

## Decisions made by Officers under Delegated Powers

Report by Director of Planning and Strategy

**Broads Authority  
Planning Committee**

11 September 2009

Agenda Item N 12

Summary:	This report sets out the delegated decisions made by officers on planning applications from 07 July 2009	to 28 August 2009
Recommendation:	That the report be noted.	

Application	Site	Applicant	Proposal	Decision
<b>Acle Parish Council</b>				
<b>BA/2009/0139/FUL</b>	<b>Mill House Farm Old Road Acle Norwich Norfolk NR13 3AY</b>	<b>Ms B A Dewath And Mr R J Vincent</b>	<b>Demolition of existing and erection of new 3 bedroomed 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 development hereby permitted shall be carried out in accordance with the application form and amended plans (drawing number 5427-2B received by the Local Planning Authority on 27 July 2009 and Site Plan titled 'Mill House Farm, Acle, NR13 3AY' received 08 June 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 bricks to be used in the construction of the external walls of the buildings hereby permitted, have been submitted to and approved by the Local Planning Authority in writing. The development shall then be constructed and retained in full accordance with the approved details in perpetuity.</p> <p>(4) Prior to the commencement of the development, details of the external colour finish to the timber window frames and doors 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>(5) The development hereby permitted shall be constructed with a minimum finished ground floor level of 1.45m AOD.</p> <p>(6) Prior to the commencement of development, a scheme for the provision and implementation of flood proofing measures shall be submitted to and agreed, in writing, with the Local Planning Authority. The scheme shall be carried out in its entirety before the development is first occupied and constructed and completed in accordance with the approved plans and in line with the Communities and Local Government document 'Improving the Flood Performance of New Buildings - Flood Resilient Construction'.</p> <p>(7) Prior to the first occupation of the development hereby permitted, a flood evacuation plan shall be submitted to and agreed in writing with the Local Planning Authority, in consultation with the Environment Agency.</p>			

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Condition(s)				<p>(8) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (Amendment) (No.2) (England) Order 2008 (or any order revoking and re-enacting that Order) no building or structure permitted by Classes A,B,C,D and E of Schedule 2 Part 1 shall be erected unless planning permission has first been granted by the Local Planning Authority.</p> <p>(9) 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 gate, fence, wall or other means of enclosure shall be erected around the boundaries of the site of the development hereby permitted unless planning permission has been first granted by the Local Planning Authority.</p> <p>(10) The development hereby permitted (including the demolition of the existing dwelling) shall only be undertaken outside the bird breeding season (March to September).</p> <p>(11) Prior to the commencement of development, details of a barn owl box to be erected on the pole barn outbuilding shall be submitted to and agreed in writing by the Local Planning Authority. This barn owl box shall be installed within six months of the date of commencement and retained in perpetuity in accordance with the agreed details.</p> <p>(12) The development hereby permitted shall be constructed with a maximum ridge height of 9.20m AODN.</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) 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) To ensure the appropriate protection of the development and occupants in accordance with the submitted FRA and to comply with Policies INF1 and INF2 of the adopted Broads Local Plan.</p> <p>(6) To minimise the damage to the development in the event of flooding and enable a faster recovery once floodwaters have subsided. Also to comply with Policy INF1 of the adopted Broads Local Plan.</p> <p>(7) To minimise the risk to occupants in the event of flooding and to comply with Policy INF1 of the adopted Broads Local Plan.</p> <p>(8) 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>(9) 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>(10) To ensure the protection of breeding birds.</p> <p>(11) In the interests of protecting and enhancing opportunities for barn owl roosting on the site.</p> <p>(12) To ensure the satisfactory development and appearance of the site in accordance with the specified approved plans and Policy B11 of the adopted Broads Local Plan.</p>

