

Planning Committee

AGENDA

Friday 26 June 2015

10.30am

- | | Page |
|---|--------|
| 1. To receive apologies for absence and introductions | |
| 2. To receive declarations of interest | |
| 3. To receive and confirm the minutes of the previous meeting held on 29 May 2015 (herewith) | 3 – 10 |
| 4. Points of information arising from the minutes | |
| 5. To note whether any items have been proposed as matters of urgent business | |

MATTERS FOR DECISION

6. **Chairman's Announcements and Introduction to Public Speaking**
Please note that public speaking is in operation in accordance with the Authority's Code of Conduct for Planning Committee. Those who wish to speak are requested to come up to the public speaking desk at the beginning of the presentation of the relevant application
7. **Request to defer applications included in this agenda and/or to vary the order of the Agenda**
To consider any requests from ward members, officers or applicants to defer an application included in this agenda, or to vary the order in which applications are considered to save unnecessary waiting by members of the public attending
8. **To consider applications for planning permission including matters for consideration of enforcement of planning control:**

BA/2015/0132/FUL Cockshoot Boardwalk, Adjacent River Bure, Woodbastwick

11 – 17

	Page
9. Beccles Area Neighbourhood Plan: Designating the Beccles Area as a Neighbourhood Area Report by Planning Policy Officer (herewith)	18 – 21

MATTERS FOR INFORMATION

10. Enforcement Update Report by Head of Planning (herewith)	22 – 26
11. Appeals to the Secretary of State Update Report by Administrative Officer (herewith)	27 – 28
12. Decisions made by Officers under Delegated Powers Report by Director of Planning and Resources (herewith)	29 – 32
13. To note the date of the next meeting – Friday 24 July 2015 at 10.00am at Yare House, 62-64 Thorpe Road, Norwich	

Broads Authority
Planning Committee

Minutes of the meeting held on 29 May 2015

Present:

Mr C Gould – in the Chair

Miss S Blane
Prof J Burgess
Mr N Dixon

Mr G Jermany
Mrs L Hemsall
Mr J Timewell

In Attendance:

Ms N Beal – Planning Policy Officer (Items 9 and 10)
Mrs S A Beckett – Administrative Officer (Governance)
Mr A Clarke – Senior Waterways and Recreation Officer (Item 9)
Ms M Hammond – Planning Officer
Mr B Hogg – Historic Environment Manager (Item 9)
Mr T Leader – For Solicitor
Ms A Long – Director of Planning and Resources

Members of the Public in attendance who spoke:

BA/2014/0284/COND Silver Dawn, Horning Reach, Horning

Mr Nick Barrett Applicant

12/1 Apologies for Absence and Welcome

The Chairman welcomed everyone to the meeting particularly members of the public.

Apologies were received from: Dr J M Gray, Mr M Barnard and Mr P Warner.

Members noted that Mrs J Brociek-Coulton (NCity) and Mr R Stevens (NNDC) were no longer members of the Authority and would be replaced by Ms G Harris and Mr P Rice respectively. Mr Jermany had been re-appointed by Great Yarmouth Borough Council. The Chairman explained that this would be his last Broads Authority meeting as, although he had been re-elected to South Norfolk Council, he was to be replaced on the Authority by Mr Victor Thomson. He welcomed Mr Rice and Mr Thomson to the meeting as observers and prospective members on the Planning Committee. Their official appointments would be confirmed at the Authority meeting on 10 July 2015.

The Chairman of the Authority, on behalf of all Members and staff thanked Colin for his valuable contribution to the Authority and in particular the Planning Committee over the last eight years.

12/2 Declarations of Interest

Members indicated that they had no other declarations of pecuniary interests other than those already registered and as set out at Appendix 1.

12/3 Minutes: 1 May 2015

The minutes of the meeting held on 1 May 2015 were agreed as a correct record and signed by the Chairman.

12/4 Points of Information Arising from the Minutes

None reported

12/5 To note whether any items have been proposed as matters of urgent business

No items had been proposed as matters of urgent business.

12/6 Chairman's Announcements and Introduction to Public Speaking

(1) Design Quality Tour – 12 June 2015

The Chairman announced that the Design Quality Tour would be held on 12 June 2015 and details would be forwarded to members within the next week.

(2) Parish Forum – Ranworth 17 June 2015

The first of the Parish Forums for this year would be held at Ranworth Village Hall, Broad Road, Ranworth on Wednesday 17 June 2015.

(3) RTPI Conference for Councillors – St Albans District Council Offices on Friday 19 June.

The Chairman recommended this one day conference as an excellent opportunity for Councillors from across the region to meet, share knowledge, and learn effective methods to enhance planning and control. It would be of real importance to councillors relatively new to planning, who may require training, as well as a refresher and update for longer established members. Mrs Hemsall expressed an interest in attending.

(4) Public Speaking

The Chairman reminded everyone that the scheme for public speaking was in operation for consideration of planning applications, details of which were contained in the revised Code of Conduct for members and officers. No member of the public indicated that they intended to record or film the proceedings.

12/7 Requests to Defer Applications and /or Vary the Order of the Agenda

No requests had been received.

12/8 Applications for Planning Permission

The Committee considered the following application submitted under the Town and Country Planning Act 1990, as well as matters of enforcement (also having regard to Human Rights), and reached decisions as 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 officers' reports, and which were given additional attention.

- (1) **BA/2014/0248/COND Silver Dawn, Horning Reach, Horning**
Proposed variation of conditions 2 and 10 of permission
BA/2012/0056/FUL - amendment to windows to be obscure glazed
Applicant: Mr Nick Barrett

The Planning Officer provided a detailed presentation of the proposals to vary conditions 2 and 10 of a previous planning permission to remove the requirement for obscure glazing on the doors and windows to the first floor bedrooms. The bathroom windows would retain the obscure glazing.

The Planning Officer drew attention to the consultation responses including three representations commenting that the original reasons for the approval had not changed and that the windows and doors to the bathrooms must be obscure glass and bedrooms remain obscure glass. Since the report had been written Horning Parish Council had responded with no comments.

