

## Decisions made by Officers under Delegated Powers

Report by Director of Planning and Strategy

**Broads Authority  
Planning Committee**

17 July 2009

Agenda Item N 14

Summary:	This report sets out the delegated decisions made by officers on planning applications from 09 June 2009	to 07 July 2009
Recommendation:	That the report be noted.	

Application	Site	Applicant	Proposal	Decision
<b>Beccles Town Council</b>				
<b>BA/2008/0366/FUL</b>	<b>Rose Cottage Roos Hall Bungay Road Barsham Beccles Suffolk NR34 8HE</b>	<b>Mr Craig McGregor</b>	<b>Demolish existing dilapidated domestic outbuilding and erect replacement on same site.</b>	<b>Approved with conditions</b>
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 developemnt hereby permitted shall ne constructed in accordance with the application form, design and access statement and plans (Titled 'Location Plan', 'Proposals' and 'SK822778') erceived by the Local Planning Authority on 20 November 2008.			
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.			
<b>BA/2009/0111/LBC</b>	<b>Rose Cottage Roos Hall Bungay Road Barsham Beccles Suffolk NR34 8HE</b>	<b>Mr Craig McGregor</b>	<b>Demolish existing dilapidated domestic outbuilding and erect replacement on same site.</b>	<b>Approved with conditions</b>
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 consructed in accordance with the application form, Design and Access Statement and Plans (Titled 'SK82778' and 'Proposals') received by the Local Planning Authority on 28 April 2009.			

Application	Site	Applicant	Proposal	Decision
Condition(s)	(3) Prior to the commencement of the development, large scale (1:20) details of the external joinery, eaves and gables of the outbuilding hereby permitted 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.			
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 enhance and protect the appearance of the building, in accordance with policy B1 of the adopted Broads Local Plan.			

### Beighton Parish Council

<b>BA/2009/0134/ADV</b>	<b>Peacock Corner Acle Road Beighton Norwich Norfolk NR13 3NF</b>		<b>Retention of 2 advertisements directing customers to business premises</b>	<b>Approved with conditions</b>
Condition(s)	(1) The development to which this permission relates shall expire on 29 June 2014. (2) Any advertisements displayed, and any site used for the display of advertisements, shall be maintained in a clean and tidy condition to the reasonable satisfaction of the local planning authority. (3) Any structure or hoarding erected or used principally for the purpose of displaying advertisements shall be maintained in a safe condition. (4) Where an advertisement is required under these Regulations to be removed, the removal shall be carried out to the reasonable satisfaction of the local planning authority. (5) No advertisement is to be displayed without the permission of the owner of the site or any other person with an interest in the site entitled to grant permission. (6) No advertisement shall be sited or displayed so as to obscure, or hinder the ready interpretation of, any road traffic sign, railway signal or aid to navigation by water or air, or so as otherwise to render hazardous the use of any highway, railway, waterway or aerodrome (civil or military). (7) Within 6 weeks from the date of this decision the two signs identified in the photographs (Titled 'Plate 3' and 'PLate 4') received by the Local Planning Authority on 1 June 2009 shall be removed from the application site.			
Reason(s)	(1) The time limit condition is imposed in order to comply with the requirements of Section 15 of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007. (2) To comply with Regulation 2(1) of the Town and Country Planning (Control of Advertisements) Regulations 1992.			

Application	Site	Applicant	Proposal	Decision
Reason(s)	<p>(3) To comply with Regulation 2(1) of the Town and Country Planning (Control of Advertisements) Regulations 1992.</p> <p>(4) To comply with Regulation 2(1) of the Town and Country Planning (Control of Advertisements) Regulations 1992.</p> <p>(5) To comply with Regulation 2(1) of the Town and Country Planning (Control of Advertisements) Regulations 1992.</p> <p>(6) To comply with Regulation 2(1) of the Town and Country Planning (Control of Advertisements) Regulations 1992.</p> <p>(7) In order for the appearance of the approved development to be acceptable to its surroundings, in accordance with Plannign Policy Guidance 19: Outdoor Advertisement Control.</p>			

