

Decisions made by Officers under Delegated Powers
Report by Director of Planning and Strategy

Agenda Item No 16

Summary: This report sets out the delegated decisions made by officers on planning applications from 27 August 2009 to 29 September 2009
 Recommendation: That the report be noted.

Application	Site	Applicant	Proposal	Decision
Cantley Parish Council				
BA/2009/0170/FUL	Cantley View Farm Limpenhoe Norwich NR13 3JB	Mr N P Key	Anglers' Rest Room and Store	Approved with conditions
Condition(s)	(1) The development to which this permission relates must be begun not later than the expiration of three years beginning with the date on which this permission is granted. (2) The development hereby permitted shall be carried out in accordance with the submitted application form, Design and Access Statement and plans titled 'Site Location Plan' drawing number FL1, 'Site Layout Plan' drawing number FL6A and 'Proposed replacement anglers cabin, floor plans and elevations' received by the Local Planning Authority on 07/07/2009, 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.			
BA/2009/0207/FUL	Cantley Sugar Factory Cantley Norwich NR13 3ST	Mr Ian Redhead	The erection of a microwind turbine on the sugar silo tower roof. This will provide renewable sourced energy to power a GPS system. The turbine will be mounted in the centre of the flat roof structure with a maximum blade tip height of 3.4 meters above ba	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.			

Application	Site	Applicant	Proposal	Decision
Condition(s)	(2) The development hereby permitted shall be carried out in accordance with the submitted application form and plans (drawing number CA.00.800.4340 A) received by the Local Planning Authority on 08 August 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.			
BA/2009/0212/FUL	Cantley Sugar Factory Cantley Norwich NR13 3ST	Mr John Emerson	Addition of slatted sides 125mmx25mm with 25mm gap between boards	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 CA.00.500.4338 A) received by the Local Planning Authority on 11 August 2009, unless otherwise first agreed in writing by the Local Planning Authority.			
Reason(s)	(1) The time limit condition is imposed in order to comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004. (2) For the avoidance of doubt and to ensure the satisfactory development of the site in accordance with the specified approved plans.			

Coltishall Parish Council

BA/2009/0199/ADV	Coltishall Post Office 24 Wroxham Road Coltishall Norwich Norfolk NR12 7EA	Mr Haines	Erection of new signs and repositioning of existing signs	Approved with conditions
Condition(s)	(1) 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. (2) Any structure or hoarding erected or used principally for the purpose of displaying advertisements shall be maintained in a safe condition.			

Application	Site	Applicant	Proposal	Decision
Condition(s)	(3) 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.			
	(4) 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.			
	(5) 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).			
	(6) The development hereby permitted shall be carried out in accordance with the submitted application form, design and access statement and plans titled 'New Signage to Front Elevation- Location Plan, Site Plan' drawing number: 2410.0808B and 'New Signage to Front Elevation- Proposed North Elevation' drawing number 2410.0808B, received by the Local Planning Authority on 30/07/2009, unless otherwise first agreed in writing by the Local Planning Authority.			
	(7) The level of illumination of the signs shall not exceed 6000cd/m ² . The positioning of the illuminated signs shall be approved by the Local Planning Authority in consultation with the Highways Authority and no part of the source of the illumination shall be directly visible to users of the adjacent public highway.			
	(8) The signs shall only be illuminated when the shop/post office is open to customers.			
Reason(s)	(1) To comply with Regulation 2(1) of the Town and Country Planning (Control of Advertisements) Regulations 1992.			
	(2) To comply with Regulation 2(1) of the Town and Country Planning (Control of Advertisements) Regulations 1992			
	(3) To comply with Regulation 2(1) of the Town and Country Planning (Control of Advertisements) Regulations 1992.			
	(4) To comply with Regulation 2(1) of the Town and Country Planning (Control of Advertisements) Regulations 1992.			
	(5) To comply with Regulation 2(1) of the Town and Country Planning (Control of Advertisements) Regulations 1992.			
	(6) For the avoidance of doubt and to ensure the satisfactory development of the site in accordance with the specified approved plans.			
	(7) To ensure the safety of highway users.			
	(8) To protect a low district brightness area and in the interests of neighbouring amenity.			