Having provided a detailed assessment against the Authority's policies, particularly Policy DP28 taking account of the main concerns and issues relating to amenity, the Planning Officer commented that it was appropriate to retain the obscure glass for the bathrooms but that for the remainder indicated, it was not considered that there would be an unacceptable cumulative or adverse impact. The proposal was therefore recommended for approval subject to conditions.

In response to Members' questions, the Planning Officer confirmed that the application was not retrospective. Glazing had been installed in all the windows and the obscured nature would be applied later through the application of a film. The obscure glazing for windows and doors had been part of the applicant's original plans and conditioned accordingly but this was not imposed of necessity, but in accordance with the applicant's intentions. These had now changed.

The Solicitor clarified that there was no distinction between a residential dwelling for permanent use and for holiday let as in planning terms they were both Use Class C3. The main test members would need to consider was whether the proposals would interfere with the neighbour amenity/privacy and the potential impact.

Mr Barrett, the applicant, explained that the original plans and drawings had been more of an artistic impression. It was always intended to obscure glaze the bathroom windows. However, due to an omission on his own part in studying the details of the condition relating to the drawings, he wished to amend these. He queried why realistically one would wish to obscure such wonderful open views of the river and marshes beyond, especially for visitors to the area. The Broads relied on such properties being let for holiday purposes to bring income into the area and other properties within the vicinity did not have obscure glazing from bedroom windows. It appeared perverse to apply such a condition.

Members noted that the original Silver Dawn did not have obscure glazing.

Having given the matter detailed consideration, members considered that the proposal would not have an unacceptable impact on amenity. Although not objecting to the application in principle, a member commented that she objected to what appeared to be professional discourtesy to Members of the Planning Committee who had given considerable time to the original application.

Mr Dixon proposed, duly seconded by Mr Jermany and it was

RESOLVED unanimously

that the application be approved subject to detailed conditions as outlined within the report.(including repeated conditions from the application BA/2012/0056/FUL).

The proposal is considered to be in accordance with Policy DP28 of the adopted Development Management Policies (2011) and the National Planning Policy Framework (2012) which is a material consideration in the determination of this application.

12/9 Riverbank Stabilisation and Mooring Guide Consultation Version

The Committee received a report which was aimed at providing the Authority with updated guidance which would form part of the Local Plan Review on Riverbank Stabilisation and Moorings. It was noted that it was intended that the revised guidance would form background evidence and steer the implementation of policies particularly when dealing with planning applications. They were designed to provide clarity and be user friendly. It was emphasised that any works required would be extremely site specific and

therefore the Guides were aimed at promoting the various options available including information on the level of costs. It was clarified that the guides were primarily intended for replacement and repair purposes. The Authority had byelaws to deal with other such matters as “stern-on” moorings and potential problems particularly in hot spots.

It was the intention that the guides would be considered as a Supplementary Planning Document (SPD) and adopted by the full Authority in due course. Therefore, the new drafts would need to be the subject of consultation and as a first step would be presented to the Navigation Committee on 4 June 2015 prior to being sent out for a six week consultation period. They were evidence/guides that would be consulted on to give weight similar to that of an SPD but would not be an SPD.

Members welcomed the standards of the draft guidance and considered that the detail was very valuable in explaining the work of the Authority and in providing an understanding of the care and attention required. It was suggested that there should be reference to the standard and quality expected. It was also considered that there should be a link included to the Climate Change Adaptation Plan. They also considered that it should be emphasised that every location had its own specific merits and requirements.

It was also suggested that with regard to detailed wording in relation to “no impact” on the navigation channel, this should be more specific and expanded to include “no adverse impact” especially in relation to each location.

Members considered that in seeking opinions from the consultation process, these should be obtained from those directly affected. It was considered that the uninformed opinion should not outweigh the informed opinion. Although it was possible to direct the consultation guidance documents to the known landowners, this was often difficult. However, the Authority had an extensive data base covering its many stakeholders many of whom were represented on the Broads Forum and included the IDBs, NFU and CLA.

It was agreed that in addition to the above, any further comments members wished to make should be emailed to the Planning Policy officer and she could then refer to it in the presentation to the Members of the Navigation Committee.

RESOLVED

- (i) that the report be noted and welcomed; and
- (ii) that, subject to comments on the detail of the guides, both guides be approved for consultation over a six week period.

12/10 Brundall Neighbourhood Plan: Proceeding to Publication

The Committee received a report relating to the proposed Neighbourhood Plan submitted to Broadland District Council and the Broads Authority. It was

considered that the submitted plan complied with the criteria set out by Government legislation and could go forward for publication and submitted for independent examination as part of the next stages. Members considered that it was a detailed and impressive document. Mrs Hemsall commended the work of Brundall Parish Council and wished to commend the Neighbourhood Plan to the Authority.

Mrs Hemsall proposed, seconded by Prof Burgess and it was

RESOLVED unanimously

- (i) that the Submission version of the Brundall Neighbourhood Plan (NP) be endorsed and be approved for proceeding to publication (consultation); and
- (ii) that the Chief Executive in consultation with the Chair of the Authority and the Chairman of the Planning Committee be delegated to submit the Brundall Neighbourhood Plan to independent examination on assessment of the comments received after the public consultation ends, subject to no new major issues being raised.

12/11 Enforcement Update

The Committee received an updated report on enforcement matters already referred to Committee.

The Director of Planning and Strategy reported that the case relating to the **Former Jenners Basin at Thorpe Island** had been considered in the High Court on Tuesday 19 May 2015. The Judge would be issuing his decision within the next few weeks.

With reference to the site at **J B Boat Sales, 106 Lower Street, Horning** concerning the amended scheme for a building, the Committee requested that the approved plans be shown for information at the next meeting.

RESOLVED

that the report be noted.

12/12 Appeals to Secretary of State Update

The Committee received a report on the appeals to the Secretary of State against the Authority's decisions since 1 March 2015.

It was noted that the Planning Inspectorate were experiencing severe delays at present.

RESOLVED

that the report be noted.