### Cantley Parish Council

<b>BA/2009/0113/CU</b>	<b>Cantley View Farm Church Road Limpenhoe Norwich Norfolk NR13 3JE</b>	<b>Mr N P Key</b>	<b>Change of use of land to recreational fishing lake with portable buildings for use as rest rooms and storage and provision of car parking</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 and plans (Titled 'Site Location Plan' Drawing number 'FL1', 'Site Layout Plan' Drawing number 'FL2' and 'Portaloo Layout and Elevations' Drawing number 'FL5') received by the Local Planning Authority on 18 May 2009 and email sent to the Local Planning Authority at 10:37 on 3 June 2009, unless otherwise agreed in writing by the Local Planning Authority.</p> <p>(3) Notwithstanding the provisions of Part D class D2 of theThe Town and Country Planning (Use Classes) Order 1987 , (or any Order revoking, amending or re-enacting that Order) no change of use of the fishing lakes hereby permitted shall take place unless planning permission has been first granted by the Local Planning Authority.</p> <p>(4) Within six months from the date of this permission the cabin and shed as identified on the Site Layout Plan and plans (Titled 'Cabin Layout and Elevations' Drawing number 'FL3' and 'Shed Layout and Elevations' Drawing number 'FL4') received by the Local Planning Authority on 18 May 2009 shall be removed from the application 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> <p>(3) To protect the residential amenities of nearby properties from potential problems of noise pollution, and in accordance with policy EMP7 of the adopted Broads Local Plan</p> <p>(4) In order for the appearance of the approved development to be acceptable to its surroundings, in accordance with policy EMP7 of the adopted Broads Local Plan</p>			

Application	Site	Applicant	Proposal	Decision
<b>Dilham Parish Council</b>				
<b>BA/2009/0124/FUL</b>	<b>Plot 9 Tylers Dyke The Street Dilham Norfolk NR28 9PS</b>	<b>Mr Roger Taylor</b>	<b>Renew quay heading, boardwalk and slip way.</b>	<b>Approved with conditions</b>
Condition(s)	(1) The development hereby permitted shall be retained in accordance with the application form, design and access statement and plans (Titled 'Quayheading and Duct Boarding Plot 9 Tylers Dyke', 'NK381180' and cross section of quayheading) received by the Local Planning Authority on 26 May 2009			
Reason(s)	(1) For the avoidance of doubt and to ensure the satisfactory development of the site in accordance with the specified approved plans.			
<b>Ditchingham Parish Council</b>				
<b>BA/2009/0066/CON</b>	<b>Waveney Carriage House 1 Ditchingham Dam Ditchingham Bungay Norfolk NR35 2JQ</b>	<b>Mr Peter Holloway</b>	<b>Demolition of outbuildings and construction of single storey side extension and garage</b>	<b>Approved with conditions</b>
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 carried out in accordance with the submitted application form and plans titled 'Existing Layout of Outbuildings', drawing number, 1608.3 and 'Existing Elevations', drawing number, 1608.2 received by the Local Planning Authority on 24/03/2009 and amended plans titled 'Site Location and Block Plans', drawing number 1608.1a, 'Proposed Layout' drawing number 1608.5a and 'Proposed Elevations' drawing number 1608.4a received by the local planning authority on 22/05/2009 and submitted Species Survey titled '1 Ditchingham Dam, Bungay, Suffolk, Bat and Water Vole Survey' received by the Local Planning Authority on 02/06/2009 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.			

