

Planning Committee

AGENDA

Friday 15 September 2017

10.00am

	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 18 August 2017 (herewith)	3 – 17
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: <ul style="list-style-type: none"> • BA/2017/0207/FUL Land at the Marshes, The Marshes, Reedham 	18 – 26
9. Enforcement of Planning Control Enforcement Item for Consideration:	27 – 34

	Burgh St Peter: Waveney Inn and River Centre Report by Head of Planning and Planning Officer (Compliance and Implementation)	Page
10	Enforcement Update Report by Head of Planning (herewith)	35 - 38
	POLICY	
11	Broads Local Plan: September Bite Size Piece Report by Planning Policy Officer (herewith) <ul style="list-style-type: none"> • Appendix A: Employment and Economy Topic Paper • Appendix B: Residential moorings Topic Paper • Appendix C: Local Plan – publication version • Appendix D: Habitats Regulation Assessment HRA • Appendix E: Sustainability Appraisal • Appendix F: Viability Study - <i>to follow</i> • Appendix G: Monitoring and Implementation Framework • Appendix H: Policy Comparison • Appendix I: Housing and Economic Land Availability Assessment (HELAA) • Appendix J: Towards allocations - HELAA 	39 – 41
12	Norfolk Strategic Framework – Consultation Version Report by Planning Policy Officer (herewith)	42 – 46
13	Confirmation of Tree Preservation Orders Report by Historic Environment Manager (herewith)	47 – 51
	MATTERS FOR INFORMATION	
14	Appeals to the Secretary of State: Update Report by Administrative Officer (herewith)	52 – 53
15	Decisions made by Officers under Delegated Powers Report by Director of Planning and Resources (herewith)	54 – 56
16	To note the date of the next meeting – Friday 13 October 2017 at 10.00am at Yare House, 62-64 Thorpe Road, Norwich	

Broads Authority

Planning Committee

Minutes of the meeting held on 18 August 2017

Present:

Mr M Barnard
Prof J A Burgess
Sir Peter Dixon
Mr W A Dickson
Ms G Harris

Mr P Rice
Mr H Thirtle
Mr V Thomson
Mrs M Vigo di Gallidoro

In Attendance:

Ms N Beal – Planning Policy Officer (Minute 1/10 – 1/11)
Mrs S A Beckett – Administrative Officer (Governance)
Mr S Bell – for the Solicitor
Mr N Catherall – Planning Officer (Minutes 1/10)
Ms A Cornish – Planning Officer (Minute 1/10)
Ms M Hammond – Planning Officer (Minute 1/10)
Mr B Hogg – Historic Environment Manager
Mr G Papworth – Planning Assistant (Minute 1/10)
Mr R Rogers – Director of Operations
Ms C Smith – Head of Planning
Ms K Wood – Planning Officer (Compliance and Implementation)
(Minute 1/11 and 1/16)

Members of the Public in attendance who spoke:

BA/2017-0103FUL Hedera House The Street Thurne Report back from pc180817

Mr M Duffield	Agent on behalf of applicant
Mr Delf	The applicant

BA/2017/0224/FUL Land to north of cemetery, Pyebush Lane, Acle , Upton with Fishley

Mr Alan Irvine	Agent for the applicant
Mrs Pauline James	Clerk to Acle Parish Council (On Behalf of Applicant)

BA/2017/0179/FUL Burghwood Barns, Burghwood Road, Ormesby St Michael

Mr Matthew Hollowell	Agent on behalf of The applicant
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1/1 Appointment of Chairman

The Head of Planning welcomed everyone to the meeting. She invited nominations for the Chairman of the Planning Committee for the following year 2017/18.

Paul Rice proposed, seconded by Bill Dickson the nomination of Sir Peter Dixon.

There being no other nominations, it was

RESOLVED unanimously

that Sir Peter Dixon be appointed as Chairman of the Planning Committee for the following year until August 2018.

Sir Peter Dixon in the Chair

The Chairman thanked the Committee for re-appointing him and commented that he was delighted to have the support of such an engaged and well prepared Committee. It was hoped that the Committee would achieve the results required for such an important area.

1/2 Appointment of Vice-Chairman

The Chairman proposed the nomination of Mr Paul Rice as the Vice-Chairman of the Planning Committee. This was seconded by Jacquie Burgess. There being no other nominations, it was

RESOLVED unanimously

that Mr Paul Rice be appointed as Vice-Chairman of the Planning Committee for the forthcoming year until August 2018.

1/3 Apologies for Absence and Welcome

The Chairman welcomed everyone to the meeting.

In particular he formally welcomed Mrs Vigo di Gallidoro, to her first official meeting of the Planning Committee.

Apologies were received from Mr B Iles.

1/4 Chairman's Announcements and Introduction to Public Speaking

(1) Proposal for an Award:

The Chairman reported that although it was not a planning matter he wished to take the opportunity to publicly acclaim a member of staff who had saved the life of a young child earlier in the week. Without

such swift action there could have been a real tragedy. The family involved did not wish to be exposed to publicity and their wishes should be respected. The incident highlighted the need for safety in the Broads as well as the stark reminder that it was essential for people on the water to wear life jackets. Members agreed that the response from the staff was worthy of an award and the Chairman of the Authority had nominated him for the National Parks UK Hero Award. It was suggested that a nomination for a local award would also be appropriate and this would be put forward.

(2) The Openness of Local Government Bodies Regulations

The Press correspondent indicated that he intended to record proceedings.

The Chairman gave notice that the Authority would be recording this meeting following the decision by the full Authority on 27 January 2017 to record all its public meetings on a trial basis. The copyright remained with the Authority and the recording was a means of increasing transparency and openness as well as to help with the accuracy of the minutes. The minutes would remain as a matter of record. If a member of the public wished to have access to the recording they should contact the Monitoring Officer.

(3) Housing White Paper: Planning Fees.

The Chairman reminded members that at the Authority meeting on 24 March 2017 the Government's proposal as part of the Housing White Paper to increase planning fees by 20% was discussed and the Authority indicated that it would accept this, subject to the increase being spent specifically on Planning and with special reference to enforcement. The increase was intended to come into effect in July 2017. However, this had been deferred due to the election. The Government was proposing to look at this after the summer recess. The Authority expects to hear more in the Autumn and Members would be updated in due course.

(4) Code of Conduct for Planning Committee Members and Officers (Revised)

The Chairman reminded members that the Authority had adopted a revised Code of Conduct for Planning Committee Members and Officers at its meeting on 28 July 2017 and this was now in effect. All Committee Members will have received a copy and provided their signature in agreement to abide by the code.

(5) 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 Code of Conduct for members and officers. (This did not apply to Enforcement Matters.)

1/5 Declarations of Interest

Members indicated their declarations of interest in addition to those already registered, as set out in Appendix 1 to these minutes. The Chairman declared an interest on behalf of all members in relation to Application BA/2017/0193/HOUSEH as the applicant was a member of the Authority.

1/6 Minutes: 21 July 2017

The minutes of the meeting held on 21 July 2017 were agreed as a correct record and signed by the Chairman.

1/7 Points of Information Arising from the Minutes

No points of information to report..

1/8 To note whether any items have been proposed as matters of urgent business

No items had been proposed as matters of urgent business.

1/9 Requests to Defer Applications and /or Vary the Order of the Agenda

No requests to defer planning applications had been received.

1/10 Applications for Planning Permission

The Committee considered the following applications 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/2017/0103/OUT Hedera House The Street Thurne Report back pc180817** Demolition of existing buildings and redevelopment of Hedera House to form 6 residential dwellings and ten new holiday units.
Applicant: Burlington Hotel (Great Yarmouth) Ltd.

Members of the Committee had had the opportunity to visit the site on 4 August 2017, a note of which was attached to the report at Appendix C. The Planning Officer provided a summary presentation of the outline proposal for planning permission to demolish existing buildings and

provide a comprehensive redevelopment of the site to provide a mixture of replacement holiday accommodation comprised of 10 new holiday cottages of different building designs and six new residential dwelling houses as enabling development. The Planning Officer referred to the detailed assessment and reviewed the proposed scheme against the eight criteria in Site Specific Policy THU1 that related to Thurne and specifically the Hedera House site.

The Planning Officer reported that an independent assessor had examined the viability assessment and considered that the proposed development provided an acceptable and proportionate split of holiday accommodation and residential development and suitable enabling development. The scheme was also considered to meet the other provisions within the policies including the scale and design thought to be in keeping with various aspects of the village; the landscaping ensured that the proposal would be well screened and views of the site from outside would be minimal and only glimpses. Although there had been concerns about the loss of Hedera House itself, it was not protected and was in need of significant works and therefore its loss would not be unacceptable. The proposal would improve the appearance of the whole site and therefore it was considered that the proposal would not adversely impact on the surrounding landscape or affect the neighbouring amenity. The IDB had also confirmed that they considered there would be sufficient sewerage capacity and no adverse impact on surface or ground water quality or quantity. The highways would require plans and a 24 hour survey as part of the conditions and indicated that it might be possible to reduce the visibility splays from their original requirements. The Ecologist raised no objections subject to conditions. It was noted that there would be no adverse effects on the SSSI. In conclusion the Planning Officer considered that the scheme was policy compliant, all the concerns raised were adequately addressed and therefore recommended approval subject to conditions.

Mr Duffield the agent for the application provided assurances in relation to the business credentials of the applicants as well as their long association with the village and their hands on approach. The applicants wished to upgrade the site not only for economic benefits to the business but also to benefit the village. His clients were of the view that the development was fully in association with planning criteria in the policies and fully accepted the Planning Officer's report and recommendation.

Members considered that the site visit had been very valuable and welcomed the development. They were given assurance that details relating to the timings of the development would be secured by conditions in order to have safeguards in place to ensure the full scheme was carried out. They also required that there would be sufficient and appropriate parking facilities available as well as emergency vehicle access especially in connection with the disabled

friendly accommodation. They were also concerned that the landscaping for the site was carefully designed to ensure maximum screening.

The Chairman put the officer's recommendation to the vote and it was

RESOLVED unanimously

that the application be approved subject to conditions as outlined within the report. The proposal is considered to be in accordance with Policy THU1 of the Site Specific Policies Local Plan, Policies CS1, CS9, CS18 and CS20 of the Core Strategy (2007), Policies DP1, DP2, DP3, DP4, DP11, DP28, and DP29 of the Development Plan Document (2011), and the National Planning Policy Framework (2012) which is a material consideration in the determination of this application, along with National Planning Practice Guidance.

(2) BA/2017/0224/FUL Land to north of cemetery, Pyebush Lane, Upton with Fishley

Change of use from agricultural land to cemetery and playing fields

Applicant: Acle Parish Council

The Planning Officer gave a detailed presentation of the application that proposed change of use of land within the parish of Upton with Fishley from agricultural land to extensions to the existing cemetery and playing fields in Acle. The site had been allocated in two adopted Site Specific policies and planning permission had been previously been granted in 2014. The permission had expired in March 2017 before the development could be implemented as it had not been possible to obtain the landowner's permission and all other options had been exhausted. The applicants were currently attempting to acquire part of the land through a Compulsory Purchase Order (CPO) which was being considered by the Department for Communities and Local Government. The area covered 3.2 acres of the landowner's 350 acre landholding. It was explained that the existing cemetery site had only 2 to 3 years capacity left and extension would provide a further 60 years capacity. The current application was similar to that which had been granted permission in 2014.

