

Planning Committee

Agenda 26 June 2020

10.00am

This is a remote meeting held under the Broads Authority's [Standing Orders on Procedure Rules for Remote Meetings](#).

Participants: You will be sent a link to join the meeting. The room will open at 9.00am and we request that you **log in by 9.30am** to allow us to check connections and other technical details.

Members of the public: We will publish a live stream link two days before the meeting at [Planning Committee 26 June 2020](#). The live stream will be suspended for any exempt items on the agenda. Please email committees@broads-authority.gov.uk with any queries about this meeting.

Introduction

1. Welcome and introduction by the Chairman including protocol for remote meetings.
2. To receive apologies for absence
3. To receive declarations of interest
4. **To receive and confirm the minutes of the Planning Committee meeting held on 29 May 2020** (pages 3 - 14) **and 6 March 2020** (Pages 15 - 28)
5. Points of information arising from the minutes
6. To note whether any items have been proposed as matters of urgent business

Matters for decision

7. **Chairman's announcements and introduction to public speaking**
Please note that public speaking is in operation for the TPO items. This will be in accordance with the Authority's [Code of Conduct for Planning Committee](#) and the new Government regulations and standing orders agreed by the Authority.
8. Request to defer applications included in this agenda and/or to vary the order of the agenda
9. To consider applications for planning permission including matters for consideration of enforcement of planning control:
There are no planning applications on this agenda.

Enforcement

10. **Enforcement update** (Pages 29 - 32)
Report by Head of Planning

Policy

11. **Tree Preservation Order – Waterside Rooms Station Road, Hoveton BA/2020/0002/TPO** (Pages 33 - 38)
Report by Historic Environment Manager
12. **Tree Preservation Order – Nicholas Everitt Park, Oulton Broad BA/2020/0001/TPO** (Pages 39 - 45)
Report by Historic Environment Manager

Matters for information and to note

These items will be taken as a block. If members wish to comment on any item or ask questions, please could they contact the relevant officers before the meeting

13. **Norfolk Strategic Planning Framework – update** (Pages 46 -50)
Report by Planning Policy Officer
14. **Appeals to the Secretary of State update** (Pages 51-52)
Report by Senior Planning Officer
15. **Decisions made by Officers under delegated powers** (Pages 53-56)
Report by Senior Planning Officer
16. **Circular 28/83 Planning Statistics for quarter ending 31 March 2020**
Report by Planning Technical Support Officer
17. **To note the date of the next remote meeting – Friday 17 July 2020 at 10.00am**

Planning Committee

Minutes of the remote meeting held on 29 May 2020

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Present

Melanie Vigo di Gallidoro – in the Chair, Harry Blathwayt, Stephen Bolt, Bill Dickson, Andree Gee, Lana Hemsall, Tim Jickells, Bruce Keith, James Knight, Leslie Mogford, Vic Thomson, Fran Whymark.

In attendance

Sandra Beckett – Administrative Officer (Governance) (Minutes), Steven Bell – Solicitor and Monitoring Officer, Nigel Catherall – Planning Officer, Essie Guds – Moderator (Governance) Stephen Hayden – Arboricultural Consultant, Kate Knights– Historic Environment Manager, Sarah Mullarney (Administrative officer (Governance) (Moderator), Cheryl Peel – Senior Planning Officer, Cally Smith – Head of Planning, Marie-Pierre Tighe – Director of Strategic Services.

Members of the public in attendance who spoke

Member of the public: Mr Edward Wharton for BA/2019/0451/FUL Manor Farm, Mautby (Applicant)

1. Welcome and Introduction

The Chairman welcomed everyone to the meeting. The meeting would be held remotely in accordance with the government's COVID-19 regulations and the Authority's amended standing orders approved on 22 May 2020. This was the first of the formal public meetings held remotely since Lockdown and the last Planning Committee meeting on 6 March 2020.

Openness of Local Government Bodies Regulations 2014/ COVID -19 regulations

The Chair gave notice that the meeting would be livestreamed and recorded in accordance with the standing orders, with the Authority retaining the copyright. The minutes remained the record of the meeting.

2. Apologies

Apologies were received from Julie Brociek-Coulton. The Chairman commented that on behalf of members, she would like to thank Julie for her contribution as this would have been her last meeting of the Authority.

3. Declarations of interest and introductions

The Chair welcomed Stephen Bolt as the new member on the Planning Committee to his first meeting of the Committee.

Members and staff introduced themselves. Members provided their declarations of interest as set out in Appendix 1 to these minutes in addition to those already registered.

A general interest was declared by most members as they had received an email from the agents on behalf of application BA/2020/0002/FUL Land at Redbeck, adjacent restricted byway 11, Dilham.

4. Minutes of Planning Committee meeting held on 6 March 2020

A member commented that he did not consider that the beginning of paragraph 4 within the Minute 8(1) BA/2019/0013/FUL Gays Staithe, Irstead, correctly reflected the points he raised concerning the planning issues at the site. He wished to provide some additional wording. Officers would listen to the recording and provide appropriate amendments to the minutes if required.

Members agreed that the minutes of the meeting held on 6 March 2020 be deferred for clarification regarding Minute 8(1) para 4.

5. Points of information arising from the minutes

There were no points of information to be raised.

6. To note whether any items have been proposed as matters of urgent business

There were no items of urgent business

7. Chairman's announcements and introduction to public speaking

Public Speaking: The Chair stated that public speaking was in operation in accordance with the Authority's Code of Conduct for Planning Committee and the new Government regulations and standing orders. Those who wished to speak and had been registered were invited to do so following the presentation on the application on which they wished to comment.

8. Requests to defer applications and/or vary the order of the agenda

No requests to defer or vary the order of the agenda had been received. However, the application at Agenda item 9.2 BA/2020/0002/FUL has been withdrawn by the applicant since the agenda had been published and therefore would not be considered.

In addition, the Chairman had received a request from Fran Whymark that Item 13 be removed from the group of items to be considered as a block. There were two reasons; i) by doing so it could preclude a member (James Knight) from participating in the other items, due to his interest in Item 13 and ii) he considered that there should be discussion about why the application had not been put before the Planning Committee on 1 May, when Coronavirus Regulations were enacted on 4 April.

9. Applications for planning permission

The Committee considered the following applications submitted under the Town and Country Planning Act 1990 (also having regard to Human Rights), and reached the decisions set out below. Acting under its delegated powers the Committee authorised the immediate implementation of the decisions.

The following minutes relate to further matters of information, or detailed matters of policy not already covered in the officer's report, and which were given additional attention.

(1) BA/2019/0451/FUL Manor Farm, Mautby Demolition of 2 poultry buildings and concrete drainage store and replace with single poultry building.

Applicant: Mr Edward Wharton

The Senior Planning Officer explained that the southern part of the application site came within the Great Yarmouth Borough area and the northern part within the Broads Authority area. As was common practice in such situations of a split site, agreement had been reached as to which Authority would determine the application. Great Yarmouth Borough Council had agreed to delegate authority to the Broads Authority to determine the application on behalf of both planning authorities.

The Senior Planning Officer provided a detailed presentation of the application for the demolition of 2 poultry buildings and a concrete drainage store to be replaced with a single poultry building. This would be of a similar design, materials and scale as the existing as well as the other modern units on the site. The proposal was on a well-established mixed farming practice with the purpose of modernising the agricultural business, increasing its viability and improving the welfare of the poultry.

In assessing the application, the Senior Planning Officer addressed the main issues of the principle of the development, the impact on the character and appearance of the area, biodiversity, residential amenity, highways access and flood risk. The application had been accompanied by an Ecology report, a Flood Risk Assessment as well as an Environmental report, all of which had been thoroughly assessed and were acceptable. The Senior Planning Officer concluded that the principle of the development was in accordance with the relevant planning policies, there were no highway objections or issues with regard to contamination, the visual impact in the context of the existing agricultural building was limited and could be further mitigated through landscaping and there was no impact on the residential amenities of those in the area. The Planning Officer therefore recommended approval subject to conditions.

Mr Wharton, the applicant provided a statement in support of the application explaining that his family had farmed poultry on the premises for the past 55 years. The birds produced eggs for hatching and were able to free roam within the building with constant access to water and nest-boxes. He explained that the building was to replace 2 outdated buildings in order to achieve compliance with standards required by customers. The grain store was also outdated and unused. The concrete from the two demolished poultry buildings and the grain building would form the new shed base and concrete roadways,

thereby reducing the need to bring in materials from elsewhere. The current site produced negligible levels of noise and smell and the ventilation system of a modern poultry building was designed to be even more efficient therefore reducing further any impact on the surrounding area. The removal of all asbestos from the old buildings would benefit all who worked and lived at Manor Farm and would be carried out in line with current legislation. The overall footprint of the site would be significantly smaller than the existing site but would maintain the current level of employment. Gaining consent for this proposal would mean the retention of two staff. He therefore hoped that the Committee would support the application.

In response to a member's question, Mr Wharton explained that the height of the building was similar to other buildings on site and in accordance with welfare standards so as to maintain appropriate temperatures for the birds.

Members were in favour of the proposed development, considering it was an appropriate development involving modernisation of an existing enterprise, which was encouraging. It was considered important that agricultural buildings moved with the times and pleasing that appropriate reference was being made to the health and welfare of the poultry. There was no change of use, and the scale and design was in keeping with the surroundings. Members considered the condition regarding landscaping was important and were assured that the provisions within the Flood Risk assessment included raising of the floor levels.

Bruce Keith proposed, seconded by Tim Jickells and

It was resolved unanimously to approve the application subject to conditions outlined in the report as the application is considered to be in accordance with Policies SP1, SP6, SP7, SP10, DM5, DM21, DM23, DM26 & DM43 of the adopted Broads Local Plan 2019.

(2) BA/2020/0002/FUL Land at Redbeck, Adjacent restricted byway 11, Dilham Site description. Applicant: Luke Paterson WITHDRAWN

The application had been withdrawn.

**(3) BA/2020/ 0047/FUL The Secretary Moorings opposite Thurne Dyke Windpump Dyke: New Clubhouse and Storage shed
Applicant: East Anglian Sailing Club**

Cally Smith left the meeting for this item as she was a member of the sailing club making the application.

The Planning Officer gave a detailed presentation of the application from the East Anglian Cruising Club for the erection of a new clubhouse and storage shed to be situated on the west bank of the river Thurne on the opposite side to the Grade II listed Thurne Dyke Windpump. The site was one of 4 plots of a domesticated appearance of a chalet or day hut. The proposed clubhouse would resemble a day hut or summerhouse and the storage shed would be of similar materials – black featheredged timber boarding walls, green speeddeck profile steel sheets for the roof. A flood risk assessment had been submitted

with the application and following comments from the Environment Agency, it was confirmed to the EA's satisfaction that all the construction materials and equipment would be delivered to the site by the river.