Application	Site	Applicant	Proposal	Decision
<b>BA/2009/0067/FUL</b>	<b>Waveney Carriage House 1 Ditchingham Dam Ditchingham Bungay Norfolk NR35 2JQ</b>	<b>Mr Peter Holloway</b>	<b>Demolition of outbuildings and construction of single storey side extension and 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, flood risk tick sheet and plans titled 'Existing Layout of Outbuildings', drawing number, 1608.3 and 'Existing Elevations', drawing number, 1608.2 received by the Local Planning Authority on 24/03/2009 and amended plans titled 'Site Location and Block Plans', drawing number 1608.1a, 'Proposed Layout' drawing number 1608.5a and 'Proposed Elevations' drawing number 1608.4a received by the local planning authority on 22/05/2009 and submitted Species Survey titled '1 Ditchingham Dam, Bungay, Suffolk, Bat and Water Vole Survey, May 2009' received by the Local Planning Authority on 02/06/2009 unless otherwise first agreed in writing by the Local Planning Authority.</p> <p>(3) No development shall be commenced until precise details of the materials to be used in the construction of the external wall and roof 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 installation of the photovoltaic cells/solar panels, details shall be submitted to and approved in writing by the Local Planning Authority. The photovoltaic cells/solar panels thereafter shall be installed in accordance with the approved details 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 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 photovoltaic cells/solar panels 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>			

Application	Site	Applicant	Proposal	Decision
<b>Horning Parish Council</b>				
<b>BA/2009/0105/COND</b>	<b>The Old Boatyard Junction Of School Road And Ferry Road Horning Norfolk</b>	<b>Mr Trevor Wood</b>	<b>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.</b>	<b>Approved with conditions</b>
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), 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.			

#### **Langley With Hardley Parish Council**

<b>BA/2008/0229/FUL</b>	<b>Hardley Hall Hardley Hall Lane Hardley Norwich Norfolk NR14 6BU</b>	<b>Mr Philip Milburn</b>	<b>Conversion of barn complex to swimming pool with associated features and glazed roof</b>	<b>Approved with conditions</b>
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 constructed in accordance with Application form, Design and Access Statement and Site Location Plan received by the Local Planning Authority on 30 June2008, letter (Titled 'Hardley Hall, Hardley') and accompanying plan received by the Local Planning Authority on 9 February 2009, Bat and Barn Owl Survey, Structural Appraisal – Suitability for Conversion received by the Local Planning Authority on 19 February 2009 and letter (Titled 'Hardley Hall, Hardley')and plans (Titled 'Proposed elevations to pool interior at Hardley Hall, Harldey' and 'Proposed conversion of stable block to swimming pool complex at Hardley Hall, Hardley for Mr and Mrs P Milburn') received by the Local Planning Authority on 3 April 2009			

Application	Site	Applicant	Proposal	Decision
Condition(s)	<p>(3) No development shall take place within the site until the applicant, or their agents or successors in title, has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved in writing by the Local Planning Authority.</p> <p>(4) No development shall be commenced until precise details of the internal and external materials to be used in the conversion of the outbuilding hereby permitted, have been submitted to and approved by the Local Planning Authority in writing. The development shall then be constructed and retained in full accordance with the approved details in perpetuity.</p> <p>(5) Prior to the commencement of the development hereby permitted a method statement detailing the method and extent of underpinning including details of materials to be used shall be submitted to and agreed in writing by the Local Planning Authority. The development shall then be constructed in accordance with the agreed scheme</p> <p>(6) Prior to the commencement of the development hereby permitted a condition and structural survey of the existing building along with a schedule of repairs and method statement 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</p> <p>(7) Prior to the commencement of the development hereby permitted full construction details of the roof design 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</p> <p>(8) Prior to the commencement of the development hereby permitted details of the service runs, vents, extracts, flues and mechanical instillations for water filtration and treatment, air handling/heating and ground source heat pump 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.</p> <p>(9) Before any work is undertaken in pursuance of this consent to demolish any part of the building, the applicant shall take such steps and carry out such works as shall during the progress of works permitted by this consent secure the safety and stability of that part of the building which is to be retained</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 recording and preserving items of archaeological interest, in accordance with policy B15 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) To ensure that the development hereby approved retain as much of the character of the original outbuilding as possible, in order to preserve as far as possible the fabric of the listed building in accordance with policy B1 of the adopted Broads Local Plan</p> <p>(6) To ensure that the development hereby approved retain as much of the character of the original outbuilding as possible, in order to preserve as far as possible the fabric of the listed building in accordance with policy B1 of the adopted Broads Local Plan</p>			