Since the writing of the report, further representations had been received from:

- the Environment Agency who had no objections with regard to ground water discharge and
- two further letters in support of the proposal.

Having provided a detailed assessment of the proposal the Planning Officer concluded that the proposal was acceptable. The proposal would provide the additional space necessary to retain the village cemetery in its current location and enable it to be used by those who would have been living in the vicinity. It was considered that it would be

beneficial to the Broads landscape by providing a buffer between the settlement and open agricultural landscape to the north. Therefore the application was recommended for approval subject to conditions.

Mr Irvine, the agent for the applicants explained that the loss of agricultural land would be regrettable but exhaustive attempts had been made to provide sites elsewhere. It was regrettable that the applicants were having to seek a CPO.

A member who was also on the local IDB commented that the IDB was satisfied with the proposals and considered that if there were any issues, these could be resolved easily.

Members concurred with the Planning Officer's assessment.

RESOLVED unanimously

that the application be approved subject to conditions as outlined within the report as the proposal is considered to be in accordance with Policies DP1, DP2, DP3, DP5, DP11, DP14, DP27 and DP28 of the adopted Development Management Policies DPD (2011), Policies CS1, CS6, CS7 and CS11 of the adopted Core Strategy (2007), Policies ACL1 and ACL2 of the adopted Site Specific Policies (2014) and the National Planning Policy Framework which is a material consideration in the determination of this application.

(3) BA/2017/0179/FUL Burghwood Barns, Burghwood Road, Ormesby St Michael

Change of use of agricultural land to wildlife garden
Applicant: Mr D Tucker and Miss S Burton

The Planning Officer provided a detailed presentation of the application for change of use of agricultural land to wildlife garden which was the same land that was the subject of an Enforcement Notice. The Enforcement Notice was currently the subject of appeal. The Planning Officer provided the history of the site and noted the recent decision by the Committee in March 2017 which had followed a site visit. The application sought to retain the land as a wildlife garden as well as retain the existing path and gazebo. The application involved the existing lawn being partly replaced with three different planting specifications and with climbing plants over the gazebo. The grass meadow was designed to enhance biodiversity.

Since the writing of the report, Natural England had provided their response which was one of no objections, since they did not consider there would be a significant effect on the SSSI or the SAC.

The Planning Officer provided a detailed assessment and concluded that the development would change the overall balance of the landscape character, result in loss of the buffer of agricultural land

between the Trinity Broads and the village of Ormesby, the conversion to residential curtilage would result in an erosion of the rural landscape character and provide a more domestic and suburban effect that would have an adverse impact on the landscape. It would also have an impact on the tranquillity, a defining characteristic of the Trinity Broads. It was not considered that the planting proposal throughout the site would be sufficient mitigation or enhancement to outweigh the adverse landscape impact. The application was therefore recommended for refusal as being contrary to Policy CS1 of the Core Strategy, Policy DP2, and Policy XNS1 Trinity Broads and the NPPF. It was also recommended that as the subject of the application was also the subject of an outstanding enforcement appeal, any decision notice should not be issued until after the target date on the application, or, if the appeal decision was received in the meantime, the position be reviewed depending on the outcome of the appeal and a further report be brought to the Planning Committee if necessary.

Mr Hollowell, the agent for the applicant confirmed that the land was in the ownership of the applicant. He acknowledged that the area had been grassed and was currently subject to the Enforcement Notice. However, he explained that other areas in the vicinity of Ormesby village which had previously been used for agriculture had now been given approval for alternative uses, although these fell mainly within the executive area of Great Yarmouth Borough. He referred to the advice provided by the ecologist, and that of Dr Jo Parmenter, who had also been employed by Essex and Suffolk Water and been involved in a number of schemes in the area with the aim of improving biodiversity. He emphasised that Natural England had not objected to the application. It was considered that the use as agricultural land would be more damaging to the SSSI, due to nitrate run-off, than the planting scheme proposed, which would provide more biodiversity and be more beneficial to wildlife. Jo Parmenter had been impressed with the work already carried out to the north of the site and considered that this proposal would enable an extension of that work. It was noted that the principle objection related to the Broads landscape, however, it was considered that this scheme, if carried out in strict accordance with the details submitted, would not damage the Trinity Broads SSSI or the landscape. He quoted from the Authority's own Ecologist's comments which supported the proposal and emphasised the benefits as well as referring to the changes in attitude and the way in which support was given to farming practices. In view of this, he expressed surprise at the recommendation from the Officers and in conclusion hoped that the Committee would support the views of the Ecologists and accept the proposal as an extension to the good work already carried out on the site.

The Planning Officer was able to read out the views of the Authority's Ecologist to members, a summary of which had been provided within the report in the usual way.

Members noted that the main issue related to the domestication of the plot and the changes in the landscape. Although the biodiversity benefits of including a wildflower meadow were recognised, some members considered that the area was still a vast extension of the curtilage of a private residence. Some Members considered that the proposals were designed simply to soften the area and were uncomfortable with the proposals, feeling that they should go further to remove the gazebo and the paths. In addition, the area was still the subject of an appeal and therefore they would have wished to have a fuller account of the Ecologists report especially in light of this. Members considered the various scenarios associated with timings and the outcome of the appeal decision. In view of the uncertainties

Paul Rice proposed, seconded by Gail Harris, and it was

RESOLVED by 6 votes in favour and 2 against and 1 abstention

that the application be deferred to await the decision on the pending appeal against the Enforcement Notice in relation to the same site. (BA/2015/0026/UNAUP2 – BA/2017/0001/ENF).

The Head of Planning explained that it was unlikely that a report could be brought back for the September meeting due to the deadline for reports but that Officers would provide a verbal update at that meeting.

- (4) **BA/2017/0193/HOUSEH Freshfields, Priory Road, St Olaves**
External cladding, replace garage doors with full height windows and replace windows on the front elevation
Applicant: Greg Munford

The Planning Officer provided a detailed presentation on the proposal for renovations to a 1980s dwelling in order to modernise the front elevation by replacement of the double garage doors, replacing the wooden windows with upvc windows and adding cladding and render to the existing brickwork. She commented that the Authority would encourage applicants to seek the best possible sustainable quality materials to ensure a high standard within the Broads special area. It was also important to be aware of the recent appeal decisions, the need to be pragmatic in approach and to examine applications in the context of the local environment and the architectural quality of the original dwelling. On this basis and on balance and following a full assessment, it was considered that the application could be recommended for approval.

Members concurred with the officer's assessment.

RESOLVED unanimously

that the application be approved subject to conditions outlined within the report as on balance the proposed replacement windows and

cladding whilst not being strictly in accordance with the NPPF guidance and Policy CS4 of the Core Strategy and Policy DP4 of the DMD Policies DPD are not considered to be unacceptable.

**1/11 Enforcement of Planning Control: Item for Noting
No 1 and 2 Manor Farm House Oby**

The Committee received a report providing an update on the on-going works relating to the unauthorised development to the Grade II Listed Building of Manor House Farm, Ashby with Oby.

Members noted the sensitivities of the situation and the outstanding work required. They endorsed the approach being taken and considered that it would be more appropriate to report any progress to the Heritage Asset Review Group than directly to the Planning Committee.

RESOLVED

that the continued sensitive dialogue with the applicant in order to maintain momentum with the replacement windows and doors be endorsed and the report noted and to amend the scheduling of this to once per annum.

1/12 Enforcement Update

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

With regard to Marina Quays, officers were in discussions with the landowners about developing the whole of the site including the demolition of part of the buildings in the interim in order to try and reduce vandalism. An update would be provided at the next meeting.

RESOLVED

that the report be noted.

1/13 Broads Local Plan – (August) Bite Size Pieces

The Committee received a report introducing a set of the topics/ Bite Size pieces for the Publication version of the Broads Local Plan. These included

Appendix A: Local Development Scheme
Appendix B: Consultation Plan
Appendix C: Housing Section
Appendix D: Duty to Cooperate

Members noted that the text within the proposed policies was the development of the final text as other considerations could come to light between this and the final version to be presented to the Committee.

With reference to **Appendix A the Local Development Scheme** it was noted that this was the fourth timeline for producing the Local Plan as required in order to keep its development up to date. Members considered that the process was progressing well.

RESOLVED:

That the fourth version of the Local Development Scheme be adopted.

With reference to **Appendix B Consultation Plan**, Members noted the guidance provided and the representations form. They particularly welcomed the adaptation of a tried and tested form to receive more formal responses. It was noted that stakeholders including all parish councillors, relevant district councillors, District authorities and other organisations would all receive notification of the public consultation document. They had already had notification in May and July of the proposed consultation period of the publication version. A Parish Forum meeting had also been arranged for 20 September 2017 specifically to launch and discuss the Broads Plan 2017, but this would also be an opportunity to refer to the Local Plan.

Members noted that the links within the document would contain the necessary documents once they had been approved.

With reference to **Appendix C concerning the Housing Section**, it was noted that this reflected the contents of the Housing Topic Paper and SHMA considered and agreed at previous meetings as well as including new policies. Mindful that the Broads Authority was not a housing authority, a full assessment of the objectively assessed housing need had been approved with the Broads Authority's adjoining District authorities. The final Local Plan would include a section on Gypsy Travellers, Travelling Show People, Caravans and Houseboats. With regard to the section on Affordable Housing Policy PUBDM32, and delivering this, it was noted that the Authority would rely on the Districts and defer to them, but also go further than the NPPG to apply commuted sums to schemes for 6-10 dwellings. This would be subject to viability. It was noted that with regard to the Hedera House scheme considered earlier in the meeting, Great Yarmouth Borough had advised that it was not an area where they would support affordable housing.

Appendix D Duty to Cooperate Statement set out how the Authority had cooperated during the production of the Local Plan and how it met the requirements of the draft Norfolk Strategic Framework which was currently out for consultation. It was noted that the document was still regarded as Draft as it reflected the current situation and it was an ongoing and developing process. It was noted that the outcomes were important, not just the mechanisms. A member expressed dissatisfaction about the change in the contents of paragraph 2.2 on the Cooperation Mechanisms from the 2016 document. The paragraph reflected the current situation as agreed by the full Authority. The final document for submission would be approved as part of the whole by the Authority.

RESOLVED

- (i) that the report be noted; and
- (ii) that the topics inform the draft policy approach in the Preferred Options for the Broads Local Plan.

1/14 Winterton on Sea neighbourhood Plan: Designating Winterton on Seas as a Neighbourhood Area

The Committee received a report introducing the Winterton on Sea Neighbourhood Plan and the proposed area to carry this out.

RESOLVED

That the Winterton on Sea Neighbourhood Area be approved in order to produce a Neighbourhood Plan.

1/15 Consultation Documents Update and Proposed Responses

The Committee received a report on the Consultation Documents recently received together with the Authority's proposed responses for:

Waveney District Council First Draft Local Plan.