Following a detailed assessment, the Planning Officer concluded that the principle of the proposed development was acceptable as it took into account the character of the location. The buildings were of an acceptable design and siting and of suitable materials. They would not have a detrimental impact on the landscape either locally or from the wider area and there would be no adverse impact on the adjacent designated site, heritage assets, ecology and biodiversity, flood risk or amenity of neighbouring residents. He therefore recommended approval of the application subject to conditions with additional provision for materials for decking to be subject to agreement within proposed condition 3.

The Planning Officer further confirmed that no trees would need to be removed, and additional sewage facilities would not be required as there would be a compost toilet.

A member queried whether it would be possible to control further development of chalets or storage sheds along this stretch of the river between this site and Thurne Dyke mouth by a condition. The Solicitor confirmed that it would not be possible to impose such a condition on this application to restrict further development outside of the site of this application and along this stretch of the river. The Committee was required to consider each application on its merits as and when it was submitted, in accordance with planning legislation.

Members concurred with the Officer's recommendation considering it to be an appropriate and sympathetic development in this area which would help to tidy up the existing site.

Leslie Mogford proposed, seconded by Bill Dickson and

It was resolved by 11 votes 0 against and 1 abstention (due to the member having lost connection for part of the presentation and debate)

to approve the application subject to the conditions outlined within the report. The proposal is considered to be in accordance with Policies DM5, DM11, DM13, DM16, DM21, DM22, DM43, and DM46 of the Local Plan for the Broads, and the National Planning Policy Framework (2012) which is a material consideration in the determination of this application.

Livestreaming was disabled for a 10 minute break at this point in the meeting.

10. Enforcement update

The Committee received an updated report on enforcement matters previously referred to Committee. Further updates were provided for:

Ditchingham Maltings: Due to the COVID-19 it had not been possible to engage contractors to work on the landscaping scheme for the site. New contractors had now been appointed and it was hoped that with the easing of the lockdown guidelines, work could be progressed in the near future.

The Committee noted the report.

11. Two Tree Preservation Orders: Station Road, Hoveton and Nicholas Everitt Park, Oulton Broad

The Committee received a report from the Historic Environment Manager explaining that provisional Tree Preservation Orders (TPOs) had been served at two sites, one in Hoveton and another in Oulton Broad. These had to be confirmed within 6 months of having been served. Objections had been raised for both sites and in such circumstances, it was the Authority's practice, for members to undertake a site visit prior to that confirmation. Due to the Coronavirus -19 and government lockdown restrictions, and the practicalities of holding a physical site visit, members were provided with slide presentations in lieu of a site visit. The Historic Environment Manager emphasised that no decisions would be taken on the TPOs at item 11 at this meeting. A full report together with recommendation would be brought to the next Planning Committee meeting.

(1) BA/2020/0002/TPO Two trees: Norway maple and alder at Waterside Rooms, Hoveton.

The Arboricultural adviser provided the Committee with a series of "walk through" slides showing the subject of the provisional TPO, a Norway maple and the smaller alder, from various views in Station Road, explaining their significance in the street scene and the reasons for the TPO being served. He showed the base of the trees and the adjacent wall to the alder tree, pointing out the slight evidence of a crack in the wall. There was no apparent deformation of the footpath. It was noted that the grounds of objection were that the trees were not of amenity value, and were not under threat as the leaseholder of the site did not intend to remove them.

(2) BA/2020/0001/TPO Two trees: Corsican Pines at Nicholas Everitt Park, Bridge Road, Oulton Broad, Lowestoft

The Arboricultural Adviser provided the Committee with a series of "walk through" slides showing the subject of the TPO, two Corsican pines from various views in and around Nicholas Everitt Park starting at Bridge road, moving around the existing play area and old pool, pointing out the drain and the trees close proximity to buildings and wall, walking through the boulevard, over to Mutford Lock and across to view the site from the Wherry Hotel car park. The trees were within the Oulton Broad Conservation Area. The Arboricultural Adviser commented that the trees were considered to be an integral part of the skyline. It was noted that the grounds of objection included the size of the trees and the constrained area in which they sat, concerns over their future stability and potential damage as a result, and the effect of the pine needle litter on the ground conditions.

It was noted that a full report would be brought to the next Planning Committee meeting for decision.

12. Tree Preservation Order – The Firs, Brimbelow Road, Hoveton

The Committee received a report from the Historic Environment Manager explaining that a provisional Tree Preservation Order had been served on a Scots pine tree at The Firs Brimbelow Road. At its meeting on 6 March 2020, due to objections being received, the Committee had agreed to hold a site visit. Unfortunately, due to the COVID-19 restrictions and guidelines the practicalities of having a physical site visit was not possible and the visit scheduled for 26 March 2020 was cancelled. The Authority was required to confirm the order within 6 months of it having been served and a decision was required by the end of June. Members were provided with slide presentations in lieu of a site visit. A decision would be taken on this TPO at today's meeting.

The Arboricultural Adviser provided a series of "walk through" slides to illustrate the visual amenity and landscape value of a Scots Pine tree. He explained that since the initial site visit and serving of the provisional TPO, there had been changes in the ground conditions; there were significant cracks which had widened and caused further deformity of the roadway. (subsequently confirmed not to be part of the highway). The integrity of the root plate was now compromised and there was concern about the stability of the tree which presented considerable risk of further damage and falling, especially in high winds. Members were able to note the close proximity of the tree to the boundary of the site and the raised tarmac adjacent to the fence of the property. It was also pointed out that the site was on a very narrow strip of land between two inlets from the river, which had been subject of particularly high water during the winter months. The Arboricultural Adviser commented that in light of the additional evidence, it was not considered expedient to confirm the TPO with such potential risk.

In response to questions, it was explained that the tree had come to the attention of officers when the landowner had put in for planning permission for re-development of the site with a two-bedroom holiday chalet. A landscaping condition was placed on the permission which included the retention of the tree. Members considered whether there would be benefits of confirming the TPO recognising that the landowner could still put in for permission to remove the planning condition and carry out future work as well as there being uncertainty as to the life of the tree. The Arboricultural Adviser considered that the Authority could be put in a difficult position and be faced with potential reputational damage if it confirmed the TPO in light of the new evidence.

Some members, familiar with the area, commented that the whole area had been under water in the recent winter months and with the ground being of peat, were doubtful about the stability of the ground conditions. It was noted that by not confirming the TPO, the planning condition on the tree was still relevant and the landowner would need to apply for

removal of the condition, should he wish the tree to be removed. There had been no breach of the condition.

Bill Dickson proposed, seconded by Leslie Mogford and

It was resolved by 8 votes in favour, 3 against and 1 abstention that the provisional Tree Preservation Order at the Firs, Brimbelow Road, Hoveton (BA/2019/0002/TPO) is not confirmed.

13. Prior Approval application BA/2020/0042/CUPA Norfolk Broads Direct Ltd, First Floor 3 Church Road, Hoveton.

Having declared an interest, James knight did not take part in discussion of this item.

The Committee received a report on the prior approval application relating to the site at Broads Direct Ltd. The Head of Planning explained that the report was for information to explain the processes required for prior approval and that these had been adhered to. The report was before members and on the website as a matter of public record of the timelines involved and the decisions made. The report set out the dates the prior approval application was made, the procedures involved, the reasons for requests for extension and subsequent removal of the agreed extension by the applicant. The Solicitor confirmed that the High Court had recently ruled that prior approval time limits for permitted development could be extended by agreement.

A member queried why the matter had not been brought to the scheduled Planning Committee on 1 May which was after the COVID- 19 regulations had come into place on 4 April 2020.

The Director of Strategic Services clarified that the meetings of the Planning Committee on 3 April and 1 May had been cancelled due to the lockdown regulations. One of the provisions of the guidelines was that it was necessary to have revised standing orders and procedures for dealing with remote meetings approved by the Broads Authority and in place before they could take place. These were not yet in place. The Authority had been able to approve these but not until its meeting on 22 May 2020.

In response to a member's question, the Head of Planning confirmed that there had been no objections and the application would have been approved.

A Member expressed the view that there was no benefit in spending more time on minutiae when it is demonstrated that the correct procedures had to be followed and had been taken, and the matter was resolved.

The report was noted.

Lana Hemsall gave apologies and left the meeting at this point.

Matters for Information and to Note

The following items were taken as a block as they were for information. No questions or comments had been received from members prior to the meeting. The Chairman stated that if members were content she would take it that, unless there were any further comments, each of the recommendations would be accepted. There was general assent and no objections were received. The reports were received.

14. Customer Satisfaction Survey

It was resolved to receive and note the report

15. Heritage Asset Review Group – notes from meeting on 6 March 2020

It was resolved to receive and note the report subject to a correction to the date of the next meeting of HARG to being after the Planning Committee meeting on 26 June 2020.

16. Schedule of Decisions on Appeals to the Secretary of State between 1 April 2019 and 31 March 2020 and outstanding appeals from January 2020.

It was resolved to receive and note the schedule of decisions on appeals to the Secretary of State for the year 1 April to 31 March 2019 and a schedule of the 4 outstanding appeals upon which decisions were awaited from January 2020 to date.

17. Decisions made by officers under delegated powers

The Committee received a schedule of decisions made by officers under delegated powers from 22 February 2020 to 14 May 2020.

It was resolved to note the report.

18. Date of next meeting

The next meeting of the Planning Committee would be held remotely on Friday 26 June 2020 10.00am. This was due to be followed by the member meeting of the Heritage Asset Review Group.

Members were encouraged to let officers have comments in good time before the meeting.

The meeting ended at 13.00

Signed by

Chairman

Appendix 1 – Declaration of interests Planning Committee, 29 May 2020

Member	Agenda/minute	Nature of interest
Most Members	9.2 Application BA/2020/0002/FUL Land at Redbeck, Dilham.	Email from applicant's agent to inform the Committee the application has been withdrawn.
Andree Gee	11 TPO at Nicholas Everitt Park	Ward member for Oulton Broad
Tim Jickells	Item 17: Delegated Decision	Trustee How Hill Trust.
James Knight	In addition to Item 9.2 above Item 13 Prior Approval BA/2020/0042/CUPA	Applicant spoke to JK but he declined to engage being a member of the Planning Committee. Director of Company making the prior approval request.

Planning Committee

Minutes of the meeting held on 06 March 2020

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Present

Melanie Vigo di Gallidoro – in the Chair, Harry Blathwayt, Julie Brociek-Coulton, Bill Dickson (Minutes 1 – 8), Andree Gee, Lana Hemsall (Minutes 1 – 9), Tim Jickells, Bruce Keith, James Knight (Minutes 1 – part of 14), Leslie Mogford (Minutes 1 – part of 14), Fran Whymark.

In attendance

Sandra Beckett – Administrative Officer (Governance), Natalie Beal – Planning Policy Officer (Minutes 9 – 15), Kate Knights– Historic Environment Manager, Cheryl Peel – Senior Planning Officer, Cally Smith – Head of Planning, Marie-Pierre Tighe – Director of Strategic Services (Minutes 9 – 19).

Members of the public in attendance who spoke

Sam Bates - Visitor Services Supervisor – as applicant on behalf of Broads Authority for Application BA/2020/0013FUL Gays Staithe, Irstead Road, Neatishead.

