

Decisions made by Officers under Delegated Powers

Report by Director of Planning and Strategy

**Broads Authority
Planning Committee**

19 June 2009

Agenda Item N 12

Summary:	This report sets out the delegated decisions made by officers on planning applications from	12 May 2009	to 09 June 2009
Recommendation:	That the report be noted.		

Application	Site	Applicant	Proposal	Decision
Barton Turf And Irstead PC				
BA/2009/0049/FUL	The Boathouse Shoals Road Irstead Norfolk NR12 8XR	Nigel And Dinah Williams	Engineering work to stabilise and raise the settled building with installation of decking around boatshed to minimise visual impact of engineering work.	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 number SK003 received by the Local Planning Authority on 13 February 2009, drawing number SK004 and Method Statement received by the Local Planning Authority on 15 April 2009 and plan titled 'Option (2) Layout, Project 16301' received by the Local Planning Authority on 20 April 2009) unless otherwise first agreed in writing by the Local Planning Authority.</p> <p>(3) All decking shall be constructed with timber, 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 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.</p>			

Application	Site	Applicant	Proposal	Decision
Beccles Town Council				
BA/2009/0077/CON	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)	(2) The development hereby permitted shall be constructed in accordance with the planning application form, Design and Access Statement and Plans (Titled 'OS Sitemap', 'Block plan - 1:500' and 'rear and side elevations' of the plan titled 'Elevations as Proposed) received by the Local Planning Authority on 24 March 2009 and plans (Titled 'front elevation' Drawing number 'REV A Garage door and window above centralised on front elevation as requested by planning department' received by the Local Planning Authority on 7 May 2009.			
Reason(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. (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.			
Belaugh Parish Meeting				
BA/2009/0089/FUL	Bure Reach Church Lane Belaugh Norfolk NR12 8UY	Mr And Mrs Evans	Replacement quayheading	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 number 2112-2009-1 received by the Local Planning Authority on 07 April 2009 and letter from agent dated 11 May 2009 received by the Local Planning Authority on 14 May 2009, unless otherwise first agreed in writing by the Local Planning Authority. (3) 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.			

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Condition(s)	(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, unless otherwise agreed in writing by the Local Planning Authority.			
Reason(s)	<p>(1) The time limit condition is imposed in order to comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.</p> <p>(2) For the avoidance of doubt and to ensure the satisfactory development of the site in accordance with the specified approved plans.</p> <p>(3) To ensure 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.</p> <p>(4) To control the raising of land due to the impact on the landscape character and local hydrology.</p>			

Ditchingham Parish Council

BA/2009/0108/FUL	Douglas House Falcon Lane Ditchingham Bungay Norfolk NR35 2JG	Mr Steven Cundy	Removal of garage flat roof and replace with pitched roof	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, design and access statement and plans titled 'Site Location Plan', 'Elevations- proposed', drawing number 1280/04A, 'Site Plan', drawing number 1280/01A, 'Elevations- existing', drawing number 1280/03 and 'Plans- existing and proposed', drawing number 1280/02, received by the Local Planning Authority on 08/05/2009, unless otherwise first agreed in writing by the Local Planning Authority.</p>			
Reason(s)	(1) The time limit condition is imposed in order to comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.			

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Reason(s)	(2) For the avoidance of doubt and to ensure the satisfactory development of the site in accordance with the specified approved plans.			

Haddiscoe Parish Council

BA/2009/0091/COND	Castle Craft Reeds Lane St Olaves Great Yarmouth Norfolk NR31 9HG	Mr Doug Ashley	Variation of condition 2 of PP - 2004/1598/F - to permit a reduction of holiday homes from 4 to 2.	Approved with conditions
Condition(s)	(1) The development hereby permitted shall be constructed in accordance with the application form and plans (Titled 'proposed Site Layout' Drawing number DAM/01, 'Holiday Unit 2 - South Elevations (revised)' Drawing number 'DAM/06', 'Holiday Unit 1 - North Elevations (revised)' drawing numebr DAM/05, 'Holiday Units 1 and 2 Floor plans (revised) and plan 'No 20116(1)') received by the Local Planning Authority on 17 April 2009 and plans (Titled 'Site Plan', 'Proposed Office Building with associated uses' and 'Proposed Office Building with associated uses - elevations revised Octobe 2004' received by South Norfolk District Council on 22 July 2004).			
Reason(s)	(1) For the avoidance of doubt and to ensure the satisfactory development of the site in accordance with the specified approved plans.			

Horning Parish Council

BA/2009/0071/FUL	The Swan Hotel 10 Lower Street Horning Norfolk NR12 8AA	Mr Simon Guest	Garden scheme to include new patio area, paved islands and planting, new metal and timber frame arches, 2 new lamp posts and fencing.	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 application form, Environment Agency Flood Risk Tick Sheet, Flood Risk Statement, Design and Access Statement and plans titled, 'Site Location Plan', 'Existing Site Plan' (Drawing Number, 2826/002) and 'Proposed Site Plan' (Drawing Number, 2826/101) received by the Local Planning Authority on 01/04/2009 and letter from agent to case officer regarding external lighting recieved by the Local Planning Authority on 15/05/2009, unless otherwise first agreed in writing by the Local Planning Authority.</p> <p>(3) The source intensity of the external lighting should not exceed 7.5 ckd pre-curfew (23:00 hrs) and 0.5kcd post curfew, unless otherwise first agreed in writing by the Local Planning Authority.</p> <p>(4) The operation of the external lighting to which this permission relates shall be restricted to the times 16.00 - 23.30 hrs.</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 highway safety and to avoid light pollution.</p>			
BA/2009/0081/FUL	Riversmead Cottage Lower Street Horning Norfolk NR12 8PF	Mr Mark Stockley	Proposed replacement 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 cosntructed in accordance with the application form, flood risk assessment, bat survey, design and access statement and plans (Titled 'site layout' Drawing number '5403', 'plans and elevations' Drawing number '5403.4' and location plan) received by the Local Planning Authority on 1 April 2009 and letter (Reference RHS/BK/5403) received by the Local Planning Authority on 20 May 2009.</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>			
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 and to safeguard against an increase against an increase in the capacity and therefore flood risk vulneability of the site in accordance with the adopted Broads SPD: Development and Flood Risk.</p>			

