

Decisions made by Officers under Delegated Powers

Report by Director of Planning and Strategy

**Broads Authority
Planning Committee**

22 May 2009

Agenda Item N 12

Summary:	This report sets out the delegated decisions made by officers on planning applications from	20 April 2009	to 12 May 2009
Recommendation:	That the report be noted.		

Application	Site	Applicant	Proposal	Decision
Aldeby Parish Council				
BA/2009/0040/FUL	Waveney Model Flying Club Aldeby Norfolk	Mr Ian Fulcher	Siting of non-residential static caravan for use as club hut and storage unit and portable WC for club use.	Application Refused
Reason(s)	(1) The application is for the retention of a non residential static caravan to be timber clad and roofed with grey mineral felt as well as for the retention of a plastic portaloo for use in association with a model flying club. The site is located in an area of open countryside outside of the village of Alderby which is characterised by narrow bands of grazing marsh often in association with dairy farmsteads. The introduction of a building of a length of 9.5m and of uniform rectangular shape would result in a form of development which detracts from the character of the locality and is therefore contrary to saved adopted Broads Local Plan policy B1 and adopted Core Strategy Development Plan Document policy CS1.			

Application	Site	Applicant	Proposal	Decision
Beccles Town Council				
BA/2009/0065/FUL	44 Puddingmoor Beccles Suffolk NR34 9PL	Mr Colin Reeve	Proposed demolition of existing garage and erection of one and two storey extensions.	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, design and access statement and plans titled, 'Site Location Plan (A)', 'Site Location Plan (B)', 'Elevations as Existing (C)', 'Plans as Existing (D)', 'Elevations as proposed (E)- Side Elevation and Rear Elevation' (Note: 'Front Elevation' being SUPERSEDED) and 'Plans as Proposed (F)' (Note: as amended by centrally placed window and door position shown on 'Elevations as proposed (E/RevA)') received by the Local Planning Authority on 16/03/2009 and Species Survey titled, 'Bat Survey and Appraisal of Bat Use for 44 Puddingmoor, Beccles' received by the Local Planning Authority on 01/05/2009 and AMENDED plans 'Elevations as proposed (E/Rev A)- Front Elevation' and associated letter received by the Local Planning Authority on 07/05/2009 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 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.			
Coltishall Parish Council				
BA/2009/0007/FUL	High House 43 Wroxham Road Coltishall Norwich Norfolk NR12 7AF	Mr Noel Copley	Proposed garage and car port	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.			

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Condition(s)				<p>(2) The development hereby permitted shall be carried out in accordance with the submitted plans (drawing number 2187.01 'Proposed Car Port, High House, Wroxham Road, Coltishall, Norwich') received by the Local Planning Authority on 16 March 2009, unless otherwise first agreed in writing by the Local Planning Authority.</p> <p>(3) Prior to the commencement of the development hereby permitted, details of the external colour finish to the weatherboarding shall be submitted to and approved in writing by the Local Planning Authority. The development shall then be completed and retained in accordance with the approved details in perpetuity.</p> <p>(4) Prior to the commencement of the development hereby permitted, samples of the roof tiles 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>(5) Prior to the commencement of the development hereby permitted, all the existing trees identified on the approved plan to be retained shall be protected from damage during the course of the development in accordance with the details specified in the 'Aboricultural Implication Study' recieved by the Local Planning Authoity on 16 March 2009 and the 'Aboricultural Method Statement' received by the Local Planning Authority on 27 April 2009 to the satisfaction of the Local Planning Authority. The protective fencing and ground protection measures shall be maintained during the period of construction works on the site to the satisfaction of the Local Planning Authority. Within the fenced area(s) no soil, fuel, chemicals or materials shall be stored, temporary buildings erected plant or vehicles parked or fires lit.</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 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 order to protect trees on the site, in accordance with the requirements of policy C11 of the adopted Broads Local Plan.</p>

Application	Site	Applicant	Proposal	Decision
Fritton And St Olaves Parish Council				
BA/2009/0061/FUL	Bridge Close Beccles Road St Olaves Fritton And St Olaves Great Yarmouth Norfolk NR31 9HE	Mr Martin Allard	Proposed Roof Conversion	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, design and access statement and plans titled 'Site Location', 'Existing Details' (drawing number, 903- 001) and 'Proposed Details' (drawing number, 903-002) received by the Local Planning Authority on 05/03/2009 and email from agent to case officer dated 25/03/2009 regarding the removal of the wooden lean-to on the northern aspect of the property, 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 dwellinghouse named 'Bridge Close' hereby permitted shall take place unless planning permission has been first granted 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) The development of the site in the manner approved will necessarily result in a close knit group of dwellings where the siting, design and extent of any extensions/alterations must be controlled for the benefit of the residential and the visual amenities of the locality, and in accordance with Policy H1 of the adopted Broads Local Plan.</p>			