1. Apologies and welcome

The Chairman welcomed everyone to the meeting.

Apologies were received from Jacquie Burgess and Vic Thomson

Jacquie Burgess The Chairman reported that this would have been Jacquie’s last Planning Committee meeting of the Authority. She paid tribute to Jacquie’s invaluable contribution to the Authority and particularly her input to the Planning Committee which was much appreciated.

Openness of Local Government Bodies Regulations 2014

The Chair gave notice that the Authority would be recording the meeting in accordance with the Code of Conduct, with the Authority retaining the copyright. No other member of the public indicated that they would be recording the meeting.

2. Declarations of interest and introductions

Members and staff introduced themselves. Members provided their declarations of interest as set out in Appendix 1 to these minutes in addition to those already registered. The Chairman declared an interest on behalf of all members in relation to Item 8 Application BA/2020/0013/FUL as it was a Broads Authority application.

3. Minutes of Planning Committee meeting held on 7 February 2020

The minutes of the meeting held on 7 February 2020 were approved as a correct record and signed by the Chairman.

4. Points of information arising from the minutes

Minute 4 of 10 January 2020 and Minute 13a of 6 December 2019: Heronby Beech Road, Wroxham. Application for Listing. The Historic Environment Manager reported that she had received correspondence from Heritage England informing the Authority that a decision was likely within the next two weeks.

5. To note whether any items have been proposed as matters of urgent business

There were no items of urgent business

6. Chairman's announcements and introduction to public speaking

Public Speaking: The Chair stated that public speaking was in operation in accordance with the Authority's Code of Conduct for Planning Committee. Those who wished to speak were invited to come to the Public Speaking desk when the application on which they wished to comment was being presented.

7. Requests to defer applications and/or vary the order of the agenda

No requests to defer or vary the order of the agenda had been received.

8. Applications for planning permission

The Committee considered the following application submitted under the Town and Country Planning Act 1990 (also having regard to Human Rights), and reached the decision set out below. Acting under its delegated powers the Committee authorised the immediate implementation of the decision.

The following minutes relate to further matters of information, or detailed matters of policy not already covered in the officer's report, and which were given additional attention.

(1) BA/2019/0013/FUL Gays Staithe, Irstead Road, Neatishead

Use of Land for mooring of Broads Authority passenger boat. Applicant: Broads Authority

The Senior Planning Officer explained that the application was before members as it was a Broads Authority application. She provided a detailed presentation of the application to use the existing Broads Authority operated 24-hour mooring of Gays Staithe in Neatishead for the mooring of the Authority's solar electric powered passenger boat, The Ra, during the months of April through to and including October. This site had previously been used seasonally by Ra between 2002 and 2011 before it was transferred to Whitlingham for all year- round boat trips. As the use had ceased when The Ra was moved to Whitlingham 9 years ago, there was abandonment of the use. The boat would be housed in Cox's boatyard outside of the

operational period and during the winter months. Car parking facilities were available from the Broads Authority run car park behind the Old Rectory and access was down a track to the staithe.

An objection had been received from the Broads Hire Boat Federation. The Senior Planning officer informed members that since the report had been written, three further representations had been received. This included the Norfolk and Suffolk Boating Association who objected to the proposal on the grounds that the site was in an area of high demand for the mooring of boats, thus avoiding the need to go up into Lime Kiln Dyke. The use would reduce the number of mooring spaces available and would be counter to the Broads Authority's policies for providing such spaces. The Highways Authority had no objections. The Parish Council had requested that the use of the Staithe be reviewed on an annual basis and commented that there were no waste bins on the site and therefore the site should be regularly monitored.

The Senior Planning Officer commented that the representations did not raise issues that had not been addressed within the report. The mooring would still be available for overnight use and there would not be an intensification of the use. She concluded that the application could be approved as it was considered to be in accordance with the principle of sustainable tourism, and due to its limited scale would not have an adverse impact upon highway safety or access. The use of the mooring for a solar powered boat trip would encourage the public to experience and see a larger area of the Broads in a low carbon emission form of craft. It was considered to meet the relevant policy criteria of the Local Plan for the Broads.

Note: The summary of this section of the minutes could not be agreed and therefore these are included verbatim.

I must admit I am a bit confused about this application because I am not really quite sure in planning terms what the Authority is applying for. So I think I would probably question in the first place that the use has been abandoned for 2 reasons.

Unless it has been documented somewhere, I would be very surprised if the Authority had actually had the intention to abandon the use of that mooring just because it was taking the boat, the Ra, to Whitlingham. I would be very surprised if someone said that use had been abandoned. That's a particular question. On that basis, bearing in mind that there was a mooring there before the Authority used it and the Broads Authority continued to use it as a mooring and it's been used as a mooring ever since, I can't see that the use of the mooring, which is what it is, has ever been abandoned anyway. So the question, I would say that, If the Authority had not applied for permission and it decided to bring Ra back to Barton and it started embarking and disembarking passengers at that mooring, I can't imagine for a moment that we would be considering this anyway whatsoever that it was being used as a mooring for a normal sized boat not a huge great trip boat. So Firstly, I would question whether the use had been abandoned at all and secondly in planning terms what is the Authority as the applicant actually applying for, I'm not really very sure at all. I actually think that what the Authority is asking for is permission to reserve a mooring, and because that's the only difference between the way -what the way it is used now and the proposed use, so

really the Authority should be looking at the Parish Council and saying can we reserve the use of the mooring.

The Head of Planning said there were detailed legal principles involved, but explained that briefly there was now a change of use from a public mooring to a use for commercial mooring of a passenger vessel, and this was a material change of use which did require permission. It was the professional view of the LPA planning officers that there was abandonment and that planning permission was required.

Members noted that it was important that the Authority was seen to be complying with the legislation and doing everything correctly so it was appropriate that the Authority should apply if this was what they were advised to do. They were broadly happy with the principle of the use for mooring the Ra. They had some sympathy with the comments from the NSBA about the taking up of a mooring space. However, the main concern was access to the site particularly for wheelchair users since the track from the car park to the Staithe did not appear to be of a high enough standard. A member queried whether it would comply with the Disability Discrimination Act. Members considered whether it would be possible to improve the access to the site, although it was noted this was not part of the application. There was also a query as to whether another location would be more appropriate especially for wheelchair users, such as further up Lime Kiln Dyke or at Cox's boatyard where the Ra was to be moored at night. Another member commented that there could be the possibility of providing wheelchairs for rough terrain, as North Norfolk District Council was intending for certain sites. A member suggested that the application be deferred to enable some of these queries to be examined.

Sam Bates on behalf of the applicant commented that the mooring for Ra had originally been part of the integrated project for the provision of the car park and the toilets. The Staithe had previously been surfaced with a green mesh appropriate for wheelchair users but it was possible that this required replacement. He explained that in the past the aim was to locate The Ra adjacent to a visitor centre. Following the reduction in National Park Grant in 2010/11, and the decision to reduce the number of visitor centres, Ra had been moved to Whitlingham adjacent to the Flint Barn. Now that the partnership and contract with the Whitlingham Country Park was to be concluded on 31 March 2020, it was important to find a new location for the coming 2020 season. He explained that there were other alternatives being investigated as part of the Authority's overall business plan but these were not yet finalised and could not be achieved for this next season. He explained that bookings for trips were made in advance and full details of access and signage were provided. The aim of providing trips on Ra was to increase accessibility for all. If a decision on the application was deferred, this would be too late for planning for the coming season.

Members considered whether a temporary permission would be appropriate. The Head of Planning commented that temporary permission was not often recommended and was only appropriate where a trial was being proposed, so the development could be monitored so as to gauge whether the use was viable/acceptable in policy terms. It could not be given if the

use would not be acceptable. In addition, any costs associated with the implementation of a temporary permission had to be proportionate to the trial period.

Tim Jickells proposed, seconded by Andree Gee and **It was resolved by 8 votes in favour and 3 against.**

To authorise temporary approval of the application for the summer season until 31 October 2020 subject to conditions to cover monitoring and booking. The reason for a temporary permission is to allow for trial use to enable a review of the use, particularly in relation to access for disabled; to explore opportunities for improving disability access including the possible provision of suitable wheelchairs; and potential alternative sites from which to operate the RA. In principle the proposed development accords with the Local Plan for the Broads (2019) in particular Policies DM29, DM23, DM24, SSSTAITH and SP9.

9. Enforcement Update

The Committee received an updated report on enforcement matters previously referred to Committee. The Head of Planning provided further updates on the following.

Marina Quays, Great Yarmouth – an application had been received from the new owners which included demolition of the existing building and replacing with 2 new units. The application would be referred to the Committee in due course.

Blackgate Farm, High Mill Road, Cobholm - The appeal against the Enforcement Notice had now been validated and a start date was awaited.

Beauchamp Arms – the Authority was continuing to monitor the site relating to the static caravans and potential unauthorised occupation.

Members had received considerable correspondence, which had been copied widely, from a member of the family owning the Beauchamp Arms site as well as the Berney Arms and Loddon Marina, raising a number of issues concerning the sites and how the Authority had handled enquiries around the proposed development of them. The Head of Planning had provided members with a briefing note which members found helpful recognising that there was a difference of opinion between the parties. At Members' request, the Head of Planning provided a more detailed presentation with photographs to explain the context and history of the sites and the aspirations of the owner for their redevelopment.

With regards to the Berney Arms, officers had had discussions with the owner and advised him on the planning policies. The landowner had proposed the creation of a watersports centre on Breydon Water, an extension to the building, conversion of the cafe building to hostel accommodation plus camping facilities with caravans. The proposals were significant and there were issues relating to access, accessibility and landscape protection and the owner was advised that the proposals were extensive and would be unlikely to receive support as they were contrary to planning policy. No planning application had been received. The landowner then proposed to convert the pub to a residential dwelling which he supported with viability assessments. It was noted that the Authority's policies supported the use of the

site as a pub. The premises were placed on the market and although there was interest from a number of parties including a community group and offers were made, these were refused and the sale withdrawn. Complaints had been received about the state of the site and in 2019 consideration was given to issuing a Section 215 Untidy Land Notice but it was concluded that it would not be appropriate as, although the site was untidy, it did not have a significant impact on public amenity. The Head of Planning commented that with regard to policy it would be difficult to support the development of the site for tourist facilities on the scale proposed by the owner.

With reference to the Beauchamp Arms, the owner had recently come forward with proposals to convert the existing building to luxury flats, construct other buildings and provide caravan and camping facilities, lodges and yurts and establishment of a ferry. Although relatively remote, the site was more accessible than the Berney Arms. No application had been received as yet and there were policy concerns over the scale of the development proposed.

With regards to Loddon Marina, improvements had been made through the employment of a Manager, which was very much welcomed by the Town Council. The Local Plan for the Broads allocated the site for 10 residential moorings and the manager had advised that he was preparing a planning application for this. The only application submitted in recent years was for the removal of the 1998 planning permission that restricted the use of the dwelling on the north side of the site to a manager's use only. It was successfully argued by the landowner that there was no need for a manager, so this property was now privately and independently rented. The planning policies did not allow another manager's dwelling when there was already one or where one had previously been disposed of. The manager was currently occupying a static caravan on the site and therefore this was a breach of the policies. The Authority had given the manager a period of grace given the benefits of the improved works he had and was undertaking and there were discussions with him where it was hoped a resolution could be reached. A member commented that the onus of responsibility was on the landowner to provide accommodation.