Application	Site	Applicant	Proposal	Decision
Reason(s)	<p>(7) To ensure that the development hereby approved retain as much of the character of the original outbuilding as possible, in order to preserve as far as possible the fabric of the listed building in accordance with policy B1 of the adopted Broads Local Plan</p> <p>(8) To ensure that the development hereby approved retain as much of the character of the original outbuilding as possible, in order to preserve as far as possible the fabric of the listed building in accordance with policy B1 of the adopted Broads Local Plan</p> <p>(9) To protect that part of the building which is to be retained, in accordance with policy B1 of the adopted Broads Local Plan</p>			
<b>Ludham Parish Council</b>				
<b>BA/2009/0122/FUL</b>	<b>Rags 'N' Rocks Chandlers Yard Ludham Bridge Norfolk NR29 5NX</b>	<b>Mrs Patricia Hunt And Mrs Julie Morgan</b>	<b>Installation of additional seating and tables to front and rear of shop</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 used in accordance with the application form and plans (Titled 'Unit Plan' and 'Studio 4 Chandlers Yard, Ludham Bridge, NR29 5NX') received by the Local Planning Authority on 26 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 fence, gate, wall or other means of enclosure permitted by 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 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>Martham Parish Council</b>				
<b>BA/2009/0070/FUL</b>	<b>52 Riverside Martham Great Yarmouth Norfolk NR29 4RG</b>	<b>Mr Andrew Leask</b>	<b>Replace and raise quay heading by 150mm</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 amended plans (drawing titled 'Renew and Raise Quay Head' received by the Local Planning Authority on 17 April 2009 and amended by email from applicant of 09 June 2009, unless otherwise first agreed in writing by the Local Planning Authority.</p> <p>(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.</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 15cm. 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.</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) To ensure the satisfactory layout and appearance of the development in accordance with Policy B11 of the adopted Broads Local Plan.</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>			

Application	Site	Applicant	Proposal	Decision
<b>Oulton Parish</b>				
<b>BA/2009/0107/FUL</b>	<b>Site 7 Boathouse Lane Lowestoft Suffolk NR32 3PP</b>	<b>Mr Colin Goodings</b>	<b>1. New Floating pontoon 2. Repair/Renovation to quayheading 3. Dredging of broad to give mooring depth and clearing of existing slipway 4. Deposit dredgings on site to raise existing levels to adjacent neighbours 5. Replace existing storage shed</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' 'Proposed Area to be Dredged' (NOTE: Pontoon element superseded), received by the Local Planning Authority on 16/04/2009, plans titled 'Quay Heading' received by the Local Planning Authority on 22/05/2009, plans titled 'Proposed Site Plan', 'Proposed Staging' and 'Log Cabin' received by the Local Planning Authority on 02/06/2009, Flood Risk Assessment received by the Local Planning Authority on 08/06/2009, letter regarding shed colour and attached timber care leaflet from applicant to case officer dated 04/05/2009, email regarding tree planting and species dated 21/06/2009 and email regarding removal of in-filling of ditch dated 23/06/2009, unless otherwise first agreed in writing by the Local Planning Authority.</p> <p>(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.</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 dredged material spread shall not exceed the maximum height of the immediate adjacent neighbouring plot levels at any point. Should the material dredged be in excess of this, the excess shall be removed from the site via lighter and disposed of by a licensed contractor. There shall be no importation of material onto the site.</p> <p>(6) No material shall be spread beneath the canopy of any tree.</p> <p>(7) Prior to the commencement of development, a scheme for the provision and implementation of compensatory flood storage works shall be submitted to and approved, in writing, with the Local Planning Authority. The scheme shall then be constructed and completed before occupancy of any part of the proposed development.</p> <p>(8) The summer house hereby permitted shall only be used in connection with domestic purposes and shall not be used at any time for human habitation, including overnight accommodation.</p> <p>(9) Prior to the first use of the replacement summer house a flood evacuation plan should be submitted to and approved in writing by the Local Planning Authority.</p>			

