

Decisions made by Officers under Delegated Powers

Report by Director of Planning and Strategy

**Broads Authority
Planning Committee**

04 December 2009

Agenda Item N 18

Summary: This report sets out the delegated decisions made by officers on planning applications from 27 October 2009 to 23 November 2009
 Recommendation: That the report be noted.

Application	Site	Applicant	Proposal	Decision
Barton Turf And Irstead PC				
BA/2009/0272/FUL	Herongate Hall Road Barton Turf Norfolk NR12 8AR	Mr And Mrs Goodman	Proposed first floor extension and alterations to boatshed	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 following approved plans, received by the Local Planning Authority 06/10/09: Drawing number 08/15/8 titled 'Proposed Ground Floor Plan' dated June 09 Drawing number 08/15/9A titled 'Site Location Plan Proposed First Floor Plans' dated Sept 08 Drawing number 08/15/10 titled 'Existing Proposed Elevations' dated June 09</p> <p>(3) No development shall be commenced until precise details of the materials to be used in the construction of the external walls 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) No development shall be commenced until a protected species survey that surveys the roofspace of Herongate dwellinghouse has been submitted to and approved in writing by the Local Planning Authority</p> <p>(5) The bathroom and store windows on the eastern elevation of the first floor hereby permitted shall be installed with obscured glazing with a degree of obscurity equivalent to Pilkington level 5. The glazing shall thereafter be retained in accordance with this detail 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) 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
Reason(s)	(4) To prevent harm occurring to species protected under the Wildlife and Countryside Act 1981 (5) To prevent undue loss of privacy to the neighbouring property, in accordance with policy H11 of the adopted Broads Local Plan			
Beccles Town Council				
BA/2009/0236/FUL	30 Puddingmoor Beccles Suffolk NR34 9PL	Mr John Bailey	Installation of second dormer window in back of dwelling	Application Refused
	As there is an existing dormer it is not considered that the introduction of the new dormer would significantly adversely affect the character of the building. It is not considered that residential amenity would be adversely affected. The proposal is therefore considered acceptable when assessed against policies H11 and B11 of the adopted Broads Local Plan. However, as the roof as already been considerably altered and as the insertion requires the removal of materials which appear to be part of the original roof construction the proposal is considered to result in a cumulative adverse impact on the character and to have a significant adverse impact on the internal fabric of the listed building which would be contrary to policy B2 of the Broads Local Plan.			
BA/2009/0246/FUL	Plot 6 Soggy End Puddingmoor Beccles Suffolk NR34 9PJ	Mr And Mrs Streames	Construction of new mooring dock with all excess material to be spread over site	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 'Location Plan' and 'Layout Plan' received by the Local Planning Authority on 15/09/2009 and 'Cross section of proposed quay heading to match existing' received by the Local Planning Authority on 27/09/2009 and Flood Risk Assessment received by the Local Planning Authority on 16/10/2009, 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.			
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 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.			

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Cantley Parish Council

BA/2009/0247/FUL	Cantley Sugar Factory Cantley Norwich NR13 3ST	Mr Ken Pressley	Additional container loading bay	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.81.500.4344) received by the Local Planning Authority on 17 September 2009 and Design and Access Statement received 22 September 2009.			
Reason(s)	(1) The time limit condition is imposed in order to comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004. (2) For the avoidance of doubt and to ensure the satisfactory development of the site in accordance with the specified approved plans.			

Horning Parish Council

BA/2009/0232/FUL	Riversmead Cottage Lower Street Horning Norfolk NR12 8PF	Mr Mark Stockley	Proposed Replacement Boathouse	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 following approved plans: Drawing titled 'Replacement boathouse at Riversmead Cottage, Lower Street, Horning ref number 5403.12A dated 30.08.09' Drawing titled 'Replacement boathouse at 'Riversmead Cottage, Lower Street, Horning ref number 5403.13 as amended by letter from Agent dated 2nd October 2009 (3) The boathouse shall be used only for purposes incidental to and in connection with the use of the premises of Riversmead, Lower Street, Horning as a dwelling house. (4) All demolition works to the existing wet boatshed must be carried out between October 1st and February 28/29 (5) The ridge height of the building hereby approved must not exceed 6 metres in height when measured from the ground immediately adjacent to the foot of the building.			