Members thanked the Head of Planning for the comprehensive presentation recognising that there was a clear difference of opinion between the landowner and the Authority. They acknowledged that there was definite need for improvements to the sites and the loss of such facilities was regrettable especially as they were part of the cultural heritage of the Broads, particularly the Berney Arms. Members noted that the landowner had requested the creation of a working group. They would welcome some form of constructive engagement but there needed to be ground rules so as there would not be abuse of the planning system. However, members did not consider it would be appropriate to give preferential treatment to any particular landowner, so any group would need wide membership. They were also concerned about members of the Planning Committee or the Authority generally engaging in discussions on specific development they would then be required to consider. There was a limit on the extent to which the Authority as a Local Planning Authority and being a public body could go. The Chairman also noted that the amount of time taken by planning officers dealing with this matter needed to be acknowledged.

Members considered that the sites had raised a number of issues which highlighted that there had been a decline in the number of tourist facility businesses operating in the Southern rivers and loss of trade and there should be wider public engagement. They considered there could be a case for the Authority to facilitate a general discussion on the regeneration of this part of the Broads.

It was resolved to note the report and it was requested that officers consider taking an item to a future Broads Authority meeting on regeneration of the southern Broads to include a proposal for a potential workshop involving a range of relevant stakeholders.

10. Ditchingham Maltings – Prosecution

The Committee received a report giving details of a longstanding and persistent failure to implement the approved landscaping scheme including maintenance at Ditchingham Maltings. Planning permission had been granted for the sensitively designed and well-constructed development of Ditchingham Maltings in 2012. The Landscaping Management and Maintenance Plan was submitted in August 2016 and agreed as part of the approved scheme. One of the main benefits of the redevelopment of the Maltings, which had been built to a very high standard, was the landscaping scheme that included the provision of a public open space to the east and had access to the village. Members noted that the failure to implement the scheme was having an adverse impact on the appearance and enjoyment of the area for local residents and complaints had been received. Members noted that the officers had been endeavouring to secure compliance with the landscaping scheme on site since 2017 and despite issuing a Planning Contravention Notice (PCN) and then serving a Breach of Condition Notice (BCN) compliance had not as yet been achieved. Therefore, regrettably officers were recommending prosecution to address previous failure, emphasising that aim was for compliance.

The Head of Planning reported that having informed the developers of the proposed action, this had initiated a response from the company who had sent a revised landscape plan for consideration, a commitment to providing maintenance and a request that the report asking that Planning Committee to authorise prosecution be deferred. The plan and commitment were welcome, however, given that they had only be achieved as a result of the threat of legal action, it was considered appropriate to consider this action.

An amended recommendation was made that prosecution be authorised, but that this be deferred subject to the company making appropriate and sustained progress towards compliance. Officers would update Members next month as part of the enforcement update. Officers would also review the alternative scheme, its implementation and management.

Fran Whymark proposed, seconded by James Knight and

It was resolved unanimously to authorise prosecution but that this be stayed and delegated to the Head of Planning to proceed only if adequate measures were not undertaken by the developer to implement a satisfactory landscaping scheme and management plan.

11. Flood Risk Supplementary Planning Document for adoption

The Committee received a report on the revised Flood Risk Supplementary Planning Document (SPD) following the adoption of the Local Plan for the Broads in May 2019. The 2017 SPD had been reviewed and updated and been the subject of two rounds of public consultation, since the Planning Committee meetings in September 2019 and January 2020. The deadline for the second consultation had been 4 March 2020 and members were provided with the comments by email. Proposed amendments as a result of the consultation had also been provided and the Planning Policy Officer summarised the comments made. She explained that the Environment Agency had provided some useful clarification and advice which had resulted in changes to some wording, additional text and inclusion of links to Appendices and other documents. In the comments, reference was made to the wording taken from the Shoreline Management Plan where it was suggested certain wording concerning managed retreat be taken out. The Planning Policy Officer explained that the Flood Risk SPD para 5.9 used the position set out in the Shoreline Management Plan whose production was led by a group including technical officers and representatives from North Norfolk District Council, Great Yarmouth Borough Council, Waveney District Council, the Environment Agency, Natural England, Defra and Great Yarmouth Port Authority. Members approved of the adjustments to the wording and considered that it should be made clear that the Shoreline Management Plan was not a Broads Authority document.

Other comments referred to surface and ground water flooding and drainage in Hoveton as a result of which amendments were to be made and further clarification provided.

Members suggested that links in the document should be made to certain paragraphs, e.g. Line 177 where reference was made to Environment Agency flood maps. They also commented that reference be made in the SPD to 1995 levels and then to levels rising by 25% to 65%. The Planning Policy Officer undertook to seek further information from the Environment Agency.

Members welcomed the document as being very comprehensive and impressive.

The Chairman asked if members were happy to endorse the recommendations and unanimously

It was resolved that the revised Flood Risk SPD be endorsed and

It was recommended to the Broads Authority that the revised Flood Risk SPD be adopted.

12. Marketing and Viability Guide for consultation

The Committee received a report on the Marketing and Viability Supplementary Planning Document (SPD) that had been subject to public consultation in late 2019 and discussion at the previous Planning Committee on 7 February 2020. The report included the comments received and the proposed responses and proposed amendments to the draft. It was noted in particular that there were changes to section 3 of the report removing the phrase “stagnant

market” and that the comments received relating to the 12- month marketing period were noted for the next Local Plan.

The Chairman put the Officer’s recommendation to the vote and unanimously

It was resolved that the amended second draft of the Marketing and Viability SPD be endorsed and

It was recommended that the Broads Authority agree to the SPD being produced for a second round of consultation.

13. Residential Moorings Guide for consultation

The Committee received a report on the draft residential moorings guide which expanded on policy requirements to give guidance to applicants and addressed key points which could help make a well-run successful scheme. The Authority produced a number of guides and although not SPDs it was useful to consult on them to give them more weight in the planning system. Members were pleased to note that officers had visited a number of sites where there were established residential moorings as well as had meetings with residents and site managers of schemes to help in drafting the guide. The comments from members of the Navigation Committee were noted.

A member made reference to the expectations for the Management Plan to be included as a condition when permission was given for a residential moorings’ application. He commented that he did not consider it correct to require the owner of the land to require the owner/occupier of the residential boat to pay their toll as this was not relevant to planning and another function of the Broads Authority addressed the issue of tolls. The landowner may remind the boat owner but this would not be the responsibility of the landowner to enforce this. This came under a different system. He considered this was the responsibility of the master of the vessel. He considered that the word “toll to be paid” be removed from the list of matters to be covered in the management plan or an amendment made to the wording. He was also concerned about the wording relating to the responsibility of how the boat was secured.

The Planning Policy Officer explained that the requirement for a Management Plan and wording relating to how a boat was moored at times of flood was included in the wording of the Local Plan Policy DM37 and therefore could not be removed. (Page 118 of the Local Plan and as Appendix A of the guide). The guide had incorporated advice from those who used and managed residential moorings elsewhere in the country. The Committee agreed to remove the reference to tolls from the guide.

With reference to line 467 of the guide, The Residential Moorings Topic Paper, a member commented that for a written report the full link would be required.

Members were assured that there was reference to climate change within the Local Plan and this would be taken into account as part of the climate change check list that all applications

needed to complete. A member commented that he considered residential boat dwellers would be more resilient to the effects of climate change.

Members welcomed the document.

The Chairman put the officer's recommendation to the vote and unanimously

It was resolved to endorse the draft Residential Moorings Guide for consultation and

It was recommended that the Broads Authority approve the Guide for consultation.

14. Consultation documents and proposed responses – Rollesby Neighbourhood Plan, Norfolk County Council Rail Prospectus, Norfolk County Council Local Transport Plan, Great Yarmouth Borough Council North Quay SPD

The Committee received a report on the proposed response to planning policy consultations received since the last Planning Committee meeting. The Planning Policy Officer explained that in all four cases the Authority had been given an extension to the deadline for comments to 6 March 2020. However, draft comments had already been sent to the respective bodies and they would be informed as to whether the comments had been endorsed by this Committee together with any additional comments.

Rollesby Neighbourhood Plan Pre-Submission Consultation.

The Planning Policy Officer reported that the comments had also been sent to Great Yarmouth Borough Council. Unfortunately, Rollesby had submitted their Neighbourhood Plan for consultation before the Authority's comments on some parts of the supporting documents had been passed to the parish council. Hence the number of areas of concern. The main areas of concern were where reference was made to development possibly being acceptable outside development boundaries and the potential of promoting dwellings in isolated places and as a result being contrary to the Broads Authority's policies and potentially the NPPF. There was also concern about the reliance on the Great Yarmouth Local Plan HRA when assessing the impacts of the Neighbourhood Plan as the Local Plan HRA had not assessed the specific sites that the Neighbourhood Plan allocated for development in Rollesby. There was also the need to make better reference to the policies in the Local Plan for the Broads and to take account of those policies.

Norfolk County Council Rail Prospectus and the Norfolk County Council Local Transport Plan

A main concern was that reference should be made to the pressures of climate change and to take account of the Authority's and Norfolk County Council's climate change strategy – advocating the reduction in the use of cars and support for rail use and support for tourists to use public transport. Members considered that there should be reference to greater use of public transport and the provision of connections to buses, especially for tourism. A member referred to the Cantley Sugar factory as a major industrial complex in the heart of the Broads that made one of the greatest contributions to CO₂ emissions including transport by road. The Head of Planning referred to the Cantley River Rail Study of 2012 that took account of the

potential for transporting cargo by river.

Great Yarmouth Borough Council, North Quay SPD

Members supported the main response that reference should be made to being next to the Broads Authority Executive area and that the site was a potential gateway to the Broads Area and required sensitive attention. They also supported the suggestion that the words “consider” and “where possible” should be reconsidered when referring to the requirement for enhancing the ecology of the area.

The Chairman put the officer’s recommendation to the vote and unanimously

It was resolved to note the report and the proposed responses be endorsed.

15. Neighbourhood Plan – Designating Oulton Broad as a Neighbourhood Area

The Committee received a report introducing the proposed Neighbourhood Plan for Oulton Broad. It was proposed to include the whole parish of Oulton Broad within the plan. The nomination was received on 27 January 2020. There were no known reasons or obvious reasons not to agree the Neighbourhood Area.

It was resolved that Oulton Broad be designated a Neighbourhood Area for the purpose of producing a Neighbourhood Plan.

16. Two Tree Preservation Orders (TPO)s at Hoveton – Site Visit

The Committee received a report on two provisional Tree Preservation Orders (TPOs) which had been served, one on a Scots Pine tree in Brimbelow Road and the other an Alder and Norway Maple on Station Road, both in Hoveton. Objections had been received from the landowner and leaseholder.