Members welcomed the document together with the proposed responses.

RESOLVED

- (i) that the report be noted and the proposed consultation responses be endorsed; and
- (ii) that the responses be forwarded to Waveney District Council.

1/16 Enforcement of Planning Control: Condition Monitoring

The Committee received a report and presentation highlighting the process and outcomes of Condition Monitoring following the adoption of the Local Enforcement Plan and in order to help prevent planning breaches. It was intended in future to have a themed approach for example relating to Holiday Accommodation, Annexe accommodation and Landscaping.

Members commended the excellent programme of work and the proactive approach being taken and the open dialogue to ensure successful development.

Members also agreed that appropriate conditions were important at the very outset and officers were mindful of the need for conditions to be necessary and proportionate. This was especially relevant when dealing with

applications for the conversion of buildings and the need to demonstrate that a building, the subject of an application, was capable of being converted.

RESOLVED

that the report be noted and welcomed and the work being undertaken endorsed.

1/17 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 April 2017. Members had received a copy of the decision letter relating to the appeal concerning the change of use of an outbuilding at **The Workshop, Yarmouth Road, Ludham** which had been dismissed on 4 August 2017. Members welcomed the decision and were assured that officers would engage with the owner to progress matters. There was the possibility of the building being included in the Local List and general discussions on a themed approach for the Local List would be considered at the next meeting of HARG (The Heritage Asset Review Group) to which all members were welcome to attend.

RESOLVED

that the report be noted.

1/18 Decisions Made by Officers under Delegated Powers

The Committee received a schedule of decisions made by officers under delegated powers from 4 July 2017 to 2 August 2017. It was noted that only two applications had resulted from Condition Monitoring for this last month, a definite improvement from when the monitoring programme was first introduced.

RESOLVED

that the report be noted.

1/19 Circular 28/83: Publication by Local Authorities of Information About the Handling of Planning Applications

The Committee received and welcomed the report setting out the development control statistics for the quarter ending 30 June 2016.

RESOLVED

that the report be noted.

1/20 Date of Next Meeting

The next meeting of the Planning Committee would be held on Friday 15 September 2017 starting at 10.00 am at Yare House, 62- 64 Thorpe Road, Norwich.

The meeting concluded at 12.20 pm

CHAIRMAN

Code of Conduct for Members

Declaration of Interests

Committee: **Planning Committee**

Date of Meeting: 18 August 2017

Name	Agenda/ Minute No(s)	Nature of Interest (Please describe the nature of the interest)
All Members	1/10(4)	BA/2017/0193/HOUSEH Freshfields, Priory Road, St Olaves Applicant a Member of the Authority
Paul Rice		Chair of Broads Society. NSBA
Bill Dickson	-	None.
Haydn Thirtle	1/10(1)	BA/2017/0103/OUT Hedera House, The Street. NCC Councillor, West Flegg. Known to applicant
	1/10(2)	BA/2017/0224/FUL Upton with Fishley Member of Broad IDB
	1/10(3)	BA/2017/0179/FUL Burghwood Barns Lobbied previously by applicant
Mike Barnard	1/15	Member of Waveney District Local Plan Working Group
Melanie Vigo di Gallidoro	-	None

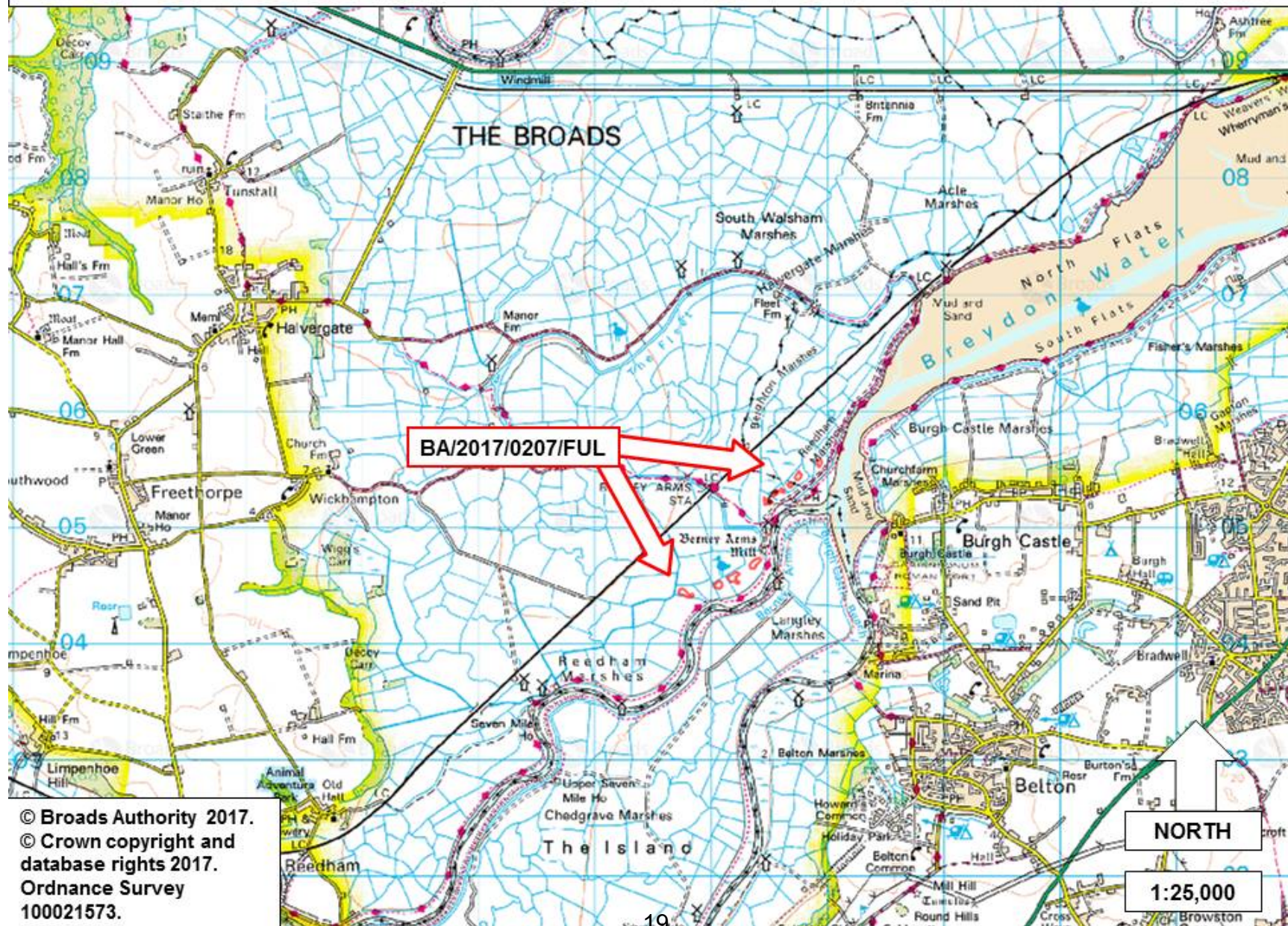
Reference:

BA/2017/0207/FUL

Location

Land at the Marshes, The Marshes, Reedham

BA/2017/0207/FUL - Land At The Marshes, Reedham



Application for Determination

Reference:	BA/2017/0207/FUL Target Date: 25 September 2017
Parish:	Reedham Parish Council
Location:	Land at the Marshes, The Marshes, Reedham
Proposal:	Creation of 10 scrapes
Applicant:	Environment Agency
Recommendation:	Approve subject to Conditions
Reason for referral to Committee:	Major Application

1 Description of Site and Proposals

- 1.1 The site subject of this application is situated on Reedham Marshes on the western bank of the River Yare, close to its confluence with the River Waveney and at the southern end of Breydon Water. The site is in close proximity to The Berney Arms pub, the Berney Arms Drainage Mill and Ashtree Farm.
- 1.2 The site covers an area of approximately 4.9ha and is currently an area of marshland owned and managed by the RSPB as part of the Berney Marshes Nature Reserve. It is grazed by cattle during the spring to autumn period but the land is also used by birds for roosting, feeding and nesting. The land is gently undulating.
- 1.3 The site is situated within Flood Risk Zone 3 as shown on the Environment Agency's Flood Risk Maps.
- 1.4 The site falls within the Halvergate Marshes SSSI and also forms part of the Breydon Water SPA and Breydon Water Ramsar sites.
- 1.5 The site is situated in the Halvergate Marshes Conservation Area.
- 1.6 The Wherrymans Way runs along the western bank of the River Yare and the Weavers Way runs from the Berney Arms Drainage Mill across the RSPB Reserve towards Halvergate.

- 1.7 The Environment Agency is intending to undertake flood defence improvement works along the left bank of the River Yare between Seven Mile House and the Berney Arms pub consisting of the strengthening and crest raising of the floodbank. These works are to be undertaken under the Environment Agency's Permitted Development Rights. In order to win the material required for these flood defence works it is proposed to excavate a series of scrapes within the RSPB Reserve. It is the creation of these scrapes for which planning permission is sought.
- 1.8 It is proposed to excavate 10 scrapes arranged in a linear pattern running parallel to the flood bank along the River Yare. The scrapes have been designed to match the contours of the land. The scrapes would range in size from 31m maximum by 51m maximum, for the smallest one, to 142m maximum by 123m for the largest one. The scrapes would be irregular in shape and have a general depth of approximately 0.95m. A total volume of 15,110m³ of material would be excavated from the ten scrapes.
- 1.9 The scrapes have been designed in full consultation with the RSPB who wish to increase the numbers of breeding and wintering wetland birds at the Reserve as well as giving opportunities to provide much improved viewing conditions of these species for visitors to the Reserve. The intention is to develop more bare wet mud on the site as this acts as a perfect habitat for aquatic invertebrates that then provide a rich feeding resource for wading birds, particularly chicks. The scrapes would be shallow areas of water (approximately 40cm deep) interspersed with islands of land left at existing ground height in the winter, and left to dry out in the summer so they can be grazed. It is not intended to put the topsoil back on the scrape once the required material has been removed but to place old straw in the bottom of the scrape to encourage the growth of ruderal species which would optimise the feeding opportunities for the waterfowl.
- 1.10 A series of temporary culverted crossings would be installed across marsh and soke dykes so that the excavated material can be transferred to the base of the flood bank. Excavators and tracked dumpers would be used on the marshes and on the banks.

2 Site History

- 2.1 There is no planning history affecting the subject land.

3 Consultations

3.1 Environment Agency

No objection.

The Local Planning Authority will need to be satisfied that the development is safe.

3.2 Natural England

No objection.

3.3 Historic Environment Officer

No objection.
Archaeological mitigation required.

4. Representations

4.1 None have been 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](#)

5.1.1 Core Strategy [Core Strategy Adopted September 2007 pdf](#)

CS1 Landscape Protection and Enhancement
CS2 Landscape Protection and Enhancement
CS4 Creation of New Resources
CS6 Historic and Cultural Environments

5.1.2 Development Management Policies DPD [Development-Management-DPD2011](#)

DP1 Natural Environment
DP2 Landscape and Trees
DP29 Development on Sites with a High Probability of Flooding

5.2. The following Policies have been assessed for consistency with the NPPF and have found to lack full consistency with the NPPF and therefore those aspects of the NPPF may need to be given some weight in the consideration and determination of this application.