Application	Site	Applicant	Proposal	Decision
<b>Barton Turf And Irstead PC</b>				
<b>BA/2009/0157/FUL</b>	<b>Broadland House Irstead Norwich Norfolk NR12 8XR</b>	<b>Mr Brian Thompson</b>	<b>Proposed Balcony to existing dwelling house</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 carried out in accordance with the submitted application form, Design and Access Statement and plans titled, 'Location Plan' and 'Elevations and Balcony Plan' drawing number, sheet 1, received by the Local Planning Authority on 18/06/2009, 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 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>Beccles Town Council</b>				
<b>BA/2007/0238/LBC</b>	<b>1 And 2 The Cottage The Score Beccles NR34 9AR</b>	<b>Mr A Robertson-Young</b>	<b>Internal and external works to include new staircases, new timber paneling, demolition and replace existing lean-to. Refurbish existing windows and bargeboards and replace two windows on ground floor level</b>	<b>Approved with conditions</b>
Condition(s)	(1) This listed building consent is granted subject to the condition that the works to which it relates must be begun not later than the expiration of three years beginning with the date on which the consent is granted. (2) The development hereby permitted shall be carried out in accordance with the submitted application form, Design and Access Statement, Impact Assessment, Historical Survey, Preliminary Report on the Painted Decoration, Report on the consolidation of the wall paintings, Letters from Canham Consulting regarding the engineering changes to the building dated 06/01/2009 and 12/12/2008, and email from applicant to case officer regarding retention of guttering to south elevation which abuts neighbouring property sent 11/06/2009 and associated drawings and plans as set out in schedule 1 attached to this Planning Permission, unless otherwise first agreed in writing by the Local Planning Authority. (3) Prior to the demolition of any part of the building hereby permitted the applicant shall take all reasonable steps necessary to protect and secure the fabric of the building to be retained from damage arising from the demolition.			

Application	Site	Applicant	Proposal	Decision
Condition(s)	<p>(4) Prior to the commencement of that part of the works full details of the type and mix of mortar and render to be used and details of the extent of re-pointing and re-rendering shall be submitted to and agreed in writing by the Local Planning Authority. The scheme shall then be constructed in full accordance with the approved details in perpetuity.</p> <p>(5) Any damage to the fabric of the Listed Building resulting from the works hereby permitted shall be made good to the reasonable satisfaction of and confirmed in writing by the Local Planning Authority. The making good will be carried out within six months of the damage occurring.</p> <p>(6) Prior to the commencement of works to cover the wall paintings to the west and north walls, full details and specification of the proposed method of covering should be submitted to and agreed in writing by the Local Planning Authority. The scheme shall then be constructed in full accordance with the approved details in perpetuity.</p> <p>(7) Prior to that part of the works large scale (1:20) drawings of joinery details showing size, section, type of wood and method of fixing of all internal and external joinery and samples of the joinery should be submitted to and agreed in writing by the Local Planning Authority. The scheme shall then be constructed in full accordance with the approved details in perpetuity.</p> <p>(8) Prior to the installation of any new materials (not reclaimed from 1 and 2 The Score) precise details shall be submitted to and approved in writing by the Local Planning Authority. The development shall then be constructed and retained in full accordance with the approved details in perpetuity.</p>			
Reason(s)	<p>(1) The time limit condition is imposed in order to comply with the requirements of Section 18(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2005.</p> <p>(2) For the avoidance of doubt and to ensure the satisfactory development of the site in accordance with the specified approved plans.</p> <p>(3) To protect that part of the building which is to be retained, in accordance with policy B1 of the adopted Broads Local Plan.</p> <p>(4) In order to preserve the character and appearance of 1 and 2 The Score, in accordance with policies B2 and B11 of the adopted Broads Local Plan.</p> <p>(5) To protect that part of the building which is to be retained, in accordance with policy B1 of the adopted Broads Local Plan.</p> <p>(6) To ensure that the new development hereby approved retain as much of the character of the original 1 and 2 The Score 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>(7) In order to preserve the character and appearance of 1 and 2 The Score, in accordance with policies B2 and B11 of the adopted Broads Local Plan.</p> <p>(8) 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>			