It was resolved that the Committee undertake a Site visit on Thursday 26 March at 10.am to consider the objections to the TPOs. No decisions would be made at the site meeting but a report brought to a future Planning Committee.

17. Appeals to the Secretary of State

The Committee received a schedule of appeals to the Secretary of State since September 2019. It was noted that five appeals had been lodged with progress being made on two. Start dates were awaited for the other appeals.

It was resolved to note the report.

18. Decisions made by officers under delegated powers

The Committee received a schedule of decisions made by officers under delegated powers from 25 January to 21 February 2020.

It was resolved to note the report.

19. Date of next meeting

The next meeting of the Planning Committee would be held on **Friday 3 April 2020 10.00am** at Yare House, 62- 64 Thorpe Road, Norwich.

The meeting ended at 13.14

Signed by

Chairman

Appendix 1 – Declaration of interests Planning Committee, 06 March 2020

Member	Agenda/minute	Nature of interest
All Members	Minute 8 Application BA/2020/0013/FUL Gays Staithe, Neatishead	Broads Authority Application.
Leslie Mogford	None (other than above)	
Harry Blathwayt	None (other than above)	
Tim Jickells	None (other than above)	
James Knight	Minute 17	Ongoing Planning Appeal Wroxham.

Planning Committee

26 June 2020

Agenda item number 10

Enforcement Update for June 2020

Report by Head of Planning

Summary

This table shows the monthly updates on enforcement matters. The financial implications of pursuing individual cases are reported on a site by site basis.

Recommendation

That the report be noted.

Committee date	Location	Infringement	Action taken and current situation
31 March 2017	Former Marina Keys, Great Yarmouth	Untidy land and buildings	<ul style="list-style-type: none"> • Authority granted to serve Section 215 Notices. • First warning letter sent 13 April 2017 with compliance date of 9 May. • 26 May 2017: Some improvements made, but further works required by 15 June 2017. Regular monitoring of the site to be continued. • Monitoring 15 June 2017. Further vandalism and deterioration. • Site being monitored and discussions with landowner.

Committee date	Location	Infringement	Action taken and current situation
			<ul style="list-style-type: none"> • Landowner proposals unacceptable. Further deadline given. • Case under review. • Negotiations underway. • Planning Application under consideration December 2018. • Planning application withdrawn and negotiations underway regarding re-submission. • Works undertaken to improve appearance of building. • Revised planning application submitted 1 April 2019. • Planning Committee 19 July 2019: Resolution to grant planning permission • Arson at building, with severe damage 18 August 2019. • Discussions around securing building and partial demolition 19 August 2019 • Pre-demolition surveys almost completed and works commence thereafter 24 October 2019 • Works underway to secure and commence agreed demolition. 16 December 2019. • Site now sold. New landowner intends to build out with some amendments to be agreed. • New owner asked to demolish building as does not propose conversion 12 February 2020

Committee date	Location	Infringement	Action taken and current situation
			<ul style="list-style-type: none"> • Application received to demolish building (and other amendments to scheme) 20 February 2020 • Application under consideration. 15 June 2020
14 September 2018	Land at the Beauchamp Arms Public House, Ferry Road, Carleton St Peter	Unauthorised static caravans	<ul style="list-style-type: none"> • Authority given to serve an Enforcement Notice requiring the removal of unauthorised static caravans on land at the Beauchamp Arms Public House should there be a breach of planning control and it be necessary, reasonable and expedient to do so. • Site being monitored. • Planning Contravention Notices served 1 March 2019. • Site being monitored 14 August 2019 • Further caravan on-site 16 September 2019 • Site being monitored. 15 June 2020
8 November 2019	Blackgate Farm, High Mill Road, Cobholm	Unauthorised operational development – surfacing of site, installation of services and standing and use of 5 static caravan units for residential use for purposes of a private travellers’ site.	<ul style="list-style-type: none"> • Delegated Authority to Head of Planning to serve an Enforcement Notice, following liaison with the landowner at Blackgate Farm, to explain the situation and action. • Correspondence with solicitor on behalf of landowner 20 November 2019. • Correspondence with planning agent 3 December 2019 • Enforcement Notice served 16 December 2019, taking effect on 27 January 2020 and compliance dates from 27 July 2020.

Committee date	Location	Infringement	Action taken and current situation
			<ul style="list-style-type: none"> • Appeal against Enforcement Notice submitted 26 January 2020 with a request for a Hearing. Awaiting start date for the appeal. 15 June 2020.
6 March 2020	Ditchingham Maltings	Failure to implement approved landscaping scheme. (BA/2012/0005/FUL) Approved in August 2016	<ul style="list-style-type: none"> • Planning Contravention Notice (PCN) served 9 September 2019 • Breach of Condition Notice (BCN) served 22 October 2019 Non-compliance with condition 15 of planning permission -planting not in accordance with approved scheme • Revised landscaping scheme submitted 21 January2020 • Authority from Planning Committee to authorise prosecution, but stayed and delegated to Head of Planning to proceed only if adequate measures not undertaken by the developer to implement a satisfactory landscaping scheme and management plan. 6 March 2020. • Due to COVID-19, not been possible to engage contractors to work on the landscaping scheme for the site. New contractors now appointed and hoped that work could be progressed in the near future. 29 May 2020 • Maintenance work commenced, with replanting scheduled for autumn 2020/winter 2021 season. 15 June 2020

Author: Cally Smith

Date of report: 15 June 2020

Planning Committee

26 June 2020

Agenda item number 11

Tree Preservation Order – Waterside Rooms, Station Road, Hoveton BA/2020/0002/TPO

Report by Historic Environment Manager

Summary

A Provisional Tree Preservation Order (TPO) has been served on two trees at the former Waterside Rooms, Station Road, Hoveton.

A single objection to the TPO was received and so a virtual site visit was attended by Members on 29th May 2020.

Recommendation

It is proposed that Members consider whether to confirm the TPO. The Authority's recommendation is that it is confirmed.

1. Introduction

- 1.1. As part of its obligation as a Local Planning Authority (LPA), the Broads Authority is required to serve Tree Preservation Orders (TPOs) on trees which are considered to be of amenity value and which are under threat. There are criteria set out in The Town and Country (Tree Preservation) (England) Regulations) 2012 against which a tree must be assessed in order to determine whether it meets the threshold for protection.
- 1.2. This report explains how this process has been carried out in respect of a Norway maple and an alder at the Waterside Rooms, Station Road, Hoveton (BA/2020/0002/TPO).

2. Tree Preservation Order procedure

- 2.1. There are two prerequisites which must be met for a tree to be considered for protection through a TPO. Firstly, the tree must be of amenity value, and secondly it must be under threat. There are many trees in the Broads (and elsewhere) which are of sufficient amenity value to qualify for TPO status, but which are not protected as they are not under threat. The TPO process is not a designation like, for example, a Conservation Area which is made following an assessment of particular character, but is effectively a response to a set of circumstances.

- 2.2. Typically, the consideration of a tree for a TPO designation will arise in connection with either a Section 211 notification, notifying the authority of proposed works to trees within a Conservation Area or a development proposal, either through a formal planning application or a pre-Planning application discussion. At a site visit or when looking at photos or other visual representation, a case officer may see there is a tree on the site which is potentially of amenity value and under threat from the proposed development. The case officer will consult the Authority's arboricultural adviser, who may need to investigate further and will visit the site and make an assessment of the tree under the 2012 Regulations. If the tree is considered to meet the criteria in the Regulations then a provisional TPO will be served.
- 2.3. After a provisional TPO has been served there is a consultation period, which gives the opportunity for the landowner and other interested parties to comment on it.
- 2.4. The Regulations require that a provisional TPO must be formally confirmed by the LPA within 6 months of it being served; if it is not confirmed then it will lapse automatically.
- 2.5. The Authority's scheme of delegation allows provisional TPOs to be served and for non-controversial TPOs (i.e. where no objections have been received) to be confirmed by officers under delegated powers.
- 2.6. The Authority's practice, however, has been for all TPOs to be brought before the Planning Committee for confirmation. Where an objection has been received as part of the consultation process the practice has been for Members to undertake a site visit to view the tree prior to making a decision on the confirmation.

3. The potential Tree Preservation Orders at Hoveton

- 3.1. The site at the Waterside Rooms, Hoveton sits on the south-west side of Station Road. The premises are a detached building, unoccupied for 20 years, which was the subject of a Section 215 Notice requiring remedial and cosmetic works in 2018. Located between Station Road and the Bure, the site has river frontage to the south-west and a narrow strip of land facing the public highway to the north-east.
- 3.2. The two trees under consideration are within this northern frontage. One is a Norway maple and the second a larger alder. Both make a significant contribution to the street scene, particularly because there are few other trees along this stretch of road. A planning application was submitted (BA/2018/0349/FUL) and subsequently withdrawn for the redevelopment of the site. This application proposed buildings right up to the back of the footpath which would necessitate the removal of both trees.
- 3.3. On 31 January a provisional TPO was served on the trees.
- 3.4. On 20 February 2020 a letter objecting to the TPO was received on behalf of the leaseholder of the site. The grounds of the objection are that the trees are not of amenity value and, further, that they are not under threat as the leaseholder does not intend to remove them.

- 3.5. The Tree Preservation Order will lapse if it is not confirmed by 31 July 2020.
- 3.6. At the Planning Committee meeting on 29 May 2020 members undertook a virtual site visit, viewing the trees and their surrounding by means of a series of photographs with a commentary by the Authority's arboricultural advisor.

4. Next Steps

- 4.1. Following the site visit, the provisional TPO is reported to Planning Committee for their consideration.
- 4.2. The Authority's arboricultural advisor considers that the trees detailed in this report are worthy of a TPO due to the contribution that they make to the streetscene, as explained at 3.2 above. Objections have, however, been received from the owner of the site and the following Statement of Case sets out those objections formally, along with the response from the arboricultural advisor.