5.2.1 Core Strategy CS20 Rural Sustainability

5.2.2 Development Management Policies DPD DP5 Historic Environment

5.3 Neighbourhood Plans

5.3.1 There is no Neighbourhood Plan that affects this site.

6 Assessment

- 6.1 In terms of the assessment of this application the main issues to be considered are the principle of the development, ecological/biodiversity impact, landscape impact, archaeology and flood risk.
- 6.2 In terms of the principle of the development, the scheme is driven by the need to strengthen and raise the crest of the flood bank that runs along the western bank of the River Yare. The creation of these scrapes, close to the bank itself, would provide the material required, with minimum disturbance, avoiding the need for the material to be transported long distances. However, rather than just extracting the material required the scheme has been designed to maximise the biodiversity benefit that could be derived from these earthworks. As well as improving the structural integrity of the flood bank this scheme would help to deliver the RSPB's conservation management objectives for the marshes. It is therefore considered that the principle of this development is acceptable.
- 6.3 Considering ecology, Policy DP1 of the Development Management Policies DPD states that all development should: protect biodiversity value and minimise the fragmentation of habitats; maximise opportunities for restoration and enhancement of natural habitats; and incorporate beneficial biodiversity and geological conservation features where appropriate.
- 6.4 The creation of the scrapes rather than the widening of the existing dykes on the site would have a major positive impact on water voles in the short term by avoiding disturbance to their habitat. A 5m exclusion zone would be set up to ensure that potential water vole habitat is not directly or indirectly affected by working plant.
- 6.5 In the breeding season the scrape islands would provide ideal nesting sites for avocet, with the adjacent shallow flooding likely to be good feeding habitat for lapwing, redshank and avocet adults and young. During migration periods there would be excellent prospects for attracting passage waders such as dunlin, ringed plover and greenshanks to the scrapes, especially at high tide on the nearby Burgh Castle mudflats and western sections of Breydon Water. From late autumn to early spring internationally important numbers of wildfowl occur at the Reserve, featuring species such as wigeon, teal, shoveler, black-tailed godwit and curlew, and the scrapes proposed would provide an ideal habitat for these birds. It is therefore acknowledged and accepted that this scheme would result in an overall biodiversity enhancement of this area in accordance with the requirements of the Policy DP1 of the Development Management Policies DPD.
- 6.6 The site falls within the Halvergate Marshes SSSI and also forms part of the Breydon Water SPA and Breydon Water Ramsar sites. However Natural England have confirmed that if the development is carried out as submitted that it would not have a significant effect on the interest features for which the Broadland SPA and Ramsar, the Broads SAC and Breydon Water SPA and Ramsar sites have been designated. Furthermore the

development would not damage or destroy the interest features for which the Halvergate Marshes and Breydon Water SSSI's have been notified. The scheme is therefore considered to be in full accordance with Policy CS2 of the Core Strategy and Policy DP1 of the Development Management Policies DPD.

- 6.7 Policies CS1 of the Core Strategy and Policy DP2 of the Development Management Policies DPD seek to ensure that any development proposed would not have an adverse effect on the landscape in the area of the site. In terms of visual changes and landscape character, there would be some degree of change due to the increase of bare earth, diversified vegetation associated with the scrapes and an increased presence of shallow water. These changes however are necessary to achieve objectives guided by the RSPB requirements and tie into the management of the RSPB site. The railway line and public footpath are the two main features from where the scrapes would be most visible, however the impact is considered low due to the proximity and intervening screening. The extent to which these changes would be observed would therefore be limited and within the context of the existing landscape, within which the appearance of the scrapes would not be uncharacteristic. It is therefore concluded that this proposal is in accordance with the requirements of both Policy CS1 of the Core Strategy and DP2 of the Development Management Policies DPD and paragraph 115 of the NPPF.
- 6.8 In terms of any impact on any historic value of the site and its surroundings, the proposed earthworks would be in close proximity to the Berney Arms Drainage Mill, which is a Scheduled Ancient Monument. The Applicant has confirmed that they are in contact with Historic England regarding any Scheduled Monument Consent that may be required for the works.
- 6.9 It is the case that the site is located within an area of archaeological interest. The Historic Environment Officer at Norfolk County Council is satisfied that the proposed works are unlikely to damage any historical features. However heritage assets with archaeological interest (buried archaeological remains) may be present at the site. Therefore a programme of archaeological mitigatory work will be required. This can be covered by planning conditions. On this basis this planning application is considered to be in accordance with Policy CS5 of the Core Strategy and DP5 of the Development Management Policies DPD and the NPPF.
- 6.10 The site is located within Flood Risk Zone 3 of the Environment Agency Flood Risk Maps. The application has therefore been accompanied by a Flood Risk Assessment which shows that the development would be safe for its lifetime. The Environment Agency has confirmed that the development would not increase flooding elsewhere as the excavated material is being removed from the site and used to construct new flood defences. It is therefore concluded that this application is in full accordance with Policy CS 20 of the Core Strategy and Policy DP29 of the Development Management Policies DPD and the NPPF.

7 Conclusion

- 7.1 In conclusion, it is acknowledged that it is necessary for the existing flood defences along this stretch of the River Yare to be reinforced and improved and that there are benefits to the material being won in the vicinity of the proposed works to minimise disruption. It is welcomed that the opportunity that the winning of this material presents to achieve significant biodiversity enhancements in this area has been realised by the scheme proposed. The resultant scrapes would help the RSPB realise its aspirations for the development and improvement of this Reserve and create an enhanced habitat for many species of wetland birds.
- 7.2 The development proposed is further considered to be in accordance with all the relevant Development Plan Policies and the NPPF in terms of landscape, archaeology and flooding considerations.

8 Recommendation

Approve subject to the following recommended conditions:

- (i) Development to be commenced in 3 years.
- (ii) Development to be carried out in accordance with submitted plans and documentation.
- (iii) Development to be carried out to avoid the bird nesting period.
- (iv) No development to take place until an archaeological written scheme has been submitted to and approved by the Local Planning Authority in writing.
- (v) No development to take place other than in accordance with the approved written scheme of investigation.
- (vi) Site not to be occupied until the site investigation and post investigation assessment have been completed in accordance with the programme set out in the approved written scheme of investigation.

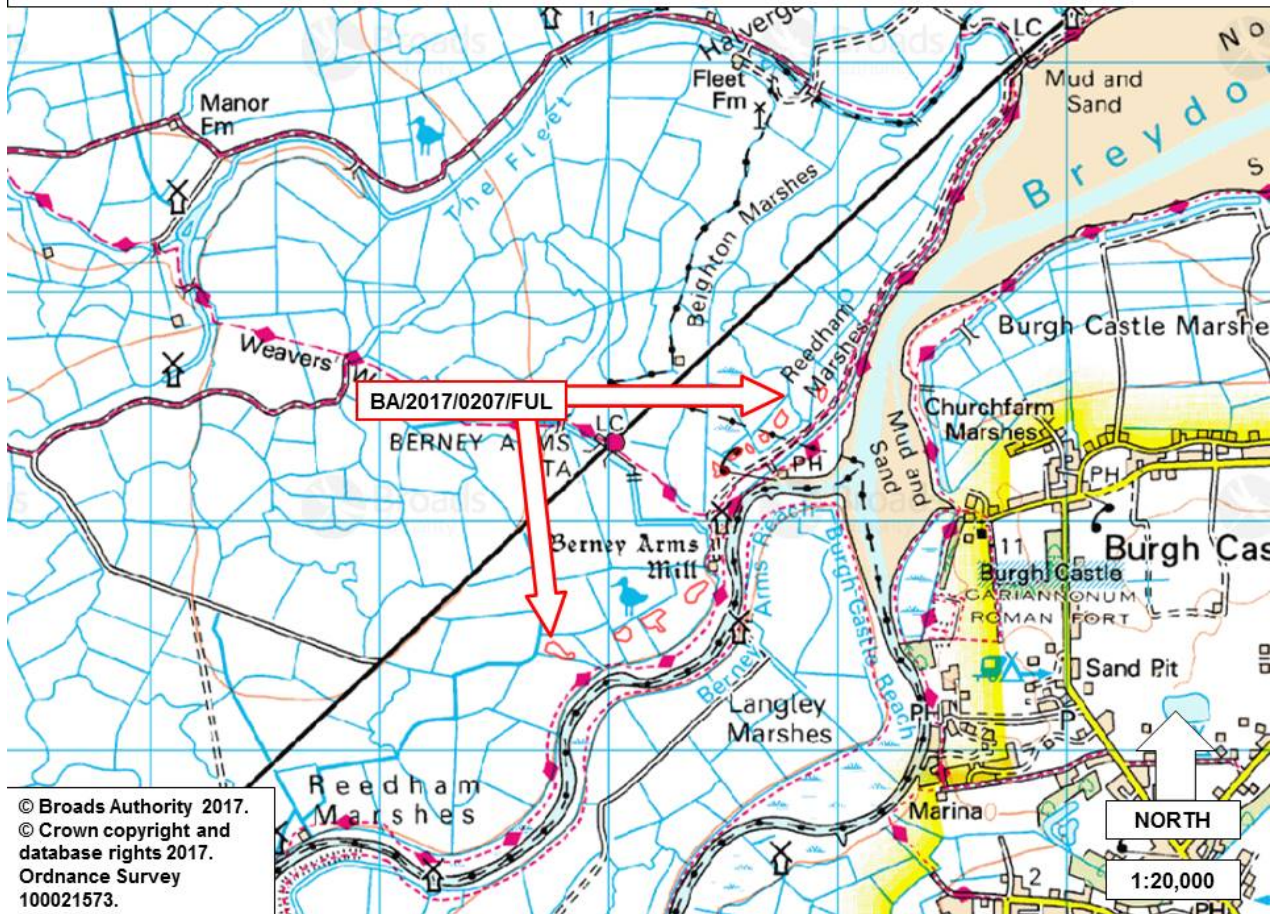
9 Reason for Recommendation

In the opinion of the Local Planning Authority the scheme proposed is in full accordance with Policies CS1 Landscape Protection and Enhancement, CS2 Landscape Protection and Enhancement, CS4 Creation of New Resources, CS6 Historic and Cultural Environments and CS20 Rural Sustainability of the Core Strategy and Policies DP1 Natural Environment, DP2 Landscape and Trees, DP5 Historic Environment and DP29 Development on Sites with a High Probability of Flooding of the Development Management Policies DPD and the relevant paragraphs of the NPPF.

Background papers: Application File:BA/2017/0207/FUL
Author: Alison Cornish

Date of report: 22 August 2017

Appendices: Appendix 1 – Map



**Enforcement of Planning Control
Enforcement Item for Consideration:
Burgh St Peter: Waveney Inn and River Centre**
Report by Planning Officer (Compliance and Implementation)

Summary: This report concerns the construction and use of a number of yurts at the Waveney River Centre.

