

**Decisions made by Officers under Delegated Powers**

Report by Director of Planning and Strategy

Agenda Item No 12

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

Application	Site	Applicant	Proposal	Decision
<b>Filby Parish Council</b>				
<b>BA/2009/0209/FUL</b>	<b>2 Broad Cottage Main Road Filby NR29 3AA</b>	<b>Mr Colin Froude</b>	<b>Demolition of existing single storey side extension and construction of 2 storey extension providing integral garage and bedroom, ensuite and bathroom above.</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, flood risk tick sheet, Design and Access Statement and plans titled 'Existing Plans and Elevations' drawing number E 01 received by the Local Planning Authority on 06/08/2009 and AMENDED plan titled 'Proposed plans and elevations' drawing no. P01 rev.A received by the Local Planning Authority on 20/08/2009 and email from agent to case officer regarding timber door dated XX/XX/2009, unless otherwise first agreed in writing by the Local Planning Authority.</p>			
Reason(s)	<p>(1) The time limit condition is imposed in order to comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.</p> <p>(2) For the avoidance of doubt and to ensure the satisfactory development of the site in accordance with the specified approved plans.</p>			

Application	Site	Applicant	Proposal	Decision
<b>Ludham Parish Council</b>				
<b>BA/2009/0214/FUL</b>	<b>Ludham Surgery Staithe Road Ludham Great Yarmouth Norfolk NR29 5AB</b>	<b>Ludham Surgery</b>	<b>To resurface existing car park with hard material to drive areas and reinforcement to areas of free draining material, improvements to disabled access and removal of trip hazards</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 Survey Report, reasoning letter dated 12/08/2009 and Plans titled 'Site and Locations Plans &amp; Section' drawing no. PB0401 received by the Local Planning Authority on 12/08/2009 and amended plan number PB0402/A and 'No Dig Specification for the parking areas shown on substitute drawing PB0402/A' received by the Local Planning Authority on 05 October 2009, unless otherwise first agreed in writing by the Local Planning Authority.</p> <p>(3) No external lighting shall be installed unless first approved in writing by the Local Planning Authority.</p> <p>(4) The developer shall afford access at all reasonable times to any experienced Arboriculturalist nominated by the Local Planning Authority, and shall allow the Arboriculturalist to observe the excavations and work within the root protection areas of the trees.</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 interest of the visual amenities/residential amenities of the area and in the interests of highway safety and convenience, and to avoid light pollution in accordance with policy B11 of the Broads Local Plan.</p> <p>(4) In the interests of minimising any damage to tree roots.</p>			

Application	Site	Applicant	Proposal	Decision
<b>Norwich City</b>				
<b>BA/2009/0188/FUL</b>	<b>River Wensum Between Carrow Britvic Site And Hardy Road Norwich</b>	<b>Mr A Francine</b>	<b>Temporary excavation of trench across the bed of River Wensum to connect two steel sheet piled coffered embayments on the North and South riverbanks, the placing of electrical conduits in the bottom of each trench and subsequent in filling.</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 documents ('Method Statement and Drawings for Alternative 2 14 July 2009' received by the Local Planning Authority on 21 July 2009, Drawing No. 04 Revision P4 received by the Local Planning Authority on 7 August 2009 and email from agent of 28 September 2009).</p> <p>(3) Prior to the commencement of development, a scheme setting out an investigation and assessment into the presence of possible contaminants affecting the site shall be submitted to and agreed in writing by the Local Planning Authority in consultation with the Environment Agency. All works shall be undertaken in accordance with the agreed scheme.</p> <p>(4) Prior to the commencement of the development hereby permitted, a scheme for the provision and implementation of silt and sediment pollution control shall be submitted to, and agreed in writing with, the Local Planning Authority in consultation with the Environment Agency. The works/scheme shall be constructed and completed in accordance with the approved plans/specification at such time(s) as may be specified in the approved scheme.</p> <p>(5) Prior to the commencement of the development hereby permitted, an ecological investigation and monitoring scheme and method statement shall be submitted to, and agreed in writing with, the Local Planning Authority. This scheme should include measures to search for and relocate any depressed river mussels found in the soft excavated material, a method for looking for fish gulping at the surface and other signs of distressed or dead wildlife. The development shall be constructed and completed in accordance with the approved scheme and method statement.</p> <p>(6) All excavated material shall be stored in barges before used for backfilling or removed to an appropriate location, no material shall be stored on the river banks.</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 public health and safety.</p> <p>(4) To ensure a satisfactory method of pollution control.</p> <p>(5) In the interests of protecting wildlife.</p> <p>(6) To protect the visual amenities of the area.</p>			

Application	Site	Applicant	Proposal	Decision
<b>Potter Heigham Parish Council</b>				
<b>BA/2009/0205/FUL</b>	<b>76 Willow North East Riverbank Potter Heigham Norfolk NR29 5NE</b>	<b>Mr Reginald Coxsey</b>	<b>Replacement of existing holiday 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 submitted plans (drawing number 2008/03/01/76NE, 'Floor Plan' and 'Plan showing existing decking-no change') received by the Local Planning Authority on 05 August 2009, unless otherwise first agreed in writing by the Local Planning Authority.</p> <p>(3) Prior to the first occupation of the development hereby permitted, a Flood Warning and Evacuation Plan shall be submitted to and agreed in writing with the Local Planning Authority.</p> <p>(4) 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>			
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 minimise the risk to occupants in the event of flooding and to comply with Policy INF1 of the adopted Broads Local Plan.</p> <p>(4) 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>			

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<b>Stokesby With Herringby PC</b>				
<b>BA/2009/0208/FUL</b>	<b>2 Paved Yard Croft Hill Stokesby Great Yarmouth Norfolk NR29 3AL</b>	<b>Mr Phil Harlow</b>	<b>Proposed Alterations to internal layout with extension infill at rear</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 'Site Location Plan', 'Existing Plans and Elevations' drawing number 483.01 and 'Proposed Plans and Elevations' drawing number 483.02, received by the Local Planning Authority on 10/08/2009, 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.			

#### **Thorpe St Andrew Town Council**

<b>BA/2009/0206/FUL</b>	<b>9 Bungalow Lane Thorpe St Andrew Norwich Norfolk NR7 0SH</b>	<b>Mr V Croft</b>	<b>Demolition of existing dwelling and buildings and erection of new dwelling</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, Arboricultural Statement, Flood Risk Assessment, Flood Warning and Evacuation Plan and plans titled 'Proposed Dwelling at 9, Bungalow Lane, Thorpe for Mr. V. Croft- Planning Application Details' drawing number 09/20/1 received by the Local Planning Authority on 06/08/2009, unless otherwise first agreed in writing by the Local Planning Authority.			

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Condition(s)	<p>(3) Prior to the commencement of development a site investigation, including gas monitoring for the presence of methane, and carbon dioxide in the ground on the site shall be undertaken and the results provided to the Local Planning Authority. Precise details of the methodology of the site investigation shall be agreed in writing by the Local Planning Authority prior to the site investigation being undertaken. Where the site investigation identifies methane and/or carbon dioxide to be present or a significant risk of their production following the completion of the development, a suitable remediation scheme to protect the development and its users from these ground gases shall be submitted to and agreed in writing by the Local Planning Authority. This scheme, as approved, shall be fully implemented and completed before any residential unit hereby permitted is first occupied.</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 safeguard the amenities of the locality in accordance with policy CS12 of the Broadland Local Plan (Replacement) 2006.</p>			