No	Representation	Response
1.	The trees are not of significant amenity value and have limited visual amenity	The trees have high public visual amenity as an integral part of the street scene close to the centre of the village and central car park.
2.	No real threat to the trees as a request by Walsingham Planning for information was incorrectly and inappropriately deemed to signify the owners wish to remove the trees, therefore the TPO is unjustifiable as the trees are not and never have been under threat of being pruned or felled.	With regards the potential threats to the trees, this is not quite correct. As part of the previous planning application BA/2018/0349/FUL the trees were surveyed as part of an Arboricultural Impact Assessment and associated report by Wharton Natural Infrastructure Consultants (24 th September 2018). The trees, a Norway Maple and Alder, were identified as trees T8 & T10 respectively and are clearly shown as being removed to allow the proposed development. As stated in the letter of objection the application was later withdrawn following the objections from the Landscape Officer. However, this left the trees open to removal without restriction as the trees are neither protected by a Conservation Area, Tree Preservation Order or planning condition. This did highlight the fact that these trees were not protected.
3.	The serving of the TPO provides development constraints that restrict the	This is somewhat at odds with the previous reason for objection and in many ways undermines it. It is clear that in order to facilitate future development the preference

No	Representation	Response
	viability of the site in terms of future development.	would be to remove such constraints, namely; the trees. This clearly constitutes a threat to the trees.
4.	The trees were assessed by Wharton Natural Infrastructure Consultants as part of the previous application and were categorised as Category B trees in line with BS5837:2012, namely early mature trees of moderate value.	Within BS5837:2012 Constraints are required to be shown for Category A, B & C trees, however it is commonly accepted amongst the arboricultural community that Category A & B trees are those which should be deemed a constraint to development and retained accordingly. These two trees are two of eight category A or B tree amongst the thirty seven trees and one group surveyed on the site and therefore are deemed to be of significance by the Project Arboriculturalist as well as the Broads Authority.
5.	The expediency of the TPO is questionable in relation to the following A) Visibility - The trees are insufficiently visible within the wider context to justify the TPO.	As can be seen from the virtual site visit images the trees are clearly visible from both Bridge Street and along Station Road where they overhang both the footpath and highway. It is therefore difficult to see how the trees can be said to not be significant or visible.
6.	B) Impact – The trees are not of any particular importance or value with limited potential. Not of historic or cultural value and have no particular relationship to the landscape and do not contribute to a Conservation Area as they are not in the Conservation Area.	Once again, as can be seen from the virtual site visit images the trees are early mature specimen that do have considerable growth potential. Whilst not of historic value they do contribute significantly to the public visual amenity of Station Road and therefore have some cultural value.
7.	C) Other Factors – The trees aren't important for any other reason, they do not have any conservation value or respond to climate change.	Obviously, we must disagree here as all trees, especially within urban areas provide the following to name but a few: <ul style="list-style-type: none"> • They produce oxygen • They absorb and sequester carbon dioxide, helping to mitigate global climate change

No	Representation	Response
		<ul style="list-style-type: none"> • They absorb excess stormwater runoff and many of the pollutants it contains, helping to improve water quality and reduce flooding • They provide shade in the summer and insulation from winter winds, reducing energy use for air conditioning and heating • They help settle, trap, and hold particulate pollutants such as dust, ash, pollen, and smoke, benefitting air quality • They soften and beautify the urban landscape

4.3 Members should consider this Statement of Case when considering whether to confirm the TPO.

5. Recommendation

5.1. It is recommended that the provisional Tree Preservation Order at The Waterside Rooms, Station Road, Hoveton is confirmed.

5.2 Documents relating to the TPO are attached to this report.

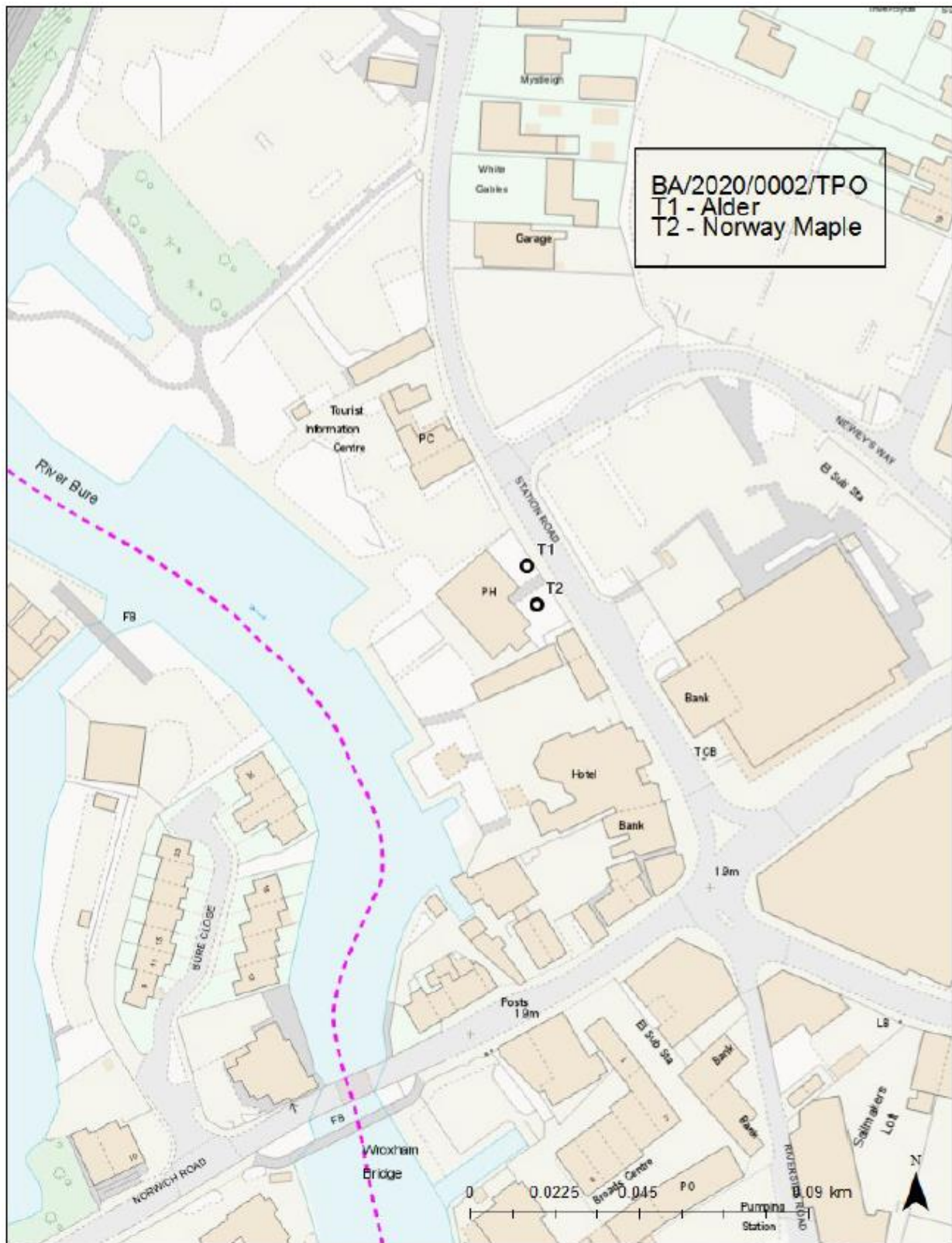
Author: Kate Knights

Date of report: 11 June 2020

Background papers: TPO (BA/2020/0002/TPO) file


Appendix 1 – Location map

Appendix 1 – location map



BA/2020/0002/TPO
 T1 - Alder
 T2 - Norway Maple

BA/2020/0002/TPO Former Waterside Rooms Site, Station Road, Hoveton

 **Broads Authority**

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Planning Committee

26 June 2020

Agenda item number 12

Tree Preservation Order: Nicholas Everitt Park, Oulton Broad, BA/2020/0001/TPO

Report by Historic Environment Manager

Summary

A Provisional Tree Preservation Order (TPO) has been served on two trees at Nicholas Everitt Park, Oulton Broad.

A single objection to the TPO was received and so a virtual site visit was attended by Members on 29th May 2020.

Recommendation

It is proposed that Members consider whether to confirm the TPO. The Authority's recommendation is that it is confirmed.

1. Background

- 1.1. As part of its obligation as a Local Planning Authority (LPA), the Broads Authority is required to serve Tree Preservation Orders (TPOs) on trees which are considered to be of amenity value and which are under threat. There are criteria set out in The Town and Country (Tree Preservation) (England) Regulations) 2012 against which a tree must be assessed in order to determine whether it meets the threshold for protection.
- 1.2. This report explains how this process has been carried out in respect of two Corsican pines at Nicholas Everitt Park, Oulton Broad (BA/2020/0001/TPO).

2. Tree Preservation Order procedure

- 2.1. There are two prerequisites which must be met for a tree to be considered for protection through a TPO. Firstly, the tree must be of amenity value, and secondly it must be under threat. There are many trees in the Broads (and elsewhere) which are of sufficient amenity value to qualify for TPO status, but which are not protected as they are not under threat. The TPO process is not a designation like, for example, a Conservation Area which is made following an assessment of particular character, but is effectively a response to a set of circumstances.

- 2.2. Typically, the consideration of a tree for a TPO designation will arise in connection with either a Section 211 notification, notifying the authority of proposed works to trees within a Conservation Area or a development proposal, either through a formal planning application or a pre-planning application discussion. At a site visit or when looking at photos or other visual representation, a case officer may see there is a tree on the site which is potentially of amenity value and under threat from the proposed development. The case officer will consult the Authority's arboricultural adviser, who may need to investigate further and will visit the site and make an assessment of the tree under the 2012 Regulations. If the tree is considered to meet the criteria in the Regulations then a provisional TPO will be served.
- 2.3. After a provisional TPO has been served there is a consultation period, which gives the opportunity for the landowner and other interested parties to comment on it.
- 2.4. The Regulations require that a provisional TPO must be formally confirmed by the LPA within 6 months of it being served; if it is not confirmed then it will lapse automatically.
- 2.5. The Authority's scheme of delegation allows provisional TPOs to be served and for non-controversial TPOs (i.e. where no objections have been received) to be confirmed by officers under delegated powers.
- 2.6. The Authority's practice, however, has been for all TPOs to be brought before the Planning Committee for confirmation. Where an objection has been received as part of the consultation process the practice has been for Members to undertake a site visit to view the tree prior to making a decision on the confirmation.

3. The potential Tree Preservation Orders at Nicolas Everitt Park

- 3.1. Nicholas Everitt Park, Oulton Broad sits on the west side of Bridge Road and Saltwater Way, between the road and the Broad. It is within the Oulton Broad Conservation Area. Near the Bridge Road entrance to the park is a disused swimming pool at the eastern edge of the park. The two trees under consideration are situated immediately to the south-east of the swimming pool area, between it and a drainage channel.
- 3.2. The subject trees are mature Corsican pines. It is considered that the trees have great amenity value and contribute to the landscape of the park and are also a prominent part of the skyline of a much wider area due to their height and form.
- 3.3. A section 211 notification, Tree Works application reference 2019/0426/TCAA, was submitted by the owners. The proposal was to fell the trees to 10-12metres from ground level, which would effectively mean the loss of all of the trees' canopies.
- 3.4. On 16 January 2020 a provisional TPO was served on the trees.
- 3.5. On 4 March 2020 a letter objecting to the TPO was received from Oulton Broad Parish Council who own the park. The grounds of the objection include the size of the trees

and the constrained area in which they sit, concerns about their future stability and potential damage should they fall in an uncontrolled manner, that although they contribute to the general ambience they are some way from 'The Avenue' and the main park area and are seen within the context of more than 28 other pines within the park. Also, that the trees cast needles which produce acidic ground conditions which are not conducive to other planting. They also state that proposals to enhance the park, including the implementation of a planting plan and proposals for the derelict pool are being impeded by the trees.

- 3.6. The Tree Preservation Order will lapse if it is not confirmed by 16 July 2020.
- 3.7. At the Planning Committee meeting on 29 May 2020 members undertook a virtual site visit, viewing the trees and their surrounding by means of a series of photographs with a commentary by the Authority's arboricultural advisor.