Application	Site	Applicant	Proposal	Decision
Horning Parish Council				
BA/2009/0191/FUL	10 Windward Crabbetts Marsh Horning Norwich NR12 8JP	Mr John Dorrington	Single storey side extension replacing existing shed with boatshed	Application Refused
Reason(s)	<p>(1) As a result of the scale, form, materials and design of the proposed extension, it would have an adverse impact on the character and appearance of the existing dwelling by disrupting the symmetry, creating bulk on the site and representing an over-development of the plot. The proposal is therefore considered to be contrary to saved policies B11, B12, H11 and HOR1 of the Broads Local Plan (1997).</p> <p>(2) By virtue of the scale and form of the proposed extension, the views through to the landscape beyond would be lost and the pattern of riverside development would be disrupted. The proposal would therefore have an adverse impact on the character and appearance of the surrounding area and wider Broads landscape, contrary to saved policies B12, H11 and HOR1 of the Broads Local Plan (1997) and policy CS1 of the adopted Core Strategy (2007).</p> <p>(3) The proposed extension to the dwelling, extension to and raising of the existing decking, excavation of a second mooring cut and slipway and raising of the level of the lawn would cumulatively result in an over-development of the plot which would have an adverse impact on the character and appearance of the existing dwelling and surrounding area, contrary to saved policies B11, B12, H11 and HOR1 of the Broads Local Plan (1997).</p> <p>(4) Insufficient information has been submitted in respect of the impact of the proposed development on the adjacent trees and it has not been proven that there would not be an adverse impact, the proposal is therefore contrary to saved policy C11 of the Broads Local Plan (1997).</p>			
Hoveton Parish Council				
BA/2009/0210/FUL	Ross Bank Horning Road Hoveton Norfolk NR12 8JN	Mr Frank Gumb	Erection of front garden walls with 4 brick built pillars and new boundary gates	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 titled 'Proposed New Entrance, Ross Bank, Horning Road', Design and Access Statement and letter from applicant of 07 August 2009) received by the Local Planning Authority on 07 August 2009, unless otherwise first agreed in writing by the Local Planning Authority.</p>			

Application	Site	Applicant	Proposal	Decision
Condition(s)	(3) Prior to the first commencement of the development hereby permitted, the access gates shall be hung to open inwards and shall be set back a minimum distance of 5 metres from the edge of the adjoining highway carriageway. Any sidewalks adjacent to the access shall be splayed at an angle of 45 degrees from each of the gateposts to the front boundary of the site.			
Reason(s)	(4) The proposed boundary wall shall be set out on the same alignment as the existing boundary fence and no part of the proposed structure shall overhang or encroach upon the highway boundary and no gate shall open outwards over highway land.			
	(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 ensure safe access to the site in accordance with policy TC8 of the adopted Broads Local Plan.			
	(4) In the interests of highway safety.			

Langley With Hardley Parish Council

BA/2009/0174/FUL	Oaklea Hardley Street Hardley Norwich Norfolk NR14 6BY	Mr And Mrs K Hoggett-Thompson	Extension to 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 submitted application form, Design and Access Statement and plans titled 'exist plan 1 50' drawing number 1, 'proposed plan 1 50' drawing number 2 and 'general spec sheet' drawing number 3, received by the Local Planning Authority on , 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.			
BA/2009/0196/FUL	Land Adjacent To Westgate Farm Hardley Street Hardley Norwich Norfolk NR14 6BY	Mr And Mrs Gooch	Proposed new dwelling and detached garage	Application Refused