Recommendation: Members' views are requested

Location: Waveney Inn and River Centre, Staithe Road, Burgh St Peter

1 Background

- 1.1 The Waveney River Centre (WRC) is an established holiday complex consisting of a boatyard, holiday accommodation, camping and caravan park, public house and associated facilities. Holiday-hire boats and private boats moor up at the centre as well as day boats and the site operates a hire fleet. It is located on the River Waveney approximately 11.2 km downstream of Beccles in a fairly remote and rural location.
- 1.2 Set within the central area of the WRC is an area measuring approximately 1 hectare which is used for camping. A Certificate of Lawful Use was issued for the use of this land for standing of touring caravans and pitching of tents in 1997 and this authorises this use (reference 97/0093). In 2013 a part-retrospective application was submitted for the construction and use of six camping pods to the north-west of the camping area; this was considered by Planning Committee at their meeting on 8 November 2013 and planning permission subsequently issued (BA/2013/0310).
- 1.3 On 22 June 2017 a scheduled monitoring visit was undertaken at the WRC and officers noted that three timber platforms had been constructed in the camping area. These were being used as bases for tents (described as yurts), which were affixed to the platforms and connected to electricity and equipped with woodburning stoves, beds and other furniture. In an email on 7 July further to the visit the landowner was advised:

“These new additions are within the area where the use of the land is covered by a Lawful Development Certificate for the pitching of tents (BA/1997/7082/HISTAP). By virtue of the raised timber platforms, their fixing to the platforms, scale and likely presence on site for the greater part of the year, these are considered to be operational development and thus require planning permission”.

The landowner was asked to submit a retrospective planning application by 31 August 2017.

2 Subsequent correspondence

2.1 There has been considerable correspondence on this matter between the Local Planning Authority (LPA) and the operator since the initial email on 7 July. It is not necessary to set out all of the correspondence, but the following covers the salient points:

- 10 July: The landowner advises that the 'yurts' are covered by the Lawful Development Certificate and are a lawful (ie permitted) use within the site.
- 18 July: LPA advised that case law on yurts is not unequivocal and requested specific information in order to determine whether or not the yurts are operational development. The list of information requested is attached at Appendix B. [NB The LPA had sought legal advice from NPLaw on the legal position and this advice informed the content of the email].
- 21 July: Landowner reiterates his advice that the yurts are not operational development, but frame tents are covered by the Lawful Development Certificate for tents.
- 21 July: LPA advises that it is looking at whether or not the yurts are operational development and reiterates the request for information. (Notes that LPA can require the information through a formal PCN).
- 23 July: Landowner reiterates his view that there has been no operational development. Advises that LPA should not use a PCN for "investigative trawls" but must have reasonable grounds to suspect a planning breach.
- 26 July: LPA reiterate that case law is mixed, there are various factors to consider and it is simply trying to establish whether operational development has occurred. Explains that it is trying to obtain information voluntarily, but may have to consider PCN if not provided.
- 1 August: Landowner asks what the various factors are. States that LPA is "trawling for information" to try to find unauthorised development and that the site is being targeted for enforcement action. Action is disproportionate and BA is wasting public money.
- 7 August: LPA advises factors are as set out in questions raised on 18 July. States that the yurts are present, case law is complex and LPA is simply trying to determine the matter of operational

development. Advises that considering taking the matter to Planning Committee for a steer.

- 8 August: Landowner outlines national advice on enforcement, reiterating view that the LPA is “fishing for information” to try to find a breach of planning control. Advises that he will not submit an application.
- 10 August: LPA replies that it is simply seeking to determine whether or not the yurts, which are unquestionably present, are operational development. Advises that if he refuses to provide the information the matter will be referred to Planning Committee.
- 11 August: Landowner again reiterates his advice that the yurts are not operational development and are within an authorised area, therefore there is no breach. He questions need to take the matter before Planning Committee.
- 21 August: LPA advises that as information has not been provided it has been unable to make an assessment, nor has the landowner’s independent planning advice been shown to the LPA. Advises that the LPA has “a legal duty to investigate suspected breaches of planning control and have discretion over whether to pursue when it is concluded there has been a breach, having assessed the expediency of doing so. Given that you are a Member of the Navigation Committee this decision needs to be transparent so we need to take it to the Planning Committee so the discussion on this is transparent”
- 23 August: Landowner reiterates his advice that no operational development has taken place. With regard to Planning Committee he states “The fact that I am a member of the navigation committee has no bearing on enforcement matters. If you feel that enforcement action is required then you would need to take it to committee regardless of my status as a member. If you do not feel that enforcement action is expedient then the case should be closed, in accordance with your normal practice.”

- 2.2 It is clear from the above that an impasse has been reached. The landowner has repeatedly failed to provide the requested information. He has also indicated that he does not, in any event, intend to submit a planning application if one is required.

3 Investigating unauthorised development

- 3.1 Prior to considering how best to proceed, it is worth noting the usual sequence of events in a situation like this where the LPA has observed development which may need planning permission. The LPA would first obtain the information it needed in order to determine whether or not what had

taken place constituted development. This might be obtained through asking questions of the landowner (as has happened here), or of other parties or agencies or the LPA might undertake an inspection. Having obtained this information it would then be able to make an assessment of whether or not the works constitutes development.

- 3.2 If it was determined that no development had taken place, the matter would be closed. If it was determined that development had taken place, an assessment would be made of the acceptability of that development and whether or not it would be likely to get planning permission.
- 3.3 If it was determined that it was acceptable and would be likely to get planning permission, the usual process would be for the landowner to be asked to submit a retrospective application to regularise the matter. Members will recall having previously seen retrospective applications that have arisen through this process, both at Planning Committee and on the monthly report on delegated decisions. For example, the retrospective application for change of use to holiday let at Point House, Yarmouth Road, Thorpe St Andrew (2017/0051/CU) was reported to the August meeting (*under delegated decisions*). If it was determined that the development was not acceptable (and could not be made acceptable), the usual process would be for officers to commence discussions with the landowner around remedying the breach by removing the development. Members will be aware that this latter process can be lengthy. For example, the removal of the unauthorised fencing and storage use on agricultural land at Thurlton, which was finally concluded through direct action, took almost 5 years.
- 3.4 There are situations which arise where a development has taken place without planning permission and although the landowner is advised that it is acceptable and would get planning permission, he declines to submit a retrospective application. In such cases, in deciding how to progress the matter the LPA has to make an assessment of 'expediency'. The issue of 'expediency' is a key principle of planning enforcement and the adopted Local Enforcement Plan explains it as follows:

"[Expediency]... may be explained as an assessment of the harm that is being caused by the breach. Harm may arise through a range or combination of factors, for example:

- Adverse impact on visual amenity due to poor design or materials;
- Adverse impact on neighbouring amenity due to noise, overlooking or loss of privacy;
- Inappropriate or conspicuous development that has an adverse impact on a protected landscape or Conservation Area;
- Loss of protected trees."

- 3.5 The Local Enforcement Plan notes that the more harm that is being caused then the more likely it is that it will be expedient to take enforcement action due to the necessity to stop the harm; conversely, if there is little harm it may not be expedient to pursue the matter. On this basis, if the unauthorised

development for which the landowner will not submit a retrospective planning application is acceptable (ie it would get planning permission) then clearly it would not be expedient to pursue the matter and the file would be closed.

- 3.6 In this case, regrettably, the LPA has not proceeded past the initial information gathering stage and is still not in a position to determine whether or not the works that have taken place constitute development.

4 Next steps

- 4.1 As outlined at 3.1 above, the usual sequence of events would result in the LPA having sufficient information in order to determine whether or not development had taken place. This has not been provided by the landowner, however the LPA could do one of the following to obtain this:
- a) Undertake a site inspection to ascertain the degree of permanence of the structures, their method of fixing and the ease with which they can be dismantled; or
 - b) Serve a Planning Contravention Notice (PCN) on the landowner requiring answers to the questions initially posed on 7 July. It should be noted that failure to respond to a PCN is a criminal offence and attracts a fine of up to £1,000 on summary conviction, whilst the provision of deliberately false information attracts a fine of up to £5,000.
- 4.2 It is noted that (a) is likely to be disruptive to any users occupying the yurts, whilst in considering the serving of a PCN (b), the LPA should be clear on how it would pursue this should the landowner continue to decline to respond.
- 4.3 In order to progress the matter in accordance with the usual procedure, further information is required. The LPA has been seeking to obtain this in the usual way, but has been unsuccessful to date and cannot make an unequivocal determination of whether or not development has taken place without it.
- 4.4 There is an alternative approach, which is simply to move to the assessment stage and consider whether or not the works which has taken place is appropriate and would get planning permission. This does not accord with the usual sequence of events, but does move the matter on. This does not directly address the question of whether or not the works are development, but for all practical purposes this only becomes an issue if the works are unacceptable.
- 4.5 If, following such an assessment, it were to be considered that the development is acceptable, the usual procedure would be to request a retrospective application in order that it can be regularised. In this case, the landowner has indicated that he will not submit an application so it would be necessary to move to the assessment of the expediency of action, as set out at 3.4 above. Again, this does not accord with the usual sequence of events,

but would move the matter on. If it were considered that it was not expedient to pursue the matter the case would be closed.

5 Summary and conclusion

5.1 The LPA has been seeking to obtain information in respect of potential development at WRC. The LPA is aware that the structures in question exist as a matter of fact and is investigating them, as it is lawfully entitled to do and as it would do in any such case. The landowner has repeatedly declined to provide the requested information.

5.2 There are two courses of action which the LPA could take:

1. The LPA proceed with its usual process and seek to obtain the necessary information through either a site inspection or the service of a PCN; or
2. The LPA move straight to an assessment of the acceptability of the development.