Application	Site	Applicant	Proposal	Decision
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Gillingham Parish Council

BA/2009/0064/FUL	The Old Grain Store Geldeston Road Ellingham Bungay Norfolk NR35 2ER	T-Mobile (UK) Ltd	Replacement of 3 no. antennae with 3 no. new and addition of 1 no. equipment cabinet.	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 plans (drawing numbers 63875-052A, 63875-053A and 63875-054A received by the Local Planning Authority on 17 March 2009 and 63875-055B received by the Local Planning Authority on 29 April 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 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.			

Oulton Broad Community Enterprise

BA/2009/0037/FUL	119 Bridge Road Lowestoft Suffolk NR33 9JU	Mr Martyn Spore	Erection of a satellite dish	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, health and safety guidelines sheet, survey site photographs, photographs titled 'for option A', stock requirements sheet, site location plan and photograph of dish received by the Local Planning Authority on 25/03/2009, unless otherwise first agreed in writing by the Local Planning Authority. (3) When the apparatus hereby permitted is no longer used for the purposes of business the operator shall notify the Local Planning Authority accordingly and within three months of the operational requirement ceasing, the satellite and all associated apparatus shall be removed unless first agreed in writing by the Local Planning Authority.			

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Reason(s)	<p>(1) The time limit condition is imposed in order to comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.</p> <p>(2) For the avoidance of doubt and to ensure the satisfactory development of the site in accordance with the specified approved plans.</p> <p>(3) The Local Planning Authority wishes to retain control over the longer term retention of the satellite, in the interests of the visual amenities of the area, in accordance with policy INF14 of the adopted Broads Local Plan.</p>			

Oulton Parish Council

BA/2009/0072/FUL	12 Swonnells Walk Lowestoft Suffolk NR32 3PG	Mr Mark Harrow	Erection of conservatory to rear of 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 carried out in accordance with the submitted application form, design and access statement and plans titled 'Dream Installations Limited', 'Site location', 'Plan View', 'Rear View not showing proposed site of conservatory', 'Side View Existing', 'Side View showing proposed site of conservatory (dotted)', 'Rear View showing proposed site of conservatory (dotted)', 'Front View Existing', 'Front View showing proposed site of conservatory (dotted)', received by the Local Planning Authority on 24/03/2009 and letter from applicant to case officer dated 03/04/2009 unless otherwise first 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>			

Application	Site	Applicant	Proposal	Decision
Wroxham Parish Council				
BA/2009/0048/FUL	Bureside House 6 Skinners Lane Wroxham Norwich Norfolk NR12 8SJ	Mr R B Colman	To replace existing timber sheds with 3 space garage and log store	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 numbers 2803-(L)-01 and 2803-(L)-02) received by the Local Planning Authority on 16 March 2009 unless otherwise first agreed in writing by the Local Planning Authority.</p> <p>(3) Prior to the commencement of development, details of three bat boxes and one bird box to be installed on the site shall be submitted to and agreed in writing by the Local Planning Authority. These bat and bird boxes shall be installed within six months from the date of the commencement of development and retained in perpetuity in accordance with the agreed details.</p> <p>(4) Prior to the commencement of the development hereby permitted, all the existing trees identified on the approved plan to be retained shall be protected from damage during the course of the development in accordance with the details specified on drawing number 2803-(A)-01 and letter dated 01 May 2009 received by the Local Planning Authority on 06 May 2009 to the satisfaction of the Local Planning Authority. The protective fencing and ground protection measures shall be maintained during the period of construction works on the site to the satisfaction of the Local Planning Authority. Within the fenced area(s) no soil, fuel, chemicals or materials shall be stored, temporary buildings erected plant or vehicles parked or fires lit.</p> <p>(5) The garage and log store shall be constructed using a 'no-dig' method of construction in accordance with the details specified in BS 5837 - 2005 - Trees in Relation to Construction, 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) In the interests of enhancing opportunities for bat and bird roosting.</p> <p>(4) In order to protect trees on the site, in accordance with the requirements of policy C11 of the adopted Broads Local Plan.</p> <p>(5) In order to protect trees on the site, in accordance with the requirements of policy C11 of the adopted Broads Local Plan.</p>			