Application	Site	Applicant	Proposal	Decision
Condition(s)	<p>(1) Reason for Decision 1. The proposal is for the creation of a new dwelling outside a development boundary or settlement and within the open countryside. Both Local and national policy seeks to locate new development sustainably and protect the countryside from inappropriate development. There are no material considerations which outweigh the requirements of these policies and the proposal is refused as being contrary to adopted Core Strategy policies CS24, CS22 and CS18, and saved policy H2 of the Broads Local Plan. 2. Inadequate visibility splays on the proposed entrances would cause a danger and inconvenience to users of the adjoining highway. The proposal is in a remote location where services are limited meaning car usage would be essential conflicting with the aims of sustainable development and contrary to policies TC6, TC8 and TC9 of the Broads Local Plan. 3. The proposal is for the erection of a three bedroom bungalow and separate detached double garage. It is considered that the proposal inappropriately fills in a section of open space which currently contributes positively to the character of the area and is therefore contrary to policy CS1 of the adopted Core Strategy.</p>			

Ludham Parish Council

BA/2009/0200/FUL	The Limes Farm Clint Street Ludham Great Yarmouth Norfolk NR29 5PA	Mr And Mrs Sheppard	Proposed extension to cottage, alterations to farmhouse and conversion of barn to form a dwelling	Approved with conditions
Condition(s)	<p>(1) The development to which this permission relates must be begun not later than the expiration of three years beginning with the date on which this permission is granted.</p> <p>(2) The development hereby permitted shall be carried out in accordance with the submitted plans (drawing numbers 4096/F/2 and 4096/E/2, Appendix 2 of the Bat and Barn Owl Survey, and 'Design access statement for extension, alterations and barn conversion at The Limes, Clint Street, Ludham' received by the Local Planning Authority on 29 July 2009 and letter from agent of 17 September 2009 and amended plan number 4096/F/1 received by the Local Planning Authority on 21 September 2009), unless otherwise first agreed in writing by the Local Planning Authority.</p>			

Application	Site	Applicant	Proposal	Decision
Condition(s)	<p>(3) Prior to the commencement of the development hereby permitted, a schedule of timings of works (including those detailed in the submitted Building Survey Report, received 29 July 2009), avoiding the sensitive periods for ecological interest, shall be submitted to and agreed in writing by the Local Planning Authority. The development shall be undertaken in full accordance with the agreed schedule, unless otherwise agreed in writing by the Local Planning Authority.</p> <p>(4) Prior to the commencement of the development hereby permitted, details of the design and siting of two barn owl boxes, three bat boxes and a field shelter for swallows to be erected on the site shall be submitted to, and agreed in writing, by the Local Planning Authority. The barn owls boxes should be installed prior to the commencement of works on the barn and the bat boxes and swallow field shelter should be installed within six months of the date of commencement of works and all shall be retained in perpetuity in accordance with the agreed details.</p> <p>(5) Prior to the first occupation of the new dwelling hereby permitted, the proposed vehicular access to the highway shall be upgraded in accordance with the Norfolk County Council residential access construction specification for the first five metres into the site as measured back from the near edge of the adjacent carriageway and shall be retained in perpetuity thereafter.</p> <p>(6) Prior to the first occupation of the new dwelling hereby permitted the proposed on-site parking and turning areaa shall be laid out, demarcated, levelled, surfaced and drained in accordance with the approved plan. They shall be retained thereafter for those specific uses.</p> <p>(7) 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 without the prior written consent of the Local Planning Authority;</p> <p>(8) 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 on the site of the development hereby permitted unless planning permission has been first granted by the Local Planning Authority.</p> <p>(9) (a) Prior to the commencement of the development hereby approved, a landscaping scheme shall be submitted to and approved in writing by the Local Planning Authority.(b) The scheme shall indicate the species, number and size of new trees and shrubs at the time of their planting.(c) The scheme shall also include indications of all existing trees and hedgerows on the land, with details of any to be retained (which shall include details of species and canopy spread), together with measures for their protection during the course of development.(d) The scheme as approved shall be carried out not later than the next available planting season following the commencement of development or such further period as the Local Planning Authority may allow in writing.</p> <p>(10) Prior to the commencement of the development hereby permitted, samples of the facing materials relating to the walls and roofs of the farmhouse, cottage, extensions, outbuilding and barn; shall be submitted to and approved by the Local Planning Authority in writing. The development shall then be constructed and retained in full accordance with the approved details in perpetuity.</p> <p>(11) Prior to the commencement of development hereby approved a 1:20 scaled drawing of the windows, including a section through the joinery, shall be submitted and approved in writing by the Local Planning Authority. The windows shall then be constructed and retained in full accordance with the approved details in perpetuity.</p>			