12/13 Decisions Made by Officers under Delegated Powers

The Committee received a schedule of decisions made by officers under delegated powers 23 March 2015 to 21 April 2015.

RESOLVED

that the report be noted.

12/14 Date of Next Meeting

The next meeting of the Planning Committee would be held on Friday 26 June 2015 at Yare House, 62- 64 Thorpe Road, Norwich.

It was intended to provide members with a presentation on the Generation Park – Utilities Site proposals following consultations and prior to the submission of the final application, starting at 9.30am. It was emphasised that the proposals were still at pre-application stage.

Therefore it was agreed that the formal meeting of the Planning Committee would be at **10.30am.**

The meeting concluded at 11.17am

CHAIRMAN

Code of Conduct for Members

Declaration of Interests

Committee: Planning 29 May 2015

Name	Agenda/ Minute No(s)	Nature of Interest (Please describe the nature of the interest)
Lana Hemsall	12/8(1)	Application BA/2014/0248/COND Lobbied by objectors on a previous application at this site, but not received any on this application.
George Jermany	General	Toll payer

Reference

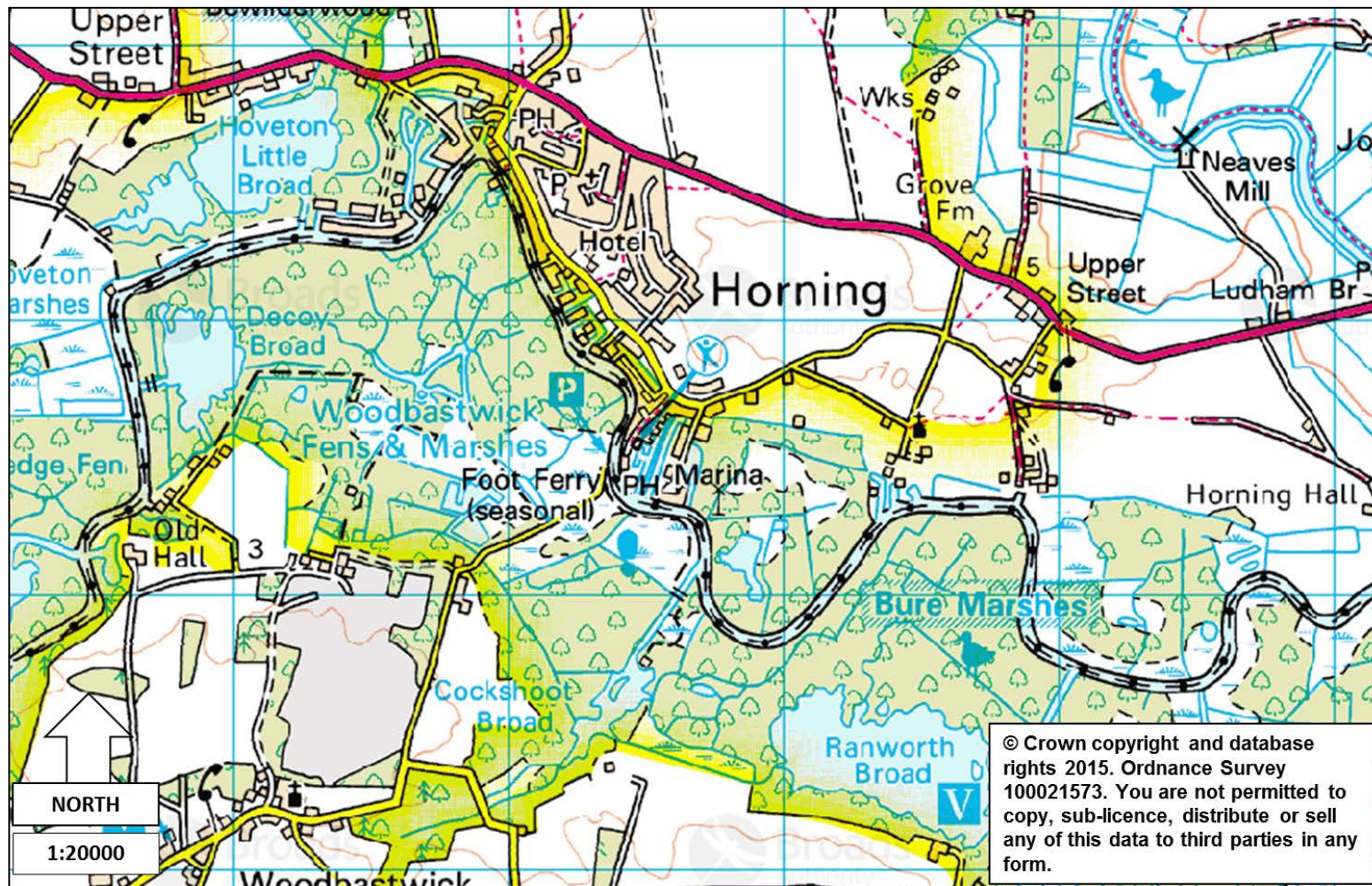
BA/2015/0132/FUL

Location

Cockshoot Boardwalk, Adjacent River Bure,
Woodbastwick

BA/2015/0132/FUL - Cockshoot Boardwalk, Adjacent River Bure, Woodbastwick

Replacement of existing boardwalk with recycled plastic sleeper supports and piles, topped by pressure treated timber boards.