Application	Site	Applicant	Proposal	Decision
BA/2009/0084/CON	Riversmead Cottage Lower Street Horning Norfolk NR12 8PF	Mr Mark Stockley	Proposed demolition of existing dwelling to facilitate replacement	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 undertaken in accordance with the application form and site location plan (Titled 'Riversmead Cottage, Lower Street, Horning') received by the Local Planning Authority on 1 April 2009.			
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.			
BA/2009/0105/COND	The Old Boatyard Junction Of School Road And Ferry Road Horning Norfolk	Mr Trevor Wood	Removal of condition 4 and condition 4 of planning permission 1998/0373 to allow workshops to be used for other than marine activities and the moorings to be used other than in connection with the workshops at The Old Boatyard.	Approved with conditions
Condition(s)	(1) The ground floor units shall only be used for uses falling within Class A (Shops), A2 (Financial and Professional Services), A3 (Restaurants and Cafe's), A4 (Drinking Establishments), B1 (Business) and B8 (Storage and Distribution) as defined in Sceduele to the Town and Country Plannign (Use classes) Order 2005, or any Order revoking, amending or re-enacting that Order) and any such uses shall be capable of being carried out in any residential area without detriment to the amenity of teh area by means of noise, vibration, smell, or other environmental nuisance.			
Reason(s)	(1) To protect the amenities of nearby residents in accordance with adopted Broads Local Plan Policy EMP3.			

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Neatishead Parish Council				
BA/2009/0075/FUL	Pitcairn Irstead Road Barton Turf Neatishead Norfolk NR12 8BJ	Mr And Mrs B Warren	Resubmission of pp BA/2009/0001/FUL - erection of single storey extension and removal of trees	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 08/48/1 and 08/48/4B received by the Local Planning Authority on 01 April 2009, amended drawing number 08/48/3D received on 06 April 2009, details of proposed bat and bird boxes accompanying letter dated 24 April 2009 and received by the Local Planning Authority on 27 April 2009, and email from applicants received by the Local Planning Authority on 11 May 2009) unless otherwise first agreed in writing by the Local Planning Authority.</p> <p>(3) The tree planting scheme as indicated on the approved plan (drawing number 08/48/3D) received by the Local Planning Authority on 06 April 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 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>			
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>			
BA/2009/0076/CON	Pitcairn Irstead Road Barton Turf Neatishead Norfolk NR12 8BJ	Mr And Mrs B Warren	Demolition of existing garage to make way for proposed 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>			

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Condition(s)	(2) The development hereby permitted shall be carried out in accordance with the submitted plans (drawing number 08/48/01 'Details of Existing' received by the Local Planning Authority on 01 April 2009 and 08/48/3D 'Proposed Floor Plans and Site Plan' received by the Local Planning Authority on 06 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 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.			

Ormesby St Michael Parish Council

BA/2009/0098/FUL	1 Eels Foot Road Ormesby St Michael Great Yarmouth Norfolk NR29 3LP	Mr Lenard Eagle	To build an extension for use as a utility room	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 'Proposed extension to one Eels Foot Road Ormesby St. Michael' received by the Local Planning Authority on 22/04/2009 and 'site location plan' (As AMENDED) received by the Local Planning Authority on 29/04/2009, 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.			

Application	Site	Applicant	Proposal	Decision
Oulton Parish Council				
BA/2009/0088/CON	Sunsets Broadview Road Lowestoft Suffolk NR32 3PL	Mr John Keen	Demolition of part of dwelling to enable alterations and extensions to take place.	Approved with conditions
Condition(s)	(1) This conservation area consent is granted subject to the condition that the works to which it relates must be begun not later than the expiration of three years beginning with the date on which the consent is granted (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', drawing number 1269/500, 'Site Plan-Proposed', drawing number 1269/501A, 'Ground Floor Plan -Proposed', drawing number 1269/05B, 'First Floor Plan - Proposed', drawing number 1269/06C, 'Elevations - proposed - north and east', drawing number 1269/07C, and 'Elevations - proposed - south and west', drawing number 1269/08D) received by the Local Planning Authority on 17 April 2009, unless otherwise agreed in writing with 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.			
BA/2009/0104/CON	7 Romany Road Lowestoft Suffolk NR32 3PJ	Dr D Johnson	Proposed demolition of structurally unsound and dangerous property	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 17/04/2009, 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.			

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Reedham Parish Council				
BA/2009/0115/FUL	The Old Hall 2 Church Road Reedham Norwich Norfolk NR13 3TZ	Dr Bernard Brett	Resubmission of PP BA/2009/0057/FUL for a proposed double garage	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 number BAK250109/2 'Proposed double garage at Old Hall) received by the Local Planning Authority on 28 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.			
Wroxham Parish Council				
BA/2009/0090/FUL	Cobwebs And Waterside Beech Road Wroxham Norwich Norfolk NR12 8TP	Mr Eric Plane	Re-joining of Cobwebs to Waterside to form one 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. (2) The development hereby permitted shall be carried out in accordance with the amended plans (drawing numbers 08578:P01:D and 08578:P02:C) received by the Local Planning Authority on 07 May 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) To ensure the satisfactory layout and appearance of the development in accordance with Policy B11 of the adopted Broads Local Plan.			