Priory Road, St Olaves' (drawing number, 2000.05.09.01C,D), 'Proposed porch at Wavalley Rise, Priory Road, St Olaves' (drawing number, 2009-01-P) received by the Local Planning Authority on 10/02/2009, and the subsequently submitted landscaping scheme titled 'Wavalley Rise Priory Road St. Olaves NR31 9HQ' and associated letter received by the local planning authority on 31/03/2009 unless otherwise first agreed in writing by the Local Planning Authority.</p> <p>(3) The landscaping scheme as indicated on the approved plan titled 'Wavalley Rise Priory Road St. Olaves' and associated letter received by the Local Planning Authority on 31/03/2009; 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> <p>(4) Any new tree or shrub which within a period of five years from the date of planting dies, is removed or becomes damaged or diseased, shall be replaced during the next planting season with another of a similar size and species to the Local Planning Authority's satisfaction, unless prior written agreement is given to any variation.</p> <p>(5) The existing and proposed hedgerow on the highway boundary of the site, once fully matured, shall be maintained at a height not less than 2.2m above existing ground level. Should the hedge die or become damaged or diseased, another hedge, or other means of enclosure shall be planted or constructed in its place in accordance with details which shall be submitted to and approved 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 protect and enhance the visual amenities of the area, in accordance with the requirements of policy C11 of the adopted Broads Local Plan.</p> <p>(4) To protect and enhance the visual amenities of the area, in accordance with the requirements of policy C11 of the adopted Broads Local Plan.</p>			

Application	Site	Applicant	Proposal	Decision
Reason(s)	(5) In the interests of neighbouring residential amenities, in accordance with the requirements of Policy H11 of the adopted Broads Local Plan.			

### Horning Parish Council

<b>BA/2009/0029/FUL</b>	<b>Ferry Marina Ltd Ferry Road Horning Norfolk NR12 8PS</b>	<b>Ferry Marina Ltd</b>	<b>Proposed change of use from yacht brokerage to one bedroom holiday unit</b>	<b>Application Refused</b>
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- Reason(s)
- (1) The proposal relates solely for the conversion of a single building to a residential holiday use with no further developments at the boatyard proposed. The development is therefore not considered to form part of a comprehensive scheme for the boatyard and is contrary to saved Broads Local Plan policy EMP5.
  - (2) The proposed development does not have a safe means of access and/or egress in the event of flooding. Consequently, there would be a risk to the health and safety of the occupants in the event of flood risk. The proposal is therefore contrary to saved Policy INF1 of the adopted Broads Local Plan.
  - (3) The proposed development would flood in both a design and extreme flood event at the end of the development lifetime and has no higher refuge available. The proposal is therefore contrary to saved Policy INF1 of the adopted Broads Local Plan.
  - (4) The proposal will result in an intensification of the use of the site from 'less vulnerable' to 'more vulnerable' thereby increasing flood risk to the site contrary to the adopted Broads Authority Supplementary Planning Document: Development and Flood Risk.

<b>BA/2009/0050/FUL</b>	<b>16 Crabbetts Marsh Horning Norfolk NR12 8JP</b>	<b>Mr And Mrs Allen</b>	<b>Demolition of existing bungalow and erection of replacement chalet</b>	<b>Application Refused</b>
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- Reason(s)
- (1) the application is for a replacement property of two stories; the existing property is single storey and of traditional scale. The site is located in an area of Crabbetts Marsh where the properties to the west are single storey and properties to the east are a mix of single and two storey; with the latter particularly to the western end of Crabbetts Marsh. The transition travelling eastward from single to two storey properties forms part of the character of the area and provides a transition from countryside to the built development in the village. The introduction of a new two storey dwelling to the western end would extend the more developed character into the less developed area and would be out of character with the surrounding properties and detract from the varied character of the area as a result of its scale the proposed property is therefore contrary saved policies B11 and H6 of the adopted Broads Local Plan and CS1 of the adopted Broads Development Plan Document.