4. Next steps

- 4.1. Following the site visit, the provisional TPO is reported to Planning Committee for their consideration.
- 4.2. The Authority's arboricultural advisor considers that the trees detailed in this report are worthy of a TPO due to the contribution that they make to the street scene, as explained at 3.2 above. Objections have, however, been received from the owner of the site and the following Statement of Case sets out those objections formally, along with the response from the arboricultural advisor.

No.	Representation	Response
1.	The trees are causing structural damage to the boundary wall of the swimming pool	This has been considered and as there is a programme of redevelopment and restoration of the specific area in question, it is the Authority's opinion that with the correct input from a suitably experienced engineer and Arboriculturalist the trees and buildings could co-exist without future detriment to either. Reduction to a height of 10 – 12 m will not remove the roots and associated issues raised.
2.	The trees are causing cracking and associated seepage of the swimming pool	The pool has been infilled thereby negating this issue. However, if incorrect, with the correct input from a suitably experienced engineer and Arboriculturalist the trees and buildings could co-exist without future detriment to either. Reduction to a height of 10 – 12 m will not remove the roots and associated issues raised.

No.	Representation	Response
3.	The pool and amusements are suffering from needle droppings from the Pines	Unfortunately, whilst irritating the public, visual amenity provided by these historic trees is considered such that the time and effort required to remove/clear up the needles is considered a small burden to bear for such benefits.
4.	Trees are growing in a restricted area and doing increasing damage	This has been considered and as there is a programme of redevelopment and restoration of the specific area in question, with the correct input from a suitably experienced engineer and Arboriculturalist, the trees, sheet piling and buildings could co-exist without future detriment to either. Reduction to a height of 10 – 12 m will not remove the roots and associated issues raised.
5.	An above ground sewage pipe is at risk should the trees come down.	Given the present condition of the trees, there is no present foreseeable risk of their failure and therefore this is not considered relevant at this stage. Should the trees ever become a risk to those using the park then the Broads Authority will work with the Trustees to take the necessary action to make the trees safe.
6.	The pine needles prevent growth of potential new plants to hide sheet piling	<p>Whilst the needles are deemed to be allopathic, there are a number of plants that can be planted and thrive below pine trees such as; Creeping wintergreen. A densely growing evergreen plant. Bugleweed (purple flowers). Sweet woodruff (white flowers in spring).</p> <p>Some of the classical groundcover will also grow under pines but perhaps not as well: Pachysandra (<i>Pachysandra terminalis</i>) Vinca (<i>Vinca minor</i>).</p> <p>You can also try the following plants which are not usually considered to be "groundcover" but can, in fact serve that purpose if planted closer together than usual: Wintercreeper A spreading shrub.</p>

No.	Representation	Response
		Wild ginger or Ferns. Various ferns will grow under these conditions, such as, Hay-scented fern, Royal fern, Lady fern and Oak fern.
7.	Due to their position the trees are not directly approachable as are other trees within the park.	Whilst true, due to their position, this does not affect the fact that the trees are highly visible and an integral part of the park's skyline landscape.
8.	The trees are obscured from the north east by pre-existing structures	The trees are obscured from all sorts of points within and around the park, however they do contribute significantly to the visual amenity of the park as an integral and historic part of the treescape and general landscaping
9.	The general park-scape comprises many facets including other young and mature trees all of which beckon away from the position of these two trees	As before, the trees are one small, but important, element of the Parks landscaping and contribute in a positive way towards the parks historic and visual amenity
10.	There is an ongoing process of identifying and marking all trees within the Park and producing a tree planting and management plan.	This is very encouraging and a positive move by the Trustees with regards the ongoing management of the Parks tree stock. To date, the Broads Authority has not seen this but will obviously encourage and promote, where possible, the future tree planting in the park.
11.	There is an ongoing new planting programme under the guidance of the New Trustees	As above, this is very encouraging and a positive move by the Trustees with regards the ongoing management of the Park's tree stock. To date, The Broads Authority has not seen this but will obviously encourage and promote, where possible, the future tree planting in the park.

4.3. Members should consider this Statement of Case when considering whether to confirm the TPO.

5. Recommendation

- 5.1. It is recommended that the provisional Tree Preservation Order at Nicholas Everitt Park, Oulton Broad, Lowestoft is confirmed.
- 5.2. Documents relating to the TPO are attached to this report.

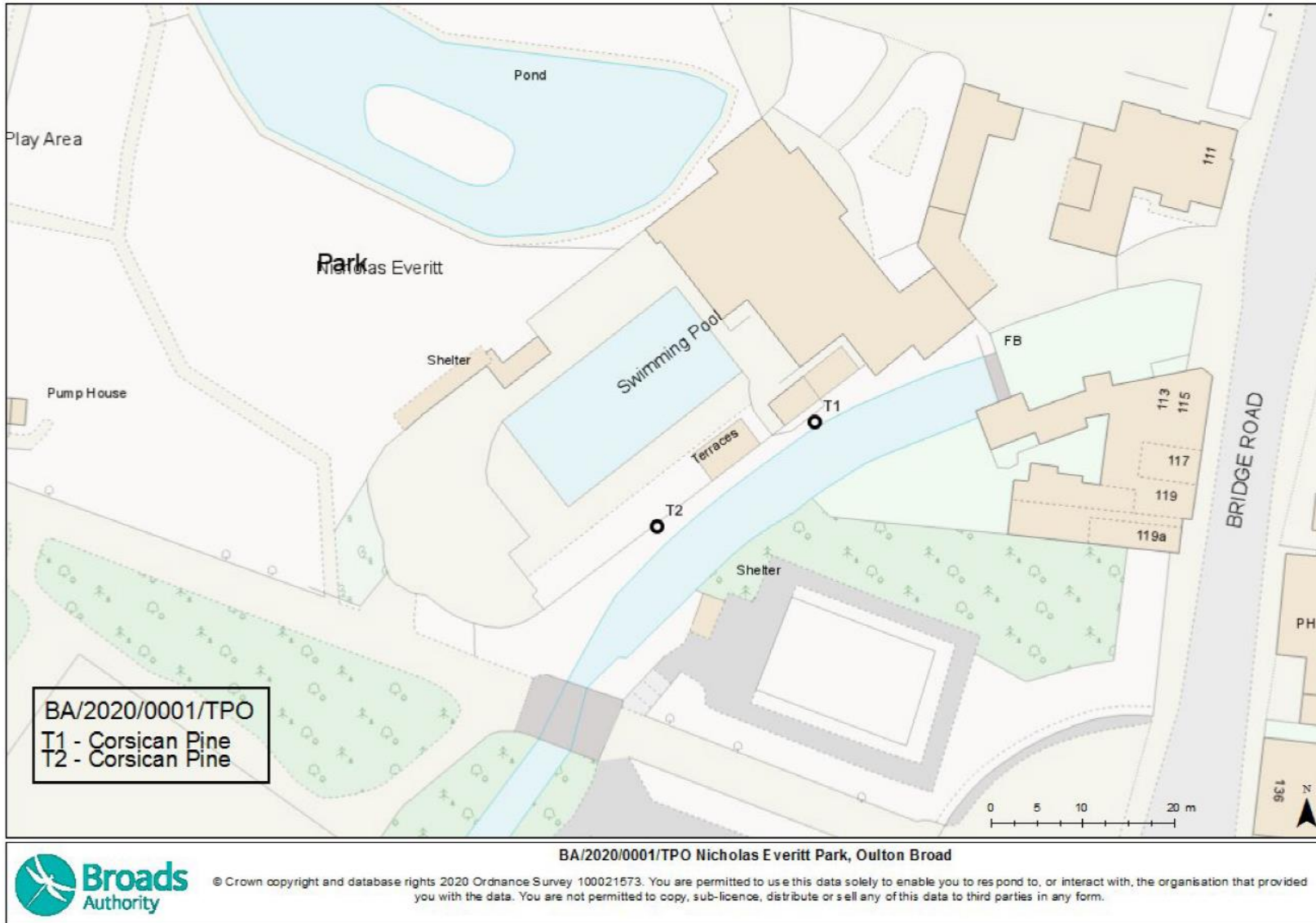
Author: Kate Knights

Date of report: 11 June 2020

Background papers: TPO (BA/2020/0001/TPO) file

Appendix 1 – Location map

Appendix 1 – Location map



Planning Committee

26 June 2020

Agenda item number 13

Norfolk Strategic Planning Framework – update

Report by Planning Policy Officer

Summary

The report updates Members on the progress of the Norfolk Strategic Planning Framework Version 3. The report is for information only.

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1. Introduction

- 1.1. The Norfolk Strategic Planning Framework (NSPF) has been produced by all the Local Planning Authorities (LPAs) in Norfolk, with the involvement of relevant bodies such as the Environment Agency. The NSPF sets out guidelines for strategic planning matters across the County and beyond, and demonstrates how the LPAs will work together under the Duty to Co-operate, through a series of agreements on planning related topics. The Framework has been put together by officers from the Norfolk LPAs, under the oversight of a member level group comprising representatives from all the authorities.

- 1.2. Although the Framework is not a statutory planning document, not having been through the full process required to achieve such status, it sets out the strategic matters to consider in the production of Local Plans by the constituent Norfolk LPAs.
- 1.3. The Framework sets out a proposed Spatial Vision and shared objectives for the Norfolk LPAs, having regard to the main spatial planning issues of population growth, housing, economy, infrastructure and environment. There are a number of “agreements” which explain how the LPAs will seek to deal with the matters through their spatial planning role. These agreements are set out in bold in the document, so are easy to identify. While the Framework is not an adopted planning document in its own right, it can be seen as a guide for future planning work.
- 1.4. The NSPF will be reviewed regularly, as the duty to co-operate requires authorities to work together in ‘an ongoing and meaningful way’ and Statements of Common Ground must ‘reflect the most up to date position in terms of joint working across the area’.

2. Current NSPF and endorsement

- 2.1. A revised NSPF was considered at the July 2019 Member Forum when it was agreed that the NSPF could be taken forward for endorsement by each authority. Since then, each authority has taken the NSPF to their relevant cabinet or council meetings for endorsement. This process was completed in October 2019 and the NSPF is now endorsed by all partners.
- 2.2. The document also continues to be endorsed by the New Anglia LEP, the Environment Agency, Natural England and Anglian Water.
- 2.3. The revised version of the NSPF is available at <https://www.norfolk.gov.uk/-/media/norfolk/downloads/what-we-do-and-how-we-work/policy-performance-and-partnerships/partnerships/strategic-member-forum/norfolk-strategic-planning-framework.pdf?la=en>

3. Progress of the next version of the NSPF

- 3.1. The current work aims to provide a refreshed NSPF (version 3) in early 2021. This will enhance areas deemed to need improvement and deliver a number of new joint studies to inform local plans. Details of progress with the various workstreams are given below.
- 3.2. Through the NSPF update process, the programme will also:
 - Ensure all evidence and housing needs calculations are up to date following publications of updated data and the new Housing Standard Methodology
 - Ensure the NSPF is aligned to the Water Resource Management Plan being prepared by Water Resources East
 - Ensure the NSPF is aligned to any strategic work of neighbouring authorities and links to neighbouring counties are maintained.

