

APPLICATIONS FOR DETERMINATION

List of applications to be considered by the Planning Committee on 12 October 2012

Application Number	Site	Name of applicant	Proposal	Recommendation
BA/2012/0239/FUL	The Vintage Boat Company, Wayford Road, Wayford Bridge, Smallburgh	The Vintage Boat Company	Proposed new holiday unit, boat shed and moorings	<p>Approve subject to conditions:</p> <ul style="list-style-type: none"> (i) Standard time limit. (ii) In accordance with submitted plans. (iii) Timber detailing to be agreed. (iv) Materials to be agreed. (v) Landscaping scheme to be agreed. (vi) Pontoon siting and design to be agreed. (vii) Flood response plan. (viii) Flood resilient construction to be agreed. (ix) Minimum finished floor level of 1.97m AOD. (x) Existing access closed and verge reinstated. (xi) Any gates to be hung inwards and a minimum of 5 metres from carriageway. (xii) Parking and turning area to be laid out. (xiii) Remove permitted development rights for fences, walls and other means of enclosure. (xiv) Visitor moorings to be retained and no change of use without planning permission.
	Stalham			<p>Reason for Recommendation</p> <p>The proposal is considered to be acceptable in accordance with Policies DP4, DP11, DP13, DP14, DP15, DP16, DP20 and DP28 of the adopted Development Management Policies DPD (2011), Policies CS1, CS9, CS11, CS18 and CS22 of</p>

Application Number Site	Name of applicant	Proposal	Recommendation
BA/2012/0213/REM Land South of Loke Cottage, Thrigby Road, Filby	Mr Scott Bird	Reserved Matters Application for three detached dwellings following outline approval on planning permission BA/2009/0257/OUT	<p>the adopted Core Strategy (2007) and the National Planning Policy Framework.</p> <p>Approve subject to the following Conditions:</p> <ul style="list-style-type: none"> • Standard time limit condition. • In accordance with approved plans. • Samples of materials to be submitted for approval. • Submission of Code Level 3 Interim Certificate. • Submission of Code Level 3 Final Certificate. • Completion of landscaping in accordance with approved Landscaping Scheme. • Replacement of plants if they die within 5yrs of planting. • Protection of trees during construction in accordance with approved Arboricultural Assessment. • Installation of bat and bird boxes in accordance with approved plan, to face north and east, within 6 months of the commencement of the development. • Construction of vehicle accesses prior to occupation. • Gradient of vehicular access. • Removal of Permitted Development Rights, preventing the erection of any means of obstruction across the vehicular accesses. • Creation of visibility splays prior to occupation. • Prior to first occupation the laying out and formation of accesses and on-site car parking and turning areas. • No works to commence until detailed scheme for off-site highway improvement works has been submitted to and approved by the Highway Authority.

Application Number Site	Name of applicant	Proposal	Recommendation
BA/2012/0255/FUL Mallards Reach, Thrigby Road Filby	Mr And Mrs G Spooner	Proposed Cart Lodge	<ul style="list-style-type: none"> • Prior to first occupation to complete off-site highway improvement works to satisfaction of LPA in consultation with Highway Authority. <p>Reason for Recommendation The proposal is considered to be in accordance with Policies DP1,DP2, DP3, DP4, DP7, DP11, DP22, DP28 and DP30 of the adopted Development Management Policies DPD (2011) and Policies CS 1, CS 7, CS 8, CS 18 and CS24 of the adopted Core Strategy (2007).</p> <hr/> <p>Approve subject to conditions:</p> <ul style="list-style-type: none"> (i) Standard time limit. (ii) In accordance with submitted plans. (iii) Remove permitted development rights for outbuildings, including alterations. (iv) Cart lodge to be used only for purposes incidental to and in connection with the use of Mallards Reach as a dwelling and shall not be used for overnight accommodation or as a separate dwellinghouse. (v) Prior to the commencement of the use hereby permitted the proposed on-site car parking and turning area shall be laid out, demarcated, levelled, surfaced and drained in accordance with the approved plan and retained thereafter available for that specific use. <p>Reason for Recommendation The proposal is considered to be in accordance with Policies DP4, DP11 and DP28 of the adopted Development Management Policies DPD (2011), Policy CS1 of the adopted Core Strategy (2007) and</p>

Application Number	Site	Name of applicant	Proposal	Recommendation
				the National Planning Policy Framework (2012).
BA/2012/0224/FUL		Mr Tom Rose	Proposed front boundary fence and gate	<p>Approve subject to the following conditions:</p> <ul style="list-style-type: none"> (i) Standard time limit. (ii) In accordance with submitted plans. (iii) Finish of fence panels and materials and finish of fence posts and gravel boards to be agreed. (iv) The existing hedgerow along the south (road) boundary shall be retained and maintained, at a minimum height of 1.8 metres from ground level for a period of not less than ten years from the date of this permission.
	Wroxham			<p>Reason for Recommendation</p> <p>The proposal is considered to be in accordance with Policies DP2, DP4 and DP5 of the adopted Development Management Policies DPD (2011), Policy CS1 of the adopted Core Strategy (2007) and the National Planning Policy Framework (2012).</p>