Application for Determination

Parish	Woodbastwick
Reference	BA/2015/0132/FUL Target date 7 July 2015
Location	Cockshoot Boardwalk, Adjacent River Bure, Woodbastwick
Proposal	Replacement of existing boardwalk with recycled plastic sleeper supports and piles, topped by pressure treated timber boards.
Applicant	Broads Authority
Recommendation	Approve subject to conditions
Reason for referral to Committee	Broads Authority application

1 Description of Site and Proposals

- 1.1 The application site is within the Bure Marshes National Nature Reserve at Woodbastwick and is accessed by Ferry Road from the village of Woodbastwick. Ferry Road terminates at a car park adjacent to the River Bure where there are also Broads Authority 24 hour moorings. This is directly opposite The Ferry Inn in Horning and where a foot ferry has operated historically. This site is also within Ramsar, SSSI, SAC and SPA habitat designations.
- 1.2 The application concerns a strip of land along the riverbank running a distance of approximately 500 metres from the car park following the river downstream to a second area of Broads Authority 24 hour moorings at the entrance to Cockshoot Dyke. There is an existing timber boardwalk along this route which is a permissive path. This boardwalk runs at ground level and includes three small footbridges which cross dykes. It is set back two to three metres from the water's edge and wet woodland of varying densities lines each side.
- 1.3 It is proposed to replace the existing boardwalk on a like-for-like basis. There would be no change to the route and the current timber structure would be removed and replaced with a new timber surfaced boardwalk supported by recycled plastic piles and supporting sleepers. The recycled plastic horizontal sleepers and the timber boardwalk slats would all sit above ground level and the boardwalk would be 1 metre wide. Each timber slat would be inset with a non-slip material, performing the same function as chicken wire across the

existing boardwalk. The three footbridge structures would also be replaced like for like with the same materials as the boardwalk.

2 Site History

No previous applications.

3 Consultation

Woodbastwick Parish Council – No response.

District Member – No response.

Broads Society – Support the proposal.

Natural England – No objection. Advise the proposal is unlikely to have a significant effect on any European site and would not damage or destroy and notified features of the SSSI.

4 Representations

4.1 None received.

5 Policies

5.1 The following Policies have been assessed for consistency with the National Planning Policy Framework (NPPF) and have been found to be consistent and can therefore be afforded full weight in the consideration and determination of this application. [NPPF](#).

Core Strategy (2007)

[Core Strategy Adopted September 2007 pdf](#)

CS1 – Landscape Protection and Enhancement

CS17 – Access and Transportation

Development Management (2011)

[DEVELOPMENTPLANDOCUMENT](#)

DP1 – Natural Environment

DP2 – Landscape and Trees

DP4 – Design

DP11 – Access on Land

5.2 Site Specific Policies Local Plan (2014)

[SitespecificpoliciesLocal](#)

No relevant policies.

6 Assessment

6.1 This application proposes the replacement of an existing boardwalk. This would retain an existing facility which provides an informal and low impact

recreational attraction for visitors and from the boardwalk typical fen, open water and wet woodland features can be appreciated, promoting understanding of Broads wildlife and habitats. The proposal is considered acceptable in principle in accordance with Policies CS1, CS17 and DP11.

- 6.2 As the proposal is acceptable in principle, the key considerations in determining this application are the design and materials and the impact on landscape, ecology and trees.
- 6.3 With regard to design, the proposal would replicate the scale and appearance of the existing boardwalk and bridges. The surface would be constructed in timber, however the supporting structure is proposed to use recycled plastic due to the longer lifespan this offers, particularly when driven into wet, marshy ground. This is a material that has been resisted for the visible parts of structures elsewhere as it is not considered to be of a suitably high quality visually or to assimilate well into the Broads landscape. The ends of horizontal supporting sleepers at 1.5 metre intervals would be seen above ground level, however in the longer term these would be covered by vegetation and it is considered the use of recycled material for the largely unseen supporting structure beneath the timber surface is not inappropriate here. The proposal is therefore considered appropriate in terms of design and landscape impact in accordance with Policies DP2 and DP4.
- 6.4 The site is within an ecologically sensitive area, designated at national, European and international levels and although the boardwalk is not necessary for the management of the designated sites, it contributes to the understanding and enjoyment of the area. As a like-for-like replacement of the existing structure, the proposal is not considered likely to result in any significant adverse impacts on the designated features and other biodiversity, subject to conditions requiring the work to be completed outside the bird breeding season and during daylight hours and the submission of a scheme of water vole and reptile mitigation measures. Subject to these conditions, the proposal is considered acceptable in accordance with Policy DP1 and an appropriate assessment in accordance with the Habitat Regulations is not required.
- 6.5 The wet woodland either side of the boardwalk varies in density, with some stretches having an enclosed feel and others enjoying more open views to the river and across the adjacent fen. The trees within this woodland abut the boardwalk in places and it is considered necessary to require the submission of a method statement by condition to ensure all trees are satisfactorily protected. Subject to an appropriate condition, the proposal is considered acceptable in accordance with Policy DP2.
- 6.6 As a like-for-like replacement, it is not considered the proposal would result in any additional adverse amenity or other impacts.

7 Conclusion

- 7.1 This proposal to replace an existing boardwalk on a like-for-like basis is considered acceptable. A more durable material is proposed for the supporting structure to ensure its longevity, but the visible surface would be timber to match the existing and assimilate with the woodland setting. It is not considered the proposal would result in any significant adverse effects on the landscape, ecology or trees, subject to appropriate conditions. The proposal is therefore considered acceptable in accordance with Policies CS1, CS17, DP1, DP2, DP4 and DP11 and is recommended for approval.

8 Recommendation

- 8.1 Approve subject to conditions:
- (i) Standard time limit
 - (ii) In accordance with submitted plans
 - (iii) Prior to commencement, agree method statement to protect trees
 - (iv) Prior to commencement, agree scheme of mitigation measures for water voles and reptiles
 - (v) All work to be undertaken outside the bird breeding season
 - (vi) All work to be undertaken during daylight hours

9 Reason for Recommendation

- 9.1 The proposal is considered to be in accordance with Policies CS1 and CS17 of the adopted Core Strategy (2007), Policies DP1, DP2, DP4 and DP11 of the adopted Development Management Policies (2011) and the National Planning Policy Framework (2012) which is a material consideration in the determination of this application.