6 Financial Implications

6.1 There may be legal costs associated with option 1, depending on the actions of the landowner.

7 Recommendation

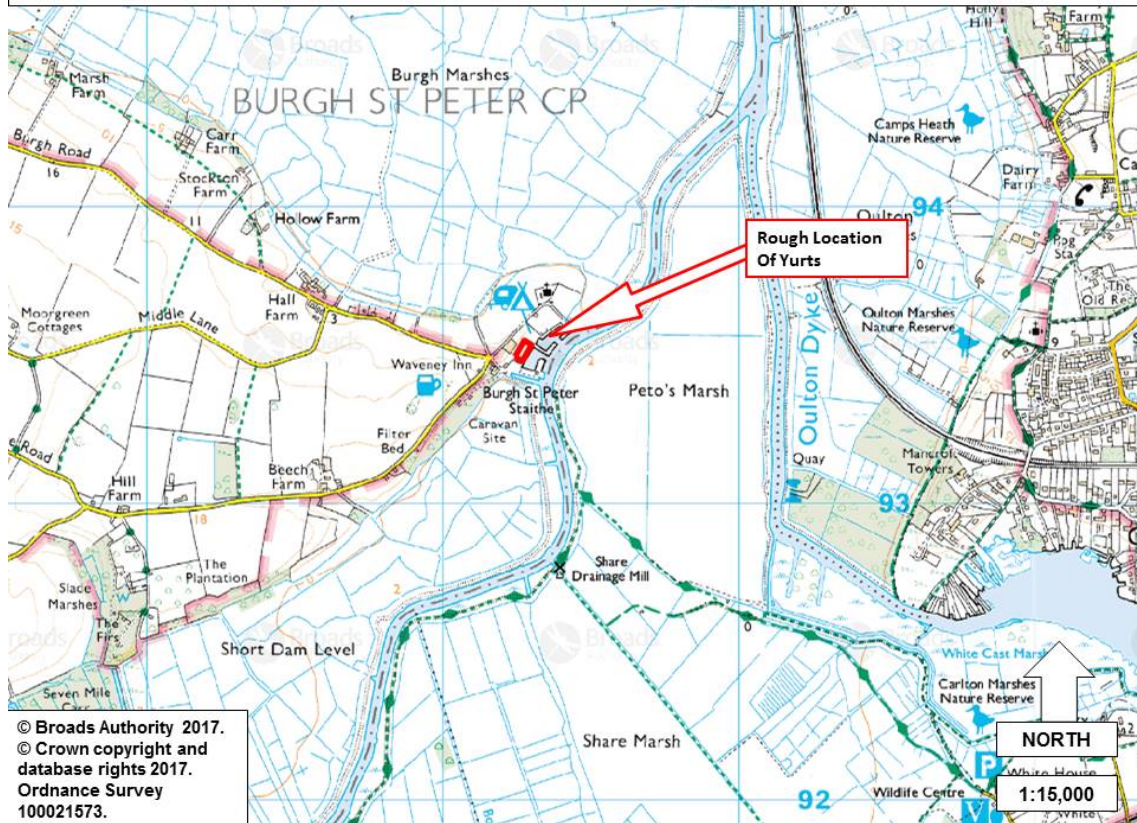
7.1 Members views are requested.

Author: Tony Risebrow
Date of report: 24 August 2017

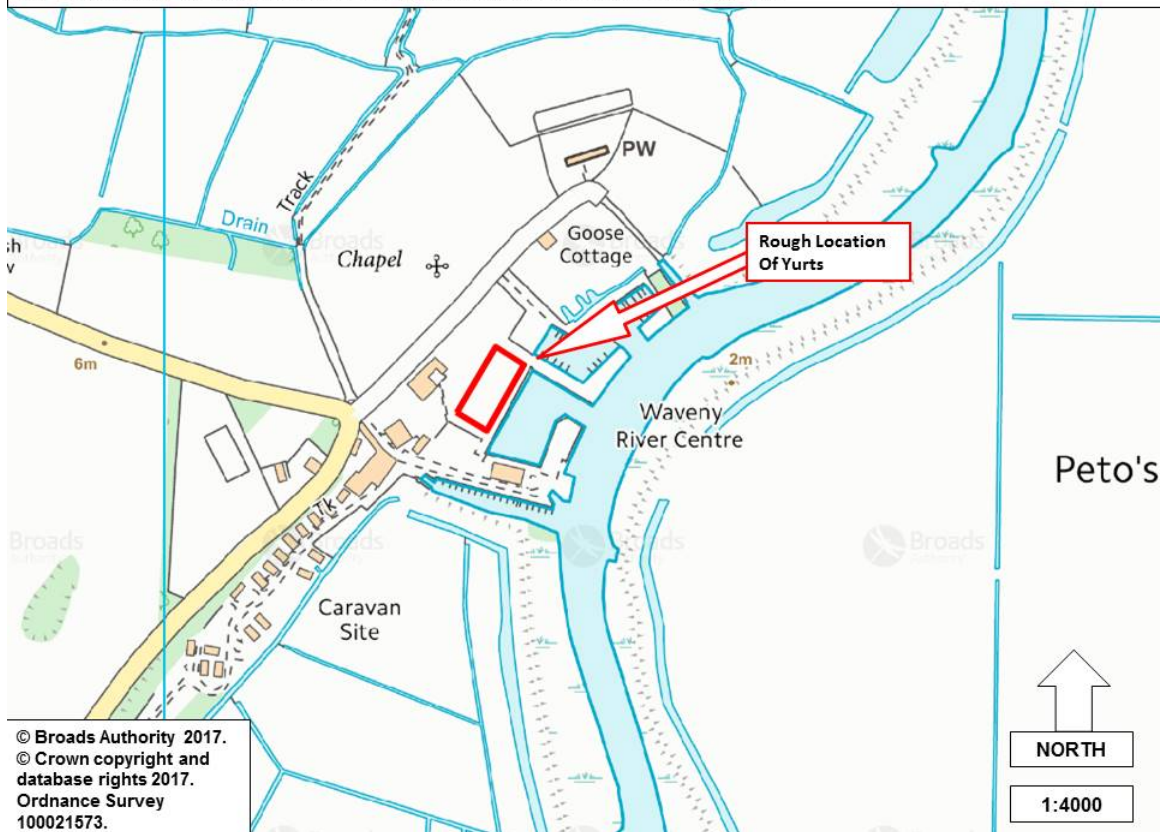
Appendices: Appendix A Site plan
Appendix B Extract from email 18 July 2017

APPENDIX A

BA/2016/0356/COND - Waveney Inn And River Centre , Staithe Road, Burgh St Peter, NR34 0BT



BA/2016/0356/COND - Waveney Inn And River Centre , Staithe Road, Burgh St Peter, NR34 0BT



Extract from email 18 July 2017

“There is some case law on this matter which is helpful in identifying whether yurts are operational development or not, however it is not unequivocal. I would therefore be grateful if you could answer each of the following questions:

- What are the dimensions of each yurt?
- What the dimensions of each timber platform?
- How are the yurts assembled? How long does this take? How many people does it require?
- How are the yurts fixed to the timber platforms? How is the floor within the yurts fixed?
- You have said the timber platforms are not fixed to the ground, what do they sit on? What is beneath them? Is there are any form of anchor into the ground or support on the ground?
- How are the timber platforms assembled? How long does this take? How many people does it require? How are they moved?
- I note they use an electrical connection, are they plumbed in?

Your answers to these questions will help us conclude whether there has been operational development”

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
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 • Planning Application received • Planning permission granted 12 March 2015. Operator given six months for compliance • Additional period of compliance extended to end of December 2015

Committee Date	Location	Infringement	Action taken and current situation
			<ul style="list-style-type: none"> • Compliance not achieved. Negotiations underway • Planning Application received 10 May 2016 and under consideration • Scheme for whole site in preparation, with implementation planned for 2016/17. Further applications required • Application for extension submitted 10 July 2017, including comprehensive landscaping proposals (BA/2017/0237/FUL)
9 December 2016	Eagle's Nest, Ferry Road, Horning	Non-compliance with conditions 3 and 6 of BA/2010/0012/ FUL relating to materials and unauthorised use of boathouse for holiday and residential accommodation.	<ul style="list-style-type: none"> • Authority given for breach of condition notices to be issued requiring <ul style="list-style-type: none"> (i) the replacement of the black composite boarding with black feather board finish in timber with a compliance period of 6 months; and (ii) requiring the removal of all fittings facilitating the holiday and/or residential use of the first floor and the cessation of any holiday and/or residential use of the first floor, with a compliance period of 3 months. And (iii) prosecution in consultation with the solicitor in the event that the Breach of Condition Notice is not complied with. • Invalid CLEUD application for materials received; subsequently validated • Application to remove materials condition received • Planning Contravention Notice served 30 December 2016. • Breach of Condition Notice served 19 January 2017. Compliance date 19 April 2017. • Retrospective application for retention of manager's flat submitted 20 February 2017. Application under

Committee Date	Location	Infringement	Action taken and current situation
			<p>consideration.</p> <ul style="list-style-type: none"> • CLEUD for materials issued • Retrospective application for retention of manager's flat refused planning permission. • Correspondence with landowner over compliance • Appeal received (See Appeals schedule)
3 March 2017	Burghwood Barns Burghwood Road, Ormesby St Michael	Unauthorised development of agricultural land as residential curtilage	<ul style="list-style-type: none"> • Authority given to serve an Enforcement Notice requiring the reinstatement to agriculture within 3 months of the land not covered by permission (for BA/2016/0444/FUL; • if a scheme is not forthcoming and compliance has not been achieved, authority given to proceed to prosecution. • Enforcement Notice served on 8 March 2017 with compliance date 19 July 2017. • Appeal against Enforcement Notice submitted 13 April 2017, start date 22 May 2017 (See Appeals Schedule) • Planning application received on 30 May 2017 for retention of works as built. Application deferred pending appeal decision.
31 March 2017 26 May 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. • Some improvements made, but further works required by 15 June 2017. Regular monitoring of the site to be continued. • Monitoring • Further vandalism and deterioration.

Committee Date	Location	Infringement	Action taken and current situation
			<ul style="list-style-type: none"> Site being monitored and discussions with landowner

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 22 August 2017

Appendices: Nil

Broads Local Plan – September Bite Size Piece

Report by Planning Policy Officer

Summary:	This report introduces the following topics for the Publication version of the Local Plan: Economy Topic Paper, Residential Moorings Topic Paper, Habitats Regulations Assessment, Sustainability Appraisal, Viability Study, Monitoring and Implementation Framework, a comparison of each policy against each other, the HELAA and the from HELAA towards allocations document. It also includes a link to the Publication version of the Local Plan
Recommendation:	Members' views are requested and it is recommended that the Planning Committee recommend to Broads Authority that this Local Plan and supporting documents are put forward for formal consultation.

1 Introduction

- 1.1 This report introduces the following topics for the Publication version of the Local Plan: Economy Topic Paper, Residential Moorings Topic Paper, Habitats Regulation Assessment, Sustainability Appraisal, Viability Study, Monitoring and Implementation Framework, comparison of each policy against each other HELAA and the from HELAA towards allocations document. It also includes a link to the Publication version of the Local Plan
- 1.2 Members' views are requested to inform the draft policy approach in the Publication version of the Local Plan.
- 1.3 It is important to note that the Publication version of the Local Plan will be presented to the next Full Authority on 29 September 2017 seeking agreement to go out to consultation for a period of 6 weeks.

2 Topics covered in this report:

- a) Economy Topic Paper. Produced in house, this brings together relevant Broads-related evidence as well as primary data on the economy of the Broads.
- b) Residential Moorings Topic Paper. Following a second call for residential mooring sites, this assesses all nominations for residential moorings received. This updates the current Topic Paper.

- c) Publication Local Plan. A link is provided to the final draft version of the Broads Local Plan. Please note that Planning Committee have not seen the following sections since the Preferred Options consultation: the Sustainable Development in the Broads section, Economy section and residential moorings allocations at Loddon and Chedgrave. It should be noted that the policies that have had substantial change since the Preferred Options, or were new, were taken to Planning Committee, however many parts of the Local Plan have been the subject of some changes. Subject to Full Authority agreeing to submit the Publication version of the Local Plan for public consultation, this will be the last opportunity for the Planning Committee to amend the text before submission to the Planning Inspectorate in 2018.
- d) Habitats Regulation Assessment. Completed by Footprint Ecology, this shows if the policies are likely to have any significant effects on protected sites.
- e) Sustainability Appraisal. This assesses each policy and reasonable alternative option against the agreed Sustainability Appraisal Objectives.
- f) Viability Study. This report assesses any impacts policy requirements will have on financial viability.
- g) Monitoring and Implementation Framework. This will form part of the Local Plan, but separate at Planning Committee to
- h) Comparison of each policy against all other policies. This table shows how the policies compare against each other. If there is a conflict, it explains why.
- i) HELAA. The Housing and Economic Land Availability Assessment has been updated.
- j) From HELAA towards allocations document. This briefly summarises how the sites assessed in the HELAA have been addressed following policy assessment and whether or not they have been included in the Local Plan, with an explanation of the decision.