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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) 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 the interests of the residential amenities of the area, and in accordance with policy H11 of the adopted Broads Local Plan.</p> <p>(4) To prevent harm occurring to species protected under the Wildlife and Countryside Act 1981</p> <p>(5) In the interests of the residential amenities of the area, and in accordance with policy B12 of the adopted Broads Local Plan.</p>			

Hoveton Parish Council

BA/2009/0219/FUL	Riverdale Meadow Drive Hoveton Norwich NR12 8UN	Mr Richard Wright	Removal of existing boat shed and replacement with smaller dry boat shed. Enlargement of existing mooring area with incorporation of a small slipway for a dinghy.	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 following approved plans, received by the Local Planning Authority 04/09/09: Drawing titled 'Riverdale Completed Plan View.pdf' Drawing titled 'Riverdale dry boatshed.pdf' Drawing titled 'Riverdale dry boatshed north and east elevations.pdf' Drawing titled 'Riverdale, details and sketch of slipway' dated 02/09/2009 Drawing titled 'Timber Piling Detail' dated 02/09/09</p> <p>(3) The boathouse shall be used only for purposes incidental to and in connection with the use of the premises of 'Riverdale', Meadow Drive, Hoveton as a dwelling house.</p> <p>(4) Before the development hereby permitted is begun, all the existing trees identified on the approved plan shall be protected from damage during the course of the development by means of protective fencing erected in accordance with the details specified in the approved arboricultural report and the accompanying plan titled 'Position of Tree Barriers if access is required to level ground between T1 and T4'.</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 dry boatshed must be constructed using a 'no dig' solution, as specified in the approved arboriculturalist report and Design and Access Statement</p> <p>(7) The ground level of the area of low ground sited between T1 and T4 as identified on the approved Tree Constraints plan shall not be raised above the existing level of the adjacent lawn. All additional spoil from the new mooring area shall be removed from the site</p>			

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Condition(s)	(8) All demolition works to the existing wet boatshed must be carried out between October 1st and February 28/29			
	(9) No development shall be commenced until a scheme identifying the specification and location of ecological enhancements has 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.			
Reason(s)	(1) The time limit condition is imposed in order to comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.			
	(2) To ensure the satisfactory layout and appearance of the development in accordance with Policy B11 of the adopted Broads Local Plan.			
	(3) In the interests of the residential amenities of the area, and in accordance with policy H11 of the adopted Broads Local Plan.			
	(4) In order to protect trees on the site, in accordance with the requirements of policy C11 of the adopted Broads Local Plan.			
	(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.			
	(6) In order to protect trees on the site, in accordance with the requirements of policy C11 of the adopted Broads Local Plan.			
	(7) In order to protect trees on the site, in accordance with the requirements of policy C11 of the adopted Broads Local Plan.			
	(8) To prevent harm occurring to species protected under the Wildlife and Countryside Act 1981			
	(9) To ensure that the development does not result in a loss of habitat for species protected under the 1981 Wildlife and Countryside Act			
BA/2009/0250/FUL	Bewilderwood Adventure Park Horning Road Hoveton Norfolk NR12 8JW	Mr Tom Blofield	Extension to existing shop and jetty,	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 numbers BB-PA-001, BB-PA-002, BB-PA-004, BB-PA-005, BB-PA-006, BB-PA-007, BB-PA-008, BB-PA-009, BB-PA-010, BB-PA-011, BB-PA-012, BB-PA-013, BB-PA-014, BB-PA-015, BB-PA-016 and Design and Access Statement received by the Local Planning Authority on 17 September 2009, amended plan BB-PA-003 received 29 September 2009, email from agent of 30 September 2009 and Tree Survey and Arboricultural Implications Survey received 11 November 2009).			
Reason(s)	(1) The time limit condition is imposed in order to comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.			
	(2) For the avoidance of doubt and to ensure the satisfactory development of the site in accordance with the specified approved plans.			