Background papers: Application File BA/2015/0132/FUL

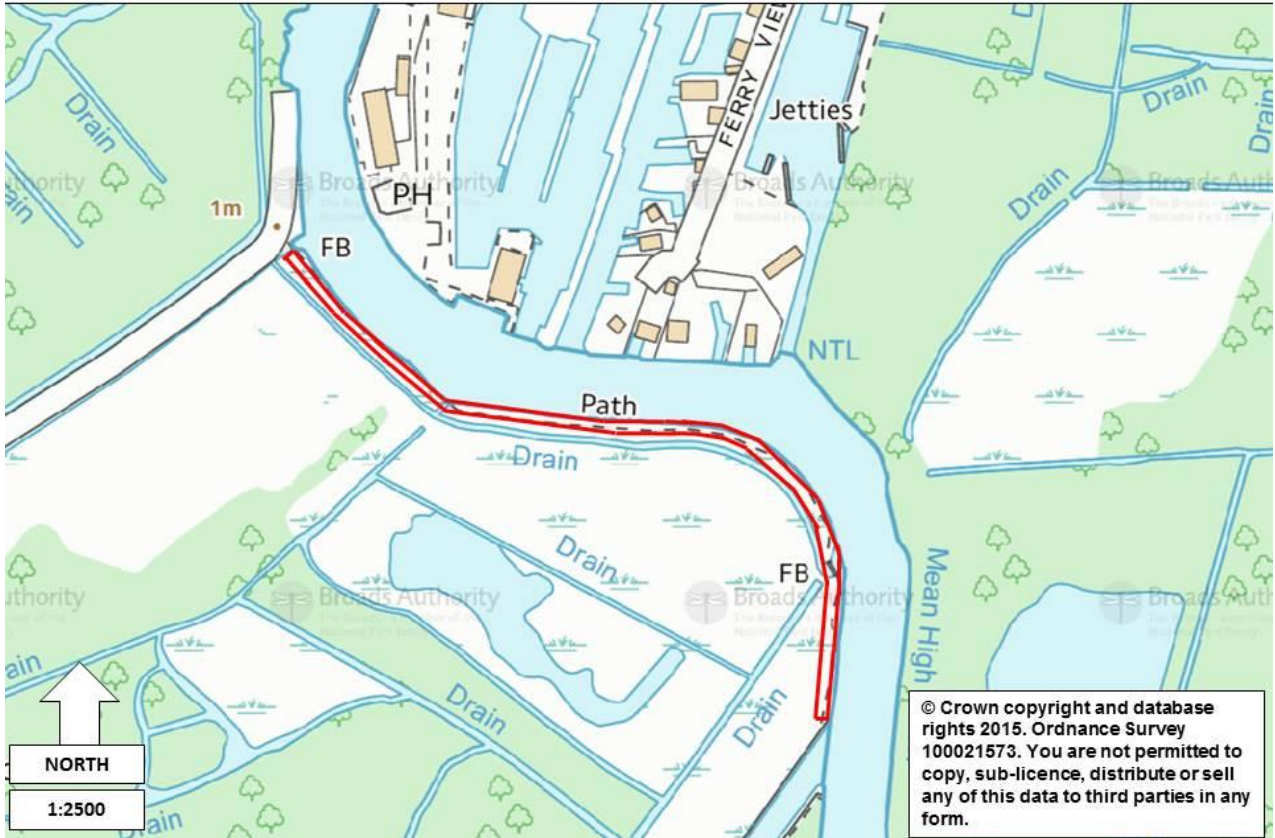
Author: Maria Hammond
Date of Report: 11 June 2015

List of Appendices: Location Plan

APPENDIX 1

BA/2015/0132/FUL - Cockshoot Boadwalk, Adjacent River Bure, Woodbastwick

Replacement of existing boardwalk with recycled plastic sleeper supports and piles, topped by pressure treated timber boards.



Beccles Area Neighbourhood Plan
Designating the Beccles Area as a Neighbourhood Area
Report by Planning Policy Officer

Summary:	The report briefly introduces the Beccles Area Neighbourhood Plan with the comments received during the six week consultation period on Beccles area becoming a Neighbourhood Area in order to produce a Neighbourhood Plan being reported verbally at the meeting.
Recommendation:	That the Planning Committee notes the comments received and agrees to the verbal recommendation that will arise from the nature of the comments.