3 Financial Implications

- 3.1 Generally officer time in producing these policies and any associated guidance as well as in using the policies to determining planning applications.

Background papers: None

Author: Natalie Beal
Date of report: 21 August 2017

Appendices:

Appendix A	<u>Employment and Economy Topic Paper</u>
Appendix B	<u>Residential Moorings Topic Paper</u>
Appendix C	<u>Publication Local Plan</u>
Appendix D	<u>Habitats Regulation Assessment</u>
Appendix E	<u>Sustainability Appraisal</u>
Appendix F	Viability Study – <i>to follow</i>
Appendix G	<u>Monitoring and Implementation Framework</u>
Appendix H	<u>Policy Comparison</u>
Appendix I	<u>Housing and Economic Land Availability Assessment (HELAA)</u>
Appendix J	<u>Towards allocations - HELAA</u>

These documents may be found using the link below:

[Planning-Committee-15September-2017](#)

Norfolk Strategic Framework – consultation version

Report by Planning Policy Officer

Summary: A consultation is taking place on the draft of the proposed Norfolk Strategic Framework. Comments are suggested and the Committee's views are sought on these. The final document, revised in the light of comments received, will be considered for approval by all the local planning authorities in Norfolk.

Recommendation: That the Planning Committee endorse the comments.

1 Introduction and Background

- 1.1 The Norfolk Strategic Framework (NSF)¹ is a document that is being produced by all the Local Planning Authorities (LPAs) in Norfolk, together with the involvement of relevant bodies such as the Environment Agency. The purpose of the NSF is to set out guidelines for strategic planning matters across the County, and beyond, and demonstrate how the LPAs will work together under the Duty to Co-operate through a series of potential agreements on planning related topics. A draft 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. The Authority's representative is the Chairman or the Vice Chairman of the Planning Committee.
- 1.2 Although the Framework will not be a statutory planning document, it will set out strategic matters to be taken account of in the production of Local Plans. Consequently, it is subject to a public consultation that commenced on 1st August 2017 and runs to 22nd September 2017. The results of this consultation will then be considered by the NSF group and the document amended accordingly. It is anticipated that each LPA will then approve the final Framework, and it will then be used to guide the LPAs in their strategic planning work. It is also anticipated that the Framework will be monitored and reviewed as necessary in the following years.
- 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. These are set out at page 8 of the document. Related to these there are a number of proposed "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 they are easy to identify. Whilst the Framework is

¹ <https://norfolk.citizenspace.com/consultation/norfolk-strategic-framework>

not a planning document in its own right, it can be seen as a guide for future planning work.

- 1.4 Whilst the Authority has been a partner in the production of the draft document, this does not preclude the submission of comments as part of the consultation process. It is not felt that there are any significant shortcomings in the draft but comments are included at Appendix A.

2 Conclusion

- 2.1 The Planning Committee is requested to endorse the comments.

3 Financial implications

- 3.1 Compliance with the Duty to Cooperate is important and actions consistent with the agreements within this document will be undertaken as appropriate in the Local Plan. The Authority did contribute funding to the production of the NSF and is likely to have to contribute further when the next steps in relation to the NSF and the Duty to Cooperate are decided.

Background papers: None

Author: Natalie Beal

Date of report: 21 August 2017

Appendices: APPENDIX A – Comments on the NSF

Comments on the NSF

General comments

- 1) Separated needs could be brought together into an integrated approach. For example, the data related to obesity issues shows a vast cost to society suggesting a need for significant investment to reduce the expenditure in this area. A prime element of achieving that will be increasing walking, cycling and exercise in general suggesting a step change in this infrastructure. Although there is mention of such investment there are no tabulated details of schemes, costs, timing and funding sources (as there is with road investment for example). Neither is there close correlation of such investment with the Green Infrastructure details without that.
- 2) The same could be said of the water infrastructure. It notes that water resources will be stretched in meeting projected development but the emphasis on finding ways to strengthen water infiltration and its cross relationship with Green Infrastructure and the economic contribution of tourism is missed. Again, it might be implicit, but it does not draw out how problems can be addressed by suitable strategic planning in correlated issues.
- 3) Also within this section, the commentary on Essex and Suffolk Water who are a provider of water is not included.
- 4) The emphasis is on the traditional things of such policy documents: improving roads, housing and employment. Could the document build in cycling infrastructure, high quality housing that is climate adapted/ low carbon/ minimises flood risk/ sits within vital GI /and growth.
- 5) Agriculture occupies 75%+ of the spatial area but the NSF does not seem to cover this greatly. Agriculture is facing the potential of great change on the loss of the Common Agricultural Policy and how it is addressed in policy terms over the next two decades is critical – to both its economic contribution, adaptation to a changing environment, and the social impacts in the rural locations. Again an integrated approach covering land and water management, rural economics, resource protection and enhancement (e.g. soils, food and carbon sequestration) and Green Infrastructure could be drawn out.

Other specific points

- 6) The vision section (2.2) ought to refer to aspirations around the historic environment, health and low carbon aspirations. There could also be something about the County's assets like the Broads, Brecks and coast.
- 7) There does not seem to be reference to low carbon adaptation such as electric vehicles and the necessary infrastructure as it would seem to be a piece of development needing a strategic approach across the county. Although there is reference to climate change resilience and adaptation there is minimal coverage of how that will manifest itself.

- 8) Resource protection (soils, water quality and ecosystem services such as air quality regulation) does not seem to be mentioned. This would seem to be a critical part of a strategic framework.
- 9) The local distinctiveness of Norfolk is important to cultural identity and reflects local resources. There is limited reference to the value of retaining and enhancing this character as an underpinning element of attractiveness of places to live and work.
- 10) Section 5: Investment in resource protection, adaptation to a changing climate, management of flood risk, development of low carbon energy and products all have potential for improved economics. Norfolk has need of, and great potential in, exploiting these opportunities (and especially because of the advantages this can bring to other aspirations identified).
- 11) Bottom of page 28, last sentence – does this need to be finished off by saying ‘...tightly drawn around flood plains’?
- 12) Top of page 35. First sentence talks about ‘12 of which arise from Norfolk’. I do not understand this. Should that be 213 arise from Norfolk?
- 13) Page 46 under ‘coverage in Norfolk’. Weak rather than week.
- 14) Agreement 17. There could be landscape impacts of such infrastructure which will need to be considered in protected areas of the County.
- 15) 7.4 Water: can we build in the need to retain sufficient water to meet environmental needs? There is a growing concern that freshwater flows in the summer- which avoid toxin build up, retains habitat needs, maintains attractiveness for tourists, repulse saline incursion etc – are getting to or below minimum levels. There is also a need to retain winter flows to flush out pollutants.
- 16) P55 could benefit from reference to the Broadland Futures initiative seeking to take an integrated approach across the coast and the Broads to managing flood risk especially looking to the medium and longer term. This is being adopted by EA, NE and the other local authorities as a way forward. We can advise further.
- 17) Agreement 20. As written, the protection and enhancement of these assets relates only to the GI strategy. Is there merit in the Local Plans in general considering their impact on these assets so they are protected and where appropriate enhanced?
- 18) Agreement 20 – add a bullet point (c) ‘and the importance of retaining ecological connections between habitats’ (*e.g. to meet governmental targets such as Biodiversity 2020*). This would be a facet of building in resilience and adaption to a changing climate for example
- 19) Table 107; We note that two projects are included. Why these two projects? Are there others that need to be included? For example Sustrans are already promoting a pilot signage project in this area and NCC as highways authority, has been investing in 3Rivers Way to boost cycling network.

- 20) 2.3 Proposed Shared Objectives – could include sustainable development and protection of natural capital
- 21) p8 greenhouse gas emissions: there could be recognition of peatland protection within development and the role of soils and woodland in GHG emissions. The link to woodland and trees (location and area) and mitigating impacts of climate change and cleaning air quality could be made.
- 22) P9 To improve the quality of life – no mention of GI, nature and poor linkage between sections.
- 23) P9 To improve and conserve Norfolk’s environment by... Amend to Norfolk’s rich and biodiverse environment
- 24) P9 maximising the use of previously developed land within our urban areas to minimise the need to develop previously undeveloped land; Brownfield sites can have higher value for biodiversity and natural capital than some undeveloped land.
- 25) P9 where previously undeveloped land is developed, the environmental benefits resulting from its development will be maximised;
- 26) P9 protecting and, where appropriate, enhancing biodiversity through the preservation of habitats and species and creating new habitats through development; recommend to delete ‘where appropriate’. The other objectives around e.g. saving energy are not qualified in similar ways. See also P58, agreement 20, delete ‘where appropriate’.
- 27) P9 providing a network of accessible multi-functional greenspaces;
- 28) P9 reducing the demand for and use of water and other natural resources.
- 29) Add to this ‘protecting water quality through enhanced sewerage schemes’. Add in ‘soil and air’ as natural resources.
- 30) It could be considered implicit that ‘blue infrastructure’ is part of green infrastructure, but this section of the document seems to miss the opportunity to highlight the importance of the water network generally in relation to GI. Rivers and other water bodies do not seem to be identified on figure 11 or 12. Reference should be made to them and their importance to GI.

Confirmation of Tree Preservation Orders
Report by Historic Environment Manager

Summary:	<p>Members will be aware that the identification of trees worthy of preservation and their protection by means of a Tree Preservation Order (TPO) is an ongoing process and TPOs are confirmed by the Planning Committee. The Authority has recently served 3 TPO's which was carried out under Officers' delegated powers.</p> <p>The purpose of this report is to provide Members with the feedback from the consultation and to make a recommendation on the confirmation of the 3 new TPOs.</p>
Recommendation:	<p>The Planning Committee confirm 3 new Tree Preservation Orders that have been recently issued and in the case of 2017/0002/TPO and 2017/0003/TPO revoke the existing order numbered BA/2016/0041/TPO.</p>

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 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 before it can be considered for preservation.
- 1.2 Under the legislation all TPOs require confirmation by the LPA before they finally come into force.
- 1.3 The Broads Authority's scheme of delegation requires that all new and any amendments to existing TPOs will be determined and confirmed by the Planning Committee.

2 TPO Procedure

- 2.1 As previously stated the Broads Authority is obliged to protect trees worthy of preservation by means of TPOs. There are national criteria set out against which a tree should be assessed in order to determine whether it is worthy of preservation.