Application	Site	Applicant	Proposal	Decision
Reason(s)	<p>(2) The site is located within an area defined as having a high risk of flooding flood (Flood Risk Zone 3b) and where in order not to be acceptable, the development must provide wider sustainability benefits. The sustainability benefits associated with the development relate to the reuse of an existing site and the improved environmental performance of the new building; however, the value of these must be balanced against the additional material use and impact, both in terms of construction and use, of a building of a substantially increased size and consequential resource use. On this basis, there are no substantial sustainability benefits and the proposal fails to meet the requirements of the Exceptions Test. In addition, due to the prominence of the design, the development does not add to the broader environmental quality. The proposal is therefore contrary to criteria (a) of the Exception Test as set out in Planning Policy Statement 25: Development and Flood Risk.</p> <p>(3) One of the key planning objectives of Planning Policy Statement 25: Development and Flood Risk is to reduce the risk of flooding. The site lies within flood risk zone 3b, which Table D1 of Planning Policy Statement 25: Development and Flood Risk defines as land where water has to flow or be stored at times of flood. The proposed replacement dwelling has a larger footprint than the existing, which results in a net loss of floodplain storage capacity and thereby increases the risk of flooding off site. The proposal is therefore contrary to Policy Statement 25: Development and Flood Risk and saved policy INF1 of the adopted Broads Local Plan.</p> <p>(4) One of the key planning objectives of Planning Policy Statement 25: Development and Flood Risk is to reduce the risk of flooding. This approach to managing development within high risk flood areas is supported by the adopted Broads Supplementary Planning Document: Development and Flood Risk. Specifically, this document requires replacement residential properties to be on a 'like for like' basis with no increase in the number of bedrooms and on the same sized footprint. The site lies within flood risk zone 3b, an area defined as having the greatest risk of flooding. The proposal seeks to increase the number of bedrooms as well as the building's footprint, thereby increasing the potential number of occupants on the site and so increasing the risk of flooding. The proposal is therefore contrary to Planning Policy Statement 25: Development and Flood Risk and the adopted Broads Supplementary Planning Document: Development and Flood Risk.</p> <p>(5) There is a moderate likelihood of the presence of bats within the roof void of the existing property. Insufficient information has been provided to demonstrate that there would be no unacceptable harm caused as a consequence of the development and the proposal is therefore contrary to policies CS1 and CS2 of the adopted Broads Core Strategy Development Plan Document.</p>			

Application	Site	Applicant	Proposal	Decision
<b>Oulton Parish Council</b>				
<b>BA/2009/0062/FUL</b>	<b>Ant Staithe Broadview Road Lowestoft Suffolk NR32 3PL</b>	<b>Mr Geoffrey Northgraves</b>	<b>Resubmission of PP - BA/2008/0339/FUL - for the proposed demolition of existing bungalow and erection of a new two storey 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 developemnt hereby permitted shall be constructed in accordance with the applciation form, Design and Access Statement, Protected Species Survey and Bat Emergence and plans (Titled 'Site Location Plan', 'Hobbies/Workshop Extension Proposed Elevations and Section' Drawing number '0852/9', Titled 'Proposed Plans' Drawing number '0852/7', Titled 'Block Plan' Drawing number '0852:6' and 'Proposed Elevations and Section' Drawing number '0852/8') received by the Local Planning Authority on 5 March 2009, unless otherwsie agreed in writing with 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 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>(4) Prior to the commencement of development details of three 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 prior to the removal of the roof of the existing dwelling and retained in perpetuity in accordance with the agreed details.</p> <p>(5) The roof of the existing building (known as 'Ant Staithe') shall only be removed during the winter months (October - February inclusive). No work to this roof shall take place outside of this period.</p> <p>(6) 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) 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>(4) In the interests of enhancing the oppotunities for bat roosting.</p> <p>(5) In the interest of preventing the loss of bat roostings.</p> <p>(6) 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
<b>Strumpshaw Parish Council</b>				
<b>BA/2009/0039/FUL</b>	<b>Station House Station Road Strumpshaw Norwich Norfolk NR13 4HW</b>	<b>Mr Tim Strudwick</b>	<b>Construction of car park</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, Flood Risk Assessment and Location Plan (Titled 'Proposed Car Park at Buckenham Station NR13 4HW) received by the Local Planning Authority on 10 February 2009 and Plans (Titled 'Revised detail from Section AA on Site Plan' and 'Site Plan (revised 11/03/2009)') received by the Local Planning Authority on 13 March 2009, unless otherwise agreed in writing with 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>			