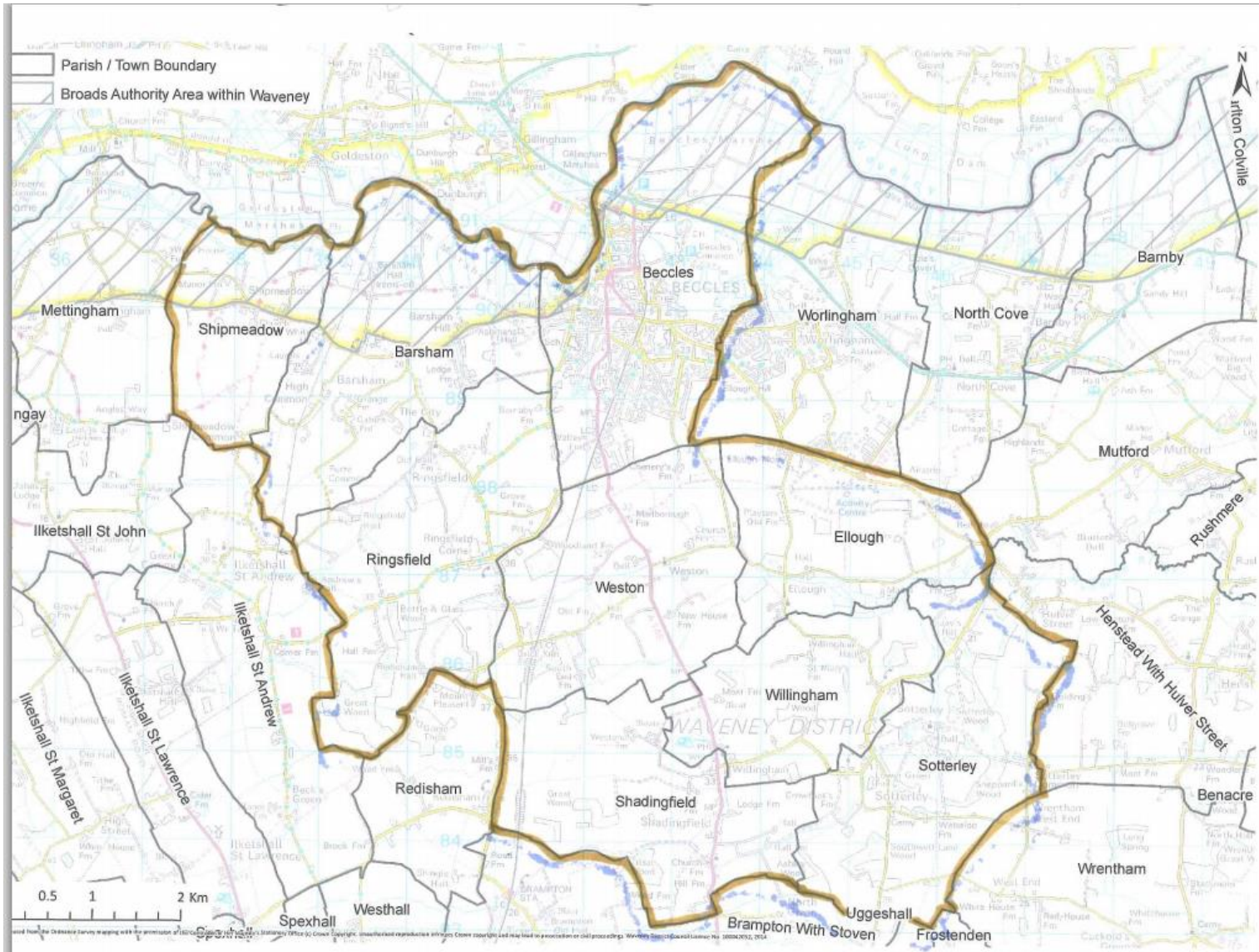
1 Neighbourhood Planning

- 1.1 Neighbourhood planning was introduced through the Localism Act 2011. Neighbourhood Planning legislation came into effect in April 2012 and gives communities the power to agree a Neighbourhood Development Plan, make a Neighbourhood Development Order and make a Community Right to Build Order.
- 1.2 A Neighbourhood Development Plan can establish general planning policies for the development and use of land in a neighbourhood, for example:
 - where new homes and offices should be built
 - what they should look like.
- 1.3 Under the Neighbourhood Planning (General) Regulations 2012, parish or town councils within the Broads Authority's Executive area undertaking Neighbourhood Plans are required to apply to the Broads Authority and the relevant District Council to designate the Neighbourhood Area that their proposed plan will cover.
- 1.4 Once these nominations are received, there follows a six week period within which any member of the public may submit written comments to the Broads Authority and the relevant District Council regarding the proposed Neighbourhood Area, who will then consider the area, and the comments received, before approving or rejecting its designation. The designation of a Neighbourhood Area is therefore the first step in the process of preparing a Neighbourhood Plan.
- 1.5 Consultation on becoming a Neighbourhood Area runs from Friday 8 May to Friday 19 June 2015. The deadline for this report was 10 June. As such, in

order to not delay the Beccles Area Neighbourhood Plan, the comments will be reported to Planning Committee verbally with the appropriate recommendation.

2 Beccles Area Neighbourhood Area

- 2.1 Beccles Town Council has submitted the application on behalf of the following Parishes who would become part of the Neighbourhood Area: Beccles, Barsham, Shipmeadow, Ringsfield, Weston, Shadingfield, Sotterley, Willingham and Ellough. The brown line shows the Neighbourhood Area and the stripes shows the Broads Authority Executive Area.



Source:
Waveney District
Council

3 Links of relevance

- 3.1 The Broads Authority Neighbourhood Planning webpage:
<http://www.broads-authority.gov.uk/planning/planning-policies/neighbourhood-planning>
- 3.2 Waveney District Council Neighbourhood Planning webpage:
<http://consult.waveney.gov.uk/consult.ti/becclesneighbourhoodarea2015/consultationHome>
- 3.3 Some guidance/information on Neighbourhood Planning:
<http://www.rtpi.org.uk/planning-aid/neighbourhood-planning/>

4 Financial Implications

- 4.1 Occasional Officer time in supporting the process (as required by regulations).
- 4.2 There will be no cost to the Broads Authority for the referendum at the end of the process as Waveney District Council have agreed to take on this task and cost.

5 Conclusion and recommendation

- 5.1 Comments received will be reported verbally along with the recommendation.

Background papers: None

Author: Natalie Beal
Date of report: 9 June 2015

Appendices: None

Enforcement Update
Report by Head of Planning

Summary: This table shows the monthly updates on enforcement matters.

Recommendation: That the report be noted.

1 Introduction

1.1 This table shows the monthly update report on enforcement matters.

Committee Date	Location	Infringement	Action taken and current situation
5 December 2008	“Thorpe Island Marina” West Side of Thorpe Island Norwich (Former Jenners Basin)	Unauthorised development	<ul style="list-style-type: none"> • Enforcement Notices served 7 November 2011 on landowner, third party with legal interest and all occupiers. Various compliance dates from 12 December 2011 • Appeal lodged 6 December 2011 • Public Inquiry took place on 1 and 2 May 2012 • Decision received 15 June 2012. Inspector varied and upheld the Enforcement Notice in respect of removal of pontoons, storage container and engines but allowed the mooring of up to 12 boats only, subject to provision and implementation of landscaping and other schemes, strict compliance with conditions and no residential moorings • Challenge to decision filed in High Court 12 July 2012 • High Court date 26 June 2013