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> <p>(3) In the interests of protecting bat and bird roosting and hibernation sites.</p> <p>(4) In the interests of offering alternative and enhanced opportunities for bat and bird roosting.</p> <p>(5) To ensure satisfactory access into the site, in accordance with policy TC8 of the adopted Broads Local Plan.</p> <p>(6) To ensure the permanent availability of the parking and manoeuvring area, in the interests of highway safety, and in accordance with policy TC8 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> <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) 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>(10) 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>(11) To ensure the windows are complementary to the appearance of the building, in accordance with policy B11 of the adopted Broads Local Plan.</p>			

Rollesby Parish Council

BA/2009/0183/FUL	Hatherleigh Court Road	Mr Brook	Erection of UPVC Conservatory	Approved with conditions
	Rollesby Great			
	Yarmouth Norfolk			
	NR29 5ET			
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', 'Block Plan', 'Existing Elevations' and 'Proposed Elevations' received by the Local Planning Authority on 16/07/2009, unless otherwise first agreed in writing by the Local Planning Authority.</p>			
Reason(s)	<p>(1) The time limit condition is imposed in order to comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.</p>			

Application	Site	Applicant	Proposal	Decision
Reason(s)	(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

BA/2009/0180/CU	Former Bungalow Stores The Street Stokesby Great Yarmouth Norfolk NR29 3AL	Mr R Sargeant	Change of use from Class A Shop to Class C3 Residential	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 0902-02) received by the Local Planning Authority on 10 July 2009, unless otherwise first agreed in writing by the Local Planning Authority. (3) The accommodation hereby permitted shall be occupied solely for purposes which are ancillary to the use of the property as a dwellinghouse and shall not be used as a separate dwellinghouse or residential unit.			
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) The close relationship of the proposed accommodation and the existing dwelling is such that two separate dwelling units would not be appropriate in terms of Policy H11 of the adopted Broads Local Plan.			
BA/2009/0186/FUL	Hall Farm Runham Road Stokesby Great Yarmouth Norfolk NR29 3EP	Mr Jason Rounce	Re-application of previous approval PP 06/03/0382/BF for conversion/renovation of Barn 4 with additional cartshed building at Hall Farm, Runham Road, Stokesby	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, Access and Design Statement, and plans titled 'Site Location Plan', 'Existing Survey' drawing ref: JRK240609/1, received by the Local Planning Authority on 17/07/2009 and AMENDED plan 'Scheme B- Ground floor layout plan' drawing ref: JRK240609/2A and AMENDED plan 'Scheme B- Block layout plan' drawing ref: JRK240609/3A received by the Local Planning Authority on 20/08/2009, unless otherwise first agreed in writing by the Local Planning Authority.			