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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) 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 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 order to ensure there is no increased risk of flooding in the locality and there is no adverse impact on the landscape character.</p> <p>(6) In order to protect trees onsite.</p> <p>(7) To ensure that there will be no increased risk of flooding to other land or properties due to reduction of flood storage capacity.</p> <p>(8) The site is situated in an area where the provision of residential accommodation is inappropriate and a zone of high flood risk and therefore contrary to policies INF1, H2 and B12 of the Broad Local Plan.</p> <p>(9) To ensure the safety of the users in times of flooding in accordance with INF 1 of the Broads Local Plan.</p>			

### Oulton Parish Council

<b>BA/2009/0118/FUL</b>	<b>5 Romany Road Lowestoft Suffolk NR32 3PJ</b>	<b>Dr D Johnson</b>	<b>Works to quay heading at both 5 and 7 Romany Road and elimination of existing cut at 7 Romany Road</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, 'description of proposed works' and plans (Titled 'Site Location Plan', 'Section detailing quay construction and method of tie back' Drawing number 'M11-001-1' and 'ordance survey plan erference TM5192') received by the Local Planning Authority on 26 May 2009 and letter (Titled Works to the quay heading at both 5 and 7 Ropmany Road and elimination of existing cut at 7 Romany Road) received by the Local Planning Authority on 2 June 2009, unless otherwise agreed in writing with the Local Planing Authority.</p> <p>(3) All operations shall take place in such a manner as to ensure that none of the existing fill material or any of the proposed fill material shall be deposited, leached or otherwise transported into Oulton Broad.</p> <p>(4) Any preservative applied to the timber capping and waling 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>			

Application	Site	Applicant	Proposal	Decision
Reason(s)	<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 navigation.</p> <p>(4) To ensure that the development does not pollute the water environment.</p>			

### Potter Heigham Parish Council

<b>BA/2009/0121/FUL</b>	<b>EveHolme 93 Northeast Riverbank Potter Heigham Norfolk NR29 5NE</b>	<b>Mr Rodney Wright</b>	<b>Replace and raise quay heading, widen mooring dyke and install underground sewerage tank. Replacement windows and door also new entrance door with replacement shed and fencing.</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 plans (drawing titled 'Proposed works at Eveholme. PH 93. North East. River Bank. Potter Heigham. NR29. 5NE.' and drawing number 89Y3973/101 received by the Local Planning Authority on 18 May 2009 and email from applicant of 28 May 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 shall be spread evenly across the garden, subject to a maximum depth of 225mm. The soil and/or other material which is removed as part of the works hereby permitted shall not be used or deposited otherwise 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 or land raising, either adjacent to the new quayheading or elsewhere on the site, unless otherwise agreed in writing by the Local Planning Authority.</p> <p>(4) The planting scheme as indicated on the approved plan (drawing titled 'Proposed works at Eveholme. PH 93. North East. River Bank. Potter Heigham. NR29. 5NE.' received by the Local Planning Authority on 18 May 2009 and tree planting detailed in email from applicant of 28 May 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>(5) 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>			
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)	<p>(3) To control the raising of land due to the impact on the landscape character and local hydrology.</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) 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>			
<b>Stalham Parish Council</b>				
<b>BA/2009/0132/FUL</b>	<b>Museum Of The Broads The Staithe Stalham Norfolk NR12 9DA</b>	<b>Mr Raymond Jeckells</b>	<b>Replace existing block heading with wooden quay heading and install new quay heading to front of collapsed riverbank . Install decked walkway and boarding steps.</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 and Plans (Titled 'Site Plan' Drawing number 'QH1', 'Block Plan' Drawing number 'QH3' and 'Details Plan Cross Section' Drawing number 'QH4') and email (Reference '5MTQ-4161-66945) sent from Trevor Bone to the Broads Authority.</p> <p>(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</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 unless otherwise agreed in writing by the Local Planning Authority</p>			
Reason(s)	<p>(1) The time limit condition is imposed in order to comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.</p> <p>(2) For the avoidance of doubt and to ensure the satisfactory development of the site in accordance with the specified approved plans.</p> <p>(3) To 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>			

Application	Site	Applicant	Proposal	Decision
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**Stokesby With Herringby PC**

<b>BA/2009/0123/COND</b>	<b>Hall Farm Runham Road Stokesby Great Yarmouth Norfolk NR29 3EP</b>	<b>Abbey Mills Estates LLP</b>	<b>Variation of condition 2 of PP 06/03/0382 to amend site boundaries and footprint of Barn 2</b>	<b>Approved with conditions</b>
Condition(s)	(1) The development hereby permitted shall be constructed in accordance with the revised plan Drawing No.13 Rev C received by the Local planning Authority on 20th February 2004, letter dated 19th February received by the Local Planning Authority on 20th February 2004 and application form and plans (Titled 'Barns at Hall Farm, Stokesby, Barn 2 Plan, Section and Elevations as Proposed' Drawing number '11 Rev A' and 'Barns at Hall Farm, Stokesby, Barn 2 Plan, Section and Elevations as Proposed' Drawing number '17') received by the Local Planning Authority on 18 May 2009.			
Reason(s)	(1) For the avoidance of doubt and to ensure the satisfactory development of the site in accordance with the specified approved plans.			

**Surlingham Parish Council**

<b>BA/2009/0117/FUL</b>	<b>Sailing Club Premises Coldham Hall Carnser Surlingham Norwich Norfolk NR14 7AN</b>	<b>Mr David Woolston</b>	<b>Erection of two jettys on the riverbank of the River Yare</b>	<b>Approved with conditions</b>
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 constructed in accordance with the application form, Design and Access Statement and plans (Titled 'Ordnance Survey Plan Reference' Titled Number 'NK133272' and 'Application for two jetties at Coldham Hall Sailing Club by Mr D Woolston - Jetty A Attached to bank' received by the Local Planning Authority on 29 May 2009 and email (Sent by the applicant at 17:08 on 26 June 2009) including attached plans (showing site layout). (3) Any preservative that shall be applied to the jetties hereby permitted shall be by pressure treatment with non-toxic chemicals.			
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
Reason(s)	(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			

### Woodbastwick Parish Council

<b>BA/2009/0082/FUL</b>	<b>Reedside Farm Lane Ranworth Norwich Norfolk NR13 6HY</b>	<b>Mr Mark Cator</b>	<b>Two storey extension to the existing property.</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 and plans (Drawing number 'P201', 'P200', 'P102a' Titled 'Location and Site (Existing)' recived by the Local Planning Authority on 27 March 2009, unless otherwise agreed in writing with the Local Planning Authority.</p> <p>(4) Prior to the commencement of the development hereby permitted full construction details of the extensions 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</p> <p>(5) Within six months of the removal of the Alder tree shown on plan Drawing number 'P102a' Titled 'Site-Existing' to the south of the dwelling, a replacement tree of a species to be agreed in writing with the Local Planning Authority with minimun height of 2m shall be planted in a location to be agreed in wirting with the Local Planning Authority and shall be retained in perpetuity. Should the tree die or become damaged within a period of 5 years from the date of planting it shall be replaced with a tree of the same height and species.</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) No development shall comence until samples of the external materials to be used in the construction of the extensions, outbuildings and paving hereby permitted have been submitted to and approved in writing with the Local Planning Authority. The development shall then be constructed and retained in full accordance with the approved details in perpetuity.</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 adopted Broads Local Plan policy B11.</p>			

Application	Site	Applicant	Proposal	Decision
Reason(s)	(4) In the interests of the satisfactory appearance of the development and in accordance with Policy B11 of the adopted Broads Local Plan			
	(5) To protect and enhance the visual amenities of the area, in accordance with the requirements of Policy C11 of the adopted Broads Local Plan			
	(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			