Committee Date	Location	Infringement	Action taken and current situation
			<ul style="list-style-type: none"> • Planning Inspectorate reviewed appeal decision and agreed it was flawed and therefore to be quashed • “Consent Order “has been lodged with the Courts by Inspectorate • Appeal to be reconsidered (see appeals update for latest) • Planning Inspector’s site visit 28 January 2014 • Hearing held on 8 July 2014 • Awaiting decision from Inspector • Appeal allowed in part and dismissed in part. Inspector determined that the original planning permission had been abandoned, but granted planning permission for 25 vessels, subject to conditions (similar to previous decision above except in terms of vessel numbers) • Planning Contravention Notices issued to investigate outstanding breaches on site • Challenge to the Inspector’s Decision filed in the High Courts on 28 November 2014 (s288 challenge) • Acknowledgment of Service filed 16 December 2014. Court date awaited • Section 73 Application submitted to amend 19 of 20 conditions on the permission granted by the Inspectorate • Appeal submitted to PINS in respect of Section 73 Application for non-determination • Section 288 challenge submitted in February 2015 • Court date of 19 May 2015 • Awaiting High Court decision
17 August 2012	The Ferry Inn, Horning	Unauthorised fencing, importation of	<ul style="list-style-type: none"> • Enforcement Notice served in respect of trailer on 25 September 2013 • Compliance required by 11 November 2015

Committee Date	Location	Infringement	Action taken and current situation
		material and land-raising and the standing of a storage container	
8 November 2013	J B Boat Sales, 106 Lower Street, Horning	Unauthorised building of new office not in accordance with approved plans	<ul style="list-style-type: none"> • Authority for serving an Enforcement Notice in consultation with the solicitor requiring the removal of a prefabricated building and restoration of site, with a compliance period of three months. Authority to prosecute in the event of non-compliance • Enforcement Notice served 19 November 2013 • Compliance required by 6 April 2014 • Negotiations underway regarding planning application. • Compliance not achieved and no application submitted • Solicitor instructed to commence Prosecution proceedings • Case to be heard in Norwich Magistrates Court on 28 January 2014 • Case adjourned to 25 February 2015 • Planning application received 13 February 2015 and adjournment to be requested for Hearing • Revised Scheme submitted and approved <i>Plans available for information</i>
10 October 2014	Wherry Hotel, Bridge Road, Oulton Broad –	Unauthorised installation of refrigeration unit.	<ul style="list-style-type: none"> • Authorisation granted for the serving of an Enforcement Notice seeking removal of the refrigeration unit, in consultation with the Solicitor, with a compliance period of three months; and authority be given for prosecution should the enforcement notice not be complied with. • Planning Contravention Notice served • Negotiations underway

Committee Date	Location	Infringement	Action taken and current situation
			<ul style="list-style-type: none"> • Planning Application received • Planning permission granted 12 March 2015. Operator given six months for compliance •
10 October 2014	Land at Newlands Caravan Park, Geldeston	Unauthorised Erection of structures comprising toilet/shower unit, open fronted storage building and small shed	<ul style="list-style-type: none"> • landowner to be invited to submit a planning application for the unauthorised structures • if no planning application is submitted within three months, authority granted to serve an Enforcement Notice in consultation with the Solicitor requiring the removal of the unauthorised structures with a compliance period of three months • authority given to proceed with prosecution of the owner should the enforcement notice not be complied • Deadline of 15 January 2015 for receipt of valid application • No application received at 15 January 2015 • Negotiations underway with landowner • Site visit indicated further breaches of planning control • Some further clearance, further negotiations underway
5 December 2014	Staithe N Willow	Unauthorised erection of fencing	<ul style="list-style-type: none"> • Compromise solution to seek compliance acceptable subject to the removal of the 2 metre high fence by 31 October 2015 • Site to be checked 1 November 2015

2 Financial Implications

2.1 Financial implications of pursuing individual cases are reported on a site by site basis.

Background papers: BA Enforcement files

Author: Cally Smith
Date of report: 11 June 2015

Appendices: Nil

Appeals to the Secretary of State: Update
Report by Administrative Officer

Summary: This report sets out the position regarding appeals against the Authority since March 2015.

Recommendation: That the report be noted.

1 Introduction

1.1 The attached table at Appendix 1 shows an update of the position on appeals to the Secretary of State against the Authority since March 2015.

2 Financial Implications

2.1 There are no financial implications.

Background papers: BA appeal and application files.

Author: Sandra A Beckett

Date of report 11 June 2015

Appendices: APPENDIX 1 – Schedule of Outstanding Appeals to the Secretary of State since March 2015

APPENDIX 1

Schedule of Outstanding Appeals to the Secretary of State
since March 2015

Start Date of Appeal	Location	Nature of Appeal/ Description of Development	Decision and Date
3-3-15	<p>App Ref E9505/W/15/3004216 BA/2014/0381/FUL BA/2015/0002/REF 104 Lower Street, Horning, NR12 8PF</p> <p>Mr and Mrs John and June Wright</p>	<p>Appeal against refusal Alteration of existing south west facing window and formation of a double doorway in place of double opening window and formation of access via external stairway to quay head decking area</p>	<p>Delegated Decision on 17 December 2014</p> <p>Questionnaire and Notification Letters sent by 10-3-15</p> <p>Statement sent by 7 April 2015</p>
28-05-15	<p>App Ref BA/2015/0002/REF</p> <p>APP/E9505/W/15/3013 891 BA/2014/0281/COND Pampas Lodge Holiday Park The Street, Haddiscoe NR14 6AA</p> <p>Mr Colin Shirley</p>	<p>Appeal against refusal Variation of Condition 6 of 1998/1645/CU to allow use of caravan pitch for year-round warden's accommodation</p>	<p>Delegated Decision on 3 December 2014</p> <p>Questionnaire and Notification Letters sent by 04-06-15</p> <p>Statement to be sent by 02-07-2015</p>

Decisions made by Officers under Delegated Powers

Report by Director of Planning and Resources

**Broads Authority
Planning Committee**

26 June 2015

Agenda Item No. 12

Summary:	This report sets out the delegated decisions made by officers on planning applications from 18 May 2015	to 15 June 2015
Recommendation:	That the report be noted.	