Application	Site	Applicant	Proposal	Decision
Condition(s)	<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 windows shall be inserted into the walls or roof of the building - other than those shown on the approved drawings - without the prior written consent of the Local Planning Authority.</p> <p>(4) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that order) no buildings or structures permitted by Classes ABCDE and H of Schedule 2 Part 1 and Class A and C of Schedule 2 Part 2, unless otherwise shown on the approved plans without the prior written consent of the Local Planning Authority.</p> <p>(5) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that order) the open garage shown on the approved plans shall not be infilled or altered in anyway without the prior consent of the Local Planning Authority.</p> <p>(6) No development shall be commenced until precise details of the materials to be used in the construction of the external roof and walls of the cartshed/logstore hereby permitted, have been submitted to and approved 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 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 enable the Authority to retain control over the character of the buildings.</p> <p>(4) To protect the character and appearance of the building.</p> <p>(5) To enable the Local Planning Authority to retain control over the character of the development.</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>			
BA/2009/0195/FUL	Hall Farm Runham Road Stokesby Great Yarmouth Norfolk NR29 3EP	Mr & Mrs Michael & Daphne Gill	Relocating access of grain store from east side of site to west side of site	Approved with conditions
Condition(s)	<p>(1) The development to which this permission relates must be begun not later than the expiration of three years beginning with the date on which this permission is granted.</p> <p>(2) The development hereby permitted shall be carried out in accordance with the submitted application form, design and access statement and plans titled 'Site Location Plan' drawing no. SO1 and 'Grain Store at Hall Farm, Stokesby'- Proposed Plan' Reference SRW, received by the Local Planning Authority on 24/07/2009, unless otherwise first agreed in writing by the Local Planning Authority.</p>			

Application	Site	Applicant	Proposal	Decision
Condition(s)				<p>(3) Prior to the commencement of the first use of the access hereby permitted the vehicular access shall be constructed in accordance with the Norfolk County Council industrial access construction specification, and additionally to accord with details to be approved in writing by the Local Planning Authority, for the first 5 metres into the site as measured back from the near edge of the adjacent carriageway.</p> <p>(4) Prior to the commencement of use of the development hereby permitted the proposed on-site turning areas shall be laid out, demarcated, levelled, surfaced and drained in accordance with the approved plan and retained thereafter available for that specific use.</p> <p>(5) Notwithstanding the provision of Class A of Schedule 2, Part 2 of the Town and Country Planning (General Permitted Development) Order 1995, (or any Order revoking, amending or re-enacting that Order) no gates shall be erected across the approved access unless details have first been submitted to and approved in writing by the Local Planning Authority</p> <p>(6) Prior to the commencement of the use hereby permitted a visibility splay shall be provided in full accordance with the details indicated on the approved plan. The splay shall thereafter be maintained free from any obstruction exceeding 0.6 metres above the level of the adjacent highway carriageway.</p> <p>(7) A scheme for landscaping and site treatment to include grass seeding, planting of new trees and shrubs, specification of materials for fences, walls and hard surfaces, shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall also include indications of all existing trees (which shall include details of species and canopy spread) and hedgerows on the land, and details of any to be retained together with measures for their protection during the course of development. The scheme as approved shall be carried out not later than the next available planting season following the commencement of development or such further period as the Local Planning Authority may allow in writing. If within a period of FIVE years from the date of planting, any tree or plant or any tree or plant planted in replacement for it, is removed, uprooted or is destroyed or dies, [or becomes in the opinion of the Local Planning Authority, seriously damaged or defective] another tree or plant of the same species and size as that originally planted shall be planted at the same place, unless the Local Planning Authority gives its written consent to any variation.</p> <p>(8) Prior to the removal of the existing hedgerow along the northern boundary of the site, a protected species survey shall be submitted to and approved in writing by the Local Planning Authority. Any mitigation measures identified by the survey or the Local Planning Authority after the submission of the survey shall be carried out as detailed in the survey, unless otherwise first agreed in writing by the Local Planning Authority.</p>
Reason(s)				<p>(1) The time limit condition is imposed in order to comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.</p> <p>(2) For the avoidance of doubt and to ensure the satisfactory development of the site in accordance with the specified approved plans.</p> <p>(3) To ensure satisfactory access into the site.</p> <p>(4) To ensure the permanent availability of the parking / manoeuvring area, in the interests of highway safety.</p> <p>(5) In the interests of highway safety.</p> <p>(6) In the interests of highway safety</p>

Application	Site	Applicant	Proposal	Decision
Reason(s)	(7) To protect and enhance the visual amenities of the area, in accordance with the requirements of policy C11 of the adopted Broads Local Plan. (8) To ensure the adequate protection of protected species in accordance with PPS9 and the Wildlife and Countryside Act 1981.			