- 2.2 When trees are considered potentially worthy of protection, they will be assessed against the prescribed criteria and if the tree meets these criteria then a provisional TPO will be served.
- 2.3 After the initial serving of the TPO there is an opportunity for interested parties to comment on or object to the new orders prior to their confirmation and also appeal against their confirmation.
- 2.4 Should an objection be lodged against the serving of a TPO, the Authority's procedure is that a Planning Committee site visit will be undertaken, during which the objection will be assessed. A subsequent report will be taken to Planning Committee prior to a decision being made in respect of the confirmation of the order.
- 2.5 The Authority's procedure also requires that each TPO, will be brought before the Planning Committee for decision as regards confirmation of the TPO, irrespective of whether or not there has been an objection.
- 2.6 Once confirmed a TPO remains in place in perpetuity unless expressly revoked, however this will not necessarily prevent the owner of the tree from carrying out appropriate works provided they have approval from the LPA.

3 Application for consent to carry out works to protected trees

- 3.1 At present, any application to carry out the work to protected trees (either TPO trees or trees within a Conservation Area) is submitted on a standard form setting out reasons for the application and including any justification / reports from relevant experts.
- 3.2 The application is then assessed by the Broads Authority's arboriculture consultant, and as long as the work is deemed to constitute sound arboricultural practice it can proceed. Work that is deemed unnecessary or considered to damage the amenity value of the tree will generally be resisted. If the tree is dead, dying or dangerous then the appropriate measures will be permitted including if necessary the felling of the tree. In this instance replacement planting will often be required.
- 3.3 It is not the intention to issue a TPO on every tree in the Broads Authority area which is of value because, as previously stated, there are strict criteria to be met before a tree is considered worthy of a TPO. The purpose is to ensure that those trees which contribute most significantly to the landscape and character of the area are protected in order to maintain that character.

4 The 2017 Orders.

- 4.1 In May 2017 the Broads Authority served 1 TPO BA/2017/0004/TPO at Stokesby in response to development proposals.
- 4.2 The Authority served a further 2 orders, BA/2017/0002/TPO and BA/2017/0003/TPO at Burgh Castle in response to representations made

regarding an existing order. The owner of the site requested that individual specimen trees were identified for protection rather than the existing area order which covered the whole of their garden.

- 4.3 The Authority served the 3 TPOs during May 2017 and these new orders then became provisional orders. The process of service comprises placing a notice on or near the tree as well as writing to the owner advising them of the serving. Neighbouring properties were also notified. Under the relevant legislation owners have a 6 week period to lodge any objection to the provisional order. The provisional orders then require formal confirmation within 6 months of the date that they were served, at which point they become final TPOs.

5 Consultation and confirmation

- 5.1 During the consultation period no representations or objections to the orders were received.
- 5.2 As no objections or representations were received it is not proposed to carry out site visits in this instance and it is recommended that the 3 new TPOs to which no objection was received are confirmed. A list of these trees and TPOs is attached at Appendix 1.
- 5.3 In the case of the orders BA/2017/0002 and BA/2017/0003 it is also necessary that the existing single TPO BA/2016/0041/TPO covering the sites is revoked.

6 Financial implications

- 6.1 An extensive review of existing TPOs was completed in 2016. These new orders are a result of the continuing need to ensure that trees meeting the appropriate criteria within the Broads executive area are protected by means of a TPO. There is a minor financial implication in terms of officer time committed to this process and the issuing of the new TPO's if confirmed and in the monitoring and administration of them.
- 6.2 Given the Broads Authority's responsibility for protecting the special character of the area and that in the main trees worthy of protection will be identified through the existing planning process it is considered that the modest financial implication is justified.
- 6.3 The Broads Authority has an existing Cultural Heritage budget of £30,000 which includes the provision of Arboricultural and Historic Building advice.

7 Conclusions

- 7.1 Broads Authority has a duty to identify trees that are of amenity value and are at risk, and if the trees meet the necessary criteria, to protect them by means of a Tree Preservation Order.

- 7.2 It is considered that the trees identified in Appendix One meet the strict criteria contained in the statutory guidance the amenity value and the conservation value of the trees in question and therefore orders have been re-served on them.
- 7.3 No objections have been received within the statutory period in the case of the 3 TPO's identified in Appendix One
- 7.4 Therefore, it is recommended that the Committee;
- 1) confirms 3 new Tree Preservation Orders that have been issued, (listed in Appendix one) and in the case of BA/2017/0002/TPO and BA/2017/0003/TPO revoke the corresponding existing order BA/2016/0041/TPO.

Background Papers: Nil

Author: Ben Hogg

Date of Report: 24th August 2017

List of Appendices: Appendix 1 - List of Tree Preservation Orders to be confirmed.

APPENDIX 1

List of Tree Preservation Orders to be confirmed:

BA/2017/0002/TPO The Lodge, Church Road Burgh Castle –W1	W1 mixed species mainly sycamore, cherry, elm and cypress
BA/2017/0003/TPO The Old Rectory, Church Road Burgh Castle	W1- mixed species comprising beech, horse chestnut, sycamore, lime, elm and yew. G1 2 x beech, G2 4 x beech, 3 x lime, 1 x oak, 1 x sycamore, 1 x scots pine, 1 x weeping beech and 1 x yew. T1 copper beech, T2 sycamore
BA/2017/0004/TPO Land Adjoining Tie Dam Mill Road Stokesby	T1 1 x Oak.

List of Tree preservation orders to be revoked

BA/2016/0041/TPO The Old Rectory Church Road Burgh Castle

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

Summary: This report sets out the position regarding appeals against the Authority since May 2017.

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 April 2017.

2 Financial Implications

- 2.1 There are no financial implications.

Background papers: BA appeal and application files

Author: Sandra A Beckett
Date of report 22 August 2017

Appendices: APPENDIX 1 – Schedule of Outstanding Appeals to the Secretary of State since April 2017

APPENDIX 1

Schedule of Outstanding Appeals to the Secretary of State since May 2017

Start Date of Appeal	Location	Nature of Appeal/ Description of Development	Decision and Date
22 May 2017	APP/E9505/C/17/3173753 APP/E9505/C/17/3173754 BA/2015/0026/UNAUP2 Burghwood Barnes Burghwood Road, Ormesby St Michael Mr D Tucker Miss S Burton	Appeal against Enforcement Unauthorised development of agricultural land as residential curtilage	Committee Decision 3 March 2017 Notification Letters and Questionnaire by 5 June 2017 Statement of Case sent by 3 July 2017
17 August 2017	APP/E9505/W/17/3174937 BA/2016/0356/COND Waveney Inn and River Centre, Staithe Road Burgh St Peter Waveney River Centre	Appeal against conditions 1 and 6 (Temporary approval and passing bay signs) of permission BA/2016/0064/CON D <i>(condition re passing bay signs removed under this application.)</i>	Committee Decision 9 December 2016 Notification Letters and Questionnaire by 24 August 2017 Statement of Case to be sent by 21 September 2017
19 July 2017	App/E9505/W/17/3176423 BA/2017/0060/CU Eagles Nest, Ferry Road, Horning Mr Robert King	Appeal against refusal Change of use of first floor of boathouse to residential managers accommodation (Class C3) associated with the adjacent King Line Cottages	Committee Decision 28 April 2017 Questionnaire and Notification Letters 26 July 2017 Statement of Case due by 23 August 2017

Decisions made by Officers under Delegated Powers

Report by Director of Planning and Resources

**Broads Authority
Planning Committee**

15 September 2017

Agenda Item No. 15

Summary: This report sets out the delegated decisions made by officers on planning applications from 02 August 2017 to 22 August 2017

Recommendation: That the report be noted.

Application	Site	Applicant	Proposal	Decision
Ashby, Herringfleet And Somerleyton PC				
BA/2017/0203/HOUSEH	Chimneys Brickfields Somerleyton Suffolk NR32 5QW	Mr P Goldfinch	Replace annexe.	Approve Subject to Conditions
Bramerton Parish Council				
BA/2017/0194/HOUSEH	Hill House Hill House Road Bramerton NR14 7EG	Mr Daniel Kazimierczak	Replace 66m of mooring with like for like material, install 3 x Rolect shore power towers and erect a timber summer house.	Approve Subject to Conditions
BA/2017/0196/HOUSEH	1 Mill Cottage Mill Hill Bramerton Norfolk NR14 7EN	Mrs Donna Higgleton	Side extension.	Approve Subject to Conditions
Filby Parish Council				
BA/2017/0201/COND	Riding Centre Croft Farm Thrigby Road Filby Norfolk NR29 3DP	Miss Sharon Pegg	Variation of condition 2: approved plans of BA/2016/0431/FUL.	Approve Subject to Conditions
Fritton With St Olaves PC				
BA/2017/0209/HOUSEH	Waterside Riverside Beccles Road St Olaves Fritton And St Olaves NR31 9HF	Mr & Mrs Fidler	Replacement of timber quay heading with metal piling and timber cappings.	Approve Subject to Conditions

Application	Site	Applicant	Proposal	Decision
Hoveton Parish Council				
BA/2017/0197/COND	Plot Adj 5 The Rhond Hoveton Norfolk NR12 8UE	Mrs Sue Myhra	Variation of condition 2: approved plans of permission 20000739 PF (BA/2000/1870/HISTAP)	Approve Subject to Conditions
BA/2017/0181/FUL	The Old Mill Norwich Road Hoveton Norfolk NR12 8DA	Mr Don Whyles	Replacement windows	Approve Subject to Conditions
Ludham Parish Council				
BA/2017/0236/NONMAT	Swallow Tail Boatyard Horsefen Road Ludham Norfolk NR29 5QG	Mr Collin Buttifant	Amendments to design, non-material amendment to BA/2016/0202/FUL.	Approve
Oulton Broad				
BA/2017/0178/HOUSEH	Kessett Broadview Road Lowestoft NR32 3PL	Mr Robert Catchpole	Re-roofing and refurbishment of external wall finishes. Extended garage and driveway.	Approve Subject to Conditions
BA/2017/0185/FUL	Broadland Holiday Village Marsh Road Lowestoft Suffolk NR33 9JY	Mr P Spriggins	Installation of 11 caravans, standings and access.	Approve Subject to Conditions
Repps With Bastwick Parish Council				
BA/2017/0183/HOUSEH	Lakehurst Staithe Road Repps Repps With Bastwick NR29 5JU	Mr P Trigg-Dudley	First floor extension, front porch and associated works.	Approve Subject to Conditions
Surlingham Parish Council				
BA/2017/0208/FUL	Riverscourt Church Lane Surlingham NR14 7DF	Mr & Mrs Mark & Helen Webster	Change use of boathouse to holiday let.	Approve Subject to Conditions
Thorpe St Andrew Town Council				
BA/2017/0198/FUL	Waters Edge Griffin Lane Thorpe St Andrew NR7 0SL	Mr John Lamberton	Replacement light industrial unit.	Approve Subject to Conditions

Application	Site	Applicant	Proposal	Decision
Wroxham Parish Council BA/2017/0180/FUL	Goldfinch Beech Road Wroxham Norwich Norfolk NR12 8TP	Mrs Jill Tallowin	Raising of land	Approve Subject to Conditions