- Maintain links to public bodies and Utilities involved in the NSPF

4. Green infrastructure and recreational impact avoidance and mitigation strategy

4.1. Place Services were commissioned earlier in 2019 to produce a county-wide Green Infrastructure and Recreational Impact Avoidance and Mitigation Strategy. This work is progressing well, and we expect the output to include:

- a. A review of the strategically significant opportunities for the provision of new and/or enhanced Green Infrastructure in the County
- b. Understanding of the current management measures for visitors to the sites designated as of European interest for conservation and evidence for recreational disturbance, including any disturbance 'hotspots' or particular concerns with locations proposed for housing growth
- c. Develop the mitigation necessary to avoid significant adverse effects from 'in-combination' impacts from residential development, and identify a detailed programme of strategic mitigation measures which will be recommended to be funded by developer contributions from residential development schemes.

4.2. It is important to note that:

- a. Evidence indicates that all dwellings in Norfolk are likely to result in a significant effect on protected sites, through recreation disturbance.
- b. To mitigate the impact, there is potentially the need for a tariff charged per dwelling that could be collected and spent county-wide. This tariff could be around £200 per dwelling.
- c. There will be a next phase of work that looks into implementation and delivery of the report.

5. Older persons accommodation and support needs study

5.1. Three Dragons have been commissioned to complete an Older Persons Accommodation and Support Needs Study. The study will:

- a. Provide a robust evidence-based demand assessment of older people's accommodation until 2036 to inform local plans
- b. Provide context on viability and how LPAs can support development
- c. Develop site identification criteria which can be used consistently across Norfolk

5.2. Work on this project is now well underway and consultants are looking at the demand modelling at a local level. They have also surveyed some providers of accommodation to help inform the study.

6. Climate change

- 6.1. The Climate Change group was set up late Summer in 2019, and the group has reviewed information in relation to climate change with a specific focus on the role and impact on Local Plans and the planning system generally. It has also explored some of the emerging policy work around climate change and background information, such as the Report from the Committee on Climate Change that helped inform the Government's changes to the Climate Change Act 2008, and the adoption of the 2050 net zero target. The group will identify the key areas of influence for planning and recommendations to be taken forward across the county for reporting back to members at a future member forum. The areas currently being explored includes water, energy usage, electric vehicles, community lead heating schemes, movement, location of development, point sources, parking and design standards.

7. Economic review

- 7.1. A number of economic development officers and planners from the County and District councils are reviewing the Economic section of the NSPF for the next version of the document.

8. Health

- 8.1. Local Authorities continue to work with health colleagues to understand how we can ensure a better health provision for the communities of Norfolk:
 - a. Regular meetings are continuing to take place covering West Norfolk, Central Norfolk, and Great Yarmouth and Waveney to:
 - i. Review Local Plan progress
 - ii. Provide updates on current and forthcoming key development schemes
 - iii. Provide updates on key healthcare developments and new facilities
 - iv. Review production of health Infrastructure Delivery Plans
 - v. Review key planning changes/legislation/S106/CIL
 - b. The Sustainability and Transformation Partnership (STP) have adopted a new model (HUDU) to provide a comprehensive and detailed response in relation to the health impacts arising from proposals in a planning application. The response encompasses all health partners, including acute, mental health, community and primary care.
 - c. The STP are working on producing Health Infrastructure Delivery plans for each of the local planning areas in the county. LPAs will continue to work with the STP to support their production.

9. 5G shared guidance and the Broadband guides

- 9.1. New guidance and joint policies to support the roll out of 5G and broadband to the county have been produced. However, recent government consultations on 5G have resulted in the need to review these before they are taken forward, and this review has yet to take place.

10. Overall programme timetable

- 10.1. The high level programme of work for the NSPF remains on target to produce a draft version for the document for review by the Norfolk Duty to Cooperate Member Forum in September/October 2020. However, the programme will continue to be reviewed in light of any Government announcements, papers or legislation that might impact on the areas covered by the NSPF.

11. Financial implications

- 11.1. The Authority contributes £5,000 annually to this process.

Author: Natalie Beal

Date of report: 11 June 2020

Planning Committee

26 June 2020

Agenda item number 14

Appeals to the Secretary of State update June 2020

Report by Senior Planning Officer

Summary

This report sets out the position regarding appeals against the Authority since January 2020.

Recommendation

To note the report.

Application reference number	Applicant	Start date of appeal	Location	Nature of appeal/ description of development	Decision and dates
APP/E9505/C/20/3245609	Larry Rooney	Appeal submitted 26 January 2020 Request for Hearing	Black Gate Farm, Cobholm, Great Yarmouth NR31 0DL	Appeal against Enforcement Notice: Change of use and standing of seven caravans for residential use	Committee decision 8 November 2019. Request for Hearing. Awaiting start date

Application reference number	Applicant	Start date of appeal	Location	Nature of appeal/ description of development	Decision and dates
APP/E9505/D/20/3246341 BA/2019/0331/HOUSEH	Mr and Mrs L & L Sherwood	Appeal submitted 5 February 2020 Start Date 11 March 2020	Macoubrey, Borrow Road, Lowestoft NR32 3PW	Appeal against refusal of planning permission: Replacement of fascia, soffit, guttering & windows with anthracite coloured UPVC. Replace conservatory.	Delegated decision 14 November 2019 Questionnaire and supporting papers sent by 18 March 2020. Decision awaited
APP/E9505/X/20/3246539 BA/2019/0458/CLEUD	Mrs Amanda Jefferies	Appeal submitted 7 February 2020 Start date 6 May 2020	Plot K, Bureside Estate, Crabbetts Marsh, Horning	Appeal against refusal of Certificate of Lawful Use of use as a boathouse (C3dwellinghouse)	Delegated decision 28 January 2020 Questionnaire submitted. Statement submitted 12 June 2020
APP/E9505/W/19/3240574 BA/2018/0012/CU	Mr Gordon Hall	Appeal submitted 14 February 2020 Start date 26 May 2020	Barn Adjacent Barn Mead Cottages Church Loke Coltishall.	Appeal against refusal of planning permission: Change of Use from B8 to residential dwelling and self contained annexe.	Delegated decision 15 April 2019 Request for Hearing Statement by 30 June 2020

Author: Cheryl Peel

Date of report: 12 June 2020

Background papers: BA appeal and application files

Planning Committee

26 June 2020

Agenda item number 15

Decisions made by Officers under delegated powers

Report by Senior Planning Officer

Summary

This report sets out the delegated decisions made by officers on planning applications from 15 May 2020 to 11 June 2020.

Recommendation

That the report be noted.

Decisions made by officers under delegated powers (May 2019)

Parish	Application	Site	Applicant	Proposal	Decision
Beccles Town Council	BA/2020/0109/HOUSEH	54 Puddingmoor Beccles Suffolk NR34 9PJ	Mr & Mrs John & Jenny Buckenham	Replacement outbuilding	Approve Subject to Conditions
Bungay Town Council	BA/2020/0115/HOUSEH	Mill Reach Staithe Road Bungay NR35 1EU	Mr Harvey Bond	Replace half height cladding with full height, part retrospective.	Approve Subject to Conditions

Parish	Application	Site	Applicant	Proposal	Decision
Bungay Town Council	BA/2020/0104/HOUSEH	31A Beccles Road Bungay NR35 1HT	Mr and Mrs Peter Watts	Single storey extension	Approve Subject to Conditions
Coltishall Parish Council	BA/2020/0114/LBC	The Old Maltings 14 Anchor Street Coltishall Norwich NR12 7AQ	Mr David Smith	Change of location of external stairs to garage block	Approve Subject to Conditions
Coltishall Parish Council	BA/2020/0090/NONMAT	The Old Maltings 14 Anchor Street Coltishall Norwich Norfolk NR12 7AQ	Mr D Smith	Change of location of external stairs to garage block, non-material amendment to permission BA/2018/0026/COND.	Approve
Ditchingham Parish Council	BA/2020/0102/FUL	Waveney Valley Business Park Falcon Lane Ditchingham NR35 2JG	Mr Steve Cundy	Demolition of two outbuildings and circular metal container, and erection of building providing 6 commercial units Class B1 and B8.	Approve Subject to Conditions
Fritton With St Olaves Parish Council	BA/2020/0089/HOUSEH	Crosswinds Priory Road St Olaves Fritton And St Olaves NR31 9HQ	Mr & Mrs Tony & Joan Parker	Rear balcony	Approve Subject to Conditions
Hoveton Parish Council	BA/2020/0077/FUL	Wroxham Saddlery Church Road Hoveton Norfolk NR12 8UG	Mr Kevin Hutchins	Proposed change of use from A1 (Retail) to A5 (Restaurant/Cafe and Takeaway)	Approve Subject to Conditions

Parish	Application	Site	Applicant	Proposal	Decision
Neatishead Parish Council	BA/2019/0366/HOUSEH	Nancy Oldfield Trust Irstead Road Neatishead Norfolk NR12 8BJ	Mr Stephen Bradnock	Replace cedar shingles with slate roof tiles on residential bungalow. Replace GRP roof over toilet.	Approve Subject to Conditions
Repps With Bastwick Parish Council	BA/2020/0081/COND	Bastwick Tower House Tower Road Bastwick Repps With Bastwick NR29 5JN	Mr Luke Christodoulides	Amendments to barn: elevations and floor plans, and increase in height, variation of condition 2 of permission BA/2018/0279/FUL.	Approve Subject to Conditions
Repps With Bastwick Parish Council	BA/2020/0143/AGR	Hall Farm Staithe Road Repps Repps With Bastwick Norfolk	Mr Sam Mitchell	Erection of an agricultural grain and feed store	Prior Approval not Required
Thurne Parish Council	BA/2020/0123/AGR	Three Gables The Street Thurne Norfolk NR29 3AP	Mr Peter Roll	Agricultural portal frame building	Prior Approval Required
West Caister Parish Council -	BA/2020/0097/FUL	West Acre Chapel Lane West Caister Norfolk NR30 5TA	Mr T Farman	2 dormer windows to dwelling. Change of use of outbuilding to annexe. Reduce size of shed.	Approve Subject to Conditions
Woodbastwick Parish Council	BA/2019/0441/COND	The Old Vicarage Woodbastwick	Mr C Darley	Existing timber staircase retained on east elevation, revised first	Approve Subject to Conditions

Parish	Application	Site	Applicant	Proposal	Decision
		Road Ranworth Norwich NR13 6HT		floor window on north elevation, revised external timber staircase on north elevation, and two additional windows, variation of condition 2 of permission BA/2018/0503/HOUSEH.	
Wroxham Parish Council	BA/2020/0088/HOUSEH	Landings Beech Road Wroxham Norwich Norfolk NR12 8TP	Mr Stephen Mannix	Single storey garage/workshop	Approve Subject to Conditions

Author: Cheryl Peel

Date of report: 12 June 2020