Application	Site	Applicant	Proposal	Decision
<b>BA/2009/0149/FUL</b>	<b>1 And 2 The Cottage The Score Beccles NR34 9AR</b>	<b>Mr A Robertson- Young</b>	<b>Internal and external works to include new staircases, new timber paneling, demolition and replace existing lean-to. Refurbish existing windows and bargeboards and replace two windows on ground floor level</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, Impact Assessment, Historical Survey, Preliminary Report on the Painted Decoration, Report on the consolidation of the wall paintings Letters from Canham Consulting regarding the engineering changes to the building dated 06/01/2009 and 12/12/2008, and email from applicant to case officer regarding retention of guttering to south elevation which abuts neighbouring property sent 11/06/2009 and associated drawings and plans as set out in schedule 1 attached to this Planning Permission, unless otherwise first agreed in writing by the Local Planning Authority.</p> <p>(3) No development of the single storey east and west side extensions shall be commenced until precise details of the materials (comprising bricks, roof tiles, mortar, cement and brick bond) to be used in their construction 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 that part of the works large scale (1:20) drawings of joinery details showing size, section, type of wood and method of fixing of all internal and external joinery and samples of the joinery should be submitted to and agreed in writing by the Local Planning Authority. The scheme shall then be constructed in full accordance with the approved details in perpetuity.</p> <p>(5) Within one month of occupation of the dwelling a detailed hard and soft landscaping scheme and a scheme for the landscaping protection shall be submitted to and agreed in writing by the Local Planning Authority. The scheme shall then be constructed during the first planting season following occupation in full accordance with the approved details in perpetuity. The landscape protection scheme shall make provision that any new tree, shrub or hedgerow 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) 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 Broads Local Plan.</p> <p>(4) In order to preserve the character and appearance of 1 and 2 The Score, in accordance with policies B2 and B11 of the adopted Broads Local Plan.</p>			

Application	Site	Applicant	Proposal	Decision
Reason(s)	(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.			

### Brundall Parish Council

<b>BA/2009/0147/FUL</b>	<b>54 Riverside Estate Brundall Norwich Norfolk NR13 5PU</b>	<b>Mr Victor Hardwick</b>	<b>Resubmission of PP BA/2008/0320/FUL - erection of replacement chalet</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 (drawings titled 'Details of proposed rebuilding of Swallowdale 54 Riverside Estate Brundall, Norfolk NR13 5PU. for Mr Mrs Hardwick.', '1:50 Elevation of proposed rebuild of "Swallowdale" 54 Riverside Estate Brundall, Norfolk NR13 5PU. for Mr Mrs Hardwick', 'Rebuilding of proposed bungalow. Swallowdale' and letter from agent dated 08 July 2009) received by the Local Planning Authority on 09 July 2009 and email from agent of 23 July 2009, unless otherwise first agreed in writing by the Local Planning Authority.</p> <p>(3) The development hereby permitted shall be constructed with a minimum finished floor level of 2.94m AOD.</p> <p>(4) Prior to the commencement of development hereby permitted, a scheme for the provision and implementation of flood resilience measures for the dwelling shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be carried out in its entirety before the dwelling is first occupied and constructed and completed in accordance with the approved plans and in line with the Communities and Local Government document 'Improving the Flood Performance of New Buildings - Flood Resilient Construction'.</p> <p>(5) Prior to the first occupation of the development hereby permitted, a flood evacuation plan shall be submitted to and agreed in writing with the Local Planning Authority, in consultation with the Environment Agency.</p> <p>(6) Prior to the commencement of the development, details of the external colour finish to the timber boarding on the external walls 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>(7) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order) no building or structure permitted by Classes A,B,C,D and E of Schedule 2 Part 1 shall be erected 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) To ensure the satisfactory layout and appearance of the development in accordance with Policy B11 of the adopted Broads Local Plan.</p>			