Application	Site	Applicant	Proposal	Decision
Barton Turf And Irstead Parish Council				
BA/2015/0102/ADV	Gays Staithe And Neatishead Staithe, NR12 8BJ Barton Staithe, NR12 8AZ Irstead Staithe, NR12 8XS	Neatishead White Horse Pub Ltd	Erection of 4 no. new Notice Boards: one board on each of the above Staithes	Approved Subject to Conditions
Beccles Town Council				
BA/2015/0093/HOUSEH	River Lodge 9 Northgate Beccles Suffolk NR34 9AS	Mr Gary Boughen	Conversion of integral garage to study	Approved Subject to Conditions
BA/2015/0155/HOUSEH	Tylers Puddingmoor Beccles Suffolk NR34 9PL	Mr Richard Baylis	Replace wooden door and window frames, plus glazing units at rear of house.	Approved Subject to Conditions
Brundall Parish Council				
BA/2015/0103/CU	Brundall Gardens Marina Postwick Lane Brundall Norwich Norfolk	Mr Samuel Dacre	Use of workshop / boat store for the storage, display and demonstration of marine equipment and small boats, incidental sales, and formation of new pedestrian entrance.	Approved Subject to Conditions

Application	Site	Applicant	Proposal	Decision
Ditchingham Parish Council				
BA/2014/0400/COND	The Maltings Pirnow Street Ditchingham Bungay Norfolk NR35 2RT	Miss Diane Magee	Minor variation of plans and elevations for Blocks Gi, Gii, H and D resulting in a increase in numbers by 1 and for the avoidance of doubt this will result in the development of 108 dwellings on this site.	Approved Subject to Conditions
Fleggburgh Parish Council				
BA/2015/0122/COND	Land Adjacent To 1 Coronation Cottages Marsh Road Fleggburgh Norfolk NR29 3DE	Mrs Brenda Carpenter	To allow use of permitted building and adjacent hardstanding to be used as an art studio with parking facilities.	Approved Subject to Conditions
Fritton With St Olaves PC				
BA/2015/0098/FUL	St Olaves Marina Beccles Road St Olaves Great Yarmouth Norfolk NR31 9HX	Mr David And Christopher Bromley	Retrospective planning application for the new boat hoist to include the slipway / dyke, the concrete hardstanding area and floating pontoon and connecting gangway. Note change of use from crane dock to travel hoist dock.	Approved Subject to Conditions
Geldeston Parish Council				
BA/2015/0157/HOUSEH	The Flint House Dunburgh Road Geldeston Norfolk NR34 0LL	Mr Mark Ashford	Convert single garage to double garage by adding door(s) to side aspect facing road, slightly enlarge shed against far side of garage, fill in existing garage door. Add windows. Re-clad building in a more suitable material i.e. dark stained wood "shiplap" to match existing bungalow annexe nearby.	Approved Subject to Conditions
BA/2015/0095/HOUSEH	Barkmill Cottage 36 Station Road Geldeston Norfolk NR34 0HS	Mr Nick Harrison	Relocating existing oil storage tank to the front garden and replacing some boundary hedging with fencing	Approved Subject to Conditions

Application	Site	Applicant	Proposal	Decision
BA/2014/0399/HOUSEH	Dunburgh Wood Dunburgh Road Geldeston Norfolk NR34 0LL	Mr & Mrs Sexton	New single and two storey extensions to house and widening of entrance gate.	Approved Subject to Conditions
Gillingham Parish Council				
BA/2014/0390/HOUSEH	Boathouse Hill Cottage Yarmouth Road Gillingham Beccles NR34 0EE	Mr H Snowling	Retrospective application to allow fishing platform, replacement quayheading to east boundary and sleeper retaining walls	Approved Subject to Conditions
Hales With Heckingham Parish Council				
BA/2015/0033/HOUSEH	Heron House Heckingham Holes Heckingham NR14 6QS	Mrs Cindy Barnes	Erection of modest timber clad bird hide /study, with timber glazed windows and doors.	Approved Subject to Conditions
Hoveton Parish Council				
BA/2015/0099/HOUSEH	Willow Cabin Brimbelow Road Hoveton Norfolk NR12 8UJ	Miss Christine Wheeler	Demolish bathroom and conservatory Extend side of house Construct attached garage	Approved Subject to Conditions
Reedham Parish Council				
BA/2015/0113/HOUSEH	Rose Cottage 8 Riverside Reedham Norwich Norfolk NR13 3TF	Mr Ian Grattan	Proposed rear 2 storey extension and single storey extension. Re build single storey front extension.	Approved Subject to Conditions
BA/2015/0149/HOUSEH	2 Quay Terrace Reedham Norwich Norfolk NR13 3TG	Mr And Ms Taylor And Scholts	First floor balcony to front elevation, French doors and bi fold doors to ground floor front and rear elevations and bi fold doors to first floor front elevation. Replacement windows and doors.	Approved Subject to Conditions
Rockland St Mary With Hellington PC				
BA/2015/0115/HOUSEH	Brickworks 6 Lower Road Rockland St Mary Norfolk NR14 7HS	Mrs Harriet Halstead	Replace an existing old garage with a new and larger shed for storage and hobbies	Approved Subject to Conditions

Application	Site	Applicant	Proposal	Decision
Somerton Parish Council				
BA/2015/0109/HOUSEH	Top Farm House Martham Road West Somerton Somerton Norfolk NR29 4DH	Mr Graham Dodsley	Replacement of (outbuilding) window with French doors.	Approved Subject to Conditions
Thorpe St Andrew Town Council				
BA/2014/0421/FUL	Point House 42 Yarmouth Road Thorpe St Andrew Norwich Norfolk NR7 0EQ	Mr Adam Knight	To deep pile 22ft of frontage, with 8ft return including capping, wailings and tierods. To back pile and fit 4ft walkway along the 22ft.	Approved Subject to Conditions
Thurne Parish Council				
BA/2015/0056/LBC	Thurne Mill The Staithe Thurne NR29 5JU	Mrs Debra Nicholson	To erect an interpretation lectern on the West side of the Mill.	Approved Subject to Conditions
BA/2015/0046/FUL				Approved Subject to Conditions
BA/2015/0088/HOUSEH	The Cottage The Street Thurne Norfolk NR29 3AP	Mr And Mrs Sayce	Proposed extensions and alterations to dwelling including replacement garage.	Approved Subject to Conditions