Application	Site	Applicant	Proposal	Decision
Oulton Broad				
BA/2009/0253/FUL	Broadland Holiday Village Marsh Road Lowestoft Suffolk NR33 9JY	Mr Chris Stannard	Removal of existing portable building and erection of replacement wooden clad portable building	Approved with conditions
Condition(s)	<p>(1) This permission shall expire on 01/05/2013; and unless on or before that date application is made for an extension of the period of permission and such application is approved by the Local Planning Authority, (a) the use hereby permitted shall be discontinued and (b) the building shall be removed from the site which is the subject of this permission and (c) there shall be carried out any works necessary for the reinstatement of the said land to its condition before the start of the development hereby permitted and as first agreed in writing by the Local Planning Authority.</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, photographs and plans titled 'Site Identification Plan', 'PLan A', 'Plan B', 'Plan C', 'Plan D' received by the Local Planning Authority on 22/09/2009, unless otherwise first agreed in writing by the Local Planning Authority.</p>			
Reason(s)	<p>(1) In this instance the Local Planning Authority is only prepared to grant a temporary planning permission, in order that the need for the facility and desirability of a suitably designed structure can be reviewed, in the interests of visual amenity.</p> <p>(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.</p>			

Repps With Bastwick Parish Council

BA/2009/0224/FUL	1 Tower Road Repps With Bastwick Great Yarmouth Norfolk NR29 5JW	Mr D Bird	Resubmission of PP BA/2008/0317/FUL for proposed ground and first floor extensions	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 approved plan number 08/44/1E titled 'Proposed Extensions at 1, Tower Road, Repps with Bastwick for Mr D Bird', received by the Local Planning Authority 02/11/09:</p>			

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Condition(s)	(3) Notwithstanding the provision of Class D 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 porch shall be erected on the south (road facing) elevation of the property unless details have first been submitted to and approved 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. (3) In order for the Local Planning Authority to retain control over this aspect of the development in the interests of the relationship to nearby properties and the surroundings of the development in accordance with policy B11 of the adopted Broads Local Plan.			

Somerton Parish Council

BA/2009/0235/FUL	Primary House Horsey Road West Somerton Somerton Great Yarmouth Norfolk NR29 4DW	Mr Jess Lydka	Single storey extension to conservatory with single storey extension to form garden room	Approved with conditions
Condition(s)	(1) The development to which this permission relates must be begun not later than the expiration of three years beginning with the date on which this permission is granted. (2) The development hereby permitted shall be carried out in accordance with the following approved plan, received by the Local Planning Authority 10/11/09: Drawing ref 09/09 REV B titled 'Proposed alterations extensions at Primary House, West Somerton' dated May 2009			
Reason(s)	(1) The time limit condition is imposed in order to comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004. (2) To ensure the satisfactory layout and appearance of the development in accordance with Policy B11 of the adopted Broads Local Plan.			

Application	Site	Applicant	Proposal	Decision
Wroxham Parish Council				
BA/2009/0239/FUL	The Anchorage Beech Road Wroxham Norwich Norfolk NR12 8TP	Mr Steven Davis	Two storey extension to side of dwelling with alterations	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 amended plans (drawings titled 'Proposed Elevations', 'Proposed Plans: Ground Floor Plan' and 'Proposed Plans: First Floor Plan' received by the Local Planning Authority on 09 November 2009, Design and Access Statement received by the Local Planning Authority on 10 September 2009).</p> <p>(3) The external materials to be used on the development hereby permitted shall be in full accordance with the details submitted in the planning application, 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 accord with the expressed intentions of the applicant, in the interests of the visual amenities of the area and because the Local Planning Authority wishes to retain control over the type of possible alternative materials to be used in the approved development and to ensure the acceptable appearance of the building in accordance with policy B11 of the adopted Broads Local Plan.</p>			