Application	Site	Applicant	Proposal	Decision
Reason(s)	<p>(3) To ensure the appropriate protection of the development and occupants in accordance with the submitted FRA and to comply with Policies INF1 and INF2 of the adopted Broads Local Plan.</p> <p>(4) To minimise the damage to the development in the event of flooding and enable a faster recovery once flood waters have subsided as is set out in PPS26 paragraph G8 and also to comply with Broads Local Plan policy INF1.</p> <p>(5) To minimise the risk to occupants in the event of flooding and to comply with Policy INF1 of the adopted Broads Local Plan.</p> <p>(6) 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>(7) In the interests of the satisfactory appearance of the development and to safeguard the character and appearance of the area in accordance with Policy B11 of the adopted Broads Local Plan.</p>			

### Ditchingham Parish Council

<b>BA/2009/0141/FUL</b>	<b>The Sports Club Pirnhow Street Ditchingham Bungay Norfolk NR35 2RU</b>		<b>Proposed Trim Track and Recreational Cycle Track</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 flood risk tick sheet, Thornwill Floodlighting Design Proposal, Fresh Air Fitness Outdoor Exercise Equipment and Plans titled, 'Location Plan' drawing number, 1612.1 and 'Block Plan' drawing number, 1612.2, received by the Local Planning Authority on 17/06/2009 and email from applicant to case officer regarding the exercise stations dated 29/07/2009, unless otherwise first agreed in writing by the Local Planning Authority.</p> <p>(3) No use of the lights hereby permitted shall take place outside of the hours of 18:30 and 21:45 Monday to Friday and 15:00 and 17:00 on Saturday during the months of August to May inclusive. Unless by prior written agreement 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> <p>(3) To ensure that the amenities of the neighbouring properties are not unduly affected by the brightness of the lighting and to minimise the visual impact of the use of the lights on the character and appearance of the area in general in accordance with policies INF12 and B11 of the adopted Broads Local Plan.</p>			

Application	Site	Applicant	Proposal	Decision
<b>Filby Parish Council</b>				
<b>BA/2009/0144/FUL</b>	<b>Broadwater Cottage Thrigby Road Filby Great Yarmouth Norfolk NR29 3HJ</b>	<b>Mr B Prime</b>	<b>Erection of store shed and greenhouse</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 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.			
Reason(s)	(1) 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 'Site Location Plan' drawing number 832 A4.03, 'Proposed Store Shed' drawing number 832 A3.01 and 'Proposed Greenhouse' drawing number 832 A3.02 received by the Local Planning Authority on 17/06/2009, unless otherwise first agreed in writing by the Local Planning Authority. (2) For the avoidance of doubt and to ensure the satisfactory development of the site in accordance with the specified approved plans.			

### **Fleggburgh Parish Council**

<b>BA/2009/0169/FUL</b>	<b>Dairy Barn Hall Road Clippesby Norfolk NR29 3BL</b>	<b>Ms Donna Hopton</b>	<b>Proposed amendment to Planning Permission 06/04/0755/BF for the construction of mezzanine floor in garage and associated works</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 carried out in accordance with the submitted application form, design and access statement, photographs and plans titled, 'Site Location Plan', 'Ground floor plan south and west elevations, as proposed' (Drawing number 2 Revision B 18/05/09) and 'First floor plan north and east elevations section XX, as proposed' (Drawing number 3 revision B 18/05/2009) received by the Local Planning Authority on 06/07/2009, unless otherwise first agreed in writing by the Local Planning Authority.			

Application	Site	Applicant	Proposal	Decision
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>			
<b>Horning Parish Council</b>				
<b>BA/2009/0126/FUL</b>	<b>Kingline Cottages Ferry Road Horning Norwich NR12 8PS</b>	<b>Mr And Mrs R King</b>	<b>Replacement boathouse</b>	<b>Application Refused</b>
Reason(s)	<p>(1) The proposal given its height and scale will result in a form of development which is out of keeping with the character of the area when viewed from both Ferry Road and the River Bure and the development is therefore contrary to adopted Broads Local Plan policies B11 and B12 as well as adopted Core Strategy DPD policy CS1</p> <p>(2) The introduction of a first floor balcony will result in a loss of privacy for the neighbouring residential property Eagle House and is therefore contrary to adopted Broads Local Plan policy H11.</p>			
<b>BA/2009/0156/FUL</b>	<b>Bittern 98 Lower Street Horning Norfolk NR12 8PF</b>	<b>Mr Peter Goshawk</b>	<b>Resubmission of PP BA/2008/0327/FUL for the construction of new wet boatshed</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, Tree Assessment, Photographs, plans titled 'Pre-app Layout', 'Site Layout, Bittern Boathouse' drawing number SK001, 'West Elevation' drawing number SK005, 'East Elevation' drawing number SK004, 'North Elevation, South Elevation' drawing number SK003, 'Section' drawing number SK006, 'Boatshed Piling Details' drawing number SK007 received by the Local Planning Authority on 23/06/2009 and email from agent to case officer regarding excess soil dated 09/07/2009, unless otherwise first agreed in writing by the Local Planning Authority.</p> <p>(3) The boathouse hereby permitted shall not be used at any time for human habitation, including overnight accommodation.</p> <p>(4) All quay heading shall be constructed with timber piling, capping and waling, and any preservative shall be applied only by pressure treatment with non-toxic chemicals.</p>			
Reason(s)	<p>(1) The time limit condition is imposed in order to comply with the requirements of Section 92 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2005.</p> <p>(2) For the avoidance of doubt and to ensure the satisfactory development of the site in accordance with the specified approved plans.</p>			

Application	Site	Applicant	Proposal	Decision
Reason(s)	<p>(3) The site is situated in an area where the provision of residential accommodation is inappropriate and contrary to Policies H2 and B12 of the Broads Local Plan.</p> <p>(4) To ensure that the development is visually appropriate for the Broads and does not pollute the water environment, in accordance with Policy B11 of the Broads Local Plan.</p>			

## Hoveton Parish Council

<b>BA/2009/0112/FUL</b>	<b>Little Crabbetts Horning Road Hoveton Norfolk NR12 8JW</b>	<b>Mr Chris McLintic</b>	<b>Proposed replacement boathouse, new quay heading and new decking</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 number 5423-2, 1:2500 Location Plan and drawing titled 'Quayheading') received by the Local Planning Authority on 16 July 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 one bat box and one swallow box to be erected on the boathouse shall be submitted to and agreed in writing with 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) The development hereby permitted shall not take place during the bird nesting and breeding season (01 April - 31 August inclusive).</p> <p>(5) 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>(6) 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 20cm. 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) In the interests of enhancing the opportunities for bat and bird roosting on the site.</p>			

Application	Site	Applicant	Proposal	Decision
Reason(s)	<p>(4) In the interests of protecting nesting and breeding birds.</p> <p>(5) 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>(6) To control the raising of land due to the impact on the landscape character and local hydrology.</p>			

**Langley With Hardley Parish Council**

<b>BA/2009/0136/FUL</b>	<b>24 Hardley Street Hardley Norwich Norfolk NR14 6BY</b>	<b>Mr Billy Mace</b>	<b>Proposed two storey side extension with internal alterations</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, letter detailing flood proofing works and plans (Titled 'Proposal Drawing Elevations as proposed with general construction notes' Drawing number 'J1235/3' and 'Proposal Drawing Plans, section and elevations as proposed, with block and location plans' Drawing number 'J1235/2' received by the Local Planning Authority on 29 May 2009.</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
<b>Ludham Parish Council</b>				
<b>BA/2009/0120/ADV</b>	<b>Wayfarers Restaurant Johnson Street Ludham Bridge Norfolk NR29 5NX</b>	<b>Mr Ian Haywood</b>	<b>Erection of one illuminated hanging sign and one static sign</b>	<b>Application Refused</b>
Reason(s)	(1) The proposal is for the erection of two illuminated signs to advertise the commercial premises, one to be located on the roadside and one on the riverside. It is considered that the proposed riverside sign would result in a proliferation of signage and increase visual clutter in an area which has a less developed character. This would be exacerbated by the illumination of the sign which would in addition change the character of the area when it was illuminated from a quiet countryside character to a developed fringe. This proposal would have an adverse impact on the character and appearance of the area and is therefore contrary to policy CS1 of the Adopted Broads Core Strategy, policy B18 of the adopted Broads Local Plan and Planning Policy Guidance Note 19: Control of Outdoor Advertisements.			
<b>BA/2009/0162/FUL</b>	<b>Chestnuts And Broadgate Horsefen Road Ludham Norfolk NR29 5QG</b>	<b>Mr Peter Miller</b>	<b>1. Construction of slipway at "Chestnuts" 2. Construction of boat dyke at "Broadgate"</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 carried out in accordance with the submitted application form, Arboricultural Implication Study by Ravencroft Arboricultural Services and plans titled 'Site Location Plan', 'Typical Cross Section of Slipway', 'Plan of Slipway', 'Chestnuts Holiday Bungalow', 'Specification 2' (showing cross-section of quayheading), received by the Local Planning Authority on 26/06/2009 and AMENDED plans titled 'Block and Site Plan' drawing number site 1 and 'Womack Water' (revised 13th July 2009), received by the Local Planning Authority on 20/08/2009, and email from applicant to case officer regarding dredged material received on 13/08/2009, 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. (4) Trees T1 (Alder) and T2 (Willow) scheduled to be removed in the submitted Arboricultural Assessment shall be replaced with replacements of same species within the next planting season, unless otherwise first agreed in writing by the Local Planning Authority (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.			

Application	Site	Applicant	Proposal	Decision
Condition(s)	<p>(6) Works to the trees to be removed (T1 and T2) shall only be undertaken within the Spring or Autumn months. The trees shall be felled in sections by cutting limbs and branches as far above any hole or fissure present in the tree and each to be lowered carefully to the ground by rope or elevation platform. Any sections of wood containing cavities should then be moved and stacked carefully away from the immediate felling area (being careful not to block any holes) and remain undisturbed. The stack shall then be left for 2-3 weeks after felling if cut in Spring or left to the end of the winter if felling is carried out in Autumn, unless otherwise first agreed in writing by the Local Planning Authority.</p> <p>(7) Prior to the removal of T1 and T2 three bat boxes shall be erected facing S,SE,SW, either on the property itself or on appropriate trees nearby, unless otherwise first agreed in writing by the Local Planning Authority</p> <p>(8) No ground raising shall take place within the flood plain of the adjacent River Thurne.</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 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> <p>(6) To ensure protected species such as bats are not harmed during the process of removal in line with Planning Policy Statement 9.</p> <p>(7) In order to mitigate against any possible loss of roost/nesting sites.</p> <p>(8) To ensure that flood risk to neighbouring areas will not be increased by the displacement of flood water.</p>			

Application	Site	Applicant	Proposal	Decision
<b>Oulton Parish</b>				
<b>BA/2009/0145/FUL</b>	<b>Romany Staithe Broadview Road Lowestoft Suffolk NR32 3PL</b>	<b>Mrs Sonia Morton</b>	<b>Proposed two storey extension to form first floor dressing room</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', received by the Local Planning Authority on 16/06/2009 and the AMENDED plan titled 'Proposed Dressing Room Extension (extension set back)', received by the Local Planning Authority on 05/08/2009, unless otherwise first agreed in writing by the Local Planning Authority.</p> <p>(3) No development shall take place until samples of the tiles to be used on the extensions roof 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>			
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>			

Application	Site	Applicant	Proposal	Decision
<b>Oulton Parish Council</b>				
<b>BA/2009/0194/FUL</b>	<b>Clearwater Broadview Road Lowestoft Suffolk NR32 3PL</b>	<b>Mr Robert Taylor</b>	<b>Replacement of existing conservatory with energy efficient model to extend across rear elevation. Replace existing rear steps with spiral staircase and replace second storey windows with patio doors and formation of new Juliet balconies.</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 carried out in accordance with the submitted application form, design and access statement and plans titled 'Existing Elevations, Floor Plan, Roof Layout and Location Plan' drawing number PL01 and 'Proposed Elevations, Floor Plan and Roof Layout' drawing number PL04 received by the Local Planning Authority on 19/07/2009, 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.			
<b>Rollesby Parish Council</b>				
<b>BA/2009/0142/FUL</b>	<b>Broads End Main Road Rollesby Great Yarmouth Norfolk NR29 5EG</b>	<b>Mr J Pert</b>	<b>Resubmission of PP BA/2009/0028/FUL for a proposed erection of a 3 bay, oak frame garage with open front and half hipped roof and the addition of a brickweave hardstanding infill on driveway.</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.			

Application	Site	Applicant	Proposal	Decision
Condition(s)	(2) The development hereby permitted shall be carried out in accordance with the submitted application form, Arboricultural Method Statement by Marcus. J. Satchel, Design and Access Statement and plans titled 'Left Side Elevation, Right Side Elevation' drawing number PL'008, 'Front Elevation, Rear Elevation' drawing number PL'007 received by the Local Planning Authority on 08/06/2009 and AMENDED plan titled 'Plan Showing Reduced Area of Brick Weave Hard Standing' dated 26/06/2009 and email from applicant to case officer dated 03/08/2009 regarding the confirmation that the mitigation measures outlined in the Arboricultural Method Statement by Marcus. J. Satchel will be implemented, 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.			

### Stokesby With Herringby PC

<b>BA/2009/0006/CU</b>	<b>Anchor Cottage Mill Road Stokesby Great Yarmouth Norfolk NR29 3EY</b>	<b>Mrs W Martin</b>	<b>Conversion of annex into holiday-let accommodation by means of renovations and a small extension.</b>	<b>Application Refused</b>
Reason(s)	(1) The proposed use of The Old Reading Room as a holiday-let, if permitted, would result in the intensified use of an existing vehicular access onto the C447 Mill Road. The visibility at this access is severely restricted by the adjacent walls and structures and there is not considered to be sufficient land within the ownership of the applicant to provide a safe access from Mill Road to the proposed development. The restricted visibility of the existing vehicular access is considered to give rise to conditions detrimental to highway safety and the proposal is therefore considered to be unacceptable and contrary to saved policy TC8 of the Broads Local Plan (1997). (2) The proposed parking arrangements for the proposed development do not allow sufficient space for vehicles to manoeuvre within the existing yard to exit the site onto Mill Road in a forward gear. This would result in vehicles reversing into the road, which is considered to be detrimental to highway safety and the proposal is therefore considered to be unacceptable and contrary to saved policy TC8 of the Broads Local Plan (1997).			

Application	Site	Applicant	Proposal	Decision
<b>Surlingham Parish Council</b>				
<b>BA/2009/0143/FUL</b>	<b>Marsh Cottage Beerlicks Loke Surlingham Norwich Norfolk NR14 7AJ</b>	<b>Mr And Mrs J Ellis</b>	<b>Garden room and rear porch extension</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, photographs and plans titled, 'Site Location Plan', 'Garden Room Extension', 'Plan and Elevations as Existing', drawing number 936/(S)01 and 'Plan, Section and Elevations as Proposed', drawing number 936/(- -) 02, received by the Local Planning Authority on 16/06/2009, 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 alteration to the dwellinghouse hereby permitted shall be undertaken 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) In order to ensure that any future extensions to the dwelling are carried out in accordance with Policy H11 (extensions and annexes) of the adopted Broads